EXHIBIT A
DRAFT RESOLUTION

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

In the matter of the application of:
LAWRENCE GARY M & KATHERINE L (PLN260073)
RESOLUTION NO. 26-051
Resolution by the Chief of Planning:

1) Finding that the project qualifies for a Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines Section and there are no exceptions pursuant to Section 15300.2; and
2) Approving Administrative Permit and Design Approval to allow the construction of a one-story 6,663 square foot single family dwelling residence with 95 square mechanical room and a 417 square foot covered patio and BBQ area; a 597 square foot gym/cabana with 65 square foot cold plunge, pool, and 103 square foot pool equipment, an 828 square foot detached 3-car garage with 92 square foot storage and 67 square foot trash box; and grading of approximately 2,781 cubic yards cut and 667 cubic yards fill. Materials & colors consist of coppered oak siding with tobacco stain and stone accents, aluminum windows (dark bronze) and standing seam metal roof (zinc grey).
3) [Santa Lucia Preserve Phase B VOL 20 C & T Page 33 Tract N0 1333, Lot 128, 33 Pronghorn Run, Carmel (Assessor's Parcel Number 239-091-053-000), Greater Monterey Peninsula Area Plan

The Lawrence application (PLN260073) came on for an administrative decision hearing before the County of Monterey Chief of Planning on June 3, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, including the conditions of approval (Attachment 1) and project plans (Attachment 2), the County of Monterey Chief of Planning finds and decides as follows:

FINDINGS

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

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

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

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

b) Project. The project proposes the construction of a one-story 6,663 square foot single family dwelling residence with 95 square mechanical room and a 417 square foot covered patio and BBQ area; a 597 square foot gym/cabana with 65 square foot cold plunge, pool, and 103 square foot pool equipment, an 828 square foot detached 3-car garage with 92 square foot storage and 67 square foot trash box; and grading of approximately 2,781 cubic yards cut and 667 cubic yards fill. Materials & colors consist of coppered oak siding with tobacco stain and stone accents, aluminum windows (dark bronze) and standing seam metal roof (zinc grey). The property is located at 33 Pronghorn Run, Carmel (Assessor's Parcel Number 239-091-053-000), Carmel Valley Master Plan.

The site plans included in this project illustrate a 989 square foot Accessory Dwelling Unit with 64 covered deck (ADU). Pursuant to Title 21 section 21.64.030 and Government Code section 65852.2, construction of an ADU shall be processed ministerially. Although a planning entitlement is not required and approval for the construction of ADU is not a part of this application, the ADU is dependent and accessory to a single-family dwelling. Therefore, the ADU remains in the plans.

c) Allowed Use. The property is located AT 33 Pronghorn Run, Carmel, (Assessor's Parcel Number 239-091-053-000), Greater Monterey Peninsula Plan. The parcel is zoned “RC/40-D-S, Resource Conservation /40 acres per unit, Design Control District, Site Plan Review which allows residential development as a principal use, subject to granting an Administrative Permit. A site plan was included in the application showing the location and design of the proposed development and demonstrating that it is appropriate for the site. The

project is consistent with the requirements for the Rural Density Residential District. The proposed project is the only dwelling unit proposed on this parcel. No subdivision is proposed, and the new dwelling will be located on an existing legal lot of record in the Santa Lucia Preserv subdivision. Therefore, the project is allowed land use for this site.

d) Lot Legality. The parcel is located in the Santa Lucia Preserve Phase B VOL 20 C&T Page 33 TRACT No 1333 LOT 128. Therefore, the County recognizes the subject property as a legal lot of record.

e) Design/Neighborhood and Community Character. The zoning of the subject property includes a Design Control overlay ("D) which is intended to regulate the location, size, configuration, materials, and colors of structures to ensure the protection of public viewshed, neighborhood character, and the visual integrity of certain developments without imposing undue restrictions on private property. Colors and materials consist of Coppered Oak siding with tobacco stain and stone accents, aluminum windows (dark bronze) and standing seam metal roof (zinc grey). The project, as designed, assures the protection of the public viewshed, is consistent with the neighborhood character, and blends in with the surrounding areas. The project design, colors, and materials are consistent with those of other residences and structures in the Santa Lucia Preserve subdivision.

   Additionally, General Plan Policy LU-1.13 states that all exterior lighting is down-lit, unobtrusive, and harmonious with the areas. The project plans include an exterior lighting plan that illustrates compliance with this policy and will be further reviewed as part of the Construction Permit.

f) Development Standards. As proposed, the project meets all required development standards. The development standards for the Regulations for Resource Conservation are identified in Monterey County Code Section 21.36.010. The minimum setbacks for main structures in the RC district are 30 feet (front), to a maximum required of 20 feet side and 20 feet rear setback. The maximum allowed height is 30 feet. The proposed project has a maximum height of 16 feet and is within the building envelope established for the proposed site. Therefore, setbacks are consistent with the minimum required and meet the height requirement for the zoning district in which it is located.
   The allowable maximum site coverage is 25 percent. The subject property is 15.3 acres, allowing site coverage of 68,280 square feet at the assigned building envelope. The proposed project would result in structural site coverage of 3636 square feet (.013 % percent), therefore meeting the coverage standard.

g) Tree Removal permit (TRM260092) was approved to remove three protected trees for the development, which allows up to three trees in a one year period. A condition of approval under the tree removal permit

requires replacement trees shall be located within the same general location as the trees being removed. If there are trees located close to construction site(s) they shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater). Tree protection measures will be a standard condition of approval (Condition #3).

h) This project is a Combination of a planning and building permit. An Environmental Impact Report was prepared and adopted for this subdivision in Santa Lucia Preserve and addressed all affected resources, creating building envelopes for future development. Therefore, the project is consistent with the General Plan and Greater Monterey Peninsula Area Plan.

i) This Administrative Permit is combined with a construction permit as a combo permit. A previously certified EIR for the subdivision analyzed resources and established building envelopes on each lot. There is no tree removal that is discretionary, no additional impacts to environmentally sensitive habitat or development on slopes in excess of 30% associated with this permit.

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

k) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in Project File PLN260073.

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

EVIDENCE:

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

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

c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN260073.

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

EVIDENCE:

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

b) Necessary public facilities will be provided by Santa Lucia Community Services Water/Sewer District and will serve the proposed project.

c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN260073.

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

EVIDENCE:

a) Staff reviewed Monterey County HCD-Planning and HCD-Building Services records and is not aware of any violations existing on subject property.

b) Staff researched County records to assess if any violation exists on the subject property.

c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN260073.

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

EVIDENCE:

a) California Environmental Quality Act (CEQA) Guidelines Section 15303 categorically exempts the development of the new single-family dwelling and accessory structures within residentially zoned areas.

b) The project consists of a new single-family dwelling with two detached accessory structures. Therefore, the proposed development qualifies as a Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines.

As detailed in Finding 1, evidence "b", the applicants additionally propose an ADU. However, under Title 21 section 21.64.030 and Government Code section 65852.2, the ADU is being processed ministerially. CEQA Guidelines section 15268(d) declares that "[w]here a project involves an approval that contains elements of both a ministerial action and a discretionary action, the project will be deemed to be discretionary and will be subject to the requirements of CEQA." In such cases, while the whole project becomes subject to CEQA, it is only those discretionary components of the project – those parts which the reviewing agency (here, the County) has authority to shape, influence, approve, or deny (CEQA Guidelines section 15040; Public Resources

Code section 21004). Accordingly, while the Planning Commission's discretionary authority is limited to consideration of the proposed residence, the proposed residence and the ADU are subject to CEQA. The project involves the construction of the first single-family dwelling, with an attached garage and a detached accessory dwelling unit on a residentially zoned property.

c) None of the exceptions under CEQA Guidelines Section 15303.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, unusual circumstances that would result in a significant effect, or development that would result in a cumulatively significant impact.

d) No adverse environmental effects were identified during the staff review of the development application.

e) See supporting Findings Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN260073.

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

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

DECISION

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

1. Find that the project 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; and

2. Approve an Administrative Permit and Design Approval to allow the construction of a one-story 6,663 square foot single family dwelling residence with 95 square mechanical room and a 417 square foot covered patio and BBQ area; a 597 square foot gym/cabana with 65 square foot cold plunge, pool, and 103 square foot pool equipment, an 828 square foot detached 3-car garage with 92 square foot storage and 67 square foot trash box; and grading of approximately 2,781 cubic yards cut and 667 cubic yards fill. Materials & colors consist of coppered oak siding with tobacco stain and stone accents, aluminum windows (dark bronze) and standing seam metal roof (zinc grey), all of these are in general conformance with the attached sketch (Attachment 2) and subject to the attached conditions (Attachment 1)**,** all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 3rd day of June 2026.

_____

Melanie Beretti, AICP
Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

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

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

NOTES

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

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

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

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

County of Monterey HCD Planning

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

PLN260073

0. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Administrative Permit and Design Approval to allow the construction of a one-story 6,663 square foot single family dwelling residence with 95 square mechanical room and a 417 square foot covered patio and BBQ area; a 597 square foot gym/cabana with 65 square foot cold plunge, pool, and 103 square foot pool equipment, an 828 square foot detached 3-car garage with 92 square foot storage and 67 square foot trash box, a 969 square foot accessory dwelling unit with 64 square foot covered deck; and grading of approximately 2,781 cubic yards cut and 667 cubic yards fill. Materials & colors to consist of coppered oak siding with tobacco stain and stone accents, aluminum windows (dark bronze) and standing seam metal roof (zinc grey). The property is located at 33 Pronghorn Run, Carmel (Assessor's Parcel Number 239-091-053-000), Carmel Valley Master 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.

0. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"An Administrative Permit and Design Approval (Resolution Number _____) was approved by the Chief of Planning for Assessor's Parcel Number 239-091-053-000 on June 3, 2026. The permit was granted subject to 3 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.

0. PD011 - TREE AND ROOT PROTECTION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Trees which are located close to construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Said protection, approved by certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of HCD - Director of Planning. If there is any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits. (HCD - Planning)

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

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

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

NOTES

GENERAL

1. All project work shall comply with the 2022 California Building Code (CBC), Title 24, 2022 California Residential Code (CRC), 2022 California Plumbing Code (CPC), 2022 California Mechanical Code (CMC), 2022 California Electrical Code (CEC), 2022 California Energy Code (CEnC), 2022 California Green Building Standards Code (CGBSC), and current editions of Monterey County Code & adopting ordinances.
2. This project is subject to Very High Fire Hazard Area provisions of (CRC R337). New buildings, building materials, systems, assemblies and methods of construction located within any Very High Fire Hazard Severity Zones or Wildland-Urban Interface Fire Areas shall be pursuant per (CRC R337) for exterior wildfire exposure requirements.
3. At the time of final inspection a copy of the operation & maintenance manual, compact disc or web based reference, shall be placed in the building and/or provided to building occupant per California Green Building Standards (CBGC 4.410).
4. All utility electrical, cable, television and phone lines shall be placed underground.
5. Prior to building permit issuance, the property shall be certified to be in compliance with the vegetation management requirements prescribed in California Fire Code Section 4906. Refer to landscape plans for additional specifications.
6. All construction-related truck trips for trucks with a gross vehicle weight rating of three tons or more shall not be scheduled during peak hours (7-9 am and 4-6 pm).
7. Storage Battery System by 'Enphase Energy', Enphase IQ Battery 10, model # Encharge-10-1P-NA 3.8KW. Such systems shall comply with NFPA 70 and shall be protected from vehicle impact. (CRC R328.8)
8. The building shall have address numbers placed in a position that is plainly legible & visible from the street or road fronting the property. Numbers shall contrast with background, be Arabic or alphabetical letters & be a min. of 4" high with a min. stroke of $\frac{1}{2}$" inch. (R319.1 CRC; 502.1 CBC)

NOTIFICATIONS

Notify the **Soils Engineer** 48 hours before the following times:

1. Prior to the time that the site grading work begins.
2. After foundation excavations have been made and prior to placing reinforcing steel and formwork
3. Prior to all concrete pours.

Notify the **Structural Engineer** 48 hours before the following times:

1. Prior to the time that the site grading work begins.
2. After foundation excavations have been made and prior to placing reinforcing steel and formwork
3. Prior to all concrete pours.
4. Prior to placing the first course of concrete masonry units.
5. When rough framing is completed and prior to start of finish work.
6. Prior to covering any plywood sheathing nailing.
7. Prior to covering any shear wall hold-down anchors.

Contact **County Fire Department** for inspection requirements.

TREE PROTECTION AND REPLACEMENT

1. All native trees within 25 ft. of proposed ground disturbances shall be temporarily fenced with chain-link or other material satisfactory to P&D throughout all grading and construction activities. The fencing shall be installed 6 ft. outside the dripline of each native tree, and shall be staked every 6 ft., to the maximum extent
2. No construction equipment shall be parked, stored, or placed within 6 ft. of any native tree dripline.
3. No fill soil, rocks, or construction materials shall be stored or placed within 6 ft. of the dripline of all native trees.
4. Any roots encountered that are 1 inch in diameter or greater shall be cleanly cut. This shall be done under the direction of a P&D approved arborist/biologist.
5. Any trenching required within the dripline or sensitive root zone of any specimen tree shall be done by hand.
6. No permanent irrigation shall occur within the dripline of any existing oak tree.
7. Any construction activity required within 3 ft. of a native tree's dripline shall be done with hand tools.
8. Any unanticipated damage that occurs to trees or sensitive habitats resulting from construction activities shall be mitigated in a manner approved by P&D. This condition may include but is not limited to posting of a performance security, tree replacement on a 10:1 ratio and hiring of an outside consulting biologist to assess the damage and recommend mitigation. The required mitigation shall be done immediately under the direction of P&D prior to any further work occurring on site. Any performance securities required for installation and maintenance of replacement trees will be released by P&D after its inspection and approval of such installation.
9. All trees located within 25 feet of proposed buildings shall be protected from stucco or paint during construction.
10. All native trees with grading or construction work occurring within 6 ft. of the dripline shall have trunk protection, constructed of solid material (wood), installed to protect said trunks from damage by machinery/implements.

SPECIAL INSPECTIONS

1. All special inspections shall conform to 2021 IBC/ 2022 CBC.
2. Structural special inspections and observations are required for this project, refer to structural plans for additional specifications.
3. Required for all concrete with a design ultimate 28 day compressive strength in excess of 2500 psi.
4. Required for all installation of epoxied anchors.
5. During excavation process, a thorough search shall be made under the direction of soils engineer, to locate and remove any man-made buried structures and utilities
6. Inspection of the finished building pad shall be conducted by the soils engineer.
7. Soils engineer to review foundation and grading plans prior to submittal for building permit.
8. A representative of soils engineer shall be requested to inspect all excavations prior to backfilling, steel reinforcement and concrete or soil placement.
9. The PV system must be installed prior to final inspection.
10. Elements of the impervious moisture barrier system shall not be concealed until after inspection & approval. (CRC R109.1.5.3; CBC 110.3.4.1)

SEPARATE PERMITS & DEFERRED SUBMITTALS

All separate permits & deferred submittals per contractor

1. Provide grading under separate permit. **Civil plans for grading and driveway construction are provided for reference only and are not part of this permit.*
2. Provide Detached Studio & Barn under separate permit.
3. Provide solar photovoltaic under separate permit.
4. Fire sprinklers under separate permit and shall comply with R313.3 & 2022 NFPA 13D
5. Solar Panels and ESS Battery Storage system - 10kwh per CF-1R. under separate permit.
6. Provide pool & spa under separate permit.
7. Provide retaining walls and site walls under separate permit.

SHEET INDEX

ARCHITECTURAL

A0.0	Title Sheet, Project Data, Notes, Sheet Index
A0.1-A0.4	Notes & Specifications
V001	Survey
A1.0	Architectural Site Plan
A1.1	Enlarged Architectural Site Plan
A2.1	Residence Floor Plan - 1/8"
A2.2-A2.3	Residence Partial Floor Plans
A2.4	Garage / Floor Plan
A2.5	Cabana / Floor Plan
A2.6	ADU Floor Plan
A3.1	Residence Roof Plan - 1/8"
A3.2	Cabana Roof Plan
A3.3	Cabana Roof Plan
A3.4	ADU Roof Plan
A4.1	Residence RCP - 1/8"
A4.2-A4.3	Residence Partial Reflected Ceiling Plans
A4.4	Garage RCP
A4.5	Cabana RCP
A4.6	ADU RCP
A5.1-5.2	Building Sections
A5.3	ADU Sections
A6.1	Residence Exterior Elevations 1/8" - North, East, South, & West
A6.2	Residence Exterior Elevations: Partial North
A6.3	Residence Exterior Elevations: Partial East
A6.4	Residence Exterior Elevations: Partial South
A6.5	Residence Exterior Elevations: Partial West
A6.6	Garage Exterior Elevations
A6.7	Cabana Exterior Elevations
A6.8	ADU Exterior Elevations
A8.1	Finish Schedule
A8.2	Material Board
A8.3-A8.4	Residence Door & Window Schedules
A8.5	ADU Door & Window Schedules
A9.1-A9.8	Architectural Details
G1.0-G2.0	Green Building Standards

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L-0.1	Fuel Management Plan
L-0.2	Tree Protection Plan
L-1.0	Homeland Site Plan
L-1.1	Materials & Finishes
L-1.2	Construction Plan
L-2.0	Landscape Details
L-2.1	Outdoor Kitchen
L-3.0	Reference Planting Plan
L-3.1	Planting Plan - ADU
L-3.2	Planting Plan - Main House
L-3.3	Planting Legend + Notes
L-3.4	Planting Details
L-4.0	Irrigation Plan
L-4.1	Irrigation Notes + Legend
L-4.2 - L4.4	Irrigation Details
L4.5	Water Use Calculations
L-5.0	Lighting Plan
L-5.1	Lighting Specifications

CIVIL

C1	Title Sheet
C2	Grading Plan A
C3	Grading Plan B
C4	Driveway Plan A
C5	Driveway Plan B
C6	Utility Plan
C7	Erosion Control Plan

STRUCTURAL

S1-1A	General Notes / Abbreviations
S1-1B	General Notes
S1-1C	General Notes / Special Inspections
S1-2	Typical Details
S1-3	Typical Details
S1-4	Typical Details
S1-5	Typical Details
S1-6	Steel Strong Wall Typical Details
S1-7	Typical Details
S2.0	Schedule / Legend
S2.1	Overall Foundation Plan
S2.2	Foundation Plan South
S2.3	Foundation Plan North
S2.4	Overall Roof Framing Plan
S2.5	Roof Framing Plan South
S2.6	Roof Framing Plan North
S2.7	Garage Foundation & Framing Plan
S2.8	Cabana Foundation & Framing Plan
S2.9	ADU Foundation & Framing Plan
S3.1	Foundation Details
S4.1	Framing Details
S4.2	Framing Details

ELECTRICAL

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E0.1	Panel Schedules
E0.2	Residential Title 24 Forms
E1.0	Electrical Site Plan
E2.1	Residence Power Plan
E2.2	Partial Residence Power Plan
E2.3	Partial Residence Power Plan
E2.4	Garage Power Plan
E2.5	Cabana Electrical Plan
E2.6	ADU Electrical Plan
E4.2	Partial Residence Lighting Plan
E4.3	Partial Residence Lighting Plan

MECHANICAL / PLUMBING - Cabana

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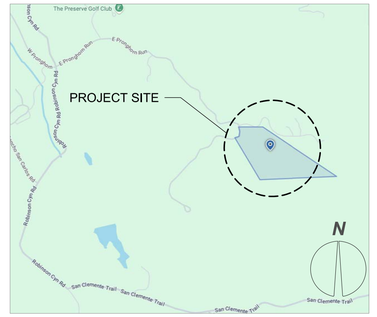
M0.2	Equipment Schedule
M2.1	Partial First Floor HVAC Plan
P0.1	Legends / Schedules/ Notes & Details
P2.1	Plumbing Plan
P2.2	Gas Site Plan
P2.3	Gas Line Schemtic

MECHANICAL / PLUMBING - Residence

M0.1	Notes
M0.2	Equipment Schedule
M2.1	Partial First Floor HVAC Plan
M2.2	Partial First Floor HVAC Plan
M2.3	Partial First Floor HVAC Plan
P0.1	Legends / Schedules/ Notes & Details
P2.1	Partial Waste & Vent Plan
P2.2	Partial Waste & Vent Plan
P2.3	Partial Domestic Water & Gas Plan
P2.4	Partial Domestic Water & Gas Plan
P2.5	Gas Site Plan
P2.6	Gas Line Schematic

VICINITY MAP



PROJECT DATA

OWNER	Gary & Kathy Lawrence 33 Pronghorn Run Santa Lucia Preserve Carmel, CA 93940
EXISTING STRUCTURES	Single Family Dwelling
SCOPE OF WORK	Construction of (N) one story SFD w/ detached 3 car Garage, Gym, & ADU, scope includes site grading & drainage. *refer to separate permit & deferred submittals notes*

PLANNING DATA

APN	239-091-053 / Lot 128
ZONE	RC/40-D-S
LOT SIZE - ***GROSS/NET***	15.3 AC / 2.4 AC
REQUIRED SETBACK	
COASTAL ZONE	No
HILLSIDE DESIGN DISTRICT	
HILLSIDE / RIDGELINE	
FLOOD ZONE	No
HIGH FIRE HAZARD SEVERITY ZONE	Yes
ALLOWABLE BUILDING HEIGHT	
PARKING	3 Covered, 2 Uncovered
GRADING	*refer to civil plans*refer to separate permit notes
FIRE / SANITARY / SCHOOL DISTRICTS	Monterey
WATER	Santa Lucia Community Services

BUILDING DATA

OCCUPANCY GROUP	R-1
TYPE OF CONSTRUCTION	VB
SPRINKLERS PROPOSED	Yes
PROPOSED FLOOR AREA - **PRIMARY RESIDENCE**	***Gross / Net***
RESIDENCE	6,663 SF / 6,246 SF
MECHANICAL	95 SF / 79 SF
COVERED LIVING AREA	417 SF / 000 SF
PROPOSED FLOOR AREA - **GARAGE**	
DETACHED THREE CAR GARAGE	***Gross /Net***
STORAGE	828 SF / 756 SF
TRASH	92 SF / 77 SF
	67 SF / 55 SF
PROPOSED FLOOR AREA - **CABANA**	***Gross / Net***
GYM	597 SF / 435 SF
COLD PLUNGE	65 SF / 000 SF
POOL EQUIPMENT	103 SF / 80 SF
PROPOSED FLOOR AREA - **ADU**	***Gross / Net***
ADU	989 SF / 890 SF
COVERED DECK	64 SF / 000 SF
IMPERVIOUS SURFACES	15,206 SF 2.2%
LOT COVERAGE	9,997.02 SF 1.5%

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1		00.00.20

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TITLE SHEET

LICENSED ARCHITECT THOMAS MEANEY No. C14606 Renew 8/31/27 STATE OF CALIFORNIA

Date	FEBRUARY 24 2026
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DIVISION 1 - GENERAL REQUIREMENTS

1.1 THE WORK TO BE DONE BY EACH CONTRACTOR INCLUDES THE FURNISHING OF ALL LABOR, MATERIALS,SERVICES, AND EQUIPMENT NECESSARY FOR THE CONSTRUCTION AND COMPLETION OF THIS PROJECT, INCLUDING SITEWORK. ALL WORK PERFORMED AND MATERIALS SUPPLIED SHALL COMPLY WITH THE FOLLOWING:

1.1.1 THESE NOTES AND DRAWINGS.
1.1.2 ALL APPLICABLE LOCAL, STATE, AND FEDERAL CODES, ORDINANCES, AND REGULATIONS LISTED IN THESE DOCUMENTS.
1.1.3 WORKMANSHIP SHALL MEET NORMAL PROFESSIONAL STANDARDS OF THE TRADE AND SHALL MEET THE ARCHITECT'S AND OWNER'S SATISFACTION WITHIN THE STANDARDS NORMALLY PROVIDED BY VARIOUS TRADES.
1.1.4 INSTALLATION OF EQUIPMENT AND MATERIAL SHALL BE IN STRICT CONFORMANCE WITH MANUFACTURER'S INSTRUCTIONS AND/OR APPLICABLE ASSOCIATION STANDARDS.
1.1.5 ALL MATERIALS SHALL BE NEW UNLESS OTHERWISE NOTED, AND SHALL BE EQUAL TO OR SUPERIOR TO THOSE ITEMS SPECIFIED IF A SUBSTITUTION IS APPROVED. NO SUBSTITUTIONS SHALL BE MADE WITHOUT THE ARCHITECT'S PRIOR WRITTEN APPROVAL.

1.2 SITE VERIFICATION - EACH CONTRACTOR AND SUB-CONTRACTOR SHALL CAREFULLY EXAMINE THE SITE AND MAKE ALL INSPECTIONS NECESSARY IN ORDER TO DETERMINE THE FULL EXTENT OF THE WORK REQUIRED TO MAKE THE COMPLETED WORK CONFORM TO THE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL SATISFY HIMSELF AS TO THE NATURE AND LOCATION OF THE WORK, CONDITIONS, THE CONFORMATION AND CONDITION OF THE EXISTING GROUND SURFACE AND THE CHARACTER OF EQUIPMENT AND FACILITIES NEEDED PRIOR TO AND DURING PROSECUTION OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR ALL UNUSUAL CONDITIONS ENCOUNTERED ON THE SITE DURING THE COURSE OF CONSTRUCTION EXCEPT THOSE BELOW EXISTING SLABS OR GRADE OF WHICH THE CONTRACTOR MAY NOT HAVE KNOWLEDGE. ALL SUCH EXISTING CONDITIONS SHALL BE INCORPORATED INTO THE CONTRACTOR'S BID PROPOSAL, WHETHER SHOWN ON THE DRAWINGS OR NOT. ANY INACCURACIES OR DISCREPANCIES BETWEEN THE ACTUAL FIELD CONDITIONS AND THE DRAWINGS AND SPECIFICATIONS MUST BE BROUGHT TO THE ATTENTION OF THE OWNER AND ARCHITECT IN ORDER TO CLARIFY THE EXACT NATURE OF THE WORK PERFORMED.

1.3 CONSTRUCTION DOCUMENTS

1.3.1 THESE DRAWINGS ARE INTENDED AS A GUIDE ONLY FOR CONSTRUCTION. DEVIATIONS FROM THE DRAWINGS MUST BE APPROVED BY THE ARCHITECT.
1.3.2 THE CONTRACTOR IS FULLY RESPONSIBLE FOR OBSERVATION OF CONSTRUCTION AND PROPER EXECUTION OF WORK SHOWN ON THE DRAWINGS, AS WELL AS FOR PERFORMANCE OF WORK ON THIS PROJECT. THE ARCHITECT IS NOT RESPONSIBLE FOR METHODS USED, SAFETY ON, IN, OR ABOUT THE JOB SITE, OR FOR TIMELINESS OF PERFORMANCE OF CONSTRUCTION WORK.
1.3.3 THE CONTRACTOR IS RESPONSIBLE FOR THE ACCURACY OF ALL MATERIAL TAKE-OFFS FROM THESE DOCUMENTS. HE MUST VERIFY DIMENSIONS OF ALL EXISTING OR BUILT-IN ITEMS.
1.3.4 THE ARCHITECT IS NOT RESPONSIBLE FOR ANY DEVIATION FROM OR INTERPRETATION OF CONSTRUCTION DOCUMENTS MADE BY THE CONTRACTOR WITHOUT OBTAINING WRITTEN DIRECTION FROM THE ARCHITECT FIRST.
1.3.5 THESE DRAWINGS ARE NOT APPROVED FOR CONSTRUCTION UNTIL THEY ARE REVIEWED BY A QUALIFIED PLAN CHECK EXAMINER AND STAMPED "APPROVED" BY THE BUILDING DEPARTMENT AND A BUILDING PERMIT IS ISSUED.

1.4 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE BUILDING LINES AND LEVELS. THE CONTRACTOR SHALL COMPARE CAREFULLY THE LINES AND LEVELS SHOWN ON THE DRAWINGS WITH EXISTING LEVELS FOR LOCATION AND CONSTRUCTION OF THE WORK AND SHALL CALL THE ARCHITECT'S ATTENTION TO ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

1.5 EACH TRADES SHALL DO THEIR OWN CUTTING, FITTING, PATCHING, ETC. TO MAKE THE SEVERAL PARTS COME TOGETHER PROPERLY AND FIT IT TO RECEIVE OR BE RECEIVED BY WORK OF OTHER TRADES.

1.6 NEW AND REPAIR WORK IN THIS PROJECT WHICH ENCOMPASSES SIMILAR ITEMS IN EXISTING WORK SUCH AS STUCCO, DRYWALL, EAVES AND FASCIA, TRIM, GUTTERS AND DOWNSPOUTS, ELECTRICAL SWITCHING AND RECEPTACLE PLATES, AND OTHER ITEMS, SHALL MATCH EXISTING MATERIAL, INSTALLATION, FINISH, AND COLOR UNLESS OTHERWISE NOTED.

1.7 EACH TRADES SHALL, AT ALL TIMES, KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY THEIR WORK. AT THE COMPLETION OF THE WORK THEY SHALL REMOVE ALL RUBBISH, TOOLS, SCAFFOLDING, AND SURPLUS MATERIAL AND LEAVE THE JOB IN A BROOM CLEAN CONDITION. CONTRACTOR SHALL PERFORM FINAL CLEAN UP.

1.8 THE CONTRACTOR SHALL COORDINATE AND SCHEDULE ALL WORK WITH THE APPROVAL OF THE OWNER AND WITH MINIMUM DISRUPTION. THE OWNER SHALL BE CONSULTED BEFORE ANY BUILDING SERVICES ARE TEMPORARILY CUT OFF. TEMPORARILY RE-ROUTE ANY UTILITIES REQUIRED BY THE OWNER FOR CONTINUOUS SERVICE.

1.9 THE CONTRACTOR SHALL PROVIDE ALL SHORING AND BRACING REQUIRED TO ADEQUATELY PROTECT PERSONS, EXISTING CONSTRUCTION, AND ADJACENT PROPERTY, AND TO ENSURE THE SAFETY OF THE STRUCTURE THROUGHOUT THE CONSTRUCTION PERIOD, INCLUDING ANY SHORING DESIGN DRAWINGS WHICH MAY BE REQUIRED. THE CONTRACTOR SHALL PROVIDE, AT HIS OWN EXPENSE, ERECTION BRACING AND DRAWINGS REQUIRED BY LAW, OSHA, OR FOR GENERAL SAFE CONSTRUCTION PRACTICES.

1.10 THE ARCHITECT RESERVES THE RIGHT TO HAVE ANY WORK NOT DONE CORRECTLY AS PER DRAWINGS, SPECIFICATIONS, CONTRACT, OR ANY OTHER MEANS OF COMMUNICATION CORRECTED AT NO ADDITIONAL COST TO OWNER.

1.11 THE CONTRACTOR SHALL CARRY IN FORCE ALL NEEDED INSURANCE, LICENSES, FEES, PERMITS, TAXES AS REQUIRED BY LAW FOR THE DURATION OF THE PROJECT.

DIVISION 2 - SITEWORK

2.1 AN EFFORT HAS BEEN MADE TO DEFINE THE LOCATION OF UNDERGROUND FACILITIES WITHIN THE JOB SITE. HOWEVER, THE CONTRACTOR SHALL RECOGNIZE THAT ALL EXISTING UTILITY INSTALLATIONS AND OTHER UNDERGROUND STRUCTURES AND FACILITIES MAY OR MAY NOT BE SHOWN ON THE DRAWINGS AND THAT THEIR LOCATION WHERE SHOWN IS APPROXIMATE. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR LOCATING OR HAVING LOCATED ALL UNDERGROUND UTILITIES, STRUCTURES, AND OTHER FACILITIES AND FOR PROTECTING SAME DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. CONTACT UTILITY PROVIDER FOR EXACT LOCATIONS OF UTILITIES.

2.2 DEMOLITION

2.2.1 REMOVE ALL PORTIONS OF BUILDING, EQUIPMENT, PAVING, FOUNDATIONS, ETC. AS SHOWN OR AS REQUIRED TO COMPLETE THE WORK.
2.2.2 DISCONNECT ALL UTILITY LINES FROM ALL EQUIPMENT, FIXTURES, AND APPLIANCES TO BE REMOVED.
2.2.3 REMOVE ALL ABANDONED ABOVE OR BELOW GROUND UTILITY LINES, PIPE, CABLE, WIRE, CONDUIT, DUCTS, ETC. TO AS CLOSE TO THE SOURCE AS POSSIBLE. ALL ABANDONED ELECTRICAL CABLE AND WIRES SHALL BE REMOVED FROM CONDUITS IF CONDUITS MUST REMAIN IN PLACE.
2.2.4 REMOVE ALL ELECTRICAL OUTLETS AND SWITCHES AS REQUIRED TO COMPLETE THE WORK.
2.2.5 REMOVE ALL DEBRIS FROM THE SITE AND LEGALLY DISPOSE UNLESS OTHERWISE NOTED.
2.2.6 PROTECT ADJACENT PROPERTY AND STRUCTURES FROM DAMAGE DURING THE PROGRESS OF THE WORK.
2.2.7 PROVIDE CONTROL OF DUST AS REQUIRED.
2.2.8 PROVIDE PROTECTION FOR THE PORTION OF THE STRUCTURE EXPOSED DURING CONSTRUCTION FROM DAMAGE FROM THE ELEMENTS.
2.2.9 COORDINATE WITH OWNER ANY ITEMS THEY MAY WISH TO RETAIN.

2.3 DIRECT SURFACE DRAINAGE AWAY FROM THE STRUCTURE (1% MINIMUM).

2.4 IN THE EVENT UNSUITABLE SOIL IS ENCOUNTERED AT THE REQUIRED DEPTH, THE ARCHITECT AND GEOLOGIST SHALL BE NOTIFIED SO THAT THEY MAY DETERMINE HOW TO PROVIDE PROPER BEARING FOR THE STRUCTURE.

2.5 ALL STUMPS AND ROOTS ARE TO BE REMOVED FROM THE SOIL TO A DEPTH OF AT LEAST 12" BELOW THE SURFACE OF THE GROUND IN THE AREA TO BE OCCUPIED BY THE BUILDING OR PROPOSED STRUCTURE.

2.6 REFER TO SOILS REPORT FOR ALL BEARING CAPACITIES AND SPECIFIC REQUIREMENTS. IN THE ABSENCE OF A SOILS REPORT VERIFY WITH THE ARCHITECT AND ENGINEER AND/OR LOCAL BUILDING AUTHORITY/INSPECTORS REGARDING SPECIFIC EARTHWORK CONSTRAINTS AND REQUIREMENTS.

2.7 EXCAVATIONS FOR FOOTINGS SHALL BE MADE TO THE WIDTH, LENGTH, AND DEPTH REQUIRED. FINISH WITH LEVEL BOTTOMS. ALL FOUNDATIONS TO EXTEND TO UNDISTURBED SOIL. EXCAVATIONS SHALL BE KEPT FREE OF STANDING WATER. ALL CRAWL SPACES TO BE MINIMUM 18" CLEAR.

2.8 IN THE BUILDING AREA, SOFT SPONGY OR POROUS MATERIALS SHALL BE REMOVED TO A DEPTH OF THREE FEET BELOW THE BOTTOM OF THE FOOTING AND RECOMPACTED. UNLESS OTHERWISE NOTED, FOOTINGS SHALL BE CARRIED TO A DEPTH OF AT LEAST 18" BELOW THE TOP OF THE LOWEST EXISTING ADJACENT GRADE (24" IN AREAS WITH EXPANSIVE SOIL).

2.9 PROTECT ALL TREES AND LANDSCAPING NOT TO BE REMOVED.

2.10 FILL MATERIALS SHALL BE FREE FROM DEBRIS, VEGETABLE MATTER, AND OTHER FOREIGN SUBSTANCES.

2.11 BACKFILLING FOR TRENCHES SHALL BE COMPACTED TO 90 PERCENT DENSITY. BACKFILL FOR PIPE TRENCHES SHALL BE COMPACTED ON BOTH SIDES OF PIPE IN SIX INCH LAYERS.

2.12 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.

A. RETENTION BASINS OF SUFFICIENT SIZE SHALL BE UTILIZED TO RETAIN STORM WATER ON THE SITE.

B. WHERE STORM WATER IS CONVEYED TO A PUBLIC DRAINAGE SYSTEM, COLLECTION POINT, GUTTER OR SIMILAR DISPOSAL METHOD, WATER SHALL BE FILTERED BY USE OF A BARRIER SYSTEM, WATTLE OR OTHER APPROVED BY ENFORCING AGENCY.

C. COMPLIANCE WITH A LAWFULLY ENACTED STORM WATER MANAGEMENT ORDINANCE.

DIVISION 3 - CONCRETE

3.1 FOR STRUCTURAL CONCRETE DESIGN AND CONSTRUCTION REQUIREMENTS SEE STRUCTURAL PLANS.
3.2 CONCRETE FLATWORK SHALL BE TRUE TO WITHIN 1/8 INCH IN TEN FEET IN ALL DIRECTIONS, OR SLOPED TO DRAIN AS INDICATED ON THE DRAWINGS ALLOWING NO PUDDLING TO OCCUR IN THE DIRECTION OF FLOW.
3.3 LOCATION OF CONSTRUCTION JOINTS SHALL BE REVIEWED BY THE ARCHITECT AND STRUCTURAL ENGINEER PRIOR TO POURING IF NOT SPECIFICALLY SHOWN ON THE DRAWINGS.
3.4 INTERIOR AND GARAGE SLABS: STEEL TROWEL FINISH; SLOPE TO DRAIN WHERE INDICATED ON DRAWINGS.
3.5 INSTALL CAPILLARY BREAK AND VAPOR RETARDER AT SLAB ON GRADE FOUNDATIONS (CGBC 4.505.2)

DIVISION 4 - MASONRY

4.1 FOR STRUCTURAL DESIGN AND CONSTRUCTION REQUIREMENTS FOR CONCRETE MASONRY UNITS SEE STRUCTURAL PLANS.
4.2 WHEN INCORPORATED INTO THE DESIGN OF THE PROJECT, FURNISH AND INSTALL ALL MASONRY WORK COMPLETE, INCLUDING MASONRY VENEER AND MASONRY REINFORCING AND WATERPROOFING.
4.3 MASONRY VENEER SHALL COMPLY WITH U.B.C. 2019. FIREPLACES SHALL CONFORM TO U.B.C. 2019.
4.4 FILL ALL CONCRETE MASONRY UNITS WITH SOLID GROUT.

DIVISION 5 - METALS

5.1 FOR STRUCTURAL DESIGN, FABRICATION, AND CONSTRUCTION REQUIREMENTS FOR STRUCTURAL STEEL SEE STRUCTURAL PLANS.
5.2 ALL STRUCTURAL STEEL DELIVERED ON SITE SHALL BE PRIMED WITH TWO COATS OF THE APPROPRIATE PRIMER. IF EXPOSED, PAINT AS DIRECTED.
5.3 ALL WELDS SHALL COMPLY WITH THE SPECIFICATIONS OF THE "AMERICAN WELDING SOCIETY". ALL WELDS SHALL BE GROUND SMOOTH AND ALL WELDING SPLATTER SHALL BE REMOVED. ALL EXPOSED WELDS ARE TO BE CONTINUOUS WELDS.
5.4 FURNISH ALL METAL SUPPORTS, ANGLES, PLATES, ATTACHMENTS, BOLTS, GATES, RAILINGS, WELDING, SHOP PRIMING AND INCLUDE INSTALLATION AS REQUIRED TO COMPLETE THE WORK.

DIVISION 6 - WOOD AND PLASTIC

6.1 FRAMING SHALL BE DONE IN A WORKMANLIKE MANNER BY SKILLED MECHANICS IN ACCORDANCE WITH APPLICABLE BUILDING CODES.
6.2 DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED.
6.3 VERIFY ALL BUILT-IN EQUIPMENT DIMENSIONS PRIOR TO FABRICATION.
6.4 ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY AND WITHIN 18" OF GRADE TO BE PRESSURE TREATED WEST COAST DOUGLAS FIR OR FOUNDATION GRADE REDWOOD.
6.5 PROVIDE DOUBLE TRIMMERS EACH SIDE OF OPENINGS 6'-0" WIDE OR GREATER AT BEARING WALLS.
6.6 PROVIDE FIRE STOPPING IN STUD SPACES AT ALL FLOOR AND CEILING LEVELS AND STUD SPACES OVER TEN FEET.
6.7 ALL BEAM, JOISTS, AND RAFTERS SHALL BE INSTALLED WITH THE CROWN SIDE UP.
6.8 CONTRACTOR SHALL PROVIDE SAFE AND ADEQUATE TEMPORARY ERECTION BRACING ON ALL BEAMS, WALLS, ETC. TO PROVIDE FULL STRUCTURAL STABILITY. BRACING SHALL NOT BE REMOVED UNTIL THE ELEMENT SUPPORTED IS CAPABLE OF SUPPORTING ITS DESIGN LOADING.
6.9 BLOCK ALL EDGES OF PLYWOOD FLOOR SHEATHING.
6.10 ROUGH CARPENTRY

6.10.1 FOR STRUCTURAL DESIGN REQUIREMENTS OF ROUGH CARPENTRY, SEE STRUCTURAL PLANS.
6.10.2 ALL FRAMING LUMBER SHALL BE GRADE MARKED AND CONFIRM WITH THE STANDARD GRADING AND DRESSING RULES (NO.16) OF THE WEST COAST LUMBER INSPECTION BUREAU, DOUGLAS FIR/LARCH. GRADE FRAMING MEMBER AS FOLLOWS UNLESS OTHERWISE NOTED:
VERTICAL MEMBERS: NO.2
POSTS: NO.1
HORIZONTAL FRAMING 2x JOISTS: NO.2
4x BEAMS OR LARGER: NO. 1
6.10.3 PLYWOOD SHALL BE STRUCTURAL II AS COVERED IN USDC PS-1; CDX; EXTERIOR GLUE, OR EQUAL, UNLESS OTHERWISE NOTED. FACE GRAIN TO RUN PERPENDICULAR TO SUPPORTS WITH EDGES STAGGERED. PROVIDE ONE PLY CLIP BETWEEN EACH SET OF RAFTERS AT UNBLOCKED EDGES UNLESS TONGUE AND GROOVE IS USED.
6.10.4 FRAMING CONTRACTOR TO PROVIDE BACKING FOR WALL AND CEILING MOUNTED ITEMS INCLUDING, BUT NOT LIMITED TO POLES AND SHELVES, TOILET PAPER HOLDERS, TOWEL BARS, MEDICINE CABINET, AND DRAPERY RODS.
6.10.5 PROVIDE WOOD BLOCKING AT ALL HOT MOPPED CURBS, CANT STRIPS, FIXTURES, LIGHTS, BUILT-IN CABINETS, SHELVES, ETC.
6.10.6 WHERE WOOD IS EXPOSED VERTICAL GRAIN APPEARANCE GRADE OR BETTER IS TO BE USED.
6.10.7 WHERE A PARTITION CONTAINING HEATING OR OTHER SYSTEMS RUNS PARALLEL TO FLOOR JOISTS PROVIDE DOUBLE JOISTS SPACED AND BRIDGED TO PERMIT PASSAGE OF SUCH SYSTEMS.
6.10.8 FIREBLOCK ALL SPACES GREATER THAN TEN FEET AND AT DRYWALL JOINTS. DRAFT STOP ALL FLOOR CONSTRUCTION WHERE HEAT OR EXHAUST DUCTS PASS THROUGH AS PER APPLICABLE CODE.
6.10.9 ALL BOLTS AND LAG SCREWS SHALL HAVE WASHERS UNDER HEADS AND NUTS. ALL NUTS AND SCREWS SHALL BE TIGHTENED WHEN INSTALLED AND RETIGHTENED BEFORE COVERING.
6.10.10 NO STRUCTURAL MEMBER SHALL BE CUT OR DRILLED THROUGH WITHOUT PRIOR REVIEW BY THE STRUCTURAL ENGINEER.
6.10.11 FIRE BLOCK STUD WALLS (@ 10' INTERVALS/HORIZ. & VERT), ENCLOSED AND CONCEALED SPACES, AND AT OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, ATTIC AND CHIMNEY CHASE, STAIR STRINGERS, AND SIMILAR PLACES AT CEILING AND FLOOR LEVELS PER (CBC 717.2)

6.11 FINISH CARPENTRY

6.11.1 ADJUST FRAMING FURR-OUTS AND SHEAR WALLS AS REQUIRED TO MAINTAIN A FLAT AND FLUSH SURFACE FOR INTERIOR OR EXTERIOR FINISHES.
6.11.2 FURNISH AND INSTALL ALL FINISH CARPENTRY COMPLETE INCLUDING TRIM, DOOR FRAMES, PANELING, WEATHER-STRIPPING
6.11.3 ALL JOINTS SHALL BE TIGHT AND TRUE AND SECURELY FASTENED. CORNERS SHALL BE NEATLY METERED, BUFFED, OR COPED WITH NAILS SET AND SURFACES FREE OF TOOL MARKS.
6.11.4 ALL WORK SHALL BE MACHINED OR HAND SANDED, SHARP EDGES AND SPLINTERS REMOVED. FULL LENGTH BOARDS SHALL BE USED WHENEVER APPLICABLE OR NOTED.
6.11.5 ALIGN ALL PIECES AND GRAIN WHEN INSTALLING FINISH LUMBER, UNLESS OTHERWISE SHOWN.

6.12 CABINETS

6.12.1 ALL CABINETS SHALL MEET THE REQUIREMENTS OF THE ARCHITECTURAL WOODWORKING INSTITUTE.
6.12.2 ALL JOINTS TO BE TIGHT AND TRUE AND SECURELY FASTENED. CORNERS SHALL BE BUTTED, COPED, OR METERED, NAILS AND SCREWS SET AND SURFACES FREE OF TOOL MARKS.
6.12.3 USE CONCEALED FASTENERS, UNLESS OTHERWISE SHOWN.
6.12.4 SHELVES TO BE 1x, UNLESS OTHERWISE NOTED. SHELVES WIDER THAN 12" SHALL BE 3/4" PLYWOOD WITH MATCHING VENEER AND EDGE BAND LET INTO CASE ENDS.
6.12.5 PROVIDE VENTS AND HOLES FOR WIRING CONNECTIONS FOR ALL SHOE, ENTERTAINMENT CENTERS, FREEZER, REFRIGERATOR, AND OTHER EQUIPMENT IN BUILT-IN CABINETS. COORDINATE SIZE, LOCATION, AND OPERATION OF ALL APPLIANCES IN ADVANCE OF FABRICATION. PROVIDE ACCESS FOR APPLIANCE SERVICE AND REPLACEMENT WITHOUT DAMAGING CABINETS.
6.12.6 ALL CABINET DOORS UP TO FIVE FEET IN HEIGHT TO BE 3/4" HARDWOOD, 1 1/8" THICK IF TALLER. MAXIMUM HINGING DISTANCE TO BE 36". ADJUST DOOR FACES TO BE FLUSH. DOORS ARE TO CLOSE STRAIGHT AND FLUSH. PROVIDE STIFFENERS AS REQUIRED FOR OVERSIZED DOORS.
6.12.7 DRAWERS ARE TO BE 18" DEEP UNLESS OTHERWISE NOTED. FRONTS TO BE 3/4" HARDWOOD. USE FULL EXTENSION DRAWER ROLLERS. DRAWER HANDLES AS SELECTED BY ARCHITECT.
6.12.8 FURNISH AND INSTALL MAGNETIC CATCHES.
6.12.9 NOTIFY ARCHITECT OF ANY CHANGES REQUIRED DUE TO OPERATION OF BUILT-IN APPLIANCE, DIMENSION DISCREPANCY, OWNER ALTERATIONS, ETC.
6.12.10 SUBMIT SHOP DRAWINGS FOR ALL CABINET WORK TO BE DONE TO ARCHITECT FOR APPROVAL PRIOR TO FABRICATION.

6.13 FOR CERAMIC TILE INSTALLATIONS ON COUNTERTOPS, INSTALL ALL CERAMIC TILE ON ONE INCH MORTAR BED ON SOLID PARTICLE BOARD OR PINE FACED PLYWOOD WITH EXTERIOR WATERPROOF GLUE. PROVIDE WATERPROOF MEMBRANE BETWEEN PARTICLE BOARD AND MORTAR BED. ADJUST MORTAR TO BE LEVEL AND TRUE UNLESS SLOPING IS NECESSARY FOR DRAINING PURPOSES.

6.14 PROVIDE DRAFT STOP WITHIN ATTICS, MANSARD, OVERHANGS AND SIMILAR CONCEALED SPACES IN EXCESS OF 1000 SF OR 60' IN LENGTH FORMED OF COMBUSTIBLE MATERIAL PER CBC § 708.3.1.1.1.
6.15 PROVIDE SPECIAL INSPECTION OF MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING WITH MOISTURE METER BEFORE ENCLOSING (CGBC 4.505.3).

DIVISION 7 - THERMAL AND MOISTURE PROTECTION

7.1 FLASHING

7.1.1 SHEET METAL - SHEET METAL WORK SHALL CONFORM TO PUBLISHED STANDARDS OF SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION, INC.;
7.1.2 INSTALL ROOFING AND WALL FLASHING PER MANUFACTURER'S RECOMMENDATIONS CAREFULLY ESTABLISHING A CONTINUOUS SEAL WITH SCUPPERS, JACKS, DRAINS, ETC.
7.1.3 FLASHING AND COUNTER FLASHING IS REQUIRED AT ROOF/WALL JUNCTIONS, AND AT ALL EXTERIOR OPENINGS.
7.1.4 FLASH ALL ROOF PENETRATIONS TO PROVIDE WATERPROOF CONDITIONS.
7.1.5 ALL WORK TO BE ACCURATELY FABRICATED TO DETAIL AND FITTED TO JOB CONDITIONS FOLDED AND BREAK FORWARD PIECES SHALL BE FINISHED TRUE AND STRAIGHT, WITH WARP LINES AND ANGLES.
7.1.6 LOCK SEAMS FLAT AND TRUE, 1/2" WIDE SWEATED FULL WITH SOLDER.
7.1.7 PROVIDE CONTINUOUS 6" HIGH FLASHING AND COUNTERFLASHING AT ALL ROOF TO WALL JOINTS.
7.1.8 IN FLASHING AND WATERPROOFING PROVIDE FOR DIFFERENTIAL MOVEMENT OF MATERIALS DUE TO WIND, SEISMIC, LOADING, TEMPERATURE, AND SHRINKAGE.
7.1.9 FLASHING SHALL BE 26 GAUGE G.I. MINIMUM UNLESS OTHERWISE NOTED.
7.1.10 VALLEY FLASHINGS SUBJECT TO CRC SECTION R337 ARE NOT TO BE LESS THAN 26 GALVANIZED SHEET GAUGE CORROSION RESISTANT METAL INSTALLED OVER A MINIMUM 36" WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF MINIMUM 72 POUND MINERAL SURFACED NON-PERFORATED CAP SHEET COMPLYING WITH ASTM D3909 INSTALLED OVER THE COMBUSTIBLE DECKING. [CRC R337.5.3]
7.1.11 ALL EXPOSED GALVANIZED METAL TO BE PRIMED AND PAINTED.
7.1.12 A MINIMUM OF ONE LAYER OF NO.15 ASPHALT FELT, FREE FROM HOLES AND BREAKS , COMPLYING WITH ASTM D226 FOR TYPE 'I' FELT SHALL BE APPLIED OVER STUDS OR SHEATHING OF ALL EXTERIOR STUDS. (CRC R703.2.). SPECIFY THAT TWO LAYERS OF GRADE 'D' OR 60 MINUTES GRADE 'D' PAPER SHALL BE APPLIED OVER ALL WOOD-BASED SHEATHING (CRC R703.2.)
7.1.13 SPECIFY A MINIMUM 0.019" (GALVANIZED SHEET GAUGE) CORROSION RESISTANT OR PLASTIC WEEP SCREED LOCATED BELOW FOUNDATION SILL PLATE LINE AND 4 INCHES ABOVE GRADE ON ALL EXTERIOR STUD WALLS OR 2 INCHES ABOVE PAVED AREAS. (CRC R703.7.2.1.)
7.1.14 PROVIDE FLASHING DETAILS FOR WINDOWS, DOORS, & ROOF. APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED SHINGLE FASHION IN A MANNER TO PREVENT ENTRY OF WATER INTO WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS (CRC R703.4.).

7.2 INSULATION

7.2.1 INSULATION SHALL COMPLY WITH THE REQUIREMENTS FOR ENERGY INSULATION STANDARDS OF APPLICABLE CODES.
7.2.2 A CERTIFICATE OF COMPLIANCE FOR INSULATION REQUIREMENTS, WHEN REQUIRED BY CODE, SHALL BE SIGNED BY INSULATION CONTRACTOR AND GENERAL CONTRACTOR AND PROMINENTLY POSTED AT SITE AS REQUIRED.
7.2.3 PROVIDE A 4 MIL. CONTINUOUS VAPOR BARRIER ON WARM SIDE OF ALL HEATED INSULATED SPACES.
7.2.4 ALL CAVITIES, ATTICS, AND SPACES MADE ACCESSIBLE DURING REMODEL WORK SHALL BE INSULATED TO MEET CODE ENERGY REQUIREMENTS.
7.2.5 SOUND INSULATION AT ALL INTERIOR WALLS AND FLOORS.
7.2.6 ICYNENE SPRAY FOAM INSULATION FOR ALL EXTERIOR WALLS, ROOF RAFTER BAYS, AND INTERIOR PLUMBING WALL BAYS - U.N.O.

7.3 PROVIDE DOUBLE BEAD CAULKING AT SOLE PLATES, JOINTS AROUND WINDOW AND DOOR FRAMES, AND PLUMBING AND ELECTRICAL PENETRATIONS IN EXTERIOR WALLS.

7.4 APPLY ROOFING IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND APPLICABLE CODES. DO NOT NAIL THROUGH WATERPROOF MEMBRANE FOR FURRING STRIPS, DO NOT PUNCTURE WATERPROOF MEMBRANE IN ANY WAY.

DIVISION 8 - DOORS AND WINDOWS

8.1 GLAZING SHALL CONFORM TO STANDARDS OF GLAZING MANUAL OF FLAT GLASS JOBBERS ASSOCIATION, AND AS RECOMMENDED BY MANUFACTURER.
8.2 PROVIDE SAFETY GLAZING AS REQUIRED. SAFETY GLASS MUST BE LABELED. DO NOT CUT SAFETY GLASS.
8.3 WEATHERSTRIP ALL WINDOWS AND AND EXTERIOR DOORS. FLASH AND CAULK PERIMETER OF ALL EXTERIOR OPENINGS.
8.4 EXTERIOR DOORS: PER SCHEDULE. PROVIDE THREE HINGES FOR ALL SOLID CORE DOORS AND DOORS CARRYING MIRRORS.
8.5 INTERIOR DOORS: PER SCHEDULE. PROVIDE TWO HINGE SLAB DOORS. PAINTED DOORS TO HAVE HARDBOARD FACES.
8.6 PROVIDE 1/2" CLEAR TO FLOOR FOR RETURN AIR UNLESS A RETURN AIR DUCT OR BYPASS DUCT IS PROVIDED IN A ROOM OR IF DOORS ARE ACOUSTIC DOORS.
8.7 PROVIDE DOOR VENT SIZED AS REQUIRED FOR FAU AND WATER HEATER CLOSETS. LOCATE VENTS 12" FROM FLOOR AND 12" FROM HEAD.
8.8 ALL DOORS TO HAVE WATERPROOF GLUE.
8.9 VERIFY ALL DOOR SELECTIONS, HARDWARE, COLORS, AND FINISHES WITH THE ARCHITECT PRIOR TO PURCHASING OR HANGING. VERIFY HARDWARE COMPATIBILITY WITH DOORS SELECTED PRIOR TO PURCHASE.
8.10 CONTRACTOR IS TO PRIME ALL EXTERIOR DOORS WITHIN 24 HOURS OF INSTALLATION EVEN IF CONTRACTOR IS NOT HANDLING THE CONTRACT FOR PAINTING.
8.11 SECURITY

8.11.1 DOOR STOPS OF ALL IN-SWINGING DOORS SHALL BE OF ONE-PIECE CONSTRUCTION WITH THE JAMB OR JOINED BY RABBET TO THE JAMB.
8.11.2 ALL PIN-TYPE HINGES WHICH ARE ACCESSIBLE FROM OUTSIDE THE SECURED AREA WHEN THE DOOR IS CLOSED SHALL HAVE NON-REMOVABLE HINGE PINS.
8.11.3 THE STRIKE PLATE FOR LATCHES AND THE HOLDING DEVICE FOR PROJECTING DEADBOLTS IN WOOD CONSTRUCTION SHALL BE SECURED TO THE JAMB AND THE WALL FRAMING WITH SCREWS NOT LESS THAN 2 1/2" IN LENGTH.
8.11.4 STRAIGHT DEADBOLTS SHALL HAVE A MINIMUM THROW OF 1" AND AN EMBEDMENT OF NOT LESS THAN 5/8".
8.11.5 WINDOW AND DOOR LIGHTS WITHIN 18" OF THE GROUND ARE TO BE FULLY TEMPERED.

8.12 ALUMINUM THRESHOLDS AT EXTERIOR CONDITIONS TO HAVE INTEGRAL WEATHERSTRIPPING.
8.13 PROVIDE ALUMINUM THRESHOLD AND SELF-CLOSING DEVICE AT ALL DOORS LEADING FROM GARAGE TO A LIVING SPACE.
8.14 AT LEAST ONE EGRESS DOOR SHALL BE PROVIDED FOR EACH DWELLING UNIT. THE EGRESS DOOR SHALL BE SIDE-HINGED, AND SHALL PROVIDE A MINIMUM CLEAR WIDTH OF 32 INCHES WHEN MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES. THE MINIMUM CLEAR HEIGHT OF THE DOOR OPENING SHALL NOT BE LESS THAN 78 INCHES IN HEIGHT MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP. OTHER DOORS SHALL NOT BE REQUIRED TO COMPLY WITH THESE MINIMUM DIMENSIONS. EGRESS DOORS SHALL BE READILY OPERABLE FROM INSIDE THE DWELLING WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
8.15 BEDROOM EGRESS WINDOWS HAVE A MINIMUM CLEAR OPENING AREA OF 5.7 SF WHEN ABOVE THE GRADE-FLOOR AND 5 SF ON THE GRADE-FLOOR, A MINIMUM NET HEIGHT OF 24", A MINIMUM NET WIDTH OF 20", AND A SILL HEIGHT MOT MORE THAN 44" ABOVE FINISH FLOOR. (CRC R310. CBC 1030.)
8.16 GLAZING IN WALLS, ENCLO

DIVISION 10 - SPECIALTIES

10.1 SEE DRAWINGS FOR SPECIAL REQUIREMENTS.

DIVISION 11 - EQUIPMENT

11.1 SEE DRAWINGS FOR SPECIAL REQUIREMENTS.

DIVISION 12 - FURNISHINGS

12.1 SEE DRAWINGS FOR SPECIAL REQUIREMENTS.

DIVISION 13 - SPECIAL CONSTRUCTION

13.1 SEE DRAWINGS FOR SPECIAL REQUIREMENTS.

DIVISION 14 - CONVEYING SYSTEMS

14.1 SEE DRAWINGS FOR SPECIAL REQUIREMENTS.

DIVISION 15 - MECHANICAL

15.1 FOR MECHANICAL AND PLUMBING DESIGN AND CONSTRUCTION REQUIREMENTS SEE MECHANICAL AND PLUMBING PLANS. THE FOLLOWING MECHANICAL AND PLUMBING REQUIREMENTS ARE INTENDED TO SERVE AS BASIS FOR MECHANICAL AND PLUMBING SYSTEM DESIGN IN CONJUNCTION WITH THE MECHANICAL AND PLUMBING PLANS. ANY CONFLICT IN THESE SPECIFICATIONS WITH THE MECHANICAL AND PLUMBING PLANS SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

15.2 HEATING AND AIR CONDITIONING

15.2.1 FURNISH AND INSTALL HEATING AND AIR CONDITIONING SYSTEM COMPLETE AND OPERABLE, NOT INCLUDING STRUCTURE, ELECTRIC POWER, AND PLUMBING.

15.2.2 ALL HVAC SHALL BE INSTALLED IN COMPLIANCE WITH THE LATEST EDITION OF THE UNIFORM MECHANICAL CODE AND ANY OTHER GOVERNING MECHANICAL CODES.

15.2.3 UNLESS PROVIDED BY THE ARCHITECT OR ENGINEER, CONTRACTOR SHALL PROVIDE LOAD CALCULATIONS FOR APPROVAL BY ARCHITECT AND BUILDING DEPARTMENT PRIOR TO COMMENCING WORK.

15.2.4 DUCTS SHALL COMPLY WITH THE STANDARDS OF THE SHEET METAL AND AIR CONDITIONING CONTRACTOR'S NATIONAL ASSOCIATION (SMACNA).

15.2.5 ALL EQUIPMENT INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND CLEARANCE REQUIREMENTS.

15.2.6 ALL GAS FIRED EQUIPMENT TO HAVE ELECTRICAL IGNITION AND FLUE BACKDRAFT PREVENTER.

15.2.7 INTERIOR DUCTS ABOVE GRADE SHALL BE MINIMUM 24 GAUGE GALVANIZED SHEET METAL. ALL JOINTS TO BE DOUBLE SEALED WITH PRESSURE SENSITIVE TAPE OR GLUED WITH MASTIC TO PREVENT LEAKAGE. ALL DUCTS STRAPPED OR BLOCKED TO PREVENT MOVEMENT DURING OPERATION OR EARTHQUAKE. ALL RETURN DUCTS TO BE OF NON-COMBUSTIBLE MATERIALS. USE GALVANIZED METAL RETURN DUCTS WITH INSULATION FOR RECTANGULAR DUCTS AND TRANSITIONS WHICH RETURN AIR WHEN THE F.A.U. IS WITHIN SIX FEET OF THE RETURN AIR REGISTER.

15.2.8 EXCEPT AS OTHERWISE NOTED ON DRAWINGS, ALL CONCEALED SUPPLY AND RETURN DUCTWORK SHALL BE INSULATED WITH 1 1/2 INCH FIBERGLASS BLANKET INSULATION WITH FOIL SKRIM KRAFT JACKET. INSULATION CONDUCTIVITY (K) SHALL BE 0.29 BTU-IN/HR. SF F RATED AT A MEAN TEMPERATURE OF 75F. INSULATION SHALL BE U.L. LISTED AND HAVE A FIRE HAZARD CLASSIFICATION FLAME/FUEL/SMOKE MAXIMUM 25/50/50. INSULATION SHALL BE FIRMLY WRAPPED AROUND DUCT WITH ALL JOINTS LAPPED A MINIMUM OF 2 INCHES. SECURELY FASTEN INSULATION IN PLACE WITH 16 GAUGE SOFT ANNEALED GALVANIZED WIRE OR STAPLES SPACED NOT MORE THAN 12 INCHES ON CENTERS FOR STRAIGHT RUNS AND 3 INCHES ON CENTERS FOR ELBOWS AND FITTINGS. INSULATION JOINTS SHALL BE TAPED WITH FOIL REINFORCED KRAFT TAPE.

15.2.9 DUCTS EXPOSED TO THE ELEMENTS TO BE 23 GAUGE ALUMINUM OR 24 GAUGE GALVANIZED SHEET METAL (PRIMED AND PAINTED) WITH INSULATED 1" R-5 LINING INSIDE.

15.2.10 MECH. GRILLES, REGISTERS, DAMPERS, AND DUCTS TO BE SIZED TO PROVIDE BALANCED, ADJUSTABLE, NOISE FREE, DRAFT FREE CONDITIONS THROUGHOUT THE BUILDING. SYSTEM IS TO BE ZONED FOR BALANCE, DRAFT FREE, NOISE FREE PERFORMANCE. ALL BATHROOM AND LAUNDRY ROOM REGISTERS TO BE WALL OR CEILING MOUNTED. BY PACIFIC REGISTER (805.376.2971), CAST ALUMINUM, COLOR PER ARCHITECT, U.N.O.

15.2.11 REGISTER LOCATIONS ARE APPROXIMATE, FINAL LOCATIONS TO BE APPROVED BY THE ARCHITECT PRIOR TO DUCTING. PROVIDE TRANSITIONS FROM DUCT TO REGISTER AND PLENUMS AS REQUIRED TO CONNECT SIZED DUCTS TO F.A.U., EACH OTHER, AND TO REGISTERS.

15.2.12 TEST, BALANCE, AND ADJUST SYSTEM PRIOR TO FINAL ACCEPTANCE.

15.2.13 IN ADDITION TO EQUIPMENT WARRANTIES, FURNISH ONE YEAR GUARANTEE FOR ALL MATERIALS, WORKMANSHIP, EQUIPMENT, AND OPERATION.

15.2.14 STRAP F.A.U. OR BOLT HVAC UNITS TO DECK WITH STRAPS AND BOLTS CAPABLE OF RESISTING A 1G LOAD BASED ON EQUIPMENT WEIGHT.

15.2.15 F.A.U. CLOSET OR ALCOVE MUST BE A MINIMUM OF 12" WIDER THAN THE FURNACE OR FURNACES BEING INSTALLED.

15.2.16 PROVIDE AN APPROVED SPARK ARRESTER FOR CHIMNEYS OF FIREPLACE, STOVE, OR BARBEQUE DEVICES WHICH USE FUEL BURNING MATERIALS.

15.2.17 PROVIDE COMBUSTION AIR TO FAU COMPARTMENT: 200 SQ. IN. MIN. OR 2 SQ. IN. PER 1000 BTU, WHICHEVER IS GREATER. AIR SOURCE SHALL BE DIVIDED TOP AND BOTTOM. COMBUSTION AIR TO BE DRAWN FROM OUTSIDE SOURCE. COMBUSTION AIR OPENING(S) SHALL BE COVERED WITH CORROSION RESISTANT SCREEN OF 1/4" MESH.

15.2.18 VENT ALL FAU'S THROUGH ROOF.

15.2.19 HANGER SUPPORTS FOR DUCTS TO BE SPACED 6 FT. O.C. MAX.

15.2.20 FOR AN FAU LOCATED IN ATTIC, PROVIDE 2 FT. WIDE WALKWAY ACCESS TO FAU. FAU SHALL BE LOCATED WITHIN 20 FT. OF ATTIC ACCESS PANEL. PROVIDE 30"X30" WORK SPACE IN FRONT OF FAU.

15.2.21 PROVIDE 30"X30" ATTIC OR FLOOR ACCESS PANELS FOR FAUS, WHERE APPLICABLE.

15.2.22 PROVIDE WEATHERSTRIP OR SEAL FOR ALL ATTIC ACCESS PANELS TO PREVENT DRAFTS.

15.2.23 PROVIDE AC UNIT WITH SEISMIC STRAPPING ON MIN. 4" CONCRETE PAD 3" MIN. ABOVE GRADE

15.2.24 INSTALL DRYER VENT TO CRAWL SPACE UNDER PORCH.

15.2.25 EXHAUST AND INTAKE OPENINGS TERMINATING OUTDOORS SHALL BE PROTECTED WITH CORROSION-RESISTANT SCREENS, LOUVERS, OR GRILLES WITH OPENINGS OF 1/4"-1/2" IN ANY DIMENSION.

15.2.26 COVER ALL DUCT OPENINGS 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, OR SHEETMETAL TO REDUCE THE AMOUNT OF WATER, DUST AND DEBRIS, WHICH MAY ENTER THE SYSTEM.

15.3 PLUMBING

15.3.1 ALL FIXTURES, OUTLETS, EQUIPMENT, OR DEVICES OPERATING WITH GAS OR WATER OR REQUIRING SEWER CONNECTION SHALL BE SIZED, FURNISHED, AND INSTALLED COMPLETE AND OPERABLE INCLUDING TRENCHING AND BACK FILLING WHICH ARE TO BE COORDINATED WITH FOUNDATION, GRADING, AND UTILITY TRADES.

15.3.2 ALL WORK SHALL CONFORM TO CURRENT UNIFORM PLUMBING CODE AND ANY APPLICABLE GOVERNING CODES.

15.3.3 ROUGH IN TO BE COMPLETED, TESTED, AND APPROVED, BEFORE CLOSING IN WITH OTHER WORK.

15.3.4 KEEP ALL PIPES, DRAINS, AND FITTINGS COVERED DURING CONSTRUCTION.

15.3.5 CONTRACTOR TO PROVIDE CONTINUOUS SOLID BACKING FOR SECURING FIXTURES.

15.3.6 SUPPORT ALL PIPES AT THESE MINIMUM SPACINGS: 1" DIA. AND LESS - 6 FT.; 2" DIA. - 10 FT.; 3" DIA. - 12 FT.; 4" DIA. - 14FT.; 5" DIA. - 16 FT. ALSO SUPPORT PIPES AT ALL DIRECTION CHANGES AND POINT LOADS.

15.3.7 INSTALL ALL EQUIPMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND CLEARANCES.

15.3.8 PROVIDE CLEANOUTS SIZED TO FIT AT EACH LINE END AND WHERE REQUIRED BY CODE.

15.3.9 GRADE SEWERS 1/4" PER FOOT, 1/8" PER FOOT IF 4" DIA. OR OVER; GAS LINES 1" IN 15 FEET; AREA DRAINS 1/4" PER FOOT WHERE POSSIBLE, 1/16" PER FOOT MINIMUM.

15.3.10 WATER HEATERS TO HAVE EXTERNAL R-12 INSULATION BLANKET. WATER HEATERS IN UNHEATED SPACES TO HAVE THE FIRST FIVE FEET OF PIPING COVERED WITH R-3 INSULATION. STRAP WATER HEATER VERTICALLY AND HORIZONTALLY TO RESIST A LOAD OF 10 LB PER GALLON OF WATER HEATER CAPACITY. PROVIDE TEMPERATURE AND PRESSURE RELIEF AND DRAIN INTO GALVANIZED BASE PAN WITH 1/2" DIA. DRAIN FROM PAN TO NON-HAZARDOUS EXTERIOR LOCATION.

15.3.11 CLOTHES DRYER MOISTURE EXHAUST DUCTS SHALL TERMINATE OUTSIDE OF BUILDING AND SHALL BE EQUIPPED WITH A BACK DRAFT DAMPER. DUCTS SHALL BE NO LESS THAN 4 INCHES IN DIAMETER, SMOOTH, AND NOT BE CONNECTED WITH/ SHEET METAL SCREWS OR FASTENERS THAT WILL OBSTRUCT AIR FLOW. DUCT LENGTH SHALL NOT EXCEED 14 FT WITH 2 90° ELBOWS. THIS SHALL BE REDUCED 2' FOR EVERY ADDITIONAL ELBOW. DUCTS SHALL NOT BE CONNECTED TO A GAS VENT, CONNECTOR, OR CHIMNEY.

15.3.12 IN ADDITION TO EQUIPMENT WARRANTIES, PROVIDE ONE YEAR GUARANTEE FOR ALL MATERIAL, WORKMANSHIP, AND OPERATION.

15.3.13 CONTRACTOR TO CLEAN OFF ANY EXCESS FLUX AFTER SOLDERING.

15.3.14 AN EARTHQUAKE GAS SHUT-OFF VALVE SHALL BE INSTALLED ON ANY BUILDING CONTAINING FUEL GAS PIPING.

15.3.15 FOR COOLING EQUIPMENT LOCATED IN ATTIC OR FURRED SPACE, AN ADDITIONAL WATER-TIGHT PAN OF CORROSION-RESISTANT MATERIAL SHALL BE INSTALLED BENEATH THE COOLING COIL TO CATCH THE OVERFLOW CONDENSATE DUE TO CLOGGED PRIMARY CONDENSATE DRAIN. THE ADDITIONAL PAN SHALL BE PROVIDED WITH A DRAIN PIPE, 3/4-INCH NOMINAL PIPE SIZE, DISCHARGING AT A POINT WHICH CAN BE READILY OBSERVED.

15.3.16 ALL PLUMBING FITTINGS TO BE SELECTED BY ARCHITECT.

15.3.17 ALL ROOF VENTS 2" DIA. AND SMALLER SHALL BE STANDARD WEIGHT GALVANIZED STEEL CONFORMING TO ASTM A120. ROOF VENTS LARGER THAN 2" DIA. SHALL BE STANDARD WEIGHT CAST IRON. ALL VENT FLASHING SIZED TO FIT VENTS TO BE 26 GAUGE GI. COMBINE VENTS AND EXIT THROUGH THE LEAST VISIBLE LOCATION. AVOID ALL ROOF VALLEYS AND SCUPPER TROUGHS. NO EXPOSED ABS OR PVC VENTS ON ROOF. VERIFY VENT ROUTING OPTIONS WITH ARCHITECT PRIOR TO INSTALLATION.

15.3.18 PLUMBING FIXTURES AND PLUMBING FITTINGS WITH THE FOLLOWING MAXIMUM WATER USAGES SHALL BE INSTALLED AND SHALL MEET THE STANDARDS REFERENCED PER (CGBSC 4.303/T4.303.1-3), WHERE APPLICABLE IN BATHS, WASHROOMS, KITCHEN, LAUNDRY, ETC.;

A) TANK-TYPE TOILETS SHALL HAVE DUAL FLUSH OR EQUAL TO OR LESS THAN 1.28 GALLON PER FLUSH.

B) WATER-SAVING SHOWER HEADS SHALL HAVE A MAXIMUM FLOW OF 2.0 GALLONS PER MIN. @ 60 PSI, WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWER HEAD, THE COMBINED FLOW RATE OF ALL HEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 2.0 GALLONS PER MIN. @ 80 PSI OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME, A HAND-HELD SHOWER IS TO BE CONSIDERED A SHOWER HEAD FOR PURPOSES OF THIS PROVISION.

C) WATER-SAVING SINK AND LAVATORY FAUCETS SHALL HAVE A MAXIMUM FLOW OF 1.5 GALLONS PER MIN. @ 60 PSI.

D) WATER-SAVING KITCHEN SINK FAUCETS SHALL HAVE A MAXIMUM FLOW OF 1.8 GALLONS PER MIN. @ 60 PSI. FAUCETS MAY TEMPORARILY INCREASE THE FLOW ABOVE THE MAXIMUM RATE, BUT NOT TO EXCEED 2.2 GALLONS PER MIN. @ 60 PSI, AND MUST DEFAULT TO A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MIN. @ 60 PSI.

E) INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE SHALL BE PROVIDED.

FIXTURE CONNECTION

DESCRIPTION	MIN. BRANCH SIZE W	V	CW	HW	TRAP	NOTES
WATER CLOSET	3"	2"	1/2"	1/2"	3"	A
KITCHEN/LNDRY. SINK	1 1/2"	1 1/2"	1/2"	1/2"	1 1/2"	D
TUB/SHOWER COMBO	2"	1 1/2"	3/4"	3/4"	1 1/2"	B / E
BATH TUB ONLY	2"	1 1/2"	3/4"	3/4"	1 1/2"	
LAVATORY	1 1/2"	1 1/2"	1/2"	1/2"	1 1/2"	C
CLOTHES WASHER	2"	1 1/2"	3/4"	3/4"	2"	
SHOWER	2"	1 1/2"	3/4"	3/4"	2"	E

15.3.19 COPPER WATER LINES SHALL BE TYPE "L", MINIMUM. DO NOT RUN UNDER SLAB.

15.3.20 SHOWERS AND SHOWER-TUB COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL VALVES OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE. ALSO DELIVER MAXIMUM OF 120F TEMPERATURE.

15.3.21 PROVIDE WATER HEATER EXPANSION TANK IF A PRESSURE REGULATOR OR ANY DEVICE THAT PREVENTS PRESSURE RELIEF THROUGH THE BUILDING SUPPLY LINE IS INSTALLED.

15.3.22 PROVIDE TEMPERATURE AND PRESSURE RELIEF VALVE WITH DRAIN TO OUTSIDE FOR WATER HEATER.

15.3.23 PROVIDE SEISMIC STRAPPING FOR WATER HEATER AT TOP AND BOTTOM 1/3 OF TANK. IF LOCATED IN GARAGE INSTALL ON 18 INCH PLATFORM. PROVIDE MIN. 100 SQ. IN. COMBUSTION AIR FOR WATER HEATER COMPARTMENT: 50% WITHIN 12" OF CEILING, 50% WITHIN 6" OF FLOOR.

15.3.24 SPRINKLER UNDER SEPARATE PERMIT, IF REQUIRED.

15.3.25 HOSE BIBS SHALL HAVE NON-REMOVABLE ANTI-SIPHON / BACK-FLOW PREVENTION DEVICES.

15.3.26 WATER PRESSURE EXCEEDING 80 PSI REQUIRES PRESSURE REGULATOR.

15.3.27 PROVIDE ACCESS PANEL (12"X12") OR UTILITY SPACE FOR ALL TUBS WITH CONCEALED SLIP-JOINT FITTINGS.

15.3.28 GAS PIPING SHALL NOT BE INSTALLED UNDER SLAB.

15.3.29 ALL VENTS TO REAR SIDE OF RIDGE.

15.3.30 QUIET WRAP PIPE INSULATION SOUND PROOFING AT ALL WATER AND WASTE LINES.

15.4 THE FIRST 5 FEET OF HOT AND COLD WATER PIPES FROM THE STORAGE TANK FOR NON-RECIRCULATION SYSTEMS SHALL BE THERMALLY INSULATED WITH A 1" MIN. THICK FOR HOT AND 3/4" MIN. THICK FOR COLD WATER PIPES WITH A DIA. GREATER THAN 2".

15.5 PROVED REMOVABLE PANEL ACCESS FOR ALL WHIRLPOOL BATHTUB PUMPS. PANELS SHALL BE LARGE ENOUGH TO ACCESS AND REMOVE THE PUMP.

DIVISION 16 - ELECTRICAL

16.1 FOR ELECTRICAL DESIGN AND CONSTRUCTION REQUIREMENTS SEE ELECTRICAL PLANS. THE FOLLOWING ELECTRICAL REQUIREMENTS ARE INTENDED TO SERVE AS BASIS FOR ELECTRICAL SYSTEM DESIGN IN CONJUNCTION WITH THE ELECTRICAL PLANS. ANY CONFLICT IN THESE SPECIFICATIONS WITH THE ELECTRICAL PLANS SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

16.2 FURNISH AND INSTALL ELECTRICAL WORK COMPLETE AND OPERABLE. CONNECT AND COORDINATE FUNCTIONING WITH EXISTING ELECTRICAL SYSTEM IN RENOVATION AND REMODEL WORK WHERE APPLICABLE.

16.3 ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH THE CURRENT EDITION OF THE NATIONAL ELECTRICAL CODE AND ANY GOVERNING CODES.

16.4 ALL MATERIALS AND EQUIPMENT TO BE U.L. APPROVED.

16.5 PROVIDE SEPARATE CIRCUITS FOR ALL EQUIPMENT, GARAGE DOOR OPENERS, PUMPS, DISHWASHER, GARBAGE DISPOSAL, ETC.

16.6 ELECTRICIAN TO CONNECT ALL HARD-WIRED EQUIPMENT AND FIXTURES.

16.7 LAMP ALL FIXTURES.

16.8 SWITCH PLATES ARE TO BE LOCATED 48" ABOVE FLOOR.

16.9 POWER, TV, AND PHONE OUTLETS ARE TO BE 12" ABOVE FLOOR, TYPICALLY. ALL COUNTER JACKS, OUTLETS, AND SWITCHES ARE TO BE A MINIMUM OF 8" ABOVE COUNTER, UNLESS OTHERWISE NOTED. VERIFY ALL HEIGHTS OF COUNTERS, CABINETS, ETC. FOR CLEARANCE PRIOR TO INSTALLATION.

16.10 ALL SWITCHES IN BATHROOMS, KITCHENS, SAUNAS, HOT TUBS, AND LAUNDRY ROOMS TO HAVE GROUND FAULT INTERRUPTION CIRCUITS. LOCATE GFI RESET BUTTON IN ACCESSIBLE LOCATION.

16.11 PROVIDE ELECTRICAL IGNITION FOR ALL GAS POWERED EQUIPMENT.

16.12 WHERE SHOWN ON PLANS, PROVIDE BATH, SHOWER, AND LAUNDRY EXHAUST FANS SIZED TO PROVIDE FIVE AIR CHANGES PER HOUR. WHERE CODE PERMITS, SWITCH FANS SEPARATELY FROM LIGHTS.

16.13 120 V. HARD-WIRED, INTERCONNECTED SMOKE DETECTORS WITH BATTERY BACKUP SHALL BE MOUNTED ON THE CEILING OR WALL OF EACH ROOM USED FOR SLEEPING PURPOSES AND AT A POINT CENTRALLY LOCATED ON THE WALL OR CEILING OF CORRIDORS, STAIRWAYS, OR AREAS GIVING ACCESS TO THESE ROOMS.

16.14 BATHROOM RECEPTACLE OUTLETS SHALL BE SUPPLIED BY A MINIMUM OF ONE 20-AMPERE BRANCH CIRCUIT. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS. THIS CIRCUIT MAY SERVE MORE THAN ONE BATHROOM.

16.15 BATHROOM EXHAUST FANS TO BE CONTROLLED BY HUMIDISTAT PER (CGBC 4.506.1).

16.16 ALL ELECTRICAL/COMMUNICATION EQUIPMENT AND OUTLETS INSTALLED OUTDOORS, EXPOSED TO WEATHER, OR IN DAMP LOCATIONS SHALL BE GROUND FAULT INTERRUPTER TYPE.

16.17 TELEPHONE WIRING BY PHONE COMPANY WITH CONTRACTOR'S COORDINATION. ALL PHONE WIRING TO BE CONCEALED. PROVIDE PHONE PANEL IN A PROTECTED ACCESSIBLE LOCATION.

16.18 PRIOR TO INSTALLATION, CONTRACTOR AND SUBCONTRACTORS ARE TO COORDINATE WITH EACH OTHER AND UTILITY COMPANIES TO PROVIDE CONDUIT, JUNCTION BOXES, OUTLET BOXES, AND COMMUNICATION AND CABLE JACKS WHERE OUTLETS OCCUR IN MASONRY WALLS.

16.19 ALL ELECTRICAL RECEPTACLES WITHIN 6 FEET OF WATER USE AREAS SHALL BE GFCI PROTECTED.

16.20 RECEPTACLES AT KITCHEN COUNTERS SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL LINE IS MORE THAN 24 INCHES (48"O.C.) MEASURED HORIZONTALLY FROM A RECEPTACLE WITHIN THAT SPACE. PROVIDE ADDITIONAL RECEPTACLES AS NEEDED.

16.21 RECEPTACLES IN GARAGE TO BE GFCI PROTECTED IF UNDEDICATED CIRCUITS.

16.22 GENERAL LIGHTING SOURCE IN KITCHENS, BATHROOMS, AND WATER CLOSETS SHALL BE 40 LUMENS/WATT OR GREATER.

16.23 LIGHTING FIXTURES IN SHOWER AND WITHIN 3 FEET OF BATHTUB AND LESS THAN 8 FEET ABOVE RIM OF TUB SHALL BE RECESSED, WATERPROOF, GFCI PROTECTED, AND HAVE NON-METALLIC TRIM.

16.24 RECESSED CEILING FIXTURES SHALL BE IC (INSULATION COVER) APPROVED IF APPLICABLE.

16.25 VERIFY ELECTRICAL LOCATIONS IN FIELD W/ OWNER DURING FRAMING.

16.26 VERIFY DIMMER SWITCHES W/ OWNER.

16.27 SPEAKER LOCATIONS PER OWNER.

16.28 VERIFY OUTLET AND SWITCH TYPES W/ OWNER.

16.29 LOW VOLTAGE WIRING EXPOSED TO THE WEATHER SHALL BE INSTALLED IN A MANNER TO PREVENT PHYSICAL DAMAGE.

16.30 PROVIDE PERMANENT RECEPTACLE AND LIGHT FIXTURE AT FURNACE LOCATIONS. LIGHT SWITCH SHALL BE LOCATED NEAR ATTIC ACCESS PANEL.

16.31 ALL BATHROOM RECEPTACLES MUST BE ON A 20-AMP DEDICATED CIRCUIT.

16.32 ALL KITCHEN RECEPTACLES TO BE GFCI PROTECTED.

16.33 GENERAL LIGHTING IN BATHROOMS TO BE FLUORESCENT OR APPROVED EQUIV., OR EXTERIOR LIGHTING SHALL BE ON PHOTOCELL PER TITLE 24.

16.34 PROVIDE ARC-FAULT INTERRUPTER FOR ALL RECEPTACLE OUTLETS INSTALLED IN BEDROOMS.

16.35 PROVIDE A BUFFER GROUND WITHIN THE FOUNDATION.

16.36 PROVIDE GFI/WP OUTLET WITHIN 20' OF AC UNIT WITH DISCONNECT SWITCH AT UNIT.

16.37 LIGHTING FIXTURES IN CLOTHES CLOSETS SHALL BE EITHER SURFACE-MOUNTED OR A RECESSED FIXTURE W/ COMPLETELY ENCLOSED INCANDESCENT LAMP OR A FLUORESCENT LAMP. 12" MIN. CLEARANCE REQUIRED HORIZONTALLY & VERTICALLY FROM COMBUSTIBLE MATERIALS FOR THE INCANDESCENT FIXTURE & 6" MIN. REQUIRED FOR THE FLUORESCENT FIXTURE.

16.38 INSTALL OWNER PROVIDED FIXTURES PER PLAN.

16.39 THE NUMBER OF ELECTRICAL BOXES LOCATED MORE THAN 5 FEET ABOVE FINISHED FLOOR THAT DO NOT CONTAIN A LUMINAIRE OR OTHER DEVICE SHALL NOT EXCEED THE NUMBER OF BEDROOMS. THESE BOXES MUST BE SERVED BY A DIMMER, VACANCY SENSOR OR FAN SPEED CONTROL. [CALIFORNIA ENERGY CODE SECTION 150 (K) 1 (B)]

16.40 LUMINARIES & LAMPS THAT ARE ENERGY COMMISSIONED CERTIFIED MUST BE MARKED WITH JA8-2019 OR JA-2019-E.

16.41 ALL LED LUMINARIES ARE REQUIRED TO BE CONTROLLED BY A NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (NEMA) SSL-7A-COMPLIANT DIMMER UNLESS THEY ARE CONTROLLED BY A VACANCY SENSOR OR AN OCCUPANCY SENSOR.

GRADING NOTES

1. ALL GRADING SHALL CONFORM WITH SANTA BARBARA COUNTY CODE, STANDARDS, AND REQUIREMENTS PERTAINING THERETO, THESE CONSTRUCTION DRAWINGS AND THE RECOMMENDATIONS OF THE SOILS ENGINEER AND ENGINEERING GEOLOGIST.

2. CONTRACTOR TO NOTIFY THE COUNTY GRADING INSPECTOR AND SOILS LABORATORY AT LEAST 48 HOURS BEFORE START OF GRADING WORK OR ANY PRE-CONSTRUCTION MEETING.

3. CONTRACTOR SHALL EMPLOY ALL LABOR, EQUIPMENT AND METHODS REQUIRED TO PREVENT HIS OPERATIONS FROM PRODUCING DUST IN AMOUNTS DAMAGING TO ADJACENT PROPERTY, CULTIVATED VEGETATION AND DOMESTIC ANIMALS OR CAUSING A NUISANCE TO PERSONS OCCUPYING BUILDINGS IN THE VICINITY OF THE JOB SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE CAUSED BY DUST FROM HIS GRADING OPERATION.

4. BEFORE BEGINNING WORK REQUIRING EXPORTING OR IMPORTING OF MATERIALS, THE CONTRACTOR SHALL OBTAIN APPROVAL FROM PUBLIC WORKS ROAD DIVISION FOR HAUL ROUTES USED AND METHODS PROVIDED TO MINIMIZE THE DEPOSIT OF SOILS ON COUNTY ROADS. GRADING/ROAD INSPECTORS SHALL MONITOR THIS REQUIREMENT WITH THE CONTRACTOR.

5. THE GEOTECHNICAL ENGINEER SHALL PROVIDE OBSERVATION AND TESTING DURING GRADING OPERATIONS IN THE FIELD AND SHALL SUBMIT A FINAL REPORT STATING THAT ALL EARTH WORK WAS PROPERLY COMPLETED AND IS IN SUBSTANTIAL CONFORMANCE WITH THE REQUIREMENTS OF THE GRADING ORDINANCE.

6. AREAS TO BE GRADED SHALL BE CLEARED OF ALL VEGETATION INCLUDING ROOTS AND OTHER UNSUITABLE MATERIAL FOR A STRUCTURAL FILL, AND THEN SCARIFIED TO A DEPTH OF 6" PRIOR TO PLACING OF ANY FILL. CALL GRADING INSPECTOR FOR INITIAL INSPECTION.

7. A THOROUGH SEARCH SHALL BE MADE FOR ALL ABANDONED MAN-MADE FACILITIES SUCH AS SEPTIC TANK SYSTEMS, FUEL OR WATER STORAGE TANKS, AND PIPELINES OR CONDUITS. ANY SUCH FACILITIES ENCOUNTERED SHALL BE REMOVED AND THE DEPRESSION PROPERLY FILLED AND COMPACTED UNDER OBSERVATION OF THE GEOTECHNICAL ENGINEER.

8. AREAS WITH EXISTING SLOPES THAT ARE TO RECEIVE FILL MATERIAL SHALL BE KEYED AND BENCHED. THE DESIGN AND INSTALLATION OF THE KEYWAY SHALL BE PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATION OR PER COUNTY STANDARD DETAIL NO. G-13.

9. FILL MATERIAL SHALL BE SPREAD IN LIFTS NOT EXCEEDING 6" IN COMPACTED THICKNESS, MOISTENED OR DRIED AS NECESSARY TO NEAR OPTIMUM MOISTURE CONTENT AND COMPACTED BY AN APPROVED METHOD. FILL MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 90% MAXIMUM DENSITY AS DETERMINED BY 1957 ASTM D 1557 - 91 MODIFIED PROCTOR (AASHO) TEST OR SIMILAR APPROVED METHODS. SOME FILL AREAS MAY REQUIRE COMPACTION TO A GREATER DENSITY IF CALLED FOR IN THE CONSTRUCTION DOCUMENTS. SOIL TESTS SHALL BE CONDUCTED AT NOT LESS THAN ONE TEST FOR EACH 18" OF FILL AND/OR FOR EACH 500 CUBIC YARDS OF FILL PLACED.

10. CUT SLOPES SHALL NOT EXCEED A GRADE OF 2 UNITS HORIZONTAL TO 1 UNIT VERTICAL (50% SLOPE). FILL AND COMBINATION FILL AND CUT SLOPES SHALL NOT EXCEED 2 UNITS HORIZONTAL TO 1 UNIT VERTICAL (50% SLOPE). SLOPES OVER 3 FEET IN VERTICAL HEIGHT SHALL BE PLANTED WITH APPROVED PERENNIAL OR TREATED WITH EQUALLY APPROVED EROSION CONTROL MEASURES PRIOR TO FINAL INSPECTION.

11. THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN ONE UNIT VERTICAL IN 20 UNITS HORIZONTAL (5% SLOPE) FOR A MINIMUM DISTANCE OF 10 FEET (3048 MM) MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET (3048 MM) OF HORIZONTAL DISTANCE A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED A MINIMUM OF 2% WHERE LOCATED WITHIN 10 FEET (3048 MM) OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET (3048 MM) OF THE BUILDING SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING. (CBC SECTION 1804.3)

12. ALL TREES THAT ARE TO REMAIN ON SITE SHALL BE TEMPORARILY FENCED AND PROTECTED AROUND THE DRIP LINE DURING GRADING OPERATION.

13. AN EROSION AND SEDIMENT CONTROL PLAN SHALL BE REQUIRED AS PART OF THE GRADING PLAN AND PERMIT REQUIREMENTS.

GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH APPLICABLE FEDERAL, STATE, AND LOCAL CODES, AMENDMENTS, RULES, REGULATIONS, ORDINANCES, LAWS, ORDERS, APPROVALS, ETC. THAT ARE REQUIRED BY THE LOCAL GOVERNING AGENCY. IN THE EVENT OF CONFLICT, THE MOST STRINGENT REQUIREMENT SHALL APPLY.

2. THE CONTRACTOR'S WORK SHALL CONFORM TO THE FOLLOWING SPECIFIC CODES FOR NEW CONSTRUCTION:

A. TITLE 24, C.C.R., PART 2, 2019 C.B.C. (U.B.C. W/ CALIFORNIA AMENDMENTS)
B. TITLE 24, C.C.R., PART 3, 2019 C.E.C. (N.E.C. W/ CALIFORNIA AMENDMENTS)
C. TITLE 24, C.C.R., PART 4, 2019 C.M.C. (U.M.C. W/ CALIFORNIA AMENDMENTS)
D. TITLE 24, C.C.R., PART 5, 2019 C.P.C. (U.P.C. W/ CALIFORNIA AMENDMENTS)
E. TITLE 19, C.C.R., PUBLIC SAFETY, DIVISION 1, STATE FIRE MARSHAL REGULATIONS

3. ALL GENERAL NOTES ARE THE MINIMUM STANDARDS. IF MORE COMPLETE INFORMATION IS ENCOUNTERED IN OTHER PARTS OF THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL BE REQUIRED TO COMPLY WITH THE MOST STRINGENT REQUIREMENT.

4. VERIFY ALL EXISTING DIMENSIONS & CONDITIONS AT THE SITE & NOTIFY DESIGNER OF ANY VARIATIONS CONFLICTING OR MISSING DIMENSIONS OR DATA PRIOR TO BIDDING OR COMMENCING WORK. USE WRITTEN DIMENSIONS ONLY; DO NOT SCALE DRAWINGS FOR PURPOSE OF DETERMINING A DIMENSION DURING CONSTRUCTION.

5. CONTRACTOR SHALL PERFORM DEMOLITION AS REQUIRED BY (N) CONSTRUCTION & BY THE VARIOUS UTILITY COMPANIES. OBTAIN ANY REQUIRED DEMOLITION PERMITS. SHORE & PROTECT, OR REMOVE & REBUILD.

6. ALL EXCAVATION, GRADING FILLING, BACK FILLING, DRAINAGE, ETC SHALL CONFORM TO THE SPECIFIC

AGING-IN-PLACE DESIGN & FALL PROTECTION

A. AT LEAST ONE BATHROOM ON THE ENTRY LEVEL SHALL BE PROVIDED WITH REINFORCEMENT FOR GRAB BARS INSTALLED IN ACCORDANCE WITH THIS SECTION. WHERE THERE IS NO BATHROOM ON THE ENTRY LEVEL, AT LEAST ONE BATHROOM ON THE FLOOR ABOVE SHALL COMPLY WITH THIS SECTION.

1. SPECIFY THE REINFORCEMENT TO BE SOLID LUMBER & NOT LESS THAN 2X8.
2. DIMENSION OF THE REINFORCEMENT SHALL BE LOCATED BETWEEN 32" & 39 ½" ABOVE FINISH FLOOR.
3. SPECIFY THE WATER CLOSET REINFORCEMENT TO BE INSTALLED ON BOTH SIDE WALLS OF THE FIXTURE, OR ONE SIDE WALL & THE BACK WALL.
4. WHERE THE WATER CLOSET IS NOT LOCATED ADJACENT TO THE SIDE WALL, GRAB BAR REINFORCEMENT FOR A GROUND MOUNTED INSTALLATION IS ACCEPTABLE.
5. SPECIFY THE SHOWER REINFORCEMENT SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED.
6. BATHTUB & COMBINATION BATHTUB/SHOWER REINFORCEMENT SHALL BE CONTINUOUS ON EACH END OF THE BATHTUB & THE BACK WALL. ADDITIONALLY, BACK WALL REINFORCEMENT FOR A LOWER GRAB BAR SHALL BE PROVIDED WITH THE BOTTOM EDGE LOCATED NO MORE THAN 6" ABOVE THE BATHTUB RIM.

B. ELECTRICAL RECEPTACLE OUTLETS, SWITCHES, & CONTROLS INTENDED TO BE USED BY OCCUPANTS SHALL BE LOCATED NO MORE THAN 48" MEASURED FROM THE TOP OF THE OUTLET BOX AND NOT LESS THAN 15" MEASURED FROM BOTTOM OF THE OUTLET BOX ABOVE THE FINISH FLOOR.

FIRE DEPARTMENT SPECIFICATIONS

1. ACCESS

ALL ACCESS WAYS (PUBLIC OR PRIVATE) SHALL BE INSTALLED AND MADE SERVICEABLE. ROADWAY PLANS, ACCEPTABLE TO THE FIRE DEPARTMENT, SHALL BE SUBMITTED FOR APPROVAL PRIOR TO ANY WORK BEING UNDERTAKEN.

ACCESS TO THIS PROJECT SHALL CONFORM TO SANTA BARBARA COUNTY PRIVATE ROAD AND DRIVEWAY STANDARDS. DEAD END ACCESS ROADS SHALL TERMINATE WITH A FIRE DEPARTMENT APPROVED TURNAROUND.

ACCESS WAYS SHALL BE EXTENDED TO WITHIN 150 FEET OF ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF ANY BUILDING

A MINIMUM OF 13'-6" OF VERTICAL CLEARANCES SHALL BE PROVIDED AND MAINTAINED FOR THE LIFE OF THE PROJECT FOR EMERGENCY APPARATUS ACCESS.

DRIVEWAY SHALL HAVE A MINIMUM WIDTH OF 16 FEET. DRIVEWAYS SERVING ONE RESIDENTIAL DWELLING ARE REQUIRED TO HAVE A MINIMUM WIDTH OF 12 FEET. DRIVEWAYS SERVING TWO RESIDENTIAL DWELLINGS ARE REQUIRED TO HAVE A MINIMUM WIDTH OF 16 FEET. DRIVEWAYS SERVING THREE TO NINE RESIDENTIAL DWELLINGS ARE REQUIRED TO HAVE A MINIMUM WIDTH OF 20 FEET. IF ANY FUTURE DEVELOPMENT IS PLANNED FOR THIS PARCEL OR WILL BE SERVED BY THIS DRIVEWAY, THE APPLICANT IS ENCOURAGED TO COORDINATE THESE STANDARDS INTO THEIR PLANS AND WITH OTHER INTERESTED PARTIES.

ANY PORTION OF THE DRIVEWAY EXCEEDING 10 PERCENT IN SLOPE SHALL BE PAVED.

WHEN ACCESS WAYS ARE GATED A FIRE DEPARTMENT APPROVED LOCKING SYSTEM SHALL BE INSTALLED. CALL THE FIRE PREVENTION DIVISION FOR ADDITIONAL INFORMATION AND APPLICATION PROCEDURES.

2. HIGH FIRE ZONE

SPECIAL PROVISIONS OF THE BUILDING CODE WILL APPLY TO PROJECTS LOCATED WITHIN THE MAPPED BOUNDARIES OF THE HIGH FIRE HAZARD ZONES OF SANTA BARBARA COUNTY. THESE PROVISIONS WILL INFLUENCE BOTH THE DESIGN OF THE PROJECT AND THE TYPE OF BUILDING MATERIALS THAT MAY BE UTILIZED. REFER TO SANTA BARBARA COUNTY BUILDING AND SAFETY DIVISION FOR DETAILS.

PROPERTY LOCATED WITHIN A DESIGNATED "VERY HIGH FIRE HAZARD SEVERITY ZONE" ARE REQUIRED BY STATE LAW TO CREATE A FIREBREAK OF 100 FEET (OR TO THE PROPERTY LINE, WHICHEVER IS NEARER) AROUND ANY STRUCTURES ON THE PROPERTY. THIS DOES NOT APPLY TO SINGLE SPECIMENS OF TREES, ORNAMENTAL SHRUBBERY, OR SIMILAR PLANTS THAT ARE USED AS GROUND COVER IF THEY DO NOT FORM A MEANS OF RAPIDLY TRANSMITTING FIRE FROM THE NATIVE GROWTH TO ANY DWELLING OR STRUCTURE.

3. STORED WATER

FIRE DEPARTMENT STORED WATER REQUIREMENTS FOR RESIDENTIAL UNITS OUTSIDE OF A WATER PURVEYOR'S DISTRICT AND STORED WATER FIRE PROTECTION SYSTEM TO BE IN COMPLIANCE WITH SANTA BARBARA COUNTY FIRE DEPARTMENT STANDARDS.

PLANS FOR A STORED WATER FIRE PROTECTION SYSTEM SHALL BE SUBMITTED AND APPROVED BY THE FIRE DEPARTMENT.

FOR PROJECTS LOCATED IN A DESIGNATED HIGH FIRE HAZARD AREA, ALL ABOVE GROUND WATER PIPING, INCLUDING ALL PIPES AT THE WATER TANK AS WELL AS HYDRANT LOCATION(S), SHALL CONSIST OF GALVANIZED METAL.

THE FIRE HYDRANT SHALL CONSIST OF ONE 4-INCH OUTLET AND ONE 2-1/2-INCH OUTLET AND SHALL BE LOCATED A MINIMUM OF 50 FEET AND A MAXIMUM OF 150 FEET FROM ALL STRUCTURES IT SERVES.

4. SPRINKLER SYSTEM

AUTOMATIC SPRINKLER SYSTEM PLANS ARE REQUIRED TO BE CHECKED AND APPROVED BY THE FIRE DEPARTMENT PRIOR TO INSTALLATION. ANY SYSTEM MUST BE IN COMPLIANCE WITH SANTA BARBARA COUNTY FIRE DEPARTMENT STANDARDS. ANY SYSTEM MUST BE IN COMPLIANCE WITH NFPA STANDARD #13 OR #13D OR #13R AS APPLICABLE.

THE FIRE DEPARTMENT SHALL DETERMINE THE LOCATION OF ANY FIRE DEPARTMENT CONNECTION (FDC) THAT MAY BE REQUIRED.

5. FIRE DEPARTMENT ADDRESS REQUIREMENTS

THE ADDRESS SHALL BE VISIBLE AND LEGIBLE FROM THE STREET OR FRONTAGE ROAD. PERMANENT ADDRESS NUMBERS SHALL BE PROVIDED ON THE MAILBOX OR ON A PERMANENT SIGN OR POST ADJACENT TO THE DRIVEWAY ENTRANCE OF A FLAG LOT. IF THE DRIVEWAY IS OVER 150 FEET IN LENGTH OR THE BUILDING IS OBSTRUCTED FROM VIEW AT THE ACCESS ROAD, NUMBER SHALL BE POSTED AT ANY DRIVEWAY AND ROAD INTERSECTION AS NECESSARY. THE ADDRESS NUMBER SHALL BE ELEVATED AT LEAST THREE (3) FEET FROM THE GROUND FOR CLEAR VISIBILITY AND EASY DIRECTIONAL IDENTIFICATION. THE ADDRESS NUMBERS SHALL BE OF MIN. 4" IN HEIGHT AND CONTRAST WITH THE BACKGROUND COLOR OF THE SIGN.

6. FIRE DEPARTMENT EGRESS REQUIREMENTS

EGRESS WINDOWS REQUIRED IN EACH SLEEPING ROOM:

-MIN. CLR. OPENING:	5.7 SF
-MIN. CLR. HT.:	24"
-MIN. CLR. WIDTH:	20"
-MIN. SILL HT.:	44"

7. STAND PIPE TO BE INSTALLED PRIOR TO CONSTRUCTION. CONTRACTOR TO MINIMIZE RISK OF FIRE.

8. FIRE BLOCKING AND DRAFT STOPPING

FIRE BLOCKING SHALL BE INSTALLED IN COMBUSTIBLE CONCEALED LOCATION IN ACCORDANCE WITH (C.B.C. 2019) IN THE FOLLOWING LOCATIONS: A) IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS - VERTICALLY AT CEILING AND FLOOR LEVELS AND HORIZONTALLY AT INTERVALS NOT EXCEEDING 10', B) AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL STUD WALL OR PARTITION SPACES AND CONCEALED HORIZONTAL SPACES CREATED BY AN ASSEMBLY OF FLOOR JOISTS OR TRUSSES, AND BETWEEN VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS AND SIMILAR LOCATIONS, C) IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN, AT ENCLOSED SPACES UNDER STAIRS, D) WHERE ANNULAR SPACE PROTECTION IS PROVIDED, FIRE BLOCKING SHALL BE INSTALLED AT OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND THE PRODUCTS OF COMBUSTION.

9. FACTORY -BUILT METAL FIREPLACE SPECIFY THE FOLLOWING (CRC R1005):

A. MANUFACTURER, MODEL AND ICO/UL NUMBER.
B. INSTALLATION AND USE SHALL BE IN ACCORDANCE WITH THEIR LISTING.
C. NON-VENTED FIREPLACES OR GAS FIRED APPLIANCES ARE NOT PERMITTED.
D. FACTORY-BUILT CHIMNEY MAXIMUM OFFSET IS30 DEGREES VERTICALLY AND SHALL NOT HAVE MORE THAN 4 ELBOWS.(CRC R1005.7)

10. NEW FIREPLACE

A. MASONRY OR FACTORY BUILT FIREPLACES SHALL HAVE:

1. CLOSABLE METAL GLASS COVERING OVER THE ENTIRE OPENING OF THE FIRE BOX.
2. COMBUSTION AIR INTAKE FROM OUTSIDE OF THE BUILDING DIRECTLY INTO FIREBOX OF AT LEAST 6SQ.INCHES & HAS AN ACCESSIBLE, OPERABLE & TIGHT FITTING DAMPER OR COMBUSTION AIR CONTROLLED DEVISE. EXCEPTION: OUTSIDE COMBUSTION-AIR INTAKE NOT REQUIRED IF INSTALLED ON A SLAB ON GRADE & NOT ON AN EXTERIOR WALL
3. A FLUE DAMPER WITH A READILY ACCESSIBLE CONTROL. EXCEPTION: WHEN GAS LOG, LOG LIGHTER OR DECORATIVE GAS APPLIANCE IS INSTALLED IN A FIREPLACE, THE FLUE DAMPER SHALL BE BLOCKED OPEN IF REQUIRED BY CALIFORNIA MECHANICAL CODE (CMC) OR THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

B. CONTINUOUS BURNING PILOT LIGHTS & THE USE OF INDOOR AIR FOR COOLING A FIREBOX JACKET, WHEN THAT INDOOR AIR IS VENTED TO THE OUTSIDE OF THE BUILDING ARE PROHIBITED.

11. CARBON MONOXIDE ALARM REQUIREMENTS

A. SHOW LOCATIONS OF APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED FOR EXISTING BUILDINGS AND NEW CONSTRUCTION WHEN THE DWELLING UNIT CONTAINS A FUEL-FIRED APPLIANCE, FIREPLACE, AND / OR AN ATTACHED GARAGE WITH AN OPENING THAT COMMUNICATES WITH THE DWELLING. (CRC 315.2.1, CBC 915.1.1, CBC 915.1.5)
B. CO ALARMS SHALL BE 'HARD WIRED' AND SHALL BE EQUIPPED WITH BATTERY BACKUP. (CRC R315.5, CBC 915.4.1)
C. CO ALARMS SHALL BE LISTED FOR COMPLIANCE WITH UL 2034, UL 217, UL 2075, AND MAINTAINED OER NFPA 720. (CRC R315.1.1; R315.7.2, CBC 915.4.2, CBC 915.4.4, CBC 915.5.2)
D. CO ALARMS SHALL BE INSTALLED OUTSIDE OF EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING A BASEMENT. (CRC R315.3, CBC 915.2)
E. CO ALARMS SHALL BE INTERCONNECTED SUCH THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS IN THE INDIVIDUAL DWELLING UNIT. (CRC R315.5, CBC 915.4.5)

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REVISION SCHEDULE

NO.	DESCRIPTION	DATE
1		00.00.20

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LAWRENCE RESIDENCE
33 PRONGHORN RUN
SANTA LUCIA PRESERVE
CARMEL, CA 93940

SPECIFICATIONS & NOTES

LICENSED ARCHITECT
THOMAS MEANEY
No. C14606
Renew 8/31/27
STATE OF CALIFORNIA

Date FEBRUARY 16 2026
Scale
Drawn TALLON
Job # USE IF ISSUED
Sheet

A0.3

S88°33'04"E 348.68'

APPROX. LOCATION OF SEWER LATERAL PER SLP RECORD ARCHIVES

PRONGHORN RUN

L=203.14' R=87.26' L=88°34'35"

LIMITS OF FIELD SURVEY

WATER VAULT
1" RISER

200
1696.58
CP SET MAG & WASH

TELE. VAULT
4" ELEC. CONDUIT RISER

FD MON 3\4IP LS 4876

FD MON 3\4IP LS 4876 LEANING SOUTH

N69°24'42"E 154.64'

PROPERTY LINE

HOMELAND BOUNDARY

S55°43'53"E 153.75'

S55°34'46"E 391.39'

LOT 126

LOT 128
APN:239-091-053
20 C&T 33

LOT 129

N29°56'17"E 86.10'

N79°03'28"W 96.39'

N82°02'41"W 211.43'

S84°14'49"W 157.23'

N12°53'08"E 181.84'

32" STUMP

36" STUMP

LIMITS OF FIELD SURVEY

TOPOGRAPHIC MAP NOTES:

1. THIS MAP REPRESENTS A TOPOGRAPHIC SURVEY PERFORMED BY WHITSON ENGINEERS ON JUNE 12, 2023. GROUND CONTOURS AND PHYSICAL IMPROVEMENTS SHOWN OUTSIDE THE LIMIT OF SURVEY ARE APPROXIMATE, BASED ON LIDAR-BASED TOPOGRAPHIC DATA AND DIGITAL DRONE ORTHOIMAGERY. THE SURVEYOR MAKES NO CLAIM AS TO THE ACCURACY OF DATA OUTSIDE THE LIMITS OF THE SURVEY.
2. BACKGROUND ORTHORECTIFIED AERIAL IMAGERY DISPLAYED HEREON IS BASED ON AERIAL PHOTOGRAPHY ACQUIRED WITH A SMALL UNMANNED AIRCRAFT ON JUNE 12, 2023.
3. THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY AND DOES NOT SHOW SOILS OR GEOLOGIC INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE CLIENT.
4. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY SHOWN IS FROM RECORD DATA. THIS TOPOGRAPHIC MAP DOES NOT CONSTITUTE A BOUNDARY SURVEY. AS A TITLE REPORT WAS NOT PROVIDED, THERE MAY BE EASEMENTS OR OTHER RIGHTS, RECORDED OR UNRECORDED, AFFECTING THE SUBJECT PROPERTY, WHICH ARE NOT SHOWN HEREON.
5. DISTANCES AND DIMENSIONS SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.
6. BENCHMARK: SET MAG AND WASHER AT THE END OF THE DRIVEWAY APPROACH. CONTROL POINT NUMBER 200. ELEVATION: 1696.58 (APPROXIMATE NAVD88 DATUM)
7. LOCATION OF UNDERGROUND UTILITIES WAS NOT WITHIN THE SCOPE OF THIS SURVEY. WITH THE EXCEPTION OF OBSERVED FACILITIES, UNDERGROUND UTILITIES ARE NOT SHOWN. UNDERGROUND PIPE SIZES, WHERE SHOWN, ARE BASED ON VISUAL OBSERVATION FROM THE SURFACE AND ARE APPROXIMATE.

   THE EXISTENCE, LOCATION AND DEPTH OF ALL UTILITIES MUST BE VERIFIED BY POSITIVE LOCATION (POTHOLING) BY THE CONSTRUCTION CONTRACTOR PRIOR TO EXCAVATION OR ANY CONSTRUCTION WHICH MAY BE AFFECTED BY THE LOCATION OR ELEVATION OF THE UTILITY.
8. DIAMETERS OF TREES ARE SHOWN IN INCHES MEASURED AT BREAST HEIGHT. TREES SMALLER THAN 6" WERE NOT NECESSARILY LOCATED AS PART OF THIS SURVEY.

LEGEND

100	GROUND CONTOUR
	SUBJECT PROPERTY LINE
	BOUNDARY TIE
	HOMELAND BOUNDARY
BM	BENCHMARK
F3P LS0000	SET/FOUND IRON PIPE, TAGGED AS NOTED
+ 928.30	SPOT GRADE
12" OAK	TREE
	TREE DRIP LINE
	AREA OF 30% OR GREATER SLOPE
SD	STORM DRAIN LINE
	UTILITY VAULT

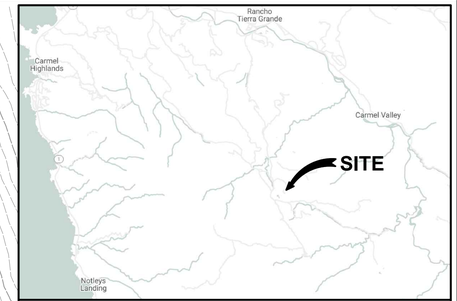
ABBREVIATIONS

AC	ASPHALT CONCRETE
CB	CATCH BASIN
CPP	CORRUGATED PLASTIC PIPE
FD	FOUND
GRT	GRATE
INV	INVERT
P.O.C.	POINT OF CONNECTION
SD	STORM DRAIN
SFNF	SEARCHED FOR NOT FOUND
SS	SANITARY SEWER
VLT	VAULT
WTR	WATER

Know what's below. Call before you dig.

0 1 2 INCHES 3

SCALE: 1" = 20'



VICINITY MAP

SCALE: N.T.S.

Civil Engineering
Land Surveying
6 Harris Court
Monterey, California
831.649.5225
whitsonengineers.com

Whitson ENGINEERS

LICENSED LAND SURVEYOR
RICHARD P. WEBER
No. 8002
STATE OF CALIFORNIA

SUBMITTAL / REVISION

SANTA LUCIA PRESERVE
LOT 128

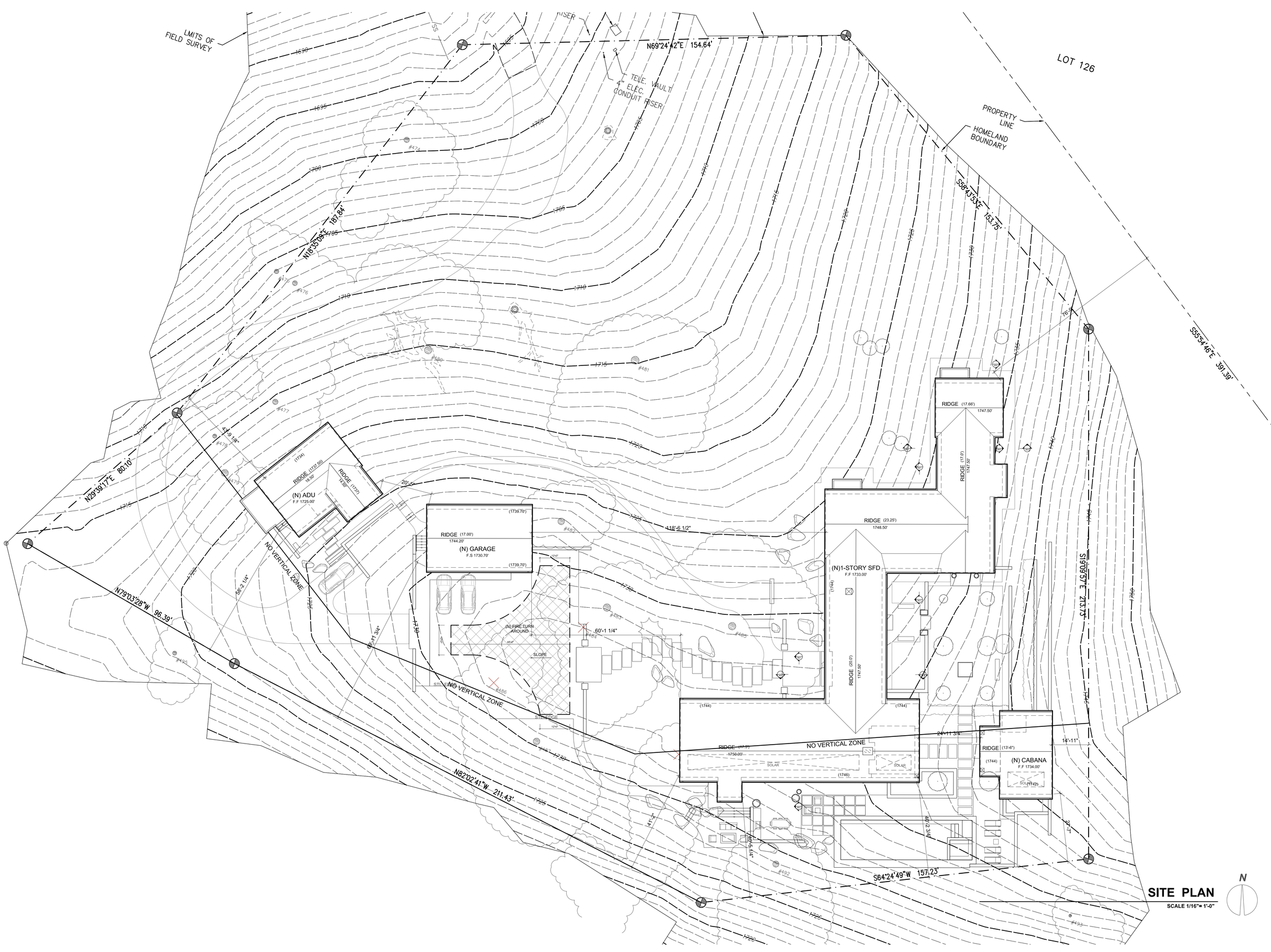
TOPOGRAPHIC SURVEY

33 Pronghorn Run
Carmel, California

APN 239-091-053

SCALE:	1"=20'
DRAWN:	RPW
JOB No.:	4645.00
SHEET	V001
	OF 1

T:\Monterey Projects\4645- SLP Lot 128\SURVEY\4645-SURV.dwg rweber Jun 21, 2023 - 8:29pm



SITE PLAN

SCALE 1/16"= 1'-0"

N

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REVISION SCHEDULE

NO.	DESCRIPTION	DATE
1		00.00.20

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LAWRENCE RESIDENCE
33 PRONGHORNE RUN
SANTA LUCIA PRESERVE
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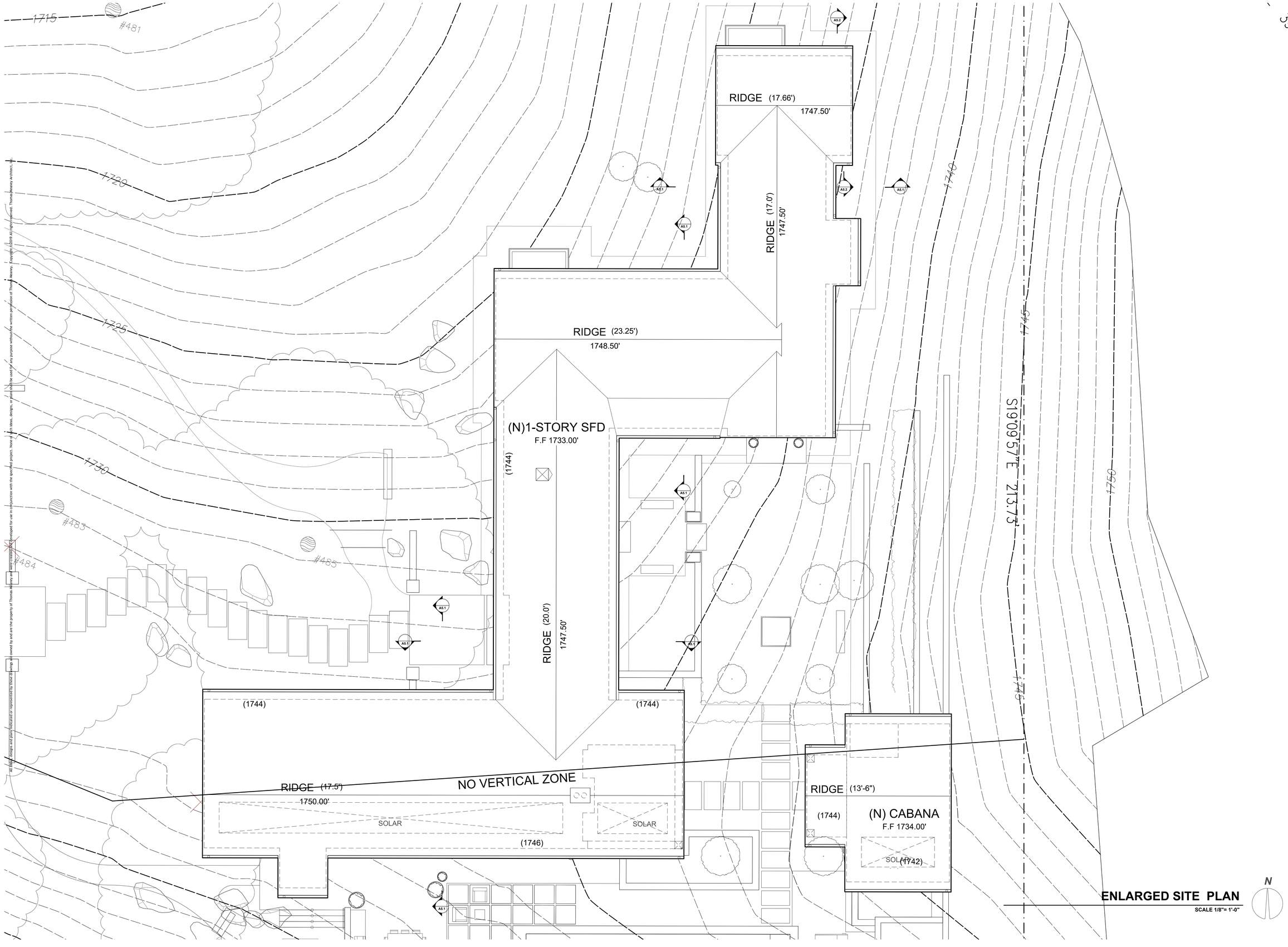
SITE PLAN

LICENSED ARCHITECT
THOMAS MEANEY
No. C14606
Renew 8/31/27
STATE OF CALIFORNIA

Date	FEBRUARY 24 2026
Scale	1/16" = 1'-0"
Drawn	TALLON
Job #	USE IF ISSUED
Sheet	

A1.0



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ENLARGED SITE PLAN
SCALE 1/8"= 1'-0"

N

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NO.	DESCRIPTION	DATE
1		00.00.20

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ENLARGED SITE PLAN

LICENSED ARCHITECT
THOMAS MEANEY
No. C14606
Renew 8/31/27
STATE OF CALIFORNIA

Date	FEBRUARY 16 2026
Scale	1/8" = 1'-0"
Drawn	TALLON
Job #	USE IF ISSUED
Sheet	

A1.1

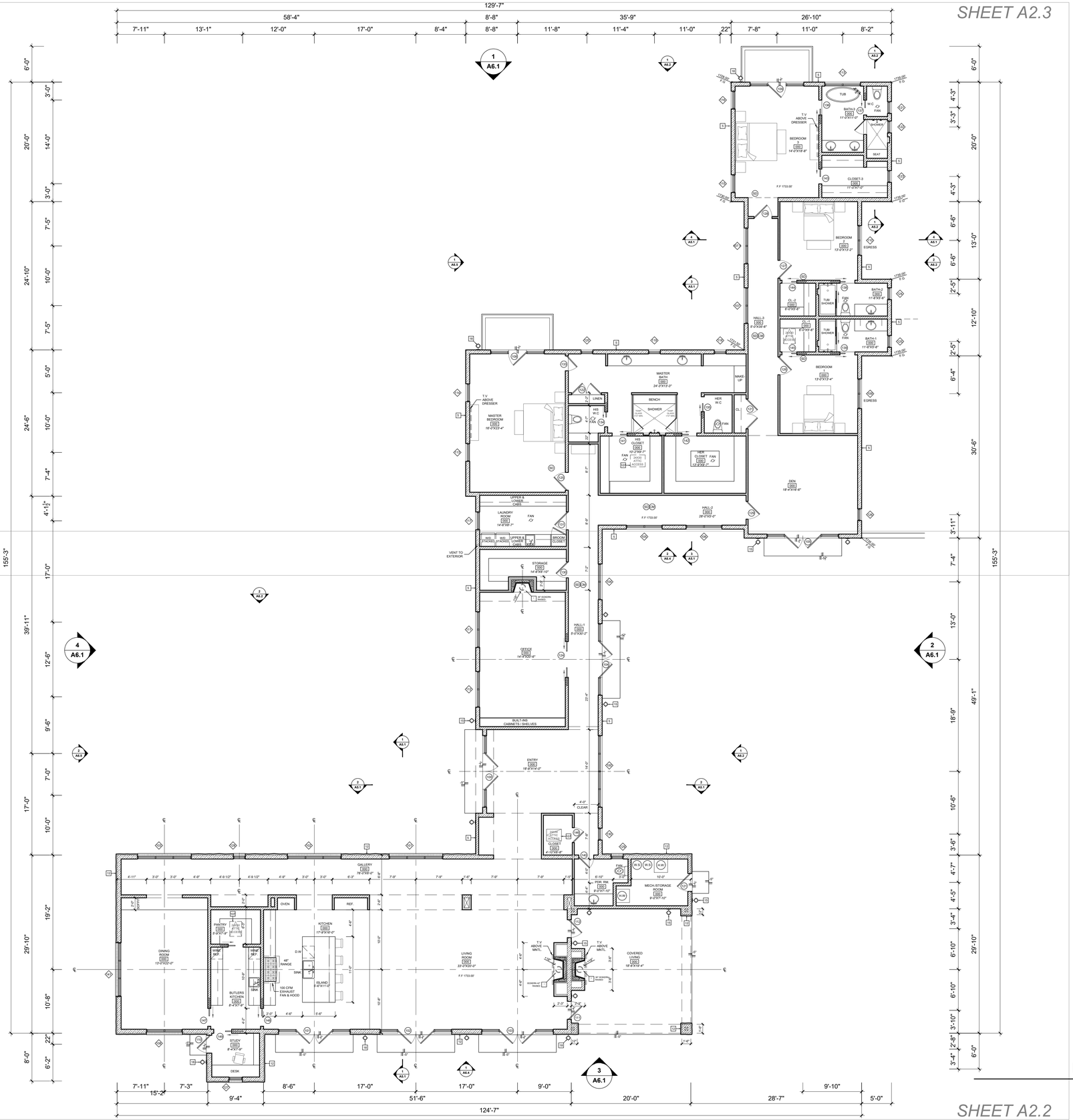
SHEET A2.3

NOTES:

1. ALL DIMENSIONS TO FACE OF FRAMING PER PLAN. NOTIFY ARCHITECT PER ANY PLAN DISCREPANCIES.
2. ALL KEYNOTES PER FINISH SCHEDULE. SEE SHEET A8.1

WALL LEGEND

- 2" X 8"
- 2" X 6"
- 2" X 4"



SHEET A2.2

RESIDENCE FLOOR PLAN

SCALE 1/8" = 1'-0"

N

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REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
1		00.00.20

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629 STATE STREET • 805.895.2836 • TOM@TOMMEANEY.COM • WWW.TOMMEANEY.COM

LAWRENCE RESIDENCE
33 PRONGHORNE RUN
SANTA LUCIA PRESERVE
CARMEL, CA 93940

RESIDENCE FLOOR PLAN

LICENSED ARCHITECT
THOMAS MEANEY
No. C14606
Renew 8/31/27
STATE OF CALIFORNIA

Date	FEBRUARY 16 2026
Scale	1/8" = 1'-0"
Drawn	TALLON
Job #	USE IF ISSUED
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A2.1

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NOTES:
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2. ALL KEYNOTES PER FINISH SCHEDULE. SEE SHEET A8.1

WALL LEGEND
- 2" X 8"
- 2" X 6"
- 2" X 4"

HALL-1 000 5'-0"X30'-2"
OFFICE 000 14'-4"X20'-6"
BUILT-INS CABINETS / SHELVES
ENTRY 000 18'-8"X14'-0"
CLOSET 000 4'-10"X6'-8"
24X30 ATTIC ACCESS
GALLERY 000 76'-0"X6'-0"
PDR. RM. 000 9'-0"X7'-10"
MECH./STORAGE ROOM 000 9'-0"X7'-10"
FAN
PANTRY 000 5'-9"X7'-9"
KITCHEN 000 17'-9"X16'-0"
OVEN
REF.
DINING ROOM 000 13'-0"X22'-0"
WINE REF.
48" RANGE
D.W
SINK
ISLAND 5'-6"X11'-0"
100 CFM EXHAUST FAN & HOOD
BUTLERS KITCHEN 000 8'-4"X7'-9"
STUDY 000 8'-4"X7'-9"
DESK
LIVING ROOM 000 33'-0"X20'-0"
F.F 1733.00'
T.V ABOVE MNTL.
ISOKERN 42" RAISED
36" ISOKERN RAISED
COVERED LIVING 000 18'-6"X19'-4"
SOFFIT
CLEAR

PARTIAL RESIDENCE FLOOR PLAN
SCALE 1/4" = 1'-0"

REVISION SCHEDULE

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CARMEL, CA 93940

PARTIAL RESIDENCE FLOOR PLAN

LICENSED ARCHITECT THOMAS MEANEY No. C14606 Renew 8/31/27 STATE OF CALIFORNIA

Date	FEBRUARY 16 2026
Scale	1/4" = 1'-0"
Drawn	TALLON
Job #	USE IF ISSUED
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A2.2

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NOTES:

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2. ALL KEYNOTES PER FINISH SCHEDULE. SEE SHEET A8.1

WALL LEGEND

- 2" X 8"
- 2" X 6"
- 2" X 4"

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PARTIAL RESIDENCE FLOOR PLAN

LICENSED ARCHITECT — THOMAS MEANEY — No. C14606 Renew 8/31/27 — STATE OF CALIFORNIA

Date	FEBRUARY 16 2026
Scale	1/4" = 1'-0"
Drawn	TALLON
Job #	USE IF ISSUED
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A2.3

PARTIAL RESIDENCE FLOOR PLAN

SCALE 1/4" = 1'-0"

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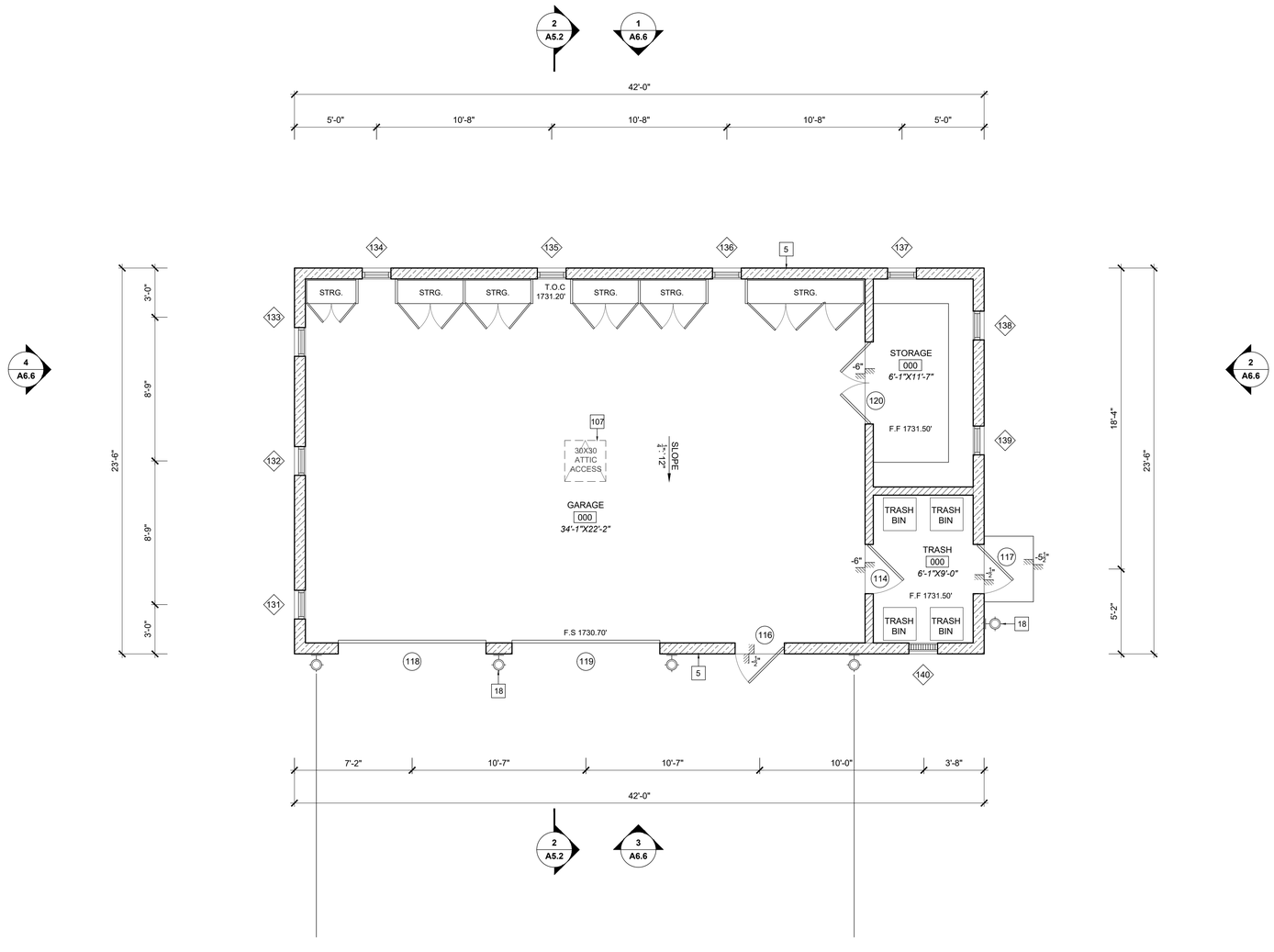
2. ALL KEYNOTES PER FINISH SCHEDULE. SEE SHEET A8.1

WALL LEGEND

2" X 8"

2" X 6"



GARAGE FLOOR PLAN

SCALE 1/4" = 1'-0"

N

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GARAGE
FLOOR PLAN

LICENSED ARCHITECT
THOMAS MEANEY
No. C14606
Renew 8/31/27
STATE OF CALIFORNIA

Date	FEBRUARY 16 2026
Scale	1/4" = 1'-0"
Drawn	TALLON
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A2.4

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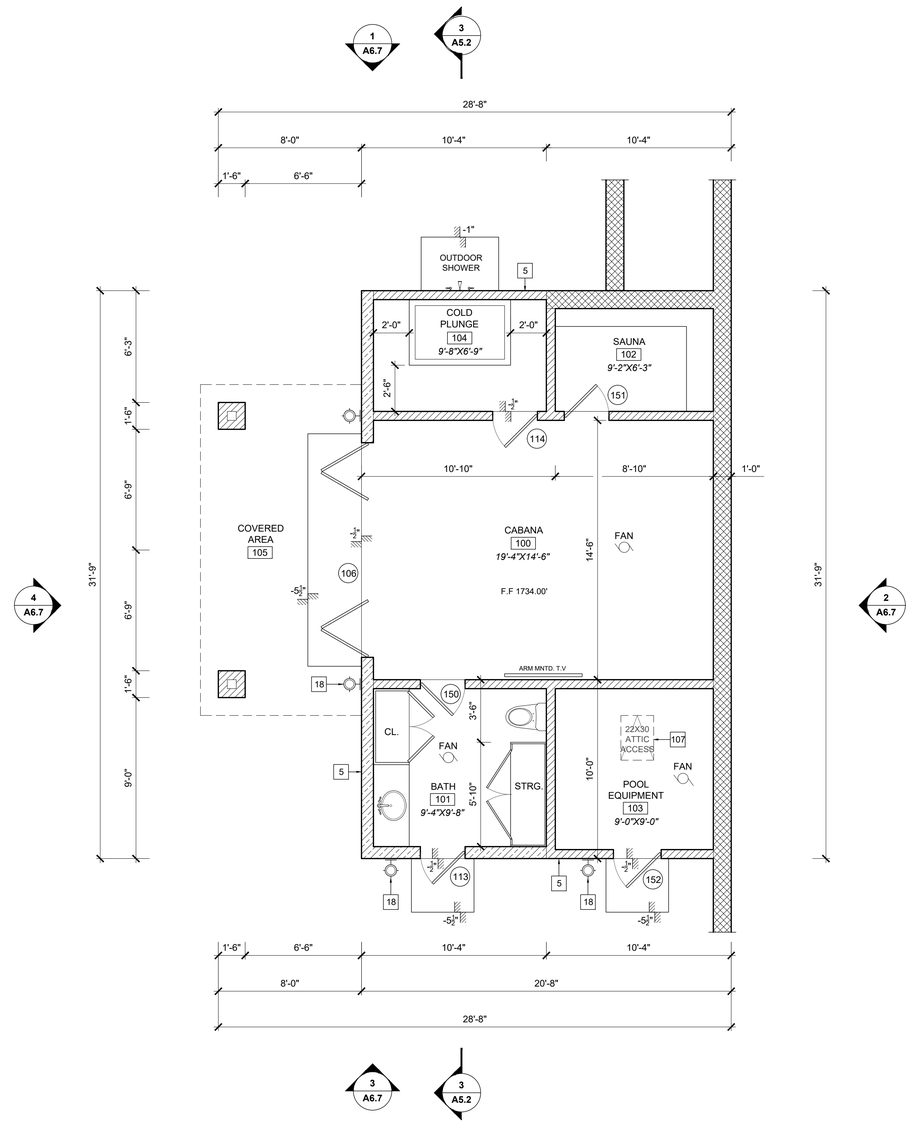
2. ALL KEYNOTES PER FINISH SCHEDULE. SEE SHEET A8.1

WALL LEGEND

- 12" CMU
- 2" X 8"
- 2" X 6"



CABANA FLOOR PLAN

SCALE 1/4" = 1'-0"

N

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CABANA
FLOOR PLAN

LICENSED ARCHITECT
THOMAS MEANEY
No. C14606
Renew 8/31/27
STATE OF CALIFORNIA

Date	FEBRUARY 16 2026
Scale	1/4" = 1'-0"
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A2.5

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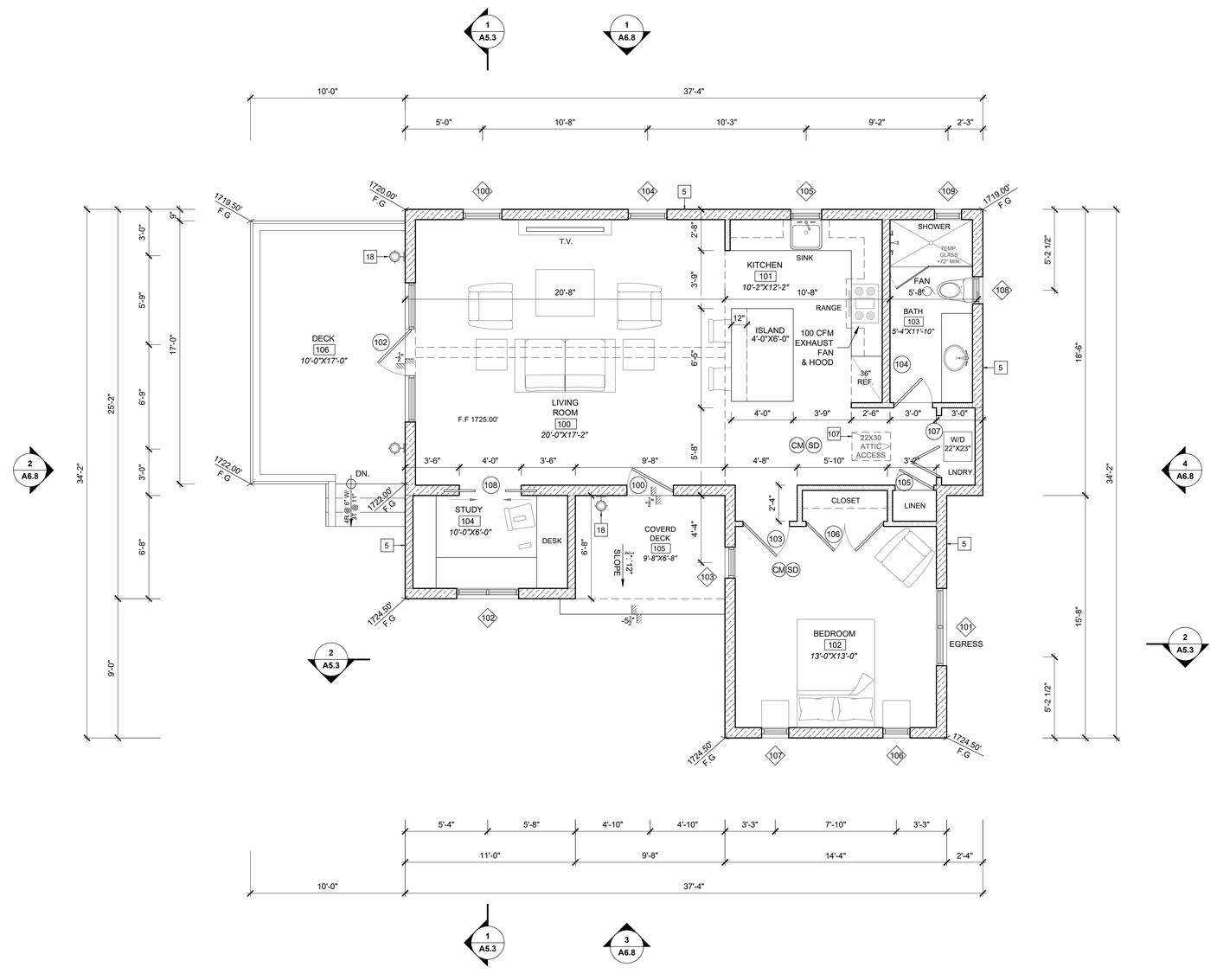
2. ALL KEYNOTES PER FINISH SCHEDULE. SEE SHEET A8.1

WALL LEGEND

- 2" X 8"
- 2" X 6"
- 2" X 4"



ADU FLOOR PLAN

SCALE 1/4" = 1'-0"

N

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ADU
FLOOR PLAN

Date	FEBRUARY 16 2026
Scale	1/4" = 1'-0"
Drawn	TALLON
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A2.6

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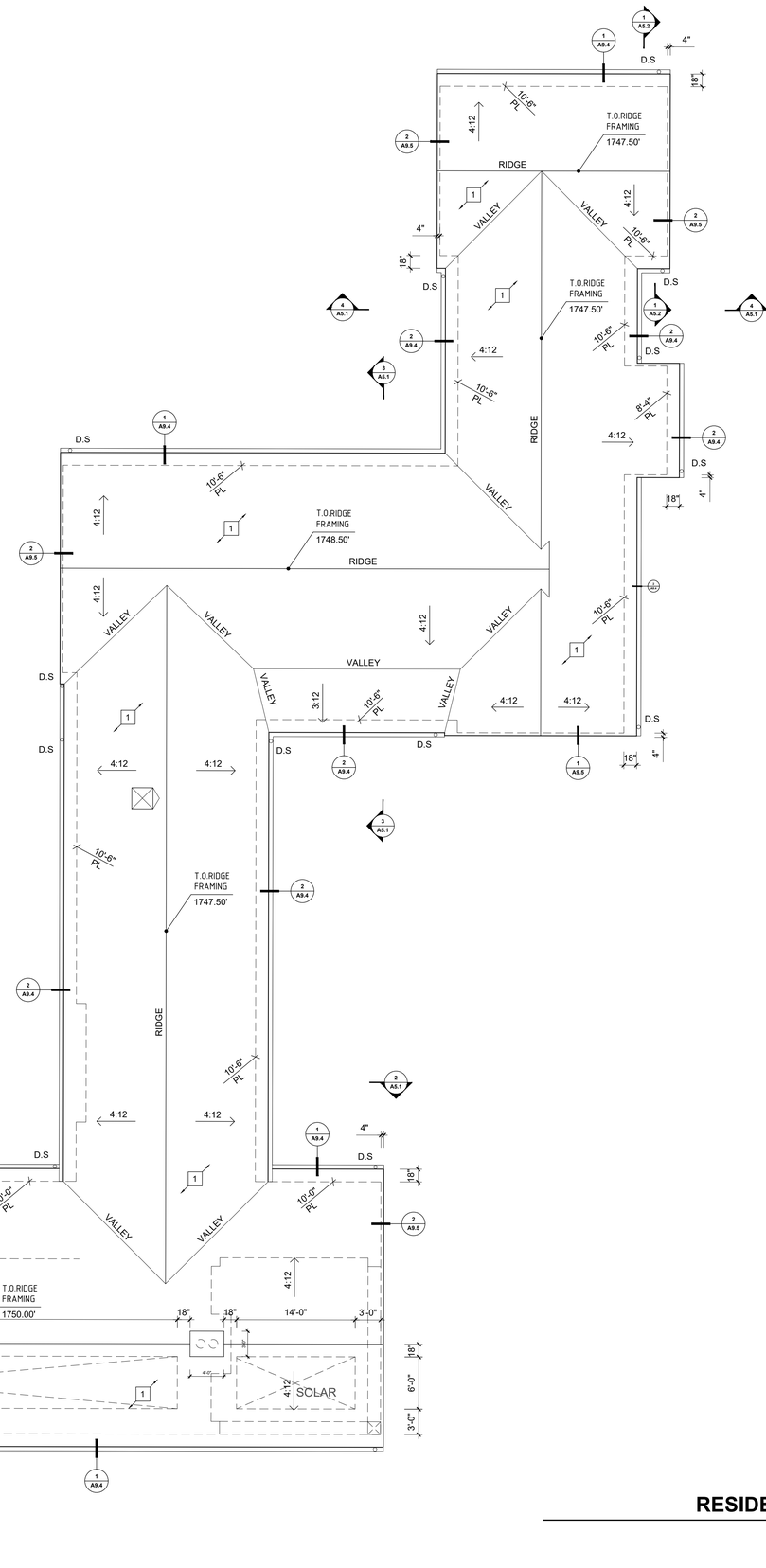

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RESIDENCE ROOF PLAN

LICENSED ARCHITECT
THOMAS MEANEY
No. C14606
Renew 8/31/27
STATE OF CALIFORNIA

Date	FEBRUARY 16 2026
Scale	1/8" = 1'-0"
Drawn	TALLON
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A3.1

RESIDENCE ROOF PLAN

SCALE 1/8" = 1'-0"

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GARAGE ROOF PLAN

SCALE 1/4" = 1'-0"

N

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CARMEL, CA 93940

GARAGE ROOF PLAN

LICENSED ARCHITECT
THOMAS MEANEY
No. C14606
Renew 8/31/27
STATE OF CALIFORNIA

Date	FEBRUARY 16 2026
Scale	1/4" = 1'-0"
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A3.2

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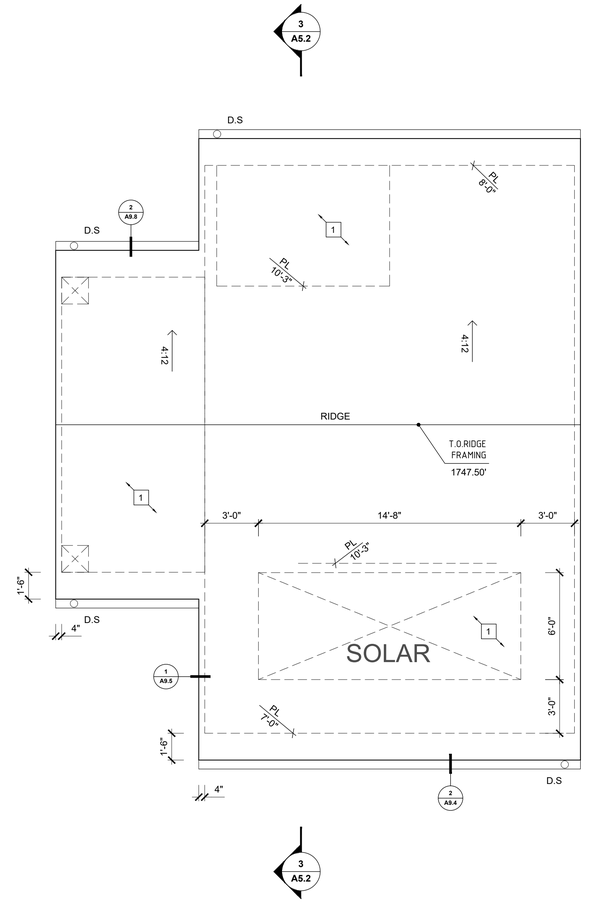

CABANA ROOF PLAN

SCALE 1/4" = 1'-0"

N

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CABANA
ROOF PLAN

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A3.3

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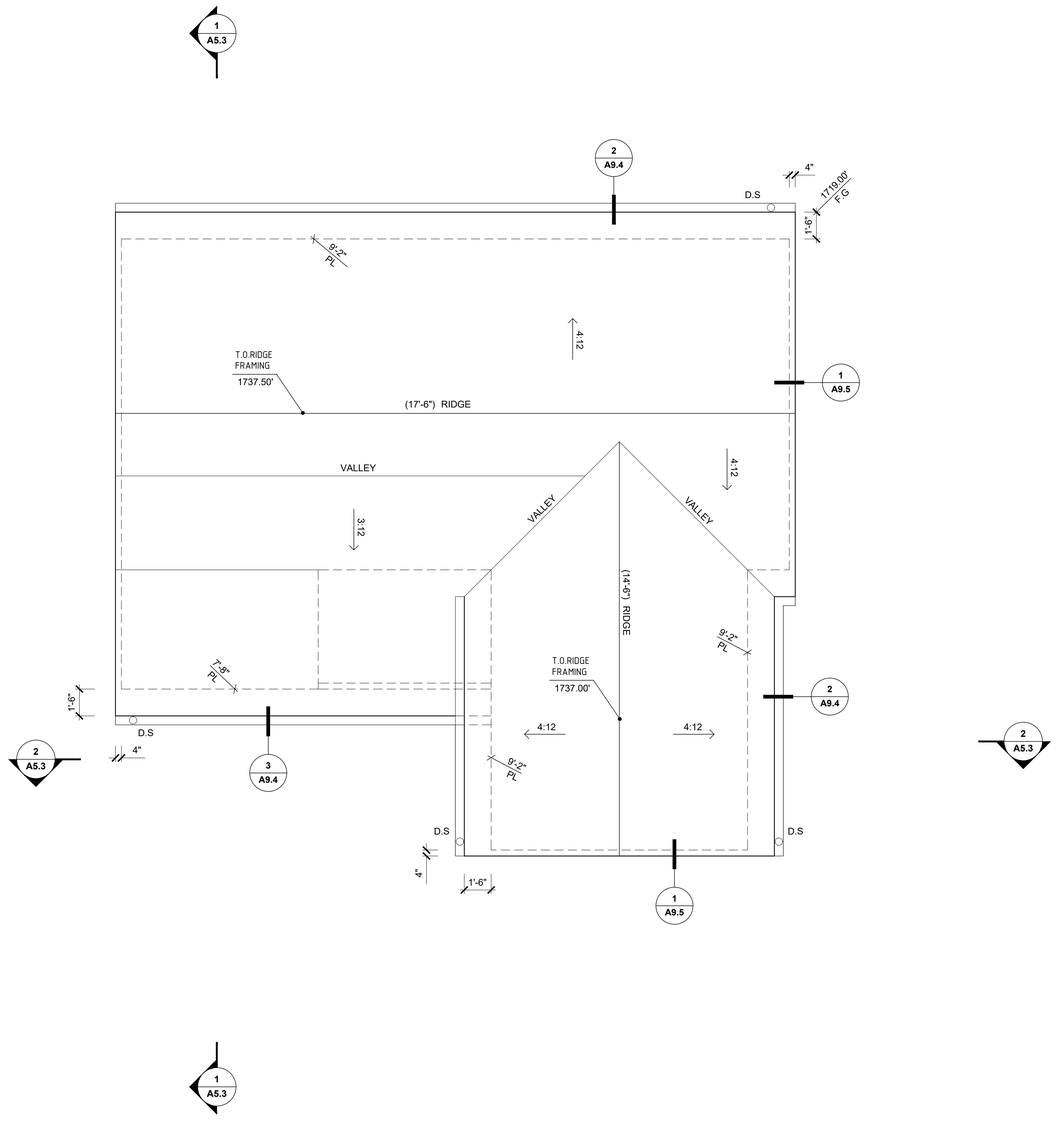

ADU ROOF PLAN

SCALE 1/4" = 1'-0"

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ADU
ROOF PLAN

LICENSED ARCHITECT
THOMAS MEANEY
No. C14606
Renew 8/31/27
STATE OF CALIFORNIA

Date	FEBRUARY 16 2026
Scale	1/4" = 1'-0"
Drawn	TALLON
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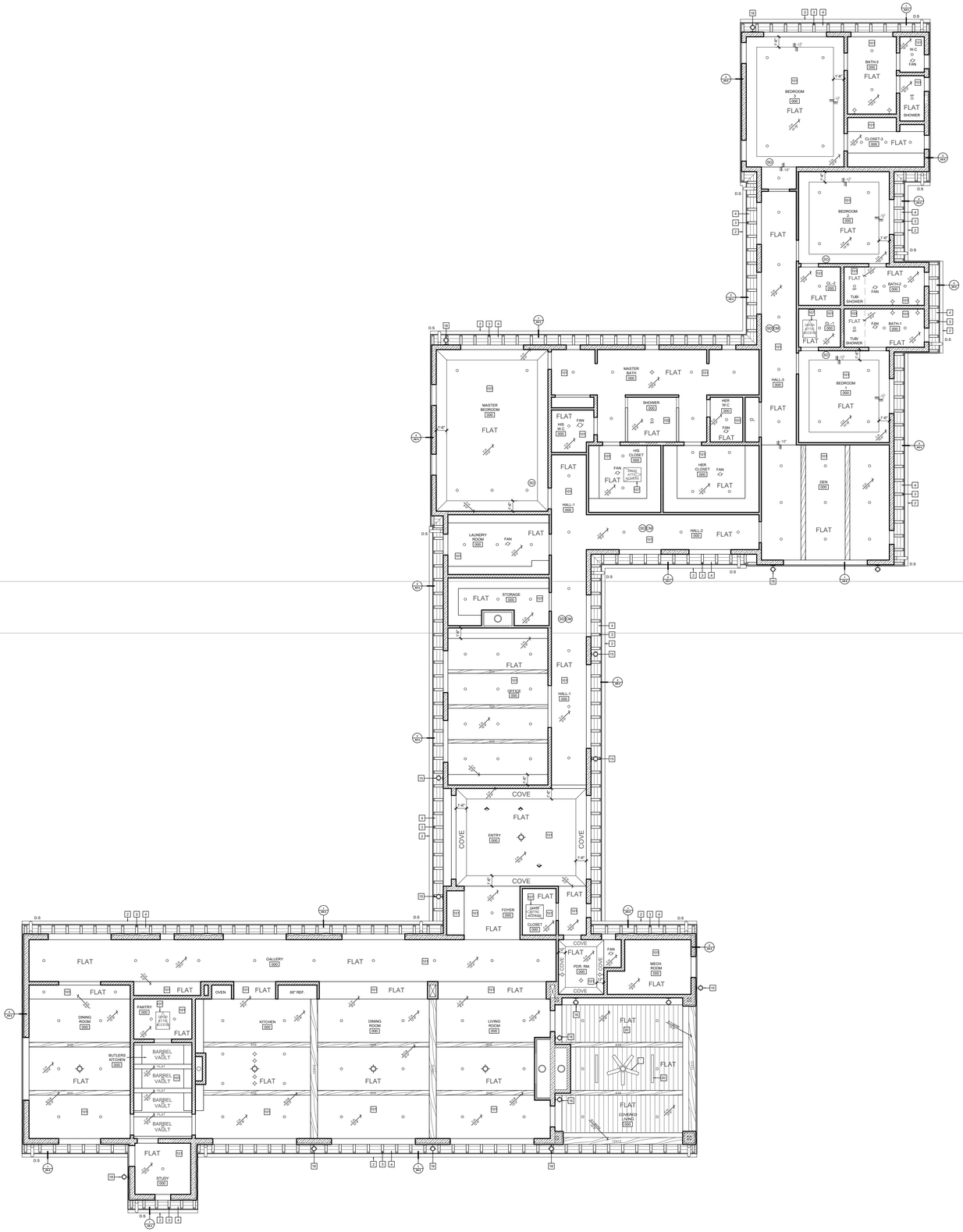
A3.4

SHEET A4.3



SHEET A4.2

RESIDENCE RCP

SCALE 1/4" = 1'-0"

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RESIDENCE RCP

LICENSED ARCHITECT THOMAS MEANEY No. C14606 Renew 8/31/27 STATE OF CALIFORNIA

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A4.1

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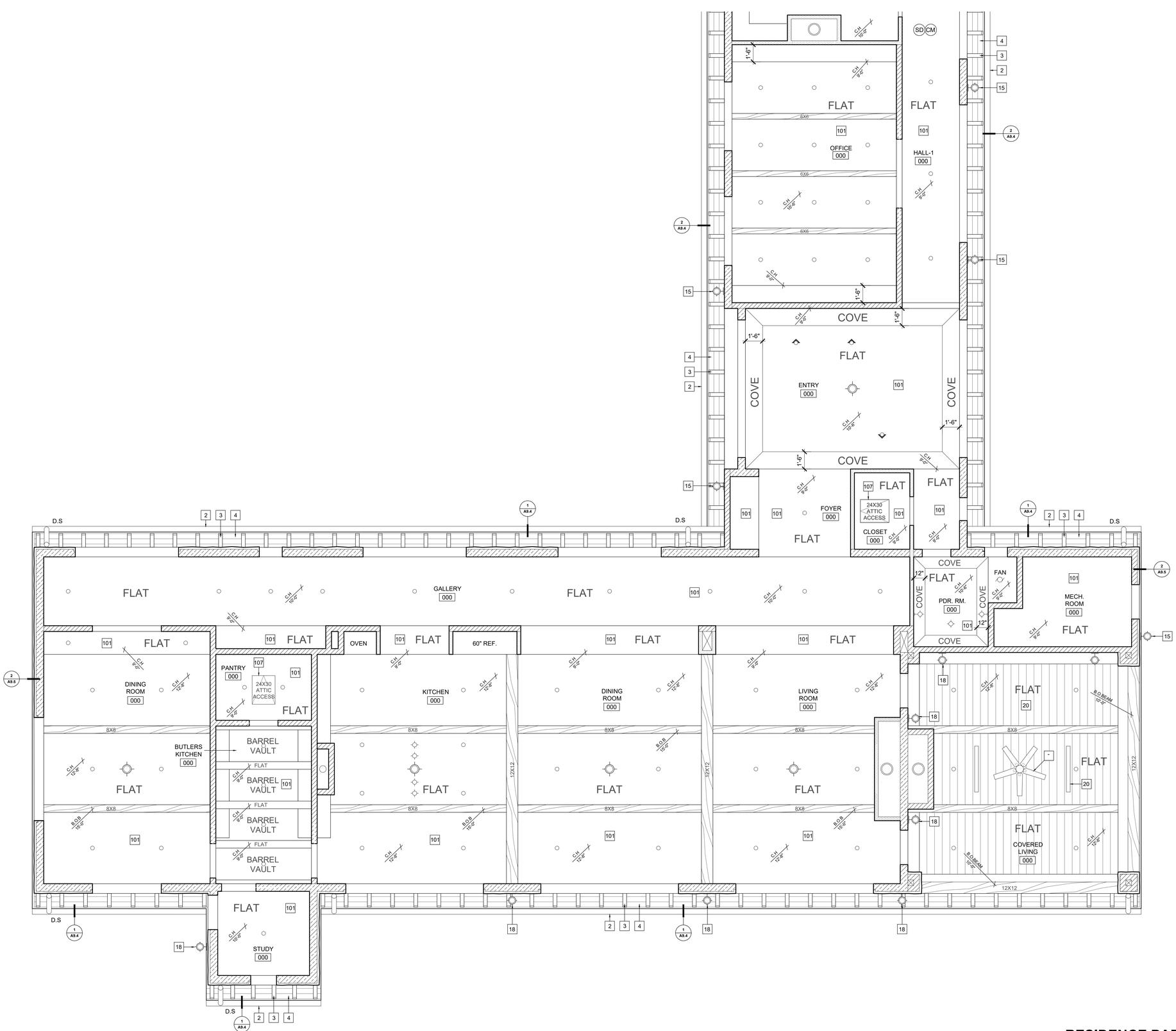

RESIDENCE PARTIAL RCP

SCALE 1/4" = 1'-0"

N

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RESIDENCE PARTIAL RCP

LICENSED ARCHITECT
THOMAS MEANEY
No. C14008
Renew 8/31/27
STATE OF CALIFORNIA

Date	FEBRUARY 16 2026
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Drawn	TALLON
Job #	USE IF ISSUED
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A4.2

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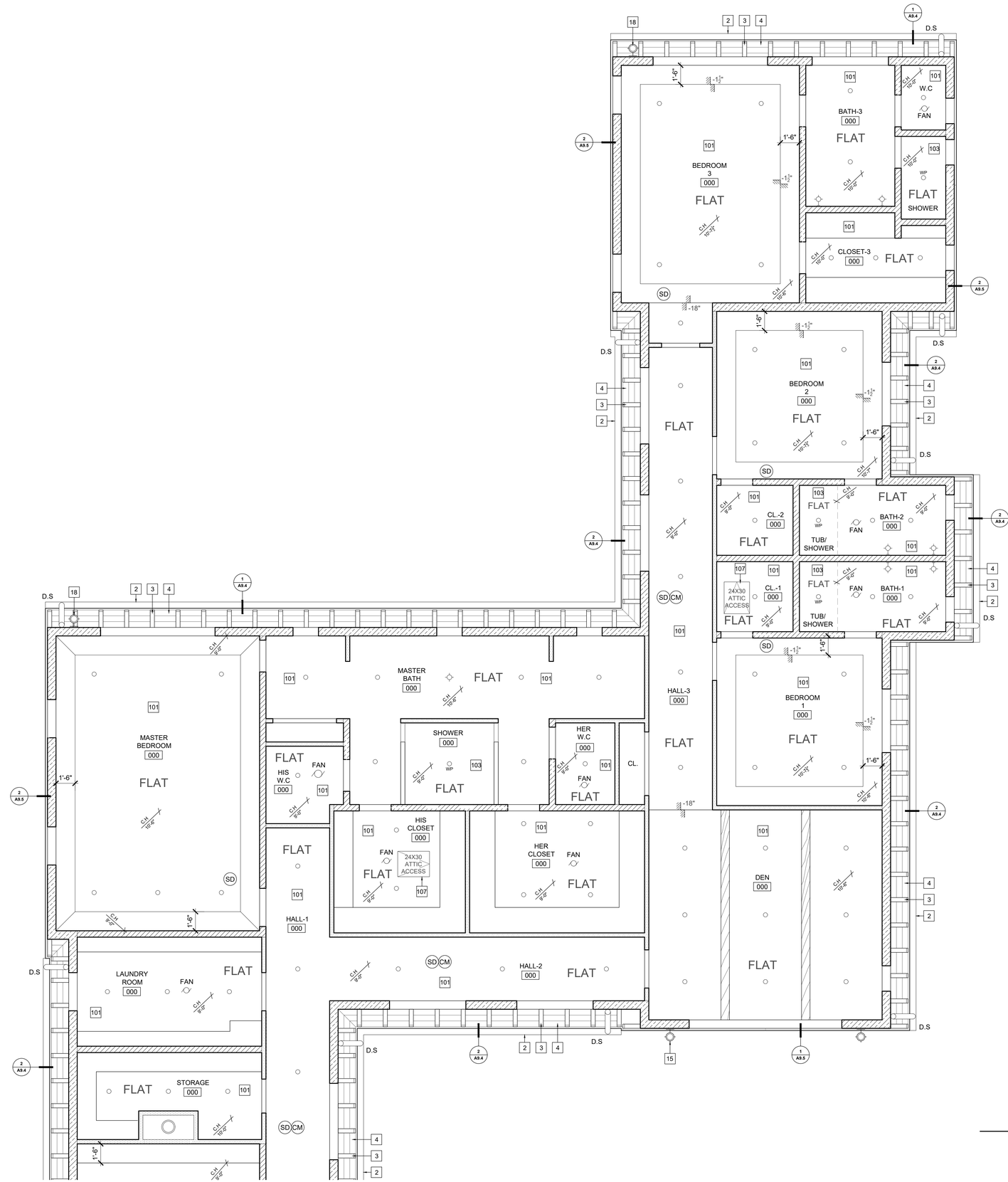

RESIDENCE PARTIAL RCP

SCALE 1/4" = 1'-0"

N

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CARMEL, CA 93940

RESIDENCE PARTIAL RCP

LICENSED ARCHITECT THOMAS MEANEY No. C14606 Renew 8/31/27 STATE OF CALIFORNIA

Date	FEBRUARY 16 2026
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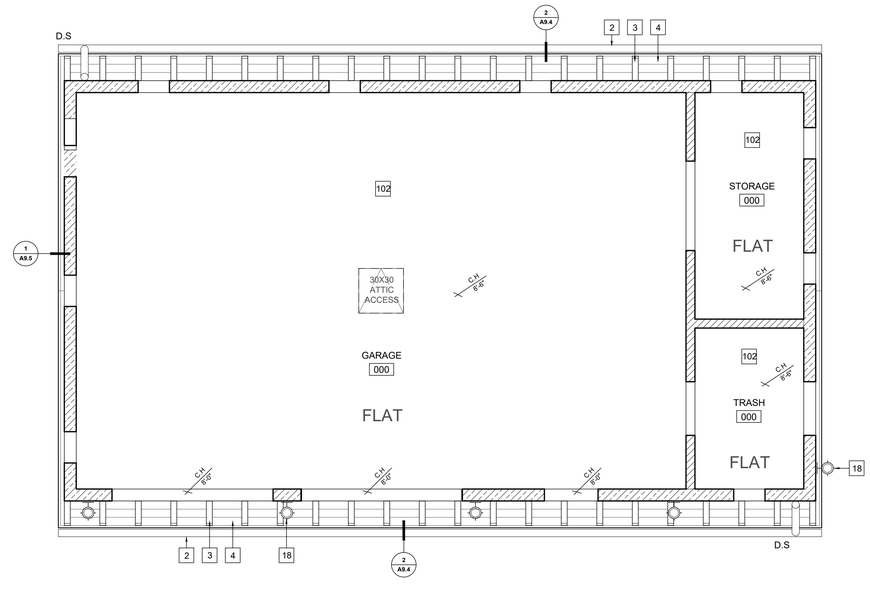

GARAGE RCP

SCALE 1/4" = 1'-0"

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GARAGE
RCP

LICENSED ARCHITECT
THOMAS MEANEY
No. C14606
Renew 8/31/27
STATE OF CALIFORNIA

Date	FEBRUARY 16 2026
Scale	1/4" = 1'-0"
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Job #	USE IF ISSUED
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A4.4

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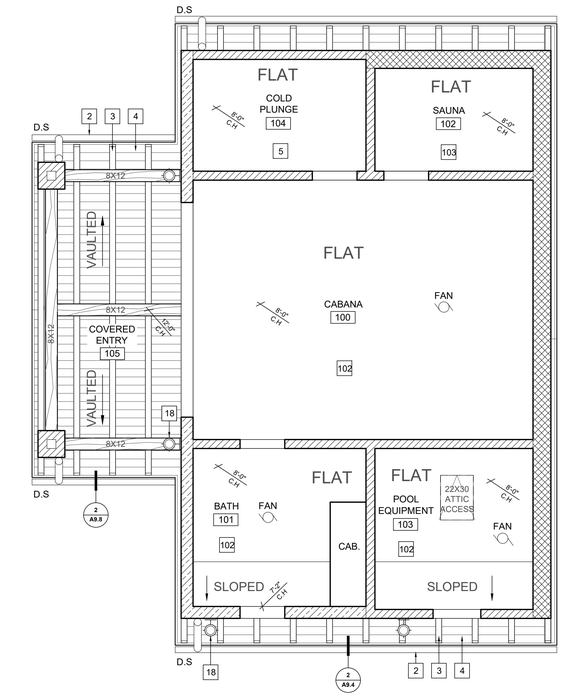

CABANA RCP

SCALE 1/4" = 1'-0"

N

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SANTA LUCIA PRESERVE
CARMEL, CA 93940

CABANA RCP

LICENSED ARCHITECT
THOMAS MEANEY
No. C14606
Renew 8/31/27
STATE OF CALIFORNIA

Date	FEBRUARY 16 2026
Scale	1/4" = 1'-0"
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Job #	USE IF ISSUED
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A4.5

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ADU RCP

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STATE OF CALIFORNIA

Date	FEBRUARY 16 2026
Scale	1/4" = 1'-0"
Drawn	TALLON
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A4.6

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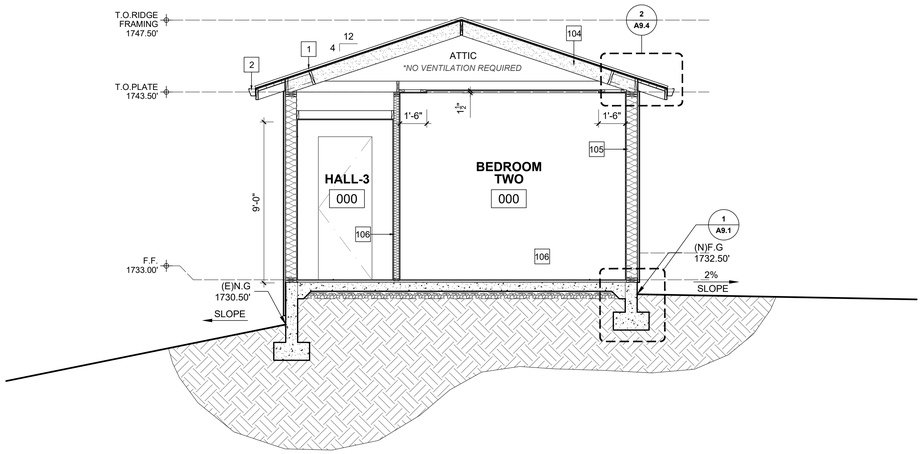
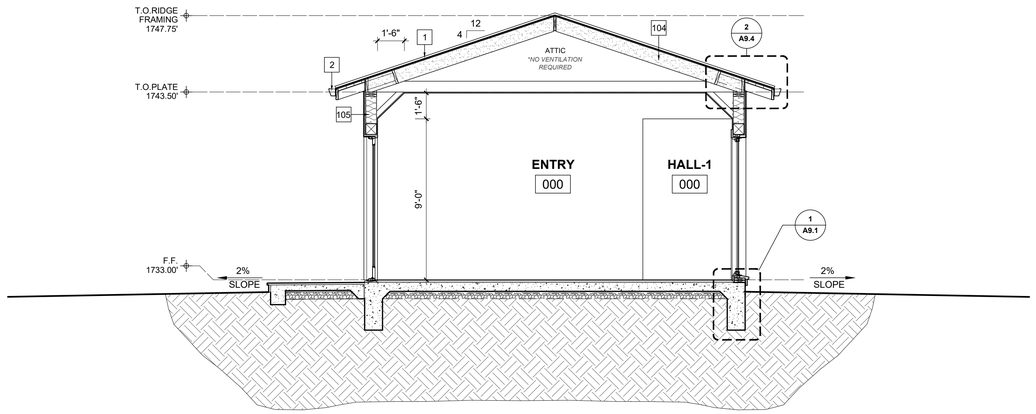


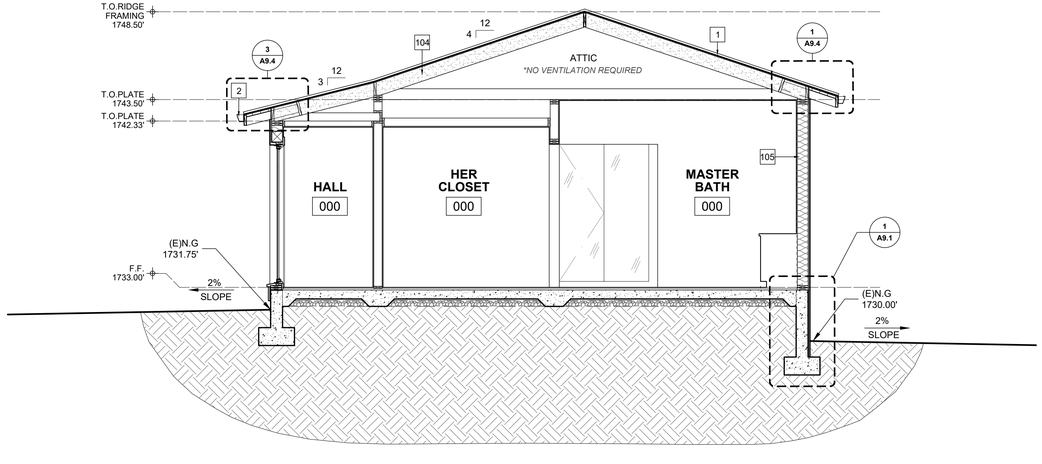
BUILDING SECTION @ ENTRY 04

SCALE 1/4"=1'-0"



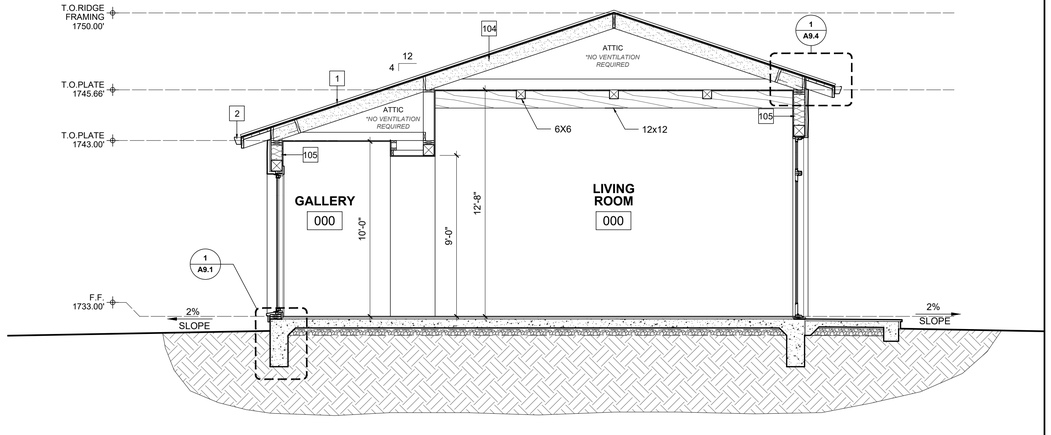
BUILDING SECTION @ ENTRY 02

SCALE 1/4"=1'-0"



BUILDING SECTION @ LIVING ROOM 03

SCALE 1/4"=1'-0"



BUILDING SECTION @ LIVING ROOM 01

SCALE 1/4"=1'-0"

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BUILDING SECTIONS

LICENSED ARCHITECT
THOMAS MEANEY
No. C14606
Renew 8/31/27
STATE OF CALIFORNIA

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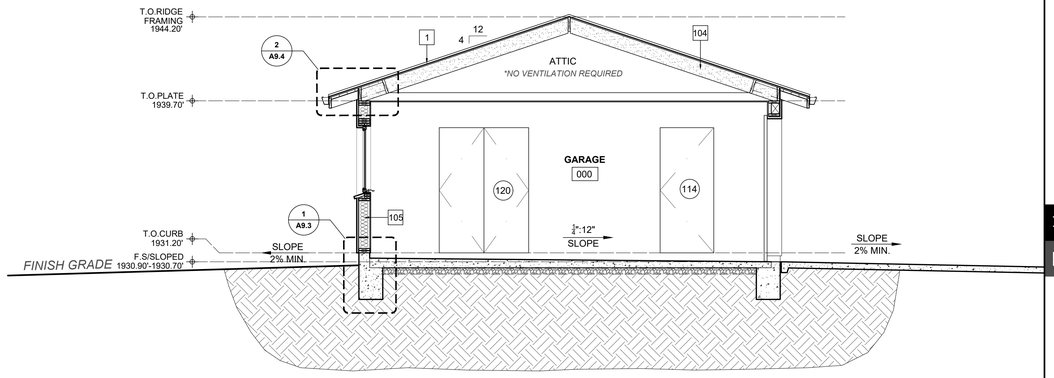
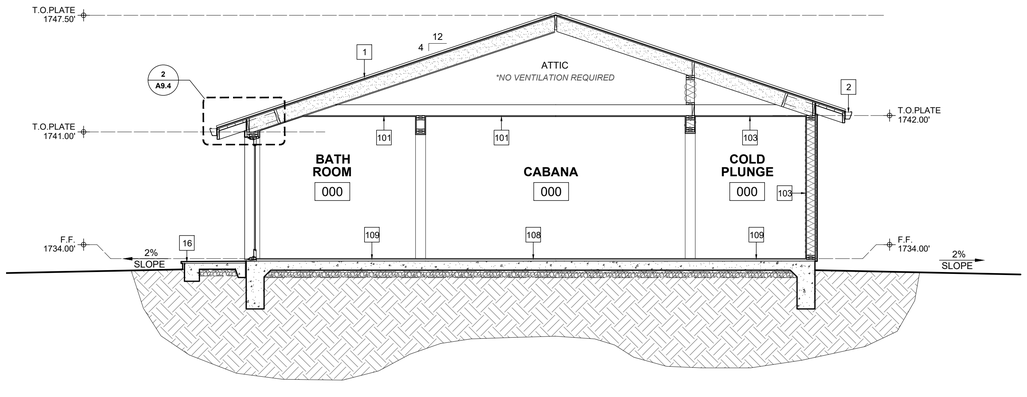


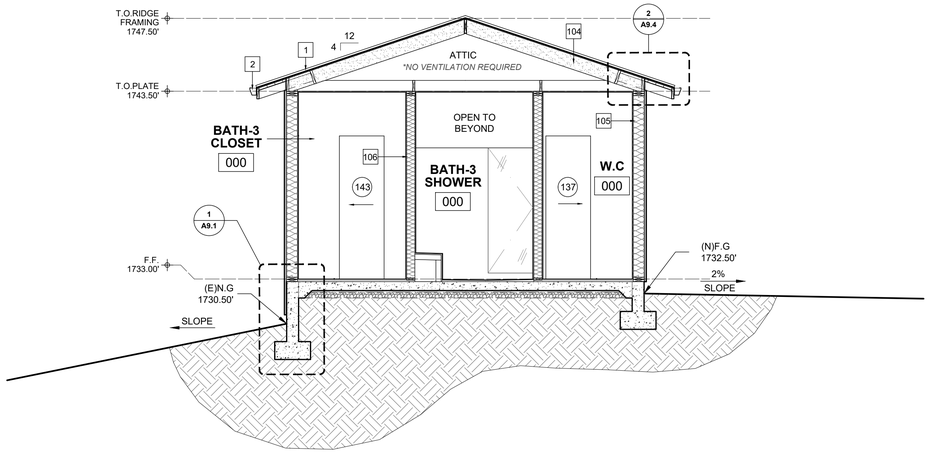
BUILDING SECTION @ GARAGE

SCALE 1/4"=1'-0" **02**



BUILDING SECTION @ CABANA

SCALE 1/4"=1'-0" **03**



BUILDING SECTION @ BATHROOM-3

SCALE 1/4"=1'-0" **01**

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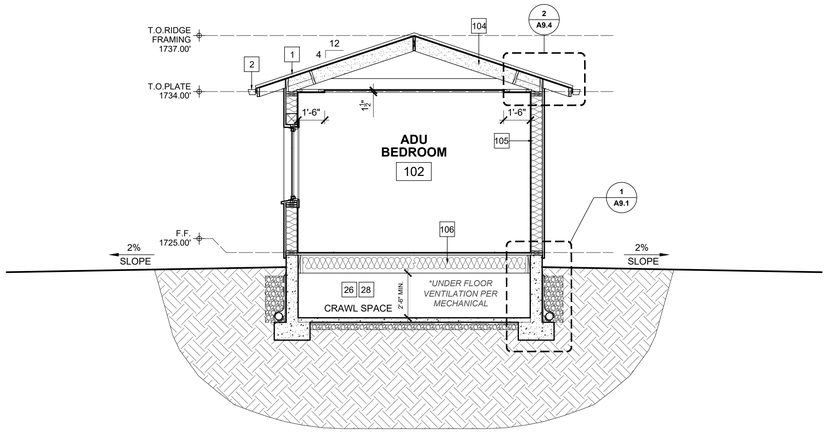
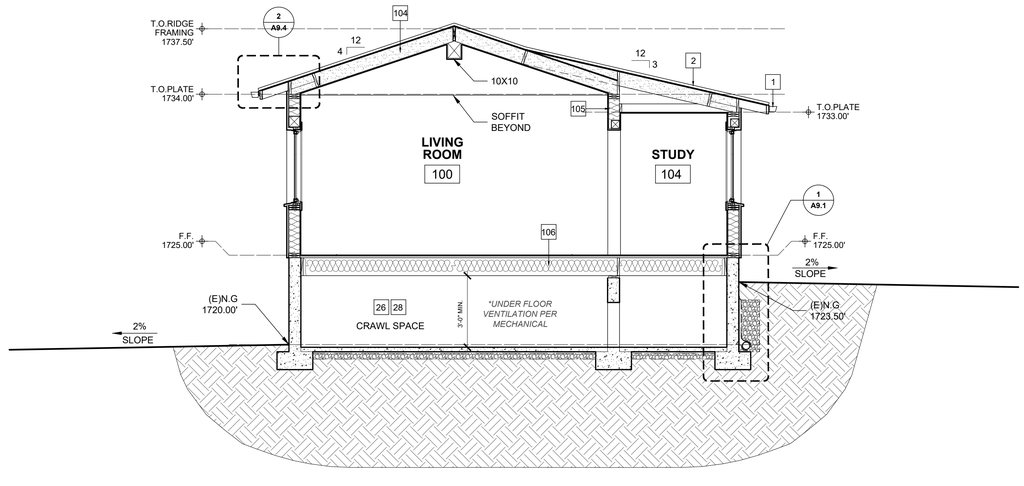


ADU BUILDING SECTION @ BEDROOM

SCALE 1/4"=1'-0" **02**



ADU BUILDING SECTION @ LIVING ROOM

SCALE 1/4"=1'-0" **01**

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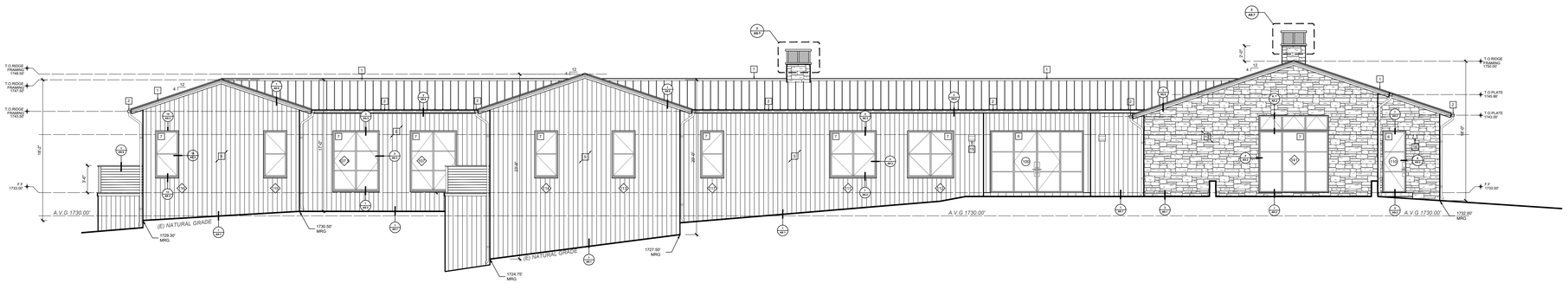
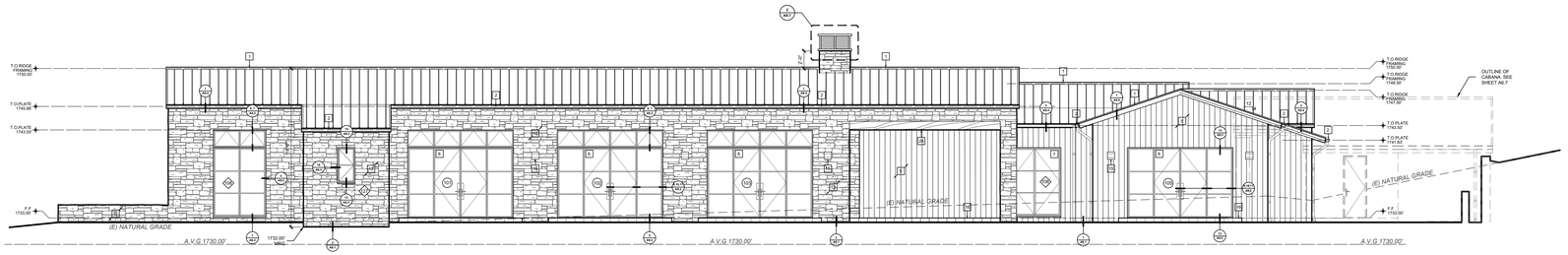


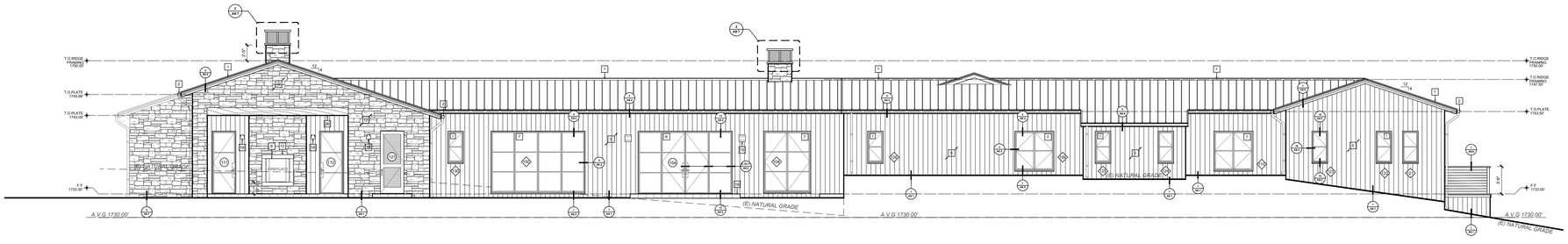
EXTERIOR ELEVATION - WEST

SCALE 1/8"=1'-0" **04**



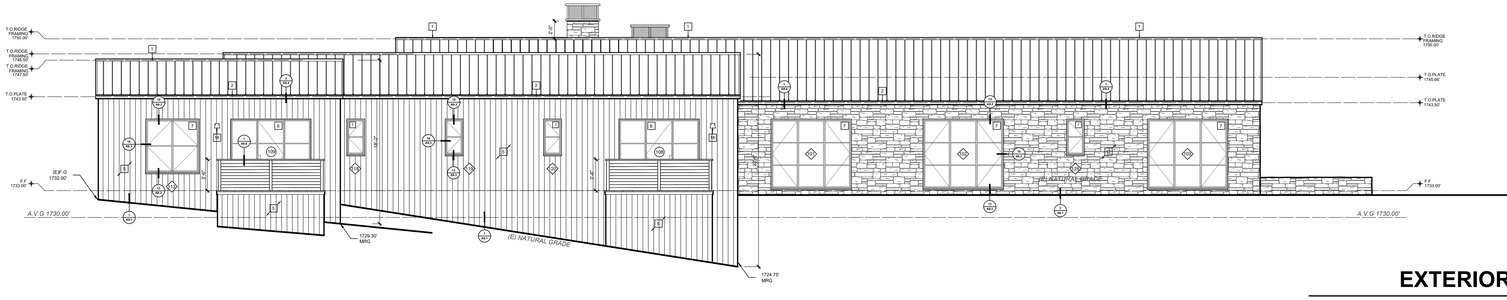
EXTERIOR ELEVATION - SOUTH

SCALE 1/8"=1'-0" **03**



EXTERIOR ELEVATION - EAST

SCALE 1/8"=1'-0" **02**



EXTERIOR ELEVATION - NORTH

SCALE 1/8"=1'-0" **01**

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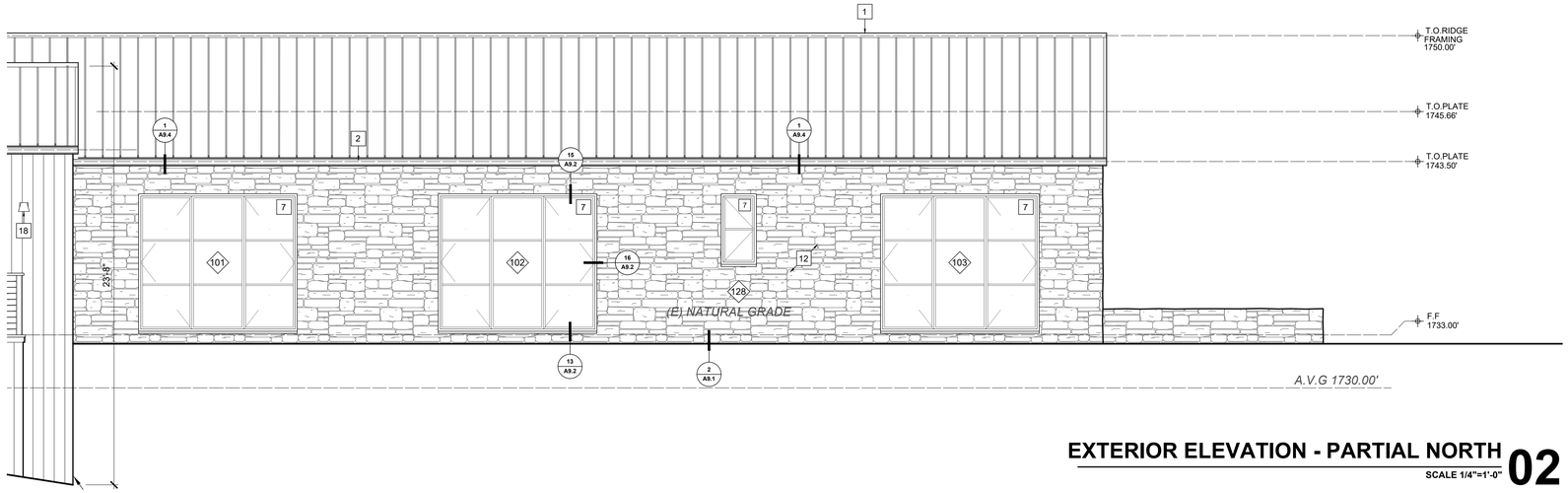
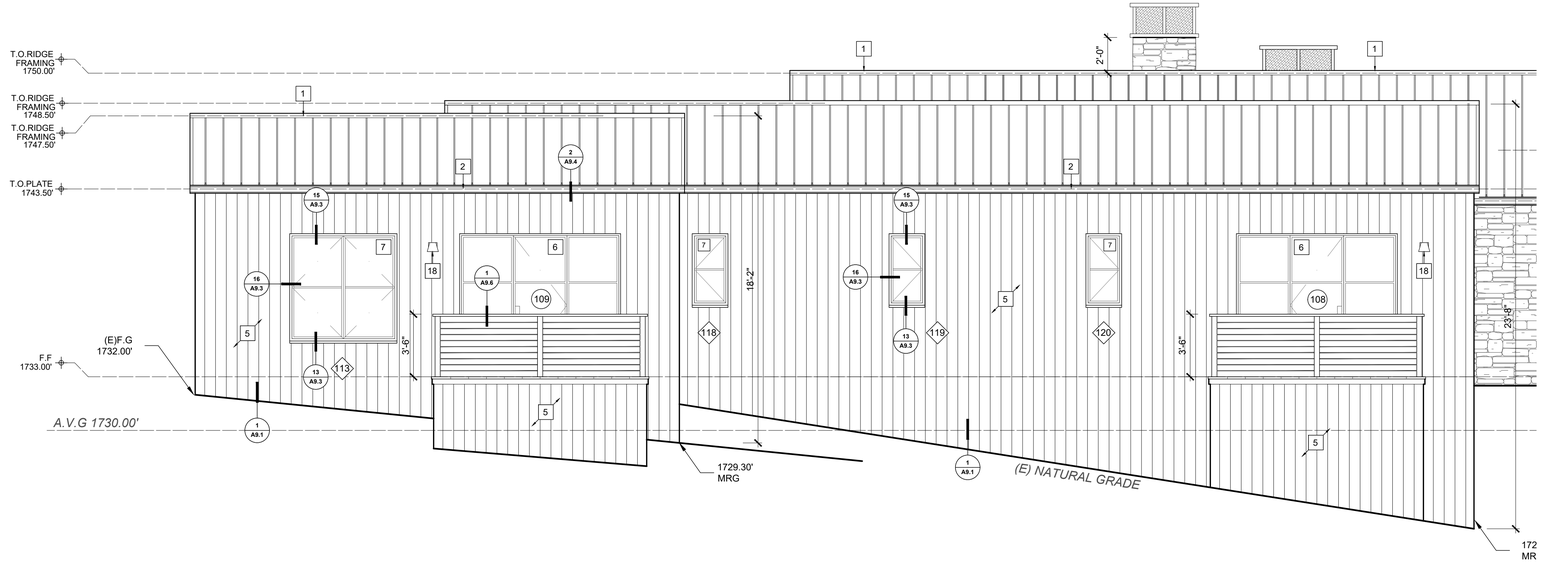


EXTERIOR ELEVATION - PARTIAL NORTH

SCALE 1/4"=1'-0" **02**



EXTERIOR ELEVATION - PARTIAL NORTH

SCALE 1/4"=1'-0" **01**

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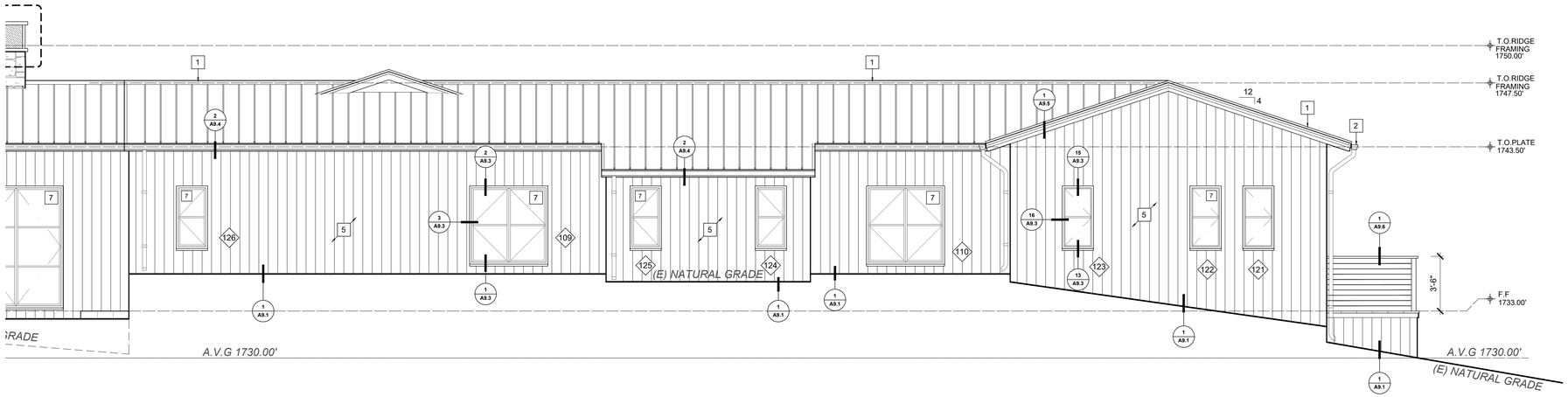
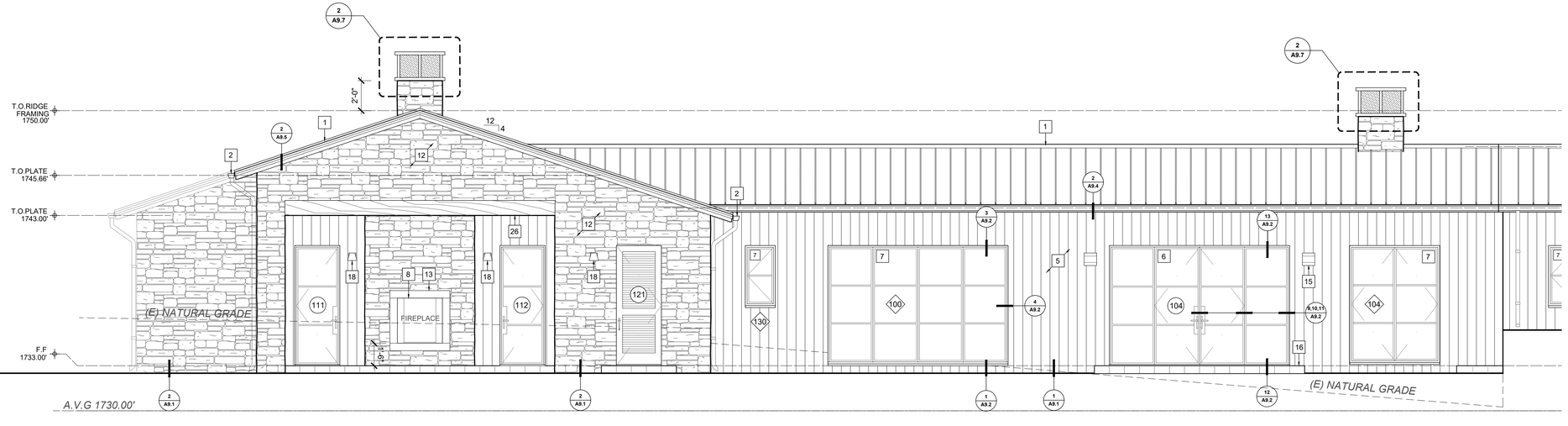


EXTERIOR ELEVATION - PARTIAL EAST

SCALE 1/4"=1'-0" **02**



EXTERIOR ELEVATION - PARTIAL EAST

SCALE 1/4"=1'-0" **01**

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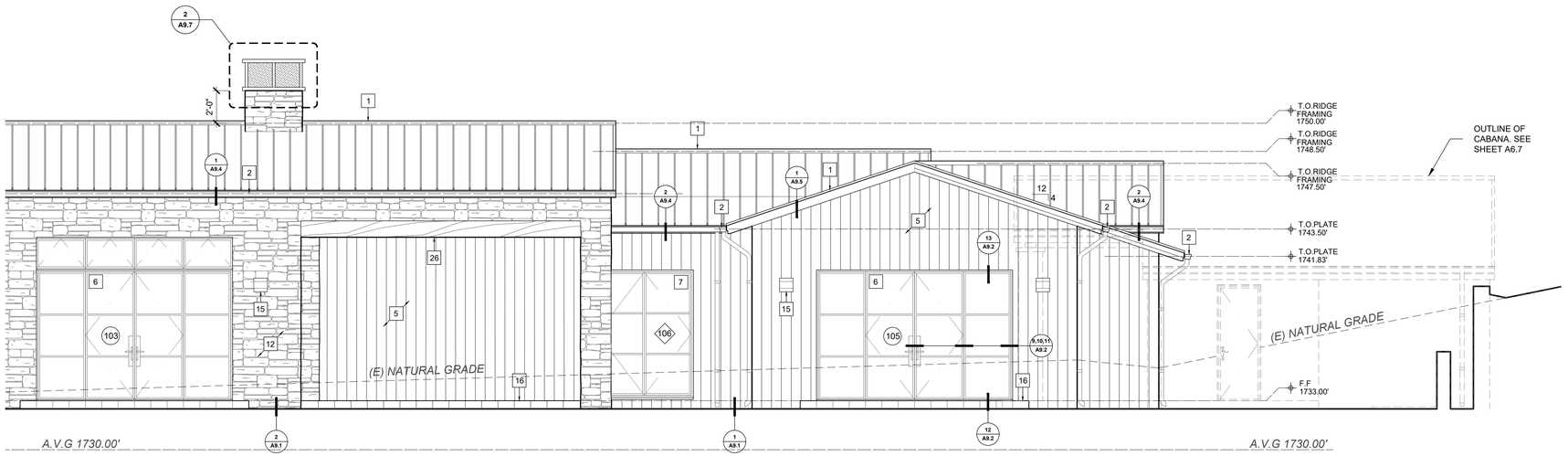
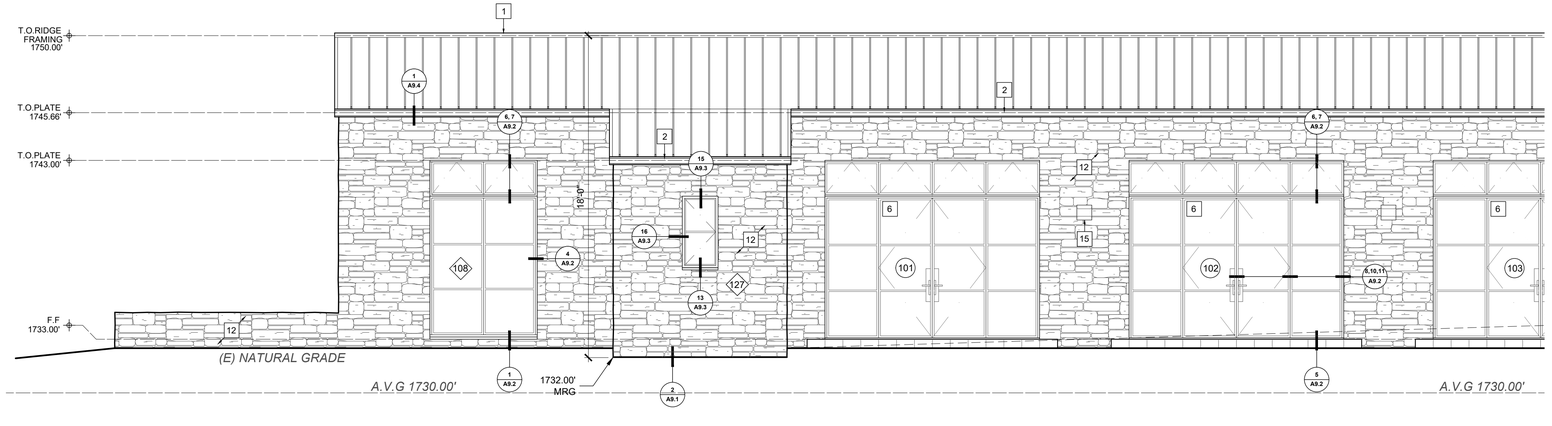


EXTERIOR ELEVATION - PARTIAL SOUTH 02

SCALE 1/4"=1'-0"



EXTERIOR ELEVATION - PARTIAL SOUTH 01

SCALE 1/4"=1'-0"

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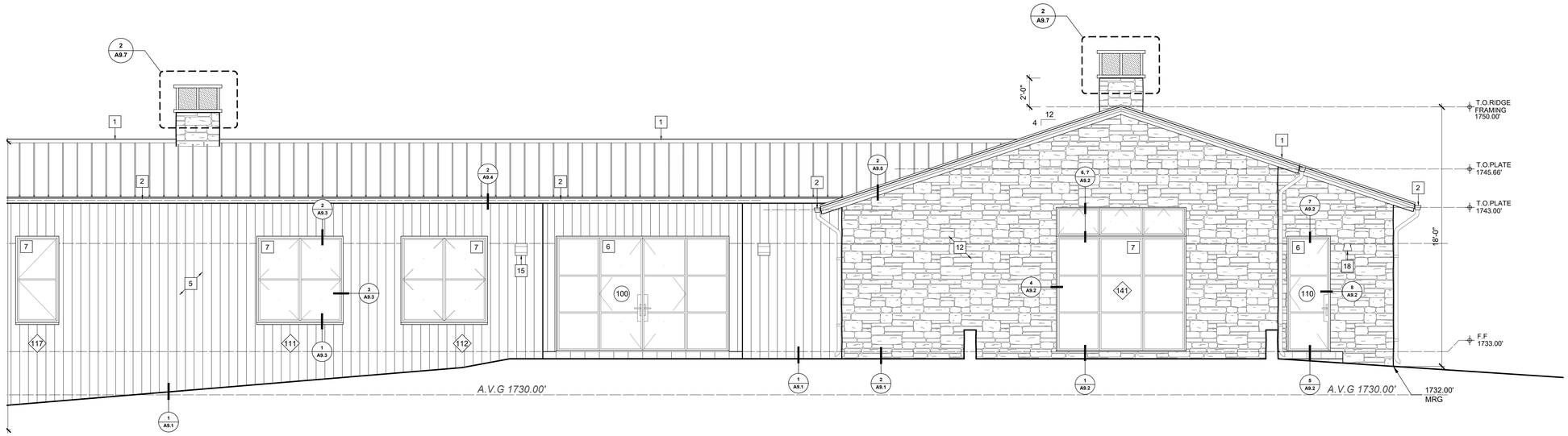
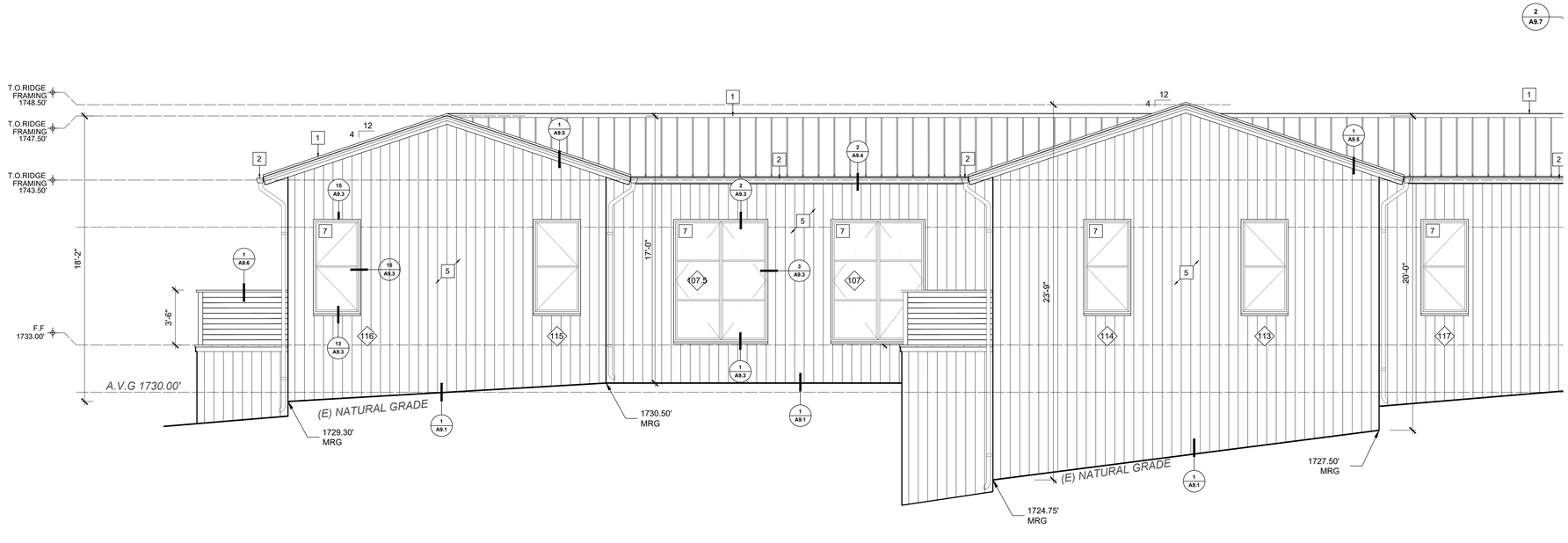


EXTERIOR ELEVATION - PARTIAL WEST

SCALE 1/4"=1'-0" **02**



EXTERIOR ELEVATION - PARTIAL WEST

SCALE 1/4"=1'-0" **01**

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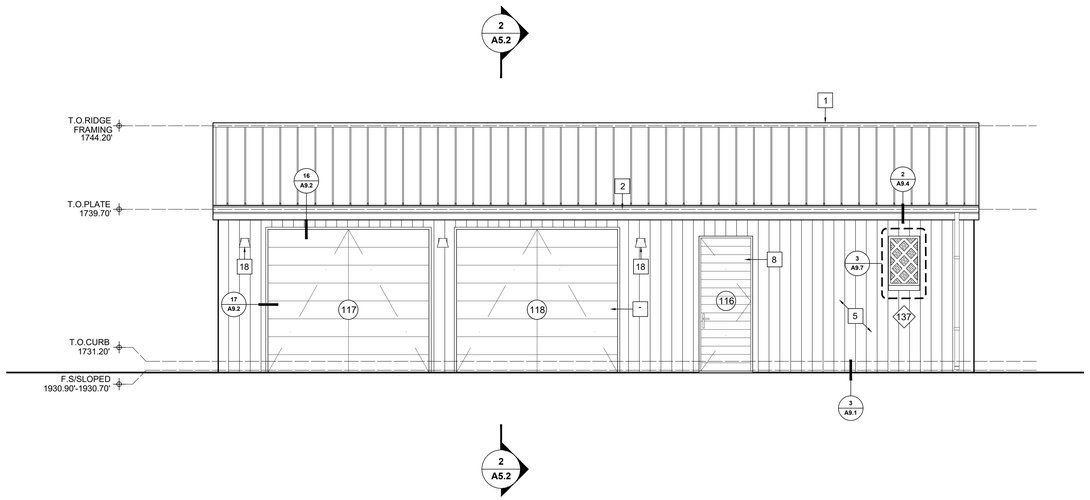
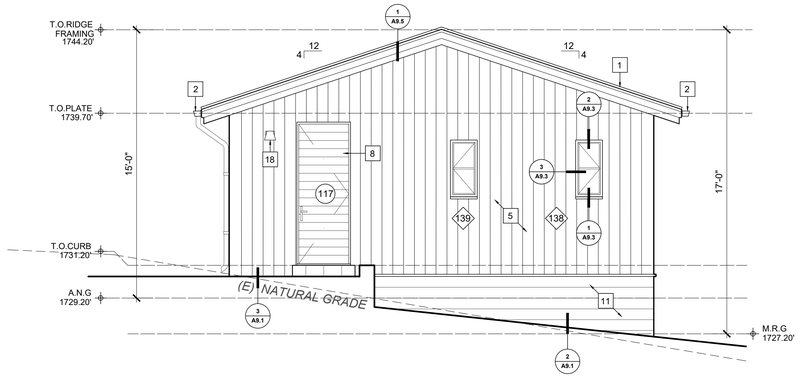


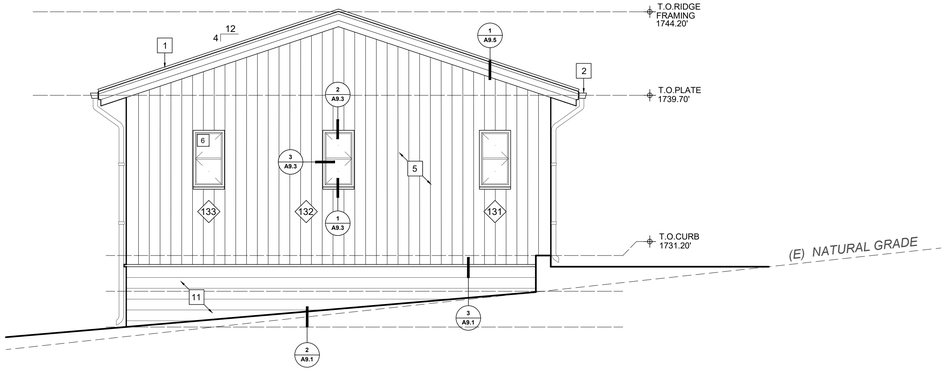
EXTERIOR ELEVATION - SOUTH 03

SCALE 1/4"=1'-0"



EXTERIOR ELEVATION - EAST 02

SCALE 1/4"=1'-0"



EXTERIOR ELEVATION - WEST 04

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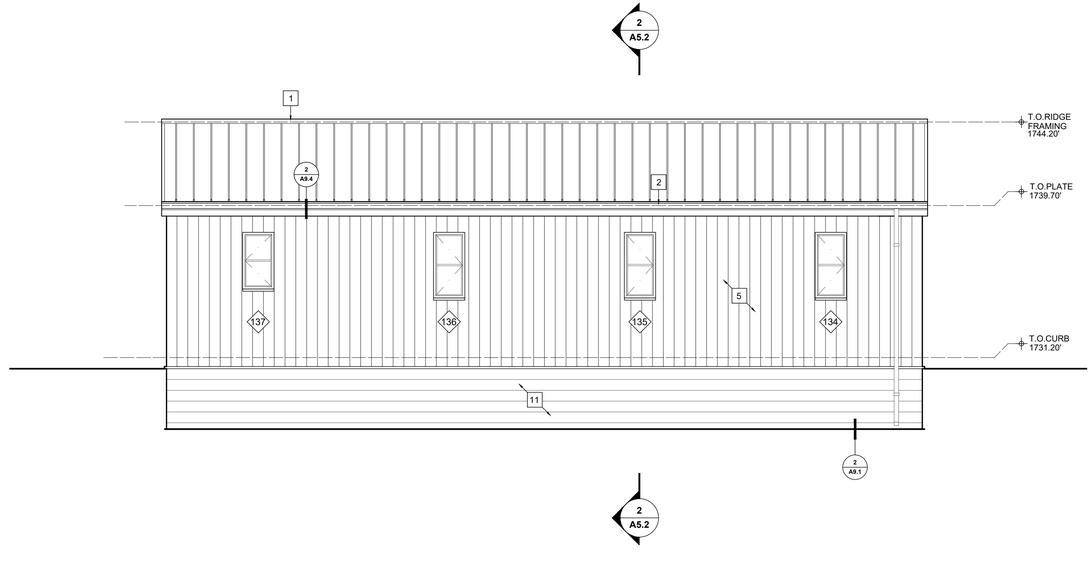

EXTERIOR ELEVATION - NORTH 01

SCALE 1/4"=1'-0"

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ELEVATIONS

LICENSED ARCHITECT
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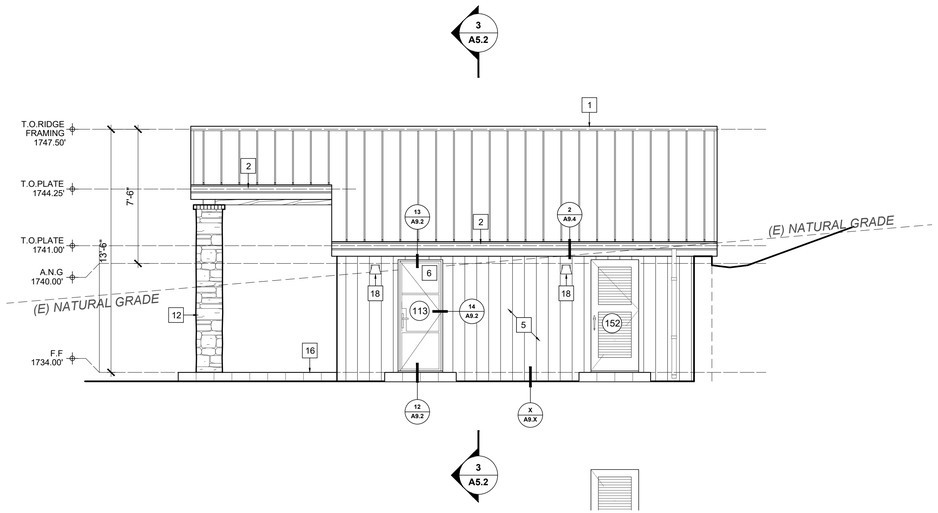
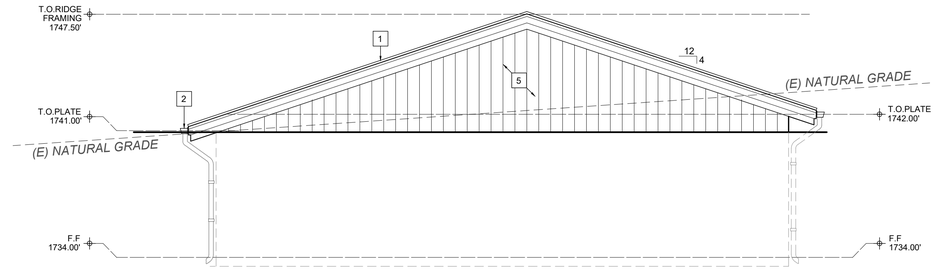


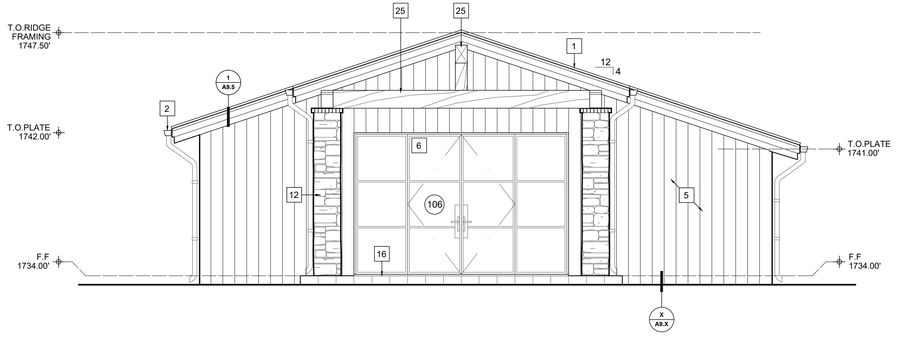
EXTERIOR ELEVATION - SOUTH 03

SCALE 1/4"=1'-0"



EXTERIOR ELEVATION - EAST 02

SCALE 1/4"=1'-0"



EXTERIOR ELEVATION - WEST 04

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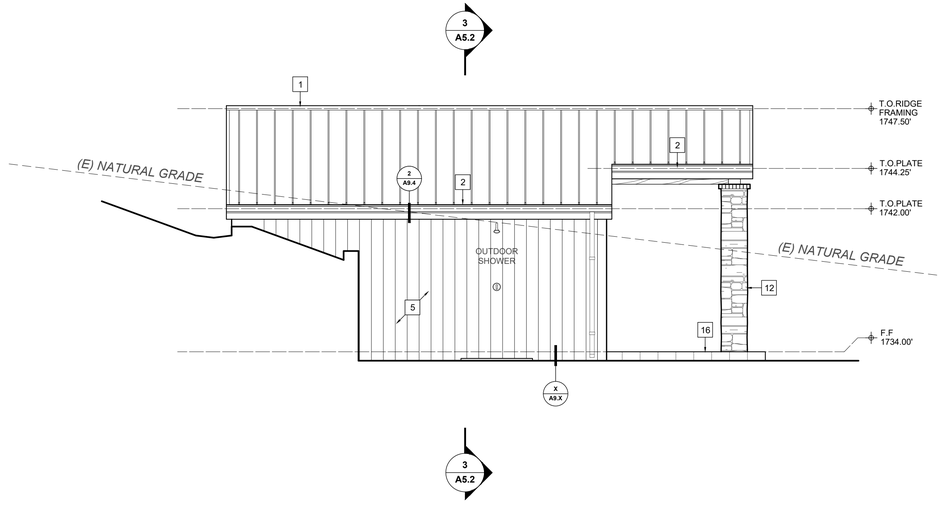

EXTERIOR ELEVATION - NORTH 01

SCALE 1/4"=1'-0"

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ELEVATIONS

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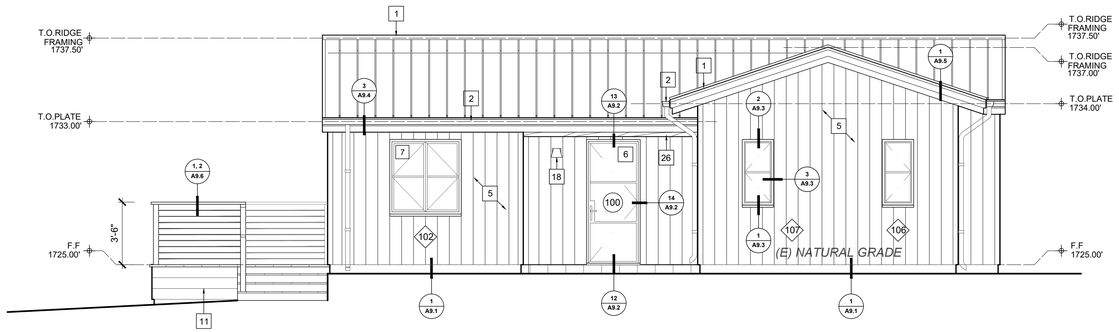
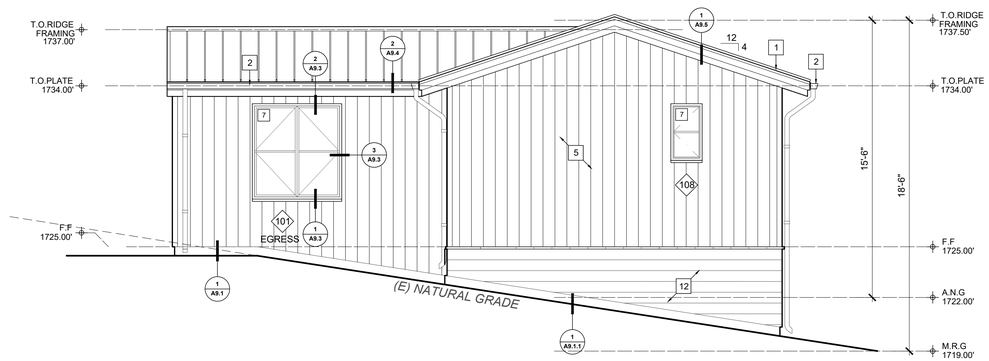


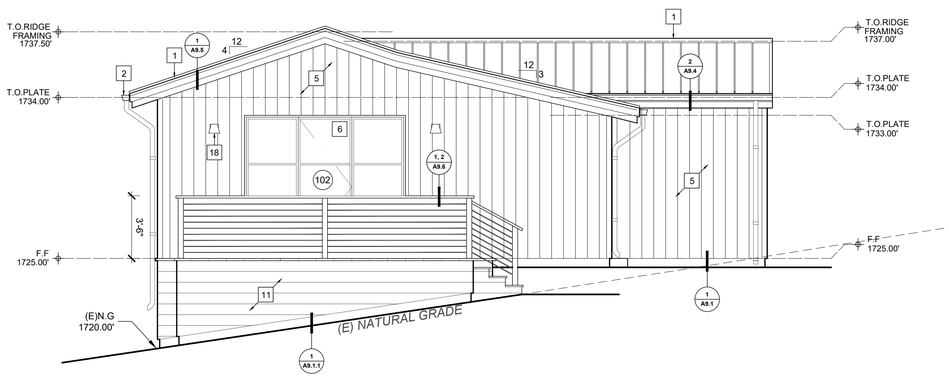
EXTERIOR ELEVATION - SOUTH 03

SCALE 1/4"=1'-0"



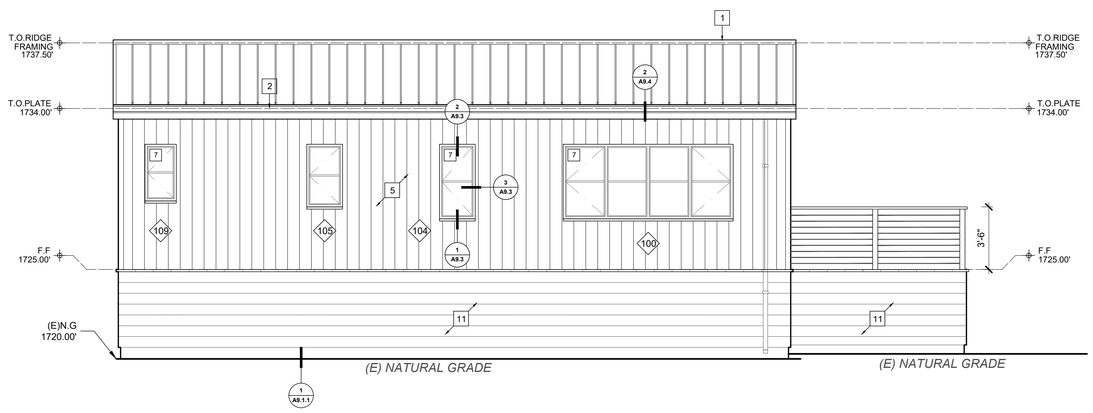
EXTERIOR ELEVATION - EAST 02

SCALE 1/4"=1'-0"



EXTERIOR ELEVATION - WEST 04

SCALE 1/4"=1'-0"



EXTERIOR ELEVATION - NORTH 01

SCALE 1/4"=1'-0"

REVISION SCHEDULE

NO.	DESCRIPTION	DATE
1		00.00.20

TOM MEANEY | ARCHITECT
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LAWRENCE RESIDENCE
33 PRONGHORN RUN
SANTA LUCIA PRESERVE
CARMEL, CA 93940

ADU ELEVATIONS

LICENSED ARCHITECT
THOMAS MEANEY
No. C14606
Renew 8/31/27
STATE OF CALIFORNIA

Date	FEBRUARY 16 2026
Scale	1/4" = 1'-0"
Drawn	TALLON
Job #	USE IF ISSUED
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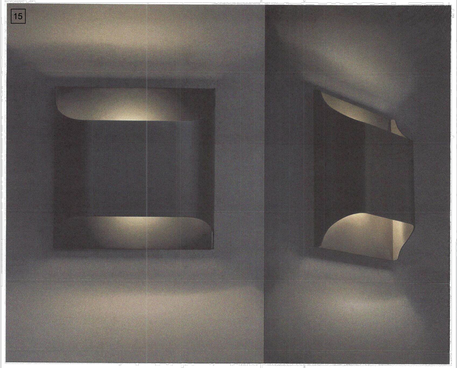
EXTERIOR LIGHTING

15



LECLERC OUTDOOR SCONCE

DESCRIPTION
The Leclerc Outdoor Sconce is machined from solid brass. All parts are hand polished and powdercoated.

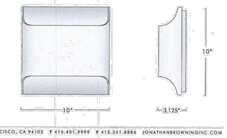
FINISH
Black Bronze. Note: Finish may vary slightly.

SHADE
Brass

MODEL #	DIMENSIONS	NET WT.
1 9 4 1	10W x 3.125D x 10H	10 lbs

BACK PLATE / J-BOX
10" W x 10" H - Top to J-Box center: 5"

ELECTRICAL
2 x GY 3.5W - 120W Max - LED Standard



ADA (Section 2708)

JONATHAN BROWNING STUDIOS, INC. 30 SHERIDAN ST., SAN FRANCISCO, CA 94103 T 415.401.9999 F 415.241.8884 JONATHANBROWNINGINC.COM

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BOWMAN 4 OUTDOOR WALL

VISUAL COMFORT & CO.

PRODUCT FEATURES

- From the brand formerly known as Tech Lighting
- Powerful, long lasting (L70, 70,000 hours) dimmable LED tested against the highest quality standards to ensure it delivers consistent LED performance and color over time.
- Die-cast aluminum structure, powder coat finish, and stainless steel hardware for robust durability in harsh elements.
- Compact size ideal for both indoor or outdoor use.
- Wet listed, IP65 (International Protection rating indicating resistance to dust and water. Suitable and safe for commercial use).
- The LED Driver is housed within the junction box. (L: 3.09" | W: 1.5" | H: .98")

LAMPING

To view all available finish options, please visit: techlighting.com

ORDERING INFORMATION

7OWSSOW	LENGTH (A)	FINISH	LAMP	VOLTAGE
	4.9"	B: BLACK Z: BRONZE H: CHARCOAL I: SILVER W: WHITE	•LED927 LED 90 CRI 2700K 92K+ •LED927-277 LED 90 CRI 2700K 277V •LED930 LED 90 CRI 3000K 92K+ •LED930-277 LED 90 CRI 3000K 277V	120 277

7OWSSOW:
JOB NAME:
NOTES:

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7600 Linder Avenue, Skokie, IL 60077
T 847.410.4400 | F 847.410.4500 | techlighting.com

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IKON OUTDOOR STEP LIGHT

TECH LIGHTING

The Ikon outdoor step light features a minimized rectangular aperture that aims illumination downward to light stairs with minimal glare, ideal for wayfinding and added safety after dark. Available in two finishes, Black and Bronze.

- **Selectable CCT (2700K/3000K)**
- **120V or 12V**
- **Outstanding protection against the elements:**
  - Wet Listed IP66 Rated
  - Stainless Steel Mounting Hardware
  - Powder Coat Finishes

SPECIFICATIONS

DELIVERED LUMENS	202 (2700K)
WATTS	12.2
VOLTAGE	12V (Transformer sold separately) or 120V
DIMMING	12V ELV, MLV and Triac. 120V not dimmable.
LIGHT DISTRIBUTION	Symmetric
OPTICS	Not applicable
MOUNTING OPTIONS	Step: 2x4 junction box
CCT	2700K/3000K 5dH/3dW
CRI	90+
COLOR BINNING	3 Step
BUG RATING	B0-U3-G1
DARK SKY	Compliant
WET LISTED	IP66
GENERAL LISTING	ETL -
CALIFORNIA TITLE 24	Can be used to comply with CEC 2019 Title 24 Part 6 for outdoor use. Registration with CEC Appliance Database not required.
START TEMP	-30°C
FIELD SERVICEABLE LED	No
CONSTRUCTION	Aluminum
HARDWARE	Stainless Steel
FINISH	Powder Coat
LED LIFETIME	L70, >60,000 Hours
WARRANTY*	5 Years
WEIGHT	1 lb.

* Visit techlighting.com for specific warranty limitations and details.

IKON OUTDOOR WALL/STEP LIGHT
shown in black

IKON OUTDOOR WALL/STEP LIGHT
shown in bronze

12V AC TRANSFORMERS*
OUTDOOR RATED (SMOKE/MIST APPLICATIONS)

ITEM	DESCRIPTION	HOUSING	DIMMING
700OTI60T	60 WATT, 120V, 50/60HZ, MAGNETIC, 100VA, 120V	12" (305mm) L X 3" (76mm) D STEEL	MAGNETIC
700OTI100T	100 WATT, 120V, 50/60HZ, MAGNETIC, 150VA, 120V	12" (305mm) L X 3" (76mm) D STEEL	MAGNETIC

*WE DO NOT RECOMMEND USING GREATER THAN 70% OF THE MAXIMUM WATTAGE SPECIFIED FOR ANY LOW VOLTAGE TRANSFORMER OUT TO INSURE CURRENT REQUIREMENTS.

ORDERING INFORMATION

PRODUCT	CIRCCT		FINISH		VOLTAGE	
700IOSBK	927	90 CRI 2700K/3000K, 5DCT/3MLV	BL ZT	BLACK BRONZE	12 120	12V* 120V

*REQUIRES 12V REMOTE TRANSFORMER

techlighting.com

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BOWMAN 4 OUTDOOR WALL

VISUAL COMFORT & CO.

SPECIFICATIONS

PRIMARY MATERIAL	Aluminum
SHADE MATERIAL	Aluminum
NET WEIGHT	2 lbs
HEIGHT	4.9in
WIDTH	6.7in
LENGTH	5.9in
WET LISTED	
DAMP LISTED	
DRY LISTED	
GENERAL LISTING	ETL Listed
INCLUDES	

LAMPING SPECIFICATIONS

	LED LAMP	INTEGRATED LED	NON LED	NO LAMP
DELIVERED LUMENS		496LE		
WATTS		11W		
MAX WATTAGE PER BULB				
		120V ELV* 277V ELV*		
CCT		2700K		
CRI		3000K 90 CRI		
LED LIFETIME				
L70		>60000		
AVERAGE BULB HOURS				
FIELD SERVICEABLE LED				
LAMP BASE		Integrated LED		
LAMP SHAPE		Integrated LED		
LAMP INCLUDED?		True		
WARRANTY**		5 Years		

* Dimming information available at: www.techlighting.com/DownloadableMaterial
** Visit techlighting.com for specific warranty limitations and details.

T20 / T24 / JA8 INFORMATION

	Integrated LED	Replacement LED Lamp:	Incl Lamp: Y
This product can be used to comply with California Building Energy Efficiency Standards 2016 Title 24 Part 6 / JA8.	Yes		
This product can be used to comply with California Energy Efficiency Standards 2016 Title 20 and may be shipped to and sold in California.	N/A		

* If a light fixture or component does not include a lamp or light source, it is the responsibility of the customer to select a lamp that meets the T24 and T20 requirements.

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EXTERIOR FINISHES

1. CLASS 'A' [ICC-ES REPORT ESR-2048], NON-REFLECTIVE METAL STANDING SEAM ROOF W/ 12" O.C. SEAMS, SUPPLY: CUSTOM-BILT METALS / CB-150 *(CUSTOMBILTMETALS.COM)*, ICC-ES REPORT TO BE AVAILABLE TO THE FIELD INSPECTOR ON SITE [CRC R902, MONTECITO FIRE PROTECTION DISTRICT ORDINANCE]. COLOR: DARK BROWN
2. METAL BOX GUTTER W/ 4"SQ. METAL DOWNSPOUT, HINGED GUTTER GUARD, LOCK ON STYLE, COMPATIBLE W/ BOX GUTTER TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS, CONNECT DRAINAGE TO STORM DRAIN SYSTEM
3. 4X6 DOUGLAS FIR ROOF RAFTERS, 24" O.C., NON-TREATED, LIGHT SANDBLAST, TEXTURE, EASED EDGES AND SEMI-TRANSPARENT STAIN - PROVIDE SAMPLE TO ARCHITECT- TYPICAL
4. 2X6 T&G KILN DRIED DOUGLAS FIR EAVES PER DETAIL, SMOOTH TEXTURE, PAINT TO MATCH SIDING - COLOR: VERIFY W/ ARCHITECT
5. 2"TK X 7 1/2"W ENVELLO 'SHADOW LINE' SIDING, OVER TYVEK AND EXTERIOR PLY, SUPPLY: MILLBOARD *(WWW.MILLBOARD.COM)*, TEXTURE: SMOOTH, COLOR: FACTORY PRIMED & PAINT COLOR: ANTIQUE OAK.
6. METAL CLAD EXTERIOR DOOR, DUAL GLAZED / LOW E - PER DOOR SCHEDULE, MFR: ARCADIA STEEL LOOK *(WWW.ARCADIA.COM)*, COLOR: BLACK.
7. METAL CLAD WOOD EXTERIOR WINDOW, DUAL GLAZED / LOW E - PER WINDOW SCHEDULE, MFR: ARCADIA STEEL LOOK *(WWW.ARCADIA.COM)*, COLOR: BLACK
8. 2X6 CEDAR PLANK, WIRE BRUSH
9. 1X6 HARDIE TRIM BOARD
10. 2X6 STONE STOOL
11. BOARD FORMED CONCRETE
12. 1 1/2" THICK ADHERED LIMESTONE VENEER, HORIZONTAL LAY RECTANGULAR W/ OVERSIZED CORNERS, OVER SCRATCH COAT, METAL LATHE, GRADE D BUILDING PAPER (TWO LAYERS AT SHEAR WALLS), AND EXTERIOR PLY, GROUT TO MATCH PLASTER COLOR, SUPPLY: MALIBU STONE *(WWW.MALIBUSTONE.COM)* - COLOR: LA TOUR
13. CHIMNEY PER PLAN & DETAIL W/ SANTA BARBARA STONE VENEER, W/ CLASS 'A' INSULATED DOUBLE WALL STAINLESS STEEL FLUE FOR ALL CHIMNEY LENGTHS & ASSOCIATED COMPONENTS PER MFR SPECS, REPORTS & LISTINGS (UL103), MFR: DURAVENT - DURATECH 12" *(WWW.DURAVENT.COM)*, PROVIDE SHROUD AND SPARK ARRESTOR TO COMPLY PER (CRC SECTION R1003.9.1), CHIMNEY TO EXTEND 2' ABOVE ANY PORTION OF THE BUILDING AND ROOF WITHIN 10' OF THE CHIMNEY OUTLET AND 3' ABOVE THE HIGHEST POINT WHERE CHIMNEY PASSES THROUGH ROOF, NET FREE AREA UNDER CHIMNEY CAP TO BE 4 TIMES GREATER THAN THE AREA OF THE CHIMNEY FLUE OUTLET
14. EXTERIOR CEILING MOUNTED INDIRECT LIGHT FIXTURE PER PLAN, HIGH EFFICIENCY LED LAMP W/ SHIELDED GLASS, 25 WATT OR EQUIVALENT MAX
15. EXTERIOR WALL MOUNTED INDIRECT LIGHT FIXTURE PER PLAN, HARDWIRED 120V, 25 WATT OR EQUIVALENT MAX JONATHAN BROWNING STUDIO INC., MODEL: LECLERC LIGHT WALL SCONCE: COLOR: BLACK BRONZE, VERIFY W/ ARCHITECT
16. STONE TERRACE & LANDING PAVERS, SLOPE 1/8" PER FT. TO DRAIN AWAY FROM STRUCTURES, STAIR LANDINGS 2% SLOPE MAX., PROVIDE 36" MIN. LANDING AT EACH GRADE LEVEL EXIT IN THE DIRECTION OF EGRESS, SUPPLY/COLOR: VERIFY W/ ARCHITECT
17. WEEP SCREED, PROFILE TO ALLOW SIDING BELOW SCREED PER DETAIL, PROVIDE 26 GAUGE MIN. GALVANIZED WEEP SCREED AT FOUNDATION, 4" MIN. ABOVE GRADE OR 2" MIN. ABOVE CONCRETE/PAVING WHERE OCCURS
18. EXTERIOR WALL MOUNTED INDIRECT LIGHT FIXTURE PER PLAN, HARDWIRED 120V, 25 WATT OR EQUIVALENT MAX TECH LIGHTING., MODEL: BOWMEN LIGHT WALL SCONCE: COLOR: BLACK, VERIFY W/ ARCHITECT
19. EXTERIOR STEP LIGHT FIXTURE PER PLAN, HARDWIRED 120V, 25 WATT OR EQUIVALENT MAX TECH LIGHTING., MODEL: IKON STEP LIGHT: COLOR: BLACK, VERIFY W/ ARCHITECT
20. HARDIE ARTISAN V-GROOVE SIDING BY JAMES HARDIE. PAINT TO MATCH 12X12 BEAMS.
21.
22.
23.
24. 6"X12" TERRA COTTA TILE STAIR RISERS W/ PLASTER RISER, GRAY GROUT, SUPPLY: GEORGE DAVIDSON - VERIFY W/ ARCHITECT
25. 8"X12" WOOD BEAM, LIGHT SANDBLAST
26. 12"X12" WOOD BOX BEAM, LIGHT SANDBLAST
27.
28. FLEXIBLE CEMENTITIOUS ANTI-FRACTURE WATERPROOF COATING. LAP UNDER WEEP SCREED 12" MIN. ABOVE GRADE. LAP OVER SUBTERRANEAN DRAIN BOARD BELOW

**NOTE - ALL COLORS VERIFY W/ ARCHITECT IN FIELD, ALL WOOD & HEAVY TIMBERS NON-TREATED, LIGHT SANDBLAST TEXTURE W/ EASED EDGES, U.N.O. PROVIDE SAMPLE TO ARCHITECT- TYPICAL*

INTERIOR FINISHES

101. DRYWALL - 5/8", CORNER FORM & TEXTURE PER ARCHITECT, W/ HAND FORMED CORNERS, PROVIDE SAMPLES
102. DRYWALL - 5/8" TYPE X, CORNER FORM & TEXTURE PER ARCHITECT, PROVIDE SAMPLES
103. DRYWALL - 5/8" TYPE WR, CORNER FORM & TEXTURE PER ARCHITECT, PROVIDE SAMPLES
104. AIR IMPERMEABLE SPRAY FOAM INSULATION AT ALL RAFTER BAYS & ATTIC EXTERIOR WALLS, R-VALUE RATING PER T-24 ENERGY COMPLIANCE, MFR: ICYNENE - MD-C-200 (WWW.ICYNENE.COM), INSTALLATION SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING, ADDITIONAL INSTALLATION PER MFR SPECS
105. BATT INSULATION AT ALL EXTERIOR WALLS, R-VALUE RATING PER T-24 ENERGY COMPLIANCE, INSTALLATION PER MFR SPECS
106. BATT INSULATION AT ALL INTERIOR WALLS AND FRAMED FLOORS, R-VALUE RATING PER T-24 ENERGY COMPLIANCE, INSTALLATION PER MFR SPECS
107. ATTIC ACCESS PER PLAN, PROVIDE 30" MIN. HEADROOM CLEARANCE ABOVE OPENINGS, FOR ACCESS ABOVE GARAGE PROVIDE SOLID WOOD DOOR NO LESS THAN 1 3/8" THICK THAT IS SELF CLOSING, LATCHING, AND TIGHT FITTING
108. WOOD FLOORING - TYP., FLUSH W/ ADJACENT FLOORING, SUPPLY/FINISH: VERIFY W/ ARCHITECT
109. TILE FLOORING AT ALL BATHS & LAUNDRY, FLUSH W/ ADJACENT FLOORING, SUPPLY/FINISH: VERIFY W/ ARCHITECT
110. EPOXY COATING OVER CONCRETE SLAB
111. CAST ALUMINUM REGISTERS - TYP. WHERE OCCURS PER MECHANICAL PLANS, MFR: PACIFIC REGISTER CAST *(WWW.PACIFICREGISTERCO.COM)*
112. FIREPLACE PER PLAN & DETAIL, ALL FIREBOXES SET FLUSH W/ TOP OF HEARTH ON NON-COMBUSTIBLE METAL FRAMING PER MFR. SPEC., 20" MIN. CLEARANCE FROM FIREPLACE OPENING TO COMBUSTIBLE FLOORING, PROVIDE COMBUSTION AIR INTAKE FROM OUTSIDE AIR DIRECTLY INTO FIREBOX MIN. 6 SQUARE INCHES AND EQUIPPED WITH A READILY ACCESSIBLE / OPERABLE / TIGHT- FITTING DAMPER, EXTERIOR AIR INTAKE BELOW FIREBOX AND SCREENED W/ 1/4" CORROSION RESISTANT WIRE MESH, PROVIDE GAS SUPPLY & KEY IN ACCORDANCE TO MFR SPECS. AND WITHIN 6' MAX. FROM THE GAS OUTLET, PROVIDE GLASS DOORS COVERING THE ENTIRE OPENING OF FIREBOX, PROVIDE APPROVED INSTALLATION INSTRUCTIONS AT JOB SITE AT TIME OF INSPECTION
    - A. RESIDENCE OFFICE — ISOKERN 36"WX36"H
    - B. RESIDENCE LIVING ROOM — ISOKERN 36"WX42"H
    - C. COVERED LIVING (EXTERIOR) — ISOKERN 36"WX36"H
113. SECOND LAYER DRYWALL AT CEILING PER PLAN
114. APPLIED CEILING BEAM PER PLAN
115. INTERIOR DOORS PAINTED OFF-WHITE
116. INSIDE SURFACES OF EXTERIOR DOORS & WINDOWS PAINTED BLACK
117. HORIZONTAL SHIP LAP SIDING AT ALL GALLERY WALLS PER ARCHITECT & OWNER
118. SECOND LAYER DRYWALL AT CEILING PER PLAN
119. 1X6 T&G AT CEILING PER PLAN
120. 1X4 TRIM AT CEILING PER PLAN
121. 1X6 DOOR & WINDOW CASING PAINTED PER ARCHITECT & OWNER
122. 1X8 BASEBOARD PAINTED PER ARCHITECT & OWNER
123. CONCRETE SLAB OR 3" CONCRETE RAT SLAB PER PLAN, OVER CLASS I VAPOR BARRIER, VERIFY W/ GEOTECHNICAL REPORT
124. 1X4 VERTICAL TRIM AT CEILING W/ 1/4" COVE, PAINTED PER ARCHITECT & OWNER
125. 1X3 BATTEN TRIM
126. 10x12 APPLIED RIDGE BOX BEAM, VERIFY COLOR, TEXTURE AND PROFILE W/ ARCHITECT
127. 8X10 APPLIED RIDGE BOX BEAM, VERIFY COLOR, TEXTURE AND PROFILE W/ ARCHITECT
128. 48" LONG 'INFRATECH' HEATERS

**NOTE - ALL COLORS VERIFY W/ ARCHITECT IN FIELD, ALL WOOD & HEAVY TIMBERS NON-TREATED, LIGHT SANDBLAST TEXTURE W/ EASED EDGES, U.N.O. PROVIDE SAMPLE TO ARCHITECT- TYPICAL*

REVISION SCHEDULE

NO.	DESCRIPTION	DATE
1		00.00.20

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SANTA LUCIA PRESERVE
CARMEL, CA 93940

FINISH SCHEDULE

LICENSED ARCHITECT — THOMAS MEANEY — No. C14606 Renew 8/31/27 — STATE OF CALIFORNIA

Date	FEBRUARY 16 2026
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Drawn	TALLON
Job #	USE IF ISSUED
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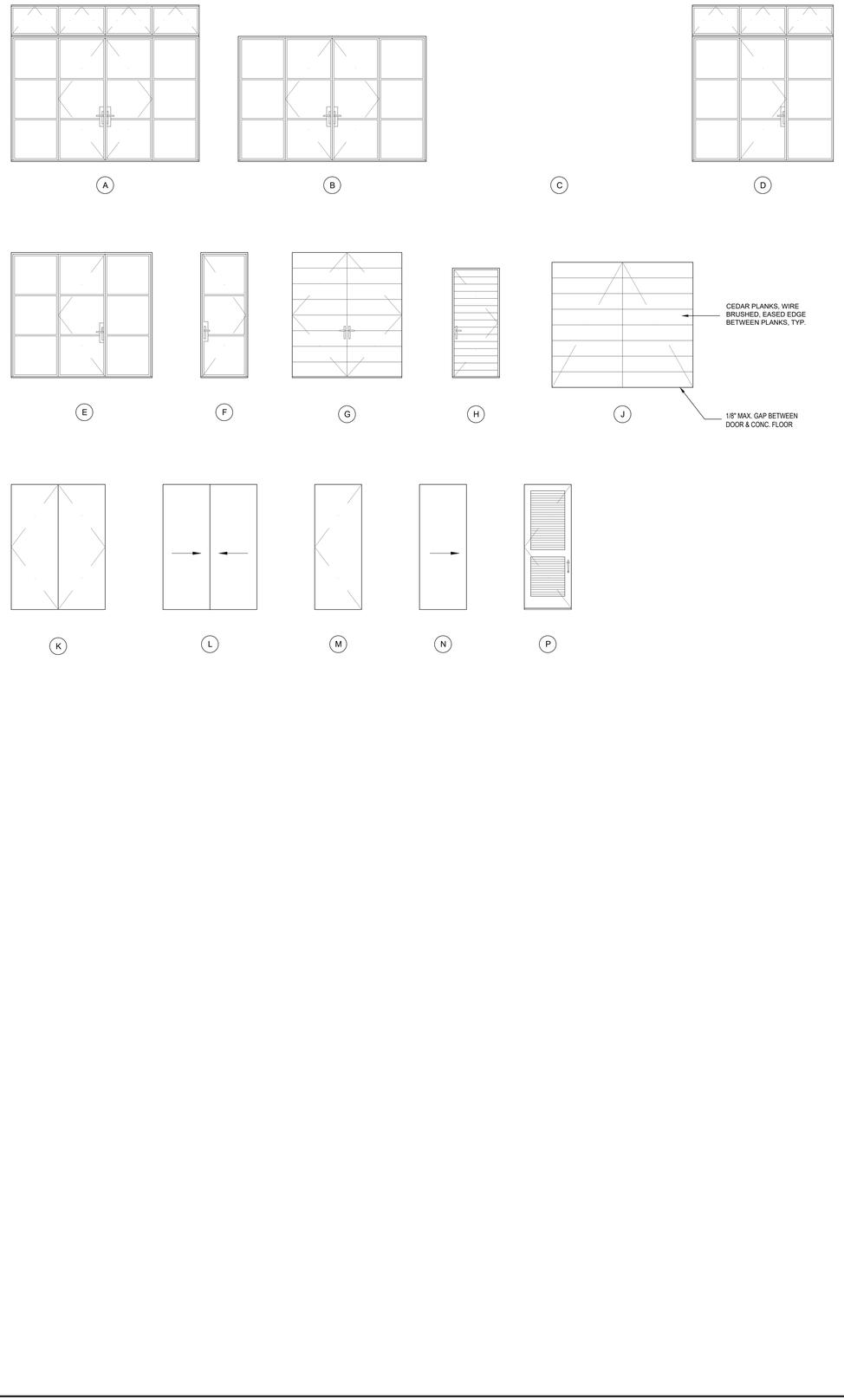
DOOR ELEVATION TYPES



DOOR SCHEDULE

#	LOCATION	ELEV TYPE	WIDTH	HEIGHT	DOOR TYPE	DOOR FINISH	FRAME TYPE	REMARKS
	RESIDENCE				METAL CLAD EXTERIOR DOORS, DUAL GLAZED / LOW E - PER DOOR SCHEDULE, MFR: ARCADIA STEEL LOOK (WWW.ARCADIA.COM), COLOR: WHITE			
100	ENTRY	B	12'-0"	8'-0"	STEEL/GLASS	MFR.	SWING IN	(2)3'-0"X8'-0" DRS., 3-LITES EA.; W/ (2)3'-0"X8'-0" SIDE LITES, 3-LITES EA.
101	KITCHEN	A	12'-0"	10'-0"	STEEL/GLASS	MFR.	SWING OUT	(2)3'-0"X8'-0" DRS., 3-LITES EA.; W/ (2)3'-0"X8'-0" SIDE LITES, 3-LITES EA.; W/ (4)4'-0"X2'-0" TRANSOM WINDOWS
102	LIVING ROOM	A	12'-0"	10'-0"	STEEL/GLASS	MFR.	SWING OUT	(2)3'-0"X8'-0" DRS., 3-LITES EA.; W/ (2)3'-0"X8'-0" SIDE LITES, 3-LITES EA.; W/ (4)4'-0"X2'-0" TRANSOM WINDOWS
103	LIVING ROOM	A	12'-0"	10'-0"	STEEL/GLASS	MFR.	SWING OUT	(2)3'-0"X8'-0" DRS., 3-LITES EA.; W/ (2)3'-0"X8'-0" SIDE LITES, 3-LITES EA.; W/ (4)4'-0"X2'-0" TRANSOM WINDOWS
104	HALL ONE	B	12'-0"	8'-0"	STEEL/GLASS	MFR.	SWING OUT	(2)3'-0"X8'-0" DRS., 3-LITES EA.; W/ (2)3'-0"X8'-0" SIDE LITES, 3-LITES EA.
105	DEN	B	12'-0"	8'-0"	STEEL/GLASS	MFR.	SWING OUT	(2)3'-0"X8'-0" DRS., 3-LITES EA.; W/ (2)3'-0"X8'-0" SIDE LITES, 3-LITES EA.
107								
108	MASTER SUITE	E	9'-0"	8'-0"	STEEL/GLASS	MFR.	SWING IN	(1)3'-0"X8'-0" DR., 3-LITES.; W/ (2)3'-0"X8'-0" SIDE LITES, 3-LITES EA.
109	BEDROOM 3	E	9'-0"	8'-0"	STEEL/GLASS	MFR.	SWING IN	(1)3'-0"X8'-0" DR., 3-LITES.; W/ (2)3'-0"X8'-0" SIDE LITES, 3-LITES EA.
110	KITCHEN - STUDY	F	3'-0"	8'-0"	STEEL/GLASS	MFR.	SWING OUT	SINGLE, 3-LITES
111	LIVING ROOM	F	3'-0"	8'-0"	STEEL/GLASS	MFR.	SWING OUT	SINGLE, 3-LITES
112	LIVING ROOM	F	3'-0"	8'-0"	STEEL/GLASS	MFR.	SWING OUT	SINGLE, 3-LITES
121	MECHANICAL ROOM	P	3'-0"	8'-0"	STEEL/GLASS	MFR.	SWING OUT	SINGLE, VENTED
122	HALL-3	K	5'-0"	8'-0"			SWING	PAIR
123	MASTER BATH	K	5'-0"	8'-0"			SWING	PAIR
124	GARAGE STORAGE	K	5'-0"	8'-0"			SWING	PAIR
125	OFFICE	L	6'-0"	8'-0"			PKT. SLIDER	PAIR
126	MASTER SUITE	M	3'-0"	8'-0"			SWING	SINGLE
127	BEDROOM-1	M	3'-0"	8'-0"			SWING	SINGLE
128	BEDROOM-2	M	3'-0"	8'-0"			SWING	SINGLE
129	BEDROOM-3	M	3'-0"	8'-0"			SWING	SINGLE
130	DEN	M	3'-0"	8'-0"			SWING	SINGLE
131	LAUNDRY ROOM	M	3'-0"	8'-0"			SWING	SINGLE
132	GARAGE TRASH	M	3'-0"	8'-0"			SWING	SINGLE
133	MASTER BATH	M	2'-6"	8'-0"			SWING	SINGLE
134	MASTER BATH HIS W.C	N	2'-6"	8'-0"			PKT. SLIDER	SINGLE
135	MASTER BATH HER W.C	N	2'-6"	8'-0"			PKT. SLIDER	SINGLE
136	BATH-3	N	2'-6"	8'-0"			PKT. SLIDER	SINGLE
137	BATH-3 W.C	N	2'-6"	8'-0"			PKT. SLIDER	SINGLE
138	BATH-2	N	2'-6"	8'-0"			PKT. SLIDER	SINGLE
139	BATH-1	N	2'-6"	8'-0"			PKT. SLIDER	SINGLE
140	POWDER ROOM	M	2'-6"	8'-0"			SWING	SINGLE
141	MASTER BATH HIS CL.	N	2'-6"	8'-0"			PKT. SLIDER	SINGLE
142	MASTER BATH HER CL.	N	2'-6"	8'-0"			PKT. SLIDER	SINGLE
143	BEDROOM-3 CLOSET	N	2'-6"	8'-0"			PKT. SLIDER	SINGLE
144	BEDROOM-2 CLOSET	N	2'-6"	8'-0"			PKT. SLIDER	SINGLE
145	BEDROOM-1 CLOSET	N	2'-6"	8'-0"			PKT. SLIDER	SINGLE
146	ENTRY CLOSET	M	2'-6"	8'-0"			SWING	SINGLE
147	BUTLERS KITCHEN	N	3'-0"	8'-0"			PKT. SLIDER	SINGLE
148	BUTLERS KITCHEN	N	3'-0"	8'-0"			PKT. SLIDER	SINGLE
149	STUDY	N	3'-0"	8'-0"			PKT. SLIDER	SINGLE
153	PANTRY	N	2'-6"	8'-0"			PKT. SLIDER	SINGLE
	GARAGE				METAL CLAD EXTERIOR DOORS, DUAL GLAZED / LOW E - PER DOOR SCHEDULE, MFR: ARCADIA STEEL LOOK (WWW.ARCADIA.COM), COLOR: WHITE			
114	GARAGE TRASH RM.	H	3'-0"	8'-0"	CEDAR	STAIN	SWING IN	SINGLE, CEDAR PLANK - WIRE BRUSHED
116	GARAGE ENTRY	H	3'-0"	8'-0"	CEDAR	STAIN	SWING IN	SINGLE, CEDAR PLANK - WIRE BRUSHED
117	GARAGE TRASH RM.	H	3'-0"	8'-0"	CEDAR	STAIN	SWING OUT	SINGLE, CEDAR PLANK - WIRE BRUSHED
118	GARAGE DOOR	J	9'-0"	8'-0"	CEDAR	STAIN	FOLD UP	SINGLE, CEDAR PLANK - WIRE BRUSHED, SECTIONAL
119	GARAGE DOOR	J	9'-0"	8'-0"	CEDAR	STAIN	FOLD UP	SINGLE, CEDAR PLANK - WIRE BRUSHED, SECTIONAL
120	GARAGE STORAGE	G	5'-0"	8'-0"	CEDAR	STAIN	SWING OUT	PAIR, CEDAR PLANK - WIRE BRUSHED
	CABANA				METAL CLAD EXTERIOR DOORS, DUAL GLAZED / LOW E - PER DOOR SCHEDULE, MFR: ARCADIA STEEL LOOK (WWW.ARCADIA.COM), COLOR: WHITE			
106	CABANA	C	12'-0"	8'-0"	STEEL/GLASS	MFR.	SWING OUT	(2)3'-0"X8'-0", 3-LITE EA.
113	CABANA	F	2'-6"	7'-0"	STEEL/GLASS	MFR.	SWING OUT	SINGLE, 3-LITES
115	CABANA	H	2'-6"	7'-0"	CEDAR	STAIN	SWING IN	SINGLE, CEDAR PLANK - WIRE BRUSHED
150	BATHROOM	M	2'-6"	7'-0"			SWING	SINGLE
151	SAUNA	M	2'-6"	7'-0"			SWING	SINGLE
152	POOL EQUIPMENT RM.	P	2'-8"	7'-0"			SWING OUT	SINGLE, VENTED

DOOR NOTES

1. ALL EXTERIOR DOORS - BRUSHED CEDAR, SINGLE COLOR, SINGLE PANEL LITE/FRENCH, LOW E U.N.O. PER SCHEDULE.
2. ALL GLASS DOORS SHALL BE CONSTRUCTED OF MULTI-PANE (DUAL) TEMPERED GLAZING FOR ALL FIXED & OPERABLE PANELS OF SWINGING, SLIDING, AND OPERABLE DOORS PER CRC R308.4.
3. ALL EXTERIOR DOOR ASSEMBLIES SHALL BE OF APPROVED NONCOMBUSTIBLE CONSTRUCTION, OR SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1 3/8" THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1 1/4" THICK, OR SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES PER CRC R327.8.
4. ALL DOORS, VERIFY SWING PER PLAN.
5. SLEEPING ROOMS MUST HAVE A WINDOW OR EXTERIOR DOOR FOR AN EMERGENCY EXIT, SILL HEIGHT NOT MORE THAN 44 INCHES ABOVE THE FINISH FLOOR, 5.7 SQUARE FEET OF OPENABLE AREA, 24 INCHES CLEAR OPENING HEIGHT, 20 INCHES CLEAR OPENING WIDTH AND SHALL OPEN DIRECTLY INTO A PUBLIC STREET, ALLEY, YARD OR EXIT COURT. (R310.2.1 AND R310.2.2)
6. GLAZING IN WALLS, ENCLOSURES OR FENCES CONTAINING OR FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS AND IN INDOOR OR OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE SHALL BE CONSIDERED A HAZARDOUS LOCATION. (CRC R308.4.5)
7. EXTERIOR GARAGE DOORS SHALL RESIST THE INTRUSION OF EMBERS FROM ENTERING BY PREVENTING GAPS BETWEEN DOORS AND DOOR OPENINGS AT THE BOTTOM, SIDES, & TOP OF DOORS, FROM EXCEEDING 1/8" INCH. GAP BETWEEN DOORS & DOOR OPENINGS SHALL BE CONTROLLED BY ONE OF THE FOLLOWING METHODS:
   A. WEATHER STRIPING PRODUCTS MADE OF MATERIALS THAT HAVE BEEN TESTED FOR TENSILE STRENGTH IN ACCORDANCE WITH ASTM D638.
   B. DOOR OVERLAPS ONTO JAMBS AND HEADERS.
   C. GARAGE DOOR JAMBS & HEADERS COVERED WITH METAL FLASHING.

REVISION SCHEDULE

NO.	DESCRIPTION	DATE
1		00.00.20

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DOOR SCHEDULE

LICENSED ARCHITECT
THOMAS MEANEY
No. C14606
Renew 8/31/27
STATE OF CALIFORNIA

Date FEBRUARY 16 2026
Scale
Drawn TALLON
Job # USE IF ISSUED
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A8.3

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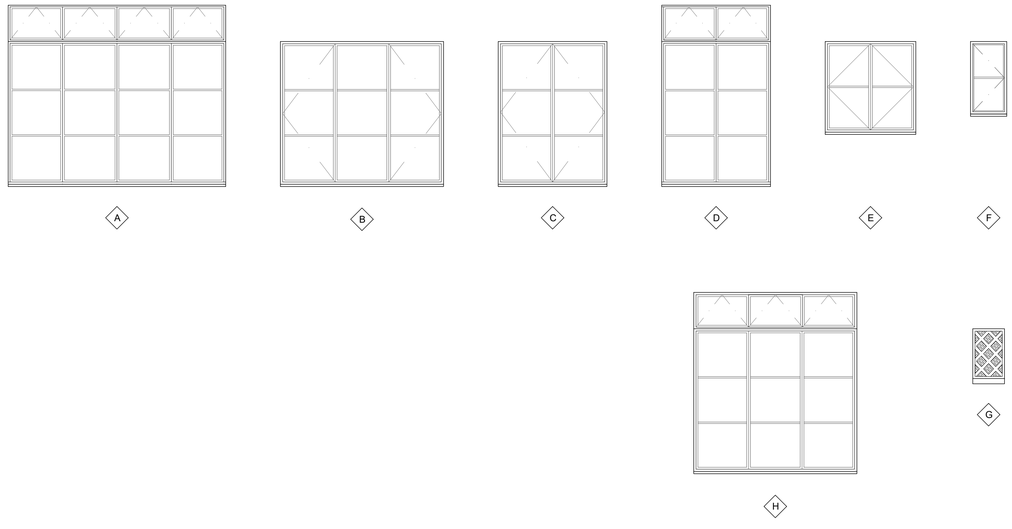
WINDOW SCHEDULE

#	LOCATION	ELEV TYPE	WIDTH	HEIGHT	HEAD HT. AT F.F.	WINDOW TYPE	FRAME TYPE	GLASS TYPE	REMARKS
	RESIDENCE					METAL CLAD EXTERIOR WINDOWS, DUAL GLAZED / LOW E - PER DOOR SCHEDULE, MFR: ARCADIA STEEL LOOK (WWW.ARCADIA.COM), COLOR: WHITE			
100	ENTRY	A	12'-0"	8'-0"	10'-0"	STEEL/GLASS	FIXED	DUAL LOW E	(4)3'-0"X8'-0" FIXED, 3-LITE EA.; W/ (4)3'-0"X2'-0" TRANSOM
101	GALLERY	A	9'-0"	8'-0"	8'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	CASEMENT, FIXED, CASEMENT - 3-LITE EA.
102	GALLERY	A	9'-0"	8'-0"	8'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	CASEMENT, FIXED, CASEMENT - 3-LITE EA.
103	GALLERY	A	9'-0"	8'-0"	8'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	CASEMENT, FIXED, CASEMENT - 3-LITE EA.
104	HALL-1	C	6'-0"	8'-0"	8'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	PAIR, 3-LITES EA. EGRESS WINDOW
105	HALL-2	C	6'-0"	8'-0"	8'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	PAIR, 3-LITES EA. EGRESS WINDOW
106	HALL-2	C	6'-0"	8'-0"	8'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	PAIR, 3-LITES EA.
107	HALL-3	C	6'-0"	8'-0"	8'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	PAIR, 3-LITES EA.
107.5	HALL-3	C	6'-0"	8'-0"	8'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	PAIR, 3-LITES EA.
108	DINING ROOM	A	6'-0"	10'-0"	10'-0"	STEEL/GLASS	FIXED	DUAL LOW E	PAIR, 3-LITES EA.; (2)3'-0"X2'-0" TRANSOM
109	BEDROOM-1	C	5'-0"	5'-0"	8'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	PAIR, 2-LITES EA.
110	BEDROOM-2	C	5'-0"	5'-0"	8'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	PAIR, 2-LITES EA.
111	OFFICE	C	6'-0"	6'-0"	8'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	PAIR, 2-LITES EA.
112	OFFICE	C	6'-0"	6'-0"	8'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	PAIR, 2-LITES EA.
113	MASTER SUITE	C	3'-0"	6'-0"	8'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	SINGLE, 2-LITES
114	MASTER SUITE	C	3'-0"	6'-0"	8'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	SINGLE, 2-LITES
115	BEDROOM-3	C	3'-0"	6'-0"	8'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	SINGLE, 2-LITES EGRESS WINDOW
116	BEDROOM-3	C	3'-0"	6'-0"	8'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	SINGLE, 2-LITES
117	LAUNDRY ROOM	C	3'-0"	6'-0"	8'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	SINGLE, 2-LITES
118	MASTER BATH	C	2'-0"	4'-0"	8'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	SINGLE, 2-LITES
119	MASTER BATH	C	2'-0"	4'-0"	8'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	SINGLE, 2-LITES
120	MASTER BATH	C	2'-0"	4'-0"	8'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	SINGLE, 2-LITES
121	BATHROOM-3 W.C	C	2'-0"	4'-0"	8'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	SINGLE, 2-LITES
122	BATH-3 SHOWER	C	2'-0"	4'-0"	8'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	SINGLE, 2-LITES
123	BEDROOM-3 CLOSET	C	2'-0"	4'-0"	8'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	SINGLE, 2-LITES
124	BATHROOM-2	C	2'-0"	4'-0"	8'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	SINGLE, 2-LITES
125	BATHROOM-1	C	2'-0"	4'-0"	8'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	SINGLE, 2-LITES
126	DEN	C	2'-0"	4'-0"	8'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	SINGLE, 2-LITES
127	STUDY	C	2'-0"	4'-0"	8'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	SINGLE, 2-LITES
128	GALLERY	C	2'-0"	4'-0"	8'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	SINGLE, 2-LITES
129	POWDER ROOM	C	2'-0"	4'-0"	8'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	SINGLE, 2-LITES
130	ENTRY CLOSET	C	2'-0"	4'-0"	8'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	SINGLE, 2-LITES
141	DINING ROOM	A	9'-0"	10'-0"	8'-0"	STEEL/GLASS	FIXED	DUAL LOW E	(4)3'-0"X8'-0" FIXED, 3-LITE EA.; W/ (4)3'-0"X2'-0" TRANSOM
	GARAGE					METAL CLAD EXTERIOR DOORS, DUAL GLAZED / LOW E - PER DOOR SCHEDULE, MFR: ARCADIA STEEL LOOK (WWW.ARCADIA.COM), COLOR: WHITE			
131	GARAGE	A	1'-9"	3'-8"	7'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	SINGLE, 2 PANES
132	GARAGE	A	1'-9"	3'-8"	7'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	SINGLE, 2 PANES
133	GARAGE	A	1'-9"	3'-8"	7'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	SINGLE, 2 PANES
134	GARAGE	A	1'-9"	3'-8"	7'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	SINGLE, 2 PANES
135	GARAGE	A	1'-9"	3'-8"	7'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	SINGLE, 2 PANES
136	GARAGE	A	1'-9"	3'-8"	7'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	SINGLE, 2 PANES
137	STORAGE	A	1'-9"	3'-2"	7'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	SINGLE, 2 PANES
138	STORAGE	A	1'-9"	3'-2"	7'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	SINGLE, 2 PANES
139	STORAGE	A	1'-9"	3'-2"	7'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	SINGLE, 2 PANES
140	DINING RM.	A	1'-6"	2'-6"	7'-0"				GFRC

WINDOW ELEVATIONS

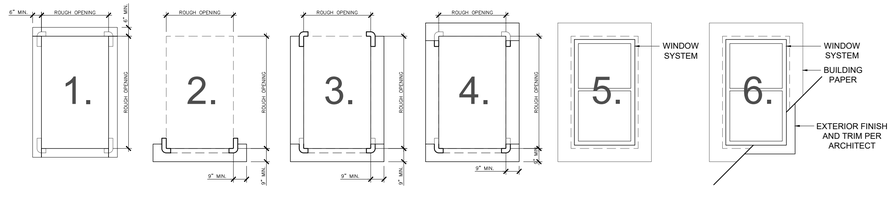


WINDOW NOTES

1. ALL WINDOWS - BRUSHED CEDAR, SINGLE COLOR, DUAL GLAZING, LOW E U.N.O. PER SCHEDULE.
2. ALL WINDOWS INTERIOR FINISH TO MATCH DOORS, U.N.O.
3. ALL WINDOWS SHALL BE CONSTRUCTED OF MULTI-PANE (DUAL) GLAZING WITH A MINIMUM OF ONE TEMPERED PANE PER CRC R308.4.
4. FLASHING SHALL BE A MIN. OF 9" WIDE, FLASHING SHALL WRAP INTO WINDOW OPENING GREATER THAN THE DEPTH OF THE WINDOW AND OUT ONTO THE WALL 3" MIN., SEQUENCE FLASHING INSTALLATION TO PROVIDE SHINGLED OVERLAPS, OVERLAPS TO BE 2" MIN.
5. SILL PAN TO BE COPPER U.N.O.
6. PRIOR TO WINDOW INSTALLATION SURFACES SHALL BE CLEAN AND DRY AND PRIMED WITH CONTACT ADHESIVE.
7. ALL WINDOWS, VERIFY SWING PER PLAN. ALL OPERABLE WINDOWS, TO BE SCREENED.
8. MAXIMUM U-FACTOR = 0.390 / SKYLIGH = 0.44 MAXIMUM SHGC = 0.28 / SKYLIGHT = 0.22

INSTALLATION NOTES:

1. APPLY PLIABLE MEMBRANE TAPE OVER SHEATHING AT CORNERS OF ROUGH OPENING. APPLY PEEL AND STICK MEMBRANE AT FRAME.
2. INSTALL SILL FLASHING, APPLY METAL SILL PAN, AND APPLY FLASHING OVER CORNERS.
3. INSTALL JAMB FLASHING AND APPLY FLASHING OVER CORNERS.
4. INSTALL HEAD FLASHING AND APPLY FLASHING OVER CORNERS.
5. INSTALL WINDOW SHIMS AS NECESSARY INSTALL AND SET WINDOW IN OPENING PER MFR. REQUIREMENTS, MECHANICALLY FASTEN FLANGE TO SUBSTRATE AND APPLY TAPE OVER REMAINING SIDES OF FLANGE.
6. APPLY BUILDING PAPER OVER WINDOW FLANGES, MAINTAIN EXTERIOR OVERLAP, APPLY EXTERIOR FINISH AND TRIM PER DETAIL.



REVISION SCHEDULE

NO.	DESCRIPTION	DATE
1		00.00.20

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WINDOW SCHEDULE

LICENSED ARCHITECT
THOMAS MEANEY
No. C14606
Renew 8/31/27
STATE OF CALIFORNIA

Date FEBRUARY 16 2026
Scale
Drawn TALLON
Job # USE IF ISSUED
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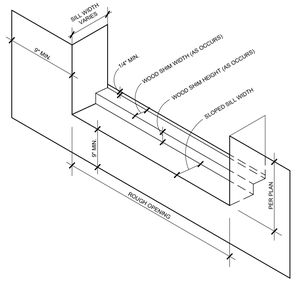
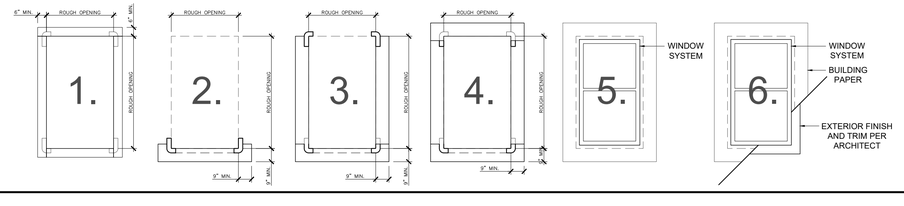
WINDOW FLASHING & INSTALLATION



INSTALLATION NOTES:

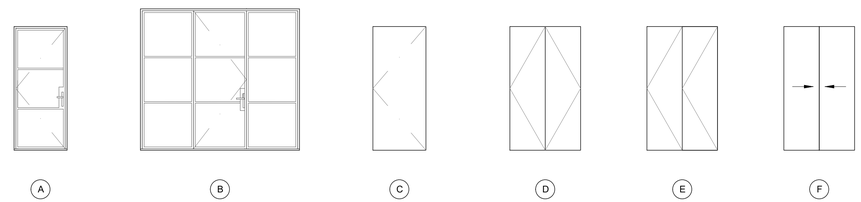
1. APPLY PLIABLE MEMBRANE TAPE OVER SHEATHING AT CORNERS OF ROUGH OPENING. APPLY PEEL AND STICK MEMBRANE AT FRAME.
2. INSTALL SILL FLASHING, APPLY METAL SILL PAN, AND APPLY FLASHING OVER CORNERS.
3. INSTALL JAMB FLASHING AND APPLY FLASHING OVER CORNERS.
4. INSTALL HEAD FLASHING AND APPLY FLASHING OVER CORNERS.
5. INSTALL WINDOW SHIMS AS NECESSARY INSTALL AND SET WINDOW IN OPENING PER MFR. REQUIREMENTS, MECHANICALLY FASTEN FLANGE TO SUBSTRATE AND APPLY TAPE OVER REMAINING SIDES OF FLANGE.
6. APPLY BUILDING PAPER OVER WINDOW FLANGES, MAINTAIN EXTERIOR OVERLAP, APPLY EXTERIOR FINISH AND TRIM PER DETAIL.



DOOR SCHEDULE

#	LOCATION	ELEV TYPE	WIDTH	HEIGHT	DOOR TYPE	DOOR FINISH	FRAME TYPE	REMARKS
	ADU				METAL CLAD EXTERIOR DOORS, DUAL GLAZED / LOW E - PER DOOR SCGEDULE, MFR: ARCADIA STEEL LOOK (WWW.ARCADIA.COM), COLOR: WHITE			
100	ENTRY	A	3'-0"	7'-0"	STEEL/GLASS	MFR.	SWING IN	SINGLE, 3-LITES
101								
102	DECK / LIVING ROOM	B	3'-0"	8'-0"	STEEL/GLASS	MFR.	SWING OUT	SINGLE, 3-LITES
103	BEDROOM	C	2'-6"	7'-0"			SWING	SINGLE
104	BATHROOM	C	2'-6"	7'-0"			SWING	SINGLE
105	LINEN	C	2'-6	7'-0"			SWING	SINGLE
106	BEDROOM	D	5'-0"	7'-0"			SWING	PAIR
107	LAUNDRY	E	4'-0"	7'-0"			SWING	PAIR
108	STUDY	F	4'-0"	7'-0"			PKT. SLIDER	PAIR

DOOR ELEVATIONS



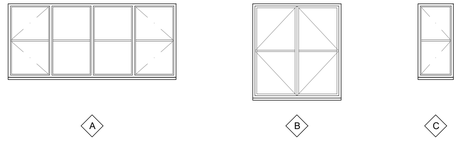
DOOR NOTES

1. ALL EXTERIOR DOORS - BRUSHED CEDAR, SINGLE COLOR, SINGLE PANEL LITE/FRENCH, LOW E U.N.O. PER SCHEDULE.
2. ALL GLASS DOORS SHALL BE CONSTRUCTED OF MULTI-PANE (DUAL) TEMPERED GLAZING FOR ALL FIXED & OPERABLE PANELS OF SWINGING, SLIDING, AND OPERABLE DOORS PER CRC R308.4.
3. ALL EXTERIOR DOOR ASSEMBLIES SHALL BE OF APPROVED NONCOMBUSTIBLE CONSTRUCTION, OR SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1 3/8" THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1 1/4" THICK, OR SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES PER CRC R327.8.
4. ALL DOORS, VERIFY SWING PER PLAN.
5. SLEEPING ROOMS MUST HAVE A WINDOW OR EXTERIOR DOOR FOR AN EMERGENCY EXIT, SILL HEIGHT NOT MORE THAN 44 INCHES ABOVE THE FINISH FLOOR, 5.7 SQUARE FEET OF OPENABLE AREA, 24 INCHES CLEAR OPENING HEIGHT, 20 INCHES CLEAR OPENING WIDTH AND SHALL OPEN DIRECTLY INTO A PUBLIC STREET, ALLEY; YARD OR EXIT COURT. (R310.2.1 AND R310.2.2)
6. GLAZING IN WALLS, ENCLOSURES OR FENCES CONTAINING OR FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS AND IN INDOOR OR OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE SHALL BE CONSIDERED A HAZARDOUS LOCATION. (CRC R308.4.5)
7. EXTERIOR GARAGE DOORS SHALL RESIST THE INTRUSION OF EMBERS FROM ENTERING BY PREVENTING GAPS BETWEEN DOORS AND DOOR OPENINGS AT THE BOTTOM, SIDES, & TOP OF DOORS, FROM EXCEEDING 1/8" INCH. GAP BETWEEN DOORS & DOOR OPENINGS SHALL BE CONTROLLED BY ONE OF THE FOLLOWING METHODS:
   A. WEATHER STRIPING PRODUCTS MADE OF MATERIALS THAT HAVE BEEN TESTED FOR TENSILE STRENGTH IN ACCORDANCE WITH ASTM D638.
   B. DOOR OVERLAPS ONTO JAMBS AND HEADERS.
   C. GARAGE DOOR JAMBS & HEADERS COVERED WITH METAL FLASHING.

WINDOW SCHEDULE

#	LOCATION	ELEV TYPE	WIDTH	HEIGHT	HEAD HT. AT F.F.	WINDOW TYPE	FRAME TYPE	GLASS TYPE	REMARKS
	ADU				METAL CLAD EXTERIOR DOORS, DUAL GLAZED / LOW E - PER DOOR SCGEDULE, MFR: ARCADIA STEEL LOOK (WWW.ARCADIA.COM), COLOR: WHITE				
100	LIVING ROOM	A	9'-6"	4'-2"	7'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	(2)2'-4"X4'-2" CASEMENT; (2)2'-4"X4'-2" FIXED
101	BEDROOM	B	5'-0"	4'-4"	7'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	PAIR, 2-LITES EA.
102	STUDY	B	4'-0"	4'-2"	7'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	PAIR, 2-LITES EA.
103	BEDROOM	C	2'-0"	4'-2"	7'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	SINGLE, 2-LITES
104	LIVING ROOM	C	2'-0"	4'-2"	7'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	SINGLE, 2-LITES
105	KITCHEN	C	2'-0"	3'-6"	7'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	SINGLE, 2-LITES
106	BEDROOM	C	1'-9"	3'-8"	7'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	SINGLE, 2-LITES
107	BEDROOM	C	1'-9"	3'-8"	7'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	SINGLE, 2-LITES
108	BATHROOM	C	1'-9"	3'-2"	7'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	SINGLE, 2-LITES
109	BATHROOM SHOWER	C	1'-9"	3'-2"	7'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	SINGLE, 2-LITES

WINDOW ELEVATIONS



WINDOW NOTES

1. ALL WINDOWS - BRUSHED CEDAR, SINGLE COLOR, DUAL GLAZING, LOW E U.N.O. PER SCHEDULE.
2. ALL WINDOWS INTERIOR FINISH TO MATCH DOORS, U.N.O.
3. ALL WINDOWS SHALL BE CONSTRUCTED OF MULTI-PANE (DUAL) GLAZING WITH A MINIMUM OF ONE TEMPERED PANE PER CRC R308.4.
4. FLASHING SHALL BE A MIN. OF 9" WIDE, FLASHING SHALL WRAP INTO WINDOW OPENING GREATER THAN THE DEPTH OF THE WINDOW AND OUT ONTO THE WALL 3" MIN., SEQUENCE FLASHING INSTALLATION TO PROVIDE SHINGLED OVERLAPS, OVERLAPS TO BE 2" MIN.
5. SILL PAN TO BE COPPER U.N.O.
6. PRIOR TO WINDOW INSTALLATION SURFACES SHALL BE CLEAN AND DRY AND PRIMED WITH CONTACT ADHESIVE.
7. ALL WINDOWS, VERIFY SWING PER PLAN. ALL OPERABLE WINDOWS, TO BE SCREENED.
8. MAXIMUM U-FACTOR = 0.390 / SKYLIGH = 0.44 MAXIMUM SHGC = 0.28 / SKYLIGHT = 0.22

REVISION SCHEDULE

NO.	DESCRIPTION	DATE
1		00.00.20

TM TOM MEANEY ARCHITECT
629 STATE STREET • SUITE 240 • SANTA BARBARA • CA • 93101
805.895.2836 • TOM@TOMMEANEY.COM • WWW.TOMMEANEY.COM

LAWRENCE RESIDENCE
33 PRONGHORNE RUN
SANTA LUCIA PRESERVE
CARMEL, CA 93940

ADU
DOOR & WINDOW SCHEDULE

LICENSED ARCHITECT
THOMAS MEANEY
No. C14606
Renew 8/31/27
STATE OF CALIFORNIA

Date FEBRUARY 16 2026
Scale
Drawn TALLON
Job # USE IF ISSUED
Sheet

A8.5

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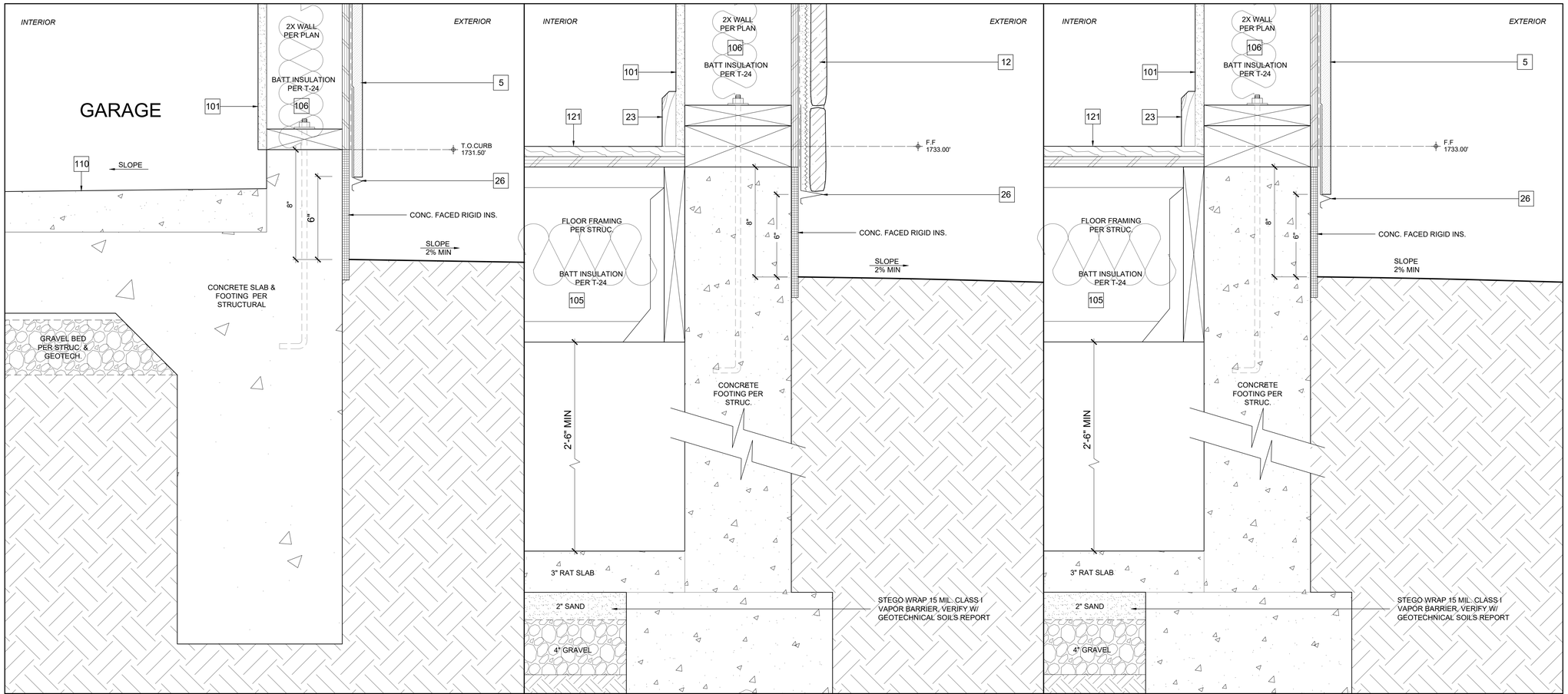

3	GARAGE SLAB / HARDY BRD. SIDING	SCALE: 3"=1'-0"
2	RAISED FLOOR / STONE VENEER	SCALE: 3"=1'-0"
1	RAISED FLOOR / HARDY BRD. SIDING	SCALE: 3"=1'-0"

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FOOTING DETAILS

LICENSED ARCHITECT
THOMAS MEANEY
No. C14606
Renew 8/31/27
STATE OF CALIFORNIA

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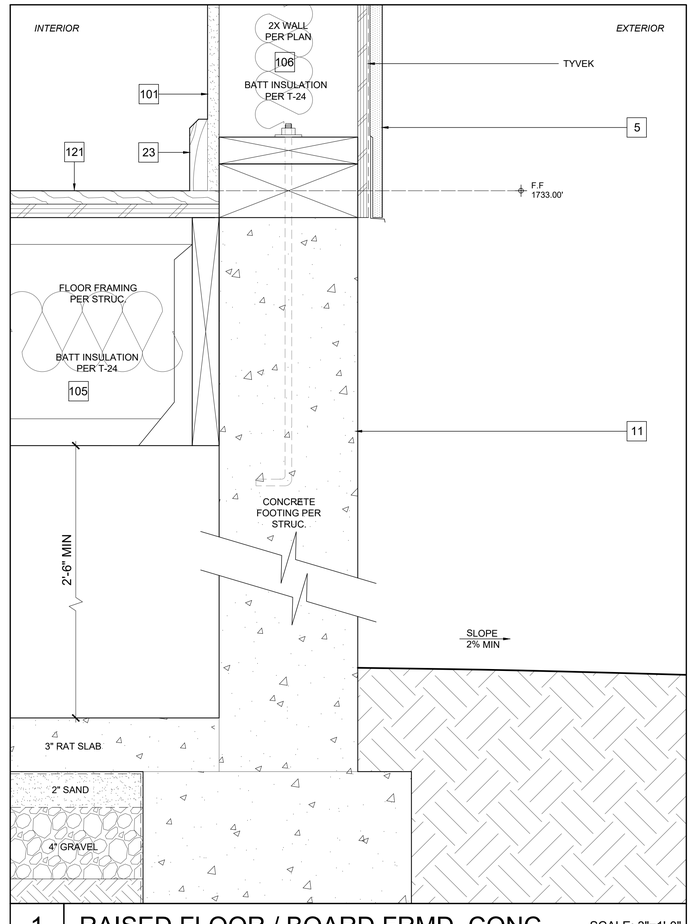

1 RAISED FLOOR / BOARD FRMD. CONC. SCALE: 3"=1'-0"

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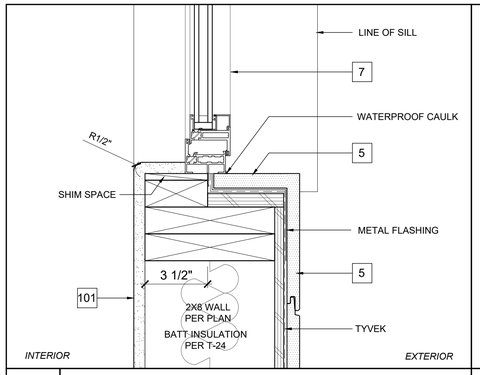
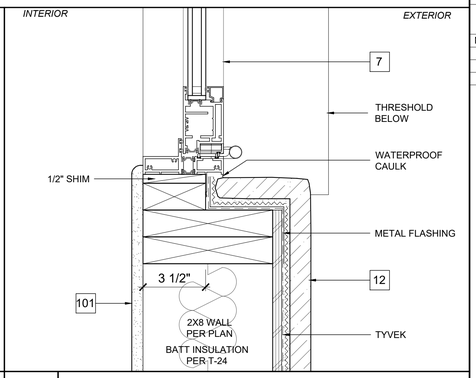


8 DOOR JAMB SCALE: 3"=1'-0"



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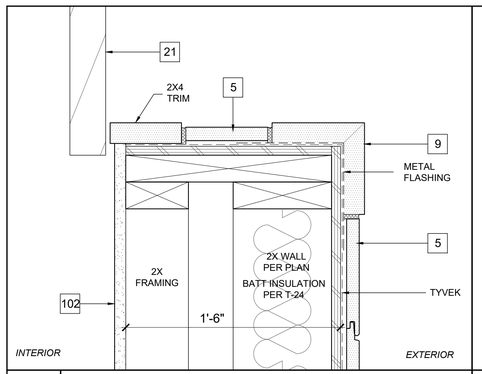

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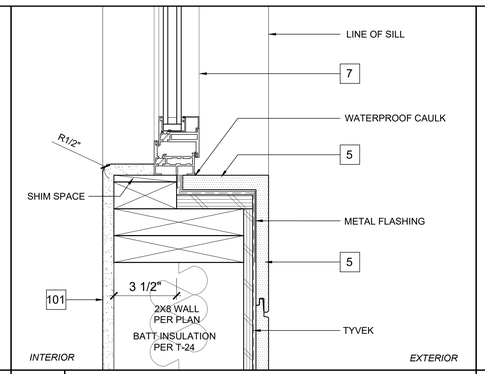

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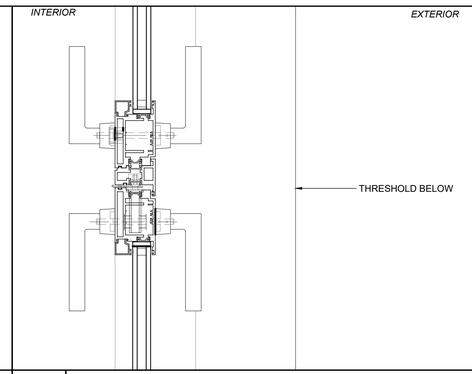
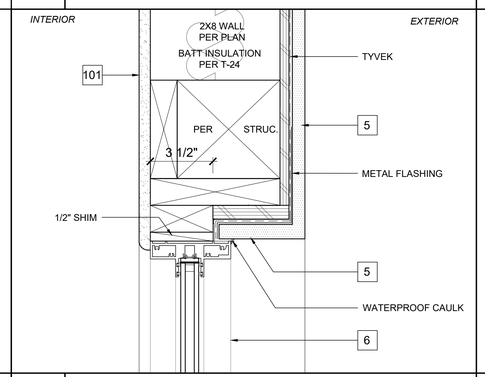


11 DOOR STRIKE SIDE SCALE: 3"=1'-0"



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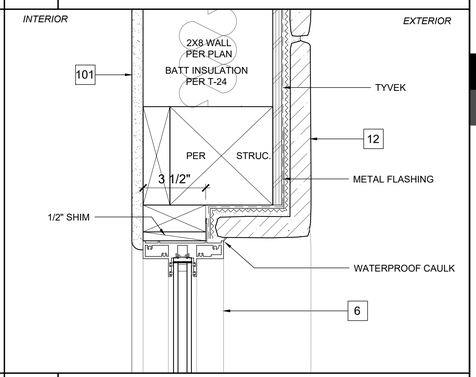

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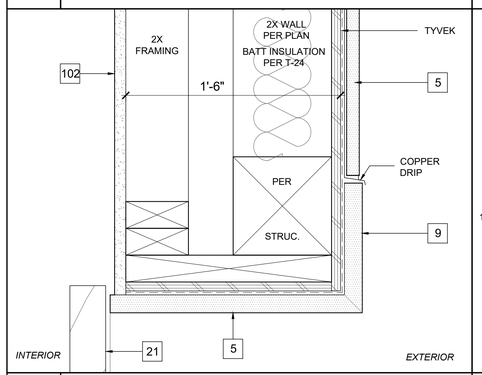
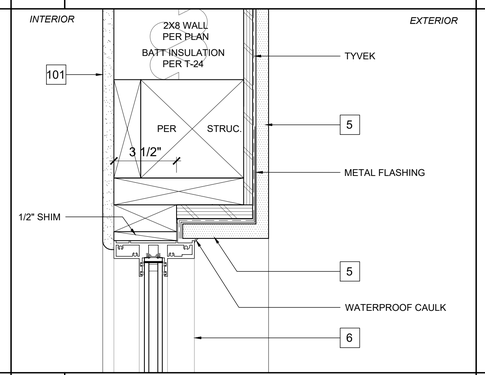
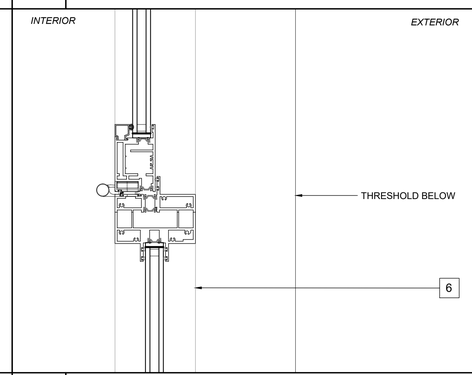


16 DOOR HEAD SCALE: 3"=1'-0"



13 DOOR HEAD SCALE: 3"=1'-0"



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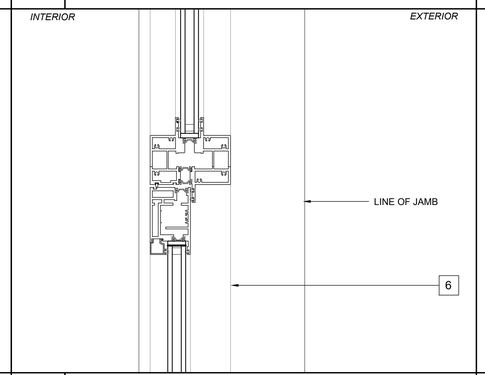
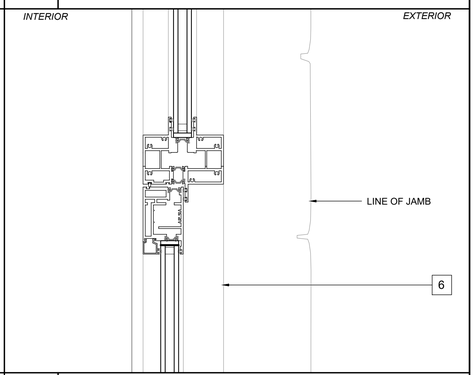


6 DOOR TRANSOM SCALE: 3"=1'-0"



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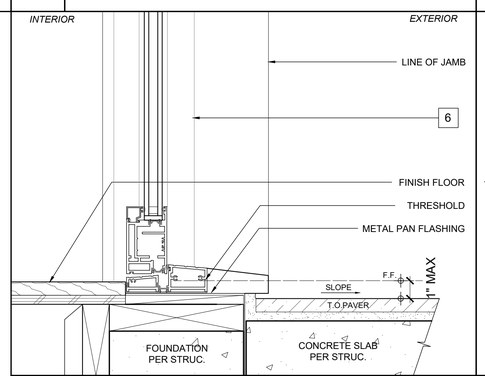
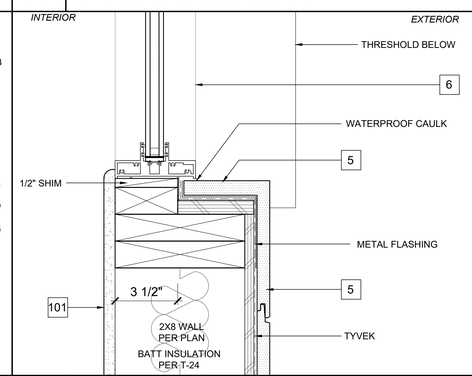


12 DOOR THRESHOLD SCALE: 3"=1'-0"



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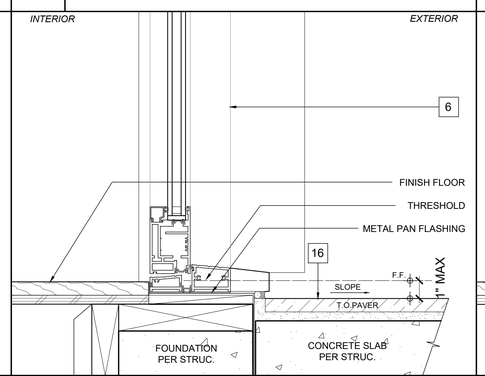

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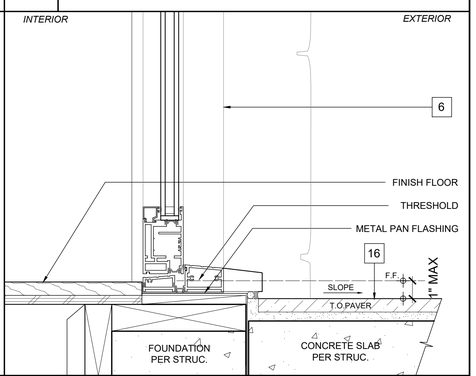

1 DOOR THRESHOLD SCALE: 3"=1'-0"

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DOOR DETAILS

LICENSED ARCHITECT
THOMAS MEANEY
No. C14606
Renew 8/31/27
STATE OF CALIFORNIA

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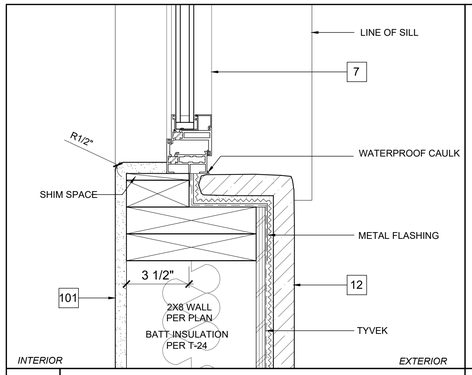
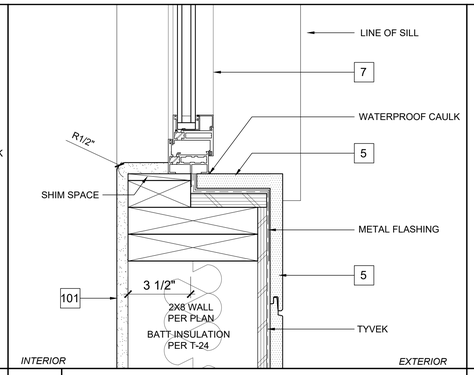


16 WINDOW JAMB SCALE: 3"=1'-0"



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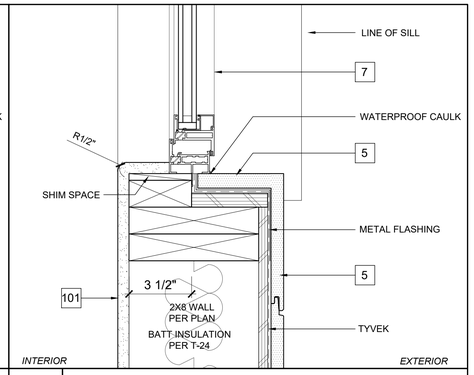

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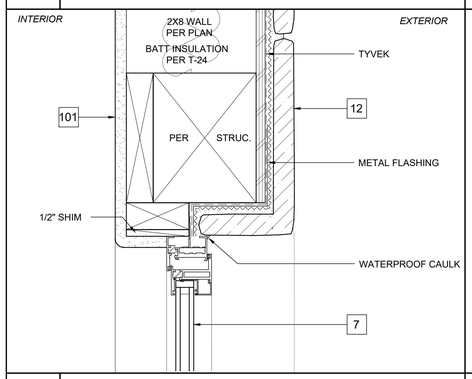
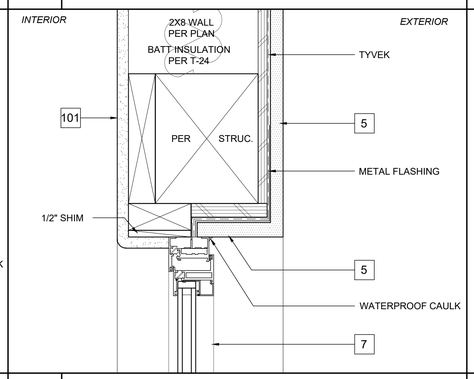


15 WINDOW HEAD SCALE: 3"=1'-0"



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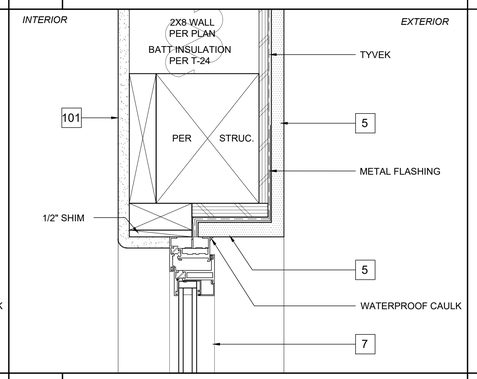

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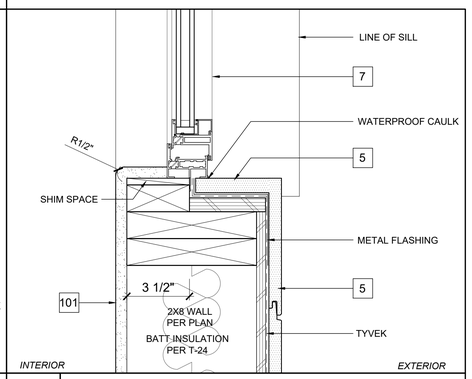

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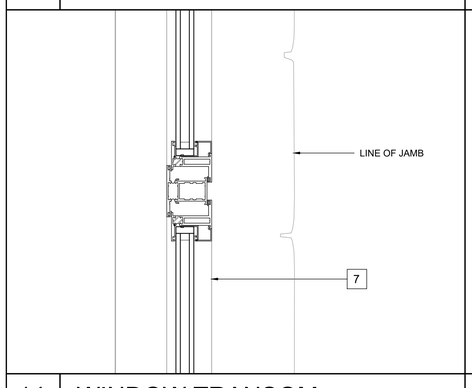
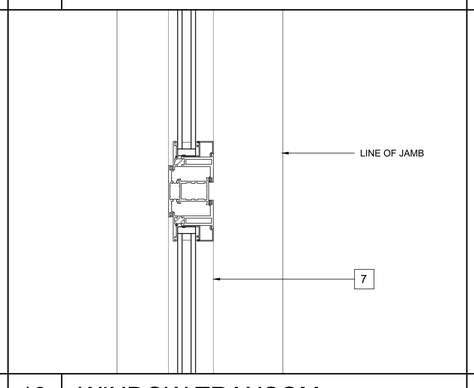


14 WINDOW TRANSOM SCALE: 3"=1'-0"



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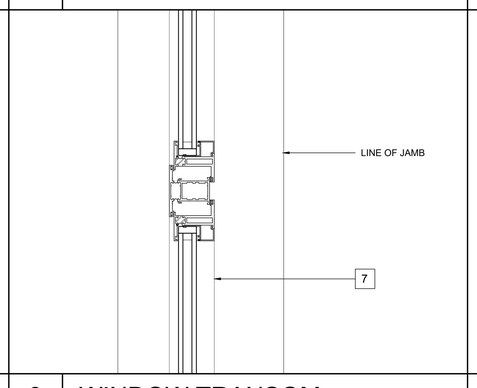

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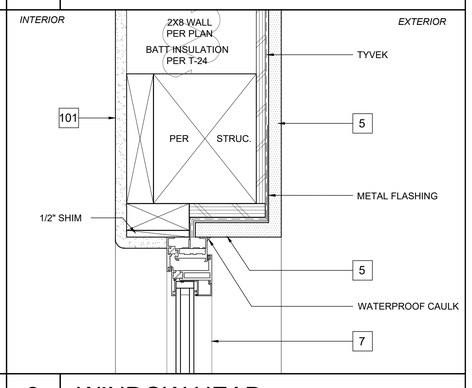

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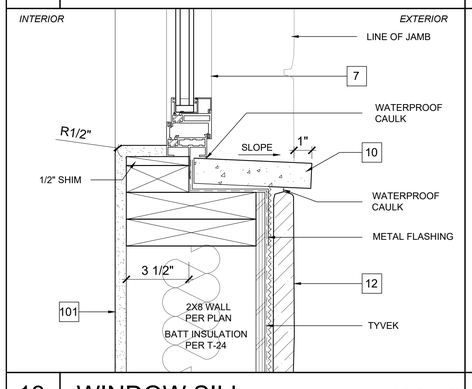

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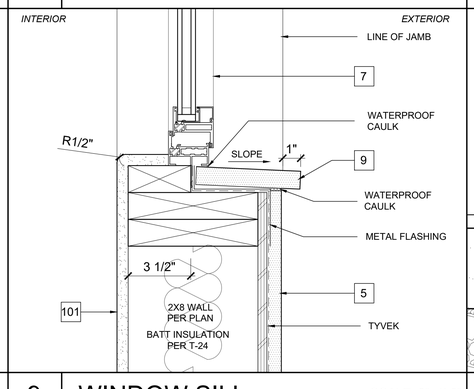

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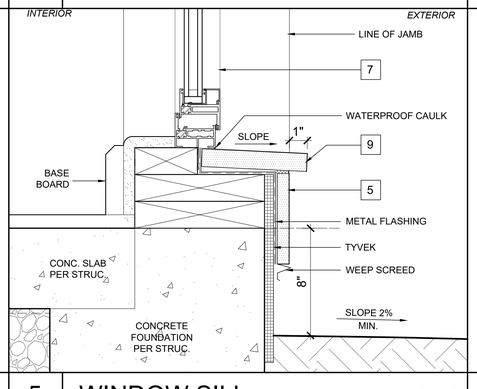

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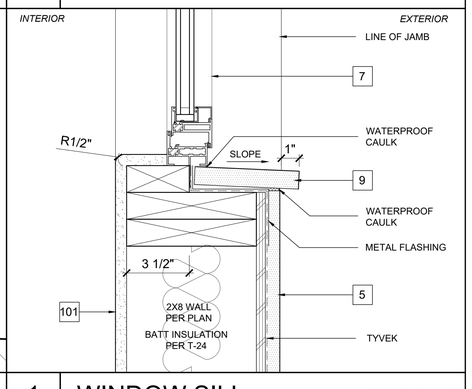

1 WINDOW SILL SCALE: 3"=1'-0"

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WINDOW DETAILS

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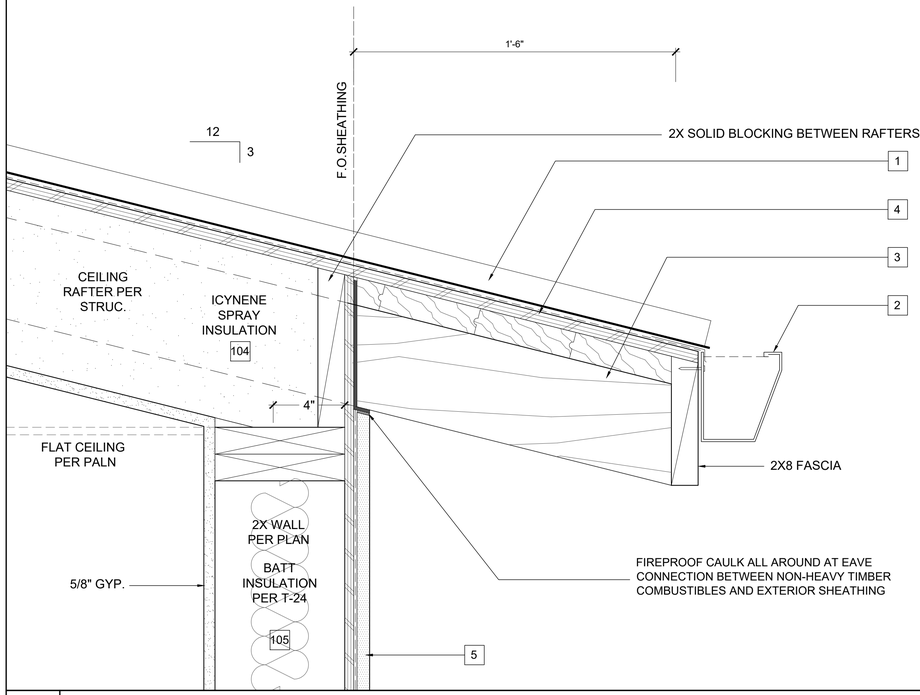
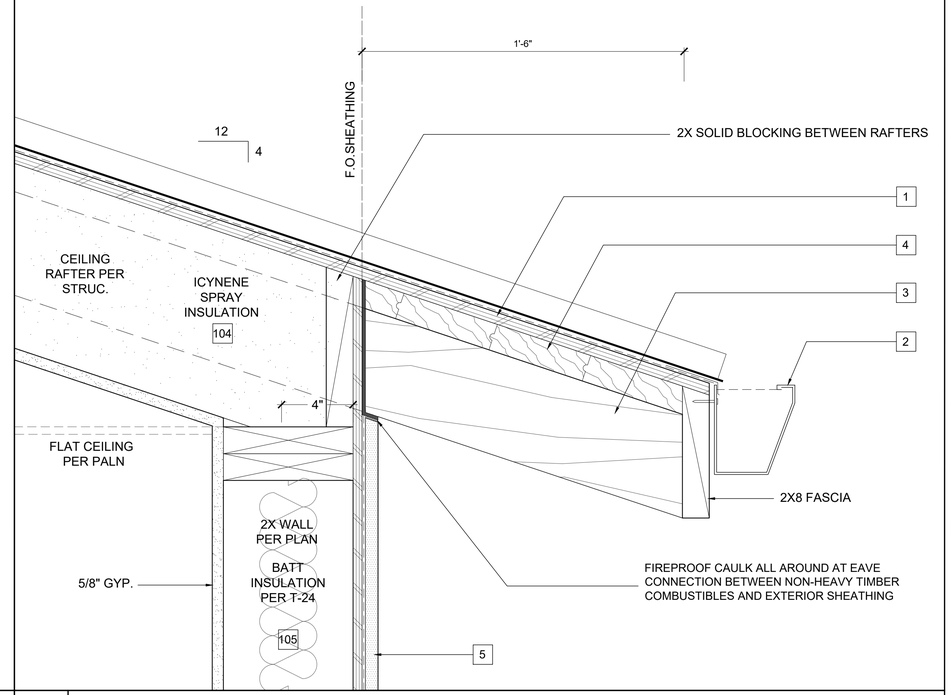
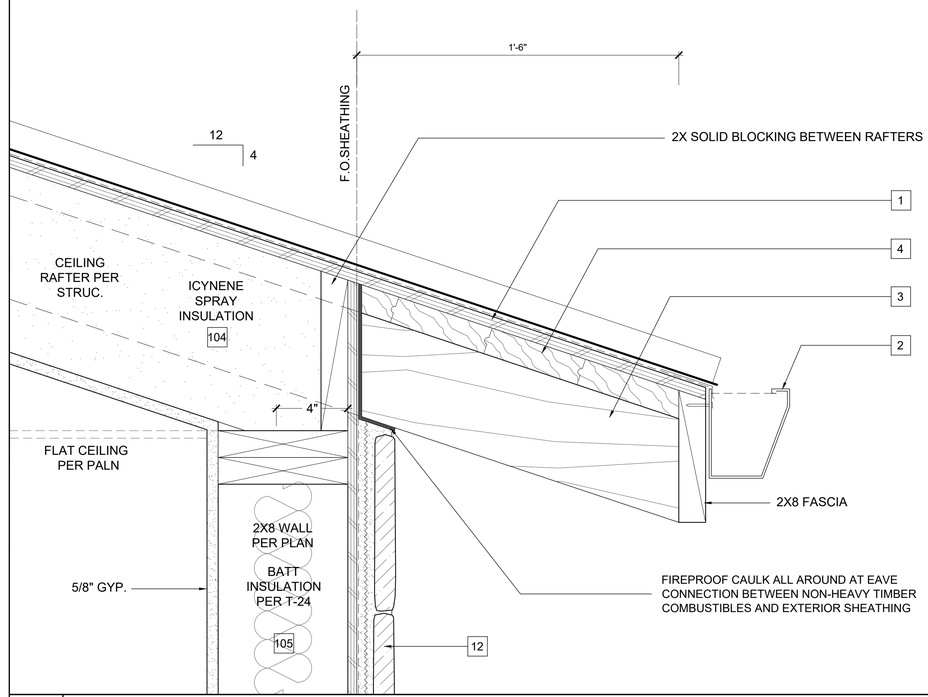


3 EAVE DETAIL / 3:12 SLOPE / HARDY BRD. SIDING SCALE: 3"=1'-0"



2 EAVE DETAIL / 4:12 SLOPE / HARDY BRD. SIDING SCALE: 3"=1'-0"



1 EAVE DETAIL / 4:12 SLOPE / STONE VENEER SCALE: 3"=1'-0"

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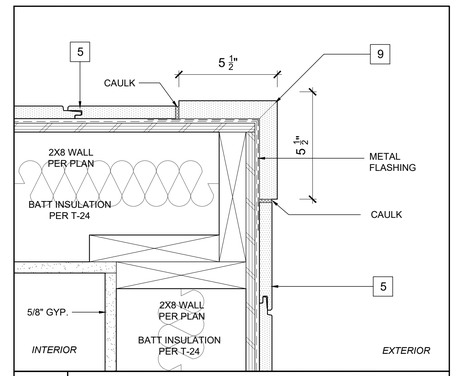
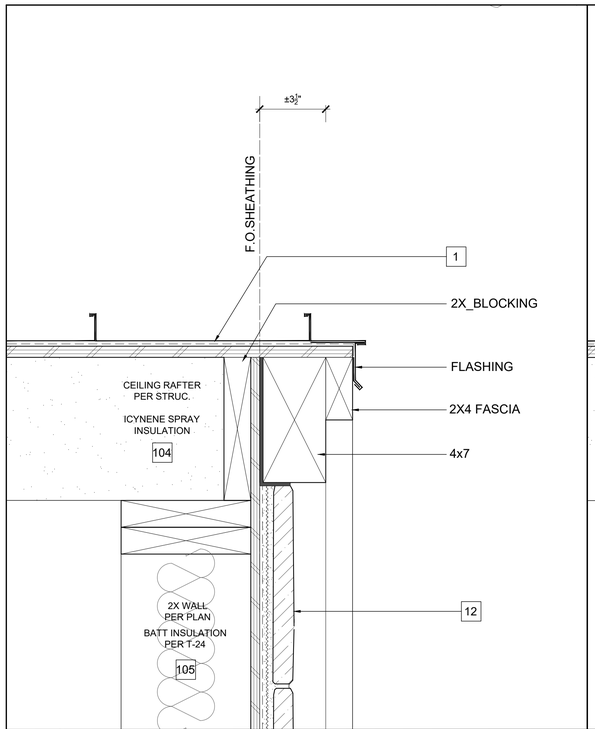
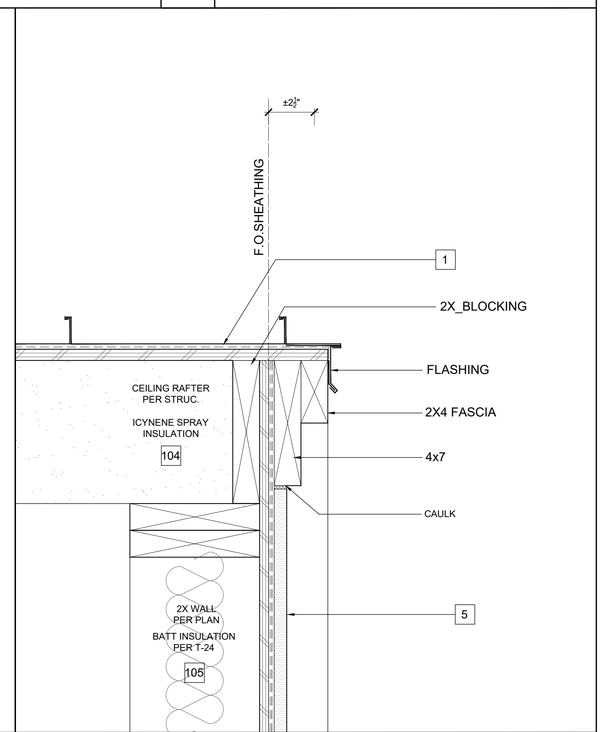


3 CORNER DETAIL SCALE: 3"=1'-0"



2 RAKE DETAIL / STONE VNR. SCALE: 3"=1'-0"



1 RAKE DETAIL SCALE: 3"=1'-0"

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
1		00.00.20

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33 PRONGHORNE RUN
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CARMEL, CA 93940

RAKE & CORNER DETAILS

LICENSED ARCHITECT
THOMAS MEANEY
No. C14606
Renew 8/31/27
STATE OF CALIFORNIA

Date	FEBRUARY 16 2026
Scale	3" = 1'-0"
Drawn	TALLON
Job #	USE IF ISSUED
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A9.5

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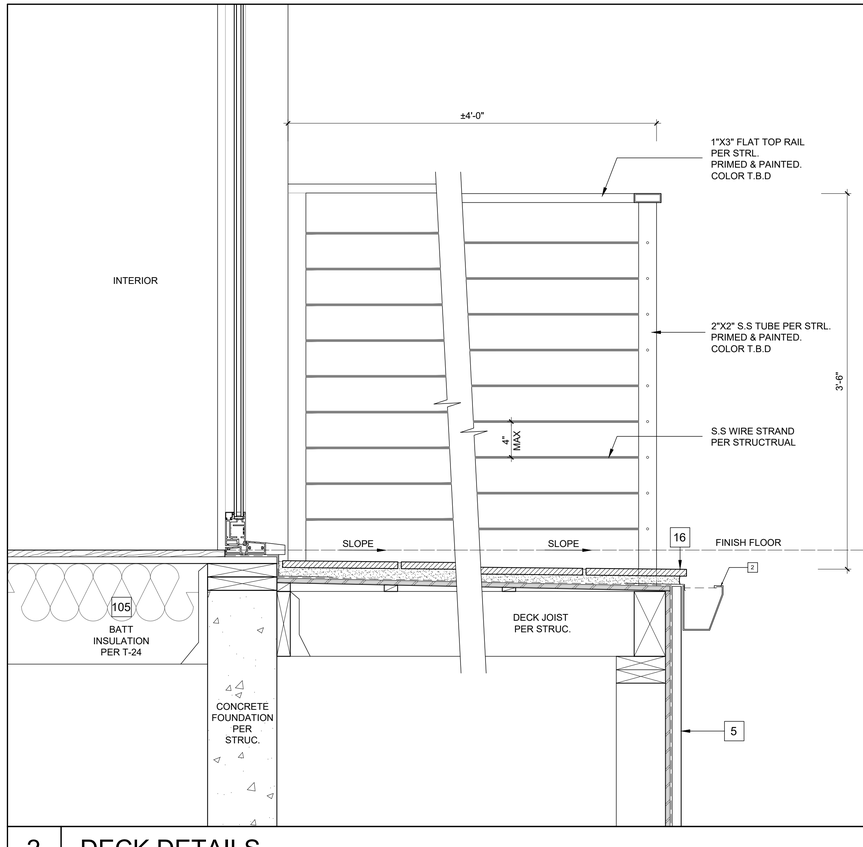

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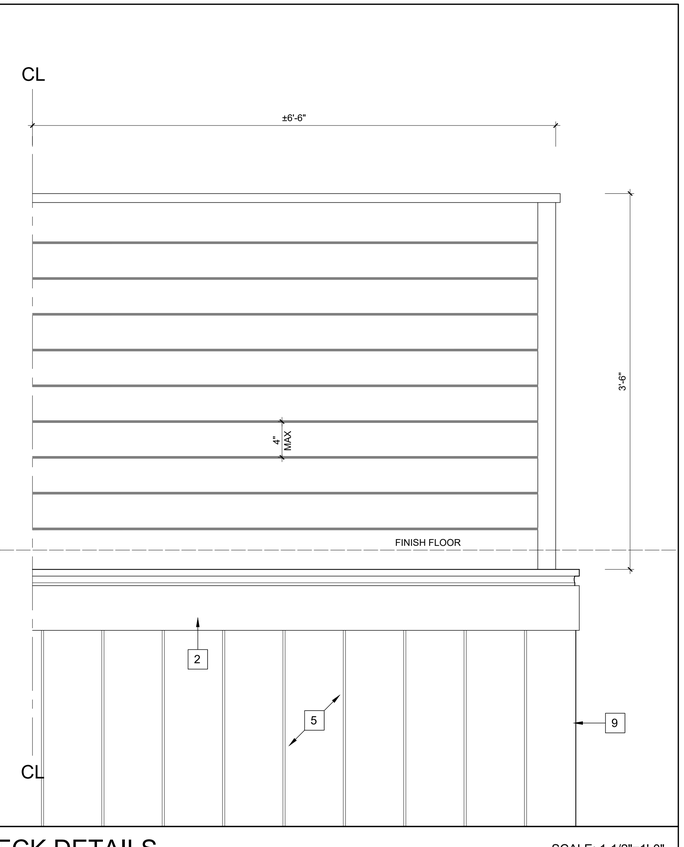

1 DECK DETAILS SCALE: 1-1/2"=1'-0"

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DECK
DETAILS

LICENSED ARCHITECT
THOMAS MEANEY
No. C14606
Renew 8/31/27
STATE OF CALIFORNIA

Date FEBRUARY 16 2026
Scale 1-1/2" = 1'-0"
Drawn TALLON
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A9.6

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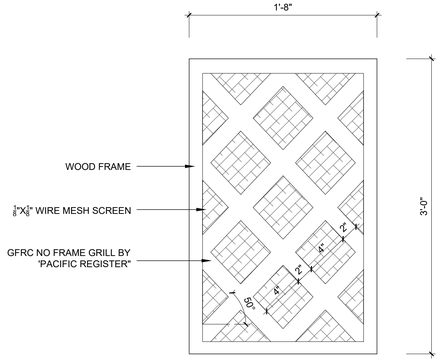

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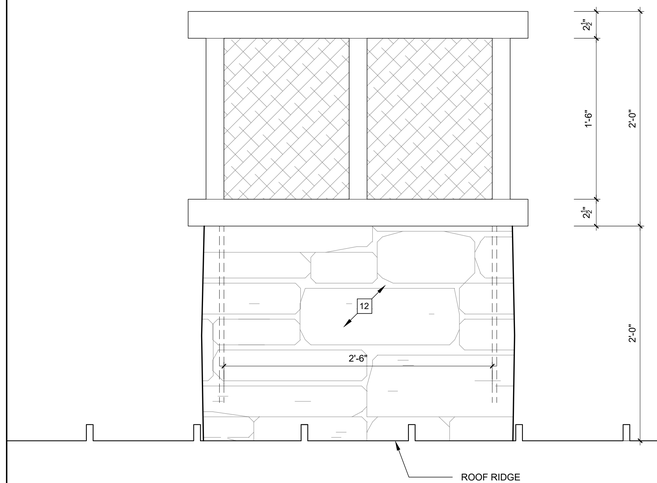
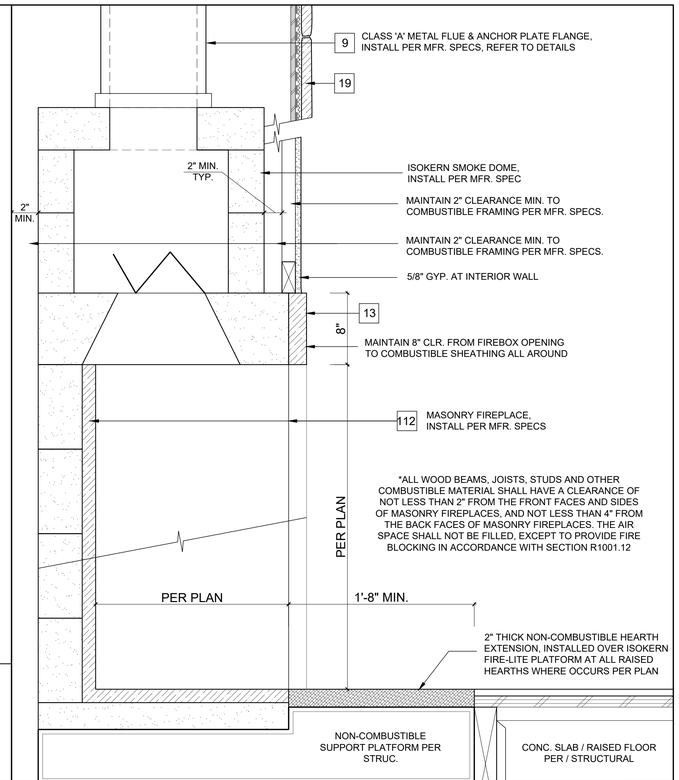


2 CHIMNEY CAP SCALE: 1½"=1'-0"



1 INTERIOR FIRE PLACE SCALE: 1-1/2"=1'-0"

REVISION SCHEDULE

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FIRE BOX & CHIMNEY CAP DETAILS

LICENSED ARCHITECT
THOMAS MEANEY
No. C14606
Renew 8/31/27
STATE OF CALIFORNIA

Date	FEBRUARY 16 2026
Scale	1-1/2" = 1'-0"
Drawn	TALLON
Job #	USE IF ISSUED
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A9.7

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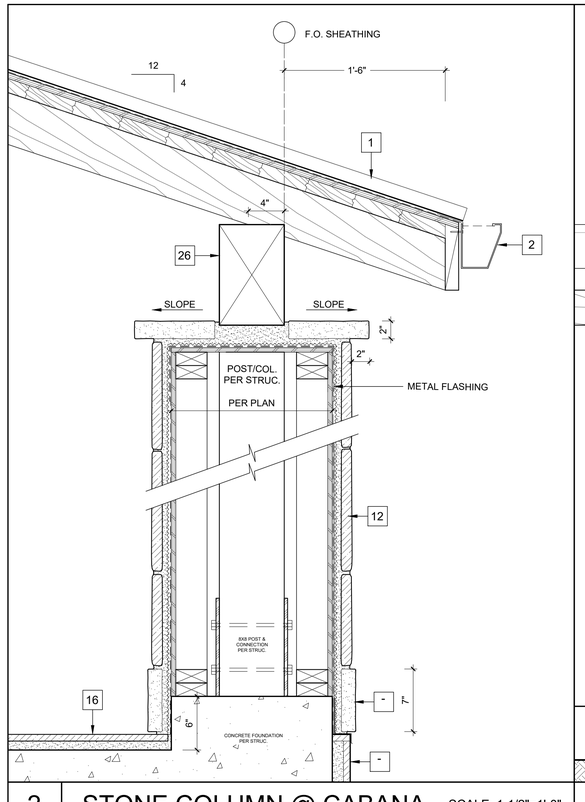
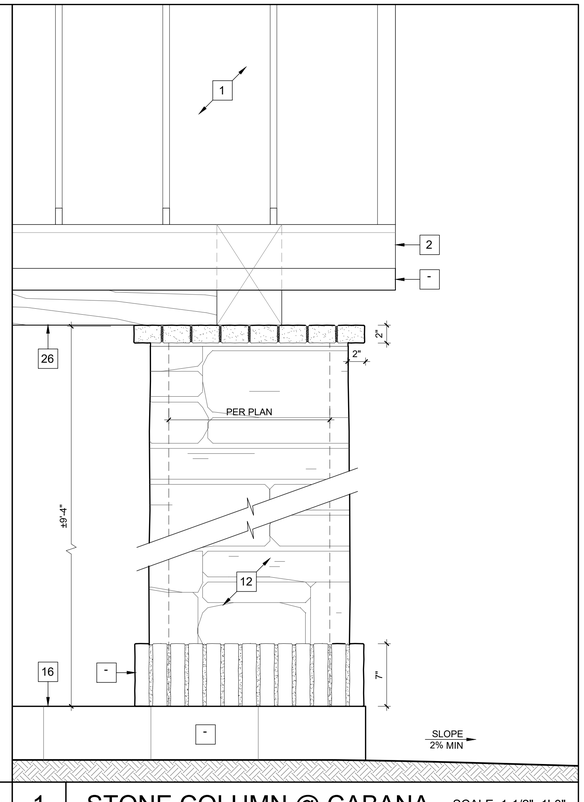


2 STONE COLUMN @ CABANA SCALE: 1-1/2"=1'-0"



1 STONE COLUMN @ CABANA SCALE: 1-1/2"=1'-0"

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
1		00.00.20

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STONE COLUMN DETAILS

LICENSED ARCHITECT
THOMAS MEANEY
No. C14606
Renew 8/31/27
STATE OF CALIFORNIA

Date	FEBRUARY 16 2026
Scale	1-1/2" = 1'-0"
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A9.8

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 1 (July 2024 Supplement)

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

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

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

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

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

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

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

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

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.
Exceptions:
1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable.
2. [HCD] For purposes of *CALGreen*, live/work units, complying with Section 419 of the *California Building Code*, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.

DIVISION 4.1 PLANNING AND DESIGN

ABBREVIATION DEFINITIONS:

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

CHAPTER 4
RESIDENTIAL MANDATORY MEASURES

SECTION 4.102 DEFINITIONS

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

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

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

4.106 SITE DEVELOPMENT

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

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

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

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

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

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

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

Exception: Additions and alterations not altering the drainage path.

4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Section 4.106.4.1 or 4.106.4.2. Electric vehicle supply equipment (EVSE) shall comply with the *California Electrical Code*.

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

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

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

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

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

4.106.4.2.1 Reserved.

4.106.4.2.2 Multifamily dwellings, hotels and motels

1. EV ready parking spaces with receptacles.

a. Hotels and motels. Forty (40) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles.

b. Multifamily parking facilities. Forty (40) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. EV charging receptacles required by this section shall be located in at least one assigned parking space per dwelling unit where assigned parking is provided but need not exceed forty (40) percent of the total number of assigned parking spaces provided on the site.

Exception: Areas of parking facilities served by parking lifts, including but not limited to automated mechanical-access open parking garages as defined in the *California Building Code*; or parking facilities otherwise incapable of supporting electric vehicle charging.

c. Receptacle power source. EV charging receptacles in multifamily parking facilities shall be provided with a dedicated branch circuit connected to the dwelling unit's electrical panel, unless determined as infeasible by the project builder or designer and subject to concurrence of the local enforcing agency.

Exception: Areas of parking facilities served by parking lifts, including but not limited to automated mechanical-access open parking garages as defined in the *California Building Code*; or parking facilities otherwise incapable of supporting electric vehicle charging.

d. Receptacle configurations. 208/240V EV charging receptacles shall comply with one of the following configurations:

1. For 20-ampere receptacles, NEMA 6-20R
2. For 30-ampere receptacles, NEMA 14-30R
3. For 50-ampere receptacles, NEMA 14-50R

2. EV ready parking spaces with EV chargers.

a. Hotels and motels. Ten (10) percent of the total number of parking spaces shall be equipped with Level 2 EV chargers. At least fifty (50) percent of the required EV chargers shall be equipped with J1772 connectors.

b. Multifamily parking facilities. Ten (10) percent of the total number of parking spaces shall be equipped with Level 2 EV chargers. At least fifty (50) percent of the required EV chargers shall be equipped with J1772 connectors. Where common use parking or unassigned parking is provided, EV chargers shall be located in common use or unassigned parking areas and shall be available for use by all residents or guests.

Where low power Level 2 EV charging receptacles or Level 2 EV chargers are installed beyond the minimum required, an automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EV chargers shall have a capacity of not less than 30 amperes.

4.106.4.2.2.1 Electric vehicle charging stations (EVCS).
Electric vehicle charging stations required by Section 4.106.4.2.2, Item 2, with EV chargers installed shall comply with Section 4.106.4.2.2.1.1.

Exception: Electric vehicle charging stations serving public accommodations, public housing, motels and hotels shall not be required to comply with this section. See *California Building Code*, Chapter 11B, for applicable requirements.

4.106.4.2.2.1.1 Electric vehicle charging stations (EVCS) spaces with EV chargers installed; dimensions and location.

EVCS spaces shall be designed to comply with the following:

1. The minimum length of each EVCS space shall be 18 feet (5486 mm).
2. The minimum width of each EVCS space shall be 9 feet (2743 mm).
3. One in every 25 EVCS 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 EVCS space is 12 feet (3658 mm). Surface slope for this EVCS space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction. These EVCS spaces shall also comply with at least one of the following:

   a. The EVCS space shall be located adjacent to an accessible parking space meeting the requirements of the *California Building Code*, Chapter 11A, to allow use of the EV charger from the accessible parking space.
   b. The EVCS space shall be located on an accessible route, as defined in the *California Building Code*, Chapter 2, to the building.
   Exception: Electric vehicle charging stations designed and constructed in compliance with the *California Building Code*, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1.

4.106.4.2.2.1.2 Accessible electric vehicle charging station spaces.
In addition to the requirements in Section 4.106.4.2.2.1.1, all EV chargers, where installed, shall comply with the accessibility provisions for EV chargers in the *California Building Code*, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with *California Building Code*, Chapter 11A, Section 1109A.

4.106.4.2.3 Reserved.

4.106.4.2.4 Reserved.

4.106.4.2.5 Electric vehicle ready space signage.
Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multi-family buildings.
Where new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be EV capable spaces to support future Level 2 electric vehicle supply equipment. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE."

Notes:

1.Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.

2.There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

DIVISION 4.2 ENERGY EFFICIENCY

4.201 GENERAL

4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

4.303 INDOOR WATER USE

4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.4.4.

Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.

4.303.1.3 Showerheads.

4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time.

Note: A hand-held shower shall be considered a showerhead.

4.303.1.4 Faucets.

4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.

4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.

4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.

4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

4.303.1.4.5 Pre-rinse spray valves.
When installed, shall meet the requirements in the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations), Sections 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (d)(7) and shall be equipped with an integral automatic shutoff.

FOR REFERENCE ONLY: The following table and code section have been reprinted from the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations),Section 1605.1 (h)(4) and Section 1605.3 (h)(4)(A).

TABLE H-2

STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALVES MANUFACTURED ON OR AFTER JANUARY 28, 2019

PRODUCT CLASS [spray force in ounce force (ozf)]	MAXIMUM FLOW RATE (gpm)
Product Class 1 (≤ 5.0 ozf)	1.00
Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf)	1.20
Product Class 3 (> 8.0 ozf)	1.28

Title 20 Section 1605.3 (h)(4)(A): Commercial prerinse spray valves manufactured on or after January 1, 2006, shall have a minimum spray force of not less than 4.0 ounces-force (ozf)[113 grams-force(gf)]

4.303.2 Submeters for multifamily buildings and dwelling units in mixed-used residential/commercial buildings.
Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the *California Plumbing Code*.

4.303.3 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code*.

NOTE:
THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.

TABLE - MAXIMUM FIXTURE WATER USE

FIXTURE TYPE	FLOW RATE
SHOWER HEADS (RESIDENTIAL)	1.8 GMP @ 80 PSI
LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI
LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
METERING FAUCETS	0.2 GAL/CYCLE
WATER CLOSET	1.28 GAL/FLUSH
URINALS	0.125 GAL/FLUSH

4.304 OUTDOOR WATER USE

4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

NOTES:

1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the *California Code Regulations,* Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are available at: https://www.water.ca.gov/

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE

4.406.1 RODENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.

Exceptions:

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.

4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.
2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream).
3. Identify diversion facilities where the construction and demolition waste material collected will be taken.
4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.
5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.

Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.

4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR). Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4..

Notes:

1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section.
2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

4.410 BUILDING MAINTENANCE AND OPERATION

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

1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
2. Operation and maintenance instructions for the following:
   a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment.
   b. Roof and yard drainage, including gutters and downspouts.
   c. Space conditioning systems, including condensers and air filters.
   d. Landscape irrigation systems.
   e. Water reuse systems.
3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
4. Public transportation and/or carpool options available in the area.
5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.
6. Information about water-conserving landscape and irrigation design and controllers which conserve water.
7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
9. Information about state solar energy and incentive programs available.
10. A copy of all special inspections verifications required by the enforcing agency or this code.
11. Information from the Department of Forestry and Fire Protection on maintenance of defensible space around residential structures.
12. Information and/or drawings identifying the location of grab bar reinforcements.

4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waster, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of this section.

DIVISION 4.5 ENVIRONMENTAL QUALITY

SECTION 4.501 GENERAL

4.501.1 Scope
The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.

SECTION 4.502 DEFINITIONS

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

AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section 93120.1.

DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

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REVISION SCHEDULE

NO.	DESCRIPTION	DATE
1		00.00.20

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LAWRENCE RESIDENCE
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GREEN BUILDING STANDARDS

LICENSED ARCHITECT THOMAS MEANEY No. C14606 Renew 8/31/27 STATE OF CALIFORNIA

Date FEBRUARY 16 2026
Scale
Drawn TALLON
Job # USE IF ISSUED
Sheet

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2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 2 (July 2024 Supplement)

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

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O^3/g ROC).
Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.

MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).
Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).

REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).

4.503 FIREPLACES
4.503.1 GENERAL. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.

4.504 POLLUTANT CONTROL
4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.

4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section.

4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and tricloroethylene), except for aerosol products, as specified in Subsection 2 below.
2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with section 94507.

4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.

4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of *California Code of Regulations*, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.

4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

1. Manufacturer's product specification.
2. Field verification of on-site product containers.

TABLE 4.504.1 - ADHESIVE VOC LIMIT[1,2]
(Less Water and Less Exempt Compounds in Grams per Liter)

ARCHITECTURAL APPLICATIONS	VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVE	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.

2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

TABLE 4.504.2 - SEALANT VOC LIMIT
(Less Water and Less Exempt Compounds in Grams per Liter)

SEALANTS	VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NON-POROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[2,3]
GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

COATING CATEGORY	VOC LIMIT
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS[1]	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

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

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

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

TABLE 4.504.5 - FORMALDEHYDE LIMITS[1]
MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD[2]	0.13

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

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

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)
4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

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

4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

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

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

4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed , at least 80% of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

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

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

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

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

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

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

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

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

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

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

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

4.506 INDOOR AIR QUALITY AND EXHAUST
4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following:

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

Notes:

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

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

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

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

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS
702 QUALIFICATIONS
702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

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

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

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

Notes:

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

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

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

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

REVISION SCHEDULE

NO.	DESCRIPTION	DATE
1		00.00.20

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GREEN BUILDING STANDARDS

LICENSED ARCHITECT THOMAS MEANEY No. C14606 Renew 8/31/27 STATE OF CALIFORNIA

Date	FEBRUARY 16 2026
Scale	
Drawn	TALLON
Job #	USE IF ISSUED
Sheet	

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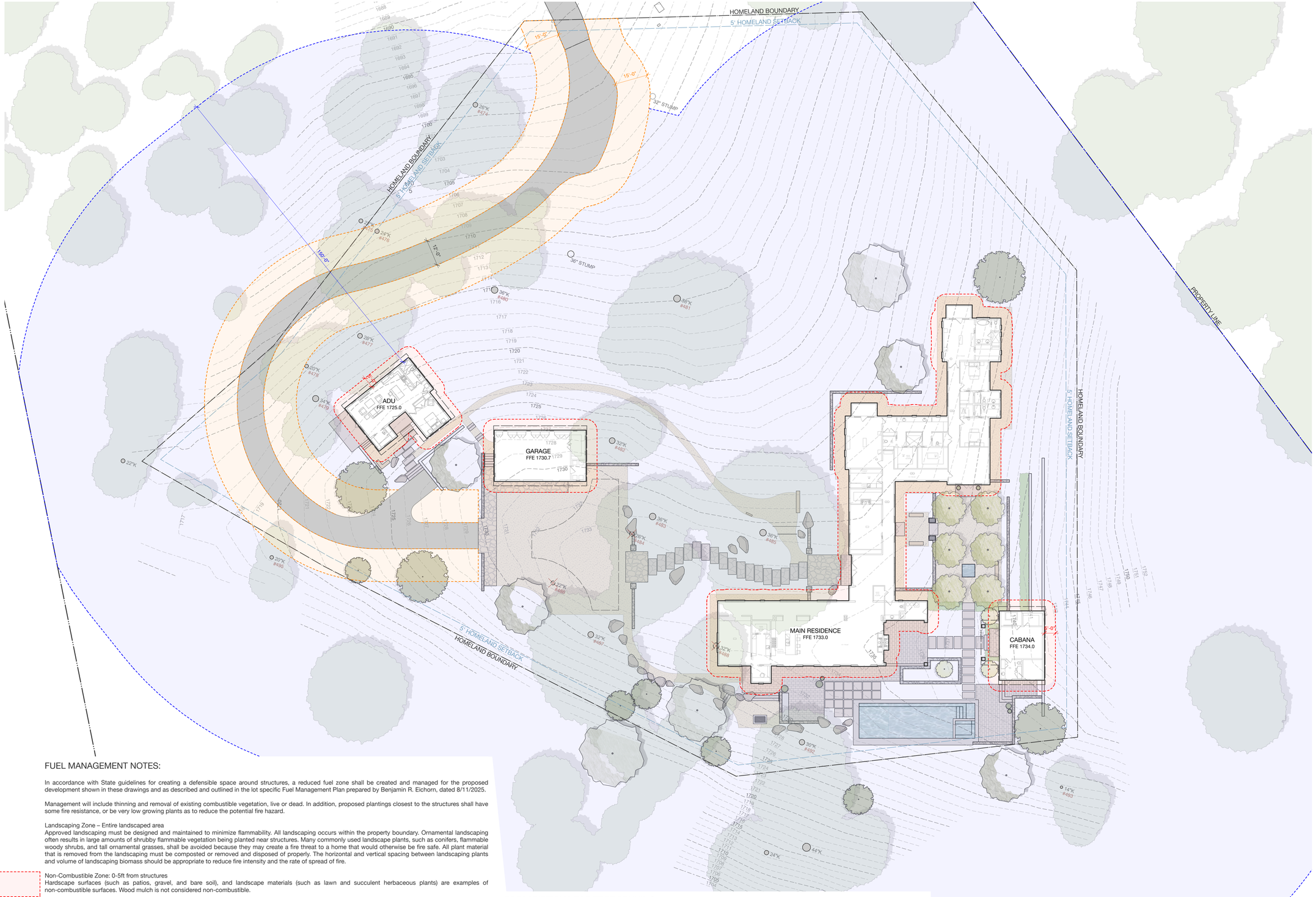

FUEL MANAGEMENT NOTES:

In accordance with State guidelines for creating a defensible space around structures, a reduced fuel zone shall be created and managed for the proposed development shown in these drawings and as described and outlined in the lot specific Fuel Management Plan prepared by Benjamin R. Eichorn, dated 8/11/2025.

Management will include thinning and removal of existing combustible vegetation, live or dead. In addition, proposed plantings closest to the structures shall have some fire resistance, or be very low growing plants as to reduce the potential fire hazard.

Landscaping Zone – Entire landscaped area
Approved landscaping must be designed and maintained to minimize flammability. All landscaping occurs within the property boundary. Ornamental landscaping often results in large amounts of shrubby flammable vegetation being planted near structures. Many commonly used landscape plants, such as conifers, flammable woody shrubs, and tall ornamental grasses, shall be avoided because they may create a fire threat to a home that would otherwise be fire safe. All plant material that is removed from the landscaping must be composted or removed and disposed of properly. The horizontal and vertical spacing between landscaping plants and volume of landscaping biomass should be appropriate to reduce fire intensity and the rate of spread of fire.

Non-Combustible Zone: 0-5ft from structures
Hardscape surfaces (such as patios, gravel, and bare soil), and landscape materials (such as lawn and succulent herbaceous plants) are examples of non-combustible surfaces. Wood mulch is not considered non-combustible.

Oak Savanna Zone: 5-150 ft from structures
Mowing grass under and around trees reduces fire intensity and rate of spread of fire to an acceptable level, and diminishes the possibility fire can climb into tree canopy. Pruning the small lower tree branches, will reduce the possibility fire can spread into the tree crowns. Woody weed species such as French Broom, Poison Hemlock and Thistles must be completely removed annually. All grass growing under trees, out to 6 feet beyond the drip lines of trees, should be mowed in early summer to a height of four inches. Small diameter lower tree branches must be pruned, and removal of leaf litter depth should be kept to no greater than 4 inches.

Driveway Zone: 0-15ft from limits of driveway
A. Grassland, and understory of all Oak Savanna, and Oak Woodland vegetation should be mowed within 15 feet from the pavement edges, according to the recommendations in the Grassland Zone
B. All Chaparral, Coastal Scrub, and Oak/Shrub Woodland Vegetation should be treated to 15 to 30 feet from the pavement edge, according to their respective recommendations.
C. All tree branches extending over driveway surfaces should be pruned to ensure 15 feet of vertical clearance. Whenever possible, healthy overhanging branches higher then 15 feet should be left in place to shade driveway areas and thereby reduce weed and understory growth.
D. Every residential structure shall have a dedicated fire hydrant and a hammerhead or other safe turnaround for fire equipment access as detailed in the Santa Lucia Preserve Design Guidelines

PRESCRIPTIONS FOR TREE PRUNING:

a. All branches, living or dead, less than 3 inches diameter in width and less than either 8 feet from the ground or three times the height of any understory shrubs whichever is greater, shall be removed.
b. Living branches that are greater than 3 inches in diameter but lower than 8 feet in height can be retained, provided that the area within the drip-line of trees is maintained Oaks with live limbs resting on the ground need not be removed, but all ground debris around and beneath the limbs must be removed to reduce fire risk.
c. Dead limbs less than 8 feet in height shall be removed.
d. In landscaped areas, healthy tree branches less than 3 inches in diameter or 8 inches diameter if split or diseased, should be removed to provide vertical clearance of 3 times the height of the understory plants, or 8 feet above understory plants, whichever is greater.
e. For trees shorter than 24 inches in height, remove lower 1/3 of branches smaller than 3 inches in diameter, or alternatively, treat as a shrub grouping.
f. Once initial pruning is accomplished, tree pruning is likely to be needed infrequently, on an interval of about once every 3 to 5 years.
g. Do not thin or prune the tree canopy, as this will promote more understory shrub growth as well as lower parts of the tree, and will result in increased risk that fire will spread to the tree canopy.

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LAWRENCE RESIDENCE

33 PRONGHORN RUN
CARMEL, CA 93923

APN/ Lot Number
239-091-053 / LOT 128

Phase
PERMITTING

Revisions

No.	Date	Description

Issue
PERMIT SET

Date
06 FEBRUARY 2026

Drawn by
KD

Scale: 1"=20.0'

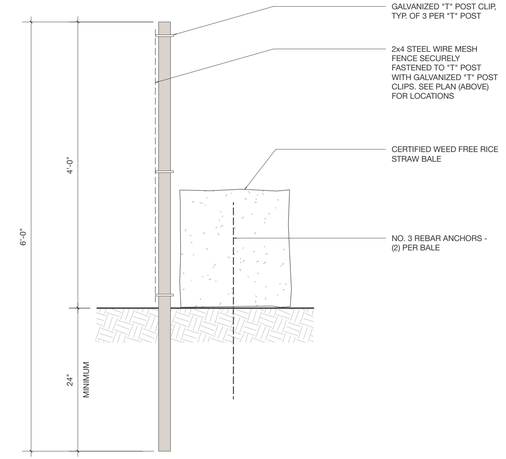
0' 10' 20'

North

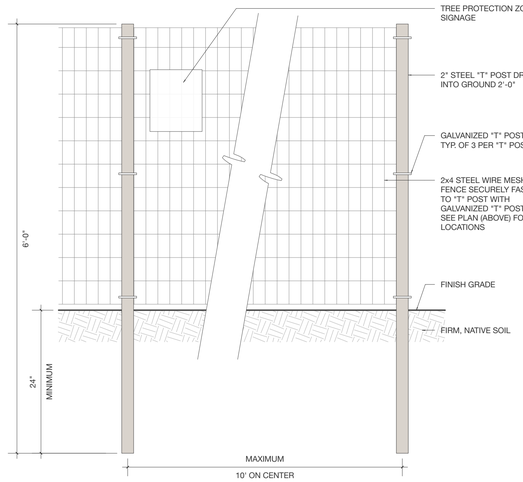
Drawing Title

FUEL MANAGEMENT PLAN

L0.1



2 SECTION DETAIL: TREE PROTECTION FENCE
1" = 1'-0"



1 ELEVATION DETAIL: TREE PROTECTION FENCE
1" = 1'-0"

TREE PROTECTION + REMOVAL LEGEND

- Tree to remain / be protected
- 4' Tree Protection Fence, See Details 1-2
- Tree to be removed, typ. of 3
- Minimum Critical Root Zone

TREE REMOVAL NOTES

1. Refer to the 33 Pronghorn Run Tree Impact Assessment Report, dated 12/17/25, as prepared by Thompson Wildland Management, for all notes and information related to tree removal and protection.
2. All existing trees not shown for removal are to remain and be protected throughout construction.
3. Avoid tree removal and pruning practices during the bird nesting season (February - August), refer to the Tree Impact Assesment Report.
4. Per Monterey County HCD tree removal permit conditions, mitigation trees are required to survive a 5-year monitoring period.

TREE REMOVALS

Tree #	Size	Tree Type	Replacement Quantity
484	25"	Valley Oak	5
486	25"	Valley Oak	5
488	33"	Valley Oak	5

15 Total Replacement Trees

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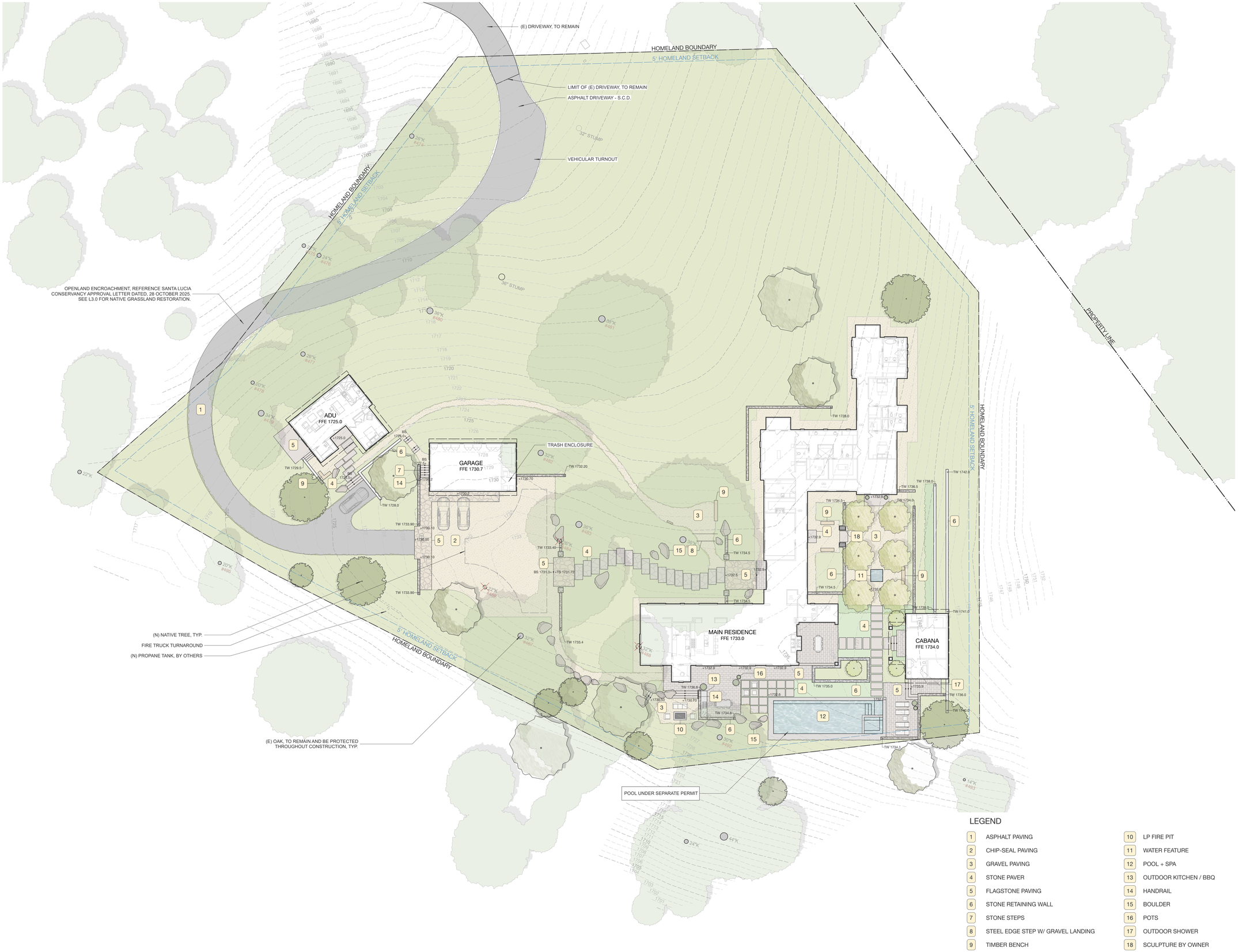
Drawing Title
TREE PROTECTION + REMOVAL PLAN

L0.2



LEGEND

1	ASPHALT PAVING	10	LP FIRE PIT
2	CHIP-SEAL PAVING	11	WATER FEATURE
3	GRAVEL PAVING	12	POOL + SPA
4	STONE PAVER	13	OUTDOOR KITCHEN / BBQ
5	FLAGSTONE PAVING	14	HANDRAIL
6	STONE RETAINING WALL	15	BOULDER
7	STONE STEPS	16	POTS
8	STEEL EDGE STEP W/ GRAVEL LANDING	17	OUTDOOR SHOWER
9	TIMBER BENCH	18	SCULPTURE BY OWNER

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Drawing Title

HOMELAND SITE PLAN

L1.0

LANDSCAPE MATERIALS + FINISHES

NOTES

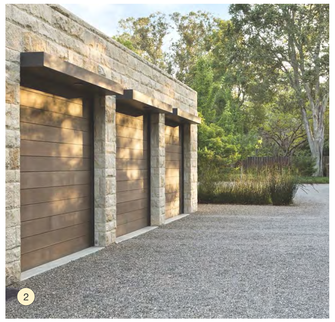
1 ALL ITEMS BELOW CORRESPOND TO NUMBERED ITEMS ON L1.0-HOMELAND SITE PLAN

2 FOR PHOTO REFERENCES, REFER TO THIS SHEET

DESIGNER/CONTRACTOR LEGEND

LA	Landscape Architect: Bliss Landscape Architecture	GC	General Contractor: Maguire Construction
ARCH	Architect: Tom Meaney Architect	LC	Landscape Contractor: TBD
CE	Civil Engineer: C3 Engineering		

	LANDSCAPE ITEM	SPECIFICATION	DESIGNER RESPONSIBLE	CONTRACTOR RESPONSIBLE
1	ASPHALT DRIVEWAY	S.C.D.	CE	GC
2	CHIP-SEAL PAVING	Chip Seal with 3/8" washed 'Sierra Tan' Gravel Seal Coat: RS-1 Asphalt Emulsion Top Coat: SS-1 Asphalt Binder with one layer deep 3/8" gravel chip Sub-base: Compacted class 2 aggregate base per geotech report Edging: 3/16" x 5" cold rolled, unfinished steel edging	LA / CE	GC
3	GRAVEL PAVING	3/8" washed 'Sierra Tan' Gravel top dressing to 3/4" thk on 2" deep 50%, 3/8" crushed rock +50% granite fines mixed w/ stabilizer @ 12lbs per yard Edging: 3/16" x 5" cold rolled steel edge where all gravel edges meet planted areas	LA	LC / GC
4	STONE PAVER	Monolithic/oversized dimensioned natural stone, thickness varies , with 1" mortar setting bed, set on reinforced concrete base per Geotech. Stone type: 'Blue / Brown Multi-Blend', as supplied by SBI Materials, or approved equivalent. Finish: Tapestry Brush Provide anti-fracture membrane supplied by Schluter 500xp or SIM Gap: Planted or gravel filled joints as per plan	LA	LC / GC
5	FLAGSTONE PAVING	2" thk (Pedestrian) natural stone set on mortar bed. Gravel held 1/2" below top of stone paving Stone Type: Medium to Large format flagstone, natural cleft finish, 'Blue/ Brown Multi-blend', as supplied by SBI Materials, or approved equivalent as provided by Orjin Stone or approved equivalent	LA	GC
6	STONE RETAINING WALL	Wall: CIP Concrete Wall, Foundation, and Footing Per SE. Provide waterproofing and drain mat/ pipe at rear of all retaining walls, per SE Stone Type: 'Barnwood Blue Ashlar' veneer, as supplied by Buechel Stone, set with non shrink masonry mortar. Provide type S non shrink mortar and adjustable non corrosive veneer ties and wire mesh as per SE. Review color of joint mortar with LA prior to installation. Rake mortar back from face of wall as determined with the approved mockup. Veneer face sizes shall be a mix of small(20%), medium(30%), and large(50%).	LA / CE	GC
7	STONE STEPS	6" thk stone steps set on reinforced concrete base. Stone: TBD as supplied by TBD Finish: Sawn all sides, thermal finish. Steel Handrail by others	LA	GC
8	STEEL EDGE STEP W/ GRAVEL LANDING	3/8" washed 'Sierra Tan' gravel top dressing to 3/4" thick on 2" deep 50% 3/8" crushed rock + 50% granite fines mixed together w/ stabilizer @ 12 lbs per yard. Install 3/8" washed 'Sierra Tan' surface gravel in two lifts. First lift shall be compacted into 50/50 base prior to stabilizer setting firm. Second lift applied loose to achieve full and even depth of 3/4 thick. Base: 4 class 2 compacted aggregate base Install 1/4" steel edge risers and steel tiebacks. Set steel anachors into concrete peirs.	LA	GC
9	TIMBER BENCH	Bench 1: Monolithic, salvaged old growth Redwood timber bench w/ steel supports	LA	GC
10	LP FIRE PIT	4'-0"x 6'-0" Concrete firepit by Lumacast Model: BLOC Wide 62 w/ electronic ignition Color: TBD w/ LA Media: Rolled lava as supplied by Lumacast Tabletop: Aluminum, as supplied by Lumacast Burner: Warming Trends, brass 210,000 BTU Cover: All weather as supplid by Lumacast Gas: Propane	LA	GC
11	WATER FEATURE	4' x 4' x 14" monolithic carved stone w/ concave top to all (4) edges. Stone: Blue stone w/ infinity edge on all (4) sides, 1" stone cap at center. Base: Stone feature set on concrete base w/ 1" channels for moisture release. Depth: Concave top surface to edges, max depth 4 1/2" Catch basin: Reinforced concrete basin w/ Xypex additive waterproofing, or approved equal. Grate: Fiberglass grate w/ wire mesh (small openings to hold 3/8" gravel), continuous around base of fountain, 2" gravel cover. Pump enclosure: Underground pump enclosure to include filter, pump w/ adjustable flow, and autofill device. Exact location & specifications of water feature equipment to be provided by pool contractor, approved by Landscape Architect.	LA	GC
12	POOL + SPA	16' x 53' Gunite Pool Coping: 2 1/2" thk natural stone to match paving with eased waterside edges Plaster: PebbleTec - TBD Waterline Tile: Heath or approved equivalent - TBD Step Indicator Tile: Step indicator tile to be 2x2 natural clay with matte glaze, color TBD Cover: Automatic safety rated pool cover by Pool Covers inc. or approved equivalent. Color: Designer color TBD Cover track + hidden leading bar: To be recommended by PC and verified by LA Filtration System: 'Bioshield' as manufactured by Pentair or equivalent	LA / PC	PC
13	OUTDOOR KITCHEN / BBQ	CIP Concrete Wall, Foundation, and Footing Per SE. Provide waterproofing and drain mat at rear of all retaining walls. Stone Type: 'Barnwood Blue Ashlar' veneer, as supplied by Buechel Stone, set with non shrink masonry mortar. S non shrink mortar and adjustable non corrosive veneer ties and wire mesh as needed and per SE. Review color of mortar with LA prior to install. Rake mortar back from face of wall per mockup. Countertop: 1 1/4" thk 'TBD stone' w/ 3" miter edge Grill: TBD, To be confirmed with owner. Cover: TBD	LA	LA / GC
14	HANDRAIL	Top Rail: 1 1/4" powder coated 316 stainless steel, Color: TBD. Rail to be set 34-38" Rail to be mounted to stone retaining wall.		
15	BOULDER	Granite boulders as supplied by TBD Allowance: 25 tons total for all boulders	LA	GC
16	POTS	(2) Atelier Vierkant / U 60 - Grey - 23.6" Diameter, 18.9" Height, provide drip irrigation (1) Atelier Vierkant / U 80 - Grey - 30.7" Diameter, 23.6" Height, provide drip irrigation (3) Atelier Vierkant / U 100 -Black - 3934" Diameter, 28.3" Height, provide drip irrigation	LA	GC
17	OUTDOOR SHOWER (BY OTHERS)	See Arch dwgs		
18	STATUE (BY OWNER)	(2) Statues, provided by owner, set on thickened stone wall	LA	GC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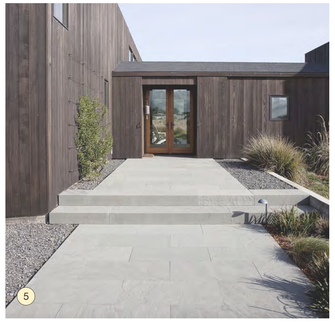
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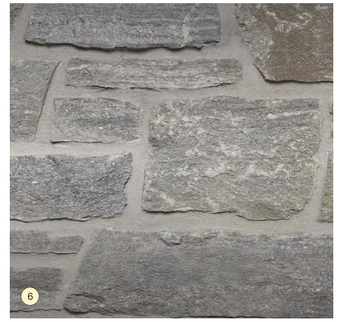
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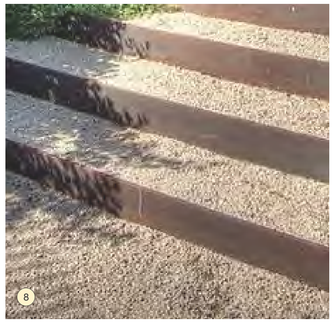
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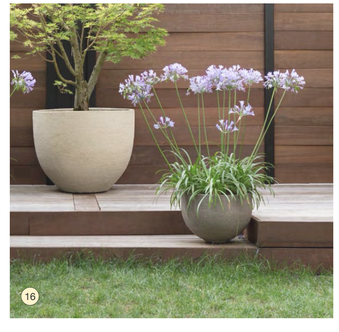
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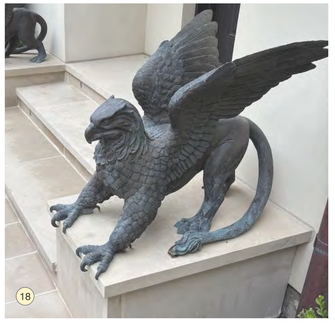
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239-091-053 / LOT 128

Phase
PERMITTING

Revisions
No. Date Description

Issue
PERMIT SET

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Drawn by
KD

Scale: N/A

Drawing Title
MATERIALS + FINISHES

L1.1

(E) DRIVEWAY, TO REMAIN

HOMELAND BOUNDARY

5' HOMELAND SETBACK

LIMIT OF (E) DRIVEWAY, TO REMAIN

32" STUMP

VEHICULAR TURNOUT

36"K #474

HOMELAND BOUNDARY

5' HOMELAND SETBACK

12'-0"

24"K #476

24"K #478

36" STUMP

OPENLAND ENCROACHMENT, REFERENCE SANTA LUCIA CONSERVANCY APPROVAL LETTER DATED 28 OCTOBER 2025. SEE L3.0 FOR NATIVE GRASSLAND RESTORATION.

36"K #480

35"K #451

26"K #477

ASPHALT DRIVEWAY - S.C.D.

22"K #479

1 L2.0 HANDRAIL @ AUTCOURT

34"K #475

ADU
FFE 1725.0

TRASH ENCLOSURE

GARAGE
FFE 1730.7

32"K #482

STL. EDGE

STL. EDGE

36"K #483

36"K #484

36"K #485

12'-0"

20"K #486

22"K #488

STL. EDGE

STL. EDGE

32"K #487

MAIN RESIDENCE
FFE 1733.0

32"K #489

CABANA
FFE 1734.0

STL. EDGE

STL. EDGE

STL. EDGE

STL. EDGE

30"K #490

5' HOMELAND SETBACK

HOMELAND BOUNDARY

HANDRAIL @ FIRE PIT TERRACE 3 L2.0

OUTDOOR KITCHEN 1 L2.1

POOL UNDER SEPARATE PERMIT

14"K #493

24"K

44"K

PROPERTY LINE

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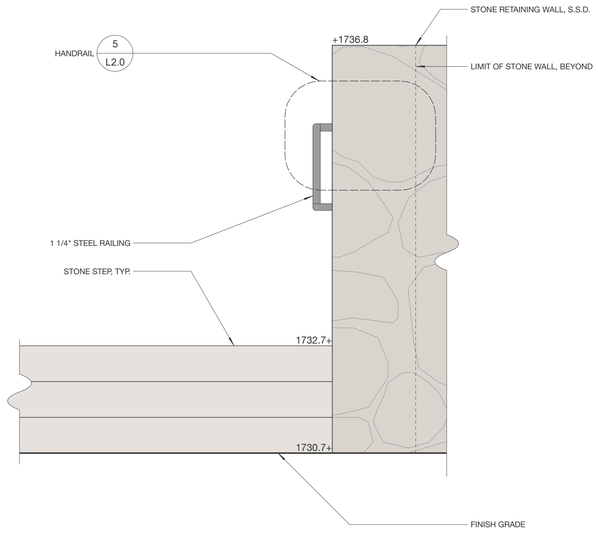
0' 10' 20'

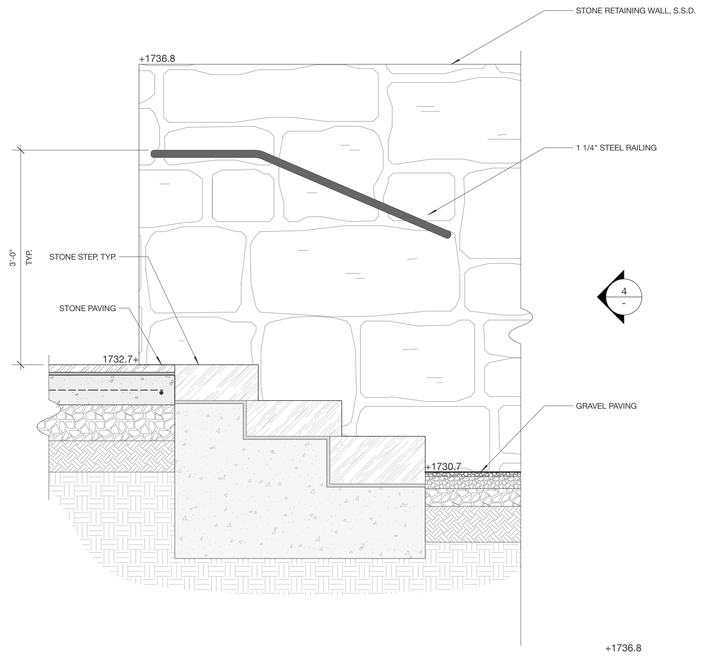
North

Drawing Title
CONSTRUCTION PLAN

L1.2



4 ELEVATION: HANDRAIL @ FIRE PIT TERRACE
1" = 1'-0"



2 ELEVATION: HANDRAIL @ FIRE PIT TERRACE
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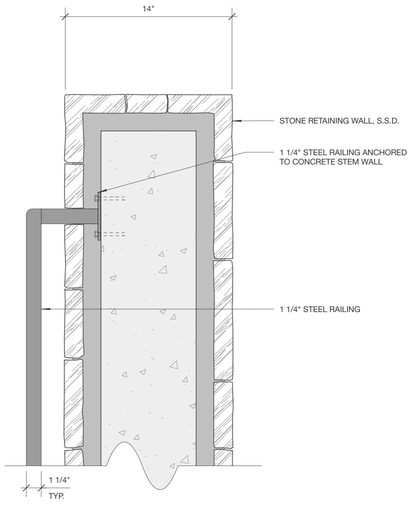
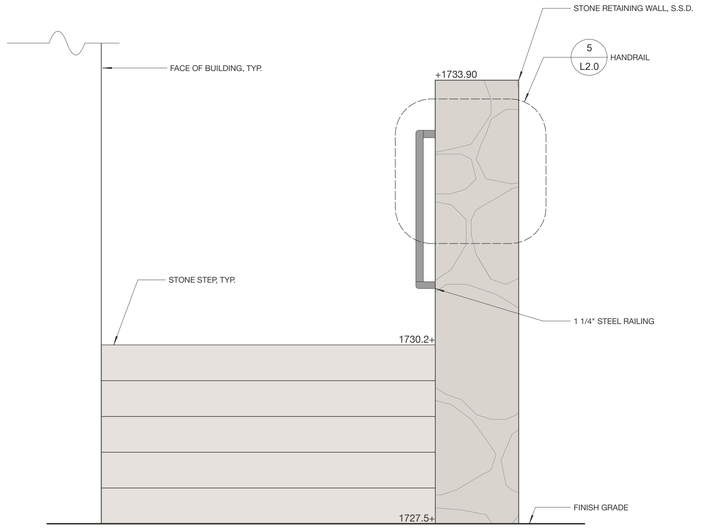
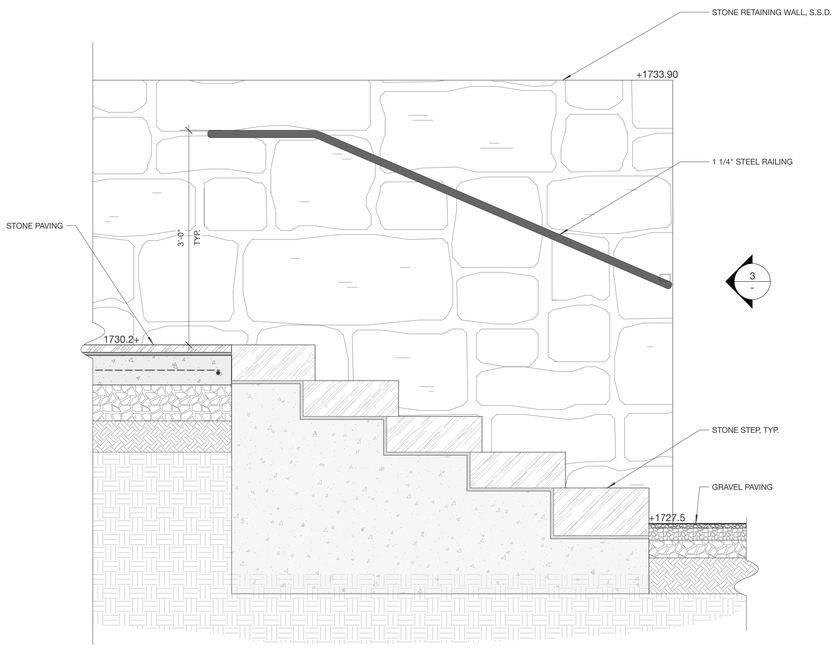


5 SECTION: HANDRAIL
2" = 1'-0"



3 ELEVATION: HANDRAIL @ AUTCOURT
1" = 1'-0"



1 ELEVATION: HANDRAIL @ AUTCOURT
1" = 1'-0"

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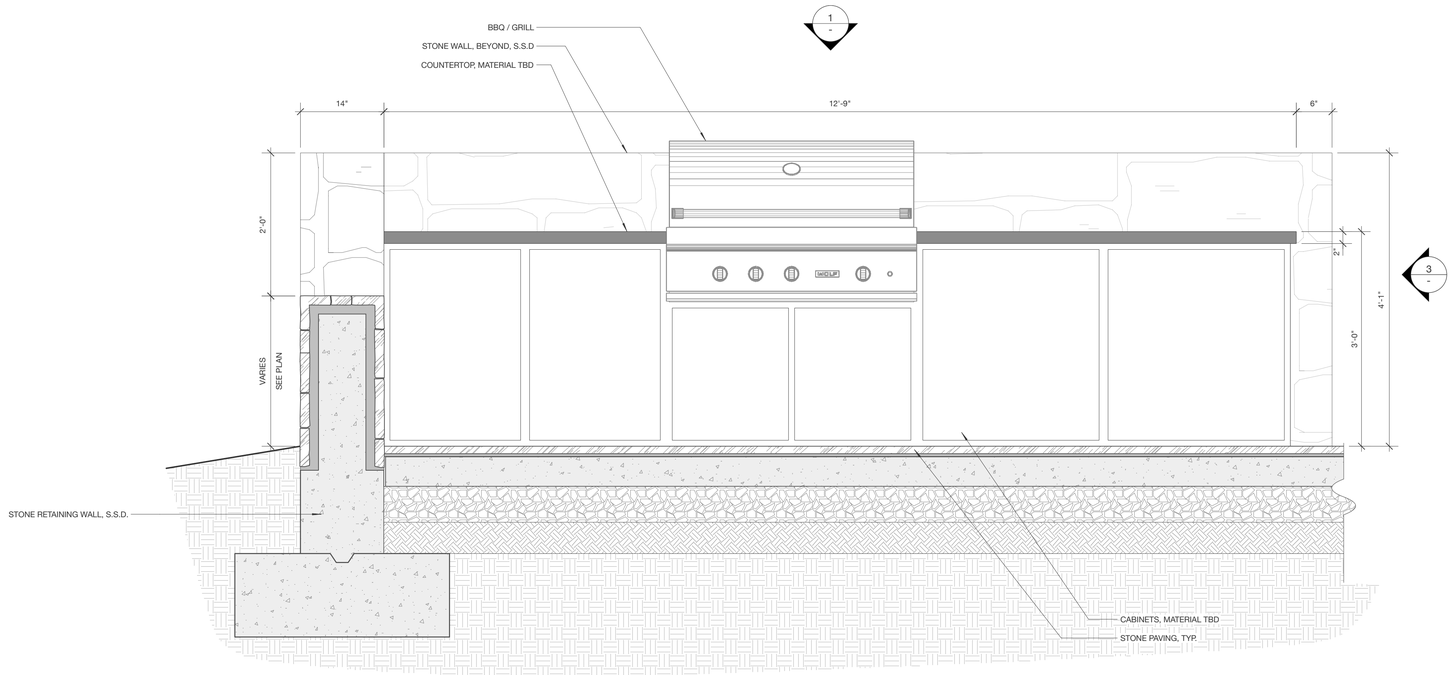
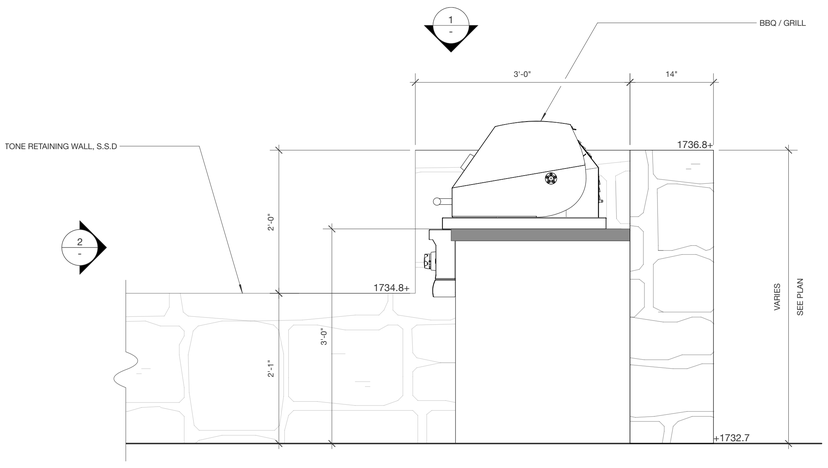
Scale: AS SHOWN

Drawing Title
LANDSCAPE DETAILS

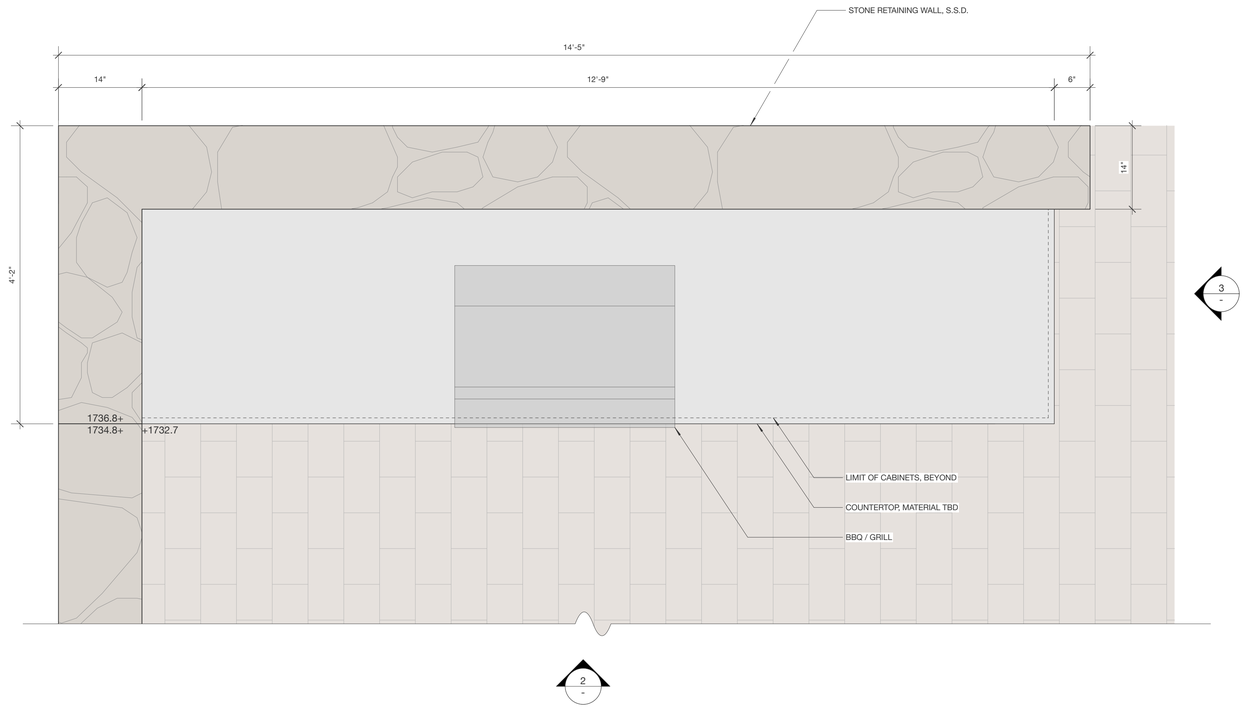
L2.0



3 ELEVATION: OUTDOOR KITCHEN
1" = 1'-0"



1 ELEVATION: OUTDOOR KITCHEN
1" = 1'-0"



1 PLAN: OUTDOOR KITCHEN
1" = 1'-0"

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OUTDOOR KITCHEN

L2.1

HOMELAND BOUNDARY
5' HOMELAND SETBACK
MATCH LINE SEE L3.1
MATCH LINE SEE L3.2
32" STUMP
36" STUMP
26"K #474
24"K #475
24"K #476
36"K #480
38"K #481
26"K #477
20"K #478
34"K #479
ADU
FFE 1725.0
GARAGE
FFE 1730.7
32"K #492
36"K #483
36"K #484
22"K #486
22"K #487
32"K #488
30"K #490
20"K #495
MAIN RESIDENCE
FFE 1733.0
CABANA
FFE 1734.0
14"K #493

LANDSCAPE CERTIFICATION

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BLISS
LANDSCAPE
ARCHITECTURE

24000 Robinson Canyon Road
Carmel CA 93923
831.298.0990
blisslandarch.com

LICENSED LANDSCAPE ARCHITECT
JOSHUA J. BLISS No. 6130
Signature
04/30/27
Expiration
06 FEBRUARY 2026
Date
STATE OF CALIFORNIA

FOR REGULATORY PERMITTING PURPOSES ONLY

LAWRENCE RESIDENCE

33 PRONGHORN RUN
CARMEL, CA 93923

APN/ Lot Number
239-091-053 / LOT 128

Phase
PERMITTING

Revisions
No. Date Description

Issue
PERMIT SET

Date
06 FEBRUARY 2026

Drawn by
KD

Scale: 1/16" = 1'-0"
0' 8' 16'

North

Drawing Title
REFERENCE PLANTING PLAN

L3.0

LANDSCAPE CERTIFICATION

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Drawn by
KD

Scale: 1"=10.0'
0' 5' 10'

North

Drawing Title

PLANTING PLAN - ADU

L3.1

LANDSCAPE CERTIFICATION

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Drawn by
KD

Scale: 1"=10.0'
0' 5' 10'

North

Drawing Title
PLANTING PLAN - MAIN HOUSE

L3.2

PLANTING NOTES

1. All areas of the property shall be treated and managed to eliminate, as reasonably possible, any and all invasive plant materials. Review extent, methods, and scope of work with Landscape Architect prior to construction commencing.

2. Contractor shall be responsible for making themselves familiar with all underground utilities, pipes, and structures. Contractor shall take responsibility for any cost incurred due to damage of said utilities.

3. Contractor shall not willfully proceed with construction as designed when it is obvious that known or unknown obstructions and/or grade differences exist in planting areas. Such conditions shall be immediately brought to the attention of the Landscape Architect.

4. Contractor shall be responsible for all coordination with subcontractors as required to successfully accomplish all planting operations on budget and on schedule.

5. Contractor shall submit random soil samples from the site to a qualified soil testing lab for a horticultural suitability test and amendment recommendations. After amending topsoil to a depth of 8" (and in strict accordance with soil test recommendations), grade all areas smooth with no localized depressions or humps exceeding 1". Insufficient or unsuitable existing soil shall be augmented or replaced with topsoil as approved by the Landscape Architect.

6. All plant material shall be approved by Landscape Architect prior to installation.

7. Plant Quantity Discrepancies: If discrepancies between the plant list and the plant quantities shown on the Drawings occurs (including graphic symbols), the plant list quantities are to be used.

8. Contractor to complete all soil amendment, finish grading, and removal of any and all construction debris from the planting areas before laying out the approved plant material for Landscape Architect's review.

9. Contractor shall lay out all plants in their containers as per the drawings for Landscape Architect's on site review and approval prior to installation. Notify Landscape Architect 72 hours prior to requested review.

10. Contractor shall notify Construction Manager + Landscape Architect 72 hours prior to commencement of work to coordinate project inspection schedules.

11. Any plant substitutions or alternates must be approved by the Landscape Architect prior to plant purchase and delivery to the project or plant staging site.

12. All plants shall be healthy, pest and disease free, free of girdling roots, free of weeds, and well established in the container.

13. Mycorrhizal inoculate organic fertilizer shall be applied during planting as per manufacturer's recommendations. Use "Green Diamond Mykos Start Pro" (4-2-2 organic fertilizer) or approved equal.

14. Trees shall be located a minimum of 4 ft. from walls, overheads, walks, headers, and other trees within the project unless shown or directed by Landscape Architect otherwise.

15. No plant shall be planted in overly dry conditions or during extreme high or low temperatures (Above 95 F or below 35 F)

16. Water all plants by handheld hose with watering wand attachment immediately after planting (no water 'jetting'). No plant should be out of its container for more than twenty minutes before being planted and watered. Contractor shall be responsible for irrigating all new plantings, seeding, and lawns until the entire project has been fully completed and accepted by the Owner.

17. Contractor is responsible to apply sufficient but not excess irrigation to all new plantings to ensure healthy plant establishment.

18. Backfill mix shall consist of 1/3 imported organic compost and 2/3 amended site or topsoil, and in strict accordance with soil test recommendations.

19. Immediately after excavation of plant pits, test drainage of pits by filling with water. Give written notification of conditions permitting the retention of water in pits for more that (3) hours. Contractor shall submit to Owner and Landscape Architect, for approval, a written proposal and cost estimate for the correction of poor drainage conditions before proceeding with plant installation.

20. All newly planted container plants and trees shall receive watering basins (soil saucers) 3 times the size of the root ball upon planting, unless otherwise shown on Drawings.

21. Planting areas shall receive a 3" layer of partially decomposed, hardwood mulch, unless noted otherwise. Verify specification of mulch with Landscape Architect. Submit bagged samples as directed/ requested for Landscape Architect's approval.

22. Mulch shall be kept at a maximum depth of 3" deep near the plant crowns and trunks, and not extend higher than 1/8" onto the crown or trunk of any newly planted plant or tree.

23. All plant material shown on the Planting Plan is subject to the adverse effects of nature including, but not limited to, fire, earthquake, flooding, freeze, drought, erosion, and foraging predators. The Landscape Architect cannot, and does not, guarantee or imply warranty that specified plants will survive these acts of nature. All plants specified satisfy the general climatic conditions set forth by the U.S. Department of Agriculture and the Sunset Western Garden Book.

24. Refer to Soils Report Recommendations to confirm if a post planting fertilizer program is required. Follow fertilizer program, in required, in strict accordance with the recommendations.

25. Plant and tree maintenance (new plants): Begin maintenance immediately after planting. Provide complete maintenance and service as required to promote and maintain healthy growth including, but not limited to, watering, fertilizing, weeding, mowing, trimming, rolling, fallen leaf removal, treating for insects and disease, resetting plants to proper grade and upright position, and other operations and maintenance work. Throughout the maintenance period, restore planting saucers and mulch, and keep mulch beds weed free. Tighten and adjust guy wires, stakes, and deadman to keep trees in vertical position. Restore and replace damaged trunk wrappings. Maintenance period shall be a minimum of 90 days from date of final acceptance.

26. Warranty: Provide written warranty agreeing to remove and replace work that exhibits defects in materials or workmanship for the specified periods. "Defects" is defined to include, but is not limited to, death, unsatisfactory growth, disease, insect infestation, abnormal foliage density, abnormal size, abnormal color, failure to thrive, and other unsatisfactory characteristics. Warranty on all plants shall be one year from date of the last day of the required maintenance period, unless approved by the Landscape Architect or the client otherwise.

SUPPLEMENTAL PLANTS

Botanical Name	Common Name	Container Size
Achillea 'Alba'	White Yarrow	1 gal
Chondropetalum 'El Campo'	Dwarf Cape Rush	5 gal
Muhlenbegia emersleyi	Bull Grass	1 gal
Iris douglasiana	Douglas Iris - Pacific Coast	1 gal
Juncus patens 'Elk Blue'	Elk Blue California Grat Rush	1 gal

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PLANT LEGEND

Symbol	Quantity	Botanical Name	Common Name	Container Size	Spacing	Notes
TREES						
	3	*Citrus x meryeri*	Improved Meyer Lemon Tree	24" box		
	6	*Olea europaea 'Swan Hill'*	Swan Hill Fruitless Olive	72" box		
	7	*Quercus agrifolia*	Coastal Live Oak	(4) 48" box (3) 60" box		mitigation
	9	*Quercus lobata*	Valley Oak	(5) 5 gal (2) 15 gal (2) 24" box		mitigation
SHRUBS						
	31	*Achillea 'Alba'*	Common White Yarrow	1 gal	24"	
	5	*Aeonium arboreum*	Tree Aeonium	2 gal		
	12	*Agave 'Blue Flame'*	Blue agave	5 gal		
	18	*Arctostaphylos 'Dr. Hurd'*	Dr. Hurd Manzanita	24" box		
	107	*Arctostaphylos 'Garcia River'*	Garcia River Manzanita	1 gal	3'	
	52	*Arctostaphylos 'Pacific Mist'*	Pacific Mist Manzanita	5 gal		
	27	*Arctostaphylos 'Sunset'*	Sunset Manzanita	5 gal	4'	
	16	*Artemisia californica 'Montara'*	Montara Sagebrush	1 gal	30"	
	29	*Blechnum spicant*	Deer Fern	1 gal	16"	
	7	*Ceanothus 'Frosty Blue'*	Frosty Blue Ceanothus	1 gal	20"	
	74	*Chondropetalum 'El Campo'*	Dwarf Cape Rush	5 gal	3'	
	242	*Festuca mairei*	Atlas fescue	1 gal		
	1	*Ficus pumila*	Climbing Fig	1 gal		
	31	*Frangula 'Leatherleaf'*	California Coffeeberry	5 gal		
	10	*Gaura lindheimeri*	White Gaura	1 gal		
	60	*Muhlenbergia emersleyi*	Bull Grass	1 gal		
	11	*Nepeta 'Kitten Around'*	Catmint	1 gal	2'	
	14	*Olea europaea 'Little Ollie'*	Dwarf Olive	5 gal	3'-2"	
	40	*Polystichum munitum*	Western Sword Fern	1 gal		
	31	*Rosmarinus 'Blue Spires'*	Blue Spires Rosemary	5 gal	30"	
	48	*Salvia 'Dara's Choice'*	Creeping Sage	4" pot	3'	
	3	*Salvia clevelandii 'Winnifred Gilman'*	Winnifred Gilman Cleveland Sage	5 gal	4'	
	35	*Teurcrium chamaedrys*	Wall Germander	1 gal	24"	
	10	*Woodwardia fimbriata*	Giant Chain Fern	5 gal		
GROUNDCOVER						
	700 SF	*Bolero Dwarf Fescue*	Dwarf Fescue Grass	seed		
	719 SF	*Lomandra 'Pom Pom'*	Shorty Mat Rush	1 gal	18" o.c.	
	5,837 SF	*Sesleria autumnalis*	Autumn Moor Grass	1 gal	18" o.c.	
	39 SF	*Thymus 'Elfin'*	Elfin Thyme	flats		
	177 SF	*Viola labradorica*	Labrador Violet	4" pots	12" o.c.	
NATIVE MEADOW RESTORATION						
	16,353 SF	*Achillea millefolium*	White Yarrow	seed		
		Danthonica californica	California Oat Grass	plugs		
		Festuca rubra	Red Fescue	seed		
		Juncus patens	California Rush	1 gal		
		Koeleria macrantha	June Grass	seed		
		Lupinus nanas	Sky Lupine	seed		
		Stipa lepida	Foothill Needle Grass	seed		
		Stipa pulchra	Purple Needle Grass	seed		

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Phase
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Revisions
No. Date Description

Issue
PERMIT SET

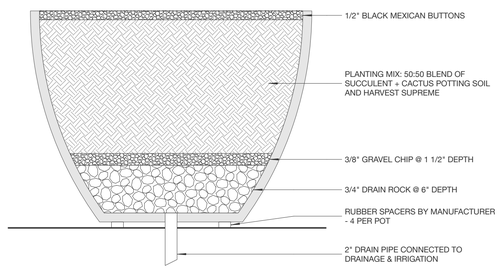
Date
06 FEBRUARY 2026

Drawn by
KD

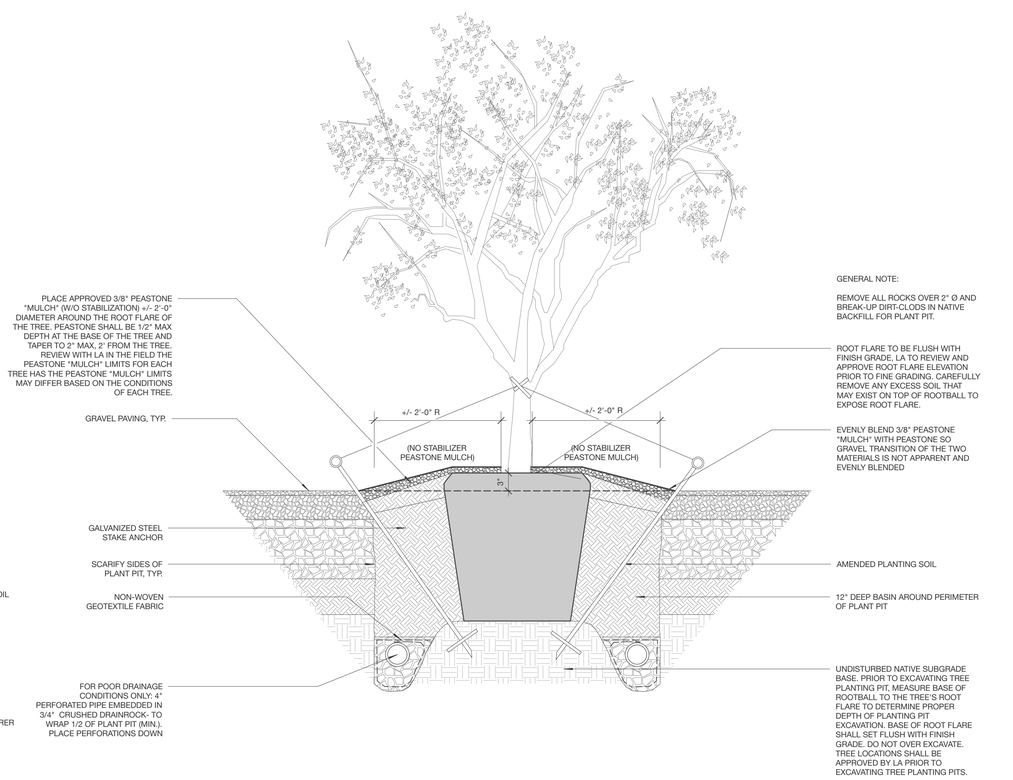
Scale: N/A

Drawing Title
PLANTING LEGEND + NOTES

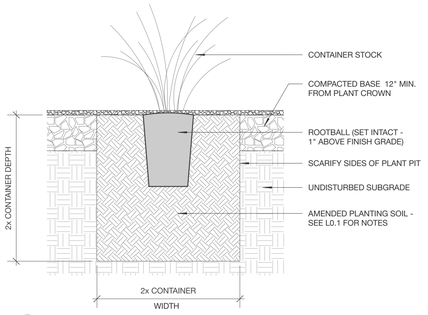
L3.3



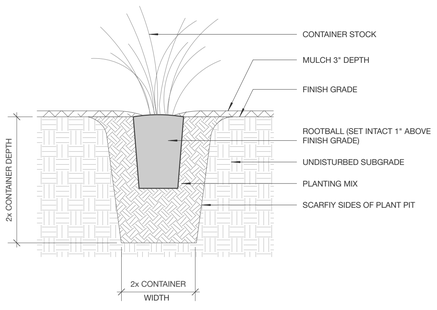
5 SECTION: POT
1" = 1'-0"



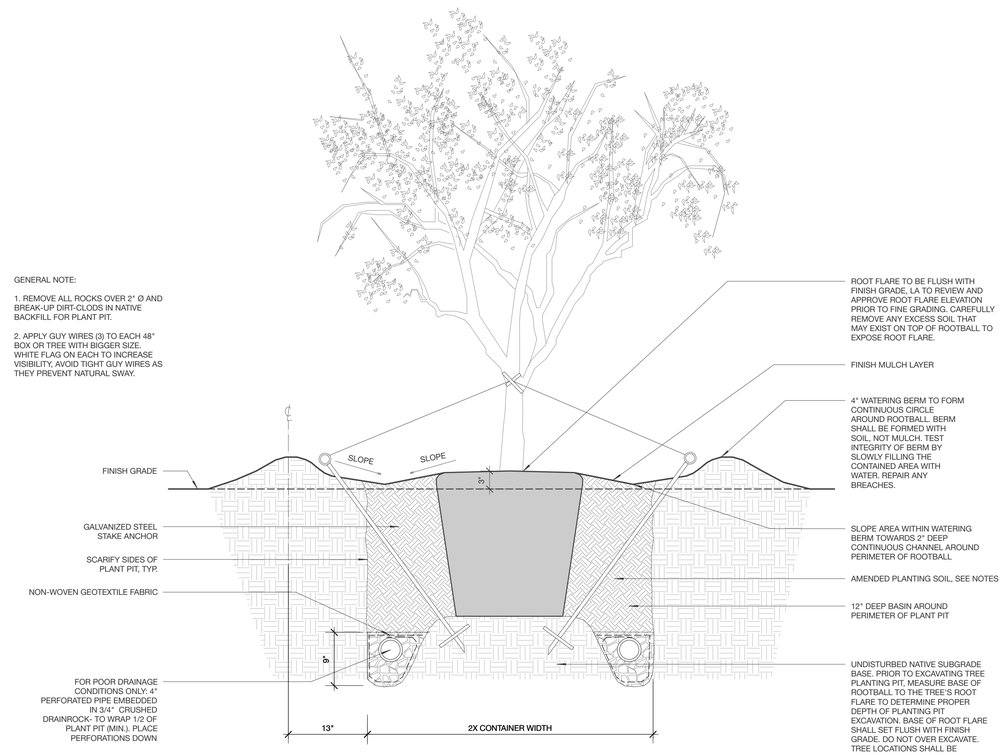
2 ELEVATION: TREE PLANTING IN GRAVEL MULCH
1" = 1'-0"



4 SECTION: CONTAINER STOCK PLANTING IN GRAVEL
1" = 1'-0"



3 SECTION: CONTAINER STOCK PLANTING
1" = 1'-0"



1 ELEVATION: TREE PLANTING IN VEGETATION
1" = 1'-0"

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KD

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Drawing Title
PLANTING DETAILS

L3.4

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

HOMELAND BOUNDARY

5' HOMELAND SETBACK

WEATHER SENSOR TRANSMITTER– INSTALL WHERE TRANSMITTER IS EXPOSED TO FULL WEATHER CONDITIONS. VERIFY COMMUNICATION RECEPTION TO THE RECEIVER PRIOR TO INSTALLATION. FINAL LOCATION TO BE DETERMINED IN THE FIELD.

IRRIGATION CONTROLLER 'C' – WALL MOUNT AS DIRECTED BY ARCHITECT. SERVICE WITH 120 VOLT A.C. ELECTRICAL. ELECTRICAL SERVICE TO THIS LOCATION PROVIDED BY ELECTRICAL CONTRACTOR. GROUND CONTROLLER AND CONFORM TO ALL APPLICABLE LOCAL CODES. RUN A SEPARATE 1" CONDUIT WITH MANUFACTURER APPROVED DIRECT BURY SHIELDED FLOW SENSOR CABLE FROM CONTROLLER TO FLOW SENSOR.

IRRIGATION DEMAND: 12 GPM AT 60 PSI. STREET PRESSURE IS GIVEN AS 60 PSI. FIELD VERIFY STATIC WATER PRESSURE PRIOR TO STARTING ANY WORK. IF PRESSURE VARIES FROM REQUIRED PRESSURE STATED ABOVE, NOTIFY LANDSCAPE ARCHITECT FOR FURTHER INSTRUCTION.

SLEEVING NOTES:

1. SLEEVING IS SHOWN AT MAJOR SIDEWALK AND STREET CROSSINGS. SLEEVES FOR ALL IRRIGATION PIPING AND CONTROL/COMMUNICATION WIRES SHALL BE INSTALLED UNDER ALL PAVED SURFACES, WALL FOOTINGS, DRAINAGE CHANNELS, ETC.
2. PIPE SLEEVE SIZE SHALL ALLOW FOR IRRIGATION PIPING AND THEIR RELATED COUPLINGS TO EASILY SLIDE THROUGH SLEEVING MATERIAL.
3. EXTEND SLEEVES 6" BEYOND EDGES OF PAVING.
4. UNLESS OTHERWISE SHOWN, ALL MAINLINE PIPE AND CONTROL WIRE SHALL BE INSTALLED IN A SINGLE SLEEVE.
5. SLEEVING DIAMETER SHALL BE A MINIMUM OF EQUAL TO TWICE THE DIAMETER OF THE PIPE AND/OR WIRING BUNDLE. ALL MAINLINE SLEEVING SHALL BE A MINIMUM OF 6" IN DIAMETER.

CONNECT TO DOMESTIC MAINLINE. VERIFY EXACT LOCATION IN FIELD.

ADU
FFE 1725.0

GARAGE
FFE 1730.7

MAIN RESIDENCE
FFE 1733.0

GYM
FFE 1733.0

STL. EDGE

STL. EDGE

C-1 0.88 / 30 / 1" / 11 — TEMPORARY ONLY. MEADOW RESTORATION

C-2 0.43 / 1" / 9 / 25

C-3 0.43 / 1" / 1.8 / 25

C-4 2.5 / 1" / 1.3 / 25

C-5 0.43 / 1" / 8.5 / 25

C-6 0.43 / 1" / 7.2 / 25

C-7 0.43 / 1" / 9.7 / 25

C-8 0.43 / 1" / 8.7 / 25

C-9 3.55 / 1" / 1.4 / 25

C-10 1.53 / 25 / 1" / 1

C-11 3.85 / 25 / 1" / 1 — VALVE C-10 TEMPORARY IRRIGATION FOR ESTABLISHMENT ONLY

C-12 1.49 / 25 / 1" / 4.4

C-13 2.7 / 25 / 1" / .7

C-14 1.44 / 1" / 11 / 25

C-15 0.43 / 1" / 2.6 / 25

C-16 2.3 / 1" / .9 / 25

C-17 4.82 / 1" / .9 / 25

C-18 0.43 / 1" / 1.2 / 25

C-19 6.93 / 1" / 5.4 / 25

C-20 0.95 / 1" / 1.7 / 25

C-21 0.43 / 1" / 6.2 / 25

4" SL.

6" SL.

6" SL.(x2)

1 1/2"

1"

JANET S. LUEHRS
Certified Irrigation Designer
CID
Janet S. Luehrs
43274

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IRRIGATION CONSULTANTS
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0' 8' 16'

Drawing Title
IRRIGATION PLAN

L4.0

IRRIGATION NOTES:

1. THE CONTRACTOR SHALL REVIEW RELATED DRAWINGS AND SHALL ENSURE COORDINATION WITH ALL APPLICABLE TRADES PRIOR TO SUBMITTING BID.

2. THE IRRIGATION SYSTEM SHALL BE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES BY LICENSED CONTRACTORS AND EXPERIENCED WORKERS. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS AND FEES RELATING TO THEIR WORK.

3. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHERE POSSIBLE. AVOID ANY CONFLICTS BETWEEN THE IRRIGATION SYSTEM, PLANTING AND ARCHITECTURAL FEATURES.

4. PARALLEL PIPES MAY BE INSTALLED IN COMMON TRENCH. PIPES ARE NOT TO BE INSTALLED DIRECTLY ABOVE ONE ANOTHER. TRENCHES SHALL BE AMPLE SIZE TO PERMIT THE PIPES TO BE LAID AT THE ELEVATIONS INTENDED AND TO PERMIT SPACE FOR JOINING.

5. CONTRACTOR SHALL RESTORE SURFACES, EXISTING UNDERGROUND INSTALLATIONS, ETC., DAMAGED OR CUT AS A RESULT OF EXCAVATIONS, TO ORIGINAL CONDITIONS IN A MANNER APPROVED BY THE OWNER'S REPRESENTATIVE.

6. DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.

7. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BECOME FAMILIAR WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, ETC. COORDINATE WORK WITH THE GENERAL CONTRACTOR AND OTHER SUBCONTRACTORS FOR THE LOCATION AND THE INSTALLATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADWAYS, PAVING, STRUCTURES, ETC. CONTRACTOR TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES PRIOR TO THE EXCAVATION OF TRENCHES. CONTRACTOR IS TO REPAIR ANY DAMAGE CAUSED BY THEIR WORK AT NO ADDITIONAL COST TO THE OWNER.

8. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, ETC., WHICH MAY BE REQUIRED. CAREFULLY INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL WORK AND PLAN WORK ACCORDINGLY, FURNISHING SUCH FITTINGS, ETC., AS MAY BE REQUIRED TO MEET SUCH CONDITIONS. DRAWINGS ARE GENERALLY DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. THE WORK SHALL BE INSTALLED IN SUCH A MANNER AS TO AVOID CONFLICTS BETWEEN IRRIGATION SYSTEMS, PLANTING, AND ARCHITECTURAL FEATURES.

9. ELECTRICAL CONTRACTOR TO SUPPLY 120 VAC (2.5 AMP) SERVICE TO CONTROLLER LOCATION. IRRIGATION CONTRACTOR TO MAKE FINAL CONNECTION FROM ELECTRICAL STUB-OUT TO CONTROLLER. IRRIGATION CONTROL WIRE SHALL BE #14 U.L. APPROVED FOR DIRECT BURIAL. COMMON WIRE SHALL BE #12 U.L. APPROVED AND SHALL BE WHITE IN COLOR. WIRING TO INDIVIDUAL REMOTE CONTROL VALVES SHALL BE COLOR OTHER THAN WHITE.

10. EACH CONTROLLER SHALL HAVE ITS OWN INDEPENDENT GROUND WIRE.

11. REMOTE CONTROL VALVES SHALL BE WIRED TO CONTROLLER IN SEQUENCE AS SHOWN ON PLANS. RUN WIRE FROM EACH RCV TO THE CONTROLLER. SPLICING WIRES TOGETHER OUTSIDE OF VALVE BOXES WILL NOT BE PERMITTED. ATTACH A LABEL TO CONTROL WIRE AT THE CONTROLLER AND ATTACH AN ID TAG AT EACH REMOTE CONTROL VALVE INDICATING CONTROLLER AND STATION NUMBER.

12. SPLICING OF 24-VOLT WIRES WILL NOT BE PERMITTED EXCEPT IN VALVE BOXES. LEAVE A 36" COIL OF EXCESS WIRE AT EACH SPLICE AND 100 FEET ON CENTER ALONG WIRE RUN. TAPE WIRE IN BUNDLES 10 FEET ON CENTER. NO TAPING PERMITTED INSIDE SLEEVES.

13. WIRE CONNECTORS SHALL BE 3M-DBR/Y-6 DIRECT BURY UNLESS OTHERWISE NOTED.

14. INSTALL TWO (2) SPARE CONTROL WIRES ALONG THE ENTIRE MAIN LINE. SPARE WIRES SHALL BE THE SAME COLOR (ONE WITH A WHITE STRIPE) AND OF A DIFFERENT COLOR THAN OTHER CONTROL WIRES. LOOP 36" EXCESS WIRE INTO EACH SINGLE VALVE BOX AND INTO ONE VALVE BOX IN EACH GROUP OF VALVES.

15. VALVE LOCATIONS SHOWN ARE DIAGRAMMATIC. INSTALL IN GROUND COVER/SHRUB AREAS WHERE POSSIBLE.

16. INSTALL VALVE BOXES MINIMUM 12" FROM AND PERPENDICULAR TO WALK, CURB, BUILDING OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, EACH BOX SHALL BE AN EQUAL DISTANCE FROM THE WALK, CURB, ETC. AND EACH BOX SHALL BE MINIMUM 12" APART. SHORT SIDE OF VALVE BOXES SHALL BE PARALLEL TO WALK, CURB, ETC.

17. PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.

18. LOCATE QUICK COUPLING VALVE 12" FROM HARDSCAPE AREA.

19. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE OF THE AREA TO BE IRRIGATED UNLESS OTHERWISE DESIGNATED ON THE PLANS.

20. CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR. FOR DRIP OR BUBBLER CIRCUITS, INSTALL KING BROS. CV SERIES CHECK VALVES IN LATERAL LINES FOR EVERY 10' OF ELEVATION CHANGE.

21. FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVERSPRAY ONTO WALKS, ROADWAYS AND/OR BUILDINGS AS MUCH AS POSSIBLE. THIS SHALL INCLUDE SELECTING THE BEST DEGREE OF FIXED ARC (OR AN ADJUSTABLE ARC IF FIXED ARC DOES NOT MATCH THE ARC TO BE IRRIGATED) TO FIT THE SITE CONDITIONS AND TO THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM. ALL MAIN LINES SHALL BE FLUSHED PRIOR TO THE INSTALLATION OF IRRIGATION HEADS, BUBBLERS AND DRIP TUBING. AT 30 DAYS AFTER INSTALLATION EACH SYSTEM SHALL BE FLUSHED TO ELIMINATE GLUE AND DIRT PARTICLES FROM THE LINES.

22. FOR PROPER SOLVENT WELD OF PVC A SUITABLE PRIMER AND SOLVENT CEMENT SHALL BE USED. USE ONLY WELD-ON 795 (OR EQUAL) CEMENT FOR FLEXIBLE PVC TO RIDID PVC CONNECTIONS. APPLICATION PRACTICE AND TECHNIQUE SHALL BE IN ACCORDANCE WITH THE PRIMER/CEMENT MANUFACTURER'S RECOMMENDATIONS. THE JOINING SURFACES MUST BE SOFTENED (WITH PRIMER/CEMENT) AND THE PIPE AND FITTING MUST BE ASSEMBLED WHILE THE SURFACES ARE STILL WET AND FLUID.

23. WHEN VERTICAL OBSTRUCTIONS (STREET LIGHTS, TREES, FIRE HYDRANTS, ETC.) INTERFERE WITH THE SPRAY PATTERN OF THE HEADS SO AS TO PREVENT PROPER COVERAGE, FIELD ADJUST THE SPRINKLER SYSTEM BY INSTALLING A QUARTER, THIRD OR HALF CIRCLE HEAD AT THE SIDES OF THE OBSTRUCTION SO AS TO PROVIDE PROPER COVERAGE. ALL ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.

24. NOTIFY ARCHITECT OF ANY ASPECTS OF LAYOUT THAT WILL PROVIDE INCOMPLETE OR INSUFFICIENT WATER COVERAGE OF PLANT MATERIAL AND DO NOT PROCEED UNTIL HIS/HER INSTRUCTIONS ARE OBTAINED.

25. LOCATE BUBBLERS ON UPHILL SIDE OF TREES. TREE BUBBLERS ARE FOR ESTABLISHMENT AND DROUGHT CONDITIONS. THEY ARE TO BE TURNED OFF AFTER TREES ARE ESTABLISHED AND TURNED ON DURING DROUGHT CONDITIONS.

26. IN ADDITION TO THE SLEEVES AND CONDUITS SHOWN ON THE DRAWINGS, THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE INSTALLATION OF SLEEVES AND CONDUITS OF SUFFICIENT SIZE UNDER ALL PAVED AREAS.

27. ALL EXCAVATIONS ARE TO BE FILLED WITH COMPACTED BACKFILL. BACKFILL MATERIAL SHALL BE THE EARTH EXCAVATED FROM THE TRENCH AND FREE OF ROCKS AND OTHER FOREIGN COURSE MATERIAL. COMPACT BACKFILL TO A MINIMUM OF 90 PERCENT OF ORIGINAL SOIL DENSITY. REPAIR ALL SETTLED TRENCHES PROMPTLY, FOR A PERIOD OF 1 YEAR AFTER COMPLETION OF WORK.

28. CONTRACTOR SHALL WARRANT THAT THE IRRIGATION SYSTEM WILL BE FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF 1 YEAR AFTER FINAL ACCEPTANCE OF WORK.

29. ALL CONSTANT PRESSURE PIPES SHALL BE TESTED AT A MINIMUM OF 125 PSI FOR TWO HOURS. CENTER LOAD PIPING WITH A SMALL AMOUNT OF BACKFILL TO PREVENT ARCHING OR SLIPPING UNDER PRESSURE. NO FITTINGS SHALL BE COVERED. REPAIR FAULTY JOINTS WITH NEW MATERIALS. DO NOT USE CEMENT OR CAULKING TO REPAIR LEAKS.

30. WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES, USE ALL POSSIBLE CARE TO AVOID INJURY TO TREES, AND TREE ROOTS. EXCAVATION IN AREAS WHERE 2 INCH AND LARGER ROOTS OCCUR SHALL BE DONE BY HAND. ROOTS 2 INCHES AND LARGER IN DIAMETER SHALL BE WRAPPED IN A PLASTIC BAG AND SECURED WITH A RUBBER BAND. TRENCHES ADJACENT TO TREE SHOULD BE CLOSED WITHIN 24 HOURS; WHERE THIS IS NOT POSSIBLE, THE SIDE OF THE TRENCH ADJACENT TO THE TREE SHALL BE KEPT SHADED WITH BURLAP OR CANVAS.

31. THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE SHOWN ON THE IRRIGATION DRAWINGS. VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE.

32. IRRIGATION DEMAND: REFER TO IRRIGATION POINTS OF CONNECTION.

33. CONTRACTOR SHALL VERIFY REMOTE AND WEATHER SENSOR RECEPTION TO THE RECEIVER PRIOR TO INSTALLING THE CONTROLLER. IF SIGNAL IS TOO WEAK, EXTEND THE RECEIVER OUT TO A MAXIMUM OF 10' FROM THE CONTROLLER USING A 6 PIN PHONE CABLE WITH FEMALE ADAPTER. IF RECEPTION IS STILL TOO WEAK, CONTACT THE LANDSCAPE ARCHITECT FOR FURTHER INSTRUCTION.

34. OPERATE IRRIGATION CONTROLLER(S) BETWEEN THE HOURS OF 10:00 PM AND 7:00 AM.

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

36. NOTIFY UNDERGROUND SERVICE ALERT AT 811 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION.

37. AT LEAST 10 DAYS PRIOR TO COMPLETION OF CONSTRUCTION, PROVIDE THE OWNER WITH A MAINTENANCE MANUAL. DATA SHALL BE ON 8 1/2" X 11" SHEETS, IN A 3-RING BINDER AND SHALL INCLUDE:
- ☐ INDEX SHEET WITH CONTRACTOR'S CONTACT INFORMATION AND LIST OF EQUIPMENT WITH LOCAL MANUFACTURER'S REPRESENTATIVES.
- ☐ CATALOG AND PARTS SHEET OF ALL MATERIAL AND EQUIPMENT.
- ☐ COMPLETE OPERATING AND MAINTENANCE INSTRUCTIONS FOR ALL EQUIPMENT.
- ☐ COMPLETE AND DATED MANUFACTURER'S WARRANTIES.

38. AT COMPLETION OF MAINTENANCE PERIOD, PROVIDE OWNER WITH THREE (3) EACH OF ALL OPERATING AND SERVICING KEYS AND WRENCHES REQUIRED FOR COMPLETE MAINTENANCE AND OPERATION OF ALL HEADS AND VALVES. PROVIDE TWO (2) EACH OF KEYS TO CONTROLLER CABINETS.

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

40. A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.

41. AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION. THE IRRIGATION CONTRACTOR SHALL ARRANGE AND PAY FOR THE AUDIT. THE AUDIT MUST BE PERFORMED BY A THIRD PARTY CERTIFIED LANDSCAPE IRRIGATION AUDITOR.

IRRIGATION LEGEND

SYMBOL	MODEL NUMBER	DESCRIPTION	PSI	FLOW RATE (GPM)	MAX. RADIUS	MAX. SPACING	DETAIL #
⊕ ⊖ ◉	PROS-06-PRS30-CV/MP-1000-90,210,360	HUNTER POP-UP LAWN SPRAY W/ MP-1000 NOZZLE	35	.19,.45,.77	13'	12'	L4.3/14
◒	PROS-06-PRS30-CV/MP2000-90	HUNTER POP-UP LAWN SPRAY W/ MP-2000 NOZZLE	35	.4	19'	18'	L4.3/14
▲	HEB-40	HUNTER PRESSURE COMPENSATING DRIP BUBBLER INSTALL ONE BUBBLER PER SHRUB	40	4 GPH (.07 GPM)			L4.3/13
■	HEB-60	HUNTER PRESSURE COMPENSATING DRIP BUBBLER REFER TO BUBBLER DETAIL FOR # BUBBLERS PER TREE	40	6 GPH (.1 GPM)			L4.2/12
●	-	COMPRESSION FITTING STUB-OUT FROM PVC RIGID PIPE TO POLY TUBING					L4.3/20
⧈	EBV-0500-S	NDS BALL VALVE FOR FLUSHING					L4.3/17
NOT SHOWN	PLD-AVR	HUNTER AIR/VACUUM RELIEF VALVE					L4.3/18
△	ECO-ID	HUNTER OPERATION INDICATOR					L4.3/19
◔	ICV-AS-ADJ SERIES/LT-T SERIES	HUNTER REMOTE CONTROL VALVE WITH PRESSURE REGULATION / NDS PVC BALL VALVE					L4.2/5
☢	ICZ-101-40 / LT-1000-T	HUNTER DRIP ZONE VALVE KIT - INCL. REMOTE CONTROL VALVE, WYE FILTER WITH 150 MESH SCREEN, AND PRESET PRESSURE REGULATOR / NDS PVC BALL VALVE (5.1-20 GPM)					L4.2/6
☢	ICZ-101-LF-25 / LT-1000-T	HUNTER DRIP ZONE VALVE KIT - INCL. REMOTE CONTROL VALVE, WYE FILTER WITH 150 MESH SCREEN, AND PRESET PRESSURE REGULATOR / NDS PVC BALL VALVE (.5-5 GPM)					L4.2/6
●+	363LF	ARROWHEAD-CHAMPION LEAD-FREE NO-KINK HOSE BIB WITH INTEGRAL VACUUM BREAKER					L4.2/11
⋈	T-113-LF	NIBCO LEAD FREE GATE VALVE (LINE SIZE)					L4.2/10
⊠	HFS-FCT-100	HUNTER FLOW SYNC FLOW SENSOR IN 1" PVC TEE					L4.2/4
⊞	3200100	SUPERIOR 1" MASTER CONTROL VALVE (NORMALLY CLOSED)					L4.2/3
⧓	975XL2-1"	WILKINS LEAD-FREE REDUCED PRESSURE BACKFLOW PREVENTER					L4.2/1
□	MODEL 70	BADGER 1" IRRIGATION SUB-METER					L4.3/16
[R]	WSS-SEN	HUNTER SOLAR SYNC WIRELESS WEATHER SENSOR					L4.3/15
Ⓒ	I2CF-800-PL + (2) ICM-800 ROAM-KIT	HUNTER ICC-2 MODULAR CONTROLLER (24 STATIONS) - WALL MOUNT HUNTER MAINTENANCE REMOTE					L4.2/2
C-1		CONTROLLER AND STATION NUMBER					
1.6		APPLICATION RATE (INCHES)					
1" 15 30		OPERATING PRESSURE (PSI) APPROXIMATE GALLONS PER MINUTE REMOTE CONTROL VALVE SIZE					
		MAIN LINE: 1120-SCHEDULE 40 PVC SOLVENT WELD PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 18" COVER.					L4.2/8
		LATERAL LINE: 1120-CLASS 200 PSI SCHEDULE 40 PVC SOLVENT WELD PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 12" COVER.					L4.2/8
		SUB-SURFACE DRIPLINE: HUNTER HDL-06-18-CV DRIPLINE. USE ONLY 17mm BARB FITTINGS. 2" COVER. (18" EMITTER SPACING, 18" ROW SPACING; .6 GPH PER EMITTER)					L4.4/21-26
		SUB-SURFACE DRIPLINE: HUNTER HDL-09-12-CV DRIPLINE (FOR BIORETENTION AREAS). USE ONLY 17mm BARB FITTINGS. 6" COVER. (12" EMITTER SPACING, 12" ROW SPACING; .9 GPH PER EMITTER)					L4.4/21-26
		SLEEVE (SL): 1120-CLASS 200 PVC PLASTIC PIPE. 24" COVER.					L4.4/21-26

LATERAL LINE SIZING CHART

SPRINKLER TYPE	GALLONS PER MINUTE	PIPE SIZE
SPRAYS & BUBBLERS	1-8 9-15 16-25 26-32 33-UP	3/4" 1" 1 1/4" 1 1/2" 2"

DRIPLINE NOTES:

1. PLANS ARE DIAGRAMMATIC. INSTALL DRIPLINE AND COMPONENTS PER MANUFACTURERS INSTRUCTIONS AND INSTALLATION DETAILS.

2. INSTALL DRIPLINE A MAXIMUM OF 18" APART (12" IN BIORETENTION/TURF AREAS) WITH EMITTERS TRIANGULARLY SPACED. INSTALL 2" FROM PERIMETER OF PLANTED AREA. THERE SHOULD BE A MINIMUM OF TWO DRIPLINE LATERALS IN EACH PLANTED AREA. DRIPLINE SHALL BE INSTALLED AT A CONSISTANT DEPTH THROUGHOUT THE CIRCUIT.

3. PLACE AIR/VACUUM RELIEF VALVES AT THE HIGHEST POINTS OF EACH ZONE AND JUST BELOW CHECK VALVES ON SLOPES. INSTALL A MINIMUM OF ONE AIR/VACUUM RELIEF VALVE FOR EVERY 700' @ .6GPH OR 400' @ .9GPH OF TOTAL DRIPLINE PER ZONE.

4. PLACE FLUSH VALVES AT THE HYDRAULIC CENTER OF THE EXHAUST HEADER OR AT LOW POINT ON SLOPES. INSTALL MINIMUM OF ONE FOR EVERY 15 GPM.

5. INSTALL IN-LINE CHECK VALVES ON SLOPES GREATER THAN 3% AND WHERE LOW-LINE DRAINAGE COULD CAUSE WET AREAS IN THE LOWEST AREAS OF AN IRRIGATION ZONE. CHECK VALVES SHALL BE PLACED EVERY 4-5 FEET BETWEEN DRIPLINE LATERALS AND BEFORE THE FLUSH VALVE.

6. ON ALL SLOPES AND MOUNDS, PLACE THE DRIPLINE LATERALS PARALLEL TO THE SLOPE CONTOUR WHERE POSSIBLE. INCREASE THE LATERAL SPACING BY 25% ON THE LOWER ONE-THIRD OF THE SLOPE TO AVOID EXCESS DRAINAGE.

7. PVC SUPPLY AND FLUSH LINE SIZING GUIDE (ALL SUPPLY AND FLUSH LINES SHALL BE THE SAME SIZE FOR THE ENTIRE ZONE):
- ☐ 0-8 GPM 3/4"
- ☐ 8.1-15 GPM 1"
- ☐ 15.1-25 GPM 1 1/4"

8. FITTINGS SHALL BE OF THE SAME MANUFACTURER AS DRIPLINE. TO PREVENT LEAKING AND FITTING BLOW OUTS, CAREFULLY FOLLOW THE FITTING MANUFACTURER'S INSTALLATION INSTRUCTIONS.

9. STAPLE DRIPLINE TO GROUND EVERY 3 FEET. USE ADDITIONAL STAPLES OVER EACH TEE, ELBOW OR CROSS. USE U-SHAPED STAPLES TO AVOID PINCHING THE DRIPLINE.

10. THOROUGHLY FLUSH EACH INSTALLATION SEGMENT TO ENSURE NO DEBRIS CONTAMINATION OCCURS.

11. IN TURF OR NO-MOW GRASS AREAS, A TEMPORARY OVERHEAD SPRAY SYSTEM WILL NEED TO BE PROVIDED UNTIL THE TURF SEED OR SOD IS ESTABLISHED. OVERHEAD WATERING CAN BE DISCONTINUED WHEN EDGES OF THE SOD CANNOT BE PULLED UP. RUN THE DRIPLINE SYSTEM SEVERAL TIMES DAILY IN ADDITION TO THE TEMPORARY OVERHEAD SYSTEM.

12. RUN THE DRIPLINE SYSTEM EVERY DAY OR EVERY OTHER DAY TO ESTABLISH PLANT MATERIAL. MAINTAIN A CONSISTENT MOISTURE BALANCE IN THE SOIL. IT IS IMPORTANT TO KEEP THE SOIL MOIST WITHOUT SATURATION.

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

JANET S. LUEHRS — Certified Irrigation Designer — CID — 43274

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LICENSED LANDSCAPE ARCHITECT — JONATHAN J. BLISS No. 6130 — Signature — 04/30/27 Expiration — 06 FEBRUARY 2026 Date — STATE OF CALIFORNIA

FOR REGULATORY PERMITTING PURPOSES ONLY

LAWRENCE RESIDENCE

33 PRONGHORN RUN
CARMEL, CA 93923

APN/ Lot Number
239-091-053 / LOT 128

Phase
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Revisions
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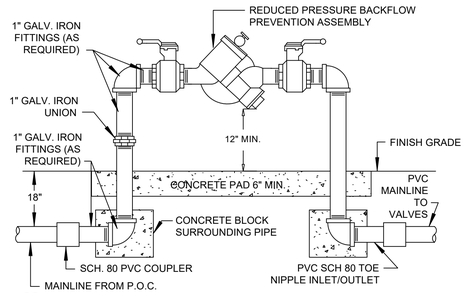
KD

Scale: N/A

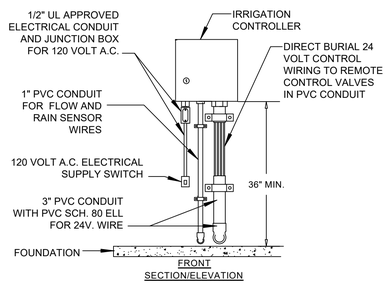
Drawing Title
IRRIGATION NOTES + LEGEND

L4.1

NOTE: EVENLY COAT METAL FITTINGS EXPOSED TO SOIL AND CONCRETE WITH 3M SCOTCHRAP PIPE PRIMER AND THEN WRAP WITH 3M SCOTCHRAP NO. 51 BLACK TAPE (3/4" OVERLAP). USE DIELECTRIC FITTINGS WHERE DISSIMILAR METALS COME INTO CONTACT.

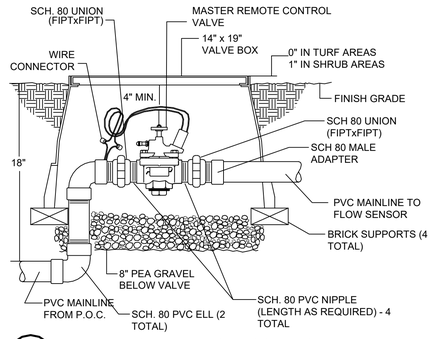


1 REDUCED PRESSURE BACKFLOW ASSEMBLY
NOT TO SCALE



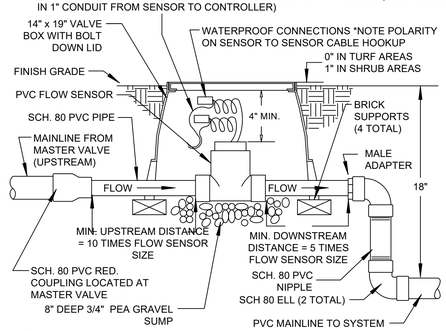
NOTE: CONDUIT FROM CONTROLLER TO LEVEL 1 REMOTE CONTROL VALVES AND TO LEVEL 2 STUB-OUT SHALL BE PROVIDED, ROUTED, AND INSTALLED BY ELECTRICAL CONTRACTOR.

2 INSIDE WALL MOUNT CONTROLLER DETAIL
NOT TO SCALE

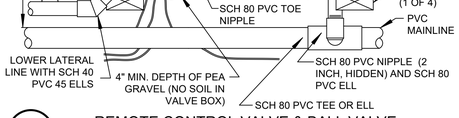


3 MASTER REMOTE CONTROL VALVE
NOT TO SCALE

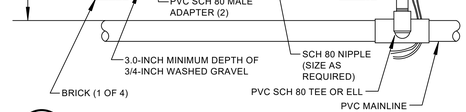
NOTE: FLOW SENSOR MUST BE INSTALLED WITH INSERT (TOP) VERTICAL AND BODY (TEE) POSITIONED HORIZONTALLY.



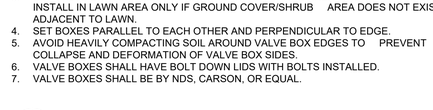
4 PVC FLOW SENSOR INSTALLATION DETAIL
NOT TO SCALE



5 REMOTE CONTROL VALVE & BALL VALVE
NOT TO SCALE

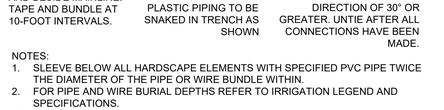


6 HUNTER DRIP ZONE KIT
NOT TO SCALE



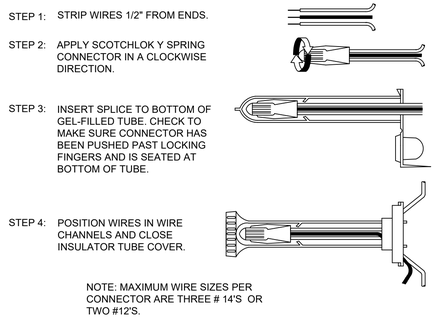
NOTES:
1. CENTER BOX OVER VALVE TO FACILITATE SERVICING VALVE.
2. SET BOXES 1" ABOVE FINISH GRADE OR MULCH COVER IN GROUND COVER/SHRUB AREA AND FLUSH WITH FINISH GRADE IN TURF AREA.
3. SET VALVE BOX ASSEMBLY IN GROUND COVER/SHRUB AREA WHERE POSSIBLE. INSTALL IN LAWN AREA ONLY IF GROUND COVER/SHRUB AREA DOES NOT EXIST ADJACENT TO LAWN.
4. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE.
5. AVOID HEAVILY COMPACTING SOIL AROUND VALVE BOX EDGES TO PREVENT COLLAPSE AND DEFORMATION OF VALVE BOX SIDES.
6. VALVE BOXES SHALL HAVE BOLT DOWN LIDS WITH BOLTS INSTALLED.
7. VALVE BOXES SHALL BE BY NDS, CARSON, OR EQUAL.

7 VALVE BOX INSTALLATION DETAIL
NOT TO SCALE

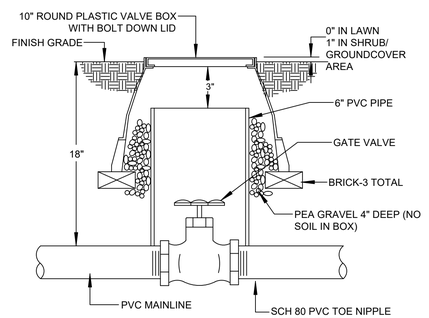


NOTES:
1. SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH SPECIFIED PVC PIPE TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN.
2. FOR PIPE AND WIRE BURIAL DEPTHS REFER TO IRRIGATION LEGEND AND SPECIFICATIONS.

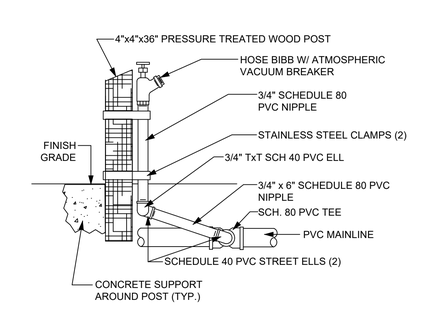
8 PIPE AND WIRE TRENCHING
NOT TO SCALE



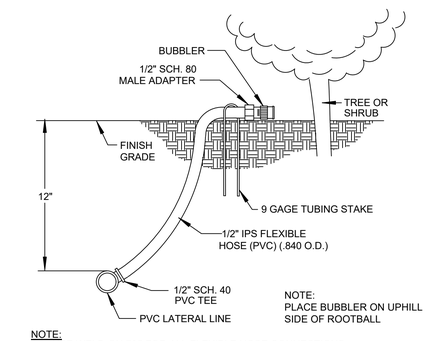
9 WIRE CONNECTION DETAIL
NOT TO SCALE



10 GATE VALVE DETAIL - 2" & SMALLER
NOT TO SCALE



11 HOSE BIBB DETAIL
NOT TO SCALE



NOTE:
1. USE WELD-ON 795 FOR ALL FLEXIBLE HOSE CONNECTIONS.

12 BUBBLER ON FLEX HOSE DETAIL
NOT TO SCALE

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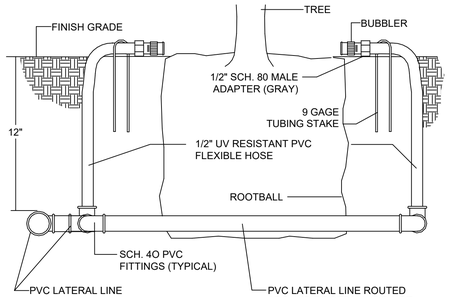
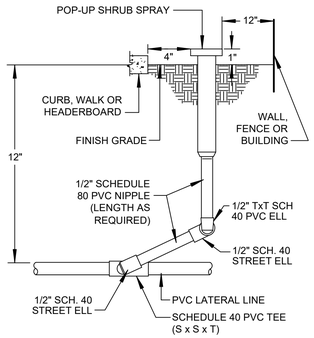
IRRIGATION DETAILS

L4.2



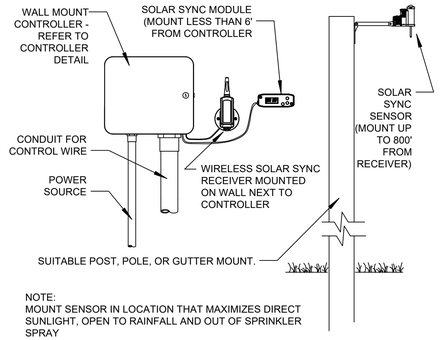
NOTES:
1. INSTALL BUBBLERS BETWEEN THE ROOT BALL AND THE NATIVE SOIL . WATER SHOULD NOT BE HITTING THE TRUNK OF THE TREE.
2. USE WELD-ON 795 FOR ALL FLEXIBLE HOSE CONNECTIONS.
3. NUMBER OF BUBBLERS PER TREE SIZE:
   a. 15G - 24" BOX = 2 BUBBLERS
   b. 36" - 48" BOX = 4 BUBBLERS
   c. 60" - 72" BOX = 6 BUBBLERS

13 TREE BUBBLER DETAIL
NOT TO SCALE



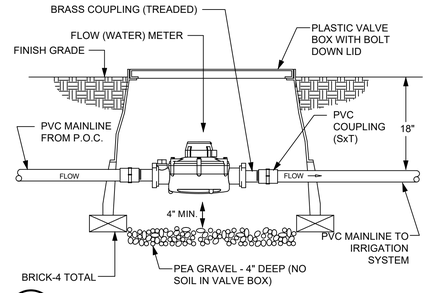
NOTE:
PRE-FABRICATED SWING JOINTS MAY BE USED. SWING JOINTS SHALL BE BY LASCO, RAINBIRD, OR EQUAL

14 SHRUB POP-UP INSTALLATION DETAIL
NOT TO SCALE

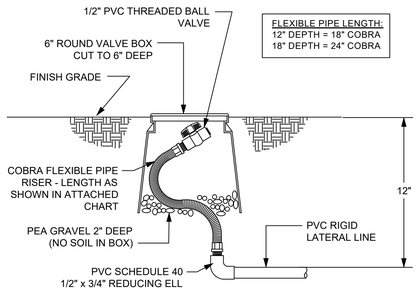


NOTE:
MOUNT SENSOR IN LOCATION THAT MAXIMIZES DIRECT SUNLIGHT, OPEN TO RAINFALL AND OUT OF SPRINKLER SPRAY

15 HUNTER SOLAR SYNC WEATHER SENSOR
NOT TO SCALE

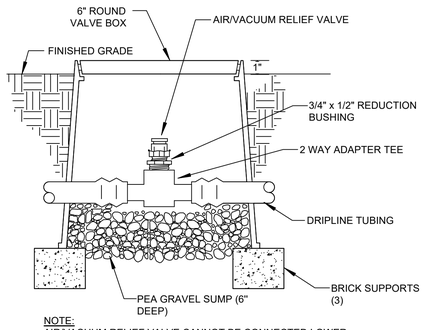


16 WATER METER (SUB-METER)
NOT TO SCALE



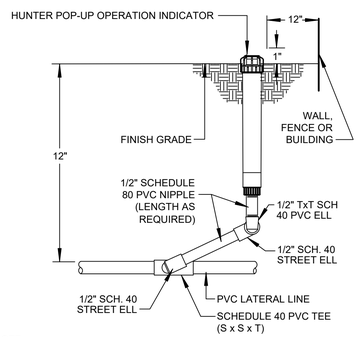
FLEXIBLE PIPE LENGTH:
12" DEPTH = 18" COBRA
18" DEPTH = 24" COBRA

17 MANUAL FLUSH VALVE DETAIL
NOT TO SCALE



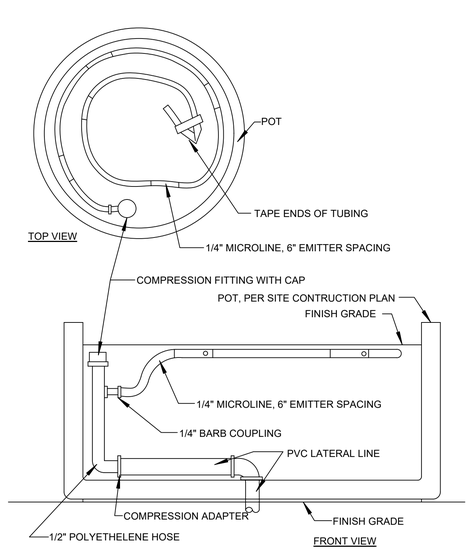
NOTE:
AIR/VACUUM RELIEF VALVE CANNOT BE CONNECTED LOWER THAN DRIPLINE LATERALS.

18 AIR/VACUUM RELIEF VALVE - PLUMBED TO TUBING
NOT TO SCALE



NOTE:
PRE-FABRICATED SWING JOINTS MAY BE USED.

19 HUNTER POP-UP OPERATION INDICATOR
NOT TO SCALE



20 MICROLINE IN POT DETAIL
NOT TO SCALE

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

JANET S. LUEHRS
Certified Irrigation Designer
CID
43274

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blisslandarch.com

LICENSED LANDSCAPE ARCHITECT
JEROME J. BLISS No. 4747
Signature
04/30/27
Expiration
06 FEBRUARY 2026
Date
STATE OF CALIFORNIA

FOR REGULATORY PERMITTING PURPOSES ONLY

LAWRENCE RESIDENCE

33 PRONGHORN RUN
CARMEL, CA 93923

APN/ Lot Number
239-091-053 / LOT 128

Phase
PERMITTING

Revisions
No. Date Description

Issue
PERMIT SET

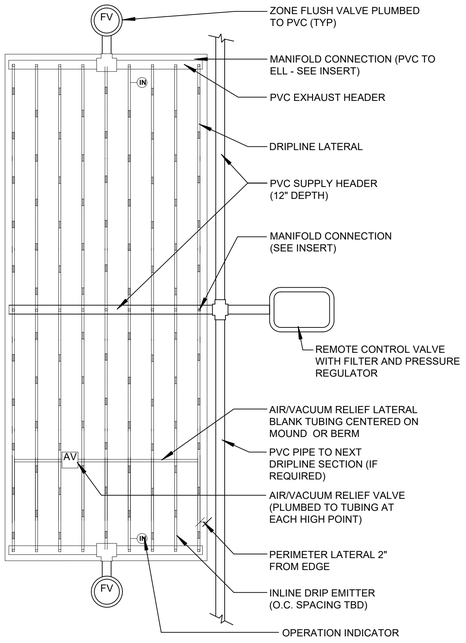
Date
06 FEBRUARY 2026

Drawn by
KD

Scale: N/A

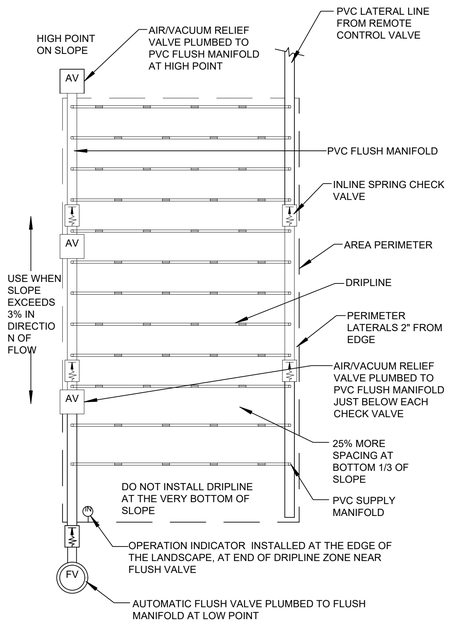
Drawing Title
IRRIGATION DETAILS

L4.3



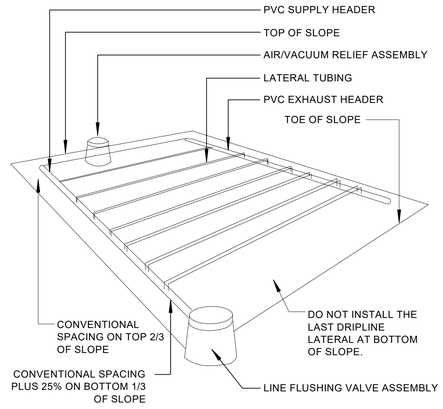
21 CENTER FEED INLINE DRIP LAYOUT

NOT TO SCALE



22 INLINE DRIP LAYOUT FOR SLOPES

NOT TO SCALE

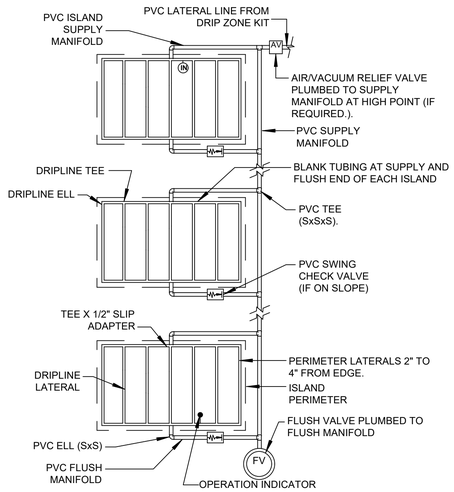


NOT

6 ALIGN DRIPLINE LATERALS PARALLEL TO THE CONTOURS OF THE SLOPE

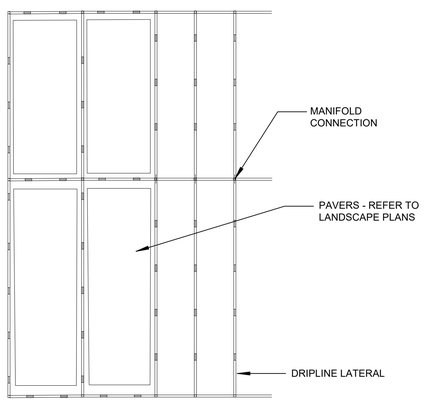
23 INLINE DRIP SPACING LAYOUT ON SLOPE

NOT TO SCALE



24 TYPICAL ISLAND LAYOUT

NOT TO SCALE

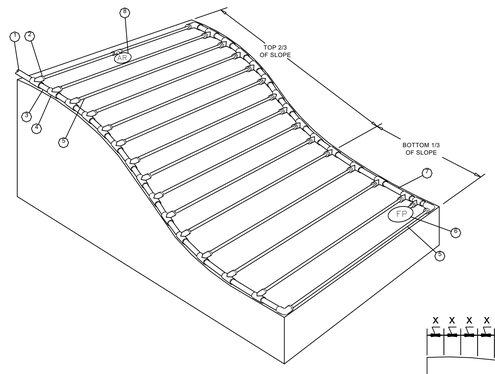


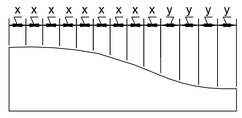
25 INLINE DRIP SYSTEM BETWEEN PAVER LAYOUT

NOT TO SCALE

NOTES:

1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. DISTANCE BETWEEN LATERAL ROWS FOR BOTTOM 1/3 OF SLOPE TO BE SPACED GREATER THAN OPTIMAL ROW DISTANCE. SEE RAIN BIRD XFD DRIPLINE INSTALLATION GUIDE FOR SUGGESTED SPACING.
2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM LENGTH SHOWN IN THE ACCOMPANYING TABLE.
3. WHEN ELEVATION CHANGE EXCEEDS 8 FEET IT IS RECOMMENDED THAT A NEW DRIPLINE ZONE BE CREATED.
4. INSTALL AIR RELIEF VALVE AT HIGH POINTS IN DRIP LATERAL.
5. WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.





x = DISTANCE BETWEEN ROWS OF DRIP LATERALS AS DETERMINED BY PLANT AND SOIL TYPE. SEE NOTE 1.

y = INCREASED DISTANCE BETWEEN ROWS OF DRIP LATERALS AS DETERMINED BY PLANT AND SOIL TYPE. SEE NOTE 1.

26 XFS SUB-SURFACE DRIPLINE (SLOPED LAYOUT)

NOT TO SCALE

1. PVC DRIP MANIFOLD FROM RAIN BIRD CONTROL ZONE VALVE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
2. BARB X MALE FITTING: RAIN BIRD XFF-MA FITTING (TYPICAL)
3. PVC SUPPLY HEADER
4. PVC SCH 40 TEE OR EL (TYPICAL)
5. SUB-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE (TYPICAL) POTABLE: XFS DRIPLINE NON-POTABLE: XFSP DRIPLINE
6. FLUSH POINT: SEE RAIN BIRD XFS DETAILS FOR FLUSH POINT INSTALLATION
7. PVC FLUSH HEADER
8. 1#2" AIR RELIEF VALVE: RAIN BIRD MODEL: ARV050 SEE RAIN BIRD XFS DETAILS FOR AIR RELIEF INSTALLATION

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JANET S. LUEHRS Certified Irrigation Designer IRRIGATION CID 43274

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LICENSED LANDSCAPE ARCHITECT — MICHAEL J. BLISS No. 5747 — Signature 04/30/27 Expiration — 06 FEBRUARY 2026 Date — STATE OF CALIFORNIA

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LAWRENCE RESIDENCE

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CARMEL, CA 93923

APN/ Lot Number
239-091-053 / LOT 128

Phase
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Revisions

No.	Date	Description

Issue
PERMIT SET

Date
06 FEBRUARY 2026

Drawn by
KD

Scale: N/A

Drawing Title

IRRIGATION DETAILS

L4.4

LANDSCAPE WATER USE STATEMENT

PROJECT NAME: **Lawrence Residence**

PROJECT ADDRESS: 33 PRONGHORN RUN
CITY: CARMEL

OWNER'S INFORMATION: OWNERS NAME
MAILING ADDRESS
EMAIL
PHONE NUMBER

PREPARED BY: JANET LUEHRS (CID, CLIA #43274)
BROOKWATER INC., IRRIGATION CONSULTANTS
1228 QUARRY LANE, SUITE E
PLEASANTON, CA 94566
925-855-0417
Janet@Brookwater.com (e-mail)

"I have complied with the criteria of the Water Efficient Landscape Ordinance and applied them accordingly for the efficient use of water in the irrigation design plan."

Signed: Janet Luehrs

PART ONE	MAXIMUM APPLIED WATER ALLOWANCE (MAWA)	
	MAWA = ETo x .62 x [(ETAFx HA) + ((1-ETAF) x SLA)]	
	YEARLY ETo	35.9
	CONVERSION FACTOR	0.62
	ETAF	0.55
	TOTAL IRRIGATED LANDSCAPE AREA (HA)	15,815 SQUARE FEET
	SPECIAL LANDSCAPE AREA (SLA)	0 SQUARE FEET
	LANDSCAPE WATER ALLOWANCE	**193,606 GALLONS PER YEAR**
	TOTAL ACRE FEET	0.59 ACRE FEET

PART TWO	ESTIMATED TOTAL WATER USE (ETWU)	
	(AVERAGE *ETAF* AND *ETWU* FROM WATER EFFICIENT LANDSCAPE WORKSHEET)	
	AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS (TOTAL ETAF x AREA / TOTAL AREA)	0.53
	ETWU FOR REGULAR LANDSCAPE AREAS	**186,343 GALLONS PER YEAR**
	SITE WIDE ETAF	0.53
	ETWU FOR ALL LANDSCAPE AREAS	**186,343 GALLONS PER YEAR**
	TOTAL ACRE FEET	0.57 ACRE FEET

Lawrence Residence
WATER EFFICIENT LANDSCAPE WORKSHEET

Reference Evapotranspiration (Eto) **35.9**

ZONE NO.	PLANT TYPE	HYDROZONE* (PLANT WATER USE)	PLANT FACTOR (PF)	IRRIGATION METHOD**	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	HYDROZONE AREA (HA) (Sq Ft)	ETAF x HA	ESTIMATED TOTAL WATER USE (ETWU)	% LANDSCAPE AREA
REGULAR LANDSCAPE AREA										
C-1	TEMPORARY	LW	0.30	MR	0.75	0.40	1,210	484	10,773	7.7%
C-2	SHRUB	LW	0.30	DL	0.81	0.37	2,022	749	16,669	12.8%
C-3	SHRUB	LW	0.30	DL	0.81	0.37	397	147	3,273	2.5%
C-4	TREE	LW	0.30	B	0.81	0.37	50	19	412	0.3%
C-5	SHRUB	MW	0.50	DL	0.81	0.62	1,895	1,170	26,036	12.0%
C-6	SHRUB	MW	0.50	DL	0.81	0.62	1,607	992	22,079	10.2%
C-7	SHRUB	MW	0.50	DL	0.81	0.62	2,180	1,346	29,952	13.8%
C-8	SHRUB	MW	0.50	DL	0.81	0.62	1,948	1,202	26,765	12.3%
C-9	TREE	LW	0.30	B	0.81	0.37	38	14	313	0.2%
C-10	TREE	LW	0.30	B	0.81	0.37	63	23	519	0.4%
C-11	TREE	VLW	0.20	B	0.81	0.25	25	6	137	0.2%
C-12	SHRUB	LW	0.30	B	0.81	0.37	280	104	2,308	1.8%
C-13	TREE	LW	0.30	B	0.81	0.37	25	9	206	0.2%
C-14	TURF	CST	0.80	DL	0.81	0.99	700	691	15,388	4.4%
C-15	SHRUB	LW	0.30	DL	0.81	0.37	580	215	4,781	3.7%
C-16	TREE	MW	0.50	B	0.81	0.62	38	23	522	0.2%
C-17	POTS	MW	0.50	D	0.81	0.62	18	11	247	0.1%
C-18	SHRUB	LW	0.30	DL	0.81	0.37	265	98	2,185	1.7%
C-19	TREE	LW	0.30	B	0.81	0.37	75	28	618	0.5%
C-20	SHRUB	MW	0.50	B	0.81	0.62	170	105	2,336	1.1%
C-21	SHRUB	LW	0.30	DL	0.81	0.37	1,381	511	11,385	8.7%
POOL / SPA COVERED		WF	0.50		1.00	0.50	848	424	9,437	5.4%
TOTALS (REGULAR LANDSCAPE AREAS)							**15,815**	**8,372**	**186,343**	**100.0%**
SPECIAL LANDSCAPE AREA										
TOTALS (SPECIAL LANDSCAPE AREAS)							**0**	**0**	**0**	**0.0%**
TOTALS FOR ALL AREAS							***15,815***	***8,372***	***186,343***	***100%***

HYDROZONE SUMMARY		
***Hydrozone Description**	**Total Sq. Ft.**	**% of Landscape**
Cool Season Turf (CST)	700	4.4%
Warm Season Turf (WST)	0	0.0%
High Water Use Plants (HW)	0	0.0%
Bioretention Plants (BR)	0	0.0%
Medium Water Use Plants (MW)	7,856	49.7%
Low Water Use Plants (LW)	6,386	40.4%
Very Low Water Use Plants (VLW)	25	0.2%
Water Feature	848	5.4%
Special Landscape Area (SLA)	0	0.0%
TOTAL	15,815	100.0%

****Irrigation Method**	**Total Sq. Ft.**	**% of Landscape**
Rotor (FC-R, PC-R)	0	0.0%
Multi-Stream Rotator (MR)	1,210	8.1%
Spray (S)	0	0.0%
Bubbler (B)	764	5.1%
Drip (D)	18	0.1%
In-Line Drip (DL)	12,975	86.7%
Micro Spray (MS)	0	0.0%
Other (O)	0	0.0%

JANET S. LUEHRS Certified Irrigation Designer CID 43274 Janet Luehrs

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LICENSED LANDSCAPE ARCHITECT — JOSHUA J. BLISS No. 6130 — Signature 04/30/27 Expiration — 06 FEBRUARY 2026 Date — STATE OF CALIFORNIA

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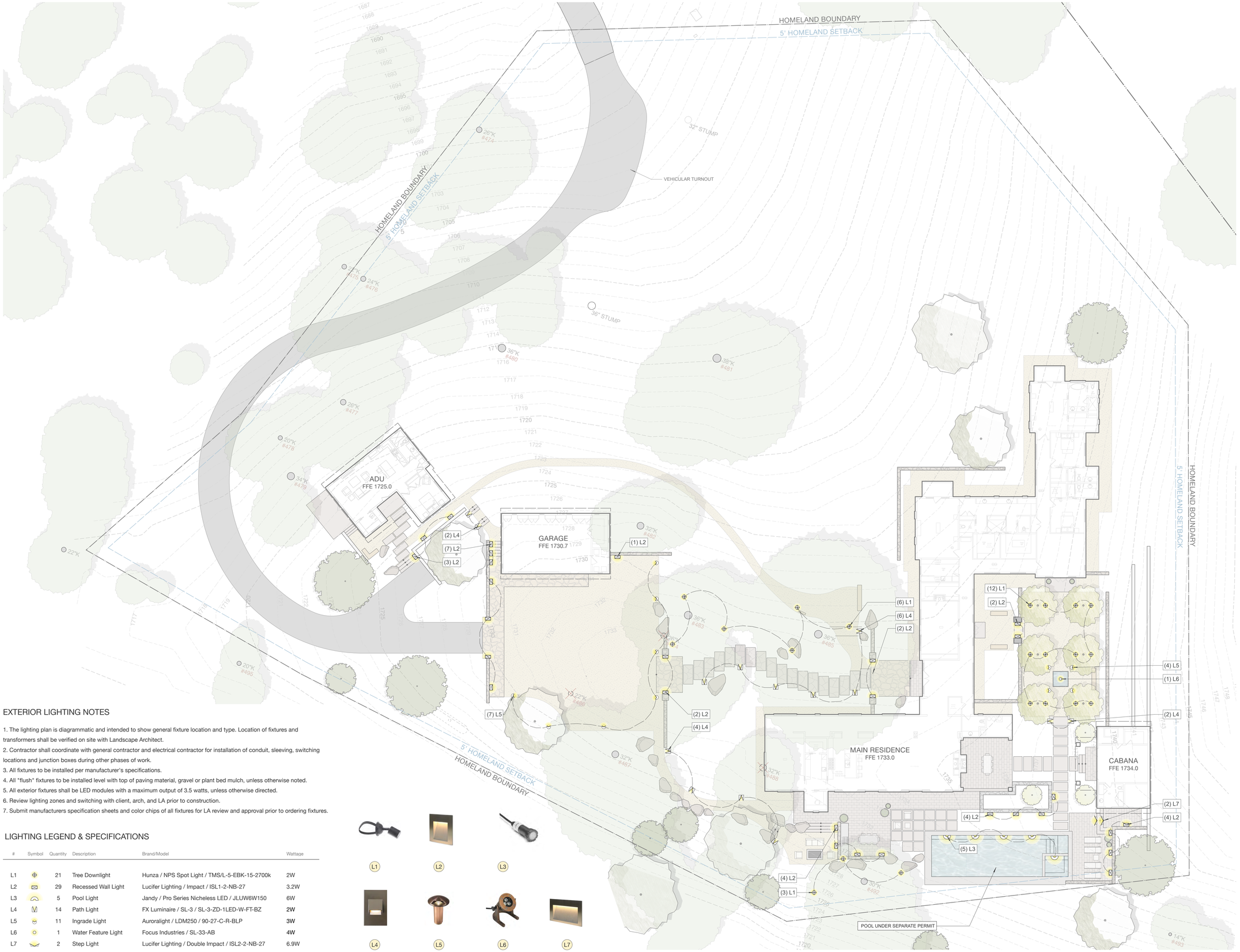
Date
06 FEBRUARY 2026

Drawn by
KD

Scale: N/A

Drawing Title
WATER USE CALCULATIONS

L4.5



EXTERIOR LIGHTING NOTES

1. The lighting plan is diagrammatic and intended to show general fixture location and type. Location of fixtures and transformers shall be verified on site with Landscape Architect.
2. Contractor shall coordinate with general contractor and electrical contractor for installation of conduit, sleeving, switching locations and junction boxes during other phases of work.
3. All fixtures to be installed per manufacturer's specifications.
4. All "flush" fixtures to be installed level with top of paving material, gravel or plant bed mulch, unless otherwise noted.
5. All exterior fixtures shall be LED modules with a maximum output of 3.5 watts, unless otherwise directed.
6. Review lighting zones and switching with client, arch, and LA prior to construction.
7. Submit manufacturers specification sheets and color chips of all fixtures for LA review and approval prior to ordering fixtures.

LIGHTING LEGEND & SPECIFICATIONS

#	Symbol	Quantity	Description	Brand/Model	Wattage
L1		21	Tree Downlight	Hunza / NPS Spot Light / TMS/L-5-EBK-15-2700k	2W
L2		29	Recessed Wall Light	Lucifer Lighting / Impact / ISL1-2-NB-27	3.2W
L3		5	Pool Light	Jandy / Pro Series Nicheless LED / JLUW6W150	6W
L4		14	Path Light	FX Luminaire / SL-3 / SL-3-ZD-1LED-W-FT-BZ	2W
L5		11	Ingrade Light	Auroralight / LDM250 / 90-27-C-R-BLP	3W
L6		1	Water Feature Light	Focus Industries / SL-33-AB	4W
L7		2	Step Light	Lucifer Lighting / Double Impact / ISL2-2-NB-27	6.9W

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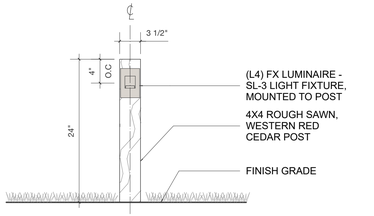
Drawn by
KD

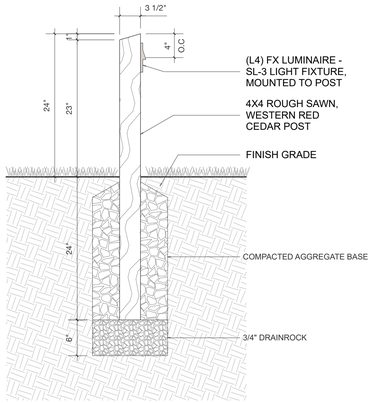
Scale: 1/16"=1'-0"
0' 8' 16'

North

Drawing Title
LIGHTING PLAN

L5.0





1 SECTION: POST MOUNTED PATH LIGHT
1" = 1'-0"

L6

FOCUS INDUSTRIES

UNDERWATER LIGHTS SL-33 SERIES

LED READY

TYPE

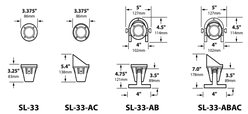
SPECIFICATIONS

CONSTRUCTION: Cast brass body and cap; 316 Stainless Steel screws; Brass nickel-plated liquid tight straight bushing.
-AB models feature cast brass aiming bracket with large black thumb screws
LENS: High impact clear tempered flat glass
LAMP SUPPLIED: 20w MR16 ULTRA FLB(ABL) 10, 000 hours average rating (50w max)
LAMP OPTIONS: We recommend 50,000 hour ARROW 4w LED (-LED) or 40,000 hour 5w (-LED1) or 7w (-LED7) ARROW Super Saver LED
SOCKET: High temperature ceramic GU5.3 bi-pin with 250°C silicone lead wires
WIRING: 15 feet 18/2 SJTOW cord (available up to 50 feet)
MOUNTING: Surface mount aiming bracket on -AB models only
FINISH: Unfinished brass
Optional finishes: Black Acid Treatment (-BAT) & Brass Acid Rust (-BAR)

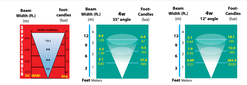
ORDERING INFORMATION

CATALOG NO.	DESCRIPTION	LAMP SUPPLIED	SHIP WEIGHT
SL-33-ULT	Cast Brass Underwater Light	20w Ultra FLB(ABL)	3.0 lbs.
SL-33-AB-ULT	Cast Brass Underwater Light, Aim Bracket	20w Ultra FLB(ABL)	5.0 lbs.
SL-33-AC-ULT	Cast Brass Underwater Light, Angle Cap	20w Ultra FLB(ABL)	4.0 lbs.
SL-33-ABAC-ULT	Cast Brass Underwater Light, Aim Bracket, Angle Cap	20w Ultra FLB(ABL)	5.0 lbs.

-SM Add to catalog number for side mount cord entry



LIGHT DISTRIBUTIONS AND PHOTOMETRICS



FL-ULTRA-BAB FL-LED-MR16-BAB FL-LED-MR16-ESX

ACCESSORIES

FA-11-SL-33-BLUE	Blue Tempered Glass Insert Lens
FA-11-SL-33-GREEN	Green Tempered Glass Insert Lens
FA-11-SL-33-RED	Red Tempered Glass Insert Lens
FA-11-SL-33-AMBER	Amber Tempered Glass Insert Lens
FA-11-WHT	White Flashed Opal Tempered Glass Top Lens
FA-154	Brass Adjustable Aiming Bracket
FA-155-CST	Cast Brass Angle Collar
ADDITIONAL SJTOW CORD	Sold in 5 foot lengths, not to exceed total of 50 feet. Add total number of feet to catalog number.

SL-33 Cut Sheet 062717

Arrow LED by CREE

SL-33-AB-LED SL-33-LED

SL-33-ACULT-BAT SL-33-SMAC-LED

SL-33-ABACULT-BAR SL-33-ABACLED-BAT

UL 676 IP68

JOB INFORMATION

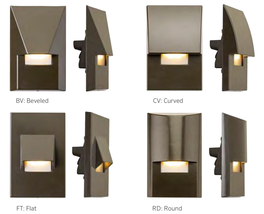
Type: Date:
Job Name:
Cat. No.:
Lamp(s):
Specifier:
Contractor:
Notes:

FOCUS INDUSTRIES INC
22321 COMMERCENTRE DRIVE
LAKE FOREST, CA 92630
www.focusindustries.com
sales@focusindustries.com
(949) 830-1350 • FAX (949) 830-3390

L4

FXLuminaire

LED Wall Lights



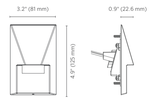
PROJECT
CATALOG #
TYPE
NOTES

SL-3 Wall Light DESIGNER PLUS

This versatile wall light is available with four faceplate options to maximize design flexibility in a range of applications.

Quick Facts

- Die-cast aluminum
- Two-layer, marine-grade anodization and powder-coat finish
- Glare-free shielding
- Tamper-resistant features
- Cree® integrated LEDs
- Compatible with Luxor® Technology
- Phase and PWM dimmable
- Input voltage: 10 to 15 V



BV: Beveled
(Measurements are the same for all four faceplate styles)

LANDSCAPE & ARCHITECTURAL LIGHTING

L2

PATHLIGHTS
STEALTH AND IMPACT®

PROJECT NAME:	TYPE:

Low glare path lights lead the way through the out of doors, as built-ins or from freestanding bollards.

ORDERING INFORMATION AND DRAWINGS - FIXTURE

Quick Ship Product. All rough in components ship within 10 days up to quantities of 100.

FIXTURE	RATING	FLANGE FINISH				LUMEN/PACKAGE	CCT
SSL1 Stealth Steplight ISL1 Impact Steplight	1 Dry / Damp (Non-Locking) 2 Wet (Locking)	POWDER COAT FINISH: BK Black, AB Satin Silver, AS Architectural Bronze, CF Custom Finish* (*Consult Factory); NATURAL FINISH: IG Industrial Grey, SS Brushed Stainless Steel, BR Brushed Bronze, NB Natural Bronze; PLATED FINISH: CH Chrome* (*Increased lead time), PB Polished Bronze* (*Increased lead time, not available for wet locales), MB Matte Oil-Rubbed Bronze* (*Increased lead time, not available for wet locales)				STEALTH & IMPACT 600, 1200 lm - CRI, 2SDCM SSL1 Delivered Lumens - 33 ISL1 Delivered Lumens - 43	27 2700K, 30 3000K, 35 3500K, 40 4000K, CC Custom Color (grid* Color temp ____K *Custom grids assigned unique suffix upon receipt of order. Contact Product Support for guidance.)

A LED
Regressed LED with slot aperture for glare-free, energy-efficient path and step lighting; suitable for dry / damp or wet applications. 3.4W DC LED (dimming by power supply).

B EFFECTS DEVICES
Provided with sealed polycarbonate linear diffusion lens; consult factory for availability of color gels, which may achieve custom color temperatures.

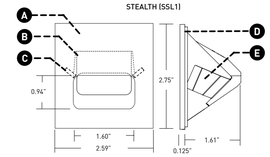
C LOCKING
Discreetly hidden tamper-resistant set screws. Included with IP65 Wet location luminaire.

D GASKET
Foam gasket provided. Required for IP65 wet location applications only.

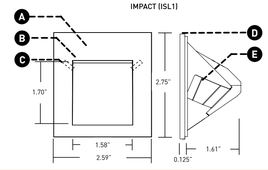
E RETENTION
Torsion spring clips secure fixture into back box, mounting plate, or appropriately sized cut-out.

- Available with Bollard mounting, please visit WEBSITE for additional information.
- Double Impact ISL2 pathlight available, please visit WEBSITE for additional information.

STEALTH (SSL1)



IMPACT (ISL1)



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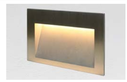
[DATE OF REV: 07052022]

L7

PATHLIGHTS
DOUBLE IMPACT®

PROJECT NAME:	TYPE:



Low glare path lights lead the way through the out of doors, as built-ins or from freestanding bollards.

ORDERING INFORMATION AND DRAWINGS - FIXTURE

FIXTURE	RATING	FLANGE FINISH				CRI / WATTAGE PACKAGE	CCT
ISL2							
ISL2 Double Impact Steplight	1 Dry / Damp (Non-Locking) 2 Wet (Locking)	POWDER COAT FINISH: BK Black, AS Satin Silver, AB Architectural Bronze, CF Custom Finish* (*Consult Factory); NATURAL FINISH: IG Industrial Grey, SS Brushed Stainless Steel, BR Brushed Bronze, NB Natural Bronze; PLATED FINISH: CH Chrome* (*Increased lead time), PB Polished Bronze* (*Increased lead time, not available for wet locales), MB Matte Oil-Rubbed Bronze* (*Increased lead time, not available for wet locales)				90LSTB 90+ CRI, 6.9 Watts ISL2 Delivered Lumens - 342	27 2700K, 30 3000K, 35 3500K, 40 4000K, CC Custom Color (grid* Color temp ____K *Custom grids assigned unique suffix upon receipt of order. Contact Product Support for guidance.)

A LED
Regressed DC LED with slot aperture for glare-free, energy-efficient path and step lighting; suitable for dry / damp or wet applications. Dimming by power supply.

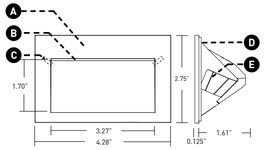
B MEDIA
Provided with sealed polycarbonate linear diffusion lens; consult factory for availability of color gels, which may achieve custom color temperatures.

C LOCKING
Discreetly hidden tamper-resistant set screws. Included with IP65 Wet location luminaire.

D GASKET
Foam gasket provided. Required for IP65 wet location applications only.

E RETENTION
Torsion spring clips secure fixture into back box, mounting plate, or appropriately sized cut-out.

- Available with Bollard mounting, please visit WEBSITE for additional information.
- Stealth SSL1 and Impact ISL1 pathlights available, please visit WEBSITE for additional information.



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[DATE OF REV: 06122023]

L5

AURORALIGHT

PROJECT:
SKU #: TYPE:

SONOMA
IGR025001

The Sonoma directional marker is a high flux; low wattage LED luminaire. Coupled with a brass body, our Thermally Integrated® LED Module provides superior heat dissipation, longer life, and higher performance.

- Thermally Integrated® w/ Copper Core Technology®
- Cree LED™ XLAMP® High Intensity (XP-L)
- IC Rated for Interior, Exterior and Wet Location Use
- Ideal for driveways, wide pathways & walkways

CONFIGURATOR:

IGR025001 — LED — FINISH

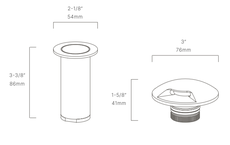
( ) = Most common configuration
(2703) 2700K 2W
(3003) 3000K 3W
(NAT) Natural Brass
(BLP) Bronze Living Patina
(BLPX) Extra Dark Bronze Living Patina
(NI) Nickel PVD

AVAILABLE FINISHES:

NAT Natural Brass · BLP Bronze Living Patina · BLPX Extra Dark Bronze Living Patina · NI Nickel PVD

FIXTURE DIMENSIONS	D3" x H1-5/8"
LIGHT SOURCE	Integrated LED
COLOR TEMPERATURES	2700K, 3000K
WATTAGES	3W
CRI (RA)	80 CRI
VOLTAGE	12V
DELIVERED LUMENS	186lm (3000K)
DIMMABLE	Yes, Dim to +10% via Transformer
DRIVER	Yes, 12V Integral Constant Current
TRANSFORMER	12V AC/DC (Supplied by others)
MOUNT	Included CJB112105
BEAM SPREAD	90°
FINISH	Included Natural Brass
MATERIAL	Brass & Copper
WIRE LENGTH	24"
LOCATION	Interior & Exterior Wet
CERTIFICATIONS	UL, IP66, IP67, IC, Drive Over

*For complete warranty terms, please visit: www.auroralight.com/warranty/



P: 760.931.2910
O: 2742 Loker Ave. W Carlsbad CA 92010
W: www.auroralight.com

MADE IN USA
WITH DOMESTIC & IMPORTED MATERIALS

c UL us LISTED

L3

Jandy

JANDY NICHELESS LED WHITE LIGHTS WITH HYDROCOOL®

Available in Daylight or Warm White Color Temperatures

Designed to use 24W or less per light for multiple-light applications. Designed to last, these brilliant white lights are a versatile, safe, and compliant lighting solution for commercial pools.

- **Energy Efficient**
  - Consumes significantly less energy than traditional incandescent lights
  - Multiple light fixtures offer a more even glow in pool water features
- **No Niche Required**
  - Installs into standard return fittings for a clean, inconspicuous look
  - No bonding necessary
- **Shallow Water Applications**
  - Approved for installations in as little as 4" of water
- **Choice of Color Temperature**
  - Warm White 2700K
  - Daylight 5000K
- **Choice of Power Level**
  - Uses 24W or less per light for multiple-light applications: 24W, 12W or 6W
- **Dimmer Compatible**

Jandy Water Colors Nicheless LED Lights with HYDROCOOL Technology

An innovative aluminum body core, overmolded with thermally conductive plastic transfers heat from the light into the water — ensuring lights run cooler and last longer*.

SPECIFICATIONS

Part Number	Size	Description	Type	Color Spec	Watts	Voltage	Lumens	Lumens per Watt	Kelvin Rating
JLUW12W150	Nicheless	Jandy LED Underwater Nicheless Light, White 12W 100' Cord	LED	White, Cool	12W	12V	750	62.5	5000K
JLUW12W150	Nicheless	Jandy LED Underwater Nicheless Light, White 12W 150' Cord	LED	White, Cool	12W	12V	750	62.5	5000K
JLUW12W50	Nicheless	Jandy LED Underwater Nicheless Light, White 12W 50' Cord	LED	White, Cool	12W	12V	750	62.5	5000K
JLUW24W100	Nicheless	Jandy LED Underwater Nicheless Light, White 24W 100' Cord	LED	White, Cool	24W	12V	1208	50.3	5000K
JLUW24W150	Nicheless	Jandy LED Underwater Nicheless Light, White 24W 150' Cord	LED	White, Cool	24W	12V	1208	50.3	5000K
JLUW24W50	Nicheless	Jandy LED Underwater Nicheless Light, White 24W 50' Cord	LED	White, Cool	24W	12V	1208	50.3	5000K
JLUW6W100	Nicheless	Jandy LED Underwater Nicheless Light, White 6W 100' Cord	LED	White, Cool	6W	12V	403	67.2	5000K
JLUW6W150	Nicheless	Jandy LED Underwater Nicheless Light, White 6W 150' Cord	LED	White, Cool	6W	12V	403	67.2	5000K
JLUW6W50	Nicheless	Jandy LED Underwater Nicheless Light, White 6W 50' Cord	LED	White, Cool	6W	12V	403	67.2	5000K
JLUWW12W150	Nicheless	Jandy LED Underwater Nicheless Light, Warm White 12W, 150' Cord	LED	White, Warm	12W	12V	538	44.8	2700K
JLUWW24W150	Nicheless	Jandy LED Underwater Nicheless Light, Warm White 24W, 150' Cord	LED	White, Warm	24W	12V	840	35.0	2700K
JLUWW6W150	Nicheless	Jandy LED Underwater Nicheless Light, Warm White 6W, 150' Cord	LED	White, Warm	6W	12V	288	48.0	2700K

L1

HUNZA™ PURE OUTDOOR LIGHTING

NPS Spot Light
with PURE LED

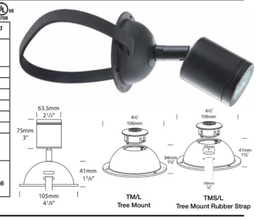
PROJECT:
TYPE:
SOURCE:
NOTES:

SPECIFICATIONS

IP66

LED Chip	Cree XHP-50-2 Plug and Play field replaceable LED board
Luminaire Output*	600 Lumens @ 1050mA (6 watts), 420 Lumens @ 700mA (4 watts), 240 Lumens @ 350mA (2 watts)
Lumens Per Watt*	100 Lumens @ 6 watts minimum
LED Life Expectancy	50,000 hours L70
CRI (3000K)	90+
Colour Temperatures	2700K, 3000K, 4000K
Beam Angles	15, 25, 38, 60
Ingress Protection	IP66
Warranty	Electronics = 5 years Aluminium = 5 years Body Corp/ SS = 10 years
Standards	AS/NZS 61046 cUL 1838, 2108 CSA C22.2 No. 250.7, No. 250.0-08 CE

*Delivered from the Luminaire with unobstructed beam



PRODUCT CONFIGURATION

Please fill in appropriate codes into boxes provided

Cat. No. TM/L or TM/S/L

Luminaire	Power	Material/Finish	Beam	Colour	Accessories
TM/L TM/S/L	S 1050mA Input, Series Wired 6W D3 12VAC Input, Parallel Wired 2W D7 12VAC Input, Parallel Wired 4W D10 12VAC Input, Parallel Wired 6W	ALUMINIUM: EBK BLACK, EBZ BRONZE, EDGR OLIVE GREEN, EWH WHITE, EWB WHITE BIRCH, EDG DARK GREY, ESTAR SILVER STAR, ECT CORTEN COP Copper SS Stainless Steel	15 15° 30 25° 38 38° 60 60°	2 2700K 3 3000K 4 4000K	CJK Cable Joint Kit LF Frosted Lens HCL Hex Cell Louvre GG Glare Guard SNT Snoot LKN Locking Knuckle

S - Series Driver
Power Supply: Constant current driver
REQUIRED - NOT SUPPLIED
Wiring Method: Wired in series
Fixture Input: Individual fixtures require 6V @ 1050mA maximum @ 6Watts

D3 D7 D10 - 12VAC Input
Power Supply: Low Voltage to 12VAC
Transformer REQUIRED - NOT SUPPLIED
Wiring Method: Parallel
Fixture Input: 9-15VAC,
Fixture Output: D3 = 6V† @ 350mA 2W
D7 = 6V† @ 700mA 4W
D10 = 6V† @ 1050mA 6W
(†350mA limited to ≤ 40°C (104°F) ambient temperature in stainless steel)

OTHER LAMP OPTIONS:
TM/L or TM/S/N - MR16 Halogen 12V Lamp
TM/S/L or TMS/SL - MR16 LED Retrofit 12V Lamp (lamps vary by market - please refer to supplier for details)
TM/GUN or TMS/GUN - GU10 120/240V Halogen Lamp (body length increases by 19mm)
TM/GUSL or TMS/GUSL - GU10 LED Retrofit 120/240V Lamp (lamps vary by market - please refer to supplier for details)

Additional Comments:

*Due to continued product enhancements, specifications may change without notification.

HUNZA™ HUNZA LIGHTING 130 Felton Mathew Ave Saint Johns Auckland 1072 New Zealand Ph: +64-9-528 9471 Fax: +64-9-528 9471 hunza@hunza.co.nz www.hunzalighting.com

INTERNATIONAL CONTACTS: www.hunzalighting.com/contact
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BLISS LANDSCAPE ARCHITECTURE
24000 Robinson Canyon Road
Carmel CA 93923
831.298.0990
blisslandarch.com

LICENSED LANDSCAPE ARCHITECT — CHRISTOPHER J. BLISS — No. 5139 — Signature — 04/30/27 Expiration — 06 FEBRUARY 2026 Date — STATE OF CALIFORNIA

FOR REGULATORY PERMITTING PURPOSES ONLY

LAWRENCE RESIDENCE

33 PRONGHORN RUN
CARMEL, CA 93923

APN/ Lot Number
239-091-053 / LOT 128

Phase
PERMITTING

Revisions
No. Date Description

Issue
PERMIT SET

Date
06 FEBRUARY 2026

Drawn by
KD

Scale: 1/16"=1'-0" North
0' 8' 16'

Drawing Title
LIGHTING SPECIFICATIONS

L5.1

GENERAL NOTES

1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THESE PLANS AND ACCOMPANYING SPECIFICATIONS, IN ADDITION ALL WORK SHALL ALSO CONFORM WITH THE FOLLOWING:
- LATEST REVISION OF THE COUNTY OF MONTEREY DESIGN STANDARDS AND SPECIFICATIONS
- THE LATEST REVISION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS (STATE SPECIFICATIONS)
- THE 2024 EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA ENERGY CODE (CEnC), CALIFORNIA ELECTRICAL CODE (CEC).

2. THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE PLANS, DETAILS, AND SPECIFICATIONS AND SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION. IN THE EVENT THAT THE CONTRACTOR FINDS ANY DISCREPANCIES, OMISSIONS, OR DEFICIENCIES IN THE PLANS, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER AND THE OWNER'S REPRESENTATIVE IMMEDIATELY.

3. IT IS THE CONTRACTORS RESPONSIBILITY TO SECURE ALL REQUIRED PERMITS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND THE MONTEREY COUNTY BUILDING SERVICES DEPARTMENT (COUNTY) AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION.

4. THE TOPOGRAPHY, LOCATIONS AND SIZE OF UNDERGROUND UTILITIES AND OR OTHER STRUCTURES SHOWN HEREON WERE OBTAINED FROM A FIELD SURVEY (WHITSON ENGINEERS) AND OR FROM RECORD INFORMATION. NEITHER THE ENGINEER NOR THE OWNER MAKES ANY REPRESENTATION TO THE ACCURACY OF TOPOGRAPHY, SIZE AND OR LOCATION OF ANY OF THE UTILITIES OR STRUCTURES SHOWN ON THESE PLANS NOR FOR THE EXISTENCE OF ANY OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED THAT ARE NOT SHOWN ON THIS PLAN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE SIZE AND LOCATION OF EXISTING UNDERGROUND UTILITIES, SURFACE IMPROVEMENTS, AND OTHER STRUCTURES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THEM FROM DAMAGE DURING CONSTRUCTION.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING APPROPRIATE UTILITY COMPANIES AND REQUESTING VERIFICATION OF SERVICE POINTS, FIELD VERIFICATION OF LOCATION, SIZE, DEPTH, ETC. FOR ALL THEIR FACILITIES AND TO COORDINATE WORK SCHEDULES.

6. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AT (800) 227-2600 AT LEAST 48 HOURS PRIOR TO EXCAVATION TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES.

7. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ANY CURRENTLY APPLICABLE SAFETY LAW OF ANY JURISDICTIONAL BODY. FOR INFORMATION REGARDING THIS PROVISION, THE CONTRACTOR IS DIRECTED TO CONTACT THE STATE OF CALIFORNIA, DIVISION OF OCCUPATIONAL SAFETY AND HEALTH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES, AND THE CONTROL OF TRAFFIC WITHIN THE CONSTRUCTION AREA. FOR ALL TRENCH EXCAVATION FIVE (5) FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE DIVISION OF OCCUPATIONAL SAFETY AND HEALTH PRIOR TO BEGINNING ANY EXCAVATION. A COPY OF THIS PERMIT SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES.

8. EXISTING CURB, GUTTER, SIDEWALK, SURVEY MONUMENTS, AND OTHER IMPROVEMENTS WITHIN PROJECT SITE THAT ARE DAMAGED OR DISPLACED AS A RESULT OF THE CONTRACTOR'S ACTIVITIES SHALL BE REPLACED BY THE CONTRACTOR.

9. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS AND SAFETY OF ALL PERSONS AND PROPERTY DURING THE COURSE OF CONSTRUCTION OF THE PROJECT. THE CONTRACTOR AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND THE OWNER, THE ENGINEER, AND ALL DESIGN CONSULTANTS FROM ANY AND ALL LIABILITY, CLAIMS, LOSSES OR DAMAGES ARISING FROM THE PERFORMANCE OF THE WORK DESCRIBED HEREIN EXCEPT THOSE ARISING FROM THE SOLE NEGLIGENCE OF ANY OF THE PREVIOUSLY MENTIONED PEOPLE OR ENTITIES. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL LEAVE A 24-HOUR EMERGENCY TELEPHONE NUMBER WITH THE POLICE, FIRE DEPARTMENTS AND PRIVATE SECURITY COMPANY (IF APPLICABLE), AND KEEP THEM INFORMED DAILY REGARDING ANY CONSTRUCTION RELATED ACTIVITY IN THE PUBLIC RIGHT OF WAY.

10. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL, OFF-HAUL, AND PROPER DISPOSAL OF ALL ITEMS TO BE REMOVED INCLUDING BUT NOT LIMITED TO: CONCRETE, ASPHALT CONCRETE, STRIPING, ANY AND ALL OTHER DEBRIS FROM THE SITE. EXCESS MATERIAL FROM TRENCHING AND PAVEMENT CONSTRUCTION, TREES AND ROOT BALLS, FENCING AND SPOILS FROM EXCAVATION AT THE CONTRACTOR'S EXPENSE AND SHALL BE DISPOSED OF IN A LAWFUL MANNER.

11. 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.

12. ALL REVISIONS TO THESE PLANS MUST BE APPROVED BY THE ENGINEER AS WELL AS THE OWNER PRIOR TO THEIR CONSTRUCTION AND SHALL BE ACCURATELY SHOWN ON RECORD DRAWINGS PRIOR TO THE ACCEPTANCE OF THE WORK AS COMPLETE. ANY CHANGES TO OR DEVIATIONS FROM THE PLANS MADE WITHOUT AUTHORIZATION SHALL BE AT THE CONTRACTOR'S SOLE RISK AND SHALL ABSOLVE THE ENGINEER OF ANY AND ALL RESPONSIBILITY ASSOCIATED WITH THE THE CHANGE OR DEVIATION.

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

14. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
A) PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH
B) COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.
C) KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.
D) LANDSCAPE. SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.

15. A COPY OF ALL FIELD REPORTS/COMPACTIONS TESTS AND FINAL GRADING REPORT SHALL BE SUBMITTED TO THE COUNTY AT SCHEDULED INSPECTIONS.

16. PAD ELEVATION/S SHALL BE CERTIFIED TO 0.1 FEET, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.

GRADING AND DRAINAGE

1. CONTRACTOR SHALL NOTIFY THE COUNTY 48 HOURS BEFORE STARTING ANY GRADING OPERATIONS.

2. ALL GRADING SHALL CONFORM TO THE COUNTY GRADING ORDINANCE (CHAPTER 16.08) AND THE EROSION CONTROL ORDINANCE (CHAPTER 16.12).

3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE THE REQUIRED PERMITS PRIOR TO THE COMMENCEMENT OF GRADING. RIGHT-OF-ENTRY, PERMISSION TO GRADE, AND ENCROACHMENT PERMIT(S) MAY BE REQUIRED PRIOR TO GRADING.

4. IT IS THE CONTRACTORS RESPONSIBILITY TO PREPARE THE GROUND SURFACE TO RECEIVE THE FILLS AND TO PLACE, SPREAD, MIX, WATER, AND COMPACT THE FILL. THE CONTRACTOR SHALL ALSO REMOVE ALL MATERIAL CONSIDERED UNSATISFACTORY.

5. WHERE UNSTABLE OR UNSUITABLE MATERIALS ARE ENCOUNTERED DURING SUBGRADE PREPARATION, THE AREA IN QUESTION SHALL BE OVER EXCAVATED AND BACKFILLED WITH SELECT MATERIAL.

6. MAXIMUM CUT AND FILL SLOPE SHALL BE 2 HORIZONTAL TO 1 VERTICAL.

7. ALL CUT SLOPES SHALL BE ROUNDED TO MEET EXISTING GRADES AND BLEND WITH SURROUNDING TOPOGRAPHY. ALL GRADED SLOPES SHALL BE PLANTED WITH SUITABLE GROUND COVER.

8. TREE REMOVAL SHALL INCLUDE REMOVAL OF TRUNKS, STUMPS, AND ROOTBALLS. THE REMAINING CAVITY SHALL BE CLEARED OF ALL ROOTS LARGER THAN 1/2" TO A DEPTH OF NOT LESS THAN 18" AND BACKFILLED WITH SUITABLE MATERIAL THEN COMPACTED TO CONFORM WITH THE EXISTING GROUND.

9. CONTRACTOR SHALL USE CAUTION WHEN GRADING AROUND AND/OR OVER EXISTING UNDERGROUND UTILITIES.

10. ALL SURFACE DRAINAGE SHALL MAINTAIN 2% SLOPE MINIMUM UNLESS NOTED OTHERWISE.

11. PERVIOUS SURFACES IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN 5% FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET OF HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED A MINIMUM OF 2% WHERE LOCATED WITHIN 10 FEET OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING.

12. DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15) THE FOLLOWING MEASURES MUST BE TAKEN:

A. DISTURBED SURFACES NOT INVOLVED IN IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.

B. ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON DOWNHILL PROPERTIES.

C. RUN-OFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.

D. DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGH THE LIFE OF THE PROJECT DURING WINTER OPERATIONS

13. VEGETATION REMOVAL. ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THAT AREA SHALL BE PLANTED.

14. NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED WHICH WILL RESULT IN SILTATION OF WATER COURSES OR UNCONTROLLABLE EROSION.

UNDERGROUND UTILITIES

1. CONTRACTOR SHALL EXPOSE AND VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES, INCLUDING STORM DRAINS, SANITARY SEWERS AND WATER LINES, BEFORE ORDERING MATERIALS AND/OR CONSTRUCTING NEW FACILITIES.

2. ALL EXISTING MANHOLES AND UTILITY BOXES WITHIN THE PROJECT AREA ARE TO BE SET FLUSH WITH FINISHED GRADE, UNLESS OTHERWISE NOTED.

3. ALL TRENCHES AND EXCAVATIONS SHALL BE CONSTRUCTED IN STRICT COMPLIANCE WITH THE APPLICABLE SECTIONS OF CALIFORNIA AND FEDERAL O.S.H.A. REQUIREMENTS AND OTHER APPLICABLE SAFETY ORDINANCES, CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR TRENCH SHORING DESIGN AND INSTALLATION.

4. PIPE MATERIALS AND INSTALLATION PROCEDURE SHALL BE IN ACCORDANCE WITH APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS AND THE MANUFACTURER'S RECOMMENDATIONS.

5. DAMAGE SHALL BE REPAIRED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE COUNTY.

FIRE DEPARTMENT NOTES

1. FIRE008-ALL GATES PROVIDING ACCESS FROM A ROAD TO A DRIVEWAY SHALL BE LOCATED AT LEAST 30 FT FROM THE ROADWAY AND SHALL OPEN TO ALLOW A VEHICLE TO STOP WITHOUT OBSTRUCTING TRAFFIC ON THE ROAD. GATE ENTRANCES SHALL BE AT LEAST THE WIDTH OF THE TRAFFIC LANE BUT IN NO CASE LESS THAN 12 FT WIDE. WHERE A ONE WAY ROAD WITH A SINGLE TRAFFIC LANE PROVIDES ACCESS TO A GATED ENTRANCE, A 40 FT TURNING RADIUS SHALL BE USED. WHERE GATES ARE TO BE LOCKED, THE INSTALLATION OF A KEY BOX OR OTHER ACCEPTABLE MEANS FOR IMMEDIATE ACCESS BY EMERGENCY EQUIPMENT MAY BE REQUIRED.

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

3. FIRE020-REMOVE COMBUSTIBLE VEGETATION FROM WITHIN A MINIMUM OF 100 FT OF STRUCTURES. LIMB TREES 6 FT UP FROM GROUND. REMOVE LIMBS WITHIN 10 FT OF CHIMNEYS. ADDITIONAL FIRE PROTECTION OR FIREBREAKS APPROVED BY THE REVIEWING AUTHORITY MAY BE REQUIRED TO PROVIDE REASONABLE FIRE SAFETY. ENVIRONMENTALLY SENSITIVE AREAS MAY REQUIRE ALTERNATIVE FIRE PROTECTION, TO BE DETERMINED BY REVIEWING AUTHORITY AND THE DIRECTOR OF PLANNING AND BUILDING INSPECTION.

4. FIRE022-THE BUILDING SHALL BE FULLY PROTECTED WITH AUTOMATIC FIRE SRINKLER SYSTEM(S). INSTALLATION SHALL BE IN ACCORDANCE WITH THE APPLICABLE NFPA STANDARD. A MINIMUM OF FOUR (4) SETS OF PLANS FOR FIRE SPRINKLER SYSTEMS MUST BE SUBMITTED BY A CALIFORNIA LICENSED C-16 CONTRACTOR AND APPROVED PRIOR TO INSTALLATION. THIS REQUIREMENT IS NOT INTENDED TO DELAY ISSUANCE OF A BUILDING PERMIT. A ROUGH SPRINKLER INSPECTION MUST BE SCHEDULED BY THE INSTALLING CONTRACTOR COMPLETED PRIOR TO REQUESTING A FRAMING INSPECTION. DUE TO SUBSTANDARD ACCESS, OR OTHER MITIGATING FACTORS, SMALL BATHROOM(S) AND OPEN ATTACHED PORCHES, CARPORTS, AND SIMILAR STRUCTURES SHALL BE PROTECTED WITH FIRE SPRINKLERS.

5. FIRE028-ALL NEW STRUCTURES, AND ALL EXISTING STRUCTURES RECEIVING NEW ROOFING OVER 50 PERCENT OR MORE OF THE EXISTING ROOF SURFACE WITHIN A ONE YEAR PERIOD, SHALL REQUIRE A MINIMUM OF ICBO CLASS A ROOF CONSTRUCTION.

6. REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL FIRE PROTECTION NOTES.

Inspection:	When:	Who:	Inspection By:	Date of Inspection:
Inspect and test Keyway/Subexcavation/overexcavation:	1)Prior to backfilling	Soils Engineer		
	2)During backfill placement – ongoing	Soils Engineer		
Inspect and Test Building Pad Subgrade:	Prior to excavation footings or placement of slab-on-grade materials	Soils Engineer		
Inspect Slab-on-grade installation:	Prior to concrete placement	Soils Engineer		
Inspect Foundation and/or retaining wall footing excavations:	Prior to reinforcement placement	Soils Engineer		
Inspect and Test Retaining wall backfill:	During backfill placement – ongoing	Soils Engineer		
Inspect and Test Driveway Fill, Subgrade and Baserock Placement:	1)During fill placement	Soils Engineer		
	2)Subgrade, prior to baserock placement	Soils Engineer		
	3)Baserock prior to AC, Concrete or Pavement	Soils Engineer		
Inspect and Test Drainage Installation:	1)After pipe placement, prior to backfill placement	Soils Engineer		
	2)During backfill placement – ongoing	Soils Engineer		
Inspect site stripping and clearing	After clearing complete	Soils Engineer		
Inspect utility trench compaction	After utility trench backfill	Soils Engineer		

ABBREVIATIONS

(E)	EXISTING
FG	FINISH GROUND GRADE
FF	FINISH FLOOR
FL	FLOW LINE
FP	FINISH PAVEMENT GRADE
G	GROUND
M.E.	MATCH EXISTING
(N)	NEW
SD	STORM DRAIN
SS	SANITARY SEWER
TC	TOP OF CURB GRADE
(TYP)	TYPICAL
W	WATER

SHEET INDEX

C1	TITLE SHEET
C2	GRADING PLAN A
C3	GRADING PLAN B
C4	DRIVEWAY PLAN A
C5	DRIVEWAY PLAN B
C6	UTILITY PLAN
C7	EROSION CONTROL PLAN

GRADING QUANTITIES

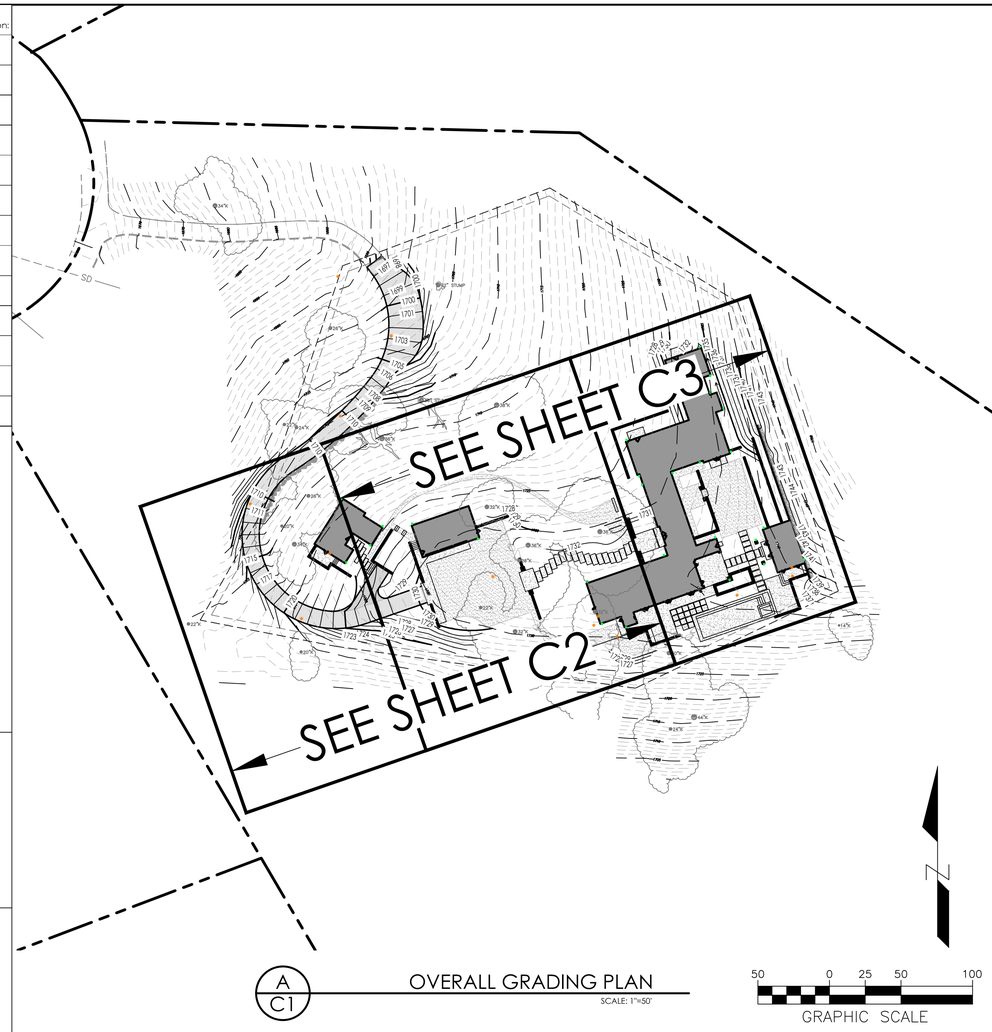
EARTHWORK QUANTITIES:

CUT = 2781 CY
FILL = 667 CY

EARTHWORK QUANTITIES ARE ESTIMATES TO FINISH GRADE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ACTUAL EARTHWORK QUANTITIES. NO ALLOWANCE HAS BEEN MADE TO ACCOUNT FOR QUANTITIES FROM PAVEMENT OR TRENCHING FOR FOUNDATION, FOOTINGS, PIERS AND/OR UTILITIES TRENCHES.

LAND DISTURBANCE

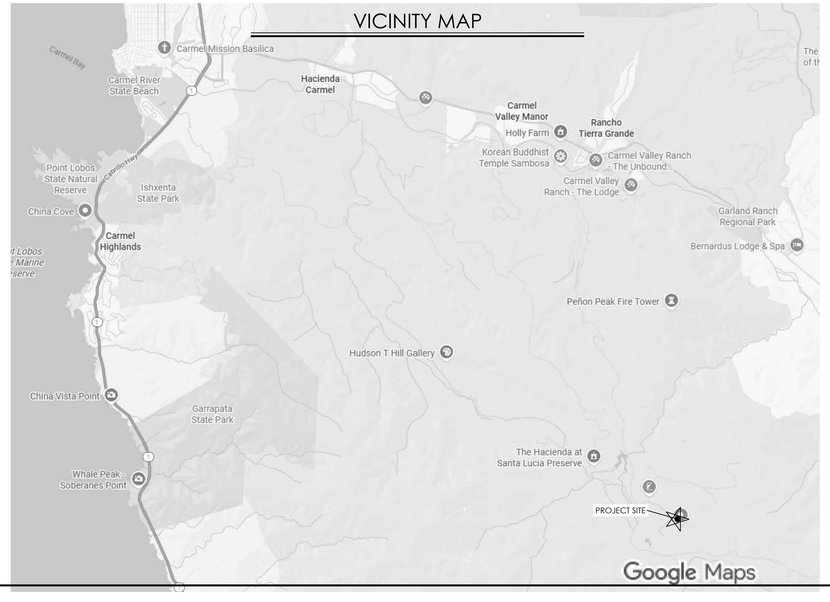
LAND DISTURBANCE AREA = 48,216 SF



A / C1 OVERALL GRADING PLAN
SCALE: 1"=50'

GRAPHIC SCALE
50 0 25 50 100

VICINITY MAP



LEGEND

	EXISTING	PROPOSED
BOUNDARY LINE		
EASEMENT (ESMT)		
DRAINAGE FLOW LINE		
SAWCUT		
GRADE BREAK		
MAJOR CONTOUR	50	50
MINOR CONTOUR	49	49
BUILDING		
FENCE	X	X
WALL		
STORM DRAIN LINE		SD
WALL DRAIN LINE		
JOINT UTILITY		JT
POTABLE WATER LINE		W
SANITARY SEWER LINE		SS
SPOT ELEVATION	x405.46	TC 49.99
DRAINAGE FLOW		
TREE	11"DBH	
HARDSCAPE		

BY	DESCRIPTION	DATE	REV.
			1
			2
			3
			4
			5
			6
			7
			8

C3 ENGINEERING INCORPORATED
Civil Engineering Land Development Stormwater Control
126 Bonifacio Place, Suite C, Monterey, CA 93940
Phone: (831) 647-1192 Fax (831) 647-1194
mail@C3engineering.net

MONTEREY COUNTY SUBMITTAL

TITLE SHEET

LAWRENCE RESIDENCE
33 PRONGHORN RUN
CARMEL, CA 93923

SCALE:	AS NOTED
DATE:	2/3/2026
DESIGN BY:	JPR
DRAWN BY:	JPR
CHECKED BY:	
SHEET NUMBER:	C1
OF 5 SHEETS	
PROJECT#	125155

THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. REUSE, REPRODUCTION, OR PUBLICATION, IN WHOLE OR IN PART, IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF C3 ENGINEERING.

Drawing file: Z:\Projects\125155 Meaney--33 Pronghorn Run\dwg\125155 Grading Plan.dwg
Plotted: Feb 03, 2026 – 8:36pm

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Drawing file: Z:\Projects\125155 Meaney-33 Pronghorn Run\dwg\125155 Grading Plan.dwg
Plotted: Feb 03, 2026 - 8:36pm

NOTES:
1. SEE ARCHITECTURAL PLANS FOR BUILDING LAYOUT AND DOWNSPOUT LOCATIONS
2. SEE LANDSCAPE PLANS FOR HARDSCAPE AND RETAINING WALL DETAILS
3. GRADE 5% AWAY FROM BUILDING TO APPROVED DRAINAGE STRUCTURE.
4. ALL SITE STORM WATER SHALL BE DIVERTED AROUND BUILDING, COLLECTED AND DISSIPATED.

DRAINAGE NOTES:

1. AS PART OF THE OVERALL SANTA LUCIA PRESERVE (SLP) DEVELOPMENT, TORMWATER RUNOFF/RUN-ON FROM NEW IMPERVIOUS AREAS ARE ADDRESSED BY CONDITION #96 OF PC94067 AND CONDITION #48 OF PLN010001: "STORMWATER RUNOFF FROM IMPERVIOUS SURFACES SHALL BE DISPERSED OVER VEGETATED SLOPES OR DISSIPATED OVER NON-ERODIBLE MATERIAL, IN ACCORDANCE WITH THE COUNTY EROSION CONTROL ORDINANCE".
2. THE DEVELOPMENT WIDE SYSTEM RELIES ON THE DESIGN OF EACH INDIVIDUAL LOT TO DISPERSE THE RUNOFF FROM THE PROPOSED IMPERVIOUS SURFACES OVER VEGETATED SLOPES UNTIL IT IS PICKED UP IN THE DEVELOPMENT DRAINAGE SYSTEM. IN COMPLIANCE WITH THE PROJECT CONDITIONS EVERY EFFORT IS MADE TO PROVIDE MULTIPLE DISCONNECTED DISCHARGE POINTS ACROSS VEGETATION AND MAXIMIZE THE CONTACT TIME OF THE DISCHARGE TO THE VEGETATION PRIOR TO ENTERING THE SLP DRAINAGE SYSTEM .
3. THE PROPOSED IMPERVIOUS FOOTPRINT OF THIS PROJECT WAS REVIEWED AND MODIFIED TO MINIMIZE STORM WATER RUNOFF.
4. THE STORM DRAIN DISCHARGE WAS DIVIDED INTO MULTIPLE DISCHARGE POINTS.
5. THESE DISCHARGE POINTS ALLOW FOR A FLOW DISTANCE OF BETWEEN 150'-400' ACROSS VEGETATION PRIOR TO HITTING THE PROPERTY LINE AND ROUGHLY 10 MILES PRIOR TO EXITING THE SANTA LUCIA PRESERVE PROJECT.

INSPECTION NOTE:

FIELD INSPECTION MIGHT BE REQUIRED BY ENVIRONMENTAL SERVICES DEPARTMENT. ON SIMILAR PROJECTS, THE MONTEREY COUNTY ENVIRONMENTAL SERVICES DEPARTMENT HAS ASKED FOR A LETTER STATING THAT STORMWATER CONTROL FACILITIES HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS. PLEASE DOCUMENT ALL CONSTRUCTION WITH PHOTOS AND NOTIFY ENGINEER 72 HOURS PRIOR TO BACKFILL OF FACILITIES.

STORM DRAIN SYSTEM NOTES:
1. ATRIUM DRAIN= NDS LOW PROFILE HOUSING 932 WITH 12x12 ATRIUM GRATE 1290 CONNECTED TO 6" PVC STORM DRAIN RISER.
2. COURTYARD DRAIN= NDS LOW PROFILE HOUSING 932 WITH 12x12 SQUARE GRATE12125 CONNECTED TO 6" PVC STORM DRAIN RISER.
3. STORM DRAIN PIPE SHALL BE PVC SDR 35 (ASTM D3034). INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
4. SEE SHEET C6FOR TRENCH BACKFILL.
5. CONTRACTOR SHALL MAINTAIN HORIZONTAL SEPARATION OF 5' BETWEEN JOINT TRENCH AND WET UTILITIES UNLESS NOTED OTHERWISE.
6. CONTRACTOR SHALL MAINTAIN HORIZONTAL SEPARATION OF 4' BETWEEN POTABLE WATER AND OTHER WET UTILITIES.
7. SLOT DRAIN =NDS 3" PRO SERIES CHANNEL DRAIN. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. (CAST IRON FOR RUSTIC APPEARANCE)

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.

LEGEND
CUT AREA
FILL AREA

10 0 5 10 20
GRAPHIC SCALE

REV.	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			
6			
7			

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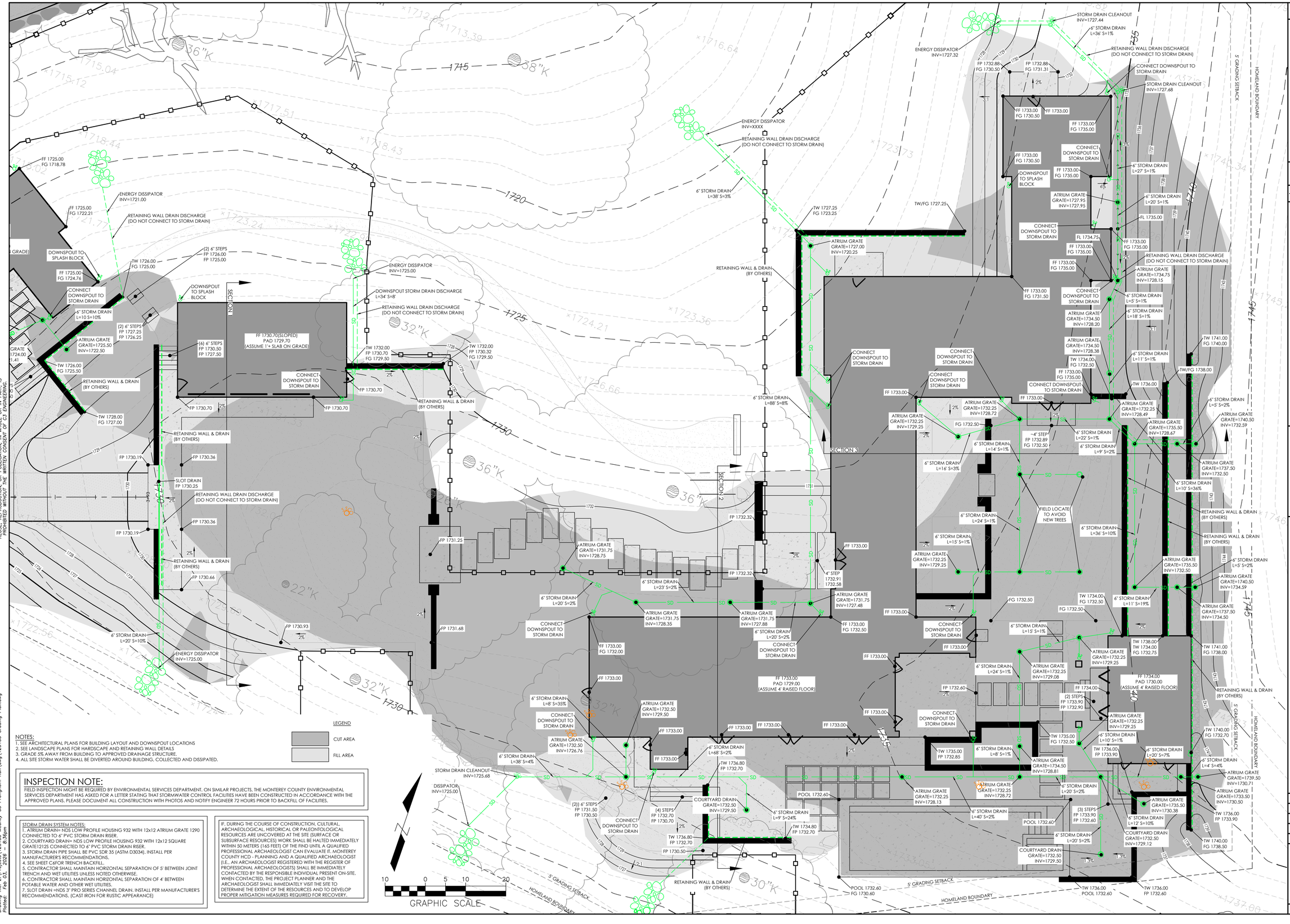
MONTEREY COUNTY SUBMITTAL

GRADING PLAN A

LAWRENCE RESIDENCE
33 PRONGHORN RUN
CARMEL, CA 93923

SCALE:	AS NOTED
DATE:	2/3/2026
DESIGN BY:	JPR
DRAWN BY:	JPR
CHECKED BY:	
SHEET NUMBER:	C2
OF 5 SHEETS	
PROJECT#	125155


NOTES:
1. SEE ARCHITECTURAL PLANS FOR BUILDING LAYOUT AND DOWNSPOUT LOCATIONS
2. SEE LANDSCAPE PLANS FOR HARDSCAPE AND RETAINING WALL DETAILS
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LEGEND
CUT AREA
FILL AREA
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GRAPHIC SCALE
10 0 5 10 20
5' GRADING SETBACK
HOMELAND BOUNDARY
SECTION
SECTION 2
SECTION 3
ENERGY DISSIPATOR INV=1721.00
ENERGY DISSIPATOR INV=1725.00
ENERGY DISSIPATOR INV=XXXX
ENERGY DISSIPATOR INV=1727.32
RETAINING WALL DRAIN DISCHARGE (DO NOT CONNECT TO STORM DRAIN)
DOWNSPOUT TO SPLASH BLOCK
DOWNSPOUT STORM DRAIN DISCHARGE L=34' S=8
CONNECT DOWNSPOUT TO STORM DRAIN
6" STORM DRAIN L=10' S=10%
6" STORM DRAIN L=38' S=3%
6" STORM DRAIN L=88' S=8%
6" STORM DRAIN L=36' S=1%
6" STORM DRAIN L=27' S=1%
6" STORM DRAIN L=20' S=1%
6" STORM DRAIN L=5' S=1%
6" STORM DRAIN L=18' S=1%
6" STORM DRAIN L=11' S=1%
6" STORM DRAIN L=5' S=2%
6" STORM DRAIN L=24' S=1%
6" STORM DRAIN L=15' S=1%
6" STORM DRAIN L=14' S=1%
6" STORM DRAIN L=16' S=3%
6" STORM DRAIN L=22' S=1%
6" STORM DRAIN L=9' S=2%
6" STORM DRAIN L=10' S=36%
6" STORM DRAIN L=12' S=10%
6" STORM DRAIN L=11' S=19%
6" STORM DRAIN L=8' S=35%
6" STORM DRAIN L=68' S=2%
6" STORM DRAIN L=9' S=24%
6" STORM DRAIN L=40' S=2%
6" STORM DRAIN L=4' S=4%
6" STORM DRAIN L=23' S=2%
6" STORM DRAIN L=20' S=2%
6" STORM DRAIN L=20' S=10%
6" STORM DRAIN L=38' S=4%
6" STORM DRAIN L=34' S=3%
ATRIUM GRATE GRATE=1725.50 INV=1722.50
ATRIUM GRATE GRATE=1727.00 INV=1720.25
ATRIUM GRATE GRATE=1727.95 INV=1727.95
ATRIUM GRATE GRATE=1734.75 INV=1728.15
ATRIUM GRATE GRATE=1734.50 INV=1728.20
ATRIUM GRATE GRATE=1734.50 INV=1728.38
ATRIUM GRATE GRATE=1732.25 INV=1729.25
ATRIUM GRATE GRATE=1732.25 INV=1728.72
ATRIUM GRATE GRATE=1732.25 INV=1728.49
ATRIUM GRATE GRATE=1735.50 INV=1728.67
ATRIUM GRATE GRATE=1737.50 INV=1732.50
ATRIUM GRATE GRATE=1740.50 INV=1732.59
ATRIUM GRATE GRATE=1740.50 INV=1734.59
ATRIUM GRATE GRATE=1737.50 INV=1734.50
ATRIUM GRATE GRATE=1731.75 INV=1728.75
ATRIUM GRATE GRATE=1731.75 INV=1727.48
ATRIUM GRATE GRATE=1731.75 INV=1727.88
ATRIUM GRATE GRATE=1732.50 INV=1728.35
ATRIUM GRATE GRATE=1732.50 INV=1729.50
ATRIUM GRATE GRATE=1732.50 INV=1726.76
ATRIUM GRATE GRATE=1732.25 INV=1729.08
ATRIUM GRATE GRATE=1732.25 INV=1729.25
ATRIUM GRATE GRATE=1734.50 INV=1728.81
ATRIUM GRATE GRATE=1732.25 INV=1728.13
ATRIUM GRATE GRATE=1732.25 INV=1729.25
ATRIUM GRATE GRATE=1739.50 INV=1730.71
ATRIUM GRATE GRATE=1733.50 INV=1730.50
ATRIUM GRATE GRATE=1735.50 INV=1730.38
FF 1725.00 FG 1718.78
FF 1725.00 FG 1722.21
FF 1725.00 FG 1724.76
FF 1730.70(SLOPED) PAD 1729.70 (ASSUME 1'+ SLAB ON GRADE)
FF 1733.00 PAD 1729.00 (ASSUME 4' RAISED FLOOR)
FF 1734.00 PAD 1730.00 (ASSUME 4' RAISED FLOOR)
FF 1733.00 FG 1730.50
FF 1733.00 FG 1735.00
FF 1733.00 FG 1731.50
FF 1732.88 FG 1730.50
FF 1732.88 FG 1731.31
TW 1726.00 FG 1725.00
TW 1726.00 FG 1725.50
TW 1728.00 FG 1727.00
TW 1732.00 FP 1730.70 FG 1729.50
TW 1732.00 FP 1730.32 FG 1729.50
TW 1727.25 FG 1723.25
TW/FG 1727.25
TW 1734.00 FG 1732.50
TW 1735.00 FG 1732.50
TW 1735.00 FP 1732.85
TW 1736.00 FG 1733.90
TW 1736.80 FP 1732.70
TW 1736.80 FP 1732.70
TW 1734.80 FP 1732.70
TW 1741.00 FG 1740.00
TW/FG 1738.00
TW 1738.00 TW 1734.00 FG 1732.75
TW 1741.00 FG 1738.00
TW 1740.00 FG 1732.70
TW 1740.00 FG 1738.50
FP 1730.70
FP 1730.19
FP 1730.36
FP 1730.66
FP 1730.93
FP 1731.25
FP 1731.68
FP 1732.32
FP 1730.50
FP 1730.25
SLOT DRAIN FP 1730.25
(2) 6" STEPS FP 1726.00 FP 1725.00
(2) 6" STEPS FP 1727.25 FP 1726.25
(6) 6" STEPS FP 1730.50 FP 1727.50
(2) 6" STEPS FP 1731.50 FP 1730.50
(4) STEPS FP 1732.70 FP 1730.70
4" STEP 1732.91 1732.58
4" STEP FP 1732.89 FG 1732.50
(3) STEPS FP 1733.90 FP 1732.60
RETAINING WALL & DRAIN (BY OTHERS)
RETAINING WALL DRAIN DISCHARGE (DO NOT CONNECT TO STORM DRAIN)
RETAINING WALL & DRAIN (BY OTHERS)
STORM DRAIN CLEANOUT INV=1727.44
STORM DRAIN CLEANOUT INV=1727.68
STORM DRAIN CLEANOUT INV=1725.68
DISSIPATOR INV=1725.00
COURTYARD DRAIN GRATE=1732.50 INV=1729.50
COURTYARD DRAIN GRATE=1732.50 INV=1729.12
COURTYARD DRAIN GRATE=1732.50 INV=1729.50
FIELD LOCATE TO AVOID NEW TREES
POOL 1732.60
POOL 1732.40 FG 1730.60
TW 1734.00 POOL 1732.60
TW 1734.00 FP 1732.60
FG 1732.50
FG 1732.60
FF 1733.00
FF 1732.60
FF 1734.00
FF 1735.00
FL 1735.00
FL 1734.75
2%
6%
1.5%
SD
1715
1720
1725
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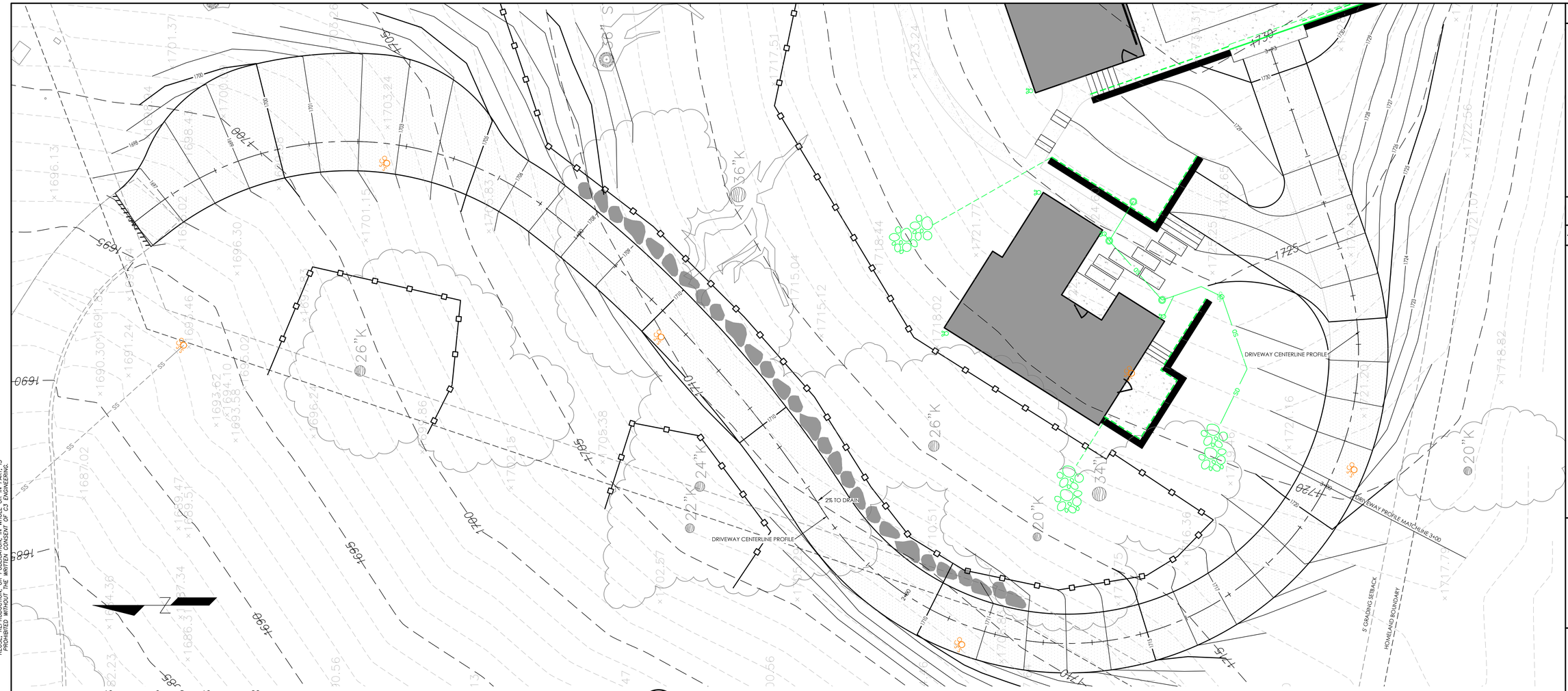

A C4 DRIVEWAY PLAN A
SCALE: 1"=10'

B C4 DRIVEWAY CENTERLINE PROFILE A
SCALE: 1"=10'

REV.	DATE	DESCRIPTION	BY
1			
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mail@C3engineering.net

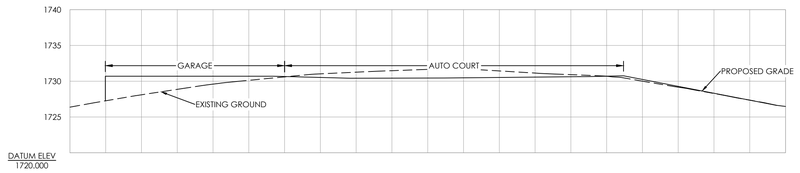
MONTEREY COUNTY SUBMITTAL

DRIVEWAY PLAN A

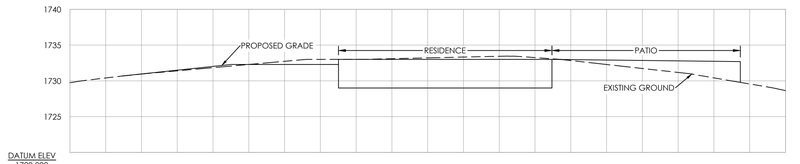
LAWRENCE RESIDENCE
33 PRONGHORN RUN
CARMEL, CA 93923

SCALE:	AS NOTED
DATE:	2/3/2026
DESIGN BY:	JPR
DRAWN BY:	JPR
CHECKED BY:	
SHEET NUMBER:	C4
OF 5 SHEETS	
PROJECT#	125155

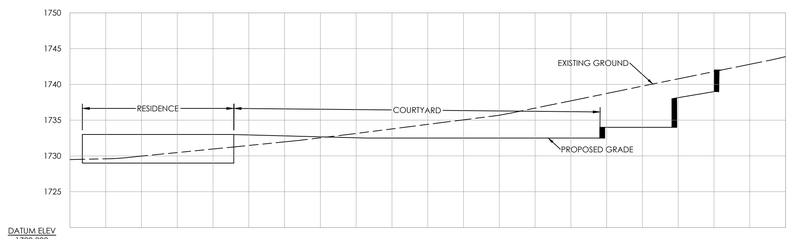
Drawing file: Z:\Projects\125155 Meaney-33 Pronghorn Run\dwg\125155 Grading Plan.dwg
Plotted: Feb 03, 2026 - 8:36pm



B / C5 SECTION 1
SCALE: 1"=10'

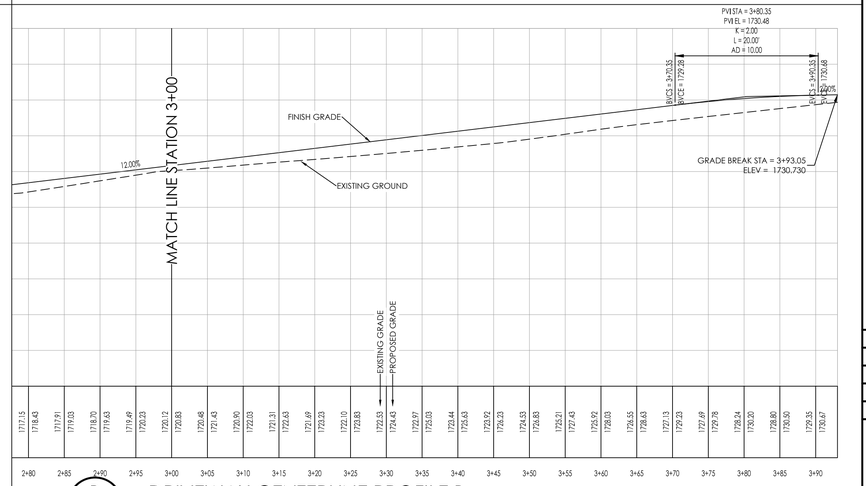


C / C5 SECTION 2
SCALE: 1"=10'



D / C5 SECTION 3
SCALE: 1"=10'

A / C5 DRIVEWAY PLAN B
SCALE: 1"=10'



B / C5 DRIVEWAY CENTERLINE PROFILE B
SCALE: 1"=10'

REV.	DATE	DESCRIPTION	BY

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MONTEREY COUNTY SUBMITTAL

DRIVEWAY PLAN B

LAWRENCE RESIDENCE
33 PRONGHORN RUN
CARMEL, CA 93923

SCALE:	AS NOTED
DATE:	2/3/2026
DESIGN BY:	JPR
DRAWN BY:	JPR
CHECKED BY:	
SHEET NUMBER:	C5
OF 5 SHEETS	
PROJECT#	125155

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Drawing file: Z:\Projects\125155 Meaney--33 Pronghorn Run\dwg\125155 Grading Plan.dwg
Plotted: Feb 03, 2026 - 8:36pm

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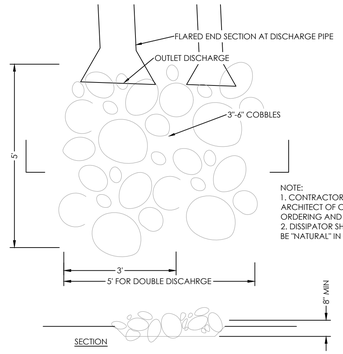
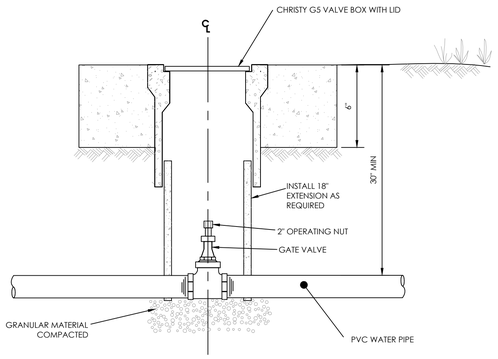
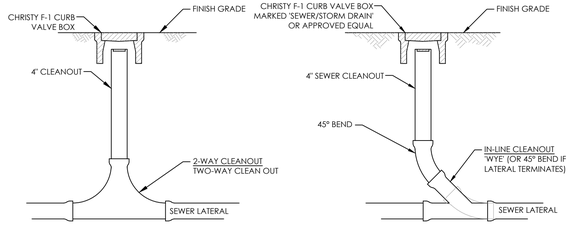
Drawing file: Z:\Projects\125155 Meaney-33 Pronghorn Run\dwg\125155 Grading Plan.dwg
Plotted: Feb 03, 2026 - 8:36pm



B C6 ENERGY DISSIPATOR
NTS



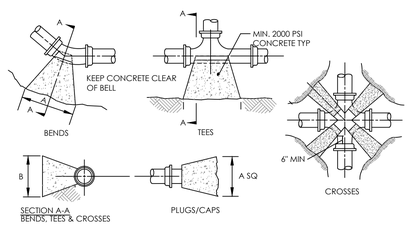
C C6 WATER VALVE
NTS



2-WAY CLEANOUT

IN-LINE CLEANOUT

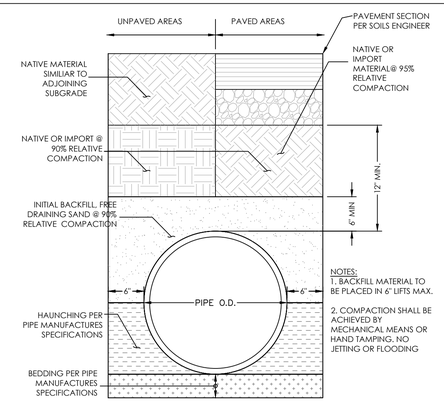
D C6 CLEANOUT
NTS



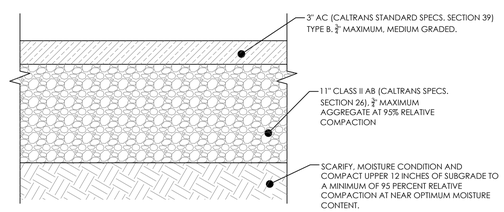
SIZE	90° BENDS			45° BENDS			22.5° BENDS			TEES and PLUGS		
	SIZE SQ FT	"A"	"B"	SIZE SQ FT	"A"	"B"	SIZE SQ FT	"A"	"B"	SIZE SQ FT	"A"	"B"
4"	1.8	22"	12"	1.0	12"	12"	0.5	10"	7"	1.3	16"	12"
6"	4.0	36"	16"	2.2	20"	16"	1.1	16"	10"	2.8	29"	14"
8"	7.1	42"	24"	3.8	23"	24"	2.0	21"	14"	5.0	45"	16"
10"	11.1	53"	30"	6.1	30"	30"	3.1	22"	20"	7.9	48"	24"
12"	16.0	58"	40"	8.7	36"	36"	4.4	32"	20"	11.3	54"	30"
14"	21.6	74"	42"	11.9	43"	40"	6.0	36"	24"	15.4	62"	36"
16"	28.4	85"	48"	15.5	53"	42"	7.8	37"	30"	20.1	69"	42"

NOTES:
1. BASED ON 150 PSI STATIC PRESSURE PLUS 100 PSI WATER HAMMER AND 2500 PSF SOIL BEARING
2. FOR UNSTABLE SOIL CONDITIONS CHECK WITH ENGINEER FOR THRUST BLOCK DIMENSIONS FOR MAIN
3. SIZES GREATER THAN 16" SEE ENGINEER FOR THRUST BLOCK DIMENSIONS

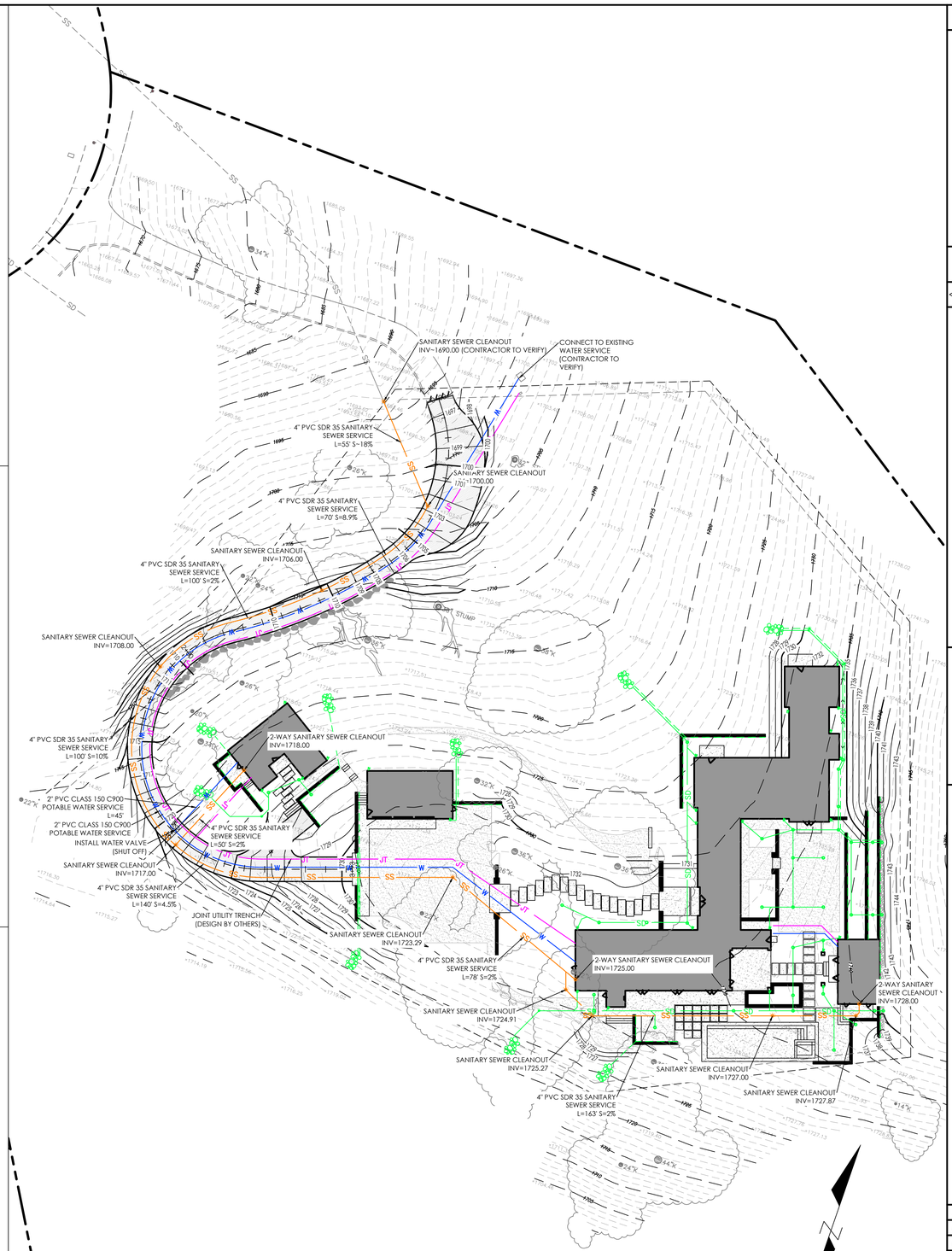
E C6 THRUST BLOCK DETAIL
NTS



F C6 TRENCH BACKFILL
NTS



G C6 AC PAVEMENT SECTION
NTS



A C6 UTILITY PLAN
SCALE: 1"=30'

REV.	DATE	DESCRIPTION	BY
1			
2			
3			
4			
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MONTEREY COUNTY SUBMITTAL

UTILITY PLAN

LAWRENCE RESIDENCE
33 PRONGHORN RUN
CARMEL, CA 93923

SCALE:	AS NOTED
DATE:	2/3/2026
DESIGN BY:	JPR
DRAWN BY:	JPR
CHECKED BY:	
SHEET NUMBER:	C6
OF 5 SHEETS	
PROJECT#	125155

GENERAL NOTES

1. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE TO NEIGHBORING PROPERTIES. THE CONTRACTOR SHALL CONFORM TO THE STANDARDS FOR DUST-CONTROL AS ESTABLISHED BY THE AIR QUALITY MAINTENANCE DISTRICT. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING;
A) PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH. SUFFICIENT WATERING TO CONTROL DUST IS REQUIRED AT ALL TIMES.
B) COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.
C) KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.
D) LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.
THE CONTRACTOR SHALL ASSUME LIABILITY FOR CLAIMS RELATED TO WIND BLOWN MATERIAL. IF THE DUST CONTROL IS INADEQUATE AS DETERMINED BY THE COUNTY, THE CONSTRUCTION WORK SHALL BE TERMINATED UNTIL CORRECTIVE MEASURES ARE TAKEN.
2. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP STREETS AND ROADS FREE FROM DIRT AND DEBRIS. SHOULD ANY DIRT OR DEBRIS BE DEPOSITED IN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL REMOVE IT IMMEDIATELY.
3. ALL CUT AND FILL SLOPES EXPOSED DURING CONSTRUCTION SHALL BE COVERED, SEEDED OR OTHERWISE TREATED TO CONTROL EROSION WITHIN 48 HOURS AFTER GRADING. CONTRACTOR SHALL REVEGETATE SLOPES AND ALL DISTURBED AREAS THROUGH AN APPROVED PROCESS AS DETERMINED BY THE COUNTY. THIS MAY CONSIST OF EFFECTIVE PLANTING OF RYE GRASS, BARLEY OR SOME OTHER FAST GERMINATING SEED.
4. DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15), THE FOLLOWING MEASURES MUST BE TAKEN:
A) VEGETATION REMOVAL SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS. DURING THIS PERIOD, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE. DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
B) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR THE DOWNHILL PROPERTIES.
C) RUN-OFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE DISTURBED AREA OR SITE. THESE DRAINAGE CONTROL MEASURES MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT.
D) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY CHECKED THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS.
E) THE GRADING INSPECTOR MAY STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
5. IF VEGETATION REMOVAL TAKES PLACE PRIOR TO A GRADING OPERATION AND THE ACTUAL GRADING DOES NOT BEGIN WITHIN 30 DAYS FROM THE DATE OF REMOVAL, THEN THAT AREA SHALL BE PLANTED UNDER THE PROVISION OF SECTION 16.08.340 TO CONTROL EROSION. NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED WHICH WILL RESULT IN SILTATION OF WATER COURSES OR UNCONTROLLABLE EROSION.
6. ALL POLLUTANTS AND THEIR SOURCES, INCLUDING SOURCES OF SEDIMENT ASSOCIATED WITH CONSTRUCTION, CONSTRUCTION SITE EROSION AND ALL OTHER ACTIVITIES ASSOCIATED WITH CONSTRUCTION ACTIVITY ARE CONTROLLED;
7. ALL NON-STORM WATER DISCHARGES ARE IDENTIFIED AND EITHER ELIMINATED, CONTROLLED, OR TREATED;
8. SITE BMPS ARE TO BE EFFECTIVE AND RESULT IN THE REDUCTION OR ELIMINATION OF POLLUTANTS IN STORM WATER DISCHARGES AND AUTHORIZED NON-STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITY
9. STABILIZATION BMPS INSTALLED TO REDUCE OR ELIMINATE POLLUTANTS AFTER CONSTRUCTION IS COMPLETED.
10. BEST MANAGEMENT PRACTICES (BMPS) TO BE IMPLEMENTED BY THE PROJECT ARE LISTED BY CATEGORY, FACT SHEETS, AND DETAILS FOR THE BMPS SELECTED FOR THIS PROJECT, CAN BE FOUND IN THE CASQA STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK.

MONTEREY COUNTY INSPECTIONS

1.PRIOR TO COMMENCEMENT OF LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIROMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIUMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY REGULATIONS.
2. DURING CONSTRUCTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVEMNESS OF BMPs INSTALLED, AND TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE. AT THE TIME OF THE INSPECTION THE APPLICANT SHALL PROVIDE CERTIFICATION THAT ALL NECESSARY GEOTECHNICAL INSPECTIONS HAVE BEEN COMPLETED TO THAT POINT.
3. PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO ENSURE ALL DISTURBED AREAS HAVE BEEN STABILIZED AND ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.
4. THE APPLICANT SHALL PROVIDE CERTIFICATION FROM A LICENSED PRACTITIONER THAT ALL DEVELOPMENT HAS BEEN CONSTRUCTION IN ACCRODANCE WITH THE RECOMEMENDATIONS IN THE PROJECT GEOTECHNICAL REPORT.

GOOD SITE MANAGEMENT "HOUSEKEEPING"

1. POLLUTANTS IN STORM WATER DISCHARGES FROM THE PROJECT DURING CONSTRUCTION MAY ORIGINATE FROM THE DAILY OPERATION OF EQUIPMENT, GRADING OPERATIONS, AND STOCKPILING OF MATERIALS.
DISCHARGERS SHALL IMPLEMENT GOOD HOUSEKEEPING MEASURES ON THE CONSTRUCTION SITE TO CONTROL THE AIR DEPOSITION OF SITE MATERIALS AND FROM SITE OPERATIONS. SUCH PARTICULATES CAN INCLUDE, BUT ARE NOT LIMITED TO, SEDIMENT, NUTRIENTS, TRASH, METALS, BACTERIA, OIL AND GREASE AND ORGANICS.

WASTE MANAGEMENT POLLUTION CONTROL

1. THE DISCHARGER SHALL PREVENT DISPOSAL OF ANY RINSE OR WASH WATERS OR MATERIALS ON IMPERVIOUS OR PERVIOUS SITE SURFACES OR INTO THE STORM DRAIN SYSTEM.
2. THE DISCHARGER SHALL ENSURE THE CONTAINMENT OF SANITATION FACILITIES (E.G., PORTABLE TOILETS) TO PREVENT DISCHARGES OF POLLUTANTS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER. THE SANITATION FACILITIES SHALL BE CLEANED, REPLACED, AND INSPECTED REGULARLY FOR LEAKS AND SPILLS.
3. WASTE DISPOSAL CONTAINERS SHALL BE COVERED AT THE END OF EVERY BUSINESS DAY AND DURING A RAIN EVENT. NO DISCHARGES FROM WASTE DISPOSAL CONTAINERS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER SHALL BE ALLOWED.
4. STOCKPILED MATERIAL SHALL BE CONTAINED AND SECURELY PROTECTED FROM WIND AND RAIN AT ALL TIMES UNLESS ACTIVELY BEING USED.
5. PROCEDURES SHALL BE DEVELOPED THAT EFFECTIVELY ADDRESS HAZARDOUS AND NONHAZARDOUS SPILLS. EQUIPMENT AND MATERIALS FOR CLEANUP OF SPILLS SHALL BE AVAILABLE ON SITE. SPILLS AND LEAKS SHALL BE CLEANED UP IMMEDIATELY AND DISPOSED OF PROPERLY.
6. CONCRETE WASHOUT AREAS SHALL BE CONTAINED SO THERE IS NO DISCHARGE INTO THE UNDERLYING SOIL AND ONTO THE SURROUNDING AREAS.
7. DISCHARGER SHALL MAINTAIN VEHICLES TO PREVENT OIL, GREASE, OR FUEL TO LEAK IN TO THE GROUND, STORM DRAINS OR SURFACE WATERS. ALL EQUIPMENT OR VEHICLES SHALL BE FUELED, MAINTAINED AND STORED IN A DESIGNATED AREA FITTED WITH APPROPRIATE BMPS. LEAKS SHALL BE CLEANED IMMEDIATELY AND DISPOSED OF PROPERLY.
8. IN ADDITION TO THE ABOVE, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE WASTE MANAGEMENT POLLUTION CONTROL WHERE APPLICABLE:
WM-1, MATERIAL DELIVERY AND STORAGE
WM-2, MATERIAL USE
WM-3, STOCKPILE MANAGEMENT
WM-4, SPILL PREVENTION AND CONTROL
WM-5, SOLID WASTE MANAGEMENT
WM-6, HAZARDOUS WASTE MANAGEMENT
WM-7 CONTAMINATED SOIL MANAGEMENT
WM-8, CONCRETE WASTE MANAGEMENT
WM-9, SANITARY/SEPTIC WASTE MANAGEMENT
WM-10, LIQUID WASTE MANAGEMENT
(SOURCE: ST STORMWATER BEST MANAGEMENT HANDBOOK)
9. THE CONTRACTOR SHALL REVIEW CONSTRUCTION ACTIVITIES TO IDENTIFY AND QUANTIFY LIKELY CONSTRUCTION MATERIALS AND WASTES. SPECIAL NOTICE SHALL BE MADE OF MATERIALS AND WASTES WITH SPECIAL HANDLING OR DISPOSAL REQUIREMENTS; SUCH AS LEAD CONTAMINATED SOILS. CONCRETE SAW-CUTING LIQUIDS, WASTE CHEMICALS AND EMPTY CHEMICAL CONTAINERS. THE CONTRACTOR SHALL FOLLOW ALL MANUFACTURERS' STORAGE AND HANDLING RECOMMENDATIONS AND FOLLOW ALL FEDERAL, STATE, AND LOCAL REGULATIONS. WHERE POSSIBLE, CONTRACTOR SHALL USE SAFER AND LESS POLLUTING PRODUCTS.

EROSION CONTROL (SOIL STABILIZATION)

1. SUFFICIENT EROSION CONTROL MATERIALS WILL BE MAINTAINED ON-SITE TO ALLOW FOR IMMEDIATE DEPLOYMENT BEFORE THE ONSET OF RAIN.
2. DISCHARGERS SHALL PROVIDE EFFECTIVE SOIL COVERS FOR INACTIVE AREAS (MORE THAN 14 DAYS UN-DISTURBED) AND ALL FINISHED SLOPES, OPEN SPACE, UTILITY BACKFILL, AND COMPLETED LOTS.
3. DISCHARGERS SHALL LIMIT THE USE OF PLASTIC MATERIALS WHEN MORE SUSTAINABLE, ENVIRONMENTALLY FRIENDLY ALTERNATIVES EXIST. WHERE PLASTIC MATERIALS ARE DEEMED NECESSARY, THE DISCHARGER SHALL CONSIDER THE USE OF PLASTIC MATERIALS RESISTANT TO SOLAR DEGRADATION.
4. IN ADDITION TO THE ABOVE, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE TEMPORARY AND FINAL EROSION CONTROL DURING CONSTRUCTION WHERE APPLICABLE:
EC-1, SCHEDULING
EC-2, PRESERVATION OF EXISTING VEGETATION
EC-3, HYDRAULIC MULCH
EC-4, HYDROSEEDING
EC-5, SOIL BINDERS
EC-6, STRAW MULCH
EC-7, GEOTEXTILES AND MATS
EC-8, WOOD MULCHING
EC-9, EARTH DIKES AND DRAINAGE SWALES
EC-10, VELOCITY DISSIPATION DEVICES
EC-11, SLOPE DRAINS
EC-12, STREAMBANK STABILIZATION
EC-13, POLYACRYLAMIDE
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)
5. SPECIAL CARE SHALL BE TAKEN SO THAT NO FILL MATERIALS SHALL BE PLACED, SPREAD, OR ROLLED DURING UNFAVORABLE WEATHER CONDITIONS.

SEDIMENT CONTROL

1. SUFFICIENT QUANTITIES OF TEMPORARY SEDIMENT CONTROL MATERIALS WILL BE MAINTAINED ON-SITE THROUGHOUT THE DURATION OF THE PROJECT, TO ALLOW IMPLEMENTATION OF TEMPORARY SEDIMENT CONTROLS IN THE EVENT OF PREDICTED RAIN AND FOR RAPID RESPONSE TO FAILURES OR EMERGENCIES.
2. DISCHARGERS SHALL ESTABLISH AND MAINTAIN EFFECTIVE PERIMETER CONTROLS AND STABILIZE ALL CONSTRUCTION ENTRANCES AND EXITS TO SUFFICIENTLY CONTROL EROSION AND SEDIMENT DISCHARGES FROM THE SITE.
3. DISCHARGERS SHALL EFFECTIVELY MANAGE ALL RUN-ON, ALL RUNOFF WITHIN THE SITE AND ALL RUNOFF THAT DISCHARGES OFF THE SITE. RUN-ON FROM OFF-SITE SHALL BE DIRECTED AWAY FROM ALL DISTURBED AREAS OR SHALL COLLECTIVELY BE IN COMPLIANCE WITH THE EFFLUENT LIMITATION OF THIS PERMIT.
4. DISCHARGERS SHALL APPLY LINEAR SEDIMENT CONTROLS ALONG THE TOE OF THE SLOPE, FACE OF THE SLOPE, AND AT THE GRADE BREAKS OF EXPOSED SLOPES.
5. DISCHARGERS SHALL ENSURE THAT CONSTRUCTION ACTIVITY TRAFFIC TO AND FROM THE PROJECT IS LIMITED TO ENTRANCES AND EXITS THAT EMPLOY EFFECTIVE CONTROLS TO PREVENT OFFSITE TRACKING OF SEDIMENT.
6. DISCHARGERS SHALL ENSURE THAT ALL STORM DRAIN INLETS AND PERIMETER CONTROLS, RUNOFF CONTROL BMPS, AND POLLUTANT CONTROLS AT ENTRANCES AND EXITS (E.G. TIRE WASHOFF LOCATIONS) ARE MAINTAINED AND PROTECTED FROM ACTIVITIES THAT REDUCE THEIR EFFECTIVENESS.
7. DISCHARGERS SHALL INSPECT ON A DAILY BASIS ALL IMMEDIATE ACCESS ROADS DAILY.
8. AT A MINIMUM DAILY (WHEN NECESSARY) AND PRIOR TO ANY RAIN EVENT, THE DISCHARGER SHALL REMOVE ANY SEDIMENT OR OTHER CONSTRUCTION ACTIVITY RELATED MATERIALS THAT ARE DEPOSITED ON THE ROADS (BY VACUUMING OR SWEEPING).
9. IN ADDITION TO THE ABOVE, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE TEMPORARY AND FINAL SEDIMENT CONTROL DURING CONSTRUCTION WHERE APPLICABLE:
SE-1, SILT FENCE
SE-2, SEDIMENT BASIN
SE-3, SEDIMENT TRAP
SE-4, CHECK DAMS
SE-5, FIBER ROLLS
SE-6, GRAVEL BAG BERM
SE-7, STREET SWEEPING AND VACUUMING
SE-8, SANDBAG BARRIER
SE-9, STRAW BALE BARRIER
SE-10, STORM DRAIN INLET PROTECTION
SE-11, CHEMICAL TREATMENT
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)

TRACKING CONTROL

1. TRACKING CONTROLS SHALL BE IMPLEMENTED AND MAINTAINED YEAR-ROUND AND THROUGHOUT THE DURATION OF THE PROJECT, AT ALL ACCESS (INGRESS/EGRESS) POINTS TO THE PROJECT SITE WHERE VEHICLES AND/OR EQUIPMENT MAY TRACK SEDIMENT FROM THE CONSTRUCTION SITE ONTO PUBLIC OR PRIVATE ROADWAYS.
2. IN GENERAL, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE TRACKING CONTROL DURING CONSTRUCTION WHERE APPLICABLE:
TC-1, STABILIZED CONSTRUCTION ENTRANCE/EXIT
TC-2, STABILIZED CONSTRUCTION ROADWAY
TC-3, ENTRANCE/OUTLET TIRE WASH
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)

WIND EROSION CONTROL

1. WIND EROSION CONTROL BMPS SHALL BE IMPLEMENTED AND MAINTAINED YEAR-ROUND AND THROUGHOUT THE DURATION OF THE PROJECT ON ALL DISTURBED SOILS ON THE PROJECT SITE THAT ARE SUBJECT TO WIND EROSION, AND WHEN SIGNIFICANT WIND AND DRY CONDITIONS ARE ANTICIPATED DURING PROJECT CONSTRUCTION. THE OBJECTIVE OF WIND CONTROLS IS TO PREVENT THE TRANSPORT OF SOIL FROM DISTURBED AREAS OF THE PROJECT SITE BY WIND.
2. IN GENERAL, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE WIND EROSION CONTROL DURING CONSTRUCTION WHERE APPLICABLE:
WE-1, WIND EROSION CONTROL
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)

NON-STORMWATER MANAGEMENT POLLUTION CONTROL

1. NON-STORM WATER DISCHARGES CONSIST OF ALL DISCHARGES TO/FROM A MUNICIPAL STORM WATER CONVEYANCE, WHICH DO NOT ORIGINATE FROM PRECIPITATION EVENTS (I.E., ALL DISCHARGES FROM A CONVEYANCE SYSTEM OTHER THAN STORM WATER).
2. DISCHARGERS SHALL IMPLEMENT MEASURES TO CONTROL ALL NON-STORM WATER DISCHARGES DURING CONSTRUCTION.
3. DISCHARGERS SHALL WASH VEHICLES IN SUCH A MANNER AS TO PREVENT NON-STORM WATER DISCHARGES.
4. DISCHARGERS SHALL CLEAN STREETS IN SUCH A MANNER AS TO PREVENT UNAUTHORIZED NON-STORM WATER DISCHARGES.
5. IN ADDITION TO THE ABOVE, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE NON-STORMWATER MANAGEMENT POLLUTION CONTROL WHERE APPLICABLE:
NS-1, WATER CONSERVATION PRACTICES
NS-2, DEWATERING OPERATIONS
NS-3, PAVING AND GRINDING OPERATIONS
NS-4, TEMPORARY STREAM CROSSING
NS-5, CLEAR WATER DIVERSION
NS-6, ILLICIT CONNECTION/ILLEGAL DISCHARGE DETECTION AND REPORTING
NS-7, POTABLE WATER / IRRIGATION
NS-8, VEHICLE AND EQUIPMENT CLEANING
NS-9, VEHICLE AND EQUIPMENT FUELING
NS-10, VEHICLE AND EQUIPMENT MAINTENANCE
NS-11, PILE DRIVING OPERATIONS
NS-12, CONCRETE CURING
NS-13, MATERIALS AND EQUIPMENT USE OVER WATER
NS-14, CONCRETE FINISHING
NS-15, STRUCTURE DEMOLITION/REMOVAL
NS-16, TEMPORARY BATCH PLANTS
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK

THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. REUSE, REPRODUCTION OR PUBLICATION, IN WHOLE OR IN PART, IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF C3 ENGINEERING.

Drawing File: Z:\Projects\125155 Meaney—33 Pronghorn Run\dwg\125155 Grading Plan.dwg
Plotted: Feb 03, 2026 — 8:36pm

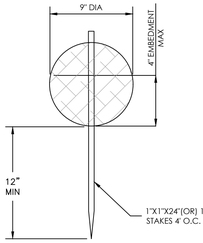
INSTALLATION
1. USE 1"X1"X2' OR 1"X1"X3' WOOD STAKES, DEPENDING ON THE SOIL AND SLOPE CONDITIONS. USE LONGER STAKES IN LOOSE SOIL, SHORTER STAKES IN DENSER SOILS.

2. CASQA RECOMMENDS IF MORE THAN ONE FIBER ROLL IS PLACED IN A ROW, THE ROLLS SHOULD BE OVERLAPPED, NOT ABUTTED.IF CONTRACTOR DESIRES TO POSITION FIBER ROLLS END-TO-END, THEY SHALL TIE THE BUTTED ENDS TOGETHER WITH STRONG TWINE TO ENSURE A GOOD CONNECTION.

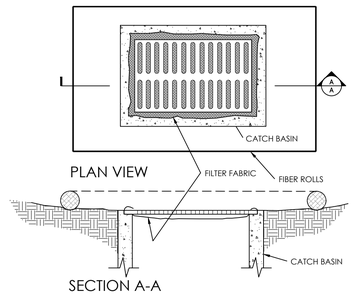
3. PLACE FIBER ROLLS SECURELY IN THE TRENCH SO THAT SILT LADEN RUN-OFF PASSES OVER OR THROUGH, NOT UNDER THE FIBER ROLL.

4. CONSTRACTOR SHALL REVIEW CASQA MANUAL FOR INSTALLATION GUIDANCE. (SE-5)

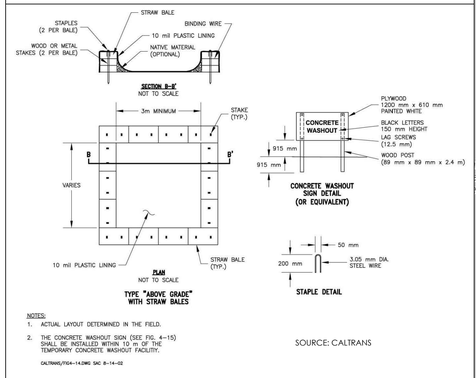
5. CASQA RECOMENDS THE ENDS OF THE FIBER ROLL BE TURNED UP-SLOPE TO PREVENT RUNOFF FROM GOING AROUND THE ROLL.



B C7 FIBER ROLL
NTS

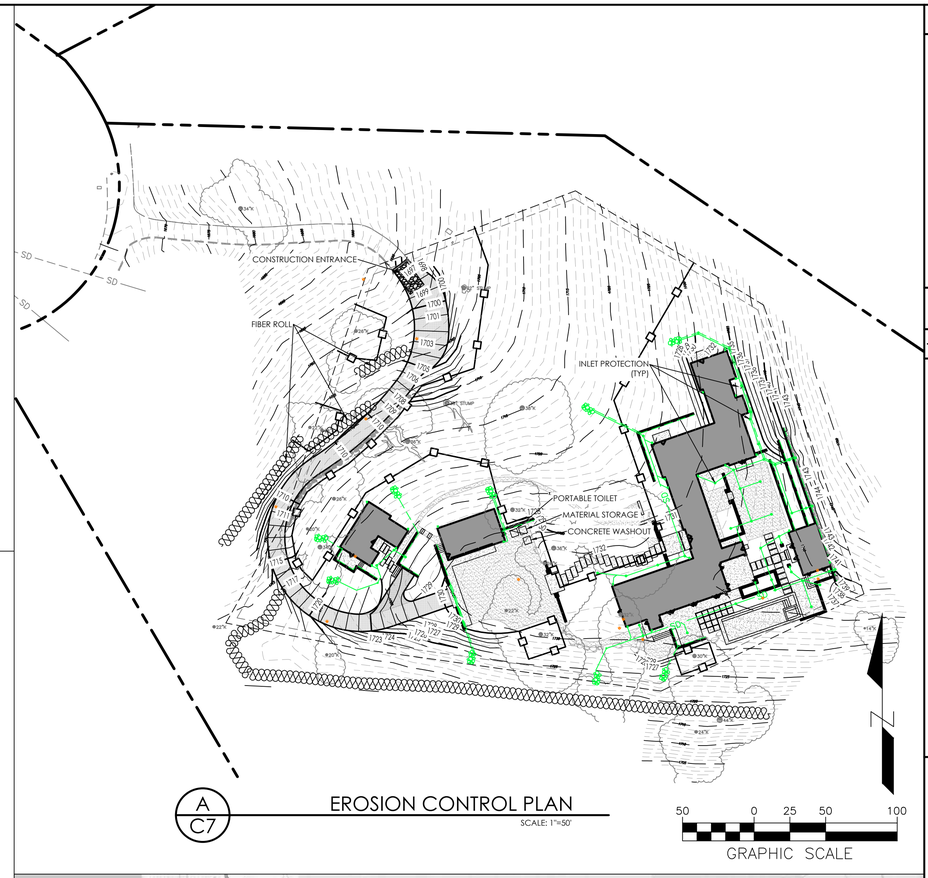


C C7 INLET PROTECTION
NTS



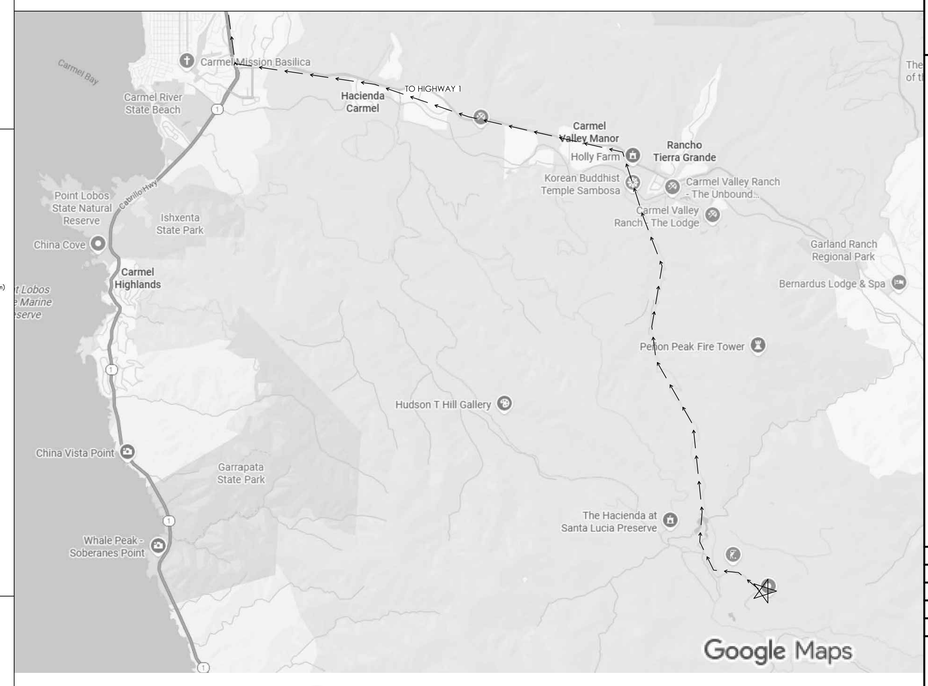
D C7 CONCRETE WASHOUT
NTS

CONSTRUCTION MANAGEMENT NOTES	
CONSTRUCTION VEHICLE TRIPS/DAY	10 TRIPS/DAY
AMOUNT OF GRADING/DAY	100 CY/DAY
HOURS OF OPERATION	7AM TO 7PM
ESTIMATED DATES OF CONSTRUCTION	MAY 2026 - MAY 2029
SENSITIVE AREAS	N/A



A C7 EROSION CONTROL PLAN
SCALE: 1"=50'

50 0 25 50 100
GRAPHIC SCALE



E C7 CONSTRUCTION HAUL ROUTE
NTS

BY	DESCRIPTION	DATE	REV.
			1
			2
			3
			4
			5
			6
			7
			8

C3 ENGINEERING INCORPORATED
Civil Engineering Land Development Stormwater Control
126 Bonifacio Place, Suite C, Monterey, CA 93940
Phone: (831) 647-1192 Fax (831) 647-1194
mail@C3engineering.net

MONTEREY COUNTY SUBMITTAL

EROSION CONTROL PLAN

LAWRENCE RESIDENCE
33 PRONGHORN RUN
CARMEL, CA 93923

SCALE:	AS NOTED
DATE:	2/3/2026
DESIGN BY:	JPR
DRAWN BY:	JPR
CHECKED BY:	

SHEET NUMBER: C7
OF 5 SHEETS
PROJECT# 125155

GENERAL NOTES, SPECIFICATIONS, AND PROJECT INFORMATION

STRUCTURAL ABBREVIATIONS

AB	ANCHOR BOLT
ABV	ABOVE
ADDL	ADDITIONAL
ALT	ALTERNATE
ANCH	ANCHOR
&	AND
ARCH	ARCHITECT(URAL)
@	AT
BF	BRACE FRAME
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BEL	BELOW
BM	BEAM
BN	BOUNDARY NAILING
B or BOT	BOTTOM
BRG	BEARING
BTWN	BETWEEN
BU	BUILT-UP
BUB	BACK-UP BAR
CAMB(C)	CAMBER(ED)
CBC	CALIFORNIA BUILDING CODE
CG	CENTER OF GRAVITY
CIP	CAST IN PLACE
CJ	CONSTRUCTION JOINT OR CONTROL JOINT
CJP	COMPLETE JOINT PENETRATION
CL(℄)	CENTERLINE
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONT	CONTINUOUS
CS	COLUMN STRIP
CRC	COLD ROLLED CHANNEL
CTR	CENTER(ED)
CTRSK	COUNTERSINK
C-C	CENTER TO CENTER
d	PENNEY(NAILS)
DBL	DOUBLE
DET	DETAIL
DF	DOUGLAS FIR
DIA(Ø)	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DN	DOWN
DO	DITTO (REPEAT)
DP	DEEP
DWG	DRAWING
DWL	DOWELS
EA	EACH
EBF	ECCENTRIC BRACE FRAME
EF	EACH FACE
EJ	EXPANSION JOINT
ELEC	ELECTRICAL
ELEV	ELEVATION/ELEVATOR
EMBED	EMBEDMENT
EN	EDGE NAILING
EQ	EQUAL
EQUIP	EQUIPMENT
ES	SIDE EACH
EW	EACH WAY
EXIST(E)	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
FIN	FINISH(ED)
FLR	FLOOR
FDN	FOUNDATION
FLG	FLANGE
FN	FIELD NAILING
FOB	FACE OF BLOCK OR BRICK
FOC	FACE OF CONCRETE
FO PLY	FACE OF PLYWOOD
FOS	FACE OF STUDS
FMG	FRAMING
FS	FAR SIDE
FT	FOOT
FTG	FOOTING
GA	GAGE
GALV	GALVANIZED
GB	GRADE BEAM
GL	GRID LINE
GLB	GLUE-LAMINATED BEAM
HCA	HEADED CONCRETE ANCHOR
HD	HOLD DOWN
HDR	HEADER
HGR	HANGER
HORIZ	HORIZONTAL
HSB	HIGH STRENGTH BOLT
HS	HIGH STRENGTH
HT	HEIGHT
IBC	INTERNATIONAL BUILDING CODE
ID	INSIDE DIAMETER
IF	INSIDE FACE
IN	INCH
INFO	INFORMATION
INT	INTERIOR
JST	JOIST
JT	JOINT
KSI	KIP PER SQUARE INCH
LBS	POUNDS
LLBB	LONG LEG BACK-BACK
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LONG	LONGITUDINAL
LT WT	LIGHT WEIGHT
LVL	LAMINATED VENEER (LUMBER)
LVL	LEVEL (FLOOR)
MAX	MAXIMUM
MB	MACHINE BOLT
MECH	MECHANICAL
MEZZ	MEZZANINE
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MTL	METAL
MS	MIDDLE STRIP
(N)	NEW
NIC	NOT IN CONTRACT
NO (#)	NUMBER
NS	NEAR SIDE
NTS	NOT TO SCALE
NORM WT	NORMAL WEIGHT
OC	ON CENTER (NOT NECESSARY)
OD	OUTSIDE DIAMETER
OF	OUTSIDE FACE
OH	OPPOSITE HAND
O-O	OUT TO OUT
OPNG	OPENING
PARA	PARALLEL
P/C	PRECAST
PERP	PERPENDICULAR
PJP	PARTIAL JOINT PENETRATION
PL (℄)	PLATE
PLY	PLYWOOD
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	PRESSURE TREATED
P/T	POSTTENSIONED(PRESTRESSED)
RAD (R)	RADIUS
REF	REFERENCE
REQ'D	REQUIRED
REINF	REINFORCEMENT(ING)
RJ	ROOF JOIST
SC	SLIP CRITICAL
SEP	SEPARATION
SCHED	SCHEDULE
SIM	SIMILAR
SIMP	SIMPSON
SHT	SHEET
SHTG	SHEATHING
SLBB	SHORT LEB BACH-BACK
SLV	SHORT LEB VERTICAL
SMS	SHEET METAL SCREWS
SOG	SLAB ON GRADE
SPECS	SPECIFICATIONS
SP	SPACE (S)
SQ	SQUARE
SSC	SINGLE SHEAR CONNECTION
STAGG	STAGGER(ED)
STD	STANDARD
STIFF	STIFFENER
STL	STEEL
STRUC	STRUCTURAL
SYMM	SYMMETRICAL
T & B	TOP AND BOTTOM
T & G	TONGUE AND GROOVE
TEMP	TEMPORARY
THK	THICK(NESS)
THRD	THREADED
THRU	THROUGH
TP	TOP OF PARAPET
T PLY	TOP OF PLYWOOD
TRANS	TRANSVERSE
TOC	TOP OF CONCRETE
TOS	TOP OF STEEL
TSG	TAPERED STEEL GIRDER
TOW	TOP OF WALL
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
W/	WITH
WBS	WELDED BEAM SEAT
WD	WOOD
WP	WORK POINT
WPJ	WEAKENED PLANE JOINT
WS	WELDED STUDS
WT	WEIGHT
WWF	WELDED WIRE FABRIC

CONCRETE

1. ALL CONCRETE IS REINFORCED AND CAST_IN_PLACE UNLESS OTHERWISE NOTED.
2. ALL PHASES OF WORK PERTAINING TO THE CONCRETE CONSTRUCTION SHALL CONFORM TO THE "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE, ACI 318, WITH MODIFICATIONS AS NOTED IN THE CONTRACT DOCUMENTS.
3. CONCRETE MIXING OPERATION, ETC., SHALL CONFORM TO C-94.
4. PLACEMENT OF CONCRETE SHALL CONFORM TO ACI 304 AND CONTRACT DOCUMENTS.
5. ALL STRUCTURAL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS AS FOLLOWS:

LOCATION	STRENGTH	TYPE OF CONCRETE
FOUNDATIONS	3000 PSI	NORMAL WEIGHT
SLAB ON GRADE	3000 PSI	NORMAL WEIGHT
ALL OTHER CONCRETE	3000 PSI	NORMAL WEIGHT
RETAINING & FOOTINGS WALLS	4000 psi	NORMAL WEIGHT

MAXIMUM WATER-CEMENT RATIO = 0.45

6. NO MORE THAN ONE GRADE OF CONCRETE SHALL BE ON THE JOB SITE AT ANY ONE TIME.
7. PORTLAND CEMENT SHALL CONFORM TO ASTM C-150, TYPE I OR TYPE II, LOW ALKALI.
8. CONCRETE MIXES SHALL BE DESIGNED BY AN APPROVED LABORATORY. THE DESIGN SHALL BE STAMPED BY A CIVIL OR STRUCTURAL ENGINEER LICENSED IN THE STATE OF CALIFORNIA AND SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR REVIEW AND APPROVAL. ADMIXTURES CONTAINING CALCIUM CHLORIDE ARE NOT ALLOWED.
9. NORMAL WEIGHT CONCRETE AGGREGATES SHALL CONFORM TO ASTM C-33. LIGHT WEIGHT CONCRETE AGGREGATES SHALL CONFORM TO ASTM C-330. DRY WEIGHT OF LIGHTWEIGHT CONCRETE NOT TO EXCEED 115 PCF.
10. NON-SHRINK CEMENT GROUT SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 6000 PSI. USE "SIKA GROUT 212" (LARR #24764) OR "MASTERFLOW 928" (LARR #23137).
11. FORMS FOR CONCRETE SHALL BE LAID OUT AND CONSTRUCTED TO PROVIDE THE SPECIFIED CAMBERS SHOWN ON THE DRAWINGS.
12. PROVIDE POUR POCKETS IN FORMS AND UNDER EXISTING STRUCTURAL MEMBERS AS REQUIRED TO PREVENT AIR POCKETS AND OR "HONEYCOMB" UNDER OR AROUND THE EXISTING MEMBERS. CONCRETE CAST WITH AIR POCKETS AND OR "HONEYCOMB" UNDER OR AROUND THE MEMBERS IS NOT ACCEPTABLE.
13. THE CONTRACTOR SHALL MAINTAIN A LOG OF STRUCTURAL SLAB ELEVATIONS BASED ON THE ARCHITECTURAL DRAWINGS PLUS THE ADDITION OF ANY CAMBERS INDICATED ON THE CONSTRUCTION DOCUMENTS. THIS LOG SHALL INDICATE SCREED ELEVATIONS PRIOR TO THE CONCRETE POUR, AND TOP OF CONCRETE SLAB PRIOR TO REMOVAL OF FORMS.
14. PLACE CONCRETE SLABS TO A LEVEL FINISH UNLESS NOTED OTHERWISE. THE MINIMUM CONCRETE SLAB THICKNESS SHALL BE AS SHOWN ON PLANS. OVERPOUR MAY BE REQUIRED DUE TO FORMING AND STRUCTURE DEFLECTION.
15. THOROUGHLY CLEAN AND ROUGHEN ALL EXISTING CONCRETE, CONCRETE PREVIOUSLY POURED AND HARDENED AND MASONRY SURFACES TO RECEIVE NEW CONCRETE. INTERFACE SHALL BE ROUGHENED TO A FULL AMPLITUDE OF 1/4" UNLESS NOTED OTHERWISE.
16. IF COLUMNS AND WALLS ARE PLACED WITH FLOOR, TWO HOURS MUST ELAPSE BETWEEN END OF COLUMN OR WALL POUR AND BEGINNING OF FLOOR POUR.
17. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT PLACED IN CAST-IN-PLACE CONCRETE:
    A. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH 3"
    B. FORMED CONCRETE EXPOSED TO EARTH OR WEATHER: #5 BAR, W31 OR D31 WIRE, AND SMALLER 1 1/2"
    C. CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND: SLABS, WALLS AND JOISTS: #11 BAR AND SMALLER 1"
18. ALL REINFORCING BARS, ANCHOR BOLTS AND OTHER CONCRETE INSERTS SHALL BE WELL SECURED IN POSITION PRIOR TO PLACING CONCRETE.
19. PROVIDE SLEEVES FOR PLUMBING AND ELECTRICAL OPENINGS IN CONCRETE BEFORE PLACING. DO NOT CUT ANY REINFORCING WHICH MAY CONFLICT. CORING IN CONCRETE IS NOT PERMITTED EXCEPT AS SHOWN. NOTIFY THE STRUCTURAL ENGINEER IN ADVANCE OF CONDITIONS NOT SHOWN ON THE DRAWINGS.
20. CONDUIT OR PIPE SIZE (O.D.) SHALL NOT EXCEED ONE THIRD OF SLAB THICKNESS AND SHALL BE PLACED BETWEEN THE TOP AND BOTTOM REINFORCING, UNLESS SPECIFICALLY DETAILED OTHERWISE. CONCENTRATIONS OF CONDUITS OR PIPES SHALL BE AVOIDED EXCEPT WHERE DETAILED OPENINGS ARE PROVIDED.
21. PROJECTING CORNERS OF BEAMS, WALLS, COLUMNS, ETC., SHALL BE FORMED WITH A 3/4 IN. CHAMFER, UNLESS OTHERWISE NOTED ON ARCHITECTURAL DRAWINGS.
22. CURING COMPOUNDS USED ON CONCRETE TO RECEIVE A FINISH SHALL BE APPROVED BY THE FINISH APPLICATOR BEFORE USE.
23. THE MAXIMUM SIZE OF A SINGLE POUR FOR ANY DAY FOR ELEVATED SLABS SHALL NOT EXCEED 20,000 SQUARE FEET, AND THE RATIO OF LENGTH TO WIDTH OF THE POUR SHALL NOT EXCEED 2 TO 1 WITHOUT THE APPROVAL OF THE OWNER'S REPRESENTATIVE.

GENERAL (CONT'D)

20. CONSTRUCTION MATERIALS SHALL BE SPREAD OUT IF PLACED ON FRAMED FLOORS OR ROOFS. LOAD SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT SPECIFIED ON THIS SET OF DRAWINGS. PROVIDE ADEQUATE SHORING AND/OR BRACING WHERE STRUCTURE HAS NOT ATTAINED DESIGN STRENGTH OR WHERE OVERLOAD IS ANTICIPATED.
21. STRUCTURAL OBSERVATIONS PERFORMED BY THE STRUCTURAL ENGINEER DURING CONSTRUCTION ARE NOT THE REQUIRED CONTINUOUS AND SPECIAL INSPECTION SERVICES AND DO NOT WAIVE THE RESPONSIBILITY FOR THE INSPECTIONS REQUIRED OF THE BUILDING INSPECTOR OR THE DEPUTY INSPECTOR. OBSERVATIONS ALSO DO NOT GUARANTEE CONTRACTOR'S PERFORMANCE AND SHALL NOT BE CONSIDERED AS SUPERVISION OF CONSTRUCTION.
22. CONTRACTOR SHALL REVIEW SHOP DRAWINGS FOR COMPLETENESS AND COMPLIANCE WITH CONTRACT DOCUMENTS AND SHALL STAMP SHOP DRAWINGS PRIOR TO SUBMISSION TO THE OWNER'S REPRESENTATIVE.
23. ARCHITECT'S / ENGINEER'S REVIEW OF THE SHOP DRAWINGS SHALL NOT BE CONSTRUED AS AN AUTHORIZATION TO DEVIATE FROM CONTRACT DOCUMENTS.
24. SHOP DRAWINGS WILL NOT BE PROCESSED DUE TO INCOMPLETENESS, LACK OF COORDINATION WITH RELEVANT PORTION OF CONTRACT DOCUMENTS, LACK OF CALCULATIONS IF REQUIRED AND WHERE DEVIATIONS, MODIFICATIONS AND SUBSTITUTIONS ARE INDICATED WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNER'S REPRESENTATIVE.
25. ALLOW SEVEN WORKING DAYS FOR PROCESSING SHOP DRAWINGS OTHER THAN STRUCTURAL STEEL & DESIGN-BUILD ITEMS AFTER RECEIPT BY THE STRUCTURAL ENGINEER. ALLOW FOURTEEN WORKING DAYS FOR PROCESSING STRUCTURAL STEEL & DESIGN-BUILD ITEMS SHOP DRAWINGS. SHOP DRAWINGS AND SUBMITTALS WILL BE REVIEWED A MAXIMUM OF TWO TIMES.
26. THE LATERAL SYSTEM OF THE STRUCTURE IS DESIGNED WITH LATERAL RESTRAINT AT THE GROUND FLOOR. STRUCTURAL FRAMES ARE NOT LATERALLY SELF SUPPORTING UNTIL THE ENTIRE DESIGN LATERAL RESTRAINT FLOOR AND STRUCTURAL WALLS BELOW ARE IN PLACE.
27. DO NOT SPLICE STRUCTURAL MEMBERS UNLESS SPECIFICALLY DETAILED AND INDICATED IN THIS SET OF DRAWINGS. DO NOT PLACE OPENINGS, POCKETS, ETC. IN STRUCTURAL MEMBERS UNLESS SPECIFICALLY DETAILED AND INDICATED IN THIS SET OF STRUCTURAL DRAWINGS. NOTIFY THE STRUCTURAL ENGINEER IF DRAWINGS BY OTHERS REQUIRE MODIFICATIONS TO STRUCTURAL MEMBERS AS SHOWN IN THIS SET OF STRUCTURAL DRAWINGS PRIOR TO PROCEEDING WITH THE WORK.
28. DESIGN LOADS:
    A. DEAD LOADS: CONSIST OF BUILDING SELF-WEIGHT PLUS SUPERIMPOSED DEAD LOADS. REFER TO COMPLETE SET OF DRAWINGS FOR DETERMINING DEAD LOADS.
    B. LIVE LOADS:

AREA	DESIGN LIVE LOAD	REMARK
FLOOR	40 PSF	REDUCIBLE
ROOF	20 PSF	REDUCIBLE

    C. SEISMIC DESIGN LOADS:

SEISMIC IMPORTANCE FACTOR I_e	= 1
RISK CATEGORY	= II
S_s	= 1.33g
S_1	= 0.43g
SITE CLASS	= D
S_{DS}	= 1.082g
S_{D1}	= 1.728g
SEISMIC DESIGN CATEGORY	= D
LATERAL LOAD RESISTING SYSTEM	= LIGHT FRAME WOOD SHEAR WALLS
R	= 6.5
Ω_o	= 3
C_d	= 4
C_s	= 0.151
SEISMIC DESIGN BASE SHEAR	= C_s x BUILDING WEIGHT
ANALYSIS PROCEDURE USED	= EQUIVALENT LATERAL FORCE

    D. WIND DESIGN LOADS:

BASIC WIND SPEED (3 SEC. GUST)	= 91 MPH
OCCUPANCY CATEGORY	= B
WIND EXPOSURE	= C
INTERNAL PRESSURE COEFFICIENT	= 0.18 FOR ENCLOSED STRUCTURE
COMPONENTS & CLADDING WIND PRESSURE	= 16 PSF

FOUNDATIONS AND SITE WORK

2. FOOTING DESIGN BASED ON ALLOWABLE SOIL PRESSURE OF 2000 PSF. BOTTOM OF FOOTINGS TO BE A MINIMUM OF 1.5 FEET BELOW LOWEST ADJACENT FINISHED FLOOR OR GRADE, AND 2 FEET INTO UNDISTURBED NATURAL SOIL. SOIL PRESSURE OF 2500 PSF AT A DEPTH OF 2 FEET.
3. THE GEOTECHNICAL INVESTIGATION REPORT AND ITS RECOMMENDATIONS SHALL BE FOLLOWED AND SHALL BE CONSIDERED MINIMUM REQUIREMENTS UNLESS MORE STRINGENT REQUIREMENTS ARE PRESENTED IN THE CONSTRUCTION DOCUMENTS.
4. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXCAVATION PROCEDURES INCLUDING LAGGING, SHORING, UNDERPINNING AND PROTECTION OF EXISTING CONSTRUCTION.
5. CONTRACTOR SHALL PROVIDE DE-WATERING OF EXCAVATIONS FROM SURFACE WATER, GROUND WATER OR SEEPAGE. REMOVE LOOSE SOIL AND STANDING WATER FROM FOUNDATION EXCAVATIONS PRIOR TO PLACING CONCRETE.
6. EXCAVATION AND COMPACTING IF REQUIRED SHALL BE APPROVED BY THE GOVERNING AGENCY AND THE GEOTECHNICAL ENGINEER PRIOR TO PLACING THE CONCRETE AND REINFORCING. THE GEOTECHNICAL ENGINEER SHALL SUBMIT LETTER OF COMPLIANCE TO THE OWNER'S REPRESENTATIVE.
7. ALL EXCAVATIONS SHALL BE PROPERLY BACKFILLED. DO NOT PLACE BACKFILL BEHIND RETAINING WALLS BEFORE WALLS HAVE ATTAINED FULL DESIGN STRENGTH. CONTRACTOR SHALL BRACE OR PROTECT ALL BUILDING AND PIT WALLS BELOW GRADE FROM LATERAL LOADS UNTIL ATTACHING FLOORS ARE COMPLETELY IN PLACE AND HAVE ATTAINED FULL STRENGTH. CONTRACTOR SHALL PROVIDE FOR DESIGN, PERMITS AND INSTALLATION OF SUCH BRACING.
8. FOOTINGS SHALL BE PLACED AND ESTIMATED ACCORDING TO DEPTHS SHOWN ON DRAWINGS. SHOULD SOIL ENCOUNTERED AT THESE DEPTHS NOT BE APPROVED BY THE FOUNDATION ENGINEER, FOOTING ELEVATIONS SHALL BE ALTERED AS REQUIRED.
9. FOOTING BACKFILL AND UTILITY TRENCH BACKFILL WITHIN BUILDING AREA SHALL BE MECHANICALLY COMPACTED IN LAYERS IN ACCORDANCE WITH SOIL REPORT. FLOODING IS NOT BE PERMITTED.
10. LOCATE AND PROTECT EXISTING UTILITIES TO REMAIN DURING AND/OR AFTER CONSTRUCTION.
11. ALL ABANDONED FOOTINGS, UTILITIES, ETC., THAT INTERFERE WITH NEW CONSTRUCTION SHALL BE REMOVED.
12. ALL EARTHWORK SHALL BE DONE IN ACCORDANCE WITH SOILS REPORT RECOMMENDATIONS.

GENERAL

1. THE PROJECT SPECIFICATIONS FORM A PART OF THESE GENERAL NOTES.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED OF ANY DISCREPANCIES OR INCONSISTENCIES.
3. INFORMATION SHOWN ON THE DRAWINGS RELATED TO EXISTING CONDITIONS REPRESENTS THE PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY. REPORT CONDITIONS THAT CONFLICT WITH THE CONTRACT DOCUMENTS TO THE OWNER'S REPRESENTATIVE. DO NOT DEVIATE FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN DIRECTION FROM THE OWNER'S REPRESENTATIVE.
4. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DRAWINGS. DRAWINGS SHALL NOT BE SCALED.
5. DETAILS IN SHEETS TITLED 'TYPICAL DETAILS', TYPICAL DETAILS AND GENERAL NOTES APPLY TO ALL PARTS OF THE WORK, EXCEPT WHERE SPECIFICALLY DETAILED OR UNLESS NOTED OTHERWISE. THESE DETAILS ARE NOT SPECIFICALLY REFERENCED WHERE THEY OCCUR.
6. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NOTES AND DETAILS ON DRAWINGS AND THESE GENERAL NOTES AND TYPICAL DETAILS ARE IN CONFLICT WITH THE PROJECT SPECIFICATIONS THE MOST STRINGENT SHALL APPLY. CONDITIONS NOT SPECIFICALLY SHOWN SHALL BE CONSTRUCTED AS SHOWN FOR SIMILAR WORK.
7. ALL WORK SHALL CONFORM TO THE STANDARDS OF THE FOLLOWING: CALIFORNIA BUILDING CODE, 2016 EDITION AMENDED BY THE CITY OF REDLANDS AND ANY OTHER REGULATING AGENCIES WHICH HAVE AUTHORITY OVER ANY PORTION OF THE WORK, INCLUDING BUT NOT LIMITED TO CAL/OSHA, DIVISION OF OCCUPATIONAL SAFETY AND HEALTH, AND THOSE CODES AND STANDARDS LISTED IN THE CONTRACT DOCUMENTS.
8. SPECIFICATIONS, CODES, AND STANDARDS NOTED IN THE CONTRACT DOCUMENTS SHALL BE OF THE LATEST APPROVED ISSUE, INCLUDING SUPPLEMENTS, UNLESS OTHERWISE NOTED. MATERIAL SPECIFICATIONS SHALL COMPLY WITH ASTM REFERENCED STANDARDS LATEST EDITION.
9. MANUFACTURED MATERIALS SHALL BE APPROVED BY THE CHECKING AGENCY PRIOR TO THEIR USE. ALL REQUIREMENTS OF THOSE APPROVALS SHALL BE FOLLOWED.
10. SEE ARCHITECTURAL DRAWINGS FOR THE FOLLOWING:
    A. SIZE AND LOCATION OF ALL DOOR AND WINDOW OPENINGS.
    B. SIZE AND LOCATION OF ALL NON-BEARING PARTITIONS.
    C. SIZE AND LOCATION OF ALL CONCRETE CURBS, FLOOR DRAINS, SLOPES, DEPRESSED AREAS, CHANGES IN LEVEL, CHAMFERS, GROOVES, INSERTS, ETC.
    D. EXTERIOR WALL SYSTEM.
    E. SIZE AND LOCATION OF ALL FLOOR AND ROOF OPENINGS.
    F. STAIR FRAMING AND DETAILS.
    G. DIMENSIONS NOT SHOWN ON STRUCTURAL DRAWINGS.
11. SEE MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR THE FOLLOWING:
    A. PIPE RUNS, SLEEVES, HANGERS, TRENCHES, WALL, ROOF AND FLOOR OPENINGS, ETC., NOT SHOWN OR NOTED.
    B. ELECTRICAL CONDUIT RUNS, BOXES, OUTLETS IN WALLS AND SLABS.
    C. ANCHORAGE AND BRACING FOR ELECTRICAL, MECHANICAL OR PLUMBING EQUIPMENT TO THE STRUCTURE.
    D. ANCHOR BOLTS FOR EQUIPMENT MOUNTS.
    E. SIZE, WEIGHT, AND LOCATION OF MACHINE AND EQUIPMENT BASES.
12. OPENINGS, POCKETS, ETC. SHALL NOT BE PLACED IN STRUCTURAL MEMBERS UNLESS SPECIFICALLY DETAILED ON THE STRUCTURAL DRAWINGS. NOTIFY THE STRUCTURAL ENGINEER OF RECORD WHEN DRAWINGS BY OTHERS SHOW OPENINGS, POCKETS, ETC., NOT SHOWN ON THE STRUCTURAL DRAWINGS, BUT WHICH ARE LOCATED IN STRUCTURAL MEMBERS.
13. STAIR FRAMING, HANDRAILS, CLADDING SYSTEMS, METAL STUD FRAMING, MEP EQUIPMENT AND PIPING, ANCHORAGE/BRACING AND ANY OTHER DESIGN-BUILD ELEMENTS, WHEN NOT SPECIFICALLY DETAILED ON THE STRUCTURAL DRAWINGS, SHALL BE THE DESIGN RESPONSIBILITY OF THE CONTRACTOR AND MAY BE SUPPORTED BY THE PRIMARY STRUCTURE. CONTRACTOR SHALL PROVIDE AND INSTALL ALL ANCILLARY MEMBERS INCLUDING BUT NOT LIMITED TO BEAMS, COLUMNS, POSTS, FOOTINGS, STIFFENERS, GUSSETS, KICKERS, BRACES, ETC., AND THE ATTENDANT CONNECTIONS, AS REQUIRED BY THE STRUCTURAL ENGINEER OF RECORD, TO SUPPORT LOADS IMPOSED BY THE STAIR FRAMING AND DESIGN-BUILD ELEMENTS ON THE PRIMARY STRUCTURE. DESIGN AND DETAILING OF THESE ELEMENTS SHALL BE DEVELOPED AND STAMPED BY A LICENSED STRUCTURAL ENGINEER IN THE STATE OF CALIFORNIA. CONTRACTOR SHALL SUBMIT THE CALCULATIONS, DRAWINGS AND DESIGN TO THE STRUCTURAL ENGINEER OF RECORD FOR REVIEW AND TO THE GOVERNING AGENCY FOR PERMITTING AND APPROVAL PRIOR TO STARTING FABRICATION. CONTRACTOR SHALL OBTAIN ALL PERTINENT PERMITS PRIOR TO STARTING FABRICATION. STAIR FRAMING AND DESIGN-BUILD ELEMENTS SHALL BE DESIGNED TO AVOID TORSIONAL LOADS INTO THE PRIMARY STRUCTURE. ENGINEER RESPONSIBLE FOR THE DESIGN OF STAIRS IS ALSO RESPONSIBLE FOR PROVIDING STRUCTURAL OBSERVATIONS FOR THE DESIGN-BUILD ITEMS.
14. CONTRACTOR SHALL CAREFULLY REVIEW THE DRAWINGS TO IDENTIFY THE EXTENT OF THE SCOPE OF WORK. VISIT THE SITE TO RELATE THE SCOPE OF WORK TO EXISTING CONDITIONS AND DETERMINE THE EXTENT TO WHICH THOSE CONDITIONS AND PHYSICAL SURROUNDINGS WILL IMPACT THE WORK.
15. THE CONTRACTOR SHALL RESOLVE ANY CONFLICTS ON THE CONSTRUCTION DOCUMENTS WITH THE OWNER'S REPRESENTATIVE BEFORE PROCEEDING WITH THE WORK.
16. UNLESS NOTED OTHERWISE, COLUMNS, WALLS, BEAMS, FOOTINGS, ETC, ARE CENTERED AT GRIDLINES. WHERE BEAM TO BEAM SPACING IS NOT SHOWN, BEAM SHALL BE EQUALLY SPACED BETWEEN GRIDLINES.
17. ANY DEVIATION FROM THE APPROVED SET OF STRUCTURAL DRAWINGS SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR REVIEW/APPROVAL BEFORE PROCEEDING WITH THE WORK. SUBSTITUTIONS OF PRODUCTS OR MATERIALS SPECIFIED ON THE CONSTRUCTION DOCUMENTS ARE NOT ALLOWED WITHOUT OWNER'S REPRESENTATIVE'S APPROVAL.
18. THE CONTRACT DOCUMENTS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE MEANS, METHOD, TECHNIQUES, SEQUENCE AND PROCEDURE OF CONSTRUCTION AS REQUIRED. SITE VISITS PERFORMED BY THE OWNER'S REPRESENTATIVE DO NOT INCLUDE INSPECTIONS OF MEANS AND METHODS OF CONSTRUCTION PERFORMED BY CONTRACTOR.
19. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SHORES, BRACES AND GUYS REQUIRED TO SUPPORT ALL LOADS TO WHICH THE BUILDING STRUCTURE AND COMPONENTS, SOILS, OTHER STRUCTURES AND UTILITIES MAY BE SUBJECTED DURING CONSTRUCTION. SHORING SYSTEMS SHALL BE DESIGNED AND STAMPED BY A CIVIL OR STRUCTURAL ENGINEER LICENSED IN THE STATE OF CALIFORNIA. VISITS TO THE SITE BY THE OWNER'S REPRESENTATIVE WILL NOT INCLUDE OBSERVATION OF THE ABOVE NOTED ITEMS.

SHEET INDEX (STRUCTURAL DRAWINGS)

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NO.	DESCRIPTION	DATE

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GENERAL NOTES / ABBREVIATIONS

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Date September 18, 2025
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S1.1a

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GENERAL NOTES

STRUCTURAL STEEL AND

1. ALL STEEL SHALL BE DETAILED, FABRICATED AND ERECTED IN ACCORDANCE WITH THE LATEST EDITION OF AISC SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS AND THE LATEST EDITION OF AISC SEISMIC PROVISIONS FOR STRUCTURAL STEEL BUILDINGS. WHERE THE STRUCTURAL STEEL IS EXPOSED AND INDICATED AS 'AESS' ON PLANS OR DETAILS, FABRICATION AND ERECTION SHALL ALSO BE IN ACCORDANCE WITH AISC CODE OF STANDARD PRACTICE FOR ARCHITECTURALLY EXPOSED STRUCTURAL STEEL.

2. GENERAL CONTRACTOR TO DETERMINE SCOPE OF WORK FOR BOTH STRUCTURAL STEEL AND MISCELLANEOUS METAL SUBCONTRACTORS (IF MULTIPLE SUBCONTRACTORS ARE USED). THE COMBINED SCOPE OF WORK FOR ALL SUBCONTRACTORS SHALL INCLUDE ALL STRUCTURAL STEEL AND MISCELLANEOUS METAL WORK SHOWN ON THE CONTRACT DRAWINGS.

3. STRUCTURAL STEEL SHALL CONFORM TO ASTM DESIGNATION AS INDICATED BELOW UNLESS NOTED OTHERWISE:

ALL WIDE FLANGE AND WT SHAPES	A992, GRADE 50
STEEL ANGLES AND CHANNELS	A36 UNO
ALL OTHER STRUCTURAL SECTIONS	A572, GRADE 50
DECK CLOSURE PLATES AND SHIM MATERIALS	A36
BEAM SHEAR PLATES, STIFFENER PLATES, ALL OTHER PLATES	A572, GRADE 50 UNO
HSS (RECTANGULAR, SQUARE OR ROUND)	A500, GRADE B OR C
STEEL PIPE (NOT LABELED AS HSS)	A53, GRADE B
STAINLESS STEEL SHAPES, PLATES AND BARS	A276
BOLTS	F3125, GRADE A325 OR GRADE F1852
MACHINE BOLTS (USE ONLY WHERE INDICATED)	A307
ANCHOR BOLTS	F1554, GRADE 55 S1, HEADED
THREADED AND HANGER ROD	A572, GR50
NUTS FOR BOLTS AND MACHINE BOLTS	A563
HARDENED WASHERS	F436
UNHARDENED WASHERS	F844
PLAIN WASHERS	ANSI B18.22.1

4. HIGH STRENGTH BOLTS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF AISC SPECIFICATIONS FOR STRUCTURAL JOINTS USING HIGH STRENGTH BOLTS. HIGH STRENGTH BOLTS SHALL BE SLIP CRITICAL (SC) WITH THREADS EXCLUDED FROM THE FROM THE SHEAR PLANES (I.E. A325-X, A325-SC, OR F1852-X-SC) UNLESS NOTED OTHERWISE.

5. HEADED ANCHOR STUDS AND THREADED STUDS SHALL BE NELSON (ICC ER-2856, LARR 02725) GRANULAR FLUX-FILLED, AND SHALL BE MADE FROM COLD FINISHED LOW CARBON STEEL, CONFORMING TO ASTM A-108, GRADES 1010 THROUGH 1020 WITH A MINIMUM TENSILE STRENGTH OF 60,000 PSI. STUD WELDING INSPECTION AND TESTING SHALL CONFORM TO AWS D1.1.

6. DEFORMED BAR ANCHOR STUDS SHALL BE NELSON D2L (ICC ER-2907, LARR 25860) GRANULAR FLUX-FILLED REBAR STUDS, AND SHALL BE MADE OF LOW CARBON COLD ROLLED STEEL WITH A MINIMUM TENSILE STRENGTH OF 80,000 PSI. STUD WELDING INSPECTION AND TESTING SHALL CONFORM TO AWS D1.1.

7. HOT DIP GALVANIZE IN ACCORDANCE WITH ASTM A123 AND ASTM A153 STRUCTURAL STEEL, MISCELLANEOUS METAL AND FASTENERS THAT ARE EXPOSED TO THE WEATHER. REPAIR GALVANIZING AFTER WELDING IN ACCORDANCE WITH ASTM A780.

8. WHEN FABRICATING BEAMS, PLACE NATURAL CAMBER UP. PROVIDE UPWARD CAMBER TO ALL MEMBERS SHOWN TO HAVE CAMBER. AMOUNT MEASURED IN THE FIELD PRIOR TO ERECTION SHALL NOT DEVIATE BY MORE THAN ALLOWED BY THE AISC SPECIFICATIONS. DO NOT CAMBER MEMBERS OCCURRING BELOW ELEVATOR ENTRANCE DOORS.

9. SPLICE MEMBERS ONLY WHERE INDICATED.

10. THE STRUCTURAL STEEL FABRICATOR SHALL FURNISH SHOP DRAWINGS FOR OWNER'S REPRESENTATIVE REVIEW BEFORE FABRICATION. SUBMITTALS SHALL BE IN SIZES COMMENSURATE WITH A TWO WEEK TURNAROUND TIME. A MAXIMUM OF 250 SHOP DRAWINGS EVERY TWO WEEKS IS PERMITTED UNLESS WRITTEN AUTHORIZATION IS PROVIDED BY THE ARCHITECT TO CHANGE THIS LIMIT.

11. AFTER FABRICATION, ALL STEEL SHALL BE CLEANED FREE OF RUST, LOOSE MILL SCALE AND OIL.

12. BOLT HOLES IN STEEL SHALL BE STANDARD HOLES, 1/16 INCH LARGER IN DIAMETER THAN NOMINAL SIZE OF BOLT USED, UNLESS NOTED OTHERWISE. BOLT HOLES IN BASE PLATES MAY BE OVERSIZED PER AISC TABLE 14-2 IF WASHERS ARE PROVIDED IN ACCORDANCE WITH THIS TABLE.

13. BOLTS SHALL BE SPACED AT 3" O.C. UNLESS NOTED OTHERWISE. THE DISTANCE FROM THE CENTER OF A STANDARD HOLE TO THE EDGE OF A CONNECTING PART IN ANY DIRECTION SHALL NOT BE LESS THAN 1 1/2" U.N.O. THE EDGE DISTANCE MAYBE 1 1/4" AT THE ENDS OF BEAM CONNECTION ANGLES AND SHEAR END PLATES. THE DISTANCE FROM CENTER OF AN OVERSIZED OR SLOTTED HOLE TO THE EDGE OF A CONNECTING PART SHALL NOT BE LESS THAN THAT REQUIRED FOR A STANDARD HOLE TO THE EDGE OF A CONNECTED PART PLUS THE APPLICABLE INCREMENT C_2 FROM AISC TABLE J3.5.

14. ALL STRUCTURAL STEEL SURFACES TO BE WELDED OR HIGH-STRENGTH BOLTED, TO BE ENCASED IN CONCRETE OR TO RECEIVE SPRAY-APPLIED FIREPROOFING SHALL BE LEFT UNPAINTED.

15. FRAME WELDING SEQUENCE: LONGITUDINAL SHRINKAGE STRESSES DUE TO FIELD WELDING SHALL BE MINIMIZED BY MAKING WELDED CONNECTIONS STARTING AT THE MOST CENTRAL BEAM IN THE FRAMES AND PROGRESSING TOWARDS THE EXTERIOR COLUMNS. IN THIS MANNER, THE LONGITUDINAL SHORTENING CAN PULL THE UNRESTRAINED PORTION OF THE FRAME INWARDS WITHOUT CREATING EXCESSIVE SECONDARY TENSILE FORCES. IN ADDITION, ONE END OF EACH BEAM SHALL BE ALLOWED TO COOL BEFORE WELDING THE OTHER END. WELDED AND BOLTED WEB CONNECTIONS SHALL BE MADE ONLY AFTER FLANGES HAVE BEEN WELDED. FINAL WELDING SEQUENCE IS TO BE SUBMITTED FOR REVIEW TO THE STRUCTURAL ENGINEER OF RECORD AND FOR APPROVAL TO THE APPROVING AGENCY HAVING JURISDICTION OVER THE PROJECT.

16. SEE ARCHITECTURAL DRAWINGS FOR DETAILS OF FIREPROOFING.

MECHANICAL ANCHORS

1. EXPANSION OR WEDGE ANCHORS INTO CONCRETE: HILTI KB TZ (LARR #25701, ICC ESR-1917), OR DEWALT POWER-STUD +SD2 (LARR #25831, ICC ESR-2502) TO BE INSTALLED IN ACCORDANCE WITH ICC REPORT AND MANUFACTURER'S RECOMMENDATIONS.

2. EXPANSION OR WEDGE ANCHORS INTO MASONRY: HILTI KB 3 (LARR #25577M, ICC ESR-1385), DEWALT POWER-STUD +SD1 (LARR #25787, ICC ESR-2966), OR SIMPSON STRONG TIE WEDGE-ALL (LARR #24682, ICC ESR-1396), TO BE INSTALLED IN ACCORDANCE WITH ICC REPORT AND MANUFACTURER'S RECOMMENDATIONS.

3. SCREW ANCHORS INTO CONCRETE: HILTI HUS-EZ (LARR #25897, ICC ESR-3027), SIMPSON STRONG TIE TITEN HD (LARR #25741, ICC ESR-2713), OR DEWALT SCREW-BOLT+ (ICC ESR-3889) TO BE INSTALLED IN ACCORDANCE WITH ICC REPORT AND MANUFACTURER'S RECOMMENDATIONS.

4. SCREW ANCHORS INTO MASONRY: HILTI HUS-EZ (LARR #25979, ICC ESR-3056), SIMPSON STRONG TIE TITEN HD (LARR #25560, ICC ESR-1056), OR DEWALT SCREW-BOLT+ (ICC ESR-4042) TO BE INSTALLED IN ACCORDANCE WITH ICC REPORT AND MANUFACTURER'S RECOMMENDATIONS.

5. UNDERCUT ANCHORS INTO CONCRETE: HILTI HDA (ICC ESR-1546), SIMPSON STRONG TIE TORQ-CUT SELF UNDERCUTTING (LARR #25946, ICC ESR-2705), OR DEWALT ATOMIC UNDERCUT (ICC ESR-3067), TO BE INSTALLED IN ACCORDANCE WITH ICC REPORT AND MANUFACTURER'S RECOMMENDATIONS.

6. HEAVY DUTY SLEEVE ANCHORS INTO CONCRETE: HILTI HSL-3 (ICC ESR-1545) OR DEWALT POWER-BOLT+ (ICC ESR-3260) TO BE INSTALLED IN ACCORDANCE WITH ICC REPORT AND MANUFACTURER'S RECOMMENDATIONS.

7. FASTENERS SHALL BE STAINLESS STEEL FOR EXTERIOR USE OR WHEN EXPOSED TO WEATHER. PROVIDE GALVANIZED CARBON STEEL ANCHORS AT OTHER LOCATIONS, UNLESS OTHERWISE NOTED.

8. IF REINFORCEMENT IS ENCOUNTERED DURING DRILLING, ABANDON AND SHIFT THE HOLE LOCATION TO AVOID THE REINFORCEMENT. PROVIDE A MINIMUM OF 2 ANCHOR DIAMETERS OR 1 INCH, WHICHEVER IS LARGER, OF SOUND CONCRETE BETWEEN THE DOWEL AND THE ABANDONED HOLE. FILL THE ABANDONED HOLE WITH NON-SHRINK GROUT. IF THE ANCHOR OR DOWEL MAY NOT BE SHIFTED AS NOTED ABOVE, THE STRUCTURAL ENGINEER WILL DETERMINE A NEW LOCATION.

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

10. ANCHORS SHALL BE PROOF-TESTED BY OWNER'S TESTING AND INSPECTION AGENCY.

11. TEST ANCHORS NO SOONER THAN 24 HOURS AFTER INSTALLATION.

12. APPLY TEST LOAD BY ANY METHOD THAT WILL EFFECTIVELY MEASURE THE TENSION ON THE ANCHOR SUCH AS DIRECT PULL WITH A HYDRAULIC JACK, TORQUE WRENCH, OR CALIBRATED SPRING_LOADING DEVICES, ETC.

13. REACTION LOADS FROM TEST FIXTURES MAY BE APPLIED CLOSE TO THE ANCHOR BEING TESTED, PROVIDED THE ANCHOR IS NOT RESTRAINED FROM WITHDRAWING BY A BASE PLATE OR OTHER FIXTURE. IF RESTRAINT IS FOUND, LOOSEN AND SHIM OR REMOVE THE FIXTURE PRIOR TO TESTING.

14. PROVIDE MINIMUM EMBEDMENT OF ANCHORS AS SHOWN IN DRAWINGS.

15. WHERE INSTALLATION TORQUE IS PROVIDED BY MANUFACTURER AND OBSERVED BY A DEPUTY INSPECTOR, NO FURTHER TESTING IS REQUIRED. IF NO INSTALLATION TORQUE IS PROVIDED, TEST 50% OF ANCHORS PER ONE OF THE FOLLOWING METHODS AND IN ACCORDANCE WITH THE VALUES CALCULATED BELOW:

    A. HYDRAULIC RAM METHOD: APPLY PROOF TEST LOAD WITHOUT REMOVING THE NUT. IF IT IS NOT POSSIBLE TO TEST WITH THE NUT INSTALLED, REPLACE THE NUT WITH A THREADED COUPLER TO THE SAME TORQUE MEASURED WITH A TORQUE WRENCH, AND THEN APPLY THE LOAD. ANCHOR IS ACCEPTABLE IF NO MOVEMENT IS OBSERVED AT THE TEST LOAD. MOVEMENT MAY BE DETERMINED WHEN THE WASHER UNDER THE NUT BECOMES LOOSE.

    B. TORQUE WRENCH METHOD: TEST ANCHORS TO THE CALCULATED TORQUE LOAD WITHIN ONE-HALF TURN OF THE NUT.

    C. TEST LOAD FOR ANCHORS TO BE TWO TIMES THE ALLOWABLE TENSION VALUE OR 1 1/4 TIMES THE MAXIMUM DESIGN STRENGTH GIVEN IN THE ICC APPROVAL, BUT NEED NOT EXCEED 0.8 A_{se} F_{ya}; WHERE A_{se} IS THE CROSS SECTIONAL AREA OF THE ANCHOR AND F_{ya} IS THE YIELD STRESS OF THE ANCHOR.

16. IF ANY ANCHOR FAILS TESTING, REPLACE ANCHOR AND TEST ADDITIONAL ANCHORS OF THE SAME CATEGORY NOT PREVIOUSLY TESTED UNTIL TWENTY (20) CONSECUTIVE TESTS PASS, THEN RESUME INITIAL TESTING FREQUENCY.

STRUCTURAL STEEL AND MISCELLANEOUS METAL (ALL OTHER STEEL) WELDING

1. ALL WELDING SHALL BE IN STRICT CONFORMANCE WITH THE LATEST EDITION OF AWS D1.1 AND THE CALIFORNIA BUILDING CODE WITH ALL APPLICABLE AMENDMENTS. ALL WELDED JOINTS SHALL BE PRE-QUALIFIED PER THE LATEST EDITION OF AWS D1.1. NON PRE- QUALIFIED WELDED JOINTS SHALL BE QUALIFIED BY TEST & PROCEDURE QUALIFICATION TEST RECORD INCLUDED PER THE LATEST EDITION OF AWS D1.1.

2. WELDING OF SHEET METAL AND METAL STUDS SHALL BE IN ACCORDANCE WITH AWS D1.3.

3. WELD LENGTHS CALLED FOR ON PLANS ARE THE NET EFFECTIVE LENGTH REQUIRED. WELD SIZE SHALL BE AISC MINIMUM UNLESS A LARGER SIZE IS NOTED. WHERE LENGTH OF WELD IS NOT SHOWN IT SHALL BE FULL LENGTH OF JOINT. ALL BUTT AND GROOVE WELDS SHALL BE FULL PENETRATION, UNLESS NOTED OTHERWISE.

4. ALL WELDING ELECTRODES AND ELECTRODE FLUX COMBINATIONS (FILLER METAL) SHALL BE E7XTX, E7XTXX OR E70XXX (MINIMUM 70 KSI), UNLESS NOTED OTHERWISE, AND SHALL MEET THE REQUIREMENTS FOR H16 PER AISC SEISMIC PROVISIONS.

5. ALL WELDS SHALL HAVE A FILLER METAL WITH CHARPY V-NOTCH TOUGHNESS OF 20 FT-LBS AVERAGE ZERO DEGREES FAHRENHEIT AND 40FT-LBS AT SEVENTY DEGREES FAHRENHEIT FOR LOWEST ANTICIPATED SERVICE TEMPERATURE (LAST) OF +50°F. FOR LAST LESS THAN +50°F, SEE AWS D1.8 SUBCLAUSE 6.3.6. CERTIFY CONFORMANCE TO CHARPY V-NOTCH TOUGHNESS REQUIREMENTS WITH TESTS BY AN INDEPENDENT TESTING LABORATORY.

6. GMAW AND FCAW-G WELDING PROCESSES SHALL NOT BE PERMITTED WHEN WIND SPEED EXCEEDS 3 MPH.

7. WHERE WELDING IS NOTED, THE DESIGNATION IS GIVEN AS A SUGGESTED CONSTRUCTION PROCEDURE ONLY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR IDENTIFYING THE METHOD OF FABRICATION.

8. ALL SHOP WELDS SHALL BE PERFORMED BY A FABRICATOR LICENSED BY THE LOCAL JURISDICTION.

9. ALL WELDERS SHALL BE QUALIFIED FOR THE WORK THEY WILL BE PERFORMING AND SHALL HAVE CURRENT VALID CERTIFICATIONS ISSUED BY AWS AND THE GOVERNING JURISDICTION.

10. FACES OF FILLET WELDS EXPOSED TO VIEW SHALL HAVE AS-WELDED SURFACES THAT ARE REASONABLY SMOOTH AND UNIFORM. NO FINISHING OR GRINDING SHALL BE REQUIRED, EXCEPT WHERE CLEARANCES OR FIT OF OTHER ITEMS MAY SO NECESSITATE.

11. ALL PARTIAL AND FULL PENETRATION WELDS WHICH ARE EXPOSED TO VIEW SHALL BE GROUND SMOOTH AND FLUSH WITH FINISH SURFACE OF STEEL. HOLES SHALL BE FILLED WITH WELD METAL OR BODY SOLDER AND SMOOTHED BY GRINDING OR FILING.

12. CLEAN GROOVE PREPARATION THERMAL CUTS BY GRINDING.

13. WELDS SHALL BE TERMINATED AT THE END OF A JOINT IN A MANNER THAT WILL ENSURE SOUND WELDS. WHENEVER NECESSARY THIS SHALL BE DONE BY USE OF EXTENSION BARS AND RUN OFF TABS.

TIMBER & LUMBER CONT.

LUMBER MATERIALS TABLE SAWN LUMBER

FRAMING MEMBER	SIZE	SPECIES	GRADE	REMARKS
ROOF RAFTERS	2X, 3X, 4X	DF	#1 OR BETTER	S4S
CEILING JOISTS	2X, 3X, 4X	DF	#2 OR BETTER	S4S
FLOOR JOISTS	2X, 3X, 4X	DF	#1 OR BETTER	S4S
WALL STUDS	2X, 3X, 4X	DF	STUD GRADE	S4S
SILL PLATES	2X, 3X, 4X	DF	UTILITY OR BETTER	S4S
TOP PLATES	2X, 3X, 4X	DF	STUD GRADE	S4S
HEADERS & BEAMS	2X, 3X, 4X	DF	#1 OR BETTER	S4S
POSTS	6X & LARGER	DF	#1 OR BETTER	S4S
BEAMS	6X & LARGER	DF	#1 OR BETTER	S4S

PLYWOOD

DOUGLAS FIR-THICKNESS AS SHOWN ON THE PLANS (INTERIOR TYPE, EXTERIOR GLUE) GRADE CDX, 5 PLY MINIMUM MINIMUM SHEET SIZE 2FT. X 4FT.
APA RATED SHEATHING MAY ALSO BE USED SEE FRAMING SHEETS FOR SPECIFIC CALL OUTS.

ALL SHEATHING SHALL HAVE THE TYPICAL TRADEMARK

APA RATED SHEATHING EXPOSURE 1 32/16 XXXX INCH PS 1-09 000

NAILS — COMMON
BOLTS AND THREADED ROD — ASTM A307 (OFF THE SHELF @ HARDWARE STORE)

17. ALL 2X MEMBERS THAT ARE PART OF THE FLOOR FRAMING SYSTEM SHALL BE KILN DRIED, #2 GRADE OR BETTER, DOUGLAS FIR. 95% OF MATERIAL SHALL HAVE A MOISTURE CONTENT OF 15% OR LESS MAXIMUM MOISTURE SHALL BE 19% EACH PIECE SHALL BE GRADE MARKED INDICATING KILN DRIED WITH A STAMP MARK "S-DRY".

18. NON-BEARING 2 X 4 STUD WALLS, STRIPPING, BLOCKING, BACKING, AND OTHER NON-STRUCTURAL LUMBER SHALL BE NO. 2 GRADE OR BETTER DOUGLAS FIR, OR STANDARD OR BETTER DOUGLAS FIR, S4S.

19. ALL NAILS SHALL BE COMMON SIZE.

20. HOLES IN WOOD FOR BOLTS SHALL BE DRILLED 1/16" LARGER THAN THE NOMINAL SIZE OF THE BOLT.

21. ALL BOLTS SHALL HAVE MALLEABLE IRON OR PLATE WASHERS UNDER HEAD AND NUTS. SEE WASHER SCHEDULE FOR SIZES.

22. ALL JOISTS SHALL BE SOLID BLOCKED AT POINTS OF BEARING. WOOD CROSS-BRIDGING, NOT LESS THAN 2 INCHES BY 3 INCHES (2" X 3") NOMINAL, METAL CROSS-BRIDGING OF EQUAL STRENGTH, OR SOLID BLOCKING SHALL BE PLACED BETWEEN JOISTS WHERE THE JOIST SPAN EXCEEDS EIGHT (8) FEET. THE DISTANCE BETWEEN LINES OF BRIDGING OR BETWEEN BRIDGING AND BEARING SHALL NOT EXCEED EIGHT (8) FEET. CROSSBRIDGING MAY BE OMITTED FOR ROOF AND CEILING JOISTS EIGHT INCHES (8") AND LESS DEPTH.

23. MINIMUM DIMENSION OF ANY PLYWOOD SHEET SHALL BE 24" AND THE MINIMUM AREA SHALL BE SIX (6) SQUARE FEET.

24. USE DOUBLE FLOOR JOISTS UNDER PARALLEL WALLS ABOVE.

25. MACHINE APPLIED NAILING: SATISFACTORY INSTALLATION SHALL BE DEMONSTRATED ON THE JOB AND THE ACCEPTANCE OF THE FIELD REPRESENTATIVE OF THE OSA AND THE ARCHITECT AND/OR STRUCTURAL ENGINEER SHALL BE OBTAINED BEFORE THE USE OF MACHINE-APPLIED NAILS CAN BE APPROVED. APPROVAL IS SUBJECT TO CONTINUED SATISFACTORY PERFORMANCE.

26. ALL NAILS AND TIMBER CONNECTORS SHALL BE GALVANIZED.

27. STEEL JOISTS HANGERS, FASTENERS, AND OTHER SUCH CONNECTION DEVICES SHALL BE OF STANDARD MANUFACTURE, HAVING A CURRENT ICBO APPROVAL OF THE TYPES REQUIRED BY THE DRAWINGS. NAILS SHALL BE THOSE FURNISHED BY THE MANUFACTURER FOR THIS SPECIFIC USE. DEVICES SHALL BE GALVANIZED. SIMPSON PART NUMBERS ARE SHOWN ON DRAWINGS; EQUIVALENT UNION STAMPING, KC ARE ACCEPTABLE.

28. ALL PLYWOOD FLOORING SHALL BE GLUED TO THE FLOOR JOISTS. GLUE SHALL BE PL400 HEAVY DUTY SUBFLOOR ADHESIVE AS MANUFACTURED BY CONTECK CO.

29. INSPECTION SHALL BE PROVIDED OF ALL WOOD FRAMING MEMBERS WITH A MOISTURE METER, WITH MOISTURE CONTENT MEASURING LESS THAN 19% BEFORE COVERING FRAMING MEMBERS. PER SECTION 4.505.3 OF THE GREEN BUILDING STANDARDS CODE.

MANUFACTURED/ENGINEERED LUMBER

WEYERHAEUSER PRODUCT ICC-ESR-1387
PSL-PARALLEL STRAND LUMBER - PARALLAM
LSL-LAMINATED STRAND LUMBER
LVL- LAMINATED VENEER LUMBER - MICROLAM

NON-WOLMANIZED MATERIAL

	E (PSI)	G (PSI)	F_b (PSI)	F_v (PSI)
PSL	2.0×10^6	125,000	2900	290
LVL	1.9×10^6	125,000	2800	290
LSL	1.9×10^6	125,000	2400	290

WOLMANIZED MATERIAL PSL ONLY

	SERVICE LEVEL 1	SERVICE LEVEL 2	SERVICE LEVEL 3
G (PSI)	111,250	108,750	102,500
E (PSI)	1.78×10^6	1.74×10^6	1.64×10^6
F_b (PSI)	2175	2090	1915
F_v (PSI)	190	175	160

1. ADHESIVES SHALL BE WATERPROOF AND CONFORM TO THE REQUIREMENTS OF ASTM D-2559.
2. HOLES, CUTTING AND NOTCHING SHALL BE AS SHOWN IN THE STRUCTURAL DRAWINGS OR AS APPROVED BY THE STRUCTURAL ENGINEER.
3. HOLES, CUTTING AND NOTCHING IN WOLMANIZED MEMBERS SHALL BE COATED WITH HENRY'S ROOFING TAR.

TJI-MEMBERS (WEYERHAEUSER PRODUCT)
SOLID WEB PRODUCTS (ICC-ESR1153)

1. WEB MATERIAL SHALL BE STRUCTURAL 1 PLYWOOD OR PERFORMANCE PLUS PLUS MATERIAL (OSB) AS MANUFACTURED BY WEYERHAEUSER
2. CHORD MEMBERS SHALL BE LVL OR MSR SAWN LUMBER.

UNLESS NOTED OTHERWISE, MSR SHALL HAVE THE FOLLOWING VALUES:

E (PSI) 2.0×10^6
F_b (PSI) 2400
F_v (PSI) 90

GLU-LAMINATED LUMBER: GLB

1. GLUE LAMINATED SHALL BE OF DOUGLAS FIR MATERIAL, AND FABRICATED IN ACCORDANCE WITH AITC 117- CURRENT EDITION. (AITC A-190)
2. LAMINATION SHALL BE PLACED HORIZONTALLY.
3. LAMINATED TIMBER SHALL BE OF THE FOLLOWING COMBINATION SYMBOL, AND VALUES:
   24F-V8 DF/DF E (PSI) = 1.8×10^6
   F_b (PSI) = 2400 F_v (PSI) = 190
4. GLB SHALL MEET THE APPEARANCE REQUIREMENTS OF ARCHITECTURAL GRADE.
5. MEMBERS SHALL BE INDIVIDUALLY WRAPPED.
6. MEMBERS EXPOSED TO AMBIENT CONDITIONS OR GRADE, SHALL BE TREATED WITH A PRESERVATIVE MEETING THE FOLLOWING REQUIREMENTS:
   AITC-109
   MINIMUM CHEMICAL RETENTION 0.40 PCF
7. ADHESIVES SHALL BE WATERPROOF. ALL BORED HOLES SHALL BE DRILLED AND APPLIED WITH TREATMENT. FOLLOW THE REQUIREMENTS OF AITC A190.1. PROVIDE WET USE ADHESIVES.

REINFORCING STEEL

1. ALL REINFORCING STEEL SHALL BE DETAILED AND PLACED IN CONFORMANCE WITH THE 'BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE' (ACI 318), AND THE 'MANUAL OF STANDARD PRACTICE FOR REINFORCED CONCRETE CONSTRUCTION' BY THE C.R.S.I. AND THE W.C.R.S.I., OR AS MODIFIED BY THE CONSTRUCTION DOCUMENTS.

2. REINFORCING BARS SHALL CONFORM TO THE FOLLOWING, UNLESS NOTED OTHERWISE.

CLASSIFICATION	TYPE
REINFORCING STEEL IN FOUNDATIONS (UNO):	ASTM A615, 60 KSI*

3. MECHANICAL COUPLERS: LENTON THREADED COUPLERS BY ERICO, ICC #3967 (LARR #24507), XTENDER BY HEADED REINFORCEMENT CORPORATION, ICC #2794 (LARR #25347) OR BAR-LOCK BY DAYTON SUPERIOR CORP, ICC #2495 (LARR #25342). COUPLERS FOR BEAM AND SLAB BARS AT FORMED CONSTRUCTION JOINTS MAY BE LENTON FORM SAVERS BY ERICO, ICC #3967.

4. DRAWINGS SHOW TYPICAL REINFORCING CONDITIONS. CONTRACTOR SHALL PREPARE DETAILED PLACEMENT DRAWINGS OF ALL CONDITIONS SHOWING QUANTITY, SPACING, SIZE, CLEARANCES, LAPS, INTERSECTIONS AND COVERAGE REQUIRED BY STRUCTURAL DETAILS, APPLICABLE CODE AND TRADE STANDARDS. CONTRACTOR SHALL NOTIFY REINFORCING DEPUTY INSPECTOR OF ANY ADJUSTMENTS FROM TYPICAL CONDITIONS THAT ARE PROPOSED IN PLACEMENT DRAWINGS TO FACILITATE FIELD PLACEMENT OF REINFORCING STEEL AND CONCRETE.

5. ALL REINFORCING BAR BENDS SHALL BE MADE COLD.

6. MINIMUM LAP OF WELDED WIRE FABRIC SHALL BE 12 INCHES, OR ONE FULL MESH PLUS TWO INCHES, WHICHEVER IS GREATER.

7. REINFORCING SPLICES SHALL ONLY BE MADE AS INDICATED ON THE DRAWINGS.

8. DOWELS BETWEEN FOOTINGS AND WALLS OR COLUMNS SHALL BE THE SAME GRADE, SIZE AND SPACING AS THE VERTICAL REINFORCING, RESPECTIVELY, UNLESS NOTED OTHERWISE.

9. DOWELS BETWEEN SLABS AND WALLS OR COLUMNS SHALL BE THE SAME GRADE, SIZE AND SPACING AS THE VERTICAL REINFORCING, RESPECTIVELY, UNLESS NOTED OTHERWISE.

10. ALL BARS SHALL BE MARKED SO THEIR IDENTIFICATION CAN BE MADE WHEN THE FINAL IN-PLACE INSPECTION IS MADE.

11. CONTRACTOR SHALL PROVIDE FOR AN ALLOWABLE OF 5 TONS OF REINFORCING TO BE FABRICATED AND PLACED DURING PROGRESS OF WORK AS MAY BE DIRECTED BY THE STRUCTURAL ENGINEER. THE UNUSED PORTION SHALL BE CREDITED TO THE OWNER AT THE COMPLETION OF THE CONCRETE WORK.

TIMBER& LUMBER

1. MATERIAL SPECIFICATIONS-(USE UNO-TABLE BELOW GOVERNS)
   DIMENSION LUMBER—— DOUGLAS FIR-LARCH, NO. 2 S4S (STUDS, JOISTS, RAFTERS, LEDGERS)
   TIMBERS ——— DOUGLAS FIR-LARCH, NO. 1 S4S (BEAMS, HEADERS, POSTS)
   OTHER DIMENSION LUMBER—— DOUGLAS FIR-LARCH, NO. 2 S4S (2X4 STUDS, STRIPPING, BLOCKING, ETC.)
   PLYWOOD——— DOUGLAS FIR, STRUCTURAL 1 (INTERIOR TYPE, EXTERIOR GLUE) GRADE C-D, 5 PLY MINIMUM MINIMUM SHEET SIZE 2FT. X 4FT. APA RATED SHEATHING MAY ALSO BE USED SEE FRAMING SHEETS FOR SPECIFIC CALL OUTS.
   NAILS —— COMMON
   BOLTS AND THREADED ROD —— ASTM A307
2. SILL PLATES ON CONCRETE: 3" IN. NOMINAL THICK (4"Ø V350 PLF) WITH ACZA PRESSURE TREATMENT. BOLT TO CONCRETE WITH 5/8 INCH DIA. X 12 IN. LONG ANCHOR BOLTS (7" MIN EMBED.) AT 4'-0" MAXIMUM SPACING CENTER TO CENTER. SEE SECTIONS & DETAILS FOR SPECIFIC INFORMATION REGARDING THE SPACING. PLACE FIRST BOLT 9" FROM END OF SILL PLATE. THIS DOES NOT APPLY TO HOLDOWN BOLTS. ALL WASHERS FOR ANCHOR BOLTS ARE SIMPSON BP 5/8 WASHERS SQUARE CUT, 3" x 3" x 0.229". SILL PL. 4" @ NAIL SP. 4" OR CLOSER. ANCHOR BOLTS & FASTENERS INTO GREEN SEAL PRESSURE TREATED PLATES SHALL BE HOT DIPPED GALVANIZED OR STAINLESS STEEL.
3. WHERE STUD WALLS FRAME TO CONCRETE OR CONCRETE BLOCK WALLS, ANCHOR THE END STUD TO THE WALL 12 INCHES FROM THE TOP AND BOTTOM OF THE STUD, AND ABOVE AND BELOW THE FIRE BLOCKING. 4 BOLTS TOTAL ARE REQUIRED. THE BOLTS SHALL BE 5/8 IN DIA. AND BE EMBEDDED 5" INTO THE CONCRETE OR CONCRETE BLOCK.
4. DO NOT CUT STRUCTURAL FRAMING, (JOISTS, BEAMS, STUDS, SILLS, ETC.) FOR PIPES, VENTS, DUCTS, CONDUIT, OR OTHER ITEMS UNLESS SPECIFICALLY INSTRUCTED ON THE CONSTRUCTION DOCUMENTS. INSTALL HORIZONTAL FRAMING CROWN UP.
5. PLACE 2X SOLID BLOCKING BETWEEN ALL JOISTS AND RAFTERS AT ALL POINTS OF SUPPORT AND UNDER ALL SUPPORTED TRANSVERSE PARTITIONS. 2X SOLID BLOCKING, FULL DEPTH, SHALL BE PLACED BETWEEN ALL JOISTS AND RAFTERS GREATER THAN 8" IN DEPTH AS FOLLOWS: ROOF RAFTERS - 10 FOOT INTERVALS, FLOOR JOISTS - 8 FOOT INTERVALS. METAL JOIST BRIDGING IN THE PRECEEDING LOCATIONS MAY BE USED AS REQUIRED.
6. LAP SPLICE ALL DOUBLE TOP PLATES AT THE TOP OF ALL WALLS WITH A 4'-0" MINIMUM SPLICE. PROVIDE 8-16d NAILS EACH SIDE OF EACH SPLICE.
7. PROVIDE DOUBLED FRAMING MEMBERS, SAME SIZE AS ADJACENT MEMBERS, UNDER ALL PARTITIONS PARALLEL TO JOISTS OR RAFTERS.
8. ALL HOLES FOR BOLTS SHALL BE 1/16" LARGER DIA. THAN THE BOLT. PROVIDE WASHERS FOR ALL BOLTS THRU WOOD MEMBERS EXCEPT AT ANCHOR BOLT CONDITIONS. SEE WASHER SCHEDULE.
9. ANCHOR NON-STRUCTURAL WALLS WITH 1/2" DIAMETER ANCHOR BOLTS 6 INCHES LONG, SCOOP OUT BELOW SLAB TO PROVIDE 3" MINIMUM COVERAGE. PLACE BOLTS AT 4'-0" ON CENTER. USE POWDER DRIVEN PINS @ 32 INCHES ON CENTER AS AN ALTERNATE METHOD OF ANCHORAGE. POWDER DRIVEN PINS SHALL EXTEND 1 INCH MINIMUM INTO THE CONCRETE.
10. FOR MINIMUM NAILING, REFER TO THE NAILING SCHEDULE IN THE TYPICAL DETAILS.
11. MACHINE APPLIED NAILING IS ACCEPTABLE, BUT SATISFACTORY PERFORMANCE SHALL BE DEMONSTRATED DURING INSTALLATION. ACCEPTANCE IS SUBJECT TO CONTINUED SATISFACTORY PERFORMANCE.
12. 2 X 6 T&G DECKING MAY BE USED. DECKING IS 4 SPAN MINIMUM IN LENGTH AND IS NAILED TO THE SUPPORTS WITH 2 - 16d NAILS. BUTT SPLICE THE DECKING AT THE SUPPORTS.
13. SHEET METAL CONNECTORS ARE AS MANUFACTURED BY THE SIMPSON COMPANY OR APPROVED EQUAL. NAILS SHALL BE THOSE FURNISHED BY THE MANUFACTURER FOR THE SPECIFIC USE SHOWN. THE CONNECTOR TYPE IS FURNISHED, THE CONTRACTOR INSURES THE HANGER DIMENSIONS FIT THE APPROPRIATE APPLICATION.
14. SHEAR WALL LENGTHS ARE WITHIN 10 % OF CONSTRUCTED LENGTH UNO.
15. CONNECTOR PLATES & HARDWARE MAY BE DAPPED, ROTATED & STRA

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INSPECTION / TESTING (CONT'D)

5. EACH CONTRACTOR RESPONSIBLE FOR THE CONSTRUCTION OF A MAIN WIND OR SEISMIC FORCE RESISTING SYSTEM ELEMENT SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE BUILDING OFFICIAL AND TO THE OWNER'S REPRESENTATIVE, PRIOR TO THE COMMENCEMENT OF THE WORK ON THE SYSTEM OR COMPONENT. THE CONTRACTOR'S STATEMENT OF RESPONSIBILITY SHALL CONTAIN THE FOLLOWING INFORMATION:

   A. ACKNOWLEDGEMENT OF AWARENESS OF THE SPECIAL REQUIREMENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS.

   B. ACKNOWLEDGEMENT THAT CONTROL WILL BE EXERCISED TO OBTAIN CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS APPROVED BY THE BUILDING OFFICIAL.

   C. PROCEDURES FOR EXERCISING CONTROL WITHIN THE CONTRACTOR'S ORGANIZATION, THE METHOD AND FREQUENCY OF REPORTING AND DISTRIBUTION OF THE REPORTS.

   D. IDENTIFICATION AND QUALIFICATIONS OF THE PERSONS EXERCISING SUCH CONTROL AND THEIR POSITIONS IN THE ORGANIZATION.

6. NON-DESTRUCTIVE WELD TESTING: ULTRASONIC TESTING IS REQUIRED FOR ALL (100%) COMPLETE PENETRATION WELDS AND 25 % OF PARTIAL PENETRATION WELDS. TESTING SHALL BE PERFORMED 24 HOURS OR MORE AFTER COMPLETION OF WELDING. WELD BACKING REMOVAL AREAS AND FILLET WELDS SHALL BE SUBJECTED TO MAGNETIC PARTICLE EXAMINATION.

7. FOR BOLTED CONNECTIONS NOT USING TC (TWIST OFF) BOLTS OR LOAD INDICATOR WASHERS, TEST BY CALIBRATED TORQUE WRENCH A MINIMUM OF 10 % OF HIGH STRENGTH BOLTS (MINIMUM ONE (1) BOLT) AT EACH SHEAR CONNECTION.

8. TEST A MINIMUM OF 25 % OF CONTINUITY PLATE FILLET WELDS AND 10 % OF ALL OTHER WELDS BY MAGNETIC PARTICLE (ASTM E709) METHOD.

9. APPROVAL BY THE INSPECTOR OF MATTERS NOT SPECIFICALLY CONSTRUCTED PER THE APPROVED DRAWINGS DOES NOT MEAN THE FAILURE TO COMPLY WITH THE CONSTRUCTION DOCUMENTS HAS BEEN ACCEPTED. ANY DETAIL THAT FAILS TO BE CLEAR OR IS AMBIGUOUS MUST BE REFERRED TO THE STRUCTURAL ENGINEER FOR INTERPRETATION OR CLARIFICATION.

10. INSPECTION AND TESTING REPORTS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER WITHIN SEVEN DAYS OF WHEN THE INSPECTION WAS MADE OR WHEN THE TESTING WAS PERFORMED.

11. THE STRUCTURAL ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY INSPECTION OR TESTING WHICH DOES NOT COMPLY WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.

STRUCTURAL OBSERVATION

1. PERIODIC STRUCTURAL OBSERVATION WILL BE PROVIDED BY STUDIO ENGINEERS, Inc., STRUCTURAL ENGINEERS, PER SECTION 1710 OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE AMENDMENTS, FOR THE WORK INDICATED BELOW. CONTRACTOR SHALL NOTIFY ENGINEER 48 HOURS BEFORE REQUIRED OBSERVATIONS. DELINQUENT NOTIFICATION MAY REQUIRE DEMOLITION OF COVERING MATERIAL TO FACILITATE OBSERVATION.

   INITIAL PLACING OF CONCRETE
   INITIAL PLACING OF REINFORCING
   INITIAL PLACING OF STRUCTURAL STEEL
   INITIAL PLACING OF METAL DECK
   INITIAL PLACING OF MASONRY
   INITIAL PLACING OF ANCHOR BOLTS
   INITIAL PLACING OF MECHANICAL AND ADHESIVE ANCHORS

2. STRUCTURAL OBSERVATIONS PERFORMED BY STUDIO ENGINEERS Inc., CONSIST ON THE VISUAL OBSERVATION OF THE MAJOR ELEMENTS AND CONNECTIONS OF THE STRUCTURAL SYSTEM AT SIGNIFICANT CONSTRUCTION STAGES AND THE COMPLETED STRUCTURE FOR GENERAL CONFORMANCE TO THE APPROVED PLANS AND SPECIFICATIONS. STRUCTURAL OBSERVATION DOES NOT WAIVE THE REQUIREMENT/RESPONSIBILITY FOR THE INSPECTIONS REQUIRED OF THE BUILDING INSPECTOR OR THE SPECIAL INSPECTOR.

3. THE ENGINEER OF RECORD SHALL DEVELOP ALL CHANGES RELATING TO THE STRUCTURAL SYSTEMS. THE BUILDING DEPARTMENT SHALL REVIEW AND APPROVE ALL CHANGES TO THE APPROVED PLANS AND SPECIFICATIONS.

PREFABRICATED WOOD PRODUCTS (I-JOISTS, OPEN WEB JOISTS AND OTHER ENGINEERED LUMBER PRODUCTS)

1. THE CONTRACTOR IS RESPONSIBLE FOR THE FINAL DESIGN OF ALL PREFABRICATED WOOD PRODUCTS AND THEIR CONNECTIONS SHOWN IN THIS SET OF DRAWINGS.
2. MEMBERS ARE TO BE DESIGNED TO MEET MAXIMUM DEFLECTION CRITERIA:
   MAXIMUM LIVE LOAD DEFLECTION = L/360
   MAXIMUM TOTAL LOAD DEFLECTION = L/240
3. PREFABRICATED WOOD PRODUCT SIZES SHOWN ON PLANS ARE ESTIMATED AND SHALL BE VERIFIED BY THE ENGINEER RESPONSIBLE FOR THIS FRAMING, BASED UPON THE DEPTH AND SPACING SHOWN IN PLANS, ADDITIONAL LOADS SHOWN IN THIS SET OF STRUCTURAL DRAWINGS, AND THE FOLLOWING UNIFORM SUPERIMPOSED LOADS:
   A. DEAD LOAD: UNIFORM DEAD LOAD = 44 PSF
   B. LIVE LOAD: UNIFORM LIVE LOAD = 40 PSF
   C. EQUIPMENT LOADS = REFER TO MEP DRAWINGS
   D. ADDITIONAL LOADS = AS INDICATED IN THIS SET OF STRUCTURAL DRAWINGS
   E. ALL JOISTS SHALL BE DESIGNED TO CARRY A SUSPENDED CONCENTRATED LOAD OF 100 POUNDS IN ADDITION TO THE SPECIFIED DEAD AND LIVE LOAD TO BE APPLIED TO ANY POINT ALONG THE BOTTOM CHORD.
4. PROVIDE FRAMING CONFORMING TO CONFIGURATION AND DEPTH INDICATED ON STRUCTURAL DRAWINGS. WHERE DESIGN REQUIRES ANY DEVIATION NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY AND, IF ACCEPTABLE, PROVIDE AT NO COST TO THE OWNER.
5. ACCEPTABLE PREFABRICATED WOOD PRODUCTS MANUFACTURERS: TRUS-JOIST CORPORATION, GEORGIA-PACIFIC OR BOISE. MARK MEMBERS WITH APA PRI TRADEMARK INDICATING CONFORMANCE WITH MANUFACTURING AND QUALITY ASSURANCE OF APA EWS STANDARD PRI-400.
   A. BENDING STRESS, Fb = 2,400 PSI
   B. ELASTIC MODULUS, E = 1,800,000 PSI.
6. SUBMIT SHOP DRAWINGS AND CALCULATIONS SIGNED BY AND BEARING THE SEAL OF A REGISTERED CIVIL OR STRUCTURAL ENGINEER LICENSED IN THE STATE OF CALIFORNIA TO THE STRUCTURAL ENGINEER FOR REVIEW AND TO GOVERNING CODE AUTHORITY FOR APPROVAL.
7. CONTRACTOR IS RESPONSIBLE FOR ERECTION BRACING TO KEEP JOISTS STRAIGHT AND PLUMB AND PROVIDE ADEQUATE LATERAL SUPPORT FOR THE INDIVIDUAL MEMBERS AND THE ENTIRE SYSTEM UNTIL CONSTRUCTION HAS BEEN COMPETED.
8. INSTALL BLOCKING, BRIDGING, STIFFENERS, FILLER BLOCKS AND BACKER BLOCKS IN CONFORMANCE WITH MANUFACTURER'S STANDARDS AND AS DETAILED.
9. SPACE JOIST BRIDGING EQUALLY ALONG LENGTH OF MEMBERS AT 16'-0" O.C. MAXIMUM, TYPICAL ALL BAYS.

INSPECTION / TESTING

1. AN INDEPENDENT TESTING AGENCY AND SPECIAL INSPECTORS SHALL BE RETAINED BY THE GENERAL CONTRACTOR TO PERFORM THE TESTS AND INSPECTION AS REQUIRED BY SECTION 1704 OF THE CALIFORNIA BUILDING CODE. THE CONTRACTOR SHALL PROVIDE ACCESS TO THE SPECIAL INSPECTOR TO THE SITE OR FABRICATION SHOPS AND SHALL FURNISH SAMPLES OF MATERIALS FOR TESTING AS REQUESTED BY THE TESTING AGENCY AND THE GOVERNING CODE.

2. IF INITIAL TESTS OR INSPECTIONS MADE BY THE OWNER'S TESTING AGENCY REVEAL THAT ANY PORTION OF THE WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, ADDITIONAL TESTS, INSPECTIONS, AND NECESSARY REPAIRS WILL BE MADE AT THE CONTRACTOR'S EXPENSE.

3. PROVIDE CONTINUOUS OR PERIODIC SPECIAL INSPECTION FOR ITEMS NOTED IN "TEST AND INSPECTION LIST", AS REQUIRED PER THE CHAPTER 17 OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE AMENDMENTS, UNLESS NOTED OTHERWISE IN SPECIFICATIONS.

TEST AND INSPECTION LIST

	STRUCTURAL STEEL					
X	REVIEW MILL CERTIFICATE, TEST REPORTS AND MATERIAL IDENTIFICATION DELIVERED TO THE SITE					
C	REVIEW WELDING PROCEDURE SPECIFICATION & WELDER CERTIFICATION					
P	INSTALLATION OF NON-SLIP CRITICAL HIGH-STRENGTH BOLTS & WASHERS (PROVIDE CONTINUOUS INSPECTION IF INSTALLATION IS PERFORMED WITH CALIBRATED WRENCH)					
C	INSTALLATION OF SLIP CRITICALHIGH-STRENGTH BOLTS & WASHERS					
P	FIELD ERECTION INSPECTION					
X	FABRICATION INSPECTION	P	SHOP	P	FIELD	
X	WELDING INSPECTION	C	SHOP	C	FIELD	
X	NON-DESTRUCTIVE WELD TEST	X	SHOP	X	FIELD	
X	BOLTING INSPECTION (TURN OF NUT)	X	SHOP	X	FIELD	
X	BOLTING INSPECTION (TWIST OFF)	P	SHOP	P	FIELD	
P	COMPOSITE STUD INSPECTION & TESTING					
P	STEEL JOIST INSTALLATION INSPECTION					
C	INSTALLATION OF ANCHOR BOLTS BEFORE & DURING CONCRETE POUR					

	METAL DECK
X	REVIEW MILL CERTIFICATES & TEST REPORTS
P	PLACEMENT INSPECTION
P	WELDING & FASTENING INSPECTION

	REINFORCING STEEL			
X	REVIEW MILL CERTIFICATES & TEST REPORTS			
X	SAMPLE & TEST	X	REINFORCING BARS	X WELDED WIRE FABRIC
P	PLACEMENT INSPECTION			
C	WELDING INSPECTION			
P	TEST REINFORCING FOR WELDABILITY OTHER THAN ASTM A706			

CONCRETE, SHOTCRETE, CMU, GROUT & MORTAR					
CONCRETE	SHOTCRETE	CMU	GROUT	MORTAR	
X	N/A	X	X	X	MIX DESIGN REVIEW (CERTIFICATE OF COMPLIANCE FOR CMU)
X	N/A		X	X	VERIFICATION OF CORRECT MIX DESIGN USED DURING POUR
C	N/A	C			PREPARATION OF SAMPLES FOR TESTING PURPOSES
X	N/A				BATCH PLANT INSPECTIONS
C	N/A	C			CAST, PICK-UP, AND COMPRESSION TEST SAMPLES
C	N/A				SLUMP, ENTRAINED AIR, & TEMPERATURE TEST
X	N/A				SHRINKAGE TEST
C	N/A	C	C	P	PLACEMENT INSPECTION
P	N/A	P			CURING TEMPERATURE AND TECHNIQUES
P	N/A				FORMWORK INSPECTION

	MISCELLANEOUS
C	MECHANICAL ANCHORS
C	ADHESIVE OR GROUTED ANCHORS AND DOWELS
C	BOLTS CAST IN CONCRETE OR MASONRY
C	COLD FORM METAL FRAMING INSTALLATION AND WELDING

NOTES:
C: INDICATES CONTINUOUS INSPECTION
P: INDICATES PERIODIC INSPECTION
X: INDICATES REQUIRED INSPECTION

4. SPECIAL INSPECTIONS MAY NOT BE REQUIRED WHEN THE WORK IS DONE ON THE PREMISES OF A FABRICATOR REGISTERED AND APPROVED BY THE BUILDING OFFICIAL OR GOVERNING AGENCY HAVING JURISDICTION OVER THE PROJECT TO PERFORM SUCH WORK WITHOUT SPECIAL INSPECTION.

ADHESIVE ANCHORS AND DOWELS

1. ANCHORS AND DOWELS INSTALLED INTO CONCRETE SHALL BE INSTALLED USING HILTI HIT HY200 (LARR #25964, ICC ESR-3187), HILTI RE500-V3 (LARR #26028, ICC ESR-3814), DEWALT PURE110+ (LARR #26035, ICC ESR-3298), OR SIMPSON SET-XP (LARR #25966, IAMPO-281). INSTALLATION SHALL BE IN STRICT ACCORDANCE WITH ICC REPORT AND MANUFACTURER'S RECOMMENDATIONS.

2. MANUFACTURER'S FIELD REPRESENTATIVE SHALL PROVIDE INSTALLATION TRAINING FOR ALL PRODUCTS TO BE USED PRIOR TO COMMENCEMENT OF WORK; ONLY PROPERLY TRAINED INSTALLERS SHALL PERFORM POST INSTALLED ANCHOR INSTALLATION.

3. INSTALLATION OF ADHESIVE ANCHORS IN HORIZONTAL TO VERTICAL ORIENTATION SHALL BE DONE BY A CERTIFIED ADHESIVE INSTALLER (AAI) AS CERTIFIED THROUGH ACI AND IN ACCORDANCE WITH THE CURRENT EDITION OF ACI 318.

4. EMBEDMENT DEPTH FOR ANCHORS AND DOWELS IS AS SHOWN ON PLAN. THE TESTING LABORATORY WILL PERFORM TENSION TESTS ON 10 % OF SILL ANCHORS AND DOWELS, 100 % OF ALL OTHER STRUCTURAL ANCHORS, AND 50 % OF NON-STRUCTURAL ANCHORS PER ON OF THE FOLLOWING METHODS AND IN ACCORDANCE WITH THE VALUES SPECIFIED BELOW:

4.1. HYDRAULIC RAM METHOD: APPLY PROOF TEST LOAD WITHOUT REMOVING THE NUT. IF IT IS NOT POSSIBLE TO TEST WITH THE NUT INSTALLED, REPLACE THE NUT WITH A THREADED COUPLER TO THE SAME TORQUE MEASURED WITH A TORQUE WRENCH, AND THEN APPLY THE LOAD. MOVEMENT MAY BE DETERMINED WHEN THE WASHER UNDER THE NUT BECOMES LOOSE.

4.2. TORQUE WRENCH METHOD: TEST ANCHORS TO THE CALCULATED TORQUE LOAD WITHIN ONE-HALF TURN OF THE NUT.

4.3. TEST LOAD FOR ANCHORS TO BE TWO TIMES THE ALLOWABLE TENSION VALUE OR 1 1/4 TIMES THE MAXIMUM DESIGN STRENGTH GIVEN IN THE ICC APPROVAL, BUT NEED NOT EXCEED 0.8Ase fya, WHERE Ase IS THE CROSS SECTIONAL AREA OF THE ANCHOR AND Fya IS THE YIELD STRESS OF THE ANCHOR.

5. ANCHORS INSTALLED INTO GROUT-FILLED MASONRY SHALL BE INSTALLED USING SET ADHESIVE ANCHOR SYSTEMS BY SIMPSON STRONG-TIE (LARR #25185, ICC ESR-1772), HILTI HIT HY-70 MAX (LARR #25947, ICC ESR-3342), OR DEWALT AC100+GOLD (LARR #26049, ICC ESR-3200). PERFORM INSTALLATION IN ACCORDANCE WITH THE ICC REPORT AND MANUFACTURER'S RECOMMENDATIONS. EMBEDMENT DEPTH FOR ANCHORS AND DOWELS SHOWN BELOW (UNLESS OTHERWISE NOTED). THE TESTING LABORATORY WILL PERFORM TENSION TESTS ON 25 % OF ANCHORS AND DOWELS PER ONE OF THE FOLLOWING METHODS AND IN ACCORDANCE WITH THE VALUES CALCULATED BELOW:

   5.1. HYDRAULIC RAM METHOD: APPLY PROOF TEST LOAD WITHOUT REMOVING THE NUT. IF IT IS NOT POSSIBLE TO TEST WITH THE NUT INSTALLED, REPLACE THE NUT WITH A THREADED COUPLER TO THE SAME TORQUE MEASURED WITH A TORQUE WRENCH, AND THEN APPLY THE LOAD. ANCHOR IS ACCEPTABLE IF NO MOVEMENT IS OBSERVED AT THE TEST LOAD. MOVEMENT MAY BE DETERMINED WHEN THE WASHER UNDER THE NUT BECOMES LOOSE.

   5.2. TORQUE WRENCH METHOD: TEST ANCHORS TO THE CALCULATED TORQUE LOAD WITHIN ONE-HALF TURN OF THE NUT.

   5.3. TEST LOAD FOR ANCHORS TO BE TWO TIMES THE ALLOWABLE TENSION VALUE OR 1 1/4 TIMES THE MAXIMUM DESIGN STRENGTH GIVEN IN THE ICC APPROVAL, BUT NEED NOT EXCEED 0.8Ase Fya, WHERE Ase IS THE CROSS SECTIONAL AREA OF THE ANCHOR AND Fya IS THE YIELD STRESS OF THE ANCHOR.

6. ANCHORS INSTALLED IN UNREINFORCED BRICK MASONRY (URM) SHALL BE INSTALLED USING HILTI HIT ADHESIVE ANCHORS (LARR#25464, ICC ESR-2011) SET ADHESIVE ANCHOR SYSTEMS BY SIMPSON STRONG-TIE (LARR #25120, ICC ESR-1772) OR DEWALT AC100+GOLD (ICC ESR-4105) ADHESIVE ANCHORS. USE SCREENS AND INSTALL AS SPECIFIED BY THE MANUFACTURER AND THE ICC REPORT. BARS SHALL BE BENT AND INSTALLED AT A 22.5 DEGREE ANGLE. EMBEDMENT DEPTH FOR ANCHORS AND DOWELS IS AS SHOWN BELOW (UNLESS OTHERWISE NOTED). THE TESTING LABORATORY WILL PERFORM TENSION TESTS ON 25 % OF ANCHORS AND DOWELS TO THE FOLLOWING TEST LOADS:

ROD DIA	EMBEDMENT	TEST LOAD	BASE MATERIAL
3/4"	13"	2,400	URM

7. ANCHORS SHALL CONFORM WITH ASTM A193 GRADE B7 THREADED RODS USING ASTM A 563 GRADE DH HEAVY HEX NUTS AND ASTM F436 WASHERS U.N.O.

8. DOWELS SHALL CONFORM WITH ASTM A615 OR ASTM A706 GRADE 60 REINFORCING STEEL U.N.O.

9. REPLACE ANCHORS AND DOWELS THAT FAIL DURING TESTING AND RETEST. IF MORE THAN 10% OF THE TESTED DOWELS AND ANCHORS FAIL TO ACHIEVE THE SPECIFIED TEST LOAD, TEST 100% OF THE DOWELS AND ANCHORS INSTALLED IN THE LAST 2 DAYS OF ANCHOR INSTALLATION.

10. CENTER BAR IN THE HOLE AND WEDGE TIGHT WITH WOODEN WEDGES TO HOLD IT IN PLACE UNTIL THE ADHESIVE SETS.

11. IF REINFORCEMENT IS ENCOUNTERED DURING DRILLING, ABANDON AND SHIFT THE HOLE LOCATION TO AVOID THE REINFORCEMENT. PROVIDE A MINIMUM OF 2 ANCHOR DIAMETERS OR 1 INCH, WHICHEVER IS LARGER, OF SOUND CONCRETE BETWEEN THE DOWEL AND THE ABANDONED HOLE. FILL THE ABANDONED HOLE WITH NON-SHRINK GROUT. IF THE ANCHOR OR DOWEL MAY NOT BE SHIFTED AS NOTED ABOVE, THE ENGINEER WILL DETERMINE A NEW LOCATION.

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

REVISION SCHEDULE

NO.	DESCRIPTION	DATE

T M | ARCHITECT
TOM MEANEY
829 STATE STREET SUITE 240, SANTA BARBARA CA 93101
805.895.2636 / TOM@TOMMEANEY.COM WWW.TOMMEANEY.COM

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GENERAL NOTES / SPECIAL INSPECTIONS

JOHN A. MARTIN ASSOCIATES
STRUCTURAL ENGINEERS
LOS ANGELES • OAKLAND
JOB#: J25403

LICENSED PROFESSIONAL ENGINEER
JOSEPH ANTHONY TALLON
C 83131
EXP. 03-31-2027
CIVIL
STATE OF CALIFORNIA

Date September 18, 2025
Scale
Drawn TALLON
Job Number J25403
Sheet

S1.1c

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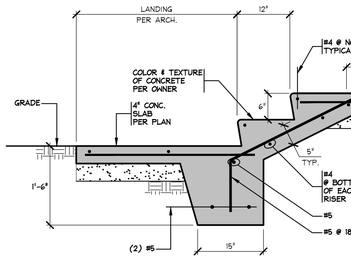
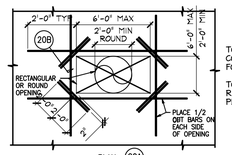
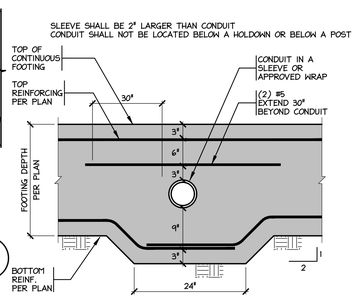


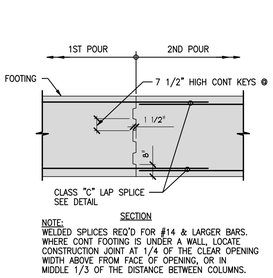
TYPICAL CONCRETE STEPS 17



OPENING IN SLAB ON GRADE 18

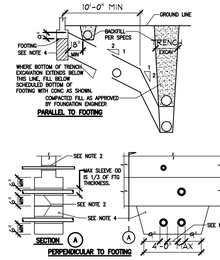


PIPE THRU CONTINUOUS FOOTING SCALE: N.T.S. 9



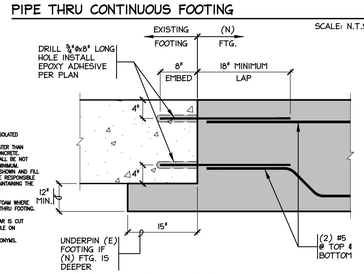
NOTE:
WELDED SPLICES REQ'D FOR #14 & LARGER BARS. WHERE CONT FOOTING IS UNDER A WALL, LOCATE CONSTRUCTION JOINT AT 1/4 OF THE CLEAR OPENING WIDTH ABOVE FROM FACE OF OPENING, OR IN MIDDLE 1/3 OF THE DISTANCE BETWEEN COLUMNS.

CONTINUOUS FOOTING CONSTRUCTION JOINT 13

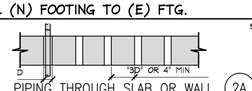


PIPE TRENCHES AND PENETRATIONS AT FOOTINGS AND GRADE BEAMS 7

NOTES:
1. DO NOT PASS PIPES UNDER OR THROUGH ISOLATED SPREAD FOOTINGS.
2. PROVIDE METAL SLEEVE WITH ID OF 2" GREATER THAN OD OF PIPE OR CONDUIT PASSING THROUGH CONCRETE.
3. CLEARANCE BETWEEN ADJACENT SLEEVES SHALL BE NOT LESS THAN DIA OF LARGER SLEEVE OR 6" MINIMUM.
4. FOR PIPES BELOW FOOTINGS, EXCAVATE AS SHOWN AND FILL WITH CONCRETE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SHORING, SHEATHING OR OTHERWISE MAINTAINING THE SIDES OF THE EXCAVATION FROM CAVE-INS UNTIL ALL BACKFILL IS COMPLETED.
5. PROVIDE PIPES WITH A MINIMUM INSULATION FOAM WHERE NOMINAL PIPE SIZE EXCEEDS SLEEVE OR SWEEP UP THRU FOOTING.
6. ADD 1-#4x1'-0" EACH SIDE OF SLEEVE.
7. ADD REINF TO MATCH MAIN REINF WHERE BAR IS CUT AT CHASE. LAP W/ MAIN REINF PER SCHEDULE ON EA SIDE OF CHASE.
8. THE TERMS "PIPES" & "CONDUITS" ARE SYNONYMS.

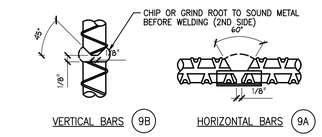


TYPICAL (N) FOOTING TO (E) FTG. SCALE: N.T.S. 10



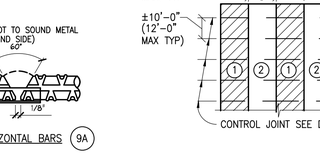
NOTE:
WHERE CLEAR DISTANCE BETWEEN SLEEVES IS IMPOSSIBLE, THIS AREA SHALL BE TREATED AS A SLAB OPENING PER TYPICAL DETAIL "REINFORCING AROUND STRUCTURAL SLAB OPENINGS" FOR SLABS AND "MINIMUM REINFORCING AT CONCRETE WALL" AT WALLS

PIPE AND CONDUIT IN OR THROUGH STRUCTURAL SLAB OR CONCRETE WALL 11



NOTE:
A PRE-QUALIFICATION TENSION TEST SHALL BE MADE BY AN APPROVED TESTING LABORATORY ON SAMPLES OF EVERY SIZE BAR BEING WELDED. MATERIALS, CONDITIONS AND WELDING PROCEDURES UTILIZED SHALL COMPLY WITH THE CURRENT APPLICABLE BUILDING CODE AND THE REQUIREMENTS OF THE GOVERNING INSPECTION AGENCY. ALL COSTS INCURRED FOR OBTAINING APPROVALS SHALL BE BORNE BY THE GENERAL CONTRACTOR. "APPROVED REINFORCING COUPLER MAY BE SUBSTITUTED FOR WELD SPLICE PROVIDE MINIMUM CLEAR DISTANCE IS MAINTAINED"

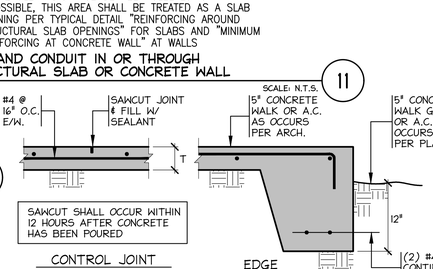
BUTT WELDED REINFORCING BARS 15



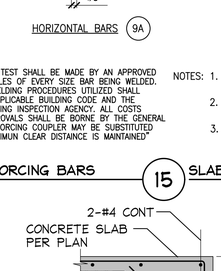
SLAB ON GRADE POUR PATTERN 15

STRIP POUR PATTERN

NOTES:
1. THERE SHALL BE A MINIMUM OF 24 HOURS BETWEEN POURS 1 & 2.
2. CONSTRUCTION JOINTS MUST BE USED AT THE END OF THE DAY'S WORK AND AT EVERY 120 FT.
3. WHERE STRIP POUR PATTERN IS NOT USED (SLAB POURED MONOLITHICALLY), PROVIDE CONTROL JOINTS @ 12'-0" OC MAXIMUM EACH WAY.



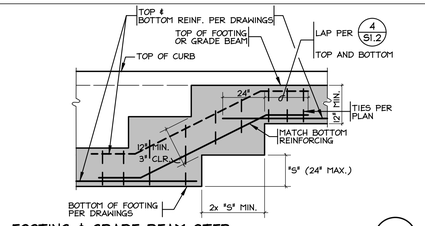
SLAB CONSTRUCTION SCALE: 1"=1'-0" 12



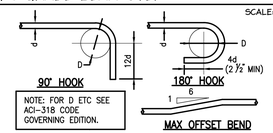
TYPICAL STEP IN SLAB ON GRADE 14

NOTE:
THIS DETAIL APPLIES TO INDIVIDUAL PIPE SLEEVE LOCATIONS ONLY WHEN SLEEVES ARE LESS THAN 3 SLEEVE DIAMETERS APART AND/OR 2 OR MORE SLEEVES ARE LINED UP, SPECIAL REINFORCING MAY BE NEEDED. SEE OTHER DETAILS OR CONSULT THE ENGINEER. SLEEVES GREATER THAN 12" SHALL BE REINFORCED AS WALL OPENING.

TYPICAL REINFORCING AT WALL AND SLAB PIPE SLEEVES 16



FOOTING & GRADE BEAM STEP SCALE: N.T.S. 6



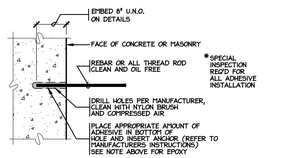
NOTES: 1. ALL BENDS SHALL BE MADE COLD
2. #14 & #18 BARS SHALL BE BEND-TESTED AND APPROVED PRIOR TO BENDING

BAR BENDS SCALE: N.T.S. 4

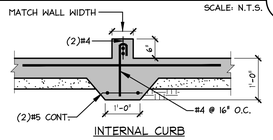
NOTE:
1. THIS DETAIL MAY NOT BE USED FOR NEW CONSTRUCTION OMISSIONS UNLESS APPROVED IN ADVANCE BY THE STRUCTURAL ENGINEER.
2. HOLE SIZE VARIES BETWEEN MANUFACTURERS. VERIFY HOLE SIZE.

ADHESIVE THAT MAY BE USED ON THIS PROJECT		
MANUFACTURER	PRODUCT	ICC-ES REPORT NO.
HILTI	HIT HY-200	3187
SIMPSON STRONG-TIE	SET-XP	2505

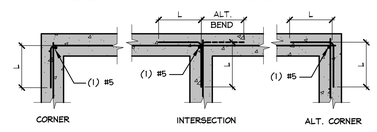
THE ADHESIVE USED MUST BE CARTRIDGE TYPE. BULK EPOXY IS NOT ALLOWED



ADHESIVE ANCHOR SCALE: N.T.S. 8

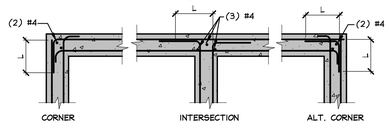


NOTE: ALL HORIZONTAL BARS IN FOOTINGS, GRADE BEAM AND BOND BEAMS SHALL BE CONT. AROUND CORNERS AND INTERSECTIONS.



SINGLE LAYER OF REINFORCMENT

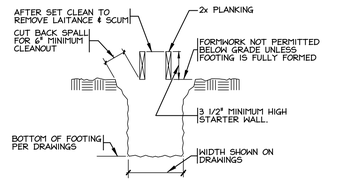
L = LAP LENGTH SEE SCHEDULE



DOUBLE LAYER OF REINFORCMENT

L = LAP LENGTH SEE SCHEDULE

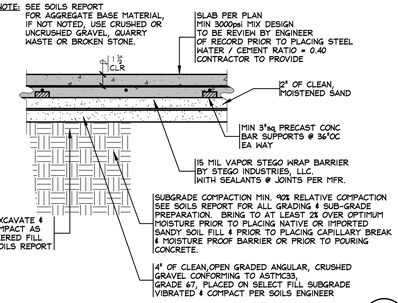
TYPICAL CORNER REINFORCEMENT (FOOTINGS, GRADE BEAMS AND WALLS) SCALE: N.T.S. 3



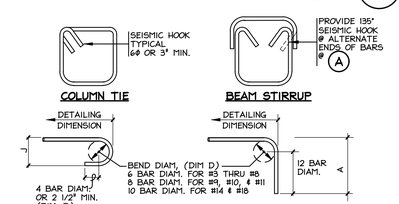
NOTES:
1. 13 1/2" MINIMUM STARTER WALL REQUIRED FOR FOOTINGS
2. FORMWORK SPECIFICATIONS APPLICABLE
3. FOOTINGS MAY BE POURED IN OPEN TRENCHES IN LIEU OF FORMED FOUNDATIONS WHEN SPECIFICALLY APPROVED BY THE STRUCTURAL ENGINEER
4. STAKES ARE NOT PERMITTED WITHIN FOOTING SECTION.

MINIMUM MANDATORY FORMWORK SCALE: N.T.S. 5

NOTE: SEE SOILS REPORT FOR AGGREGATE BASE MATERIAL, IF NOT NOTED, USE CRUSHED OR UNCRUSHED GRAVEL, QUARRY WASTE OR BROKEN STONE.



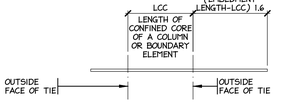
SLAB ON GRADE SCALE: N.T.S. 1



180 DEGREE / 90 DEGREE

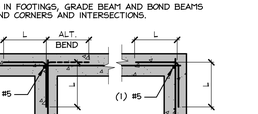
BAR SIZE	DIM. D	DIM. J	DIM. A
#3	2 ½"	3"	6"
#4	3"	4"	8"
#5	3 ¾"	5"	10"
#6	4 ½"	6"	12"
#7	5 ¼"	7"	1'-2"
#8	6"	8"	1'-4"
#9	9 ½"	11 ¾"	1'-7"
#10	10 ¾"	1'-1 ½"	1'-10"
#11	12"	1'-2 ¾"	2'-0"
#14	1'-6 ½"	1'-9 ¾"	2'-7"
#18	2'-0"	2'-4 ½"	3'-5"

STANDARD REINFORCING HOOKS SCALE: N.T.S. 2



NOTES:
1. STRAIGHT BARS TERMINATED AT A JOINT SHALL PASS THROUGH THE CONFINED CORE OF A SEISMIC COLUMN OR BOUNDARY ELEMENT. ANY PORTION OF THE STRAIGHT EMBEDMENT NOT WITHIN THE CONFINED CORE SHALL BE INCREASED BY A FACTOR OF 1.6.

STRAIGHT BARS AT A JOINT (FOR MOMENT FRAME ONLY)



* Use Class B Splice, Unless Noted Otherwise

Tension Development & Lap Splice Lengths - Masonry

Bar Size	D (in.)	Devel. & Lap Splice Lengths		
		Edge	Center	40db or 12" min.
#2	40	17"	12"	12"
	60	26"	14"	12"
#3	40	26"	14"	15"
	60	38"	21"	15"
#4	40	34"	18"	20"
	60	51"	27"	20"
#5	60	63"	34"	25"
#6	60	99"	53"	30"
#7	60	115"	62"	35"
#8	60	152"	81"	40"

Notes:
1. Edge dimension (cover) > 2" min.
2. Center dimension (cover) > 3.75"
3. Multiply by 1.5 for Epoxy Coated Reinforcing

Tension Development & Lap Splice Lengths - Concrete

Bar Size	Grade	f'c	Devel. Length	Class A Splice	Class B Splice*
#2	40	2500	12"	12"	15"
		3000	12"	12"	13"
	60	2500	16"	16"	20"
		3000	14"	14"	19"
#3	40	2500	17"	17"	22"
		3000	15"	15"	19"
	60	2500	25"	25"	32"
		3000	22"	22"	28"
#4	40	2500	22"	22"	29"
		3000	20"	20"	25"
	60	2500	32"	32"	42"
		3000	29"	29"	37"
#5	60	2500	40"	40"	52"
		3000	36"	36"	47"
#6	60	2500	48"	48"	62"
		3000	43"	43"	56"
#7	60	2500	70"	70"	90"
		3000	63"	63"	81"
#8	60	2500	79"	79"	103"
		3000	72"	72"	93"

Notes:
1. Tabulated values are based on Grade 40 or 60 reinforcing bars and normal-weight concrete. Tension development lengths and tension lap splice lengths are based on ACI 318-14, Sections 12.2.2 and 12.15, respectively. Tabulated values for beams or columns are based on transverse reinforcement and concrete cover meeting minimum Code requirements. Lengths are in inches.
2. Lap Class A values are the required tension development lengths, l_d ; lap splice lengths are multiples of tension development lengths; Class A splice = $1.0l_d$ and Class B splice = $1.3l_d$ (ACE 318-14, Section 12.15.1).
3. For lightweight aggregate concrete, multiply the tabulated values by 1.3.
4. For epoxy-coated bars, multiply the tabulated values by 1.20.

NOTES:
1. ALL HOOKED BARS SHALL EXTEND AS FAR AS POSSIBLE TO THE OPPOSITE FACE WITH A MINIMUM 2" END COVER AND EMBEDMENT NOT LESS THAN THE SCHEDULE.
2. MINIMUM SIDE COVER = 2½"
3. FOR HALL FOOTING DOWEL EMBEDMENT LENGTHS SEE "TYPICAL CONCRETE WALL DOWEL EMBEDMENT AND LAP SCHEDULE"

STANDARD HOOK DETAILS

REINFORCING EMBEDMENT NOTES

1. TOP BARS ARE HORIZONTAL BARS WITH MORE THAN 12" OF CONCRETE CAST BELOW THE BARS.
2. BOTTOM BARS ARE ALL VERTICAL BARS AND HORIZONTAL BARS WITH LESS THAT 12" OF CONCRETE CAST BELOW HORIZONTAL BARS.
3. FOR LIGHTWEIGHT CONCRETE MULTIPLY THE LENGTHS IN THE SCHEDULE BY 1.3.
4. FOR GRADE 75 REINFORCING MULTIPLY THE LENGTHS IN THE SCHEDULE BY 1.25.
5. FOR 3 BAR BUNDLE MULTIPLY THE LENGTHS IN THE SCHEDULE BY 1.20. FOR 4 BAR BUNDLE MULTIPLY THE LENGTHS IN THE SCHEDULE BY 1.33.
6. FOR BUNDLED BARS, AN EFFECTIVE BAR DIAMETER SHALL BE USED FOR DETERMINING COVER AND SPACING LIMITATIONS.
   A. FOR 2 BAR BUNDLE dbe = 1.60 (◯◯)
   B. FOR 3 BAR BUNDLE dbe = 1.95 (◯◯◯)
   C. FOR 4 BAR BUNDLE dbe = 2.26 (◯◯◯◯)

CLASS A - TYPICAL STRAIGHT AND HOOKED EMBEDMENT LENGTH SCHEDULE

SCALE: N.T.S. 4

BAR		AREA (sq.in.)	0.11		0.20		0.31		0.44		0.60		0.79		1.00		1.27		1.55	
		DIAMETER db	0.375		0.500		0.625		0.750		0.875		1.000		1.128		1.270		1.410	
DEVELOPMENT CATEGORY	DESCRIPTION	NORMAL WEIGHT CONCRETE f'c PSI	#3		#4		#5		#6		#7		#8		#9		#10		#11	
			TOP	BOT.	TOP	BOT.	TOP	BOT.	TOP	BOT.	TOP	BOT.	TOP	BOT.	TOP	BOT.	TOP	BOT.	TOP	BOT.
1	COVER ≥2db CLEAR SPACING ≥4db	3000	16	12	18	14	22	17	26	20	38	29	43	33	49	37	55	42	61	47
		4000	16	12	16	12	19	15	23	18	33	25	37	29	42	33	47	37	53	41
		5000	16	12	16	12	17	13	20	16	29	23	34	26	38	29	43	33	47	36
		6000	16	12	16	12	16	12	19	14	27	21	31	24	34	27	39	30	43	33
2	ALL OTHERS	3000	22	17	29	22	36	28	43	33	63	48	72	55	81	62	91	70	101	78
		4000	19	15	25	19	31	24	37	29	54	42	62	48	70	54	79	61	87	67
		5000	17	13	23	17	28	22	34	26	49	38	56	43	63	48	71	54	78	60
		6000	16	12	21	16	26	20	31	24	45	34	51	39	57	44	64	50	71	55
3	COVER <2db CLEAR SPACING <2db	3000					54	42	65	50	94	72	107	83	121	93	136	105	151	115
		4000					47	36	56	43	81	63	93	72	105	81	118	91	131	101
		5000					42	32	50	39	73	56	83	64	94	72	106	81	117	90
		6000					38	30	46	35	67	51	76	59	85	66	96	74	107	82
SEISMIC	STRAIGHT BAR ANCHORED IN SEISMIC FRAME COLUMN	3000	23	16	30	22	37	27	45	32	52	37	59	43	67	48	75	54	84	60
		4000	21	15	26	19	32	23	39	28	45	32	52	37	58	42	65	47	73	52
		5000	21	15	23	17	29	21	35	25	40	29	46	33	52	37	59	42	65	47
		6000	21	15	21	15	27	19	32	23	37	27	42	30	47	34	53	38	59	43
HOOK EMBEDMENT STANDARD	ALL OTHERS	3000	6		8		10		12		14		16		18		20		22	
		4000	6		7		9		10		12		14		16		17		19	
		5000	6		6		8		9		11		12		14		16		17	
		6000	6		6		7		9		10		11		13		14		16	
STANDARD	HOOK ANCHORED IN SEISTHIC FRAME COLUMN	3000	7		9		11		13		15		17		19		22		24	
		4000	6		8		10		11		13		15		17		19		21	
		5000	6		7		9		10		12		14		15		17		19	
		6000	6		6		8		9		11		12		14		16		17	

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

T M — TOM MEANEY — ARCHITECT
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TYPICAL DETAILS

JOHN A. MARTIN ASSOCIATES
STRUCTURAL ENGINEERS
LOS ANGELES • SAN DIEGO
JOB#: J25403

LICENSED PROFESSIONAL ENGINEER
JOSEPH ANTHONY TALLON
C 83131
EXP. 03-31-2027
CIVIL
STATE OF CALIFORNIA

Date: September 18, 2025
Scale:
Drawn: TALLON
Job Number: J25403
Sheet: S1.2

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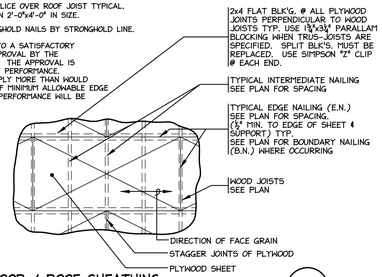
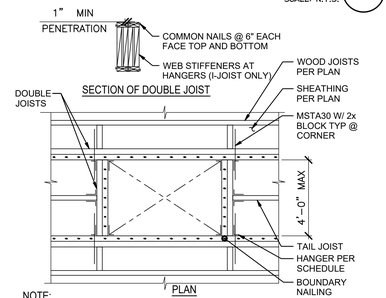
NOTES:
1. 4'-0" SIDE OF PLYWOOD SHEETS TO SPLICE OVER ROOF JOIST TYPICAL. NO PLYWOOD SHEETS TO BE LESS THAN 2'-0"x4'-0" IN SIZE.
2. AT FLOORS USE RING SHANKED STRONGHOLD NAILS BY STRONGHOLD LINE.
3. USE OF MACHINE NAILING IS SUBJECT TO A SATISFACTORY JOBSITE DEMONSTRATION AND THE APPROVAL BY THE ARCHITECT OR STRUCTURAL ENGINEER. THE APPROVAL IS SUBJECT TO CONTINUED SATISFACTORY PERFORMANCE. IF NAILHEADS PENETRATE THE OUTER PLY MORE THAN WOULD BE NORMAL FOR A HAND HAMMER OR IF MINIMUM ALLOWABLE EDGE DISTANCES ARE NOT MAINTAINED THE PERFORMANCE WILL BE DEEMED UNSATISFACTORY.

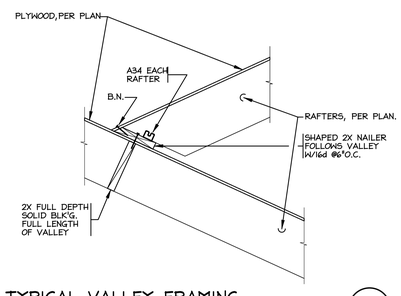


PLAN - FLOOR / ROOF SHEATHING
SCALE: N.T.S. — 16



NOTE:
SEE ARCH, PLUMBING, MECHANICAL AND ELECTRICAL DRAWINGS FOR SIZE AND LOCATION OF OPENINGS

TYP FLOOR AND ROOF OPENING
17



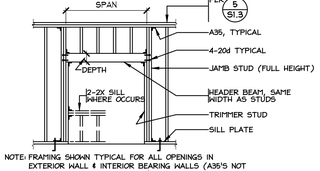
TYPICAL VALLEY FRAMING
SCALE: N.T.S. — 18

BEARING WALL HEADERS	
SPAN	HEADER d (NOMINAL)
TO - 3'-11"	WIDTH OF STUD x 6
4'-0" - 5'-11"	WIDTH OF STUD x 8
6'-0" - 7'-11"	WIDTH OF STUD x 10
8'-0" - 10'-0"	WIDTH OF STUD x 12

NOTES:
1. USE (2) TRIMMERS AND (2) KING STUDS WHEN SPAN EXCEEDS 6'-0"
2. USE 4x HEADERS MINIMUM

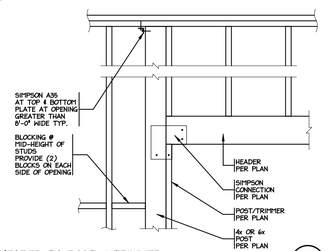
NON-BEARING HEADERS	
SPAN	HEADER d (NOMINAL)
TO - 4'-11"	WIDTH OF STUD x 4
5'-0" - 6'-11"	WIDTH OF STUD x 6
7'-0" - 9'-5"	WIDTH OF STUD x 8
9'-6" - 12'-0"	WIDTH OF STUD x 10

NOTES:
1. USE (2) TRIMMERS AND (2) KING STUDS WHEN SPAN EXCEEDS 6'-0"



NOTE: FRAMING SHOWN TYPICAL FOR ALL OPENINGS IN EXTERIOR WALL & INTERIOR BEARING WALLS (A35'S NOT REQUIRED AT INTERIOR WALLS.)

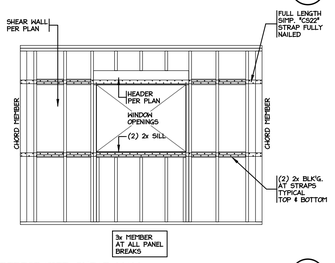
FRAMING AT WALL OPENINGS
SCALE: N.T.S. — 19



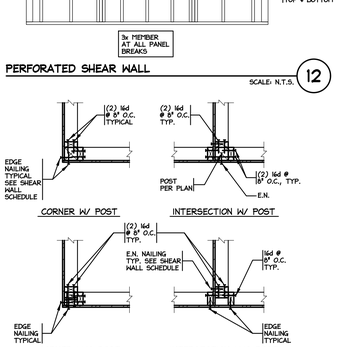
HEADER TO POST / TRIMMER
SCALE: N.T.S. — 10

CEILING JOIST SCHEDULE		
SPAN	SIZE	SPACING
TO - 8'-11"	2x4	16" O.C.
9'-0" - 14'-0"	2x6	16" O.C.
14'-1" - 15'-5"	2x6	12" O.C.
15'-6" - 18'-4"	2x8	16" O.C.
18'-7" - 20'-4"	2x8	12" O.C.
20'-5" - 23'-7"	2x10	16" O.C.
23'-8" - 25'-10"	2x10	12" O.C.

CEILING JOIST
SCALE: N.T.S. — 11



PERFORATED SHEAR WALL
SCALE: N.T.S. — 12



NOTES:
1. SEE FRAMING PLAN FOR SHEARWALL FACE OF WALL, ONE SIDE, TWO SIDE AND SCHEDULE REFERENCES.
2. ALL STUDS 1½" THICK U.N.O.

INTERSECTING SHEAR WALLS
SCALE: N.T.S. — 13

WASHER SCHEDULE			
BOLT	MALLEABLE IRON WASHER	#HEAVY PLATE WASHER	STANDARD CUT WASHER
1/2" DIAM.	2-1/2" DIAM x 1/4"	3"x 3"x 5/16"	1-3/8" DIAM x 3/32"
5/8" DIAM.	2-3/4" DIAM x 5/16"	3"x 3"x 5/16"	1-3/4" DIAM x 1/8"
3/4" DIAM.	3" DIAM x 7/16"	3"x 3"x 5/16"	2" DIAM x 5/32"
7/8" DIAM.	3 1/2" DIAM. x 7/16"	3"x 3"x 5/16"	2-1/4" DIAM x 11/64"
1" DIAM	4" DIAM x 1/2"	3 1/2"x 3 1/2"x 3/8"	2-1/2" DIAM x 11/64"

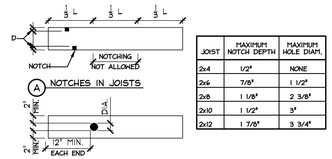
#USE UNDER NUT OF ALL ANCHOR BOLTS

WASHER SCHEDULE
SCALE: N.T.S. — 14

NAILING SCHEDULE
(NAILING TO BE IN COMPLIANCE WITH TABLE 2304.10.1 per 2016 CBC)

CONNECTION	NAILING
JOIST TO SILL OR GIRDER, TOE NAIL	3-10d
BRIDGING TO JOIST, TOENAIL EACH END	2-10d
1"x6" (25mm x 150mm) SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL	2-10d
WIDER THAN 1" X 6" (25mm x 150mm) SUBFLOOR TO EACH JOIST, FACE NAIL	3-10d
2" (51mm) SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL	2-16d
SOLE PLATE TO JOIST OR BLOCKING, TYPICAL FACE NAIL	16d AT 16" (406mm) O.C.
SOLE PLATE TO JOIST OR BLOCKING, AT BRACED WALL PANELS	3-16d PER 16" (406mm)
TOP PLATE TO STUD, END NAIL	2-16d
STUD TO SOLE PLATE	4-8d, TOENAIL OR 2-16d, END NAIL
DOUBLE STUDS, FACE NAIL	16d AT 24" (610mm) O.C.
DOUBLED TOP PLATES, TYPICAL FACE NAIL	16d AT 16" (406mm) O.C.
DOUBLE TOP PLATES, LAP SPLICE	8-16d
BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOENAIL	3-10d
RIM JOIST TO TOP PLATE, TOENAIL	8d AT 6" (152mm) O.C.
TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL	2-16d
CONTINUOUS HEADER, TWO PIECES	16d AT 16" (406mm) O.C. ALONG EACH EDGE
CEILING JOISTS TO PLATE, TOENAIL	3-10d
CONTINUOUS HEADER TO STUD, TOENAIL	4-10d
CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	3-16d
CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	3-16d
RAFTER TO PLATE, TOENAIL	3-10d
1" (25mm) BRACE TO EACH STUD AND PLATE, FACE NAIL	3-10d
1"x8" (25mm X 203mm) SHEATHING OR LESS TO EACH BEARING, FACE NAIL	3-10d
WIDER THAN 1" X 8" (25mm X 203mm) SHEATHING TO EACH BEARING, FACE NAIL	3-10d
BUILT-UP CORNER STUDS	16d AT 24" (610mm) O.C.
BUILT-UP GIRDER AND BEAMS	20d AT 32" (813mm) O.C. AT TOP AND BOTTOM AND STAGGERED 2-20d AT ENDS AND AT EACH SPLICE
2" (51mm) PLANKS	3-16d AT EACH BEARING

NAILING SCHEDULE
SCALE: N.T.S. — 15



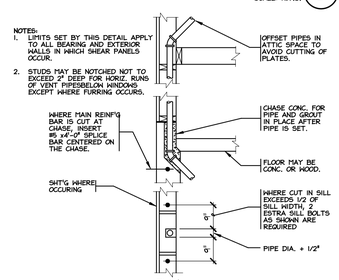
HOLES MAY BE DRILLED AT THE CENTER OF STUDS:
- 1¼" MAX. IN 2x4
- 2½" MAX. IN 2x6
- 2½" MAX. IN 2x8

NOTCHING OF STUDS IS NOT ALLOWED

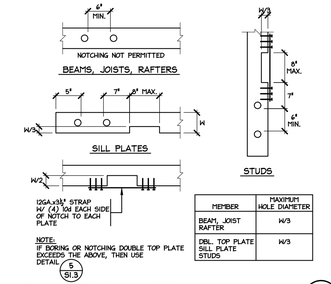
JOIST	MAXIMUM NOTCH DEPTH	MAXIMUM HOLE DIAM.
2x4	1/2"	NONE
2x6	7/8"	1 1/2"
2x8	1 1/8"	2 3/8"
2x10	1 1/2"	3"
2x12	1 7/8"	3 3/4"

ALLOWABLE NOTCHES/HOLES IN WOOD FRAMING
SCALE: N.T.S. — 6

NOTES:
1. LIMITS SET BY THIS DETAIL APPLY TO ALL BEARING AND EXTERIOR WALLS IN WHICH SHEAR PANELS OCCUR.
2. STUDS MAY BE NOTCHED NOT TO EXCEED 2" DEEP FOR HORIZ. RUNS OF VENT PIPES/ELEC. WINDOWS EXCEPT WHERE FURRING OCCURS.



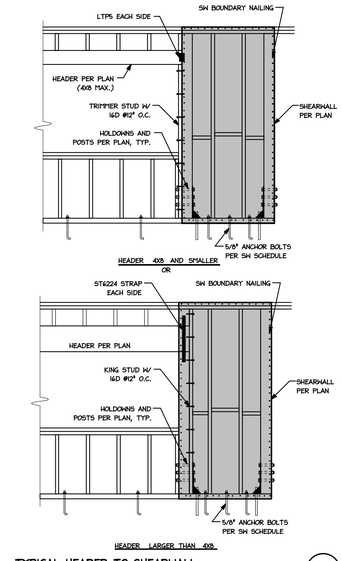
PIPE IN STUD WALLS
SCALE: N.T.S. — 7



NOTE:
IF BORING OR NOTCHING DOUBLE TOP PLATE EXCEEDS THE ABOVE, THEN USE DETAIL 5/S1.3

MEMBER	MAXIMUM HOLE DIAMETER
BEAM, JOIST RAFTER.	H/3
DBL. TOP PLATE SILL PLATE STUDS	H/3

BORING & NOTCHING IN SHEAR WALLS
SCALE: N.T.S. — 8



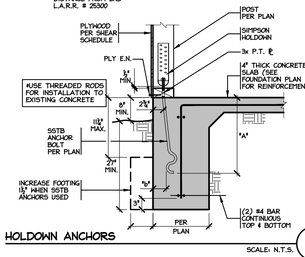
TYPICAL HEADER TO SHEARWALL
SCALE: N.T.S. — 9

DOUBLE TOP PLATE SPLICE
SCALE: N.T.S. — 5

NOTE: SEE BELOW FOR CODE REPORTS:
HDU2-SDS2.5 TO HDU4-SDS2.5 ESR-2611, LARR 25720
HDQ8-SDS2.5 ESR-2611, LARR 25640, 25720, ER-5926

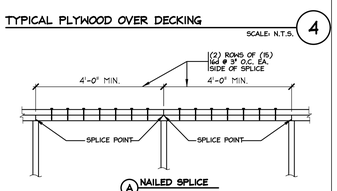
HOLDOWN SCHEDULE				
HOLDOWN MARK	SSTB ANCHOR BOLT	MINIMUM EMBEDMENT 'A'	EDGE DISTANCE 'B'	FASTENER TO WOOD MEMBER
HDU2-SDS 2.5	SSTB20	17"	4"	(10) SDS ¼x3"
HDU4-SDS 2.5	SSTB24	21"	4"	(14) SDS ¼x3"
HDU8-SDS 2.5	SSTB36	29"	5"	(18) SDS ¼x3"
HDU11-SDS 2.5	SSTB36	29"	6"	(24) SDS ¼x3"
HDU14-SDS 2.5	SSTB36	29"	6"	(24) SDS ¼x3"
HDQ8	SSTB36	29"	6"	(24) SDS ¼x3"
HDU5-SDS 2.5	SSTB34	29"	4"	(16) SDS ¼x2½"

SSTB ANCHOR BOLTS TO BE A MINIMUM OF 5" DISTANCE FROM END
L.A.R.R. # 25300



HOLDOWN ANCHORS
SCALE: N.T.S. — 1

NOTE: PROVIDE POST WHERE STUD ANCHORS OCCUR PER SHEAR WALL SCHEDULE AND/OR FOUNDATION PLAN. NAIL ALL DBL. STUDS W/16d @ 16" O.C. STAGGERED.



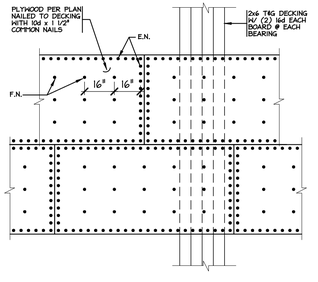
PLAN VIEWS

TYPICAL STUD @ INTERSECTIONS
SCALE: N.T.S. — 2

LAG SCREW DIAM.	MINIMUM EMBED (U.N.O. ON DETAILS)	LEAD HOLE DIAM.
1/4	2"	1/8
5/16	2 1/2"	1/8
3/8	3"	3/16
7/16	3 1/2"	1/4
1/2	4"	1/4
5/8	5"	3/8
3/4	6"	3/8
7/8	7"	1/2
1	8"	5/8

1. THE CLEARANCE HOLE FOR THE SHANK SHALL BE THE SAME DIAMETER AND LENGTH AS THE UNTHREADED SHANK.
2. THE LEAD HOLE FOR THE THREADED PORTION SHALL BE THE DIAMETER SHOWN ABOVE AND A LENGTH EQUAL TO AT LEAST THE LENGTH OF THE THREADED PORTION.
3. THE THREADED PORTION OF THE LAG SCREW SHALL BE INSERTED IN IT'S LEAD HOLE BY TURNING WITH A WRENCH, NOT BY DRIVING WITH A HAMMER.
4. SOAP OR OTHER LUBRICANT SHALL BE USED ON THE LAG SCREWS OR IN THE LEAD HOLES TO PREVENT DAMAGE TO THE LAG SCREWS.
5. THE MINIMUM EMBED SHOWN ABOVE IS THE DEPTH INTO THE SUPPORTING FRAMING MEMBER.

TYPICAL LAG SCREW INSTALLATION
SCALE: N.T.S. — 3



TYPICAL PLYWOOD OVER DECKING
SCALE: N.T.S. — 4

TYPICAL STUD @ INTERSECTIONS
SCALE: N.T.S. — 2

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

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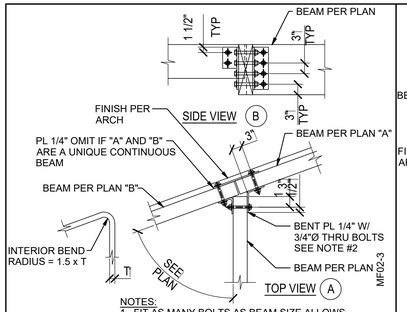
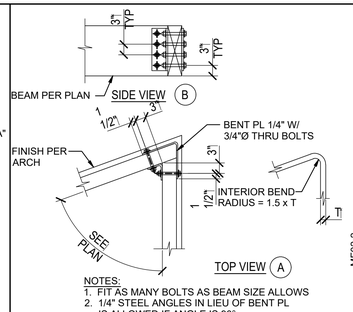


NOTES:
1. FIT AS MANY BOLTS AS BEAM SIZE ALLOWS
2. 1/4" STEEL ANGLES IN LIEU OF BENT PL IS ALLOWED IF ANGLE IS 90°

WOOD BEAM "T" CONNECTION

SCALE: 3/4" = 1'-0" — 3



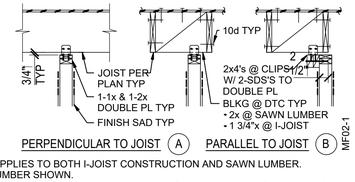
NOTES:
1. FIT AS MANY BOLTS AS BEAM SIZE ALLOWS
2. 1/4" STEEL ANGLES IN LIEU OF BENT PL IS ALLOWED IF ANGLE IS 90°

WOOD BEAM "L" CONNECTION

SCALE: 3/4" = 1'-0" — 2

(T) INDICATES SIMPSON DTC CLIP (IAPMO ER 124,COLA RR25489) WITH SPACING PER SCHEDULE CONNECT WITH 4-#8 WOOD SCREWS AT THE BASE AND 2-#8 WOOD SCREWS AT THE SLOTS. INSTALL PER MANUFACTURER'S SPECS

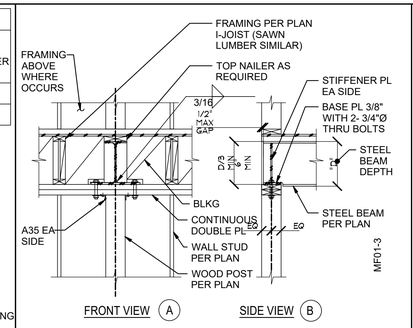
DTC CLIP MAX SPACING		
MAX WALL HEIGHT	SINGLE LAYER OF GYPBOARD EA FACE	MAX DOUBLE LAYER OF GYPBOARD EA FACE OR SINGLE LAYER EA FACE AND TILES
UP TO 12'-0"	DCT @ 48"	DTC @ 32"
UP TO 16'-0"	DCT @ 32"	DTC @ 24"



NOTES:
1. DETAIL APPLIES TO BOTH I-JOIST CONSTRUCTION AND SAWN LUMBER. SAWN LUMBER SHOWN.
2. FOR WALL ASSEMBLIES OTHER THAN WHAT SHOWN ON THE SCHEDULE INCLUDING STONE VENEER CONTACT STRUCTURAL ENGINEER TO CONFIRM CLIP SPACING

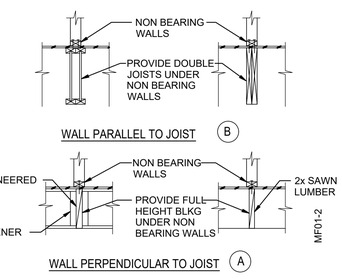
TOP CONNECTION @ NON-LOAD BEARING WALL

SCALE: 3/4" = 1'-0" — 1



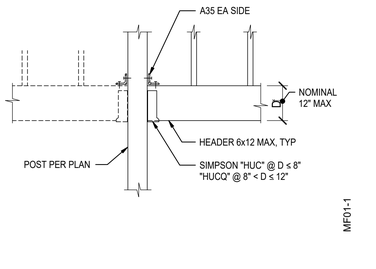
STEEL BM TO WOOD POST WITHIN WALL CONN

SCALE: 3/4" = 1'-0" — 3



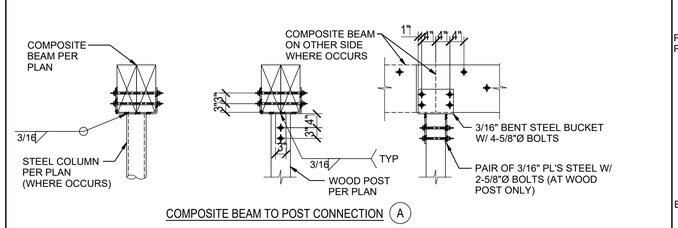
FRAMING AT NON BEARING WALLS

SCALE: 3/4" = 1'-0" — 2



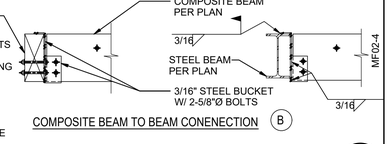
HEADER LOW BM TO POST CONN (FACE MOUNTED)

SCALE: 3/4" = 1'-0" — 1



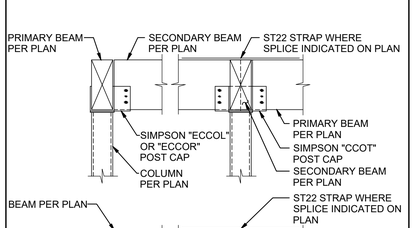
NOTES:
THIS DETAIL ADDRESSES THE SUPPORTING BUCKETS OF "COMPOSITE" ASSEMBLY (JOISTS OR BEAMS) NUMBER AND SIZE OF SISTERING MEMBERS FORMING THE ASSEMBLY ARE AS SPECIFIED ON PLAN CONNECTION OF SISTERING MEMBERS IS PER "COMPOSITE BEAM/SISTERED JOIST"

CUTOM MADE BUCKETS PER THIS DETAIL CAN BE SUBSTITUTED BY SIMPSON PRODUCTS IF AVAILABLE



BUCKETS OF BUILTUP BEAMS

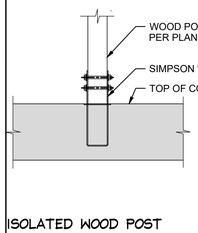
SCALE: 3/4" = 1'-0" — 4



NOTE:
THE COLUMN CAP SHALL BE SELECTED SUCH THAT THE LARGER BEAM IS THE PRIMARY BEAM VERIFY CONNECTION WITH ENGINEER OF RECORD IF NOT POSSIBLE

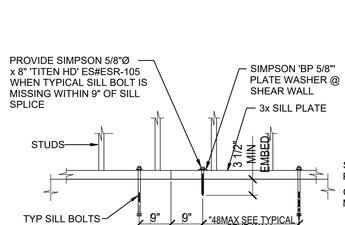
CONNECTION TO TUBE STEEL

SCALE: 3/4" = 1'-0" — 9



ISOLATED WOOD POST ON CONCRETE

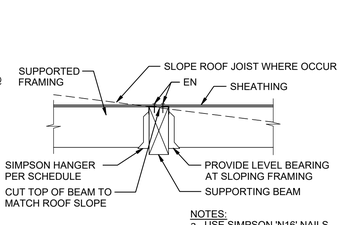
SCALE: 3/4" = 1'-0" — 10



NOTE:
THIS DETAIL REQUIRED WHEN "A" IS GREATER THAN 9".

SPECIAL CONDITION AT SILL SPLICE

SCALE: 3/4" = 1'-0" — 14

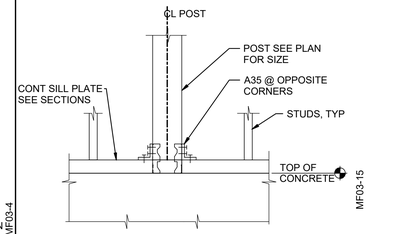


SUPPORTED FRAMING	HANGER TYPE
2x	"U" (a)
SKEWED 2x	"W"
MULTIPLE JOIST	"W"
3x AND LARGER	"W"

NOTES:
a. USE SIMPSON 'N16' NAILS TO BEAM WHERE JOISTS FRAME INTO BOTH SIDES OF BEAM
b. TOP FLANGE OF "W" HANGER MAY BE BENT 70° UP OR DOWN TO MATCH ROOF SLOPE
c. DAP-IN TOP FLANGE WHEN FLANGE THICKNESS IS GREATER THAN 1/8"

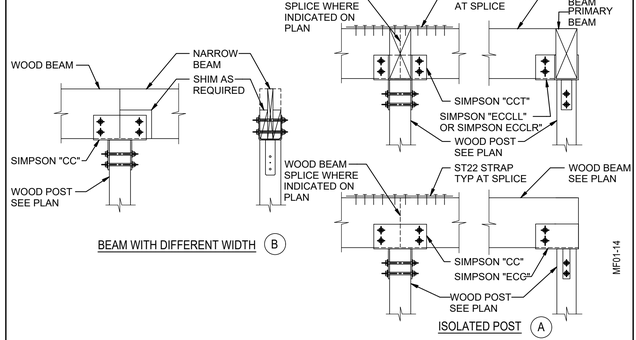
JOIST & BEAM TO WOOD BEAM CONNECTION

SCALE: 3/4" = 1'-0" — 4



WOOD POST ON SILL PLATE

SCALE: 3/4" = 1'-0" — 15



TYP WOOD BEAM TO WOOD COLUMN

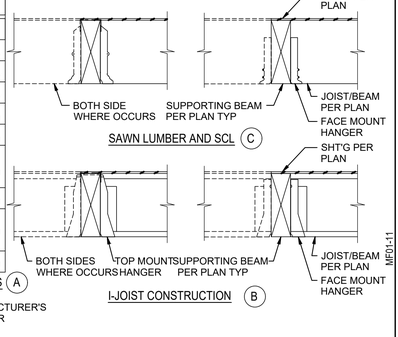
SCALE: 3/4" = 1'-0" — 14

HANGER SCHEDULE - MANUFACTURE: SIMPSON STRONGTIE					
TOP MOUNT HANGER (SEE NOTE)1			FACE MOUNT HANGER (SEE NOTE)1		
JOIST/BEAM SIZE	HANGER TYPE		JOIST/BEAM SIZE	HANGER TYPE	
ALL SAWN LUMBER UNO	SIMPSON HUTF	ESR2553-COLA RR25800	ALL SAWN LUMBER UNO	SIMPSON HU	ESR2549-COLA RR25807
2x6 THRU 2x16	SIMPSON LB	ESR2553-COLA RR25800	2x6 THRU 2x10	SIMPSON LUS	ESR2549-COLA RR25807
2-2x6 THRU 2-2x14	SIMPSON HUSTF	ESR2553-COLA RR25800	2-2x6 THRU 2-2x10	SIMPSON LUS	ESR2549-COLA RR25807
4x6 THRU 4x14	SIMPSON HUSTF	ESR2553-COLA RR25800	4x6 THRU 4x16	SIMPSON HUS	ESR2552-COLA RR25801
ALL I-JOIST UNO	SIMPSON LBV	ESR2615-COLA RR25803	ALL I-JOIST UNO	SIMPSON MIU	ESR2552-COLA RR25801
SINGLE I-JOIST TO WOOD BEAM 9 1/4" THRU 16 DEEP	SIMPSON ITS	ESR2615-COLA RR25803	SINGLE I-JOIST TO WOOD BEAM 9 1/4" THRU 16 DEEP	SIMPSON IUS	ESR2552-COLA RR25801
ALL PSL/ LVL/LSL BEAMS UNO	SIMPSON HGLTV	ESR2615-COLA RR25803	ALL PSL/LVL/LSL BEAMS UNO	SIMPSON HGU	ESR2552-COLA RR25801
3 1/2" AND 5 1/4" PSL/LVL/ LSL UP TO 11 7/8" DEEP	SIMPSON GLTV	ESR2615-COLA RR25803	3 1/2" AND 5 1/4" PSL/LVL/ LSL UP TO 11 7/8" DEEP	SIMPSON MGU	ESR2552-COLA RR25801
ALL GLULAM BEAMS UNO	SIMPSON EG	ESR2615-COLA RR25803	ALL GLULAM BEAMS UNO	SIMPSON HHGU	ESR2552-COLA RR25801

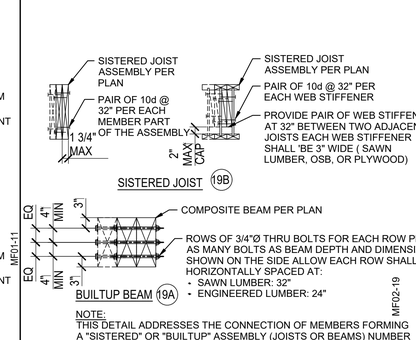
NOTES:
1. HANGERS SHALL BE USED TO SUPPORT BEAM OR JOIST FROM A SUPPORTING BEAM
2. TOP OR FACE MOUNT HANGERS SHALL BE SELECTED AT CONTRACTOR'S DISCRETION EXCEPT THAT MANUFACTURER'S REQUIREMENTS OF SUPPORTING MEMBERS SHALL BE MET SUCH AS BUT NOT LIMITED TO MIN THICKNEES FOR FASTENER EMBEDMENT MIN EDGE DISTANCE MIN SIZE OF HEADERS ETC
3. PROVIDE SKEWED SLOPED HANGERS AS REQ'D
4. PROVIDE OFFSET OR CONCEALED FLANGE HANGERS AT EDGE CONDITIONS AS NEEDED

JOIST AND BEAM HANGER SCHEDULE

SCALE: 3/4" = 1'-0" — 11



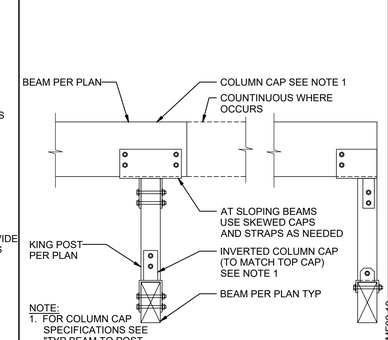
HANGER SCHEDULE AND NOTES (A)



NOTE:
THIS DETAIL ADDRESSES THE CONNECTION OF MEMBERS FORMING A "SISTERED" OR "BUILTUP" ASSEMBLY (JOISTS OR BEAMS) NUMBER AND SIZE OF SISTERING MEMBERS FORMING THE ASSEMBLY ARE AS SPECIFIED ON PLAN

BUILTUP BEAM / SISTERED JOIST

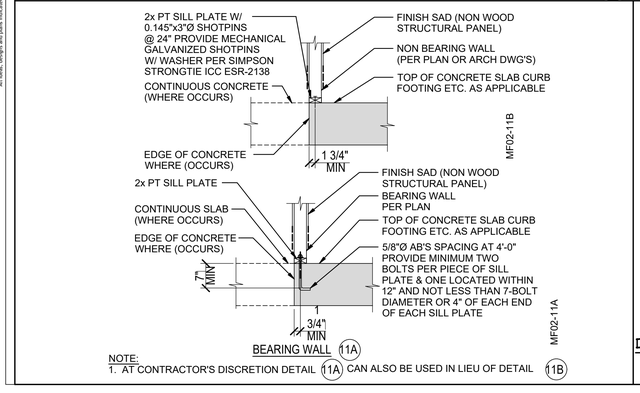
SCALE: 3/4" = 1'-0" — 19



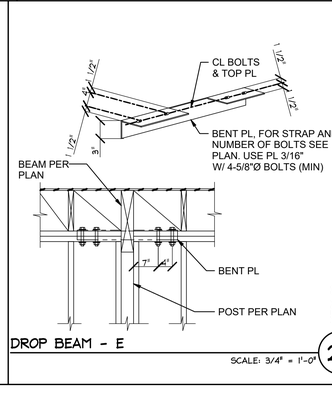
NOTE:
1. FOR COLUMN CAP SPECIFICATIONS SEE "TYP BEAM TO POST CONNECTION DETAIL"

TYP KING POST DETAIL

SCALE: 3/4" = 1'-0" — 18

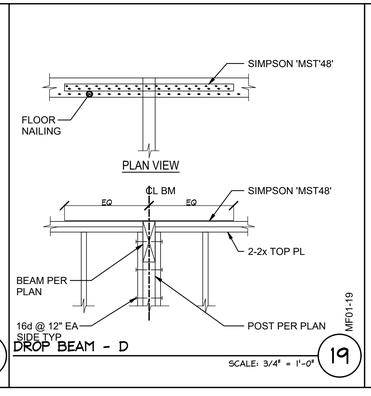


NOTE:
1. AT CONTRACTOR'S DISCRETION DETAIL (11A) CAN ALSO BE USED IN LIEU OF DETAIL (11B)



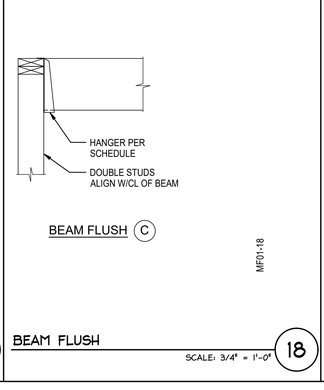
DROP BEAM - E

SCALE: 3/4" = 1'-0" — 20



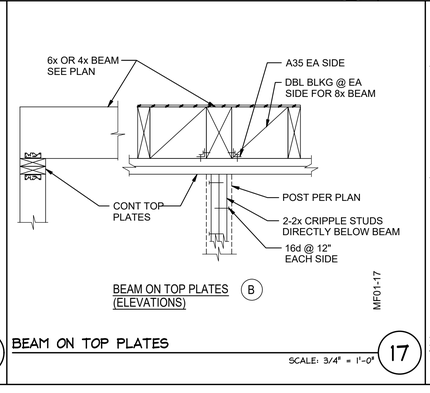
DROP BEAM - D

SCALE: 3/4" = 1'-0" — 19



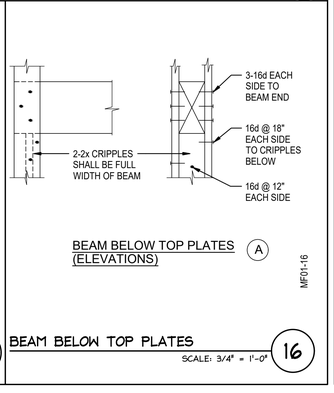
BEAM FLUSH

SCALE: 3/4" = 1'-0" — 18



BEAM ON TOP PLATES

SCALE: 3/4" = 1'-0" — 17



BEAM BELOW TOP PLATES

SCALE: 3/4" = 1'-0" — 16

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

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LAWRENCE RESIDENCE
33 PRONGHORNE
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CARMEL, CA 93940

TYPICAL DETAILS

JOHN A. MARTIN & ASSOCIATES
STRUCTURAL ENGINEERS
LOS ANGELES SAN DIEGO SAN LEANDRO
JOB: J25403

LICENSED PROFESSIONAL ENGINEER JOSEPH ANTHONY TALLON C 83131 EXP. 03-31-2027 CIVIL STATE OF CALIFORNIA

Date: September 18, 2025
Scale:
Drawn: TALLON
Job Number: J25403
Sheet: S1.4

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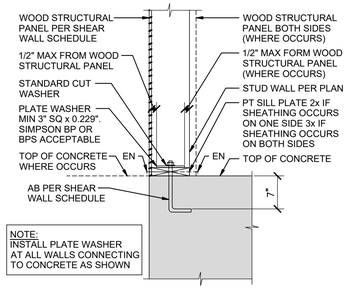
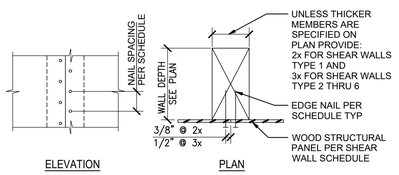
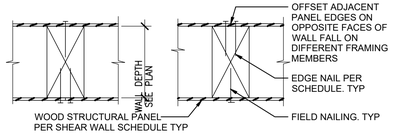


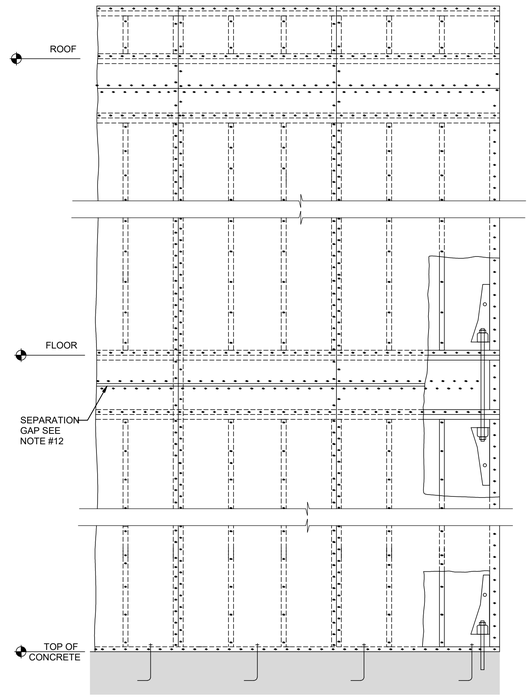
SILL PLATE CONNECTION TO CONCRETE 16C



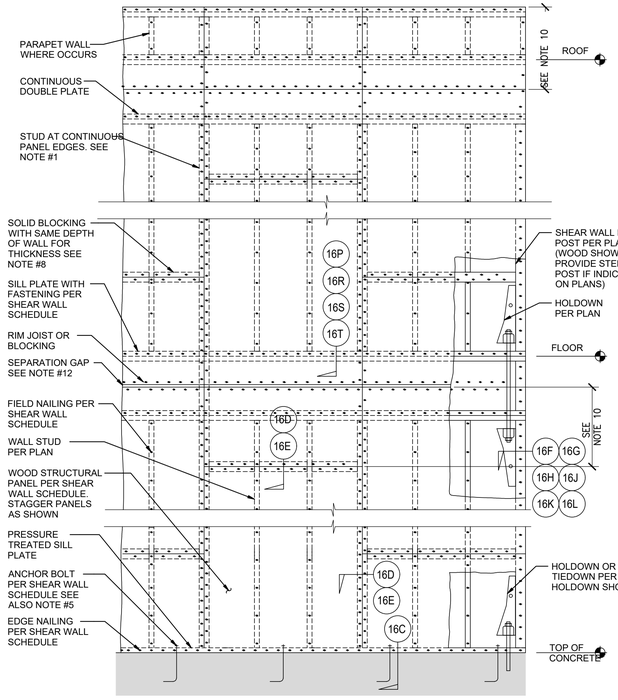
FRAMING AT ADJACENT PANEL EDGES 16D



FRAMING AT DOUBLE SIDED WALL 16E



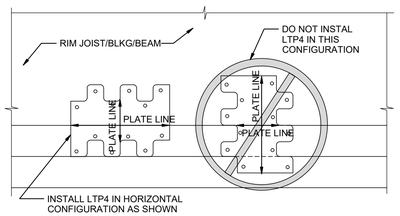
ALTERNATIVE WOOD STRUCTURAL PANEL TILING 16B



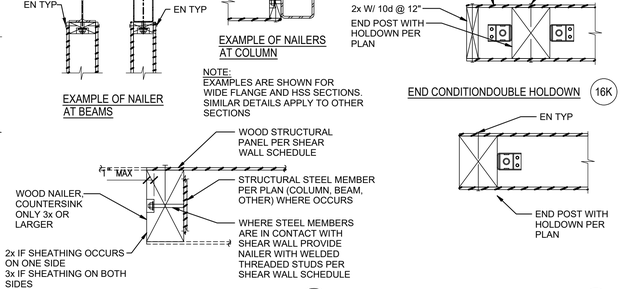
TYPICAL SHEAR WALL ELEVATION 16A

SHEAR WALL SCHEDULE NOTES:

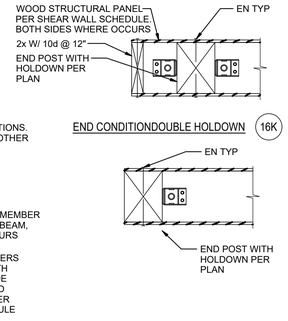
1. INSTALL PANELS, FASTENERS, AND CLIPS, PER SHEAR WALL SCHEDULE" ON PLANS.
2. FOR ALL WALLS, PROVIDE MINIMUM TWO ANCHOR BOLTS PER PIECE OF SILL PLATE & ONE LOCATED WITHIN 12" AND NOT LESS THAN 7 BOLTS DIAMETER OR 4 3/8" OF EACH END OF EACH SILL PLATE.
3. FOR SILL PLATE ATTACHMENT TO WOOD FRAMED FLOORS, WOOD SCREWS SHALL BE SIMPSON SDS25600 FOR SILL PLATE CONNECTED TO WOOD RIM JOIST OR BLOCKING. PROVIDE SDS25412 FOR SILL PLATE CONNECTED TO TOP NAILER AT STEEL BEAMS. ALTERNATIVELY, 16d NAILS CAN BE USED WHERE ALLOWED BY THE SHEAR WALL SCHEDULE PROVIDED THE FLOOR/ROOF SHEATHING IS
4. AT (E) FOUNDATION, SILL ANCHORS MAY BE UFP W/ 2-1/2"Ø TITEN HD SCREW ANCHORS W/ 5" MIN. EMBED AND W/ 5-1/4"Ø x 3" LONG SDS SCREWS TO SILL PLATE SPACING SHAL BE AS SAME AS ANCHOR BOLT SPACING PER SHEAR WALL SCHEDULE ICC ESR-2616 FOR UFP; ICC ESR-2713 FOR TITEN HD).
5. FOR SPECIFICATIONS OF HOLDOWN AT THE AND OF THE SHEAR WALL SEE PLANS AND "HOLDOWN TYPICAL DETAILS AND SCHEDULE".
6. OSB OR PLYWOOD WOOD STRUCTURAL PANELS MAY BE USED FOR THE SHEAR WALL CONSTRUCTION, EXCEPT THAT OSB SHALL NOT BE PERMITTED IN SHEAR WALL CONSTRUCTION LABELED AS FIRE RETARDANT TREATED BY THE ARCHITECT. FOR FIRE RETARDANT TREATED SHEAR WALLS THE UNIT SHEAR CAPACITY IS REDUCED TO 90% OF THE ALLOWABLE VALUE PER THE CODE REPORTS FOR THE SPECIFIED FIRE TREATMENT PRODUCT. SEE TIMBER GENERAL NOTES FOR ADDITIONAL INFORMATION.
7. WOOD STRUCTURAL PANELS MAY BE TILED PER EITHER ELEVATION 16A/-- OR ELEVATION 16B/-- CONTRACTOR SHALL SELECT MORE ECONOMICAL TILING.
8. FOR SHEAR WALL WITH SHEAR CAPACITY PER SCHEDULE EXCEEDING 350 #/FT FRAMING MEMBERS AT ADJOINING PANEL EDGES INCLUDING WALL STUDS AND BLOCKING SHALL BE 3" MINIMUM, UNLESS MEMBERS ARE SPECIFIED ON PLANS. PROVIDE STAGGERED NAILING AT ALL EDGES.
9. WHERE WOOD STRUCTURAL PANELS ARE APPLIED ON BOTH FACES OF WALL STUDS ADJACENT PANEL EDGES SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS PER INSET DETAIL 16F/--, AND SILL PLATE SHALL BE A 3x MEMBER PER INSET DETAILS 16C/--.
10. MIN DIMENSION OF WOOD STRUCTURAL PANELS SHALL BE 2' - 0" x 4' - 0"
11. NAILS SHALL BE PLACED NOT LESS THAN 3/8" FROM PANEL EDGES AT 2x MEMBERS (1/2" AT 3x MEMBERS) & 3/8" FROM THE EDGE OF THE CONNECTING MEMBERS. ALL SHEAR WALL NAILING SHALL UTILIZE COMMON NAILS OR GALVANIZED BOX.
12. PROVIDE 1/4" SEPARATION GAP BETWEEN WOOD STRUCTURAL PANELS AT FLOOR LEVELS. SEPARATION GAPS MAY BE OMITTED AND WOOD STRUCTURAL PANELS CAN RUN CONTINUOUSLY ACROSS FLOORS FOR BUILDINGS WITH NO MORE THAN TWO STORIES OF WOOD FRAMING.



LPT4 INSTALL - ELEVATION VIEW 16N

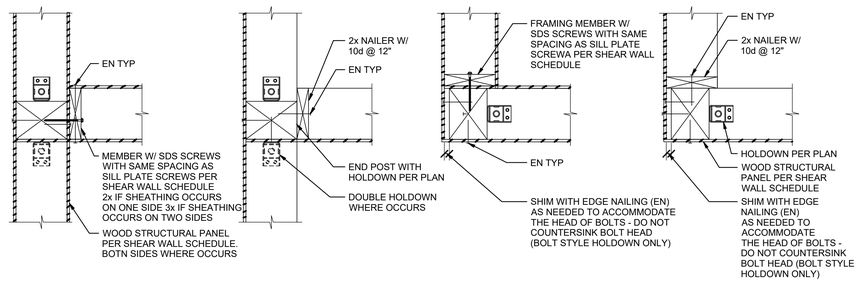


NAILER @ STEEL MEMBERS AND SHEAR WALLS 16M



END CONDITIONDOUBLE HOLDOWN 16K

END CONDITION SINGLE HOLDOWN 16L

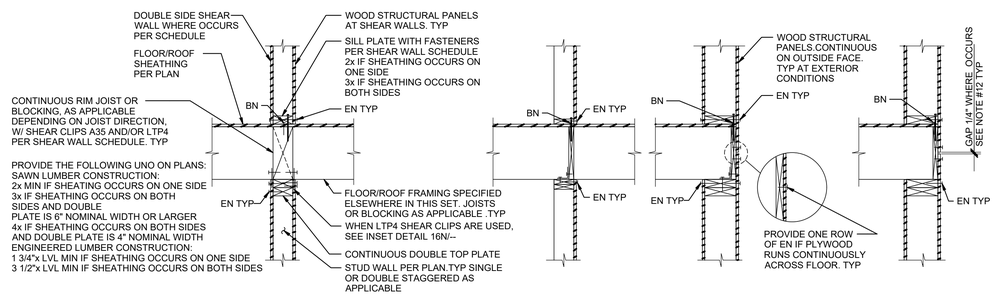


END CONDITION INTERSECTION 16J

END CONDITION INTERSECTION 16H

END CONDITION CORNER 16G

END CONDITION CORNER 16F



INTERIOR DOUBLE 16T

INTERIOR SINGLE 16S

EXTERIOR DOUBLE 16R

EXTERIOR SINGLE 16P

SHEAR WALL ELEVATION SCHEDULE MAND DETAILS

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

T M — ARCHITECT
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LAWRENCE RESIDENCE
33 PRONGHORNE
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TYPICAL DETAILS

JOHN A. MARTIN & ASSOCIATES
STRUCTURAL ENGINEERS
LOS ANGELES SAN DIEGO SAN FRANCISCO
JOB: J25403

LICENSED PROFESSIONAL ENGINEER
JOSEPH ANTHONY TARCA
C 83131
EXP. 03-31-2027
CIVIL
STATE OF CALIFORNIA

Date September 18, 2025
Scale
Drawn TALLON
Job Number J25403
Sheet
S1.5

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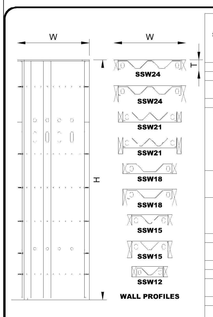
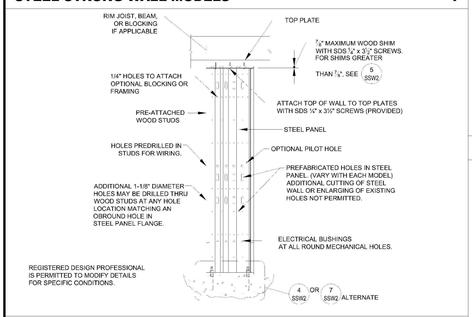


STEEL STRONG-WALL MODELS

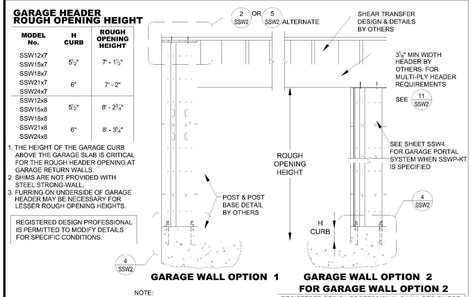
STD. WALL MODEL NO.	-STK WALL MODEL NO.	H (in)	T (in)	HOLDOWN ANCHOR BOLTS[1]	QTY. OF TOP OF WALL SCREWS[2]
SSW12x7	--	80	3 1/2	(2) 3/4"	4
SSW15x7	--	80	3 1/2	(2) 1"	6
SSW18x7	--	80	3 1/2	(2) 1"	9
SSW21x7	--	80	3 1/2	(2) 1"	12
SSW24x7	--	80	3 1/2	(2) 1"	14
SSW12x7.4	--	85 1/2	3 1/2	(2) 3/4"	4
SSW15x7.4	--	85 1/2	3 1/2	(2) 1"	6
SSW18x7.4	--	85 1/2	3 1/2	(2) 1"	9
SSW21x7.4	--	85 1/2	3 1/2	(2) 1"	12
SSW24x7.4	--	85 1/2	3 1/2	(2) 1"	14
SSW12x9	--	93 1/4	3 1/2	(2) 3/4"	4
SSW15x8	SSW15x8-STK	93 1/4	3 1/2	(2) 1"	6
SSW18x8	SSW18x8-STK	93 1/4	3 1/2	(2) 1"	9
SSW21x8	SSW21x8-STK	93 1/4	3 1/2	(2) 1"	12
SSW24x8	SSW24x8-STK	93 1/4	3 1/2	(2) 1"	14
SSW12x9	--	105 1/4	3 1/2	(2) 1"	4
SSW15x9	SSW15x9-STK	105 1/4	3 1/2	(2) 1"	6
SSW18x9	SSW18x9-STK	105 1/4	3 1/2	(2) 1"	9
SSW21x9	SSW21x9-STK	105 1/4	3 1/2	(2) 1"	12
SSW24x9	SSW24x9-STK	105 1/4	3 1/2	(2) 1"	14
SSW12x10	--	117 1/4	3 1/2	(2) 3/4"	4
SSW15x10	SSW15x10-STK	117 1/4	3 1/2	(2) 1"	6
SSW18x10	SSW18x10-STK	117 1/4	3 1/2	(2) 1"	9
SSW21x10	SSW21x10-STK	117 1/4	3 1/2	(2) 1"	12
SSW24x10	SSW24x10-STK	117 1/4	3 1/2	(2) 1"	14
SSW15x11	SSW15x11-STK	129 1/4	5 1/2	(2) 1"	6
SSW18x11	SSW18x11-STK	129 1/4	5 1/2	(2) 1"	9
SSW21x11	SSW21x11-STK	129 1/4	5 1/2	(2) 1"	12
SSW24x11	SSW24x11-STK	129 1/4	5 1/2	(2) 1"	14
SSW15x12	SSW15x12-STK	141 1/4	5 1/2	(2) 1"	6
SSW18x12	SSW18x12-STK	141 1/4	5 1/2	(2) 1"	9
SSW21x12	SSW21x12-STK	141 1/4	5 1/2	(2) 1"	12
SSW24x12	SSW24x12-STK	141 1/4	5 1/2	(2) 1"	14
SSW18x13	SSW18x13-STK	153 1/4	5 1/2	(2) 1"	9
SSW21x13	SSW21x13-STK	153 1/4	5 1/2	(2) 1"	12
SSW24x13	SSW24x13-STK	153 1/4	5 1/2	(2) 1"	14

TABLE NOTES:
1. SDS¼" x 3½" SCREWS PROVIDED WITH WALL.
2. SEE SHEET SSW1 FOR ANCHORAGE SOLUTIONS.

STEEL STRONG-WALL MODELS 1



SINGLE-STORY SSW ON CONCRETE 2

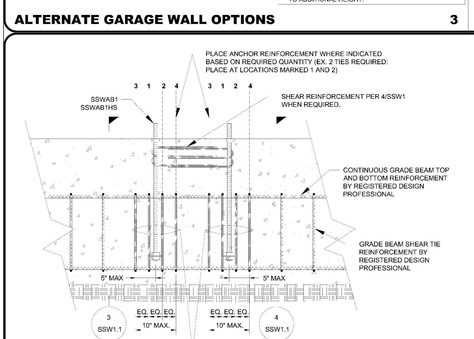


GARAGE WALL OPTION 1 GARAGE WALL OPTION 2

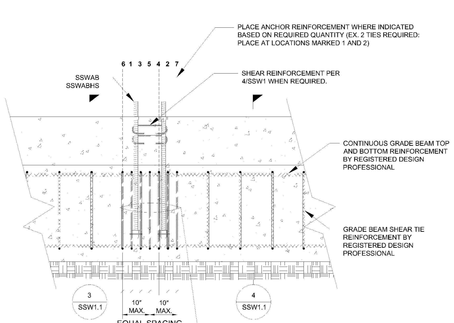
NOTE:
7-FT. HIGH STEEL STRONG-WALL MODELS ARE 80", 2" TALLER THAN 7-FT. HIGH WOOD STRONG-WALL SHEARWALLS

REGISTERED DESIGN PROFESSIONAL SHALL DESIGN FOR:
1. SHEAR TRANSFER
2. OUT OF PLANE LOADING EFFECT
3. INCREASED OVERTURNING AND DRIFT DUE TO ADDITIONAL HEIGHT.

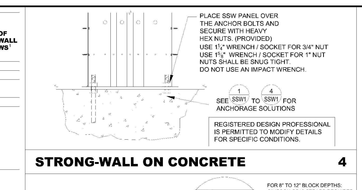
ALTERNATE GARAGE WALL OPTIONS 3



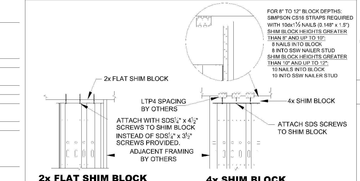
GRADE BEAM ELEVATION AT 18", 21" AND 24" WALL MODELS 1



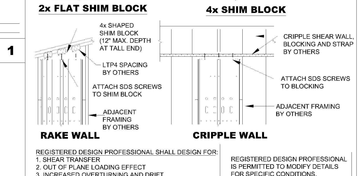
GRADE BEAM ELEVATION AT 12" AND 15" WALL MODELS 2



STRONG-WALL ON CONCRETE 4



2x FLAT SHIM BLOCK 4x SHIM BLOCK

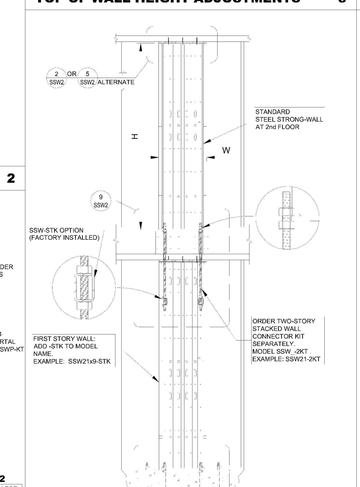


RAKE WALL CRIPPLE WALL

REGISTERED DESIGN PROFESSIONAL SHALL DESIGN FOR:
1. SHEAR TRANSFER
2. OUT OF PLANE LOADING EFFECT
3. INCREASED OVERTURNING AND DRIFT DUE TO ADDITIONAL HEIGHT.

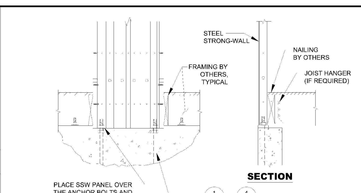
REGISTERED DESIGN PROFESSIONAL IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

TOP OF WALL HEIGHT ADJUSTMENTS 5



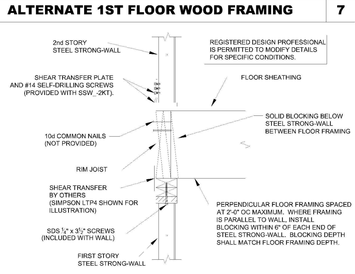
REGISTERED DESIGN PROFESSIONAL IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

TWO-STORY STACKED 6

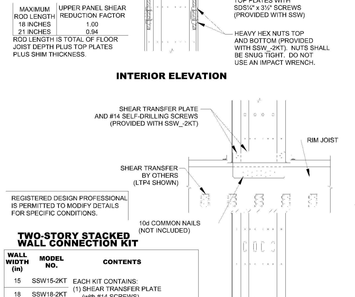


SECTION

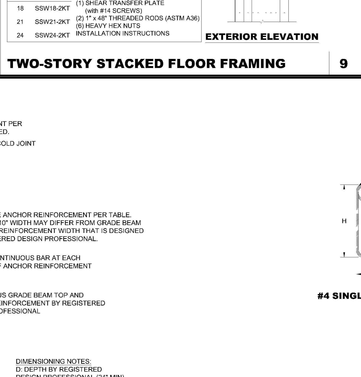
ALTERNATE 1ST FLOOR WOOD FRAMING 7



TWO-STORY STACKED FLOOR SECTION 8

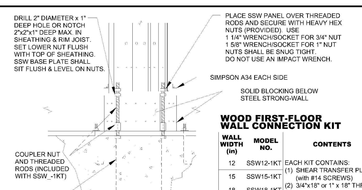


INTERIOR ELEVATION



EXTERIOR ELEVATION

TWO-STORY STACKED FLOOR FRAMING 9



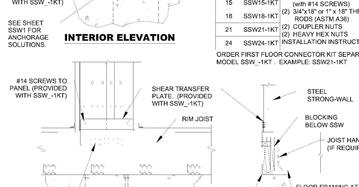
INTERIOR ELEVATION

WOOD FIRST-FLOOR WALL CONNECTION KIT

WALL WIDTH (in)	MODEL NO.	CONTENTS
12	SSW12-1KT	EACH KIT CONTAINS: (1) SHEAR TRANSFER PLATE (with #14 SCREWS) (2) 3/4"x18" or 1"x 18" THREADED RODS (ASTM A36) (2) COUPLER NUTS (2) HEAVY HEX NUTS INSTALLATION INSTRUCTIONS
15	SSW15-1KT	
18	SSW18-1KT	
21	SSW21-1KT	
24	SSW24-1KT	

ORDER FIRST FLOOR CONNECTOR KIT SEPARATELY. MODEL SSW_-1KT. EXAMPLE: SSW21-1KT.

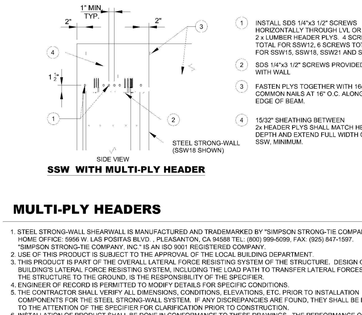
FIRST FLOOR AT WOOD FRAMING 10



EXTERIOR ELEVATION SECTION

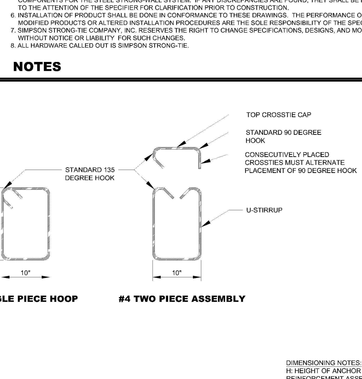
FIRST FLOOR AT WOOD FRAMING NOTES:
1. USE WOOD FIRST-FLOOR ALLOWABLE LOAD TABLES FROM THE STRONG-WALL CATALOG FOR THIS INSTALLATION.
2. USE ALTERNATE DETAIL 7 SSW2 TO ACHIEVE MAXIMUM ON-CONCRETE ALLOWABLE LOADS.
3. FOR TWO-STORY STACKED STEEL STRONG-WALLS WITH WOOD FIRST FLOOR, USE ALTERNATE DETAIL 7 SSW2
4. REGISTERED DESIGN PROFESSIONAL SHALL DESIGN FOR SHEAR TRANSFER FROM RIM JOIST TO SILL PLATE AND SILL PLATE TO FOUNDATION.

REGISTERED DESIGN PROFESSIONAL IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.



REGISTERED DESIGN PROFESSIONAL IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

SSW MULTI-PLY HEADER CROSS SECTION

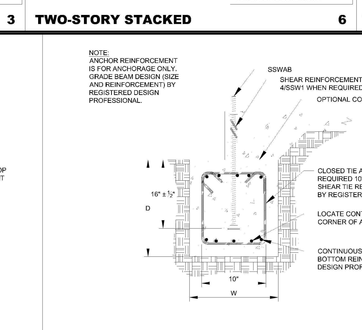


SSW WITH MULTI-PLY HEADER

MULTI-PLY HEADERS 11

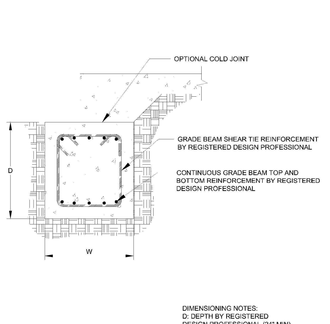
1. STEEL STRONG-WALL SHEARWALL IS MANUFACTURED AND TRADEMARKED BY "SIMPSON STRONG-TIE COMPANY, INC." HOME OFFICE: 5956 W. LAS POSITAS BLVD. , PLEASANTON, CA 94588 TEL: (800) 999-5099. FAX: (925) 847-1597. "SIMPSON STRONG-TIE COMPANY, INC." IS AN ISO 9001 REGISTERED COMPANY.
2. USE OF THIS PRODUCT IS SUBJECT TO THE APPROVAL OF THE LOCAL BUILDING DEPARTMENT.
3. THIS PRODUCT IS PART OF THE OVERALL LATERAL FORCE RESISTING SYSTEM OF THE STRUCTURE. DESIGN OF THE BUILDING'S LATERAL FORCE RESISTING SYSTEM, INCLUDING THE LOAD PATH TO TRANSFER LATERAL FORCES FROM THE STRUCTURE TO THE GROUND, IS THE RESPONSIBILITY OF THE SPECIFIER.
4. ENGINEER OF RECORD IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.
5. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS, ELEVATIONS, ETC. PRIOR TO INSTALLATION OF ANY COMPONENTS FOR THE STEEL STRONG-WALL SYSTEM. IF ANY DISCREPANCIES ARE FOUND, THEY SHALL BE BROUGHT TO THE ATTENTION OF THE SPECIFIER FOR CLARIFICATION PRIOR TO CONSTRUCTION.
6. INSTALLATION OF PRODUCT SHALL BE DONE IN CONFORMANCE TO THESE DRAWINGS. THE PERFORMANCE OF MODIFIED PRODUCTS OR ALTERED INSTALLATION PROCEDURES ARE THE SOLE RESPONSIBILITY OF THE SPECIFIER.
7. SIMPSON STRONG-TIE COMPANY, INC. RESERVES THE RIGHT TO CHANGE SPECIFICATIONS, DESIGNS, AND MODELS WITHOUT NOTICE OR LIABILITY FOR SUCH CHANGES.
8. ALL HARDWARE CALLED OUT IS SIMPSON STRONG-TIE.

NOTES 12



DIMENSIONING NOTES:
D: DEPTH BY REGISTERED DESIGN PROFESSIONAL (24" MIN).
W: WIDTH BY REGISTERED DESIGN PROFESSIONAL (10" MIN).

GRADE BEAM SECTION AT ANCHOR REINFORCEMENT 3



DIMENSIONING NOTES:
D: DEPTH BY REGISTERED DESIGN PROFESSIONAL (24" MIN).
W: WIDTH BY REGISTERED DESIGN PROFESSIONAL (10" MIN).

GRADE BEAM SECTION AWAY FROM ANCHOR REINFORCEMENT 4

CLOSED TIE ANCHOR REINFORCEMENT 6

DIMENSIONING NOTES:
H: HEIGHT OF ANCHOR REINFORCEMENT ASSEMBLY BY REGISTERED DESIGN PROFESSIONAL

SSW GRADE BEAM ANCHOR REINFORCEMENT

STEEL STRONG-WALL WIDTH (in.)	ANCHOR MODEL NO.	ANCHOR DIAMETER (in.)	ANCHOR REINFORCEMENT FOR WIND AND SEISMIC[3,4,5]		LRFD APPLIED DESIGN SEISMIC MOMENT (ft.-lbs.)[1,5,6,7]	
			STANDARD STRENGTH SSWAB	HIGH STRENGTH (HS) SSWAB	STANDARD STRENGTH SSWAB	HIGH STRENGTH (HS) SSWAB
12" MODEL	SSWAB3/4 SSWAB3/4HS	3/4	2- #4 CLOSED TIES PER 2 SSW1.1	5- #4 CLOSED TIES PER 2 SSW1.1	16,700	23,000
15" MODEL	SSWAB1 SSWAB1HS	1	4- #4 CLOSED TIES PER 2 SSW1.1	7- #4 CLOSED TIES PER 2 SSW1.1	37,000	44,000
18" MODEL			2- #4 CLOSED TIES PER 1 SSW1.1	4- #4 CLOSED TIES PER 1 SSW1.1	48,700	61,000
21" MODEL					60,300	77,000
24" MODEL					72,000	87,000

NOTES:
1. ANCHOR REINFORCEMENT CONFORMS TO ACI 318-14 SECTION 17.4.2.9 AND ACI 318-11 SECTION D.5.2.9 AND PERFORMANCE WAS VALIDATED THROUGH FULL SCALE TESTING.
2. MINIMUM CONCRETE COMPRESSIVE STRENGTH, f'c = 2500 psi.
3. CLOSED TIE ANCHOR REINFORCEMENT TO BE ASTM A615 GRADE 60 (MIN) #4 REBAR.
4. GRADE BEAM LONGITUDINAL AND TIE REINFORCEMENT SHALL BE SPECIFIED BY THE REGISTERED DESIGN PROFESSIONAL FOR FLEXURE AND SHEAR LOADING. DESIGN SHOULD CONSIDER PROJECT SPECIFIC DESIGN LOADS AND ALLOWABLE SOIL PRESSURE.
5. SIMPSON STRONG-TIE RECOMMENDS USING THE TABULATED MINIMUM LRFD APPLIED SEISMIC DESIGN MOMENT TO ENSURE GRADE BEAM DESIGN FLEXURE AND SHEAR STRENGTH IS ADEQUATE TO PREVENT PLASTIC HINGE FORMATION UNDER DEMANDS ASSOCIATED WITH ANCHORAGE FORCES CORRESPONDING TO ACI 318-14 SECTION 17.2.3.4.3 AND ACI 318-11 SECTION D.3.3.4.3.
6. DESIGNER MAY USE REDUCED MOMENT DUE TO APPLIED SSW LATERAL LOAD. MINIMUM MOMENT SHALL BE THE LESSER OF THE TABULATED MOMENT OR THE AMPLIFIED LRFD DESIGN MOMENT FOR SEISMIC (ASD SHEAR/0.7) x Ds x SSW HEIGHT FOR GRADE BEAM DESIGN.
7. MINIMUM GRADE BEAM DESIGN MOMENT FOR WIND AND SEISMIC IN SEISMIC DESIGN CATEGORY A AND B AND DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C, (ASD SHEAR/0.6) x SSW HEIGHT.
8. CLOSED TIE MAY BE SINGLE PIECE HOOP OR TWO PIECE ASSEMBLY WITH A U-STIRRUP WITH STANDARD 135 DEGREE HOOKS AND A TOP CROSS TIE CAP. SEE DETAILS/SSW1.1.
9. SEE DETAILS FOR GRADE BEAM ANCHOR REINFORCEMENT PLACEMENT, INSTALLATION AND SPACING REQUIREMENTS. CLOSED TIE ANCHOR REINFORCEMENT QUANTITY IS PER WALL FOR THE 12" AND 15" WALL MODELS, AND PER ANCHOR FOR THE 18", 21" AND 24" MODELS.

SSWAB ANCHOR GRADE BEAM REINFORCEMENT AND DESIGN MOMENTS 5

NO.	DESCRIPTION	DATE
0	2007 IBC REVISIONS	9/1/2007
1	2012 IBC REVISIONS	10/27/2014
2	2015 IBC REVISIONS	4/18/2014
3		8/8/2016

SIMPSON STRONG-TIE COMPANY, INC.
2007 IBC REVISIONS
2012 IBC REVISIONS
2015 IBC REVISIONS
STEEL STRONG-WALL
FRAMING DETAILS
ENGINEERED DESIGNS
SIMPSON Strong-Tie
WHERE IT ALL COUNTS
NAME
DATE 8-8-2018
SCALE N.T.S.
CHECKED
SHEET SSW2 OF SHEETS
JOB No.

SIMPSON STRONG-TIE COMPANY, INC.
2007 IBC REVISIONS
2012 IBC REVISIONS
2015 IBC REVISIONS
STEEL STRONG-WALL
ALTERNATE ANCHORAGE DETAILS
ENGINEERED DESIGNS
SIMPSON Strong-Tie
WHERE IT ALL COUNTS
NAME
DATE 8-8-2018
SCALE N.T.S.
CHECKED
SHEET SSW1.1 OF SHEETS
JOB No.

Sheet S1.6
Date September 18, 2025
Scale
Drawn TALLON
Job Number J25403

LICENSED PROFESSIONAL ENGINEER JOSEPH A. MARTIN C 63131 OR 83 STATE OF CALIFORNIA

JOHN A. MARTIN & ASSOCIATES STRUCTURAL ENGINEERS 1212 BROADWAY, SUITE 800, OAKLAND, CA 94612 (510) 832-1900 JOB J25403

STEEL STRONG-WALL TYPICAL DETAILS

LAWRENCE RESIDENCE
33 PRONGHORNE
SANTA LUCIA PRESERVE
CARMEL, CA 93940

TM
TOM MEANEY | ARCHITECT
629 STATE STREET SUITE 240 SANTA BARBARA CA 93101
805.895.2836 .TOM@TOMMEANEY.COM WWW.TOMMEANEY.COM

REVISION SCHEDULE
NO | DESCRIPTION | DATE

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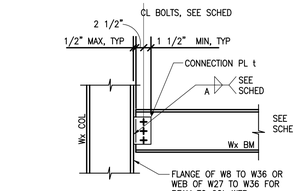
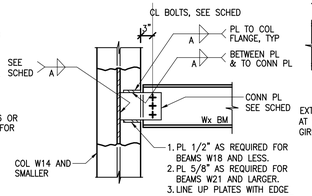
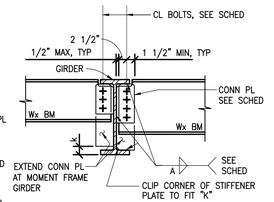


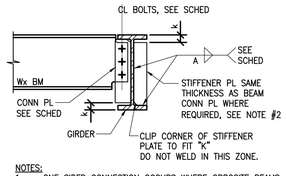
BEAM TO COLUMN FLANGE OR DEEP COLUMN WEB (A)



BEAM TO COLUMN WEB (B)

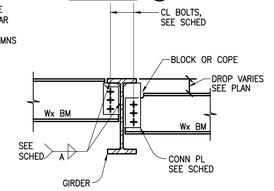


TYPICAL BEAM (C)



NOTES:
1. ONE SIDED CONNECTION OCCURS WHERE OPPOSITE BEAMS ARE OFFSET BY 12" OR MORE.
2. PROVIDE STIFFENER PL AT MOMENT FRAME GIRDER (3/8" MIN) WHERE BEAM DEEPER THAN 14" FRAMES INTO GIRDER WHERE "BEAM BOTTOM FLANGE BRACING" DETAIL IS NOT PROVIDED. PROVIDE 3/8" STIFFENER PL THIS SIDE AT NON-MOMENT FRAME GIRDER WHERE BUILDING EXTERIOR ATTACHES TO GIRDER.

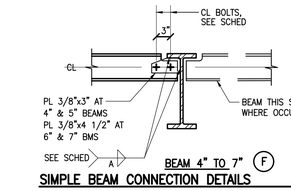
ONE SIDE BEAM CONNECTION (E)



DROPPED BEAM (D)

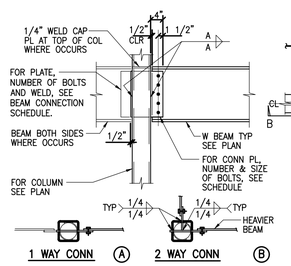
SIMPLE BEAM CONNECTION SCHEDULE			
SHEAR PL CONNECTION			
MEMBER (DEPTH)	# OF BOLTS	CONN PLATE t	WELD SIZE A
< 8"	2	5/16"	1/4"
8" – 10"	2	5/16"	1/4"
12" – 14"	3	5/16"	1/4"
15" – 16"	4	3/8"	5/16"
18"	5	3/8"	5/16"
20" & 21"	5	1/2"	3/8"
24"	6	1/2"	3/8"
27"	7	1/2"	3/8"
30" & 33"	8	5/8"	3/8"
36"	10	5/8"	3/8"
40"	11	5/8"	3/8"

NOTES:
1. FILLET WELD SIZE SHALL BE AS SHOWN UNLESS A GREATER SIZE IS REQUIRED BY AISC TABLE J2.4.
2. ALL BOLTS ARE 1"Ø (UNLESS NOTED OTHERWISE) AND ARE TO BE A325 BOLTS, SLIP CRITICAL (SC).
3. BOLT SPACING TO BE 3 TIMES BOLT DIAMETER, 3" MINIMUM, UNLESS NOTED OTHERWISE.
4. DOUBLE ANGLES MAY BE SUBSTITUTED FOR CONNECTOR PLATES, PROVIDED THEY MEET OR EXCEED THE REQUIREMENTS OF THE AISC.

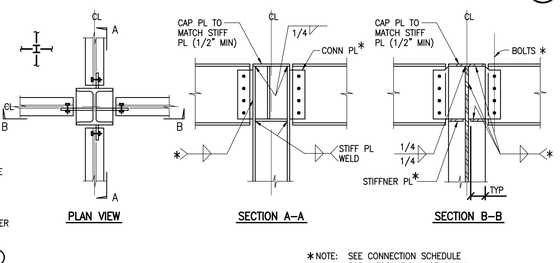


BEAM 4" TO 7" (F)

SIMPLE BEAM CONNECTION DETAILS — 6



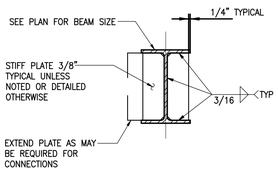
1 WAY CONN (A) 2 WAY CONN (B)



*NOTE: SEE CONNECTION SCHEDULE FOR INFORMATION NOT SHOWN.

WF BEAM TO HSS COLUMN AND PIPE (13)

TYPICAL BEAM TO COLUMN ALL SIMPLE CONNECTIONS AT ROOF (11)



USE LARGER PLATE AND WELD AS MAY BE REQUIRED BY BEAM CONNECTION SCHEDULE

STIFFENER PLATES (4)

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TYPICAL DETAILS

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S1.7

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FRAMING NOTES

1. REFER TO ARCHITECTURAL DRAWINGS FOR FLOOR SLOPES, DRAINS, ETC. AND DIMENSIONS NOT SHOWN.
2. ALL DIMENSIONS PER ARCHITECTURAL PLANS. CONTRACTOR TO VERIFY DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. LUMBER 4x4 AND SMALLER SHALL BE DF #2 U.N.O.
   LUMBER 4X6 AND LARGER SHALL BE DF #1 U.N.O.
4. BEAMS SHALL BEAR ON PLATES WITH INDICATED POST OF DOUBLER BELOW UNLESS NOTED OTHERWISE.
5. PROVIDE WALL-LENGTH, CONTINUOUS, FULL-DEPTH SOLID BLOCKING (WHERE FLOOR JOISTS ARE PERPENDICULAR) OR DOUBLE FLOOR JOISTS (WHERE FLOOR JOISTS ARE PARALLEL) FOR ALL WALLS AT LEVEL ABOVE.
6. REFER TO 19/S1.3 FOR ALL BEAM/HEADER SIZES NOT SHOWN ON THIS PLAN.
7. PROVIDE 2 ROWS OF PLYWOOD BOUNDARY NAILING (B.N.) TO ALL FRAMING MEMBERS NOTED "DRAG".
8. INSTALL TIE STRAPS OVER TOP OF PLYWOOD, INTO FRAMING MEMBERS. OMIT PLYWOOD NAILING UNDER TIE STRAPS.
9. FOR TYPICAL INTERIOR PARTITION LATERAL BRACING SEE 1/S1.5
10. DESIGNATES OPENING IN ROOF, FOR TYPICAL FRAMING SEE 17/S1.3
11. FOR TYPICAL DOUBLE TOP PLATE SPLICE SEE 5/S1.3
12. PROVIDE FULL HT 2x6 STUDS @ 16" OC @ ALL GABLE END & VAULTED WALLS.

NUMBERED NOTES

1. CS14x12'-0" STRAP, TOP PLATE TO 4x DRAG BEAM OR 4x BLK'G SHOWN & ACROSS RIDGE WHERE OCCURS
2. HDU2 (HORIZONTAL) AT FULL HT. 6x6 POST TO 4x DRAG RAFTER OR TOP PLATE SHOWN PER PLAN
3. CS14x22' STRAP, TOP PLATE TO 4x BLK'G SHOWN PER PLAN
4. CS14x16' STRAP, RIDGE TO 4x BLK'G PER PLAN
5. CS14x16' STRAP, BEAM (TOP, SIDE OR NAILER) TO 4x BLK'G

PAD FOOTING SCHEDULE

MARK	SIZE	THICKNESS	REINFORCING
A	2'-6"x2'-6"	1'-6"	(4)#5 x 2'-0" EA. WAY
B	3'-6"x3'-6"	1'-6"	(5)#5 x 3'-0" EA. WAY
C	4'-6"x4'-6"	1'-6"	(5)#5 x 4'-0" EA. WAY
D	5'-0"x5'-0"	1'-6"	(7)#5 x 4'-6" EA. WAY

NOTES:

1. CENTER PAD FOOTING UNDER COLUMN OR WALL UNLESS OTHERWISE NOTED.
2. FOOTING DEPTHS NOTED ARE MINIMUM. INCREASE DEPTH AS REQUIRED TO COMPLY WITH DETAILS AND BOTTOM OF FOOTING ELEVATIONS NOTED ON PLAN.
3. SPACE REINFORCING UNIFORMLY OVER FOOTING WIDTH.
4. WHERE CONTINUOUS FOOTINGS INTERSECT PAD FOOTINGS, RUN CONTINUOUS REINFORCING THROUGH PAD FOOTINGS.

FOOTING SCHEDULE

MARK	SIZE W x L	SIZE T	REINFORCING BOT	REINFORCING TOP*
CF1	2'-0"xSEE PLAN	18"	(4) #6 BARS LONGIT #5 @12" TRANS	(2) #6 BARS LONGIT #4 @8" TRANS
CF2	3'-0"xSEE PLAN	18"	(4) #6 BARS LONGIT #5 @12" TRANS	(2) #6 BARS LONGIT #4 @8" TRANS

LEGEND

- WOOD POST, FULL HEIGHT TO TOP ℄ OR BOTTOM OF BEAM.
- B — CONCRETE PAD FOOTING SCHEDULE
- Post Holdown / Post Holdown — 2 6.0' — INDICATES SHEAR PANE AND MINIMUM LENGTH SEE SHEAR PANEL SCHEDULE
- * FOR POST LOCATIONS AT DOORS & WINDOWS SEE 19/S1.3
- SHEAR WALL LENGTH (MIN.). — INDICATES SHEAR PANE AND MINIMUM LENGTH
- 2x WOOD STUD WALLS ABOVE
- 2x WOOD STUD WALLS BELOW
- CONCRETE WALL BELOW
- CONC CURB OR WALL
- C.J. — INDICATES CONTROL JOINT OR CONSTRUCTION JOINT. SEE 12/S1.2
- INDICATES 1'-6" MAX. STEP IN FTG. SEE 6/S1.2
- 100.00' — TOP OF FOOTING OR GRADE BEAM ELEVATION
- 8'-0" — TOP OF PLATE ELEVATION ABOVE FLOOR PLYWOOD BELOW

FOUNDATION PLAN NOTES

1. SEE ARCHITECTURAL DRAWINGS FOR SLAB SLOPES, DEPRESSIONS, CURBS, AND FLOOR DRAINS.
2. NO SLEEVING OF ANY GRADE BEAM OR FOOTING IS ALLOWED UNLESS SPECIFICALLY DETAILED ON THE STRUCTURAL DRAWINGS.
3. ALL SLEEVES THROUGH FOUNDATION WALLS AND UNDER FOOTINGS SHALL BE INSTALLED PRIOR TO FOUNDATION POUR.
4. ALL DIMENSIONS PER ARCHITECTURAL PLANS. CONTRACTOR TO VERIFY DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
5. DIMENSIONS ARE TO FACE OF BLOCK (F.O.B.) AND FACE OF PLYWOOD (F.O.P.). THE FACE OF PLYWOOD SHALL BE EQUAL TO THE FACE OF CONCRETE (F.O.C.).
6. BACKFILLING OF RETAINING WALLS AND WALL CONSTRUCTION BELOW GRADE MAY BE DONE AFTER WALL HAS BEEN PLACED 14 DAYS MINIMUM.
7. NO ELECTRICAL PANEL, COMMUNICATIONS PANEL, FIRE HOSE CABINETS, ETC. IS PERMITTED IN ANY SHEAR WALL. FACE MOUNT ALL SUCH EQUIPMENT.
8. PROVIDE PLYWOOD ON INTERIOR WALLS ADJACENT TO SHEAR WALLS TO PROVIDE FLUSH SURFACE FOR FINISH MATERIALS.
9. ALL FRAMING IS NEW UNLESS NOTED AS EXISTING (E).
10. ALL HOLDOWNS & ANCHOR BOLTS AT SHEARWALLS SHALL BE SET IN PLACE BY TEMPLATES PRIOR TO FOUNDATIONS INSPECTION.
11. ALL HARDWARE SHALL BE TIED IN PLACE PRIOR TO POURING CONCRETE & INSPECTION.
12. PRIOR TO THE CONTRACTOR REQUESTING FOR A FOUNDATION INSPECTION, THE FOLLOWING REPORTS/APPROVALS SHALL BE PREPARED BY THE SOILS ENGINEER AND SUBMITTED TO THE DIVISION OF BUILDING AND SAFETY.
    A. THE PAD COMPACTIONS REPORT.
    B. APPROVAL OF THE FOUNDATION EXCAVATION.
    C. APPROVAL OF BACKFILL OF UTILITY TRENCHES.
13. SET THRD'D ROD ANCHOR BOLTS 8" & THRD'D ROD HD BOLTS 15" INTO (E) FTG W/ SIMPSON SET XP.

TYPICAL FLOOR SHEATHING

3/4" STRUCT I APA RATED PLYWOOD, EXPOSURE 1, SPAN RATED 48/24. GLUE PANELS TO JOISTS & 3x4 FLAT BLK'G PER 16/S1.3

NAILING: 10d @ 6" O.C. B.N. , E.N.
10d @ 12" O.C. F.N.

TYPICAL ROOF SHEATHING

5/8" CD-APA RATED PLYWOOD, EXPOSURE 1, SPAN RATED 32/16. PLY CLIPS AT UNSUPPORTED PANELS PER 16/S1.3

NAILING: 10d @ 6" O.C. B.N. , E.N.
10d @ 12" O.C. F.N.

2022 CBC SHEARWALL SCHEDULE

NO.	DESCRIPTION: SHEATHING MATERIAL	NO. OF SIDES	NAILING[1]: SIZE	NAILING[1]: BOUNDARY SPACING	NAILING[1]: EDGE SPACING	TRANSFER ALTERNATIVES (SPACING) (max.) 5/8" A.B.	5/8" SDS Screw	3/8" Lag	LTP4	LTP5	A35	RBC	HGA10	VALUE (plf)
1	1/2" STI PLYWOOD/OSB	1	10d	6"	6"	48"	8"	8"	16"	12"	10"	10"	24"	340
2	1/2" STI PLYWOOD/OSB	1	10d	4"	4"	44"	6"	6"	12"	10"	8"	8"	21"	510
3	1/2" STI PLYWOOD/OSB	1	10d	3"	3"	34"	5"	4.5"	9"	8"	6"	6"	16"	665
4	1/2" STI PLYWOOD/OSB	1	10d	2"	2"	26"	4"	3.5"	7"	6"	–	–	12"	870
5	1/2" STI PLYWOOD/OSB	2	10d	4"	4"	22"	3.5"	3"	6"	–	–	–	11"	1020
6	1/2" STI PLYWOOD/OSB	2	10d	2"	2"	14"	2.5"	2"	4"[b]	–	–	–	8"	1450

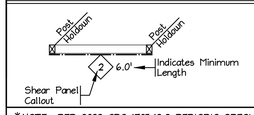
SIMPSON STEEL STRONG-WALL PANEL

Symbol	Model No.	Comments
7	SSW18x10' Garage Portal (3) #3 Hairpin Ties @ Top Of Holdown Bolts	See Sheet S1.6 for hardware and installation requirements. Prior to ordering panel verify w/ Architectural plans, door & window schedules & top plate elevations.
8	SSW24x10' (3) #3 Hairpin Ties @ Top Of Holdown Bolts	See Sheet S1.6 for hardware and installation requirements. Prior to ordering panel verify w/ Architectural plans, door & window schedules & top plate elevations.

FOOTNOTES / NOTES:

1. USE COMMON NAILS ONLY FOR ALL SHEATHING. FIELD NAILING IS 12" O.C. PROVIDE 3x OR 2-2x FRAMING AT ALL PANEL EDGES.
2. ALL ANCHOR BOLTS FOR SHEARWALLS SHALL INCLUDE 3" x3" x 0.229" THICK PLATE WASHERS MIN. (2022 CBC 2305.3.11)
3. USE 1/4" x 4 1/2" SDS SCREWS THROUGH 2x SILLS AND 1/4" x 6" SDS SCREWS THROUGH 3x SILLS. (ICC ESR-2236)
4. EMBED 3/8" LAGS 2" MIN. INTO FRAMING BELOW PER PLAN (USUALLY 5" LAGS AT 2x SILLS & 6" LAGS AT 3x SILLS, V.I.F.).
5. INSTALL RIM/BLOCKING TO MATCH FULL WIDTH OF TOP PLATES, AND STAGGER CLIPS ON EACH SIDE OF WALL.
6. VALUES BASED ON 2018 NDS FOR LIGHT-FRAMED CONSTRUCTION, AS REFERENCED IN SEAOC ARTICLE 12.04.030, JUNE 2009
7. ALLOWABLE LOADS HAVE BEEN REDUCED TO (1/1.25) OF ALLOWABLE VALUES DUE TO PLAN IRREGULARITY. (ASCE 7-16 12.3.3.4)
8. SEE SHEET S1.6 FOR TYPICAL PLYWOOD SHEAR WALL CONSTRUCTION.
9. PROVIDE 7" MINIMUM EMBEDMENT OF ANCHOR BOLTS INTO FOOTING, EMBEDMENT DEPTH BEGINS BELOW SLAB SAND LAYER & BELOW BOTTOM OF ANY CURBS OR STEM WALLS.
10. PROVIDE 3x SILL PLATE AND STUD BLOCKING WHEN PLYWOOD EDGE NAILING IS 4" OR LESS AT PLYWOOD EDGE.
11. WHERE PLYWOOD SHEAR PANELS OCCUR ON BOTH SIDES OF A WALL, OFFSET PLYWOOD EDGES ON EACH SIDE TO FALL ON DIFFERENT STUDS.
12. WHERE NEW PLYWOOD IS INDICATED ON EXISTING STUD WALLS, REMOVE EXISTING GYPSUM BOARD OR PLASTER AND NAIL PLYWOOD TO FACE OF STUDS.
13. ALL EXTERIOR WALLS SHALL HAVE SHEATHING & ANCHOR BOLTS PER 1 SHOWN ABOVE. MINIMUM OF 2x P.T.D.F. SILL PLATE REQUIRED.
14. ANCHOR BOLTS & FASTENERS INTO GREEN SEAL PRESSURE TREATED PLATES SHALL BE HOT DIPPED GALVANIZED OR STAINLESS STEEL.
15. SEE 3/S1.3 FOR TYPICAL HOLDOWN INSTALLATION
16. PLYWOOD SHALL BE DOUGLAS-FIR-LARCH PER (SPDWS-2018 NOTE 3 OF TABLE 4.3A)
17. CONTINUE PLYWOOD @ INTERIOR SHEARWALLS FOR FULL LENGTH OF WALL LINE BEYOND SHEAR WALL LENGTH TO PROVIDE FLUSH SURFACES.
18. PERIODIC SPECIAL INSPECTION IS REQUIRED FOR NAILING, BOLTING, ANCHORING & OTHER FASTNER COMPONENTS IN SHEAR WALLS & DIAPHRAMS, WHEN NAILING IS 4" O.C. OR LESS.

KEY



*NOTE: PER 2022 CBC 1705.12.2 PERIODIC SPECIAL INSPECTION IS REQ'D FOR NAILING, BOLTING, ANCHORING & OTHER FASTENING OF COMPONENTS WITHIN THE SEISMIC FORCE RESISTING SYSTEM (WOOD SHEAR WALLS & DIAPHRAMS) WHERE THE FASTENING OF THE SHEATHING IS 4" O.C. OR LESS.

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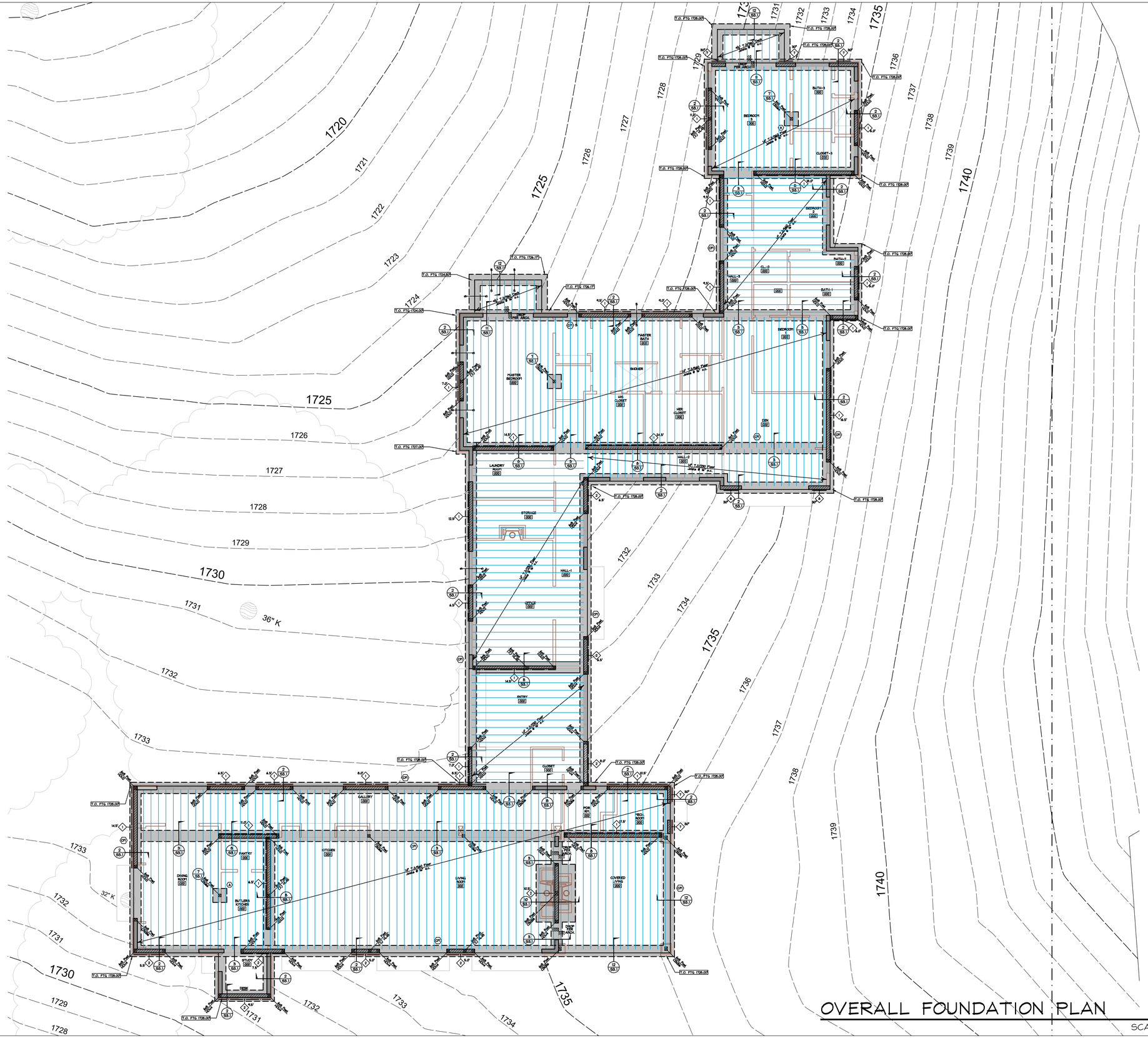

OVERALL FOUNDATION PLAN

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

N

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SOUTH FOUNDATION PLAN

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SOUTH FOUNDATION PLAN

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

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NORTH
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NORTH FOUNDATION PLAN

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

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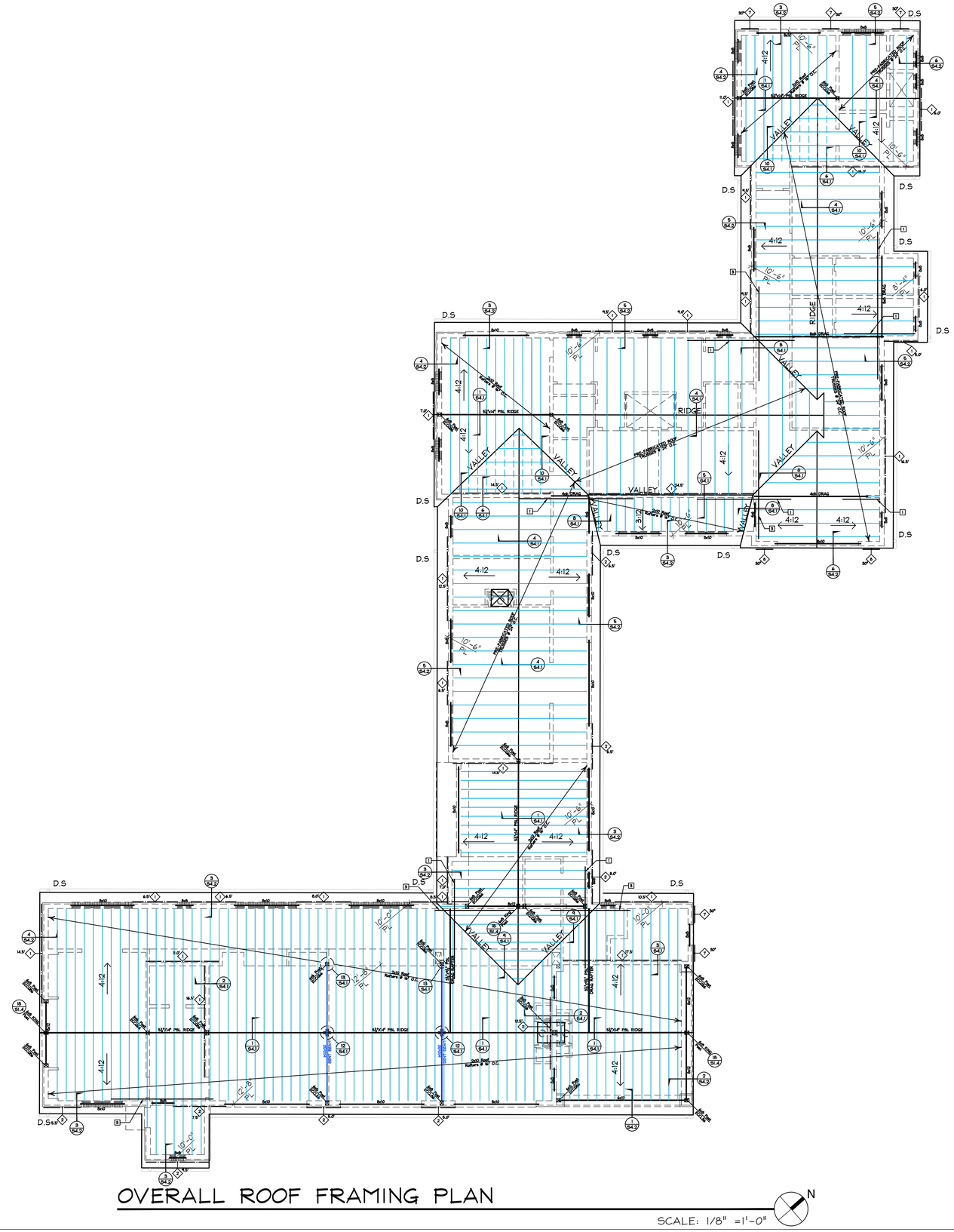

OVERALL ROOF FRAMING PLAN

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

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PLAN

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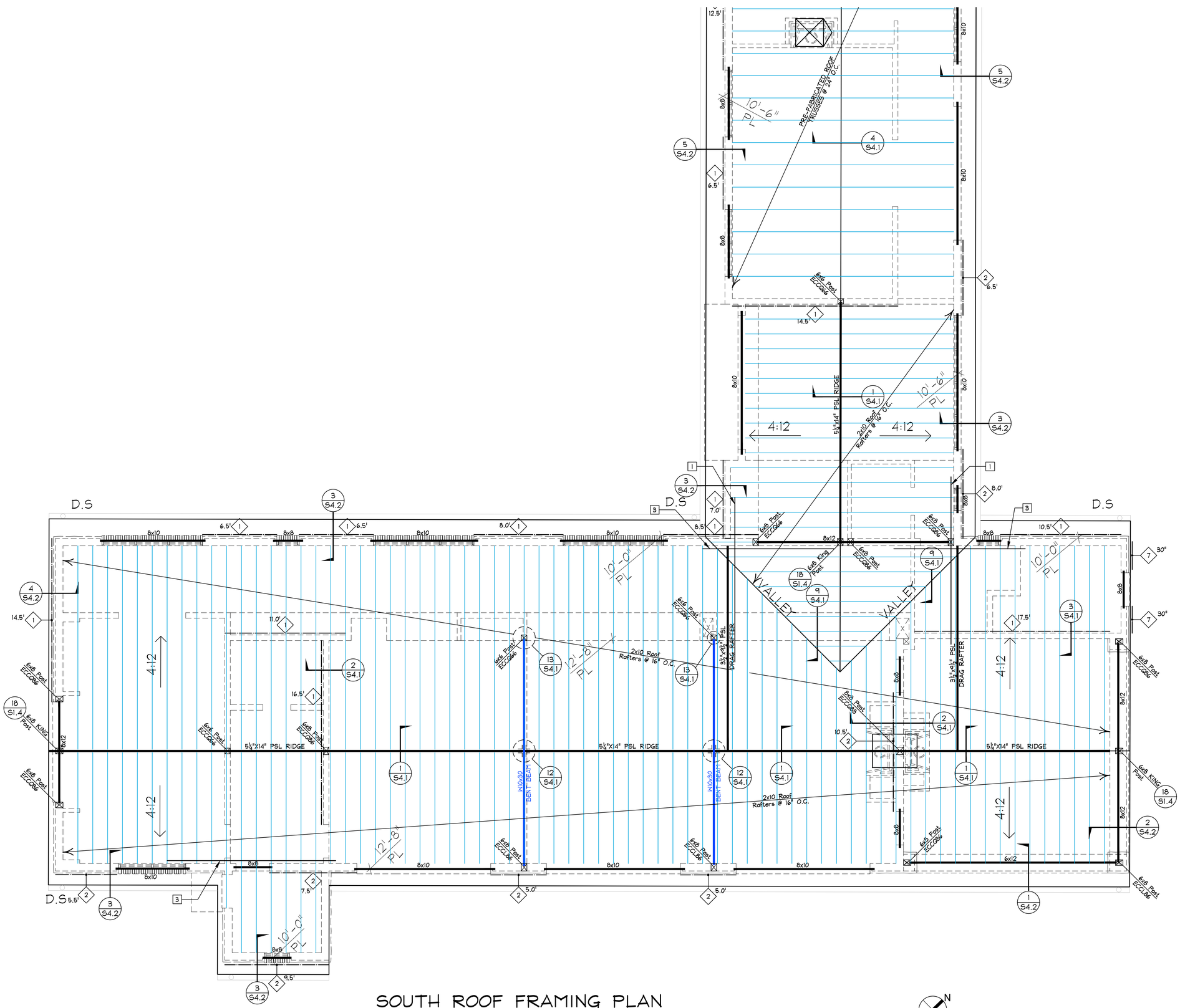

SOUTH ROOF FRAMING PLAN

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

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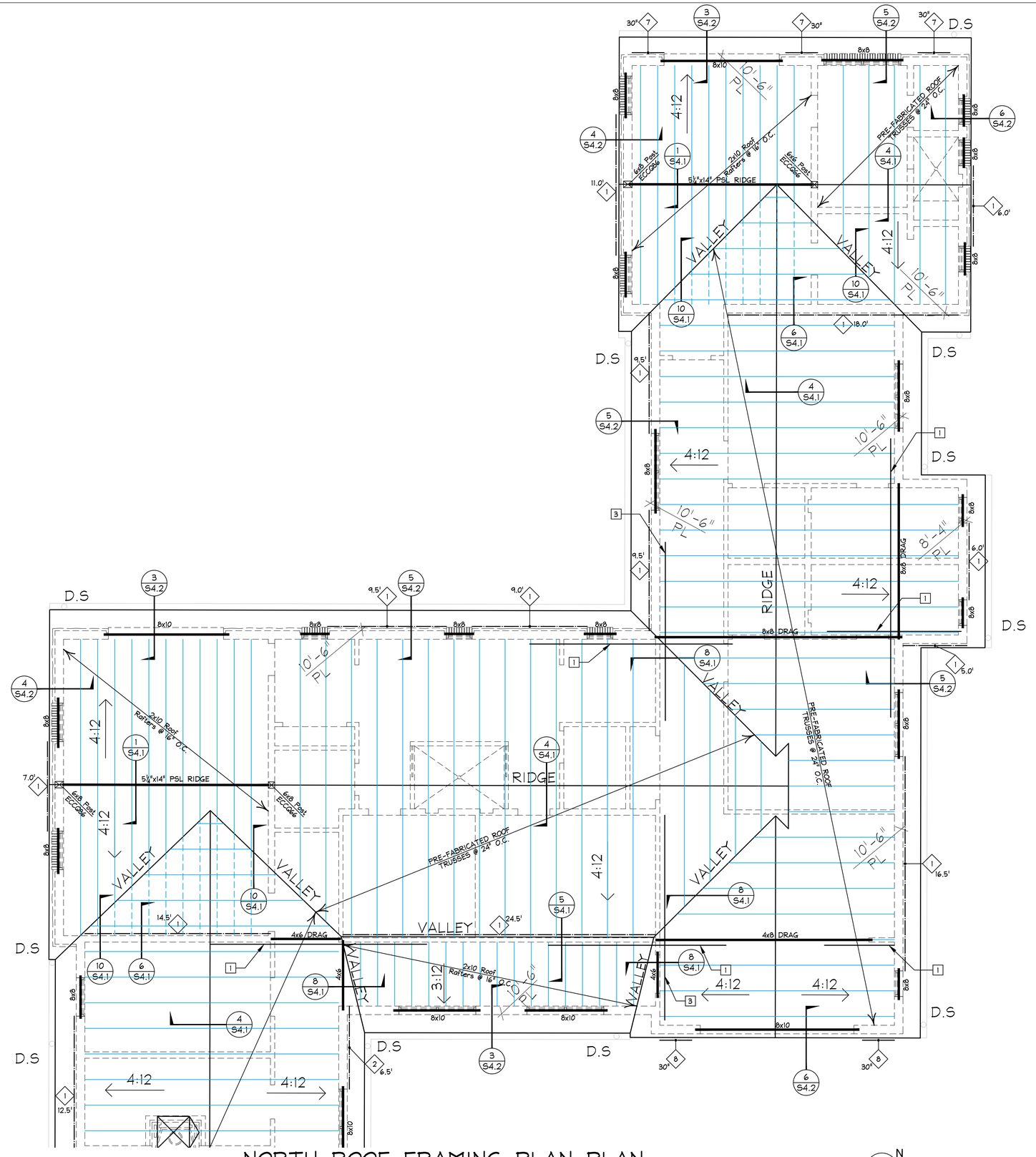

NORTH ROOF FRAMING PLAN PLAN

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

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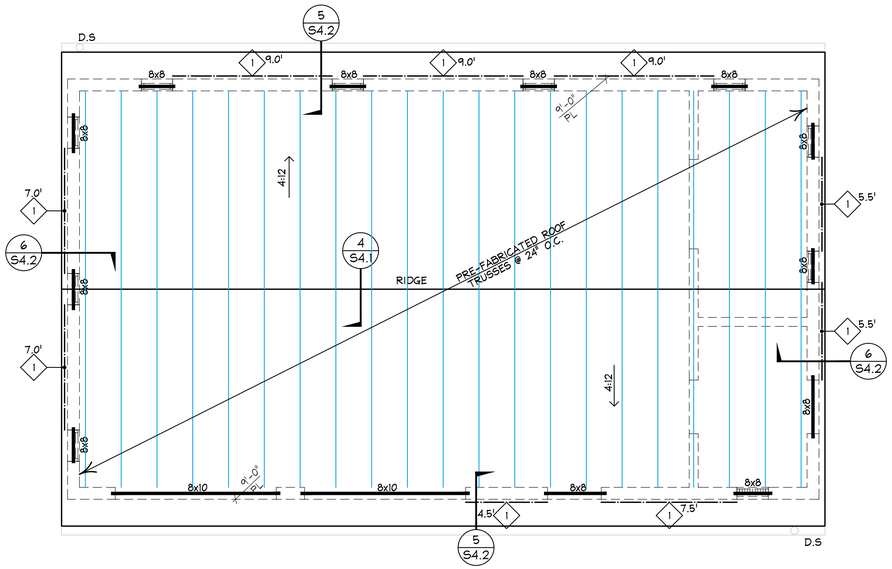
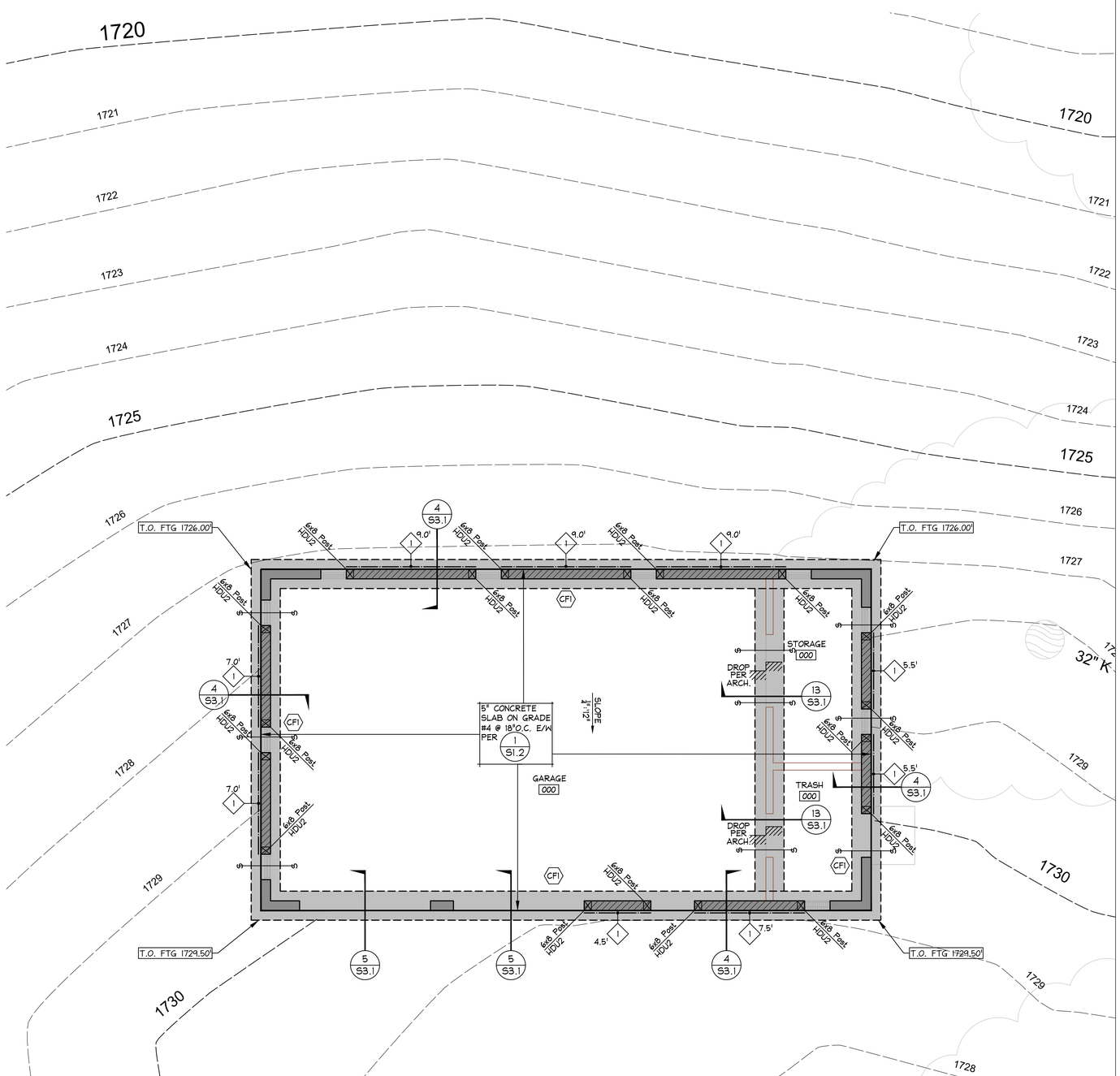


GARAGE ROOF FRAMING PLAN

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



GARAGE FOUNDATION PLAN

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

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

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GARAGE FOUNDATION & GARAGE ROOF FRAMING PLAN

JOHN A. MARTIN ASSOCIATES
STRUCTURAL ENGINEERS
LOS ANGELES | SAN FRANCISCO
JOB#: J25403

LICENSED PROFESSIONAL ENGINEER
JOSEPH ANTHONY TARCA
C 83131
EXP. 03-31-2027
CIVIL
STATE OF CALIFORNIA

Date: September 18, 2025
Scale:
Drawn: TALLON
Job Number: J25403
Sheet:

S2.7

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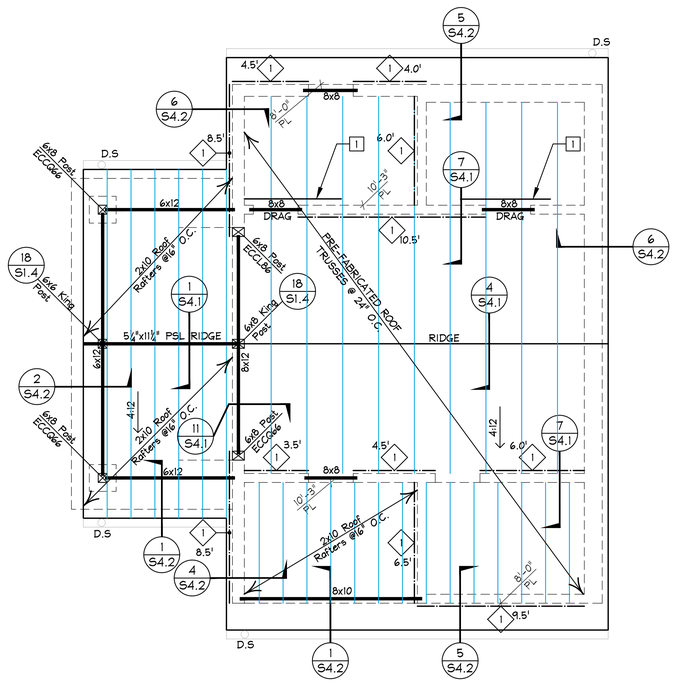
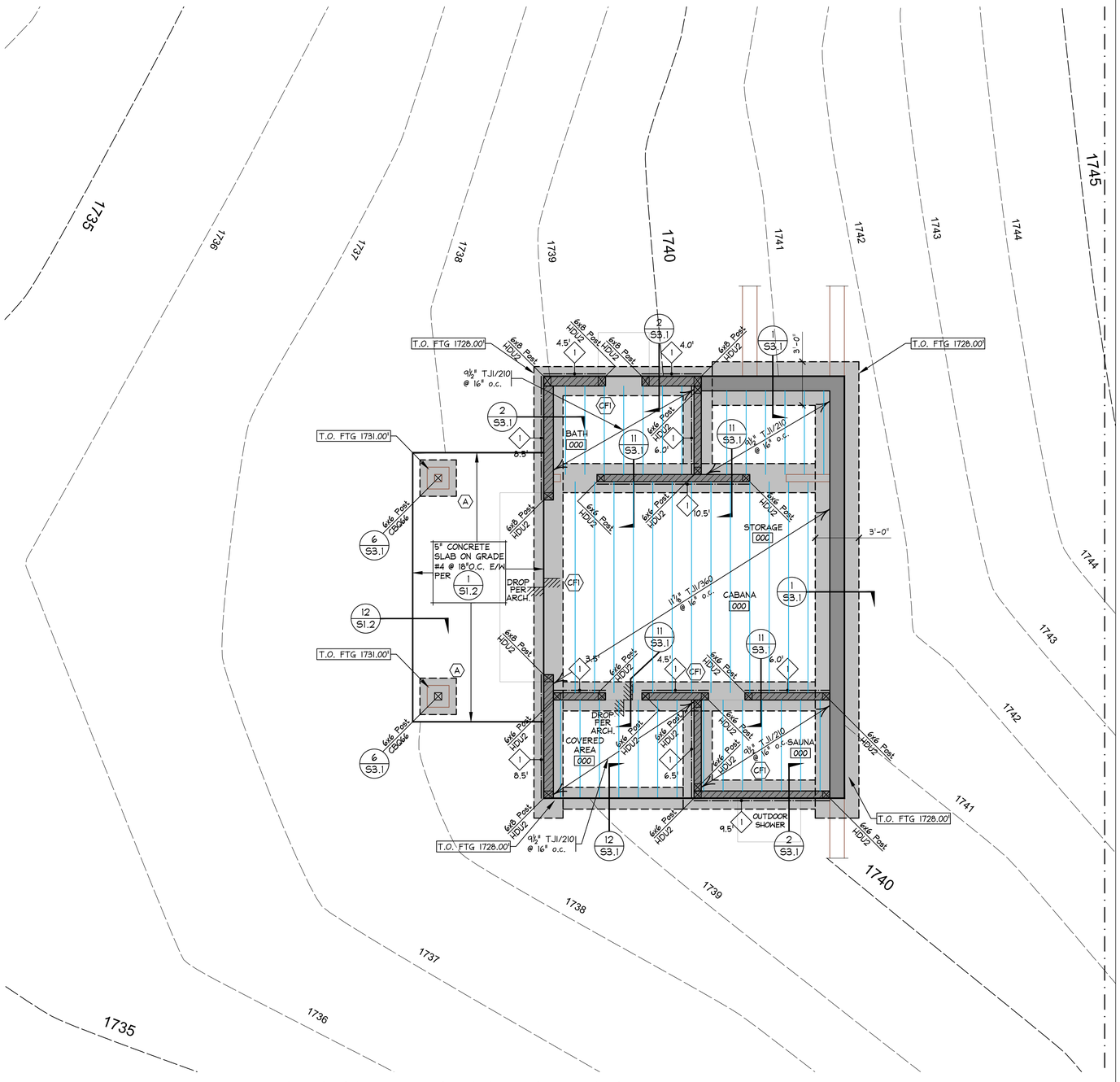


CABANA ROOF FRAMING PLAN

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



CABANA FOUNDATION PLAN

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

REVISION SCHEDULE

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CABANA FOUNDATION & CABANA ROOF FRAMING PLAN

JOHN A. MARTIN ASSOCIATES
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S2.8

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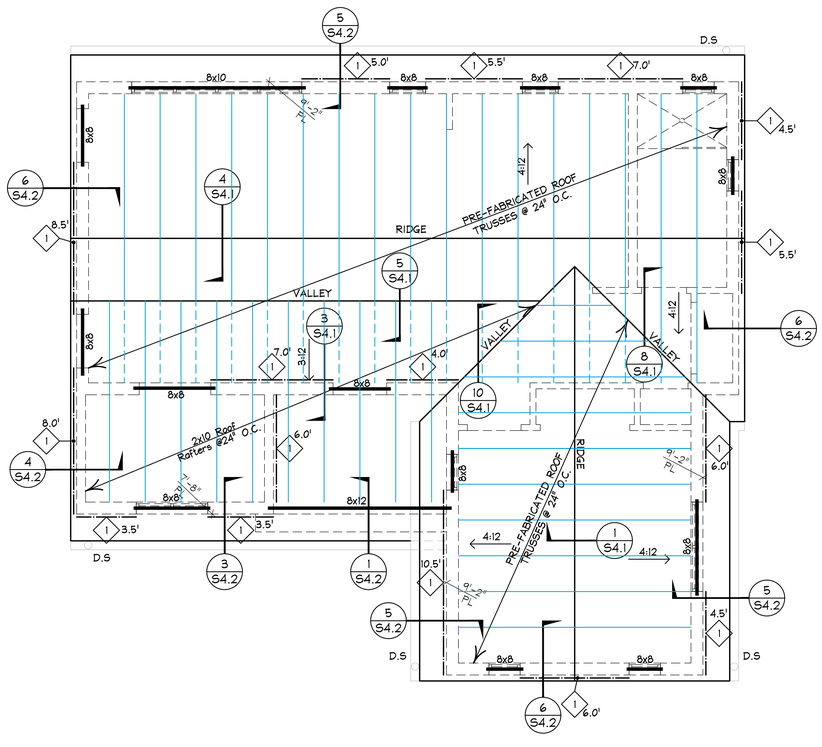
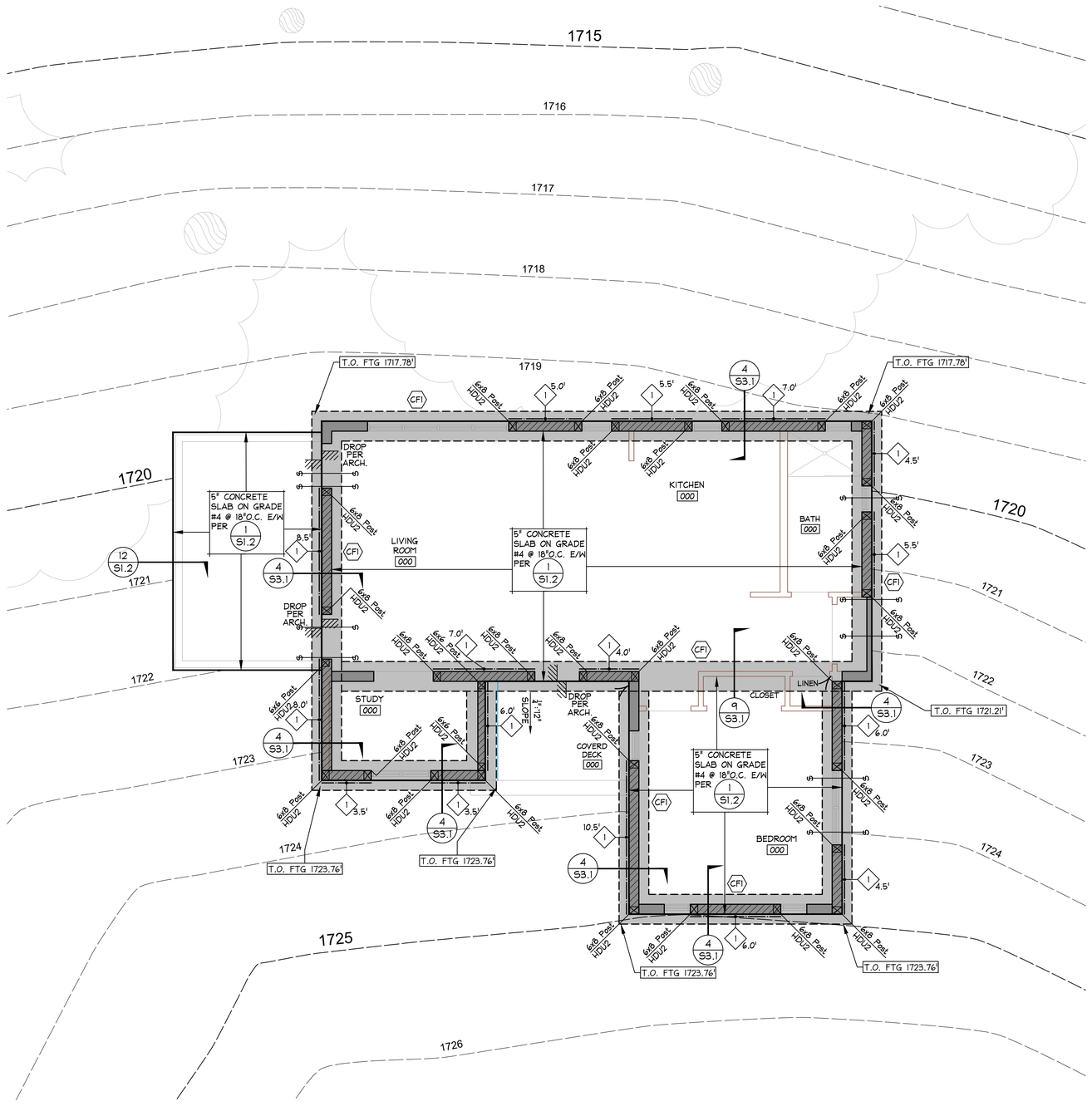


ADU ROOF FRAMING PLAN

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



ADU FOUNDATION PLAN

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

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REVISION SCHEDULE

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ADU FOUNDATION & ADU ROOF FRAMING PLAN

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Drawn TALLON
Job Number J25403
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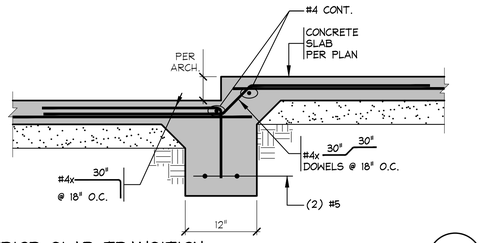
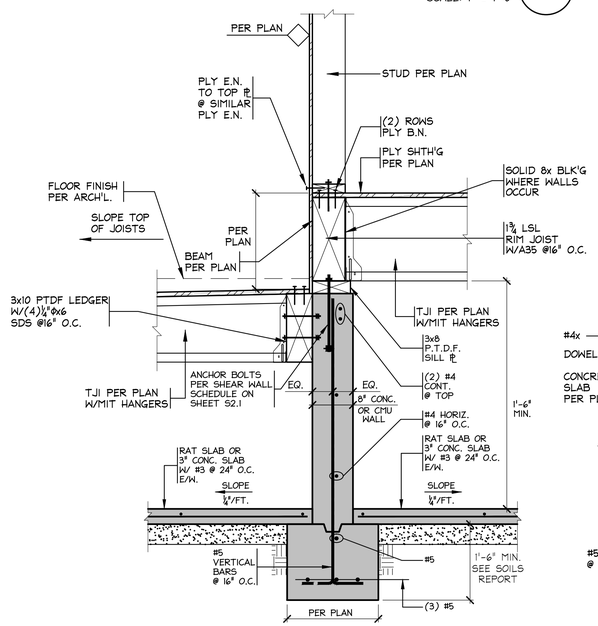


INTERIOR SLAB TRANSITION 13

SCALE: 1" = 1'-0"



TYPICAL INTERIOR FOOTING W/ FLOOR TRANSITION 11

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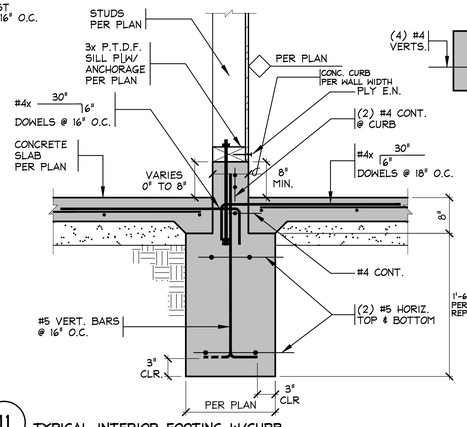
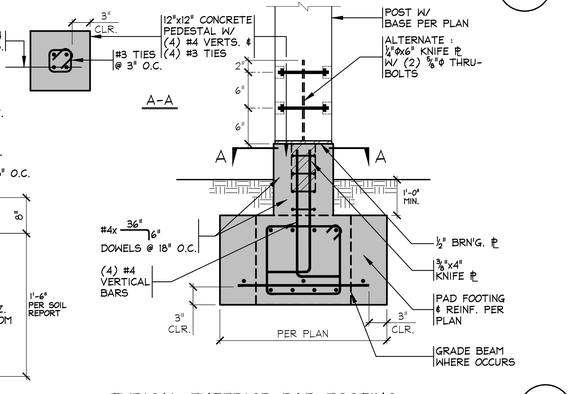


TYPICAL INTERIOR FOOTING W/CURB 9

SCALE: 1"=1'-0"



TYPICAL EXTERIOR PAD FOOTING 6

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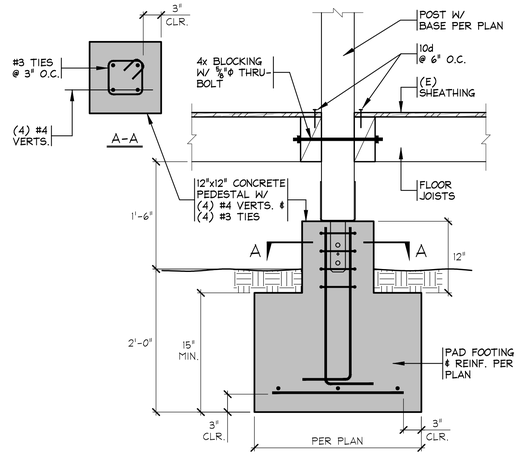
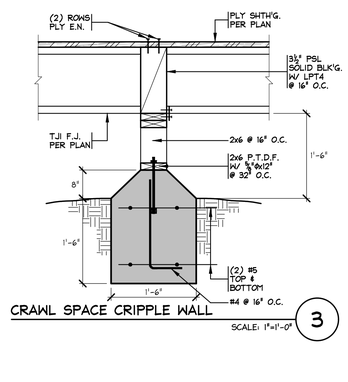


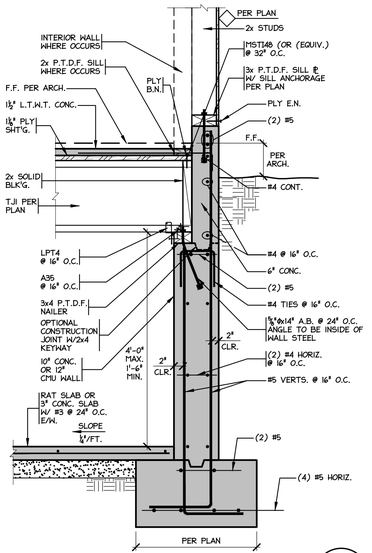
TYPICAL INTERIOR PAD FOOTING 7

SCALE: 1"= 1'-0"



CRAWL SPACE CRIPPLE WALL 3

SCALE: 1"=1'-0"



TYPICAL EXTERIOR FOOTING W/RAISED FLOOR 2

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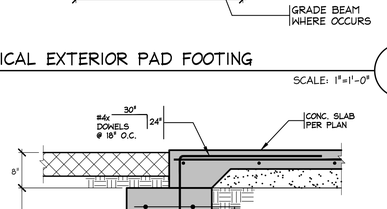
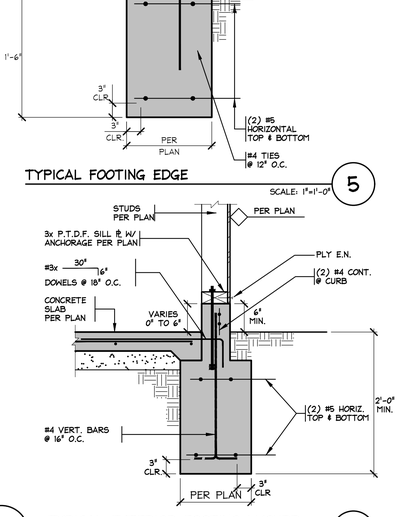


TYPICAL FOOTING EDGE 5

SCALE: 1"=1'-0"



TYPICAL EXTERIOR FOOTING W/CURB 4

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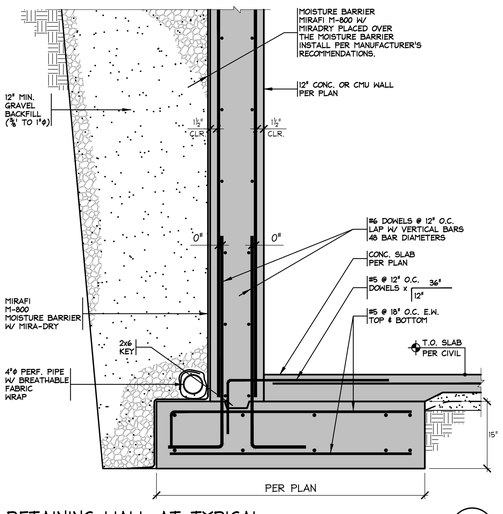
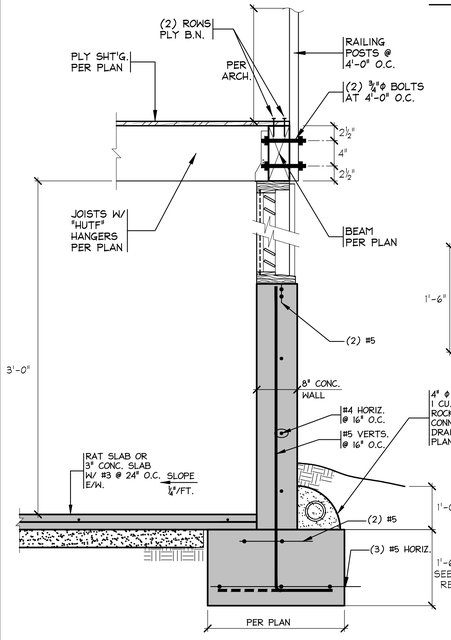


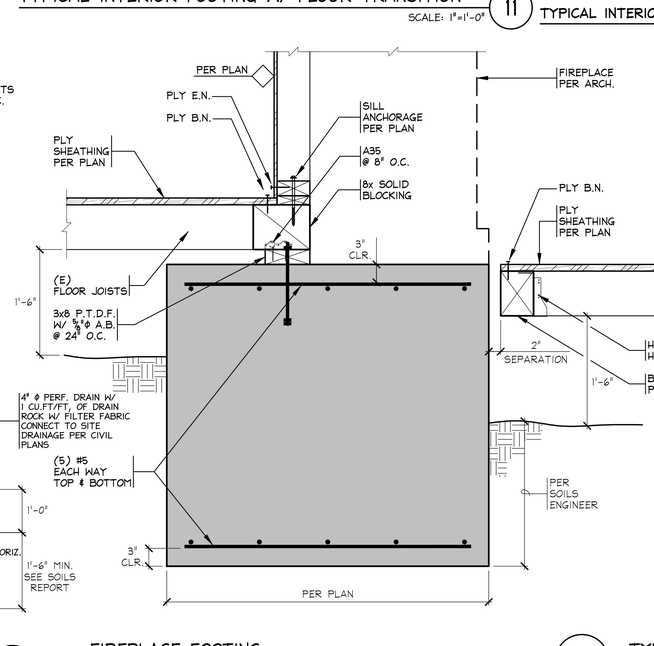
RETAINING WALL AT TYPICAL 1

SCALE: 1"=1'-0"



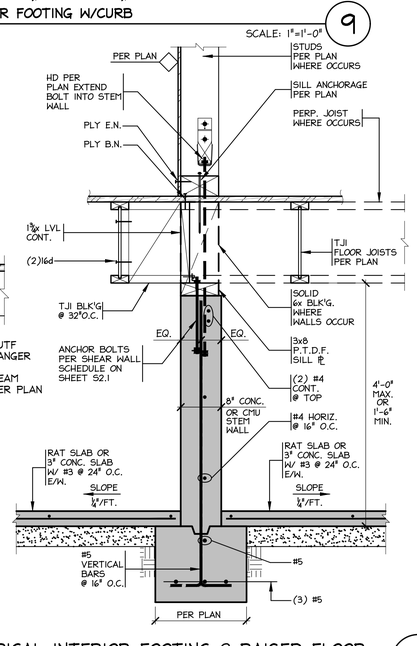
EXTERIOR FOOTING @ DECK 12

SCALE: 1"=1'-0"



FIREPLACE FOOTING 10

SCALE: 1"=1'-0"



TYPICAL INTERIOR FOOTING @ RAISED FLOOR 8

SCALE: 1"=1'-0"

REVISION SCHEDULE

NO.	DESCRIPTION	DATE

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JOB#: 225403

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STATE OF CALIFORNIA

Date September 18, 2025
Scale
Drawn TALLON
Job Number J25403
Sheet S3.1

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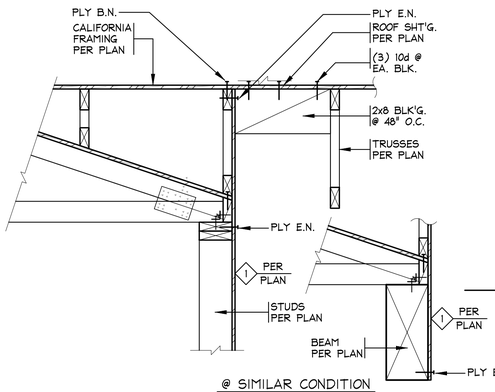
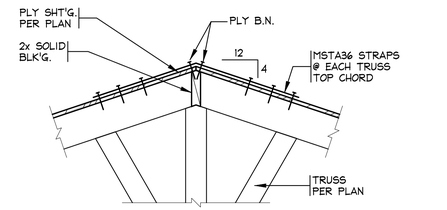


@ SIMILAR CONDITION

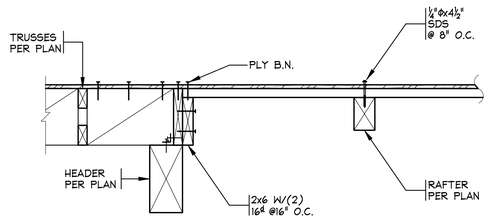
ROOF TRANSITION TRUSS TO TRUSS

SCALE: 1"=1'-0" 8



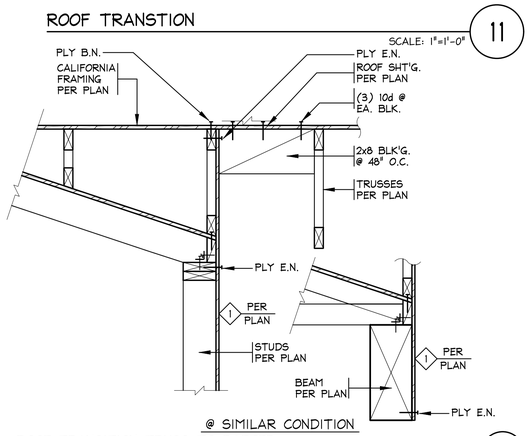
TYPICAL TRUSS @ RIDGE LINE

SCALE: 1"=1'-0" 4



ROOF TRANSTION

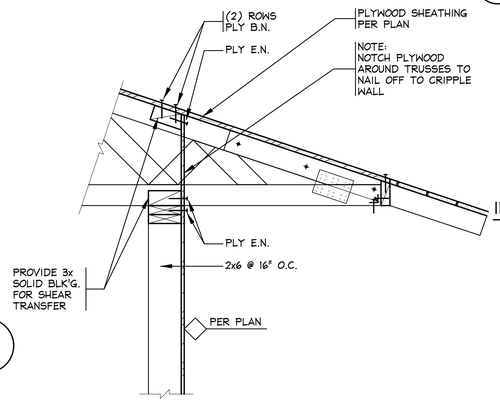
SCALE: 1"=1'-0" 11



@ SIMILAR CONDITION

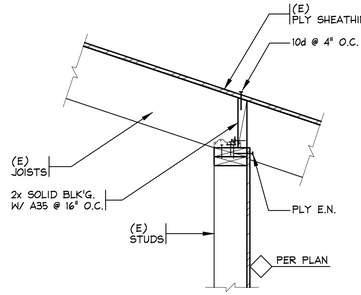
ROOF TRANSITION TRUSS TO RAFTER

SCALE: 1"=1'-0" 10



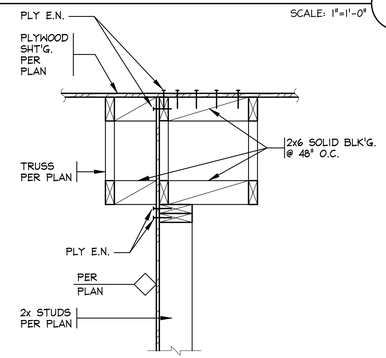
INTERIOR SHEAR WALL PERPENDICULAR

SCALE: 1"=1'-0" 3



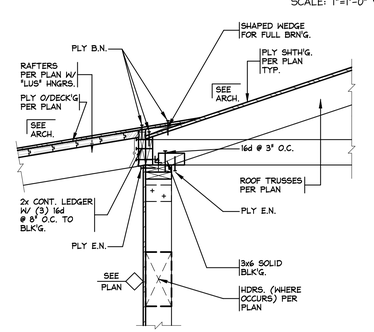
SHEAR TRANSFER @ TRUSS PERPENDICULAR

SCALE: 1"=1'-0" 7



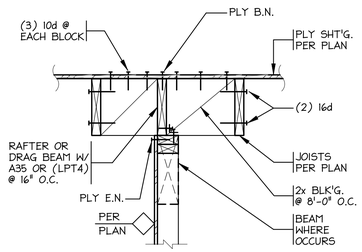
SHEAR TRANSFER @ TRUSS PARALLEL

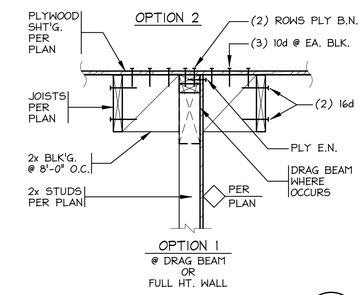
SCALE: 1"=1'-0" 6



ROOF TRANSITION

SCALE: 1"=1'-0" 5

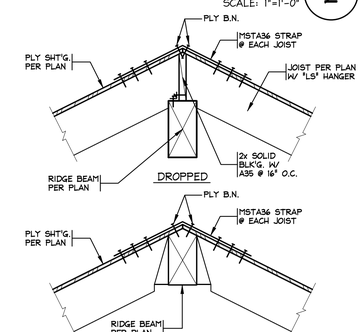




OPTION 1
@ DRAG BEAM
OR
FULL HT. WALL

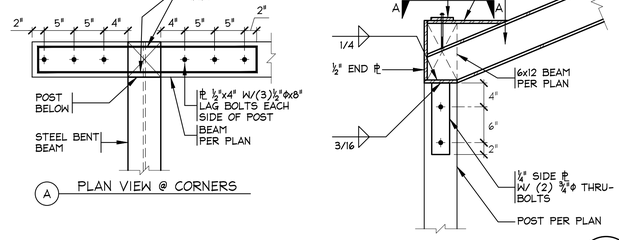
INTERIOR SHEAR WALL PARALLEL

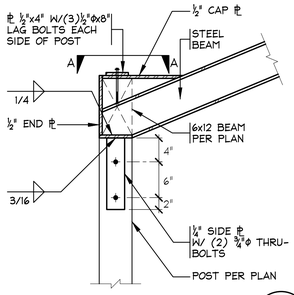
SCALE: 1"=1'-0" 2



TYPICAL RIDGE BEAM

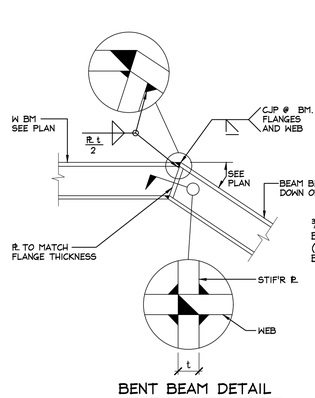
SCALE: 1"=1'-0" 1



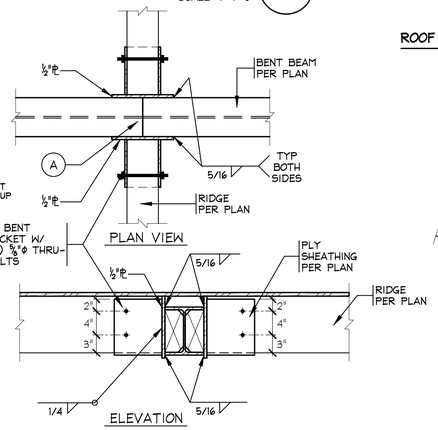


BEAM SUPPORT

SCALE: 1"=1'-0" 13

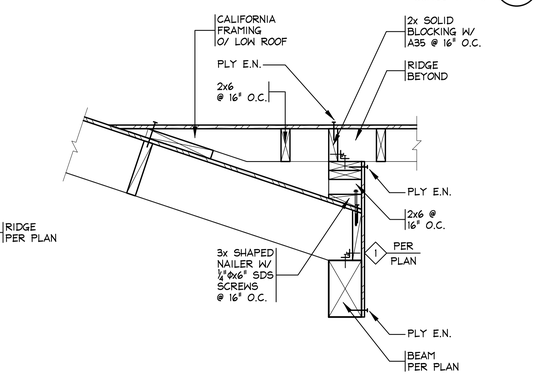


BENT BEAM DETAIL



BENT STEEL BEAM AT RIDGE

SCALE: 1"=1'-0" 12



ROOF TRANSITION RAFTER TO RAFTER

SCALE: 1"=1'-0" 9

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REVISION SCHEDULE

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CARMEL, CA 93940

FRAMING DETAILS

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LOS ANGELES SANTA ISLAND
JOB: J25403

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EXP. 03-31-2027
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Date September 18, 2025
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Drawn TALLON
Job Number J25403
Sheet S4.1

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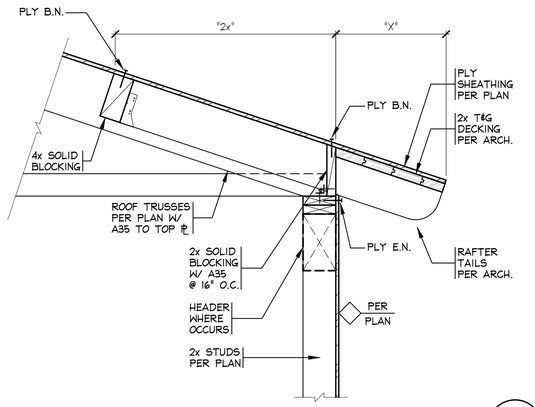
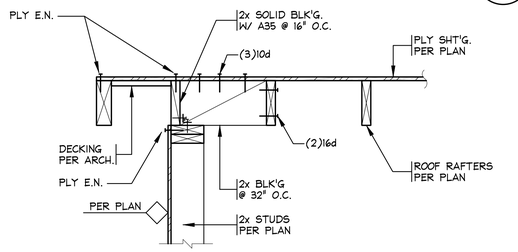


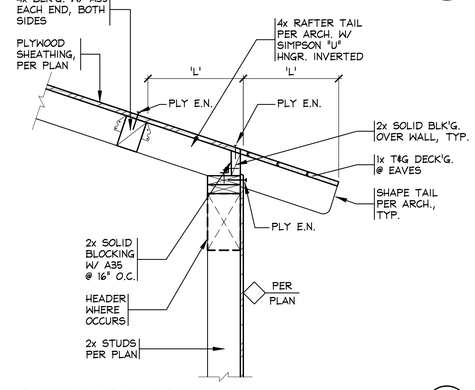
TRUSS ROOF EAVE DETAIL

SCALE: 1"=1'-0" — 5



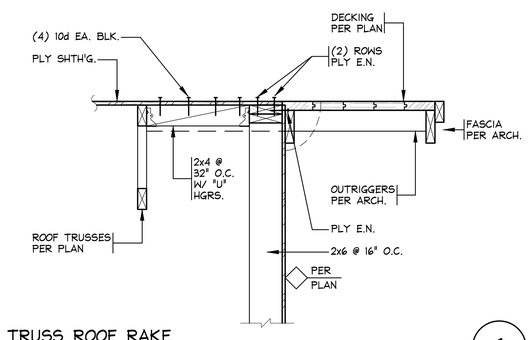
RAFTER RAKE CONDITION

SCALE: 1"=1'-0" — 4



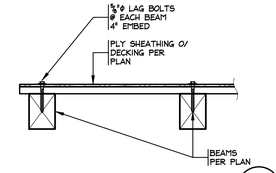
RAFTER ROOF EAVE DETAIL

SCALE: 1"=1'-0" — 3



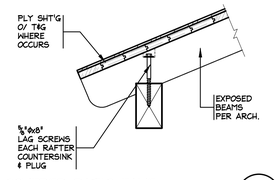
TRUSS ROOF RAKE

SCALE: 1"=1'-0" — 6



RAKE - COVERED PATIO

SCALE: 1"=1'-0" — 2



COVERED PATIO EAVE

SCALE: 1"=1'-0" — 1

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

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JOHN A. MARTIN & ASSOCIATES
STRUCTURAL ENGINEERS
LOS ANGELES SAN DIEGO SAN FRANCISCO ISLAND
JOB: J25403

LICENSED PROFESSIONAL ENGINEER
JOSEPH ANTHONY TARCA
C 83131
EXP. 03-31-2027
CIVIL
STATE OF CALIFORNIA

Date: September 18, 2025
Scale:
Drawn: TALLON
Job Number: J25403
Sheet: S4.2

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CODE MINIMUM KITCHEN RANGE EXHAUST

DWELLING FLOOR AREA	HOOD OVER ELECTRIC RANGE CODE MINIMUM	HOOD OVER NATURAL GAS RANGE CODE MINIMUM	DOWNDRAFT OR EXHAUST FAN CODE MINIMUM
>1500	110 CFM	180 CFM	300 CFM
1000–1500	110 CFM	250 CFM	300 CFM
750–1000	130 CFM	280 CFM	300 CFM
<750	160 CFM	280 CFM	300 CFM

(1) CODE MINIMUMS BASED ON 2022 SINGLE FAMILY RESIDENTIAL MANDATORY MEASURES 150.0(0)1G:

(2) RECOMMENDED MINIMUM IS 150 CFM PER LINEAR FOOT OF RANGE WIDTH.

(3) MAKEUP AIR IS REQUIRED FOR KITCHEN EXHAUST SYSTEMS EXCEEDING 400 CFM.

(4) FOR ADDITIONAL REQUIREMENTS SEE "RESIDENTIAL KITCHEN RANGE EXHAUST AND MAKE–UP AIR REQUIREMENTS (2025)" IN INSTALLATION NOTES SHEET.

ABBREVIATIONS

AC	AIR CONDITIONING UNIT
AD	ACCESS DOOR
AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLING UNIT
AL	ACOUSTICAL LINING
ALD	AUTOMATIC LOUVER DAMPER
BDD	BACKDRAFT DAMPER
BI	BLACK IRON
BRD	BAROMETRIC RELIEF DAMPER (PRESSURE REGULATING DAMPER)
CAV	CONSTANT AIR VOLUME
CC	COOLING COIL
CD	CEILING DIFFUSER
CHWR	CHILLED WATER RETURN
CHWS	CHILLED WATER SUPPLY
CR(G)	CEILING REGISTER OR GRILLE
CWR	CONDENSER WATER RETURN
CWS	CONDENSER WATER SUPPLY
DB	DRY BULB TEMPERATURE
EAT	ENTERING AIR TEMPERATURE
EJ	EXPANSION JOINT
EXH	EXHAUST
EWT	ENTERING WATER TEMPERATURE
FAI	FRESH AIR INTAKE
FC	FLEXIBLE CONNECTION
FCU	FAN COIL UNIT
FD	FLOOR DIFFUSER
FRD	FIRE DAMPER
FPM	FEET PER MINUTE
H	HUMIDIFIER
HC	HEATING COIL
HRC	HEAT RECOVERY COIL
HRV	HEATING RECOVERY AND VENTILATING UNIT
HWR	HOT WATER RETURN
HWS	HOT WATER SUPPLY
HX	HEAT EXCHANGER
KW	KILOWATTS
LAT	LEAVING AIR TEMPERATURE
LWT	LEAVING WATER TEMPERATURE
M	MOTOR
MLWS	METAL LOUVER WITH WIRE MESH SCREEN
MO	MASONRY OR WALL OPENING
NC	NORMALLY CLOSED
NIC	NOT IN CONTRACT
NK	NECK SIZE
NO	NORMALLY OPEN
NTS	NOT TO SCALE
OAI	OUTSIDE AIR INTAKE
OBD	OPPOSED BLADE DAMPER
P	PUMP
PC	PUMPED CONDENSATE
PHC	PRE HEAT COIL
PRV	PRESSURE REDUCING VALVE
RA	RETURN AIR
RHC	REHEAT COIL
SA	SUPPLY AIR
SD	SMOKE DAMPER
SF	SQUARE FEET
ST	SOUND TRAP
S/S	STAINLESS STEEL
TF	TRANSFER FAN
TR(G)	TOP REGISTER OR GRILLE
UC	UNDERCUT DOOR (1")
UH	UNIT HEATER
UON	UNLESS OTHERWISE NOTED
V	VENTILATION
VAV	VARIABLE AIR VOLUME REGULATOR
VD	VOLUME DAMPER
VFD	VARIABLE FREQUENCY DRIVE
VI	VIBRATION ISOLATOR
WB	WET BULB TEMPERATURE
WMS	WIRE MESH SCREEN
WP	WEATHER PROOF
W/SQ.FT	WATTS PER SQUARE FOOT

MECHANICAL LEGEND

SYMBOL	DESCRIPTION
	DISTRIBUTION MANIFOLD
	HYDRONIC BASEBOARD (SEE HEAT SOURCE SCHEMATIC FOR LENGTH AND HEIGHT)
55	AIR SUPPLY FLOOR/CEILING REGISTER (CFM AS SHOWN ON PLAN)
55	AIR SUPPLY WALL REGISTER (CFM AS SHOWN ON PLAN)
55	AIR SUPPLY TOE SPACE REGISTER (CFM AS SHOWN ON PLAN)
55	AIR RETURN WALL GRILLE (CFM AS SHOWN ON PLAN)
	AIR EXHAUST IN–LINE FAN
	AIR EXHAUST FAN RECESSED FAN
	DOOR GRILLE OR TRANSFER GRILLE
	THERMOSTAT +60"FF
	NEW DUCT ROUND (SUPPLY)
	NEW DUCT ROUND (RETURN)
	NEW DUCT SQUARE (SUPPLY)
	NEW DUCT SQUARE (RETURN)
SIZE	MITERED ELBOW WITH TURNING VANES
SIZE SIZE	DUCT TRANSITION (ROUND OR SQUARE)
SIZE SIZE	DUCT TRANSITION (RECTANGULAR TO ROUND)
	MANUAL AIR VOLUME DAMPER

REGISTERS

MARK	TYPE	MANUFACTURER MODEL	COMMENTS
CR	CEILING RETURN	TITUS CT–480 3 26 N 00–000 0	(1)
CD	CEILING DIFFUSER	TITUS CT–480 3 26 N 00–000 0	(1)
HSR	HIGH SIDE RETURN	TITUS CT–480 3 26 N 00–000 0	(1)
HSS	HIGH SIDE SUPPLY	TITUS CT–480 3 26 N 00–000 0	(1)
TK	TOE KICK	TITUS CT–480 4 26 N 00–000 0	(1)
LSR	LOW SIDE RETURN	TITUS CT–480 3 26 N 00–000 0	(1)
LSS	LOW SIDE SUPPLY	TITUS CT–480 3 26 N 00–000 0	(1)
FD	FLOOR DIFFUSER	TITUS CT–480 6 26 N 00–000 H	(1)

(1) PROVIDE MILL FINISH OR CUSTOM PAINT COLOR SPECIFIED BY ARCH.

DUCT SYSTEM INSTALLATION

1. Duct installation shall be in conformance with chapter 6 of the 2025 CMC or as recommended by ACCA manuals D, J, S, SMACNA manuals, and/or the ASHRAE handbook if approved by officials having jurisdiction. Care shall be exercised to seal all joints and seams to prevent air leakage.
2. Where shown on the mechanical plan and if necessary for other locations, provide rectangular duct of equivalent cross sectional area to the round duct shown to clear obstructions. Provide smooth transitions when the duct shape changes.
3. Flexible vibration isolation connectors shall be installed in sheet metal ductwork at the unit in both the supply and air intake; these shall not exceed 10.0 inches in length. Ductwork shall be properly aligned at these connectors without any offset.
4. Metal ductwork shall be installed in a workman-like manner in accordance with acceptable practice given in the ASHRAE handbook or the SMACNA "low pressure duct construction standards" manual. Rigid sheet metal ducts shall be at least the minimum thickness required for their largest dimension and/or the static pressure to which they shall be subjected; they shall be provided with turning vanes or long radius bends both to reduce the pressure loss and to provide a more uniform velocity distribution downstream from the bend. All duct seams and joints shall be airtight and smooth fitting. These shall be sealed with products such as mastic and/or foil-backed tape recommended by the manufacturer for the location where they will be used.
5. Rigid ductwork exposed to view shall be installed in such a manner as to present a neat appearance. The ducts shall be parallel to adjacent architectural surfaces and have as few joints as possible.
6. All metal ducts shall be securely supported, hung, or suspended by metal hangers, straps, or brackets and the support material in contact with the duct, or external insulation, shall not be less than 0.75 inches wide. The hanger spacing for metal duct shall not be more than 10 feet for rectangular duct or 12 feet for round duct. Hangers exposed to view shall be plumb and neat in appearance. All rectangular metal ducts 24 inches or wider and all exterior ducts shall be cross broken or beaded to provide additional support. Ducts shall be insulated with fiberglass duct insulation to provide a minimum duct insulation value of r-6. Wye branches and diffuser boots shall be insulated on their exterior surfaces unless they are exposed to the weather, are exposed to view, or could be damaged during occupancy of the building. Any insulating material used shall meet the appropriate specifications required by ASTM e-84, c-553; NEPA 90b; and UL 181. Such insulation shall have 100% coverage and be installed in accordance with the manufacturer's instructions.
7. Flexible air duct shall be UL listed class 1 air duct made with a polyester interior, a moisture impervious sleeve and insulation having an overall r-value no less than 6. Foil covered duct shall be used in locations where high radiant heat loads may be expected. Performance and assembly shall be in strict accordance with details listed in the flexible ductwork manufacturer's applications manual or the SMACNA "flexible duct performance standards and flexible duct installation standards". Tight fitting mechanical clamps and mastic recommended for the location shall be used to seal all joints. Particular attention shall be taken to avoid kinks, sharp bends, or other such obstructions in the duct. Factory made flexible air ducts shall be installed according to their installation instructions and standards set by the code. Duct work shall use pressure-sensitive tapes, mastics, aerosol sealants or other closure systems meeting applicable UL 181A and B requirements. Drawbands used with flexible ducts shall be either stainless-steel, worm driven hose clamps or UV-resistant nylon duct ties. In addition, drawbands must have a minimum tensile strength rating of 150 pounds an db tightened as recommended by the manufacturer.
8. Flexible air duct shall be supported at the manufacturer's recommended intervals but in no case shall the intervals between hangers exceed 4.0 ft.The hanger material shall be not less than 2.0 inch wide. The maximum permissible sag shall be 0.5 inch per foot of spacing between supports. Collars shall be used to attach flexible duct and shall be a minimum of 2.0 inches in length. Collars shall be inserted into the flexible duct a minimum of 1.0 inch before fastening.
9. Readily accessible balancing or volume control dampers with outside locking devices shall be provided as shown on the mechanical plans and/or as needed to regulate the air flow to each register.
10. Supply and return plenums shall be covered with insulation having a value of r-6 or greater on their internal surfaces. Any insulating material used shall meet the appropriated specifications required by ASTM e-84, c-553; NEPA 90b; and UL 181. Such insulation shall have 100% coverage and be installed in accordance with the manufacturer's instructions.
11. Ductwork shall be installed so that it will not contact the ground.
12. Return air grill may be substituted, as desired, based on equal face area.
13. Boot area shall match grill area in all cases. If necessary, boots should be lined with acoustical lining to reduce noise transmission.
14. Plenum shall be lined with acoustical lining.
15. Flat ducts for wall registers shall be 3-1/4"x14" unless shown on the plans.
16. Termination of all environmental air ducts including direct vent termination kits shall be a minimum of 3 feet from or any openings into the building (i.e., dryers, bath and utility fans, etc., must be 3 feet away from doors, windows, opening skylights or attic vents).
17. Mechanical equipment and duct openings shall be protected during storage and rough installation per 2025 CAL Green section 4.504.1 to reduce the amount of dust or debris which may collect in the system.
18. Heating, ventilating and air conditioning systems (including hydronic systems) shall be balanced in accordance 2025 CMC Section 314.1 using the ACCA Manual B method.

Air for combustion

1. Air quantities shall be based on the 2025 California Mechanical Code. If located in a confined space, that space shall be provided with two permanent openings one within 12 inches of the top and one within 12 inches of the bottom of the enclosure. The openings shall communicate directly, or by ducts with the outdoors. When communication with the outdoors is through vertical ducts, each opening shall have a minimum free area of 1.0 square inch per 4000 BTU per hour of total input rating of all equipment in the enclosure. When communication with the outdoors is through horizontal ducts, each opening shall have a minimum free area of 1.0 square inch per 2000 BTU per hour of total input rating of all equipment in the enclosure. If approved by the administrative authority having jurisdiction, communication directly through an exterior wall may be considered as a vertical duct.
2. Duct openings shall be screened with metal mesh having openings of 1/4 inch. Provisions shall be made for the reduction in duct area due to the effects of screens, louvers, etc.

Gas lines

1. Piping shall be new, standard weight wrought iron or steel (exterior-only galvanized or black), with malleable iron fittings. Approved PE (poly-ethylene) pipe may be used in exterior buried piping systems.
2. Exterior piping shall be protected by approved, machine applied protective coating. Field wrapping shall be limited to sections at joints and shall provide equivalent protection to the machine applied coating.
3. Gas lines may not be installed on or under the ground under buildings; they must be at least 6 inches above the ground.
4. Gas lines shall be wrapped with insulation and sleeved where passing through concrete. Piping shall be protected where passing through framing using metal straps designed for the purpose.

MAJOR EQUIPMENT INSTALLATION

1. Installation shall meet all local and national codes pertaining to the installation and operation of plumbing equipment. Unless otherwise required by these standards, the equipment shall be installed in accordance with the equipment manufacturer's recommendations.
2. If "or equal" equipment is to be used, it must meet the performance specifications for the equipment listed, and shall receive prior approval from the mechanical engineer. All requests for substitution shall be furnished with sufficient engineering data to demonstrate that the proposed equipment full meets all the performance levels of the equipment originally specified. The contractor shall be responsible for all costs associated with the engineering for structural, electrical, duct sizing, etc. Caused by any substitution.
3. Units shall be installed to provide the clearance or clearances specified by the manufacturer or required by the authority having jurisdiction.
4. Units shall have suitable support to prevent transmission of objectionable noise or vibration generated by the equipment to the structure. Outdoor, ground mounted, units shall be located on a level, one piece, concrete pad.
5. Provide and install low voltage control wiring in conduit installed by the mechanical or plumbing contractor using methods contained in the electrical specifications. All wiring of line voltage controls to be accomplished by the electrical contractor.
6. Contractors shall co-ordinate with the electrical contractor to ensure that all electrical accessories such as motor starters, control relays, circuit breakers, etc. Required to make a fully functional systems are provided.

PRELIMINARY - NOT FOR CONSTRUCTION OR BUILDING DEPARTMENT SUBMITTAL OR REVIEW

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NOTES

DATE: 01/09/25
SCALE: AS NOTED
DRAWN: MEG
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FILE NAME:

SHEET: M0.1
SHEET OF SHEETS

R-32 SPLIT SYSTEM HEATING & COOLING UNITS

MARK	COOL KBH	HEAT KBH		CFM	ESP	MOTOR		UNIT MCA	WT LBS	SEER2	EER2	HSPF2	LINE SIZE		MANUFACTURER AND MODEL	COMMENTS
	TC	HIGH(47)	LOW (17)			HP	V/PH						GAS	LIQ		
HP–1	60	66	43	–	–	–	230/1	32	243.6	16.5	10	9.5	–	–	SAMSUNG AM060FCMDCG/AA	1 6
AH–1A	30	34	–	1050	0.5	–	230/1	5.13	124	–	–	–	5/8	3/8	SAMSUNG AM030FEZDCG/AA	2 3 4 6
AH–1B	30	34	–	1050	0.5	–	230/1	5.13	124	–	–	–	5/8	3/8	SAMSUNG AM030FEZDCG/AA	2 3 4 6
HP–2	60	66	43	–	–	–	230/1	32	243.6	16.5	10	9.5	–	–	SAMSUNG AM060FCMDCG/AA	1 6
AH–2A	30	34	–	1050	0.5	–	230/1	5.13	124	–	–	–	5/8	3/8	SAMSUNG AM030FEZDCG/AA	2 3 4 6
AH–2B	18	22	–	530	0.5	–	230/1	3.5	101	–	–	–	1/2	1/4	SAMSUNG AM018FEZDCG/AA	2 3 4 6
AH–2C	18	22	–	530	0.5	–	230/1	3.5	101	–	–	–	1/2	1/4	SAMSUNG AM018FEZDCG/AA	2 3 4 6

1. MOUNT OUTDOOR UNIT ON VIBRATION PAD AND PROVIDE CLEARANCES PER MANF. GUIDELINES
2. PROVIDE A CONDENSATE DRAIN LINE FOR EACH INDOOR UNIT.
3. PROVIDE 16/2 STRANDED AND SHIELDED WIRE TO ALL CONTROLLERS
4. PROVIDE FILTER RACKS AND MERV 13 FILTERS
5. ROUTE ANY UNDERSLAB REFRIGERANT LINES IN PVC SLEEVE PER MANF GUIDELINES
6. EQUIPMENT SIZES APPROVED BY ACCA TO MEET ALL REQUIREMENTS OF MANUAL S 8TH EDITION
7. PROVIDE MIM–A60UN THERMOSTAT ADAPTERS, 1 PER AH, TO BE POWERED BY DEDICATED 230V TO 24V TRANSFORMERS MOUNTED TO AH'S. TRANSFORMERS TO PULL POWER FROM AH TO POWER 3RD PARTY THERMOSTATS.
8. 3rd PARTY THERMOSTATS TO BE 2 STAGE HEAT AND 2 STAGE COOL, SET FOR CONVENTIONAL STYLE WIRING, WITH R, G, C, Y1, Y2, W1, W2.
9. FOR MORE ACCURATE SPACE TEMP READINGS TO VRF SYSTEM, PROVIDE AND INSTALL ACI 10K–E1 FLUSH MOUNT PAINTABLE BUTTON REMOTE TEMP SENSORS OR SIMILAR. WIRE BACK TO AH SERVING THAT ZONE AND PLUG INTO BOARD IN PLACE OF RA THERMISTOR. ABANDON RA THERMISTORS IN PLACE.
10. SET DIPS AND DIALS ON THERMOSTAT ADAPTERS PER THE INSTALL MANUALS. CONFIRM ESTIMATED SPACE SET TEMPS WITH END USERS PRIOR TO INSTALL FOR USE WHEN SETTING TEMP DIALS RSW1/2 INSIDE THE ADAPTERS.
11. PROVIDE SAMSUNG CENTRAL CONTROLLER AT MECHANICAL ROOM, MODEL MCM–A300UN.

FANS

MARK	LOCATION	CFM	ESP	CFM CONT.	SONES OR TIP SPEED	MOTOR		FAN RPM	MAX AMPS	WATTS	CFM/ WATTS	MANUFACTURER MODEL	COMMENTS
						HP	V/PH						
EF–1	MASTER BATH	130	0.25"	––	0.4	NA	120/1	905	0.39	14.7	9.4	PANASONIC FV–05–11VK3	2 3 4
EF–2	MASTER WC	50	0.25"	––	0.4	NA	120/1	933	0.36	7.0	7.2	PANASONIC FV–05–11VK3	2 4
EF–3	BATH 1	80	0.25"	––	0.3	NA	120/1	908	0.36	9.2	8.8	PANASONIC FV–05–11VK3	2 3 4
EF–4	BATH 2	80	0.25"	––	0.3	NA	120/1	908	0.36	9.2	8.8	PANASONIC FV–05–11VK3	2 3 4
EF–5	BATH 3	110	0.25"	––	<0.3	NA	120/1	894	0.39	12.1	9.6	PANASONIC FV–11–15VK3	2 3 4
EF–6	BATH 3 WC	50	0.25"	––	0.4	NA	120/1	933	0.36	7.0	7.2	PANASONIC FV–05–11VK3	2 4

1. CEnC IAQ REQUIRED VENTILATION–DO NOT MODIFY. PROVIDE MULTI SPEED AND TIME DELAY MODULE
2. PROVIDE OPTIONAL LUTRON OCCUPANCY SENSOR MODEL # MS–OPS5AM, OR EQUAL PER ARCH, AND LED NIGHT LIGHT & MOTION SENSOR MODULE
3. PROVIDE CONDENSATION SENSOR MODULE TO SATISFY HUMIDISTAT CONTROL PER 2022 CAL GREEN CODE SECTION 4.506
4. FAN SHALL BE ENERGY STAR RATED AND HAVE BUILT IN BACKDRAFT DAMPER
5. WITH FACTORY LINT TRAP KIT. WIRE PER INSTALLATION GUIDELINES WITH DRYER CIRCUIT, PROVIDE ACCESS.

HEAT-ENERGY RECOVERY VENTILATORS

MARK	CFM	ESP	HR %		MOTOR		WATTS	MANUFACTURER MODEL	COMMENTS
			SRE	ASE	HP	V/PH			
ERV–1	85	0.4	73	77	–	120/1	68	PANASONIC FV–10VEC2	1 2
ERV–2	53	0.4	80	83	–	120/1	29	PANASONIC FV–10VEC2	1 2
ERV–3	85	0.4	73	77	–	120/1	68	PANASONIC FV–10VEC2	1 2

1. CEnC IAQ REQUIRED VENTILATION–DO NOT MODIFY
2. UNIT SHALL BE INSTALLED WITH MERV 13 FILTER.

PRELIMINARY - NOT FOR CONSTRUCTION OR BUILDING DEPARTMENT SUBMITTAL OR REVIEW

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EQUIPMENT SCHEDULE

DATE: 01/09/25
SCALE: AS NOTED
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FILE NAME:
SHEET: M0.2
SHEET OF SHEETS

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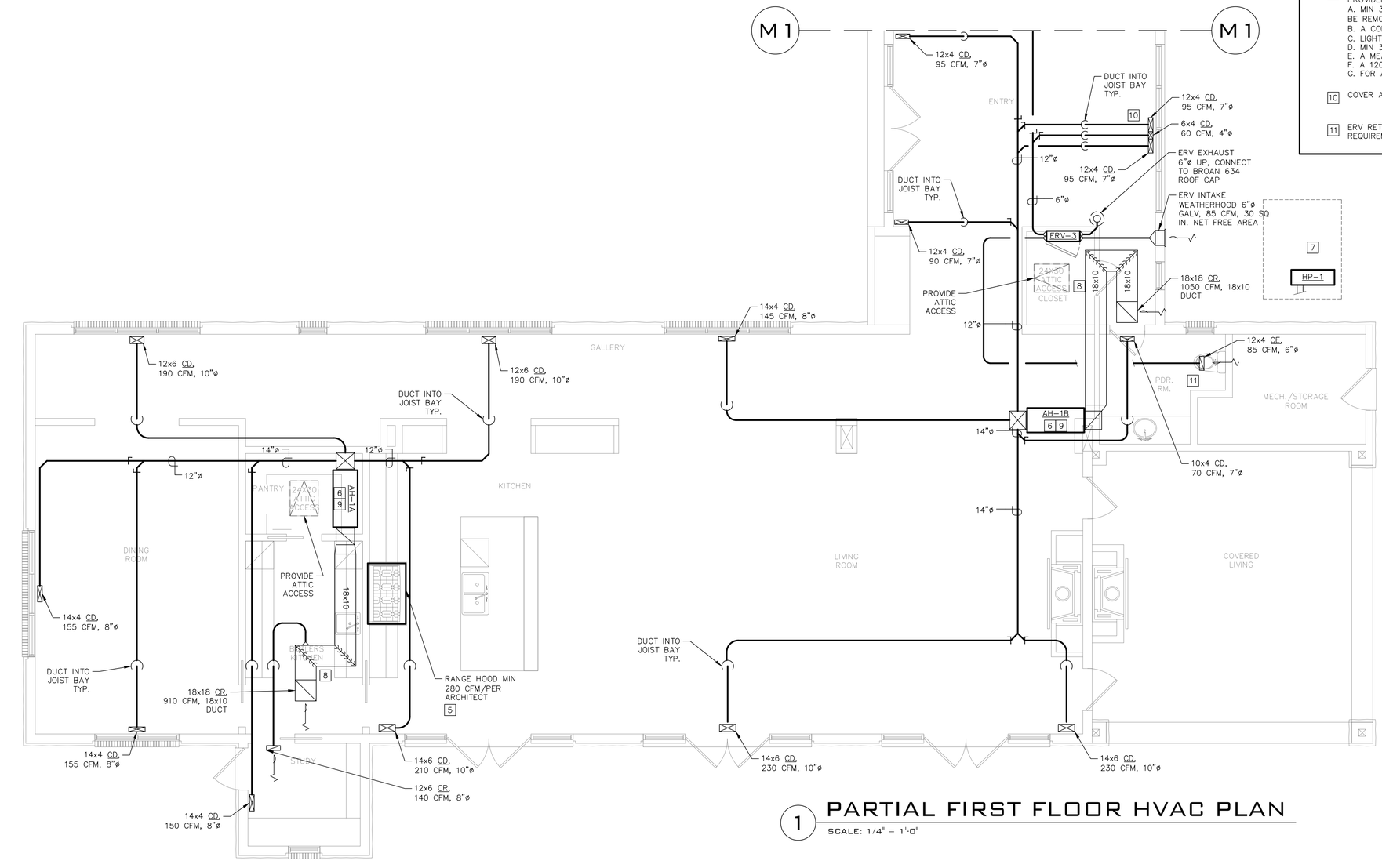

1 PARTIAL FIRST FLOOR HVAC PLAN

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

SHEET NOTES

1. CONTRACTOR SHALL LABEL WHOLE HOUSE VENTILATION SYSTEM AND PROVIDE INSTRUCTIONS ON ITS USE.
2. CONTRACTOR SHALL HAVE A COMPLETED FORM CF2R-MCH-27-H ON-SITE AT THE TIME OF INSPECTION.
3. PER CMC 502.2.1, ENVIRONMENTAL AIR DUCT EXHAUST SHALL TERMINATE NOT LESS THAN 3' FROM A PROPERTY LINE, 10' FROM A FORCED AIR INLET, 10' ABOVE A PUBLIC WALKWAY, AND 3' FROM OPENINGS INTO THE BUILDING.
4. ALL EXHAUST FANS SHALL BE EQUIPPED WITH FACTORY OR FIELD INSTALLED BACKDRAFT DAMPERS PER CMC 504.1.1 WHERE EXHAUST FAN DUCTS ARE COMBINED TO SERVE A SINGLE OUTLET, AN ADDITIONAL FIELD INSTALLED BACKDRAFT DAMPER SHALL BE USED TO PROVIDE GREATER PROTECTION
5. RANGE HOOD SHALL VENT TO THE OUTSIDE PER MANUFACTURER'S REQUIREMENTS. IF OPEN COMBUSTION APPLIANCE OR FIREPLACE IS PRESENT, MAKE UP AIR MAY BE REQUIRED. RANGE HOOD SPECIFICATION TBD BY OWNER/ARCH. SEE "CODE MINIMUM KITCHEN RANGE EXHAUST" SCHEDULE FOR REQUIREMENTS. DUCT INSTALLATION AND TERMINATION SIZE PER §150.0(O)1G OF THE 2025 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS AND 2025 CMC 504.3. SEE TABLE 150.0-H IN "RESIDENTIAL KITCHEN RANGE EXHAUST AND MAKE-UP AIR REQUIREMENTS (2025)" IN THE INSTALLATION NOTES FOR SIZING GUIDELINES.
6. A. PROVIDE CONDENSATE DRAIN LINE IN ACCORDANCE WITH CMC 802.9
   B. PROVIDE ACCESS PANEL AND CLEARANCE REQUIREMENTS PER MANUFACTURERS INSTALLATION REQUIREMENTS
   C. CONNECT REFRIGERANT LINES TO OUTDOOR COMPRESSOR UNITS
   D. PROVIDE FILTER RACK AND FILTER FOR ALL UNITS
7. CONDENSER COORD EXACT LOCATION W/ ARCH. UNIT SHALL HAVE CLEARANCES PER MANUFACTURES REQUIREMENTS. MAINTAIN MIN 5' CLEARANCE FROM CLOTHES DRYER VENT OUTLET
8. PROVIDE MIN (2) 90 TURNS FOR SOUND ATTENUATION
9. MOUNT IN ATTIC PER MANUFACTURER'S INSTALLATION MANUAL. THE FOLLOWING SHALL BE PROVIDED:
   A. MIN 30x22 ACCESS (SEE ARCH SHEETS) PROVIDED THE LARGEST PIECE OF EQUIPMENT CAN BE REMOVED FROM THE OPENING, WITHIN 20' OF UNIT, COORD W/ARCH AND GENERAL.
   B. A CONTINUOUS SOLID WALKWAY AT LEAST 24" WIDE FROM ACCESS TO UNIT.
   C. LIGHT AT UNIT W/SWITCH AT ACCESS.
   D. MIN 30x30 UNOBSTRUCTED LEVEL WORKING SPACE IN FRONT OF EQUIPMENT
   E. A MEANS OF DISCONNECT ADJACENT TO AND WITHIN SITE OF THE EQUIPMENT PER CMC 309.0
   F. A 120V RECEPTACLE ADJACENT TO EQUIPMENT
   G. FOR AC UNITS PROVIDE DRAIN PAN AND CONDENSATE REMOVAL PER 2025 CMC 802.9
10. COVER ADJACENT REGISTERS WITH A CONTINUOUS GRILLE
11. ERV RETURN TO SUBSTITUTE BATH FAN. CONTINUOUS EXHAUST RATE SHALL MEET MINIMUM REQUIREMENTS PER 2025 CMC 403.7. PROVIDE MEANS OF VOLUME BALANCING

ASHRAE 62.2 VENTILATION

WHOLE HOUSE VENTILATION PROVIDED BY CONTINUOUSLY OPERATED ERV PER ASHRAE 62.2. SEE FAN SCHEDULE ON M0.2 FOR CONTINUOUS BALANCED/EXHAUST VENTILATION RATES. SEE T24 FOR CONTINUOUS BALANCED/EXHAUST VENTILATION CALCULATION.

MANUAL JDS

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NORTH ARROW

N

PRELIMINARY - NOT FOR CONSTRUCTION OR BUILDING DEPARTMENT SUBMITTAL OR REVIEW

REVISIONS:	BY:

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LAWRENCE RESIDENCE
33 RONGHORN RUN
CARMEL, CA, 93923

PARTIAL FIRST FLOOR HVAC PLAN

DATE:	01/09/25
SCALE:	AS NOTED
DRAWN:	MEG
CHECKED:	
CHECKED:	
FILE NAME:	
SHEET:	M2.1
	SHEET OF SHEETS

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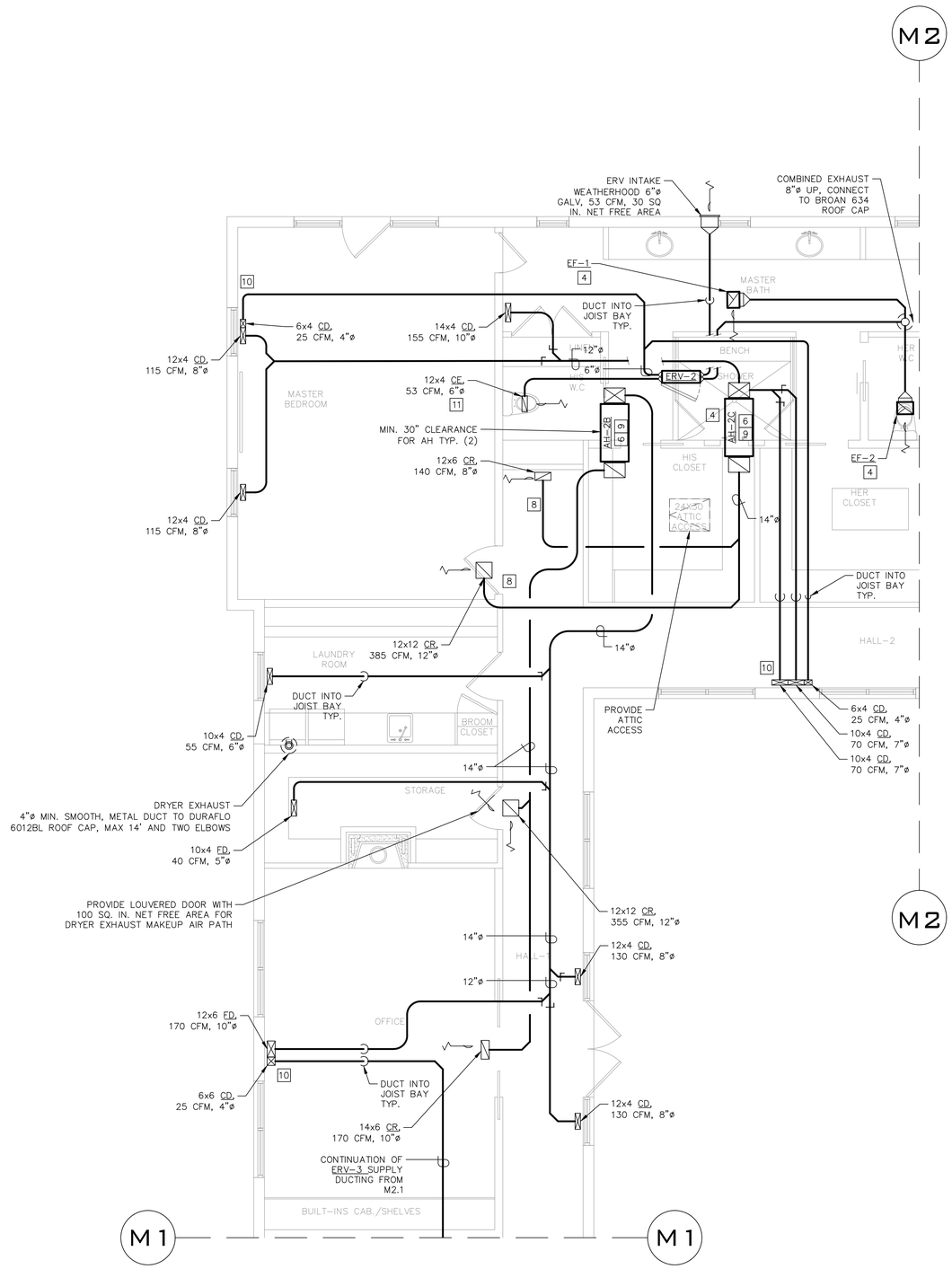

1 PARTIAL FIRST FLOOR HVAC PLAN

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

SHEET NOTES

1. CONTRACTOR SHALL LABEL WHOLE HOUSE VENTILATION SYSTEM AND PROVIDE INSTRUCTIONS ON ITS USE.
2. CONTRACTOR SHALL HAVE A COMPLETED FORM CF2R-MCH-27-H ON-SITE AT THE TIME OF INSPECTION.
3. PER CMC 502.2.1, ENVIRONMENTAL AIR DUCT EXHAUST SHALL TERMINATE NOT LESS THAN 3' FROM A PROPERTY LINE, 10' FROM A FORCED AIR INLET, 10' ABOVE A PUBLIC WALKWAY, AND 3' FROM OPENINGS INTO THE BUILDING.
4. ALL EXHAUST FANS SHALL BE EQUIPPED WITH FACTORY OR FIELD INSTALLED BACKDRAFT DAMPERS PER CMC 504.1.1 WHERE EXHAUST FAN DUCTS ARE COMBINED TO SERVE A SINGLE OUTLET, AN ADDITIONAL FIELD INSTALLED BACKDRAFT DAMPER SHALL BE USED TO PROVIDE GREATER PROTECTION
5. RANGE HOOD SHALL VENT TO THE OUTSIDE PER MANUFACTURER'S REQUIREMENTS. IF OPEN COMBUSTION APPLIANCE OR FIREPLACE IS PRESENT, MAKE UP AIR MAY BE REQUIRED. RANGE HOOD SPECIFICATION TBD BY OWNER/ARCH. SEE "CODE MINIMUM KITCHEN RANGE EXHAUST" SCHEDULE FOR REQUIREMENTS. DUCT INSTALLATION AND TERMINATION SIZE PER §150.0(O)1G OF THE 2025 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS AND 2025 CMC 504.3. SEE TABLE 150.0-H IN "RESIDENTIAL KITCHEN RANGE EXHAUST AND MAKE-UP AIR REQUIREMENTS (2025)" IN THE INSTALLATION NOTES FOR SIZING GUIDELINES.
6. A. PROVIDE CONDENSATE DRAIN LINE IN ACCORDANCE WITH CMC 802.9
   B. PROVIDE ACCESS PANEL AND CLEARANCE REQUIREMENTS PER MANUFACTURERS INSTALLATION REQUIREMENTS
   C. CONNECT REFRIGERANT LINES TO OUTDOOR COMPRESSOR UNITS
   D. PROVIDE FILTER RACK AND FILTER FOR ALL UNITS
7. CONDENSER COORD EXACT LOCATION W/ ARCH. UNIT SHALL HAVE CLEARANCES PER MANUFACTURES REQUIREMENTS. MAINTAIN MIN 5' CLEARANCE FROM CLOTHES DRYER VENT OUTLET
8. PROVIDE MIN (2) 90 TURNS FOR SOUND ATTENUATION
9. MOUNT IN ATTIC PER MANUFACTURER'S INSTALLATION MANUAL. THE FOLLOWING SHALL BE PROVIDED:
   A. MIN 30x22 ACCESS (SEE ARCH SHEETS) PROVIDED THE LARGEST PIECE OF EQUIPMENT CAN BE REMOVED FROM THE OPENING, WITHIN 20' OF UNIT, COORD W/ARCH AND GENERAL.
   B. A CONTINUOUS SOLID WALKWAY AT LEAST 24" WIDE FROM ACCESS TO UNIT.
   C. LIGHT AT UNIT W/SWITCH AT ACCESS.
   D. MIN 30x30 UNOBSTRUCTED LEVEL WORKING SPACE IN FRONT OF EQUIPMENT
   E. A MEANS OF DISCONNECT ADJACENT TO AND WITHIN SITE OF THE EQUIPMENT PER CMC 309.0
   F. A 120V RECEPTACLE ADJACENT TO EQUIPMENT
   G. FOR AC UNITS PROVIDE DRAIN PAN AND CONDENSATE REMOVAL PER 2025 CMC 802.9
10. COVER ADJACENT REGISTERS WITH A CONTINUOUS GRILLE
11. ERV RETURN TO SUBSTITUTE BATH FAN. CONTINUOUS EXHAUST RATE SHALL MEET MINIMUM REQUIREMENTS PER 2025 CMC 403.7. PROVIDE MEANS OF VOLUME BALANCING

ASHRAE 62.2 VENTILATION

WHOLE HOUSE VENTILATION PROVIDED BY CONTINUOUSLY OPERATED ERV PER ASHRAE 62.2. SEE FAN SCHEDULE ON M0.2 FOR CONTINUOUS BALANCED/EXHAUST VENTILATION RATES. SEE T24 FOR CONTINUOUS BALANCED/EXHAUST VENTILATION CALCULATION.

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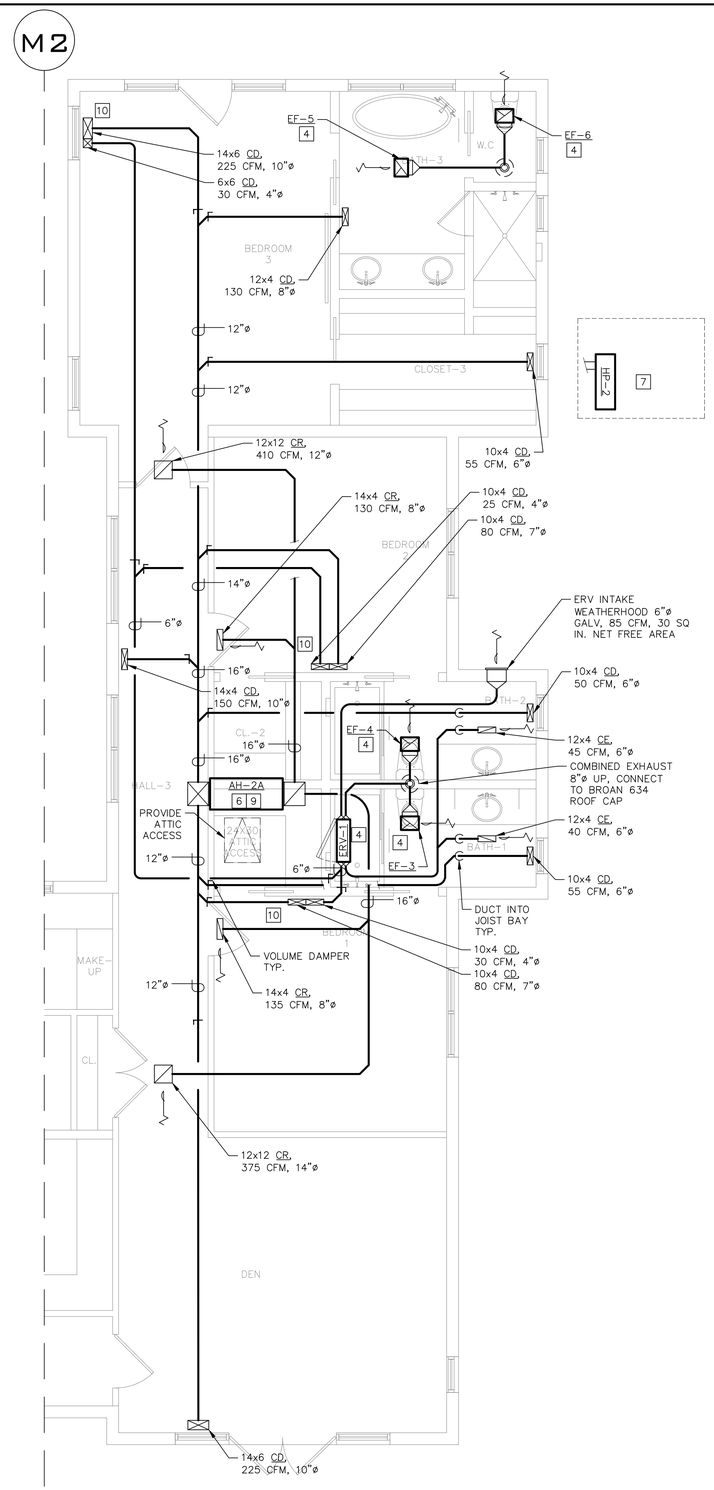

M2

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PIPE INSULATION THICKNESS TABLE

FLUID TEMPERATURE RANGE (°F)	CONDUCTIVITY RANGE (IN BTU-INCH PER HOUR SQUARE FOOT PER °F)	INSULATION MEAN RATING TEMPERATURE (°F)	NOMINAL PIPE DIAMETER (IN INCHES)				
			< 1	1 TO< 1.5	1.5 TO< 4.5	4 TO< 8	8 AND LARGER
			INSULATION THICKNESS REQUIRED (IN INCHES)				
SPACE HEATING, HOT WATER SYSTEMS (STEAM, STEAM CONDENSATE AND HOT WATER) AND SERVICE WATER HEATING SYSTEMS							
ABOVE 350	0.32-0.34	250	4.5	5.0	5.0	5.0	5.0
251-350	0.29-0.32	200	3.0	4.0	4.5	4.5	4.5
201-250	0.27-0.30	150	2.5	2.5	2.5	3.0	3.0
141-200	0.25-0.29	125	1.5	1.5	2.0	2.0	2.0
105-140	0.22-0.28	100	1.0	1.5	1.5	1.5	1.5
SPACE COOLING SYSTEMS (CHILLED WATER, REFRIGERANT AND BRINE)							
40-60	0.21-0.27	75	0.75	0.75	1.0	1.0	1.0
BELOW 40	0.20-0.26	50	1.0	1.5	1.5	1.5	1.5

FROM TABLE 120.3-A 2025 CEC

CAL GREEN FIXTURE CONNECTION TABLE

DESCRIPTION	MIN BRANCH SIZE				TRAP	MAX GPM	COMMENTS
	W	V	CW	HW			
WATER CLOSET	3"	2"	1/2"	NA	3"		1
KITCHEN/LAUNDRY SINK	2"	1-1/2"	1/2"	1/2"	1-1/2"	1.8 @ 60 PSI	
TUB/SHOWER COMBO	2"	1-1/2"	3/4"	3/4"	1-1/2"	1.8 @ 80 PSI	2 4
BATH TUB ONLY	2"	1-1/2"	3/4"	3/4"	1-1/2"		
LAVATORY	1-1/2"	1-1/2"	1/2"	1/2"	1-1/2"	1.2 @ 60 PSI	
CLOTHES WASHER	2"	1-1/2"	3/4"	3/4"	2"		
SHOWER	2"	1-1/2"	3/4"	3/4"	2"	1.8 @ 80 PSI	2 4

NOTES:
1. Dual-Flush or equal to or less than 1.28 gallon per flush
2. Individual control valves of the pressure balance or thermostatic mixing valve type shall be provided.
3. Plumbing fixtures shall meet the standard referenced in CGBSC 4.303.3
4. When a shower is served by more than one showerhead, the combined flow rate of all showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to allow only one shower to be in operation at a time. (Note: hand-held shower is to be considered a showerhead)

HEAT PUMP WATER HEATERS

MARK	LOCATION	GAL CAP	KBH IN	ELECT		RECOVERY AT 90°F RISE	LBS FULL	MANUFACTURER AND MODEL	COMMENTS
				KW	V/PH				
HPWH-1	POOL EQUIP.	58	N/A	--	240/1	22.7 GPH	663	LG APHWC501M	

PLUMBING ABBREVIATIONS

ARCH — ARCHITECT
AFS — AUTOMATIC FIRE SPRINKLERS
BTU/H — BRITISH THERMAL UNITS PER HOUR
CD — CONDENSATE DRAIN
CIRC — CIRCULATION
CLG — CEILING
CONC — CONCRETE
CONT — CONTINUATION
COORD — COORDINATION
COTG — CLEAN-OUT TO GRADE
CW — COLD WATER
ø — DIAMETER
DF — DRINKING FOUNTAIN
DN — DOWN
DWGS — DRAWINGS
(E) — EXISTING
ELECT — ELECTRICAL
°F — DEGREES FAHRENHEIT
FCW — FILTERED COLD WATER
FLA — FULL LOAD AMPS
FLEX — FLEXIBLE
FPM — FEET PER MINUTE
FS — FLOOR SINK
FTR — FLUE THRU ROOF
G — GAS
GALV — GALVANIZED
GPM — GALLONS PER MINUTE
HB — HOSE BIBB
HP — HORSE POWER
HPG — HIGH PRESSURE GAS
HW — HOT WATER
HWR — HOT WATER RETURN
KBTUH — 1000 BTU/H
LAV — LAVATORY
LBS — POUNDS
LRA — LOCKED ROTOR AMPS
MAX — MAXIMUM
MPG — MEDIUM PRESSURE GAS
MFR — MANUFACTURER
MIN — MINIMUM
(N) — NEW
NC — NORMALLY CLOSED
NIC — NOT IN CONTRACT
NO — NORMALLY OPEN
POC — POINT OF CONNECTION
PSI — POUNDS PER SQUARE INCH
REQS — REQUIREMENTS
RM — ROOM
RPM — REVOLUTIONS PER MINUTE
SH — SHOWER
STM — STEAM
STRUCT — STRUCTURAL
$ SW — SWITCH
SS — SANITARY SEWER
TYP — TYPICAL
UL — UNDERWRITERS LABORATORY
UON — UNLESS OTHERWISE NOTED
V — VENT
VTR — VENT THRU ROOF
W — WASTE
W/ — WITH
WC — WATER CLOSET
WT — WEIGHT

SYMBOLS

SYMBOL	ABREVIATION	IDENTIFICATION
		MANIFOLD
	WCO	WALL C.O.
	COTG/FCO	C.O. TO GRADE/FLOOR C.O.
	GC	GAS COCK
		PRESSURE/TEMPERATURE PLUG
	BV	BALL VALVE
	CHVA	CHECK VALVE
	OS&Y	OUTSIDE SCREW & YOKE GATE VALVE
	BV/SOV	BALANCING/SHUT-OFF VALVE
	GV	GATE VALVE
	T&PRV	TEMP & PRESS RELIEF VALVE
	WHA	WATER HAMMER ARRESTOR
		SOLENOID VALVE
	DCBP	DOUBLE CHECK BACKFLOW PREVENTER
		UNION
		PRESSURE GAUGE
		CENTRIFUGAL WATER PUMP
	FC	FLEXIBLE CONNECTION
		HYDROSTATIC RELIEF VALVE
	RPBP	REDUCE PRESS BACKFLOW PREVENTER
	HB	HOSE BIB
	MH	MANHOLE
		THERMOMETER
	P.O.C.	POINT OF CONNECTION
		CENTERLINE
	GPR	GAS REDUCING VALVE

PLUMBING SPECIFICATIONS

A. General Conditions
1. All work shall be in conformance with the 2025 CPC, NFPA and all applicable codes, local jurisdictional amendments and agencies.
2. Work Included:
   A. Domestic hot and cold water systems.
   B. Fuel gas piping.
   C. Installation of all new plumbing fixtures.
   D. Complete waste and vent piping system.
3. It shall be the contractors responsibility to visit the project site and acquaint himself with all existing conditions, as well as ascertain the extent of the work involved. By submitting a bid, the contractor shall be deemed to have made such an examination, to have accepted such conditions and to have made all necessary allowances in preparing his proposal.
4. A structural member weakened or impaired by cutting, notching, or otherwise shall be reinforced, repaired, or replaced so as to be left in a safe structural condition in accordance with the requirements of the building code.
5. All work and materials shall comply with governing codes, safety orders and regulations.
6. Plumbing contractor shall deliver to the architect a written one-year guarantee on all workmanship, equipment and materials; repair or replace any such defective items during this period.
7. Provide Hanger and supports per table 313.3 2025 CPC

Materials:	Horizontal:	Vertical:
Cast	5ft, except 10ft where 10ft lengths are installed[1,2]	Base and each floor, not to exceed 15ft
Cast-Iron Hubless	Every other joint, unless over 4 ft, then support each joint[1,2,3]	Base and each floor, not to exceed 15ft
Copper	1-1/2" and smaller, 6ft; 2" and larger, 10ft	Each floor, not to exceed 10 ft
PVC & ABS	All sizes, 4ft; allow for expansion every 30ft[2]	Base and each floor, provide mid-story guides; provide expansion every 30ft
PEX	1" and smaller, 32"; 1-1/4" and larger, 4ft	Base and each floor; Provide mid-story guides
Steel for Gas	1/2", 6ft; 3/4" and 1", 8ft; 1-1/4" and larger, 10ft	1/2", 6ft; 3/4" and 1", 8ft; 1-1/4" every floor level

1. Support adjacent to joint, not to exceed 18". Brace not to exceed 40 ft intervals.
2. Support at each horizontal branch connection.
3. Hangers shall not be placed on the coupling.

B. Utilities and Site Work:
1. Prior to commencing work, plumbing contractor shall consult representatives of local utilities concerning locations and availability of utilities. Plumbing contractor shall be responsible for any damage to existing utility lines.
2. Plumbing contractor shall reroute any existing utility lines in conflict with new construction.
3. Plumbing contractor shall confirm locations and elevations of all existing new and rerouted mains and meters on job record drawings.
4. Piping in the ground shall be laid on a firm bed for its entire length.
5. Backfilling trenches with piping shall be made with clean earth, no stones, boulders, cinder fill, frozen earth, construction debris, or other materials that will damage or cause corrosion.

C. Drain, Waste and Vent:
1. All waste piping below 1st floor shall be schedule 40 ABS or schedule 40 PVC DWV.
2. All waste piping serving 2nd floor fixtures shall be no-hub cast-iron. (Note: p-trap and trap-arm shall be cast-iron. Note: transitions from ABS to no-hub piping for upstairs baths shall be beneath floor at 1st floor and transitions back to ABS shall be above 2nd floor plate line.)
3. All vent piping shall be schedule 40 ABS or schedule 40 PVC DWV.
4. Vents shall be combined to minimize roof penetration where possible. Confirm roof penetration locations with architect prior to installing.
5. Plumber shall provide waste for softener location.
6. Domestic dishwashing machines shall discharge indirectly through an air gap fitting per section 807.3 into a waste receptor, a wye branch fitting on the tailpiece of a kitchen sink, or dishwashing food waste grinder.
7. Cleanouts are required at each horizontal drainage piping upper terminal; each branch line over 5 feet from main; each run of piping 100 feet in developed length; Over 135 degrees in horizontal change of direction; sinks and urinals.
8. Cleanout clearances in front shall be <=2' – 12 inches. <2" - 18 inches. Cleanouts shall extend to finished floors or outside the building.
9. Clothes washer standpipes shall extend not more than 30 inches, or not less than 18 inches above its trap. The trap shall be roughed in not less than 6 inches nor greater than 18 inches above the floor.
10. Condensate waste from air conditioning coil discharges by direct connection to a lav or approved bathtub overflow; the connection shall be located in the area controlled by the same person controlling the air conditioning space.

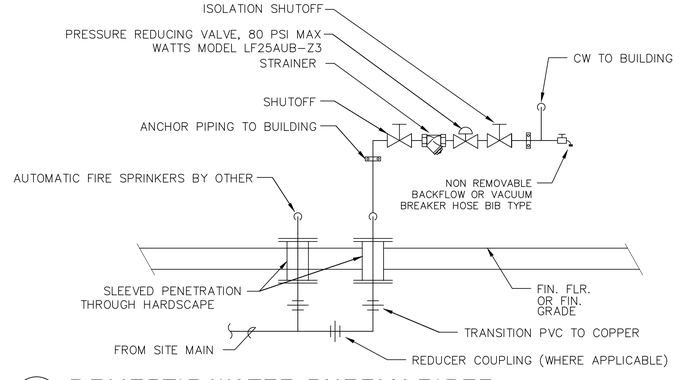
PLUMBING SPECIFICATIONS

D. Water Supply Piping:
1. All underground water supply piping shall be schedule 40 PVC. Provide tracer wire at all underground utilities.
2. Water service line to dwelling shall be buried at a minimum depth of 18 inches. Where service enters building, service shall have a stop (ball valve), waste (drain cock), and pressure regulating valve if necessary.
3. Plastic and copper piping penetrating framing members within 1 inch of the exposed framing shall be protected by a steel nail plated not less than 18 gauge in thickness. Extend nail plate 1 ½ inched beyond the outside diameter of the pipe
4. Plumber shall provide water treatment loop.
5. All water supply piping within building shall be approved PEX.
6. Hot and cold supplies to all tubs shall be 3/4" minimum.
7. The maximum hot water temperature of discharging from the bathtub and whirlpool bathtub filler shall be limited to 120 degrees F by a device that is in accordance with ASSE 1070 or CSA B 125.3. Water heater thermostats do not comply.
8. Discharge from a relief valve into a water heater pan shall be prohibited.
9. Plastic water supply piping, underground outside a building, shall have a blue insulated copper tracer wire installed adjacent to the piping. The tracer wire shall terminate above grade and be not less than 18 awg.
10. Pex piping shall not be installed within the first 18 inches of piping connected to a water heater. Water heater flexes shall not be greater than 24 inches.
11. Where water pressure exceeds 80 PSI an approved type pressure regulator shall be installed. An approved expansion shall be installed in the cold water distribution piping downstream of each regulator.
12. All piping in hot water system shall be insulated per CPC insulation schedule.
13. All copper tubing shall be isolated from framing members with polyethylene isolators or 1/4" felt.
14. Water supply to refrigerators shall be ½" PEX.
15. Stub out height for water closet supplies to be coordinated with baseboard detail; confirm with architect before installation.
16. No (2) fixtures shall be served with 1/2" supply piping.
17. Water supply system mains and branches shall be properly sized to deliver adequate water pressure and volume as per the CPC, and to minimize friction generated noise; no 1/2" ID piping shall be installed in walls or ceilings adjacent to living or sleeping areas; piping shall be sized so that flow velocities do not exceed 8'/second CW & 5'/second HW.
18. All building water systems in which quick acting valves are installed shall be provided with water hammer arrestors per 609.11. Arrestors shall be installed as close as possible to these valve types.
19. Automatic fire sprinkler demand has not been included in sizing of the site main domestic water supply. Coord W/FS contractor for upsizing requirements for combination feed from single meters.

E. Gas Piping:
1. Underground natural gas piping from meter shall be run in polyethylene pipe with tracer wire.
2. Gas piping within house shall be run in black iron pipe with galvanized fittings.
3. Threaded joints shall be made up with teflon paste, rector seal #1, teflon tape or other approved joint compound material (Note: no pipe dope shall be applied to female threads).
4. All gas piping shall be fully reamed as per CPC.
5. Exterior piping shall be protected by approved, machine applied protective coating. Field wrapping shall be limited to sections at joints and shall provide equivalent protection to the machine applied coating.

F. Tub, Shower and Pan Installation:
1. Plumbing contractor shall receive written specification for tile & float thickness for tubs and showers; rough-in valve accordingly.
2. Shower drains shall be Frank Pattern #20SD.
3. Roman tub shall be set in mortarbase with 15# paper beneath mortar with 6 mil visqueen between mortar and tub.

G. Trim:
1. Plumbing contractor shall be responsible for protection of all finished work by other trades; plumbers working on finished floors shall use clean quilted drops.
2. Hot and cold water stub outs beneath sinks shall have brass T's and separate stops when supplies are to be run to dishwasher, refrigerator or other accessory.
3. Recirc system shall be properly balanced with Nibco globe valves; circulation return shall have a check valve installed in the line, before its connection back to the hot water source.
4. Water Heaters: indirect by radiant heating contractor
5. Plumbing contractor shall thoroughly flush all water supply lines.



1 DOMESTIC WATER SUPPLY RISER
SCALE: NONE

REVISIONS:	BY:

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LEGENDS, SCHEDULES, NOTES & DETAILS

DATE: 01/14/26
SCALE: AS NOTED
DRAWN: MEG
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P0.1
SHEET OF SHEETS

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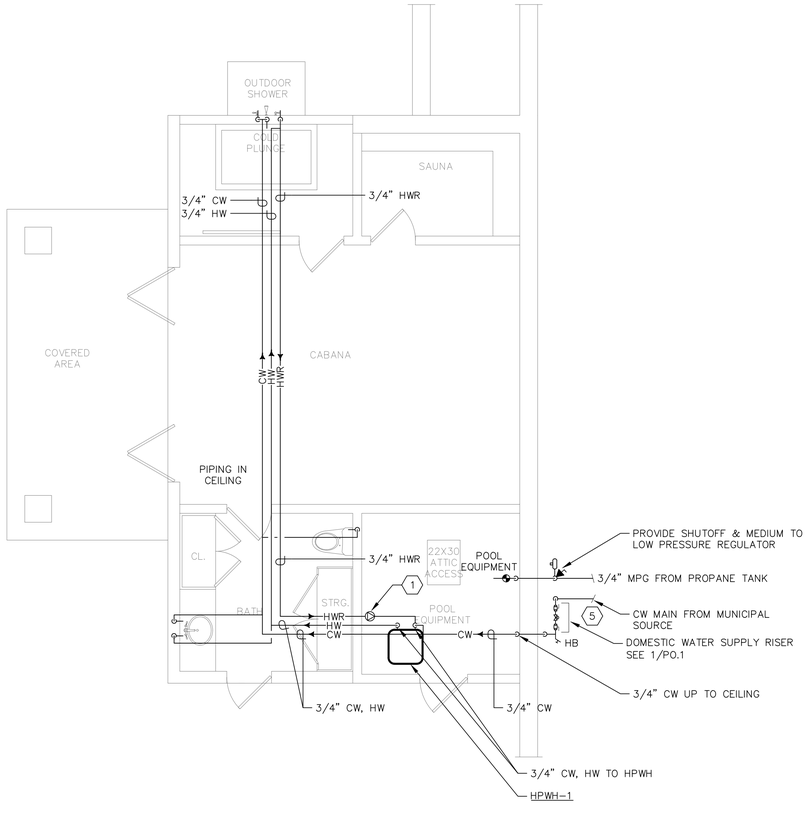
SHEET NOTES

1. PROVIDE TACO GENIE ON COMMAND MODEL 006-CT DHW RECIRCULATION SYSTEM. SYSTEM SHALL BE EQUIPPED WITH WIRED MOTION SENSOR KIT 554-4 AT EA. BATHROOM AND WIRED INDIVIDUAL STARTER BUTTON 554-3 AT KITCHEN SINK.
2. PROVIDE TRAP PRIMERS AT ALL FLOOR DRAINS & FLOOR SINKS.
3. COORD ALL PIPING LAYOUTS W/DUCT SYSTEM AND ALL TRADES
4. NOTE: ALL HOT AND COLD WATER PIPING BELOW SLAB SHALL BE TYPE K SOFT COPPER OR APPROVED PEX. NO JOINTS SHALL BE PERMITED BELOW SLAB. INSULATE WITH APPROVED BELOW SLAB INSULATION.
5. SITE MAIN & METER SIZE TO BE DETERMINED BASED ON COMBINED FIRE SPRINKLER DEMAND, DOMESTIC DEMAND AND IRRIGATION DEMAND. DOMESTIC DEMAND = 8 GPM @ 46 TO 60 PSI. SIZING IS BELOW 200FT THEREFORE SIZING IS BASED ON VELOCITY LIMITS FOR COPPER PIPING, 8 FT/SEC FOR CW AND 5 FT/SEC FOR HW.

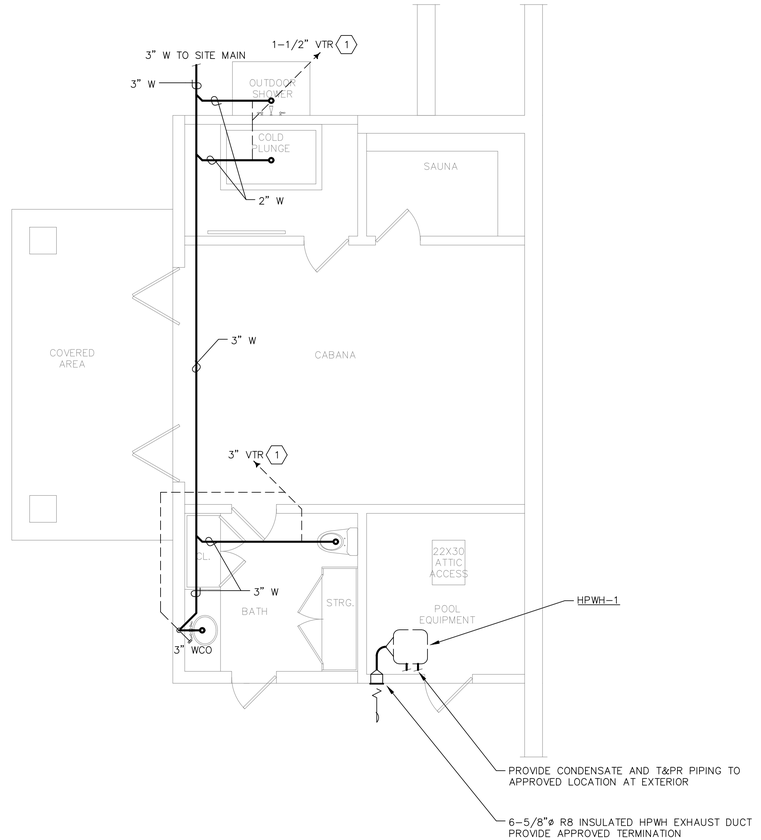


2 DOMESTIC WATER & GAS PLAN

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

SHEET NOTES

1. NOTE: GROUP ALL VENTS WHERE PRACTICAL TO MINIMIZE PENETRATIONS THROUGH ROOF.PLUMBING CONTRACTOR SHALL OBTAIN APPROVAL FROM ARCHITECT FOR ALL VENT TERMINATION
2. PROVIDE APPROVED AIR GAP FITTING ON THE DISCHARGE SIDE OF THE DISHWASHING MACHINE WHEN DIRECTLY CONNECTED TO A DRAINAGE SYSTEM OR FOOD DISPOSER.
3. PROVIDE TRAP PRIMERS AT ALL FLOOR DRAINS & FLOOR SINKS.
4. COORD ALL PIPING LAYOUTS W/DUCT SYSTEM AND ALL TRADES.
5. COORD FOUNDATION PENETRATIONS.
6. NO COMBUSTION CONDENSATE SHALL DRAIN INTO A CAST IRON PIPE.
7. HORIZONTAL WASTE PIPING SHALL HAVE A MINIMUM 2" SLOPE, UNLESS OTHERWISE SPECIFIED.



1 WASTE & VENT PLAN

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

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PLUMBING PLAN

DATE: 01/14/26
SCALE: AS NOTED
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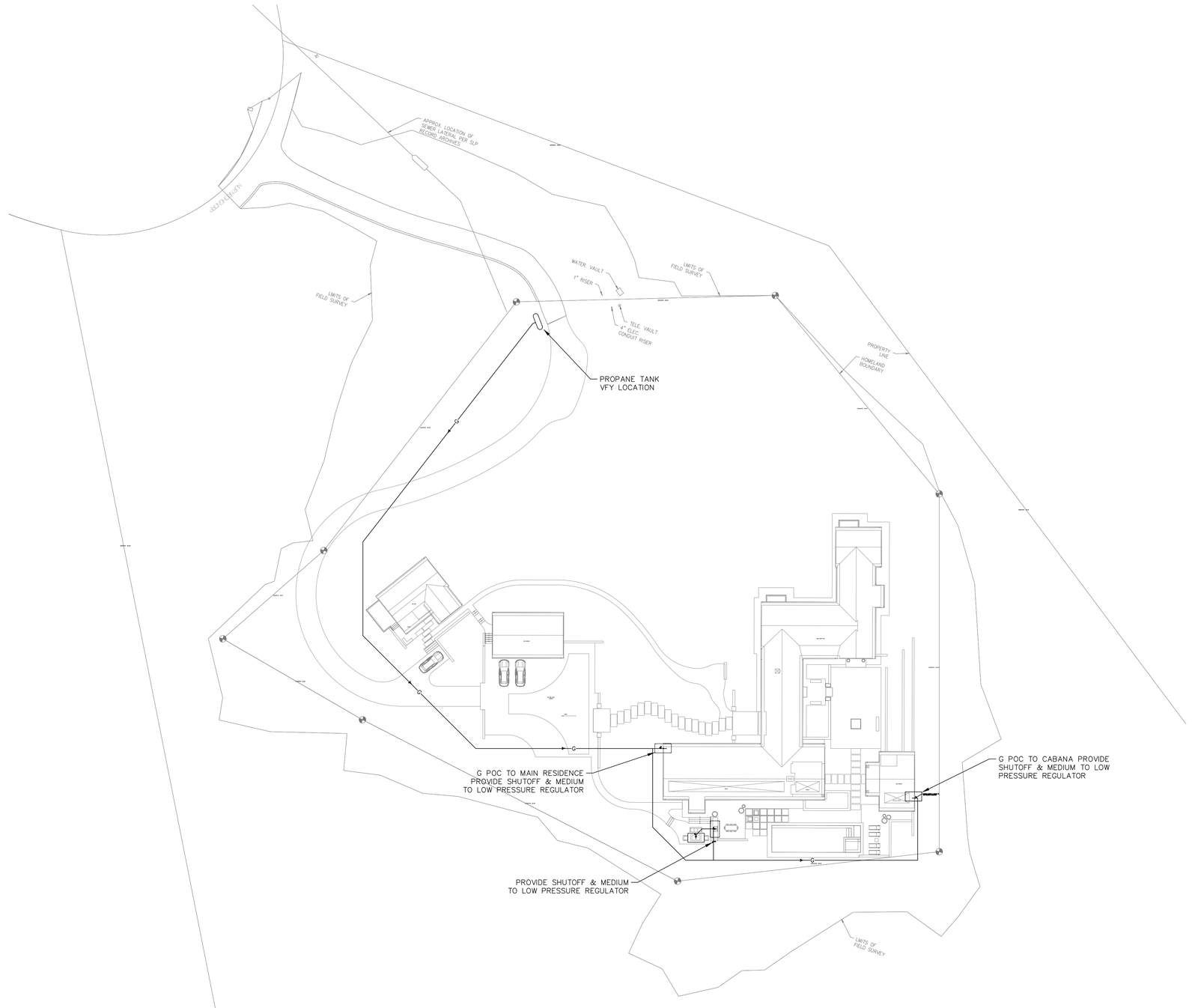

1 GAS SITE PLAN

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

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GAS SITE PLAN

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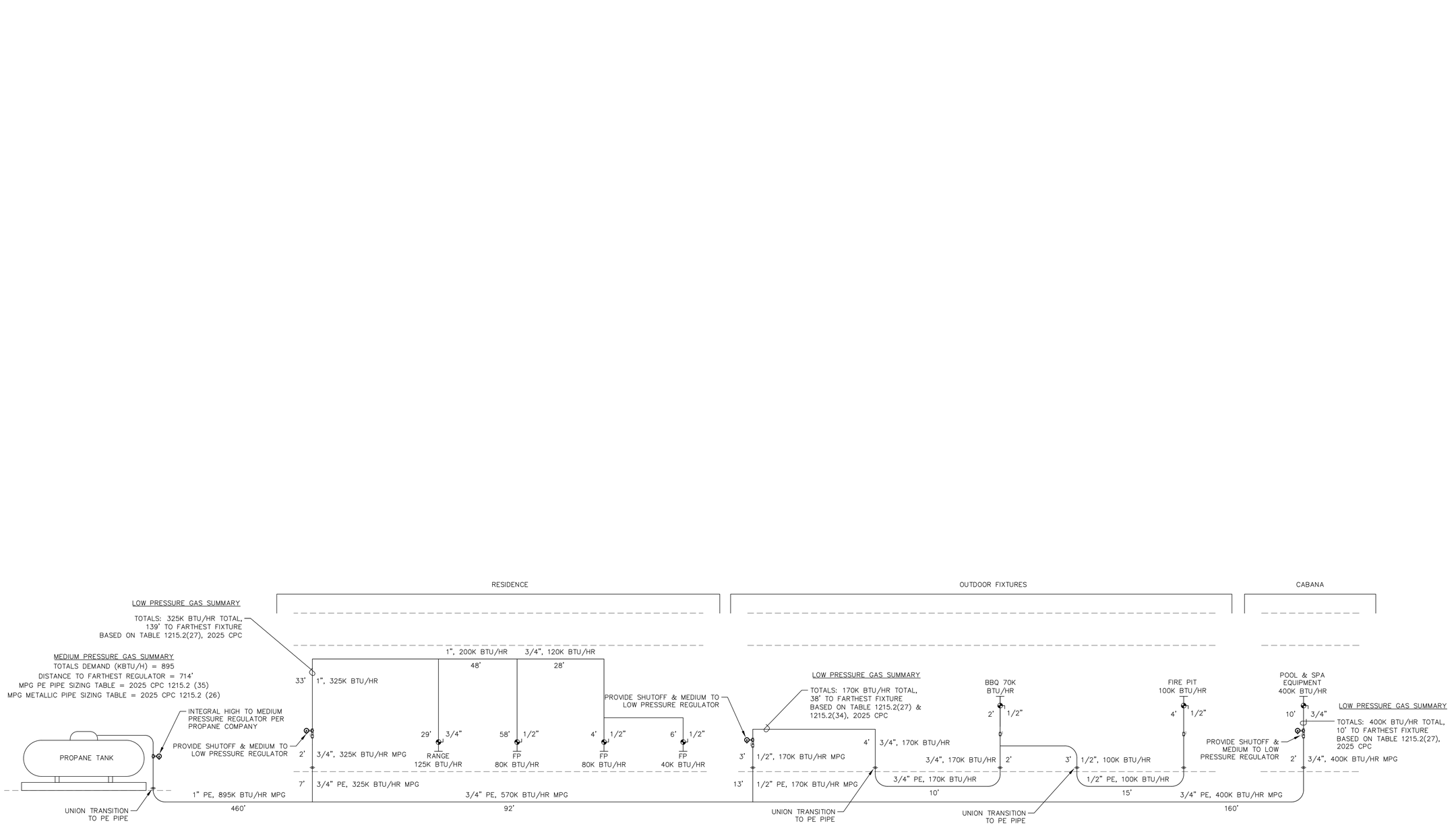

1 GAS LINE SCHEMATIC

SCALE: NO SCALE

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GAS LINE SCHEMATIC

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CODE MINIMUM KITCHEN RANGE EXHAUST

DWELLING FLOOR AREA	HOOD OVER ELECTRIC RANGE CODE MINIMUM	HOOD OVER NATURAL GAS RANGE CODE MINIMUM	DOWNDRAFT OR EXHAUST FAN CODE MINIMUM
>1500	110 CFM	180 CFM	300 CFM
1000–1500	110 CFM	250 CFM	300 CFM
750–1000	130 CFM	280 CFM	300 CFM
<750	160 CFM	280 CFM	300 CFM

(1) CODE MINIMUMS BASED ON 2022 SINGLE FAMILY RESIDENTIAL MANDATORY MEASURES 150.0(0)1G:

(2) RECOMMENDED MINIMUM IS 150 CFM PER LINEAR FOOT OF RANGE WIDTH.

(3) MAKEUP AIR IS REQUIRED FOR KITCHEN EXHAUST SYSTEMS EXCEEDING 400 CFM.

(4) FOR ADDITIONAL REQUIREMENTS SEE "RESIDENTIAL KITCHEN RANGE EXHAUST AND MAKE–UP AIR REQUIREMENTS (2025)" IN INSTALLATION NOTES SHEET.

ABBREVIATIONS

AC	AIR CONDITIONING UNIT
AD	ACCESS DOOR
AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLING UNIT
AL	ACOUSTICAL LINING
ALD	AUTOMATIC LOUVER DAMPER
BDD	BACKDRAFT DAMPER
BI	BLACK IRON
BRD	BAROMETRIC RELIEF DAMPER (PRESSURE REGULATING DAMPER)
CAV	CONSTANT AIR VOLUME
CC	COOLING COIL
CD	CEILING DIFFUSER
CHWR	CHILLED WATER RETURN
CHWS	CHILLED WATER SUPPLY
CR(G)	CEILING REGISTER OR GRILLE
CWR	CONDENSER WATER RETURN
CWS	CONDENSER WATER SUPPLY
DB	DRY BULB TEMPERATURE
EAT	ENTERING AIR TEMPERATURE
EJ	EXPANSION JOINT
EXH	EXHAUST
EWT	ENTERING WATER TEMPERATURE
FAI	FRESH AIR INTAKE
FC	FLEXIBLE CONNECTION
FCU	FAN COIL UNIT
FD	FLOOR DIFFUSER
FRD	FIRE DAMPER
FPM	FEET PER MINUTE
H	HUMIDIFIER
HC	HEATING COIL
HRC	HEAT RECOVERY COIL
HRV	HEATING RECOVERY AND VENTILATING UNIT
HWR	HOT WATER RETURN
HWS	HOT WATER SUPPLY
HX	HEAT EXCHANGER
KW	KILOWATTS
LAT	LEAVING AIR TEMPERATURE
LWT	LEAVING WATER TEMPERATURE
M	MOTOR
MLWS	METAL LOUVER WITH WIRE MESH SCREEN
MO	MASONRY OR WALL OPENING
NC	NORMALLY CLOSED
NIC	NOT IN CONTRACT
NK	NECK SIZE
NO	NORMALLY OPEN
NTS	NOT TO SCALE
OAI	OUTSIDE AIR INTAKE
OBD	OPPOSED BLADE DAMPER
P	PUMP
PC	PUMPED CONDENSATE
PHC	PRE HEAT COIL
PRV	PRESSURE REDUCING VALVE
RA	RETURN AIR
RHC	REHEAT COIL
SA	SUPPLY AIR
SD	SMOKE DAMPER
SF	SQUARE FEET
ST	SOUND TRAP
S/S	STAINLESS STEEL
TF	TRANSFER FAN
TR(G)	TOP REGISTER OR GRILLE
UC	UNDERCUT DOOR (1")
UH	UNIT HEATER
UON	UNLESS OTHERWISE NOTED
V	VENTILATION
VAV	VARIABLE AIR VOLUME REGULATOR
VD	VOLUME DAMPER
VFD	VARIABLE FREQUENCY DRIVE
VI	VIBRATION ISOLATOR
WB	WET BULB TEMPERATURE
WMS	WIRE MESH SCREEN
WP	WEATHER PROOF
W/SQ.FT	WATTS PER SQUARE FOOT

MECHANICAL LEGEND

SYMBOL	DESCRIPTION
	DISTRIBUTION MANIFOLD
	HYDRONIC BASEBOARD (SEE HEAT SOURCE SCHEMATIC FOR LENGTH AND HEIGHT)
55	AIR SUPPLY FLOOR/CEILING REGISTER (CFM AS SHOWN ON PLAN)
55	AIR SUPPLY WALL REGISTER (CFM AS SHOWN ON PLAN)
55	AIR SUPPLY TOE SPACE REGISTER (CFM AS SHOWN ON PLAN)
55	AIR RETURN WALL GRILLE (CFM AS SHOWN ON PLAN)
	AIR EXHAUST IN–LINE FAN
	AIR EXHAUST FAN RECESSED FAN
	DOOR GRILLE OR TRANSFER GRILLE
	THERMOSTAT +60"FF
	NEW DUCT ROUND (SUPPLY)
	NEW DUCT ROUND (RETURN)
	NEW DUCT SQUARE (SUPPLY)
	NEW DUCT SQUARE (RETURN)
SIZE	MITERED ELBOW WITH TURNING VANES
SIZE SIZE	DUCT TRANSITION (ROUND OR SQUARE)
SIZE SIZE	DUCT TRANSITION (RECTANGULAR TO ROUND)
	MANUAL AIR VOLUME DAMPER

REGISTERS

MARK	TYPE	MANUFACTURER MODEL	COMMENTS
CR	CEILING RETURN	TITUS CT–480 3 26 N 00–000 0	(1)
CD	CEILING DIFFUSER	TITUS CT–480 3 26 N 00–000 0	(1)
HSR	HIGH SIDE RETURN	TITUS CT–480 3 26 N 00–000 0	(1)
HSS	HIGH SIDE SUPPLY	TITUS CT–480 3 26 N 00–000 0	(1)
TK	TOE KICK	TITUS CT–480 4 26 N 00–000 0	(1)
LSR	LOW SIDE RETURN	TITUS CT–480 3 26 N 00–000 0	(1)
LSS	LOW SIDE SUPPLY	TITUS CT–480 3 26 N 00–000 0	(1)
FD	FLOOR DIFFUSER	TITUS CT–480 6 26 N 00–000 H	(1)

(1) PROVIDE MILL FINISH OR CUSTOM PAINT COLOR SPECIFIED BY ARCH.

DUCT SYSTEM INSTALLATION

1. Duct installation shall be in conformance with chapter 6 of the 2025 CMC or as recommended by ACCA manuals D, J, S, SMACNA manuals, and/or the ASHRAE handbook if approved by officials having jurisdiction. Care shall be exercised to seal all joints and seams to prevent air leakage.
2. Where shown on the mechanical plan and if necessary for other locations, provide rectangular duct of equivalent cross sectional area to the round duct shown to clear obstructions. Provide smooth transitions when the duct shape changes.
3. Flexible vibration isolation connectors shall be installed in sheet metal ductwork at the unit in both the supply and air intake; these shall not exceed 10.0 inches in length. Ductwork shall be properly aligned at these connectors without any offset.
4. Metal ductwork shall be installed in a workman-like manner in accordance with acceptable practice given in the ASHRAE handbook or the SMACNA "low pressure duct construction standards" manual. Rigid sheet metal ducts shall be at least the minimum thickness required for their largest dimension and/or the static pressure to which they shall be subjected; they shall be provided with turning vanes or long radius bends both to reduce the pressure loss and to provide a more uniform velocity distribution downstream from the bend. All duct seams and joints shall be airtight and smooth fitting. These shall be sealed with products such as mastic and/or foil-backed tape recommended by the manufacturer for the location where they will be used.
5. Rigid ductwork exposed to view shall be installed in such a manner as to present a neat appearance. The ducts shall be parallel to adjacent architectural surfaces and have as few joints as possible.
6. All metal ducts shall be securely supported, hung, or suspended by metal hangers, straps, or brackets and the support material in contact with the duct, or external insulation, shall not be less than 0.75 inches wide. The hanger spacing for metal duct shall not be more than 10 feet for rectangular duct or 12 feet for round duct. Hangers exposed to view shall be plumb and neat in appearance. All rectangular metal ducts 24 inches or wider and all exterior ducts shall be cross broken or beaded to provide additional support. Ducts shall be insulated with fiberglass duct insulation to provide a minimum duct insulation value of r-6. Wye branches and diffuser boots shall be insulated on their exterior surfaces unless they are exposed to the weather, are exposed to view, or could be damaged during occupancy of the building. Any insulating material used shall meet the appropriate specifications required by ASTM e-84, c-553; NEPA 90b; and UL 181. Such insulation shall have 100% coverage and be installed in accordance with the manufacturer's instructions.
7. Flexible air duct shall be UL listed class 1 air duct made with a polyester interior, a moisture impervious sleeve and insulation having an overall r-value no less than 6. Foil covered duct shall be used in locations where high radiant heat loads may be expected. Performance and assembly shall be in strict accordance with details listed in the flexible ductwork manufacturer's applications manual or the SMACNA "flexible duct performance standards and flexible duct installation standards". Tight fitting mechanical clamps and mastic recommended for the location shall be used to seal all joints. Particular attention shall be taken to avoid kinks, sharp bends, or other such obstructions in the duct. Factory made flexible air ducts shall be installed according to their installation instructions and standards set by the code. Duct work shall use pressure-sensitive tapes, mastics, aerosol sealants or other closure systems meeting applicable UL 181A and B requirements. Drawbands used with flexible ducts shall be either stainless-steel, worm driven hose clamps or UV-resistant nylon duct ties. In addition, drawbands must have a minimum tensile strength rating of 150 pounds an db tightened as recommended by the manufacturer.
8. Flexible air duct shall be supported at the manufacturer's recommended intervals but in no case shall the intervals between hangers exceed 4.0 ft.The hanger material shall be not less than 2.0 inch wide. The maximum permissible sag shall be 0.5 inch per foot of spacing between supports. Collars shall be used to attach flexible duct and shall be a minimum of 2.0 inches in length. Collars shall be inserted into the flexible duct a minimum of 1.0 inch before fastening.
9. Readily accessible balancing or volume control dampers with outside locking devices shall be provided as shown on the mechanical plans and/or as needed to regulate the air flow to each register.
10. Supply and return plenums shall be covered with insulation having a value of r-6 or greater on their internal surfaces. Any insulating material used shall meet the appropriated specifications required by ASTM e-84, c-553; NEPA 90b; and UL 181. Such insulation shall have 100% coverage and be installed in accordance with the manufacturer's instructions.
11. Ductwork shall be installed so that it will not contact the ground.
12. Return air grill may be substituted, as desired, based on equal face area.
13. Boot area shall match grill area in all cases. If necessary, boots should be lined with acoustical lining to reduce noise transmission.
14. Plenum shall be lined with acoustical lining.
15. Flat ducts for wall registers shall be 3-1/4"x14" unless shown on the plans.
16. Termination of all environmental air ducts including direct vent termination kits shall be a minimum of 3 feet from or any openings into the building (i.e., dryers, bath and utility fans, etc., must be 3 feet away from doors, windows, opening skylights or attic vents).
17. Mechanical equipment and duct openings shall be protected during storage and rough installation per 2025 CAL Green section 4.504.1 to reduce the amount of dust or debris which may collect in the system.
18. Heating, ventilating and air conditioning systems (including hydronic systems) shall be balanced in accordance 2025 CMC Section 314.1 using the ACCA Manual B method.

Air for combustion

1. Air quantities shall be based on the 2025 California Mechanical Code. If located in a confined space, that space shall be provided with two permanent openings one within 12 inches of the top and one within 12 inches of the bottom of the enclosure. The openings shall communicate directly, or by ducts with the outdoors. When communication with the outdoors is through vertical ducts, each opening shall have a minimum free area of 1.0 square inch per 4000 BTU per hour of total input rating of all equipment in the enclosure. When communication with the outdoors is through horizontal ducts, each opening shall have a minimum free area of 1.0 square inch per 2000 BTU per hour of total input rating of all equipment in the enclosure. If approved by the administrative authority having jurisdiction, communication directly through an exterior wall may be considered as a vertical duct.
2. Duct openings shall be screened with metal mesh having openings of 1/4 inch. Provisions shall be made for the reduction in duct area due to the effects of screens, louvers, etc.

Gas lines

1. Piping shall be new, standard weight wrought iron or steel (exterior-only galvanized or black), with malleable iron fittings. Approved PE (poly-ethylene) pipe may be used in exterior buried piping systems.
2. Exterior piping shall be protected by approved, machine applied protective coating. Field wrapping shall be limited to sections at joints and shall provide equivalent protection to the machine applied coating.
3. Gas lines may not be installed on or under the ground under buildings; they must be at least 6 inches above the ground.
4. Gas lines shall be wrapped with insulation and sleeved where passing through concrete. Piping shall be protected where passing through framing using metal straps designed for the purpose.

MAJOR EQUIPMENT INSTALLATION

1. Installation shall meet all local and national codes pertaining to the installation and operation of plumbing equipment. Unless otherwise required by these standards, the equipment shall be installed in accordance with the equipment manufacturer's recommendations.
2. If "or equal" equipment is to be used, it must meet the performance specifications for the equipment listed, and shall receive prior approval from the mechanical engineer. All requests for substitution shall be furnished with sufficient engineering data to demonstrate that the proposed equipment full meets all the performance levels of the equipment originally specified. The contractor shall be responsible for all costs associated with the engineering for structural, electrical, duct sizing, etc. Caused by any substitution.
3. Units shall be installed to provide the clearance or clearances specified by the manufacturer or required by the authority having jurisdiction.
4. Units shall have suitable support to prevent transmission of objectionable noise or vibration generated by the equipment to the structure. Outdoor, ground mounted, units shall be located on a level, one piece, concrete pad.
5. Provide and install low voltage control wiring in conduit installed by the mechanical or plumbing contractor using methods contained in the electrical specifications. All wiring of line voltage controls to be accomplished by the electrical contractor.
6. Contractors shall co-ordinate with the electrical contractor to ensure that all electrical accessories such as motor starters, control relays, circuit breakers, etc. Required to make a fully functional systems are provided.

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NOTES

DATE: 01/09/25
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SPLIT SYSTEM HEATING & COOLING UNITS

MARK	COOL KBH	HEAT KBH		CFM	ESP	MOTOR		UNIT MCA	WT LBS	SEER2	EER2	HSPF2	LINE SIZE		MANUFACTURER AND MODEL	COMMENTS
	TC	HIGH(47)	LOW (17)			HP	V/PH						GAS	LIQ		
HP-1	18	20	12.7	–	–	–	230/1	22.3	93.7	16.5	10.	8.1	–	–	SAMSUNG AC018DXADCG/AA	(1) (6)
AH-1				636	–	–	230/1	–	125.7.	–	–	–	1/2	1/4	SAMSUNG AC018DNZDCG/AA	(2) (3) (4) (6)

(1) MOUNT OUTDOOR UNIT ON VIBRATION PAD AND PROVIDE CLEARANCES PER MANF. GUIDELINES
(2) PROVIDE A CONDENSATE DRAIN LINE FOR EACH INDOOR UNIT.
(3) PROVIDE 16/2 STRANDED AND SHIELDED WIRE TO ALL CONTROLLERS
(4) PROVIDE FILTER RACKS AND MERV 13 FILTERS
(5) ROUTE ANY UNDERSLAB REFRIGERANT LINES IN PVC SLEEVE PER MANF GUIDELINES
(6) EQUIPMENT SIZES APPROVED BY ACCA TO MEET ALL REQUIREMENTS OF MANUAL S 8TH EDITION

FANS

MARK	LOCATION	CFM	ESP	CFM CONT.	SONES OR TIP SPEED	MOTOR		FAN RPM	MAX AMPS	WATTS	CFM/ WATTS	MANUFACTURER MODEL	COMMENTS
						HP	V/PH						
EF-1	BATH	80	0.25"	--	0.3	NA	120/1	908	0.36	9.2	8.8	PANASONIC FV-05-11VK3	(2) (3) (4)

(1) CEnC IAQ REQUIRED VENTILATION-DO NOT MODIFY. PROVIDE MULTI SPEED AND TIME DELAY MODULE
(2) PROVIDE OPTIONAL LUTRON OCCUPANCY SENSOR MODEL # MS-OPS5AM, OR EQUAL PER ARCH, AND LED NIGHT LIGHT & MOTION SENSOR MODULE
(3) PROVIDE CONDENSATION SENSOR MODULE TO SATISFY HUMIDISTAT CONTROL PER 2022 CAL GREEN CODE SECTION 4.506
(4) FAN SHALL BE ENERGY STAR RATED AND HAVE BUILT IN BACKDRAFT DAMPER
(5) WITH FACTORY LINT TRAP KIT. WIRE PER INSTALLATION GUIDELINES WITH DRYER CIRCUIT, PROVIDE ACCESS.

HEAT-ENERGY RECOVERY VENTILATORS

MARK	CFM	ESP	HR %		MOTOR		WATTS	MANUFACTURER MODEL	COMMENTS
			SRE	ASE	HP	V/PH			
ERV-1	40	0.1	70	73	–	120/1	39	PANASONIC FV-06VE1	(1) (2)

(1) CEnC IAQ REQUIRED VENTILATION-DO NOT MODIFY
(2) UNIT SHALL BE INSTALLED WITH MERV 13 FILTER.

PRELIMINARY - NOT FOR CONSTRUCTION OR BUILDING DEPARTMENT SUBMITTAL OR REVIEW

REVISIONS:	BY:

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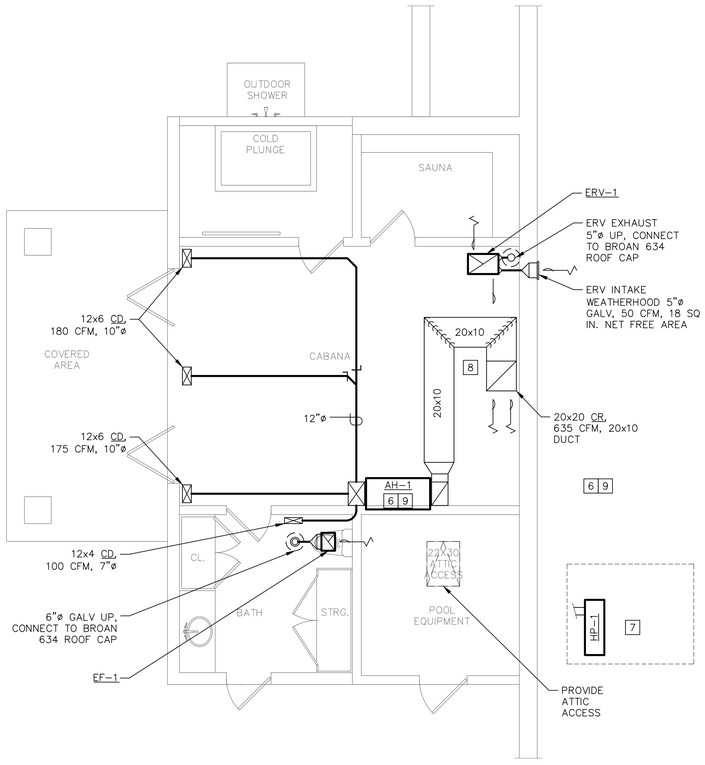
LAWRENCE
CABANA
33 PRONGHORN RUN
CARMEL, CA, 93923

EQUIPMENT SCHEDULE

DATE: 01/09/25
SCALE: AS NOTED
DRAWN: MEG
CHECKED:
CHECKED:
FILE NAME:

SHEET:
M0.2
SHEET OF SHEETS



1 CABANA HVAC PLAN

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

SHEET NOTES

1. CONTRACTOR SHALL LABEL WHOLE HOUSE VENTILATION SYSTEM AND PROVIDE INSTRUCTIONS ON ITS USE.
2. CONTRACTOR SHALL HAVE A COMPLETED FORM CF2R-MCH-27-H ON-SITE AT THE TIME OF INSPECTION.
3. PER CMC 502.2.1, ENVIRONMENTAL AIR DUCT EXHAUST SHALL TERMINATE NOT LESS THAN 3' FROM A PROPERTY LINE, 10' FROM A FORCED AIR INLET, 10' ABOVE A PUBLIC WALKWAY, AND 3' FROM OPENINGS INTO THE BUILDING.
4. ALL EXHAUST FANS SHALL BE EQUIPPED WITH FACTORY OR FIELD INSTALLED BACKDRAFT DAMPERS PER CMC 504.1.1 WHERE EXHAUST FAN DUCTS ARE COMBINED TO SERVE A SINGLE OUTLET, AN ADDITIONAL FIELD INSTALLED BACKDRAFT DAMPER SHALL BE USED TO PROVIDE GREATER PROTECTION
5. RANGE HOOD SHALL VENT TO THE OUTSIDE PER MANUFACTURER'S REQUIREMENTS. IF OPEN COMBUSTION APPLIANCE OR FIREPLACE IS PRESENT, MAKE UP AIR MAY BE REQUIRED. RANGE HOOD SPECIFICATION TBD BY OWNER/ARCH. SEE "CODE MINIMUM KITCHEN RANGE EXHAUST" SCHEDULE FOR REQUIREMENTS. DUCT INSTALLATION AND TERMINATION SIZE PER §150.0(O)1G OF THE 2025 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS AND 2025 CMC 504.3. SEE TABLE 150.0-H IN "RESIDENTIAL KITCHEN RANGE EXHAUST AND MAKE-UP AIR REQUIREMENTS (2025)" IN THE INSTALLATION NOTES FOR SIZING GUIDELINES.
6. A. PROVIDE CONDENSATE DRAIN LINE IN ACCORDANCE WITH CMC 802.9
   B. PROVIDE ACCESS PANEL AND CLEARANCE REQUIREMENTS PER MANUFACTURERS INSTALLATION REQUIREMENTS
   C. CONNECT REFRIGERANT LINES TO OUTDOOR COMPRESSOR UNITS
   D. PROVIDE FILTER RACK AND FILTER FOR ALL UNITS
7. CONDENSER COORD EXACT LOCATION W/ ARCH. UNIT SHALL HAVE CLEARANCES PER MANUFACTURES REQUIREMENTS. MAINTAIN MIN 5' CLEARANCE FROM CLOTHES DRYER VENT OUTLET
8. PROVIDE MIN (2) 90 TURNS FOR SOUND ATTENUATION
9. MOUNT IN ATTIC PER MANUFACTURER'S INSTALLATION MANUAL. THE FOLLOWING SHALL BE PROVIDED:
   A. MIN 30x22 ACCESS (SEE ARCH SHEETS) PROVIDED THE LARGEST PIECE OF EQUIPMENT CAN BE REMOVED FROM THE OPENING, WITHIN 20' OF UNIT, COORD W/ARCH AND GENERAL.
   B. A CONTINUOUS SOLID WALKWAY AT LEAST 24" WIDE FROM ACCESS TO UNIT.
   C. LIGHT AT UNIT W/SWITCH AT ACCESS.
   D. MIN 30x30 UNOBSTRUCTED LEVEL WORKING SPACE IN FRONT OF EQUIPMENT
   E. A MEANS OF DISCONNECT ADJACENT TO AND WITHIN SITE OF THE EQUIPMENT PER CMC 309.0
   F. A 120V RECEPTACLE ADJACENT TO EQUIPMENT
   G. FOR AC UNITS PROVIDE DRAIN PAN AND CONDENSATE REMOVAL PER 2025 CMC 802.9

ASHRAE 62.2 VENTILATION

WHOLE HOUSE VENTILATION PROVIDED BY CONTINUOUSLY OPERATED ERV PER ASHRAE 62.2. SEE FAN SCHEDULE ON M0.2 FOR CONTINUOUS BALANCED/EXHAUST VENTILATION RATES. SEE T24 FOR CONTINUOUS BALANCED/EXHAUST VENTILATION CALCULATION.

MANUAL JDS

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

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

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

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

NORTH ARROW

N

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PARTIAL FIRST FLOOR HVAC PLAN

DATE:	01/09/25
SCALE:	AS NOTED
DRAWN:	MEG
CHECKED:	
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FILE NAME:	
SHEET:	M2.1
	SHEET OF SHEETS

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PIPE INSULATION THICKNESS TABLE

FLUID TEMPERATURE RANGE (°F)	CONDUCTIVITY RANGE (IN BTU-INCH PER HOUR SQUARE FOOT PER °F)	INSULATION MEAN RATING TEMPERATURE (°F)	NOMINAL PIPE DIAMETER (IN INCHES)				
			< 1	1 TO< 1.5	1.5 TO< 4.5	4 TO< 8	8 AND LARGER
			INSULATION THICKNESS REQUIRED (IN INCHES)				
SPACE HEATING, HOT WATER SYSTEMS (STEAM, STEAM CONDENSATE AND HOT WATER) AND SERVICE WATER HEATING SYSTEMS							
ABOVE 350	0.32-0.34	250	4.5	5.0	5.0	5.0	5.0
251-350	0.29-0.32	200	3.0	4.0	4.5	4.5	4.5
201-250	0.27-0.30	150	2.5	2.5	2.5	3.0	3.0
141-200	0.25-0.29	125	1.5	1.5	2.0	2.0	2.0
105-140	0.22-0.28	100	1.0	1.5	1.5	1.5	1.5
SPACE COOLING SYSTEMS (CHILLED WATER, REFRIGERANT AND BRINE)							
40-60	0.21-0.27	75	0.75	0.75	1.0	1.0	1.0
BELOW 40	0.20-0.26	50	1.0	1.5	1.5	1.5	1.5

FROM TABLE 120.3-A 2025 CEC

CAL GREEN FIXTURE CONNECTION TABLE

DESCRIPTION	MIN BRANCH SIZE				TRAP	MAX GPM	COMMENTS
	W	V	CW	HW			
WATER CLOSET	3"	2"	1/2"	NA	3"		1
KITCHEN/LAUNDRY SINK	2"	1-1/2"	1/2"	1/2"	1-1/2"	1.8 @ 60 PSI	
TUB/SHOWER COMBO	2"	1-1/2"	3/4"	3/4"	1-1/2"	1.8 @ 80 PSI	2 4
BATH TUB ONLY	2"	1-1/2"	3/4"	3/4"	1-1/2"		
LAVATORY	1-1/2"	1-1/2"	1/2"	1/2"	1-1/2"	1.2 @ 60 PSI	
CLOTHES WASHER	2"	1-1/2"	3/4"	3/4"	2"		
SHOWER	2"	1-1/2"	3/4"	3/4"	2"	1.8 @ 80 PSI	2 4

NOTES:
1. Dual-Flush or equal to or less than 1.28 gallon per flush
2. Individual control valves of the pressure balance or thermostatic mixing valve type shall be provided.
3. Plumbing fixtures shall meet the standard referenced in CGBSC 4.303.3
4. When a shower is served by more than one showerhead, the combined flow rate of all showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to allow only one shower to be in operation at a time. (Note: hand-held shower is to be considered a showerhead)

HEAT PUMP WATER HEATERS

MARK	LOCATION	GAL CAP	KBH IN	ELECT		RECOVERY AT 90°F RISE	LBS FULL	MANUFACTURER AND MODEL	COMMENTS
				KW	V/PH				
HPWH-1	POOL EQUIP.	58	N/A	--	240/1	22.7 GPH	663	LG APHWC501M	

PLUMBING ABBREVIATIONS

ARCH — ARCHITECT
AFS — AUTOMATIC FIRE SPRINKLERS
BTU/H — BRITISH THERMAL UNITS PER HOUR
CD — CONDENSATE DRAIN
CIRC — CIRCULATION
CLG — CEILING
CONC — CONCRETE
CONT — CONTINUATION
COORD — COORDINATION
COTG — CLEAN-OUT TO GRADE
CW — COLD WATER
ø — DIAMETER
DF — DRINKING FOUNTAIN
DN — DOWN
DWGS — DRAWINGS
(E) — EXISTING
ELECT — ELECTRICAL
°F — DEGREES FAHRENHEIT
FCW — FILTERED COLD WATER
FLA — FULL LOAD AMPS
FLEX — FLEXIBLE
FPM — FEET PER MINUTE
FS — FLOOR SINK
FTR — FLUE THRU ROOF
G — GAS
GALV — GALVANIZED
GPM — GALLONS PER MINUTE
HB — HOSE BIBB
HP — HORSE POWER
HPG — HIGH PRESSURE GAS
HW — HOT WATER
HWR — HOT WATER RETURN
KBTUH — 1000 BTU/H
LAV — LAVATORY
LBS — POUNDS
LRA — LOCKED ROTOR AMPS
MAX — MAXIMUM
MPG — MEDIUM PRESSURE GAS
MFR — MANUFACTURER
MIN — MINIMUM
(N) — NEW
NC — NORMALLY CLOSED
NIC — NOT IN CONTRACT
NO — NORMALLY OPEN
POC — POINT OF CONNECTION
PSI — POUNDS PER SQUARE INCH
REQS — REQUIREMENTS
RM — ROOM
RPM — REVOLUTIONS PER MINUTE
SH — SHOWER
STM — STEAM
STRUCT — STRUCTURAL
$ SW — SWITCH
SS — SANITARY SEWER
TYP — TYPICAL
UL — UNDERWRITERS LABORATORY
UON — UNLESS OTHERWISE NOTED
V — VENT
VTR — VENT THRU ROOF
W — WASTE
W/ — WITH
WC — WATER CLOSET
WT — WEIGHT

SYMBOLS

SYMBOL	ABREVIATION	IDENTIFICATION
		MANIFOLD
	WCO	WALL C.O.
	COTG/FCO	C.O. TO GRADE/FLOOR C.O.
	GC	GAS COCK
		PRESSURE/TEMPERATURE PLUG
	BV	BALL VALVE
	CHVA	CHECK VALVE
	OS&Y	OUTSIDE SCREW & YOKE GATE VALVE
	BV/SOV	BALANCING/SHUT-OFF VALVE
	GV	GATE VALVE
	T&PRV	TEMP & PRESS RELIEF VALVE
	WHA	WATER HAMMER ARRESTOR
		SOLENOID VALVE
	DCBP	DOUBLE CHECK BACKFLOW PREVENTER
		UNION
		PRESSURE GAUGE
		CENTRIFUGAL WATER PUMP
	FC	FLEXIBLE CONNECTION
		HYDROSTATIC RELIEF VALVE
	RPBP	REDUCE PRESS BACKFLOW PREVENTER
	HB	HOSE BIB
	MH	MANHOLE
		THERMOMETER
	P.O.C.	POINT OF CONNECTION
		CENTERLINE
	GPR	GAS REDUCING VALVE

PLUMBING SPECIFICATIONS

A. General Conditions
1. All work shall be in conformance with the 2025 CPC, NFPA and all applicable codes, local jurisdictional amendments and agencies.
2. Work Included:
   A. Domestic hot and cold water systems.
   B. Fuel gas piping.
   C. Installation of all new plumbing fixtures.
   D. Complete waste and vent piping system.
3. It shall be the contractors responsibility to visit the project site and acquaint himself with all existing conditions, as well as ascertain the extent of the work involved. By submitting a bid, the contractor shall be deemed to have made such an examination, to have accepted such conditions and to have made all necessary allowances in preparing his proposal.
4. A structural member weakened or impaired by cutting, notching, or otherwise shall be reinforced, repaired, or replaced so as to be left in a safe structural condition in accordance with the requirements of the building code.
5. All work and materials shall comply with governing codes, safety orders and regulations.
6. Plumbing contractor shall deliver to the architect a written one-year guarantee on all workmanship, equipment and materials; repair or replace any such defective items during this period.
7. Provide Hanger and supports per table 313.3 2025 CPC

Materials:	Horizontal:	Vertical:
Cast	5ft, except 10ft where 10ft lengths are installed[1,2]	Base and each floor, not to exceed 15ft
Cast-Iron Hubless	Every other joint, unless over 4 ft, then support each joint[1,2,3]	Base and each floor, not to exceed 15ft
Copper	1-1/2" and smaller, 6ft; 2" and larger, 10ft	Each floor, not to exceed 10 ft
PVC & ABS	All sizes, 4ft; allow for expansion every 30ft[2]	Base and each floor, provide mid-story guides; provide expansion every 30ft
PEX	1" and smaller, 32"; 1-1/4" and larger, 4ft	Base and each floor; Provide mid-story guides
Steel for Gas	1/2", 6ft; 3/4" and 1", 8ft; 1-1/4" and larger, 10ft	1/2", 6ft; 3/4" and 1", 8ft; 1-1/4" every floor level

1. Support adjacent to joint, not to exceed 18". Brace not to exceed 40 ft intervals.
2. Support at each horizontal branch connection.
3. Hangers shall not be placed on the coupling.

B. Utilities and Site Work:
1. Prior to commencing work, plumbing contractor shall consult representatives of local utilities concerning locations and availability of utilities. Plumbing contractor shall be responsible for any damage to existing utility lines.
2. Plumbing contractor shall reroute any existing utility lines in conflict with new construction.
3. Plumbing contractor shall confirm locations and elevations of all existing new and rerouted mains and meters on job record drawings.
4. Piping in the ground shall be laid on a firm bed for its entire length.
5. Backfilling trenches with piping shall be made with clean earth, no stones, boulders, cinder fill, frozen earth, construction debris, or other materials that will damage or cause corrosion.

C. Drain, Waste and Vent:
1. All waste piping below 1st floor shall be schedule 40 ABS or schedule 40 PVC DWV.
2. All waste piping serving 2nd floor fixtures shall be no-hub cast-iron. (Note: p-trap and trap-arm shall be cast-iron. Note: transitions from ABS to no-hub piping for upstairs baths shall be beneath floor at 1st floor and transitions back to ABS shall be above 2nd floor plate line.)
3. All vent piping shall be schedule 40 ABS or schedule 40 PVC DWV.
4. Vents shall be combined to minimize roof penetration where possible. Confirm roof penetration locations with architect prior to installing.
5. Plumber shall provide waste for softener location.
6. Domestic dishwashing machines shall discharge indirectly through an air gap fitting per section 807.3 into a waste receptor, a wye branch fitting on the tailpiece of a kitchen sink, or dishwashing food waste grinder.
7. Cleanouts are required at each horizontal drainage piping upper terminal; each branch line over 5 feet from main; each run of piping 100 feet in developed length; Over 135 degrees in horizontal change of direction; sinks and urinals.
8. Cleanout clearances in front shall be <=2' – 12 inches. <2" - 18 inches. Cleanouts shall extend to finished floors or outside the building.
9. Clothes washer standpipes shall extend not more than 30 inches, or not less than 18 inches above its trap. The trap shall be roughed in not less than 6 inches nor greater than 18 inches above the floor.
10. Condensate waste from air conditioning coil discharges by direct connection to a lav or approved bathtub overflow; the connection shall be located in the area controlled by the same person controlling the air conditioning space.

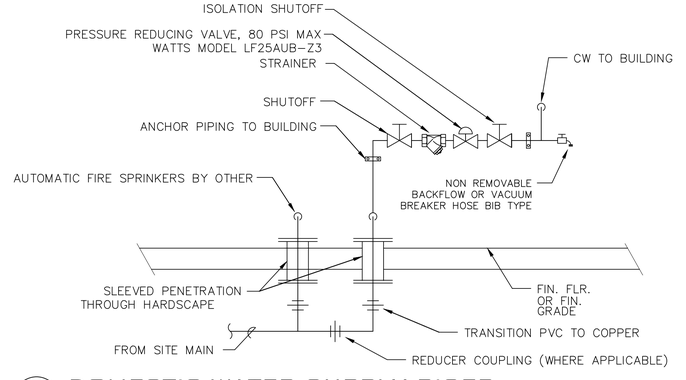
PLUMBING SPECIFICATIONS

D. Water Supply Piping:
1. All underground water supply piping shall be schedule 40 PVC. Provide tracer wire at all underground utilities.
2. Water service line to dwelling shall be buried at a minimum depth of 18 inches. Where service enters building, service shall have a stop (ball valve), waste (drain cock), and pressure regulating valve if necessary.
3. Plastic and copper piping penetrating framing members within 1 inch of the exposed framing shall be protected by a steel nail plated not less than 18 gauge in thickness. Extend nail plate 1 ½ inched beyond the outside diameter of the pipe
4. Plumber shall provide water treatment loop.
5. All water supply piping within building shall be approved PEX.
6. Hot and cold supplies to all tubs shall be 3/4" minimum.
7. The maximum hot water temperature of discharging from the bathtub and whirlpool bathtub filler shall be limited to 120 degrees F by a device that is in accordance with ASSE 1070 or CSA B 125.3. Water heater thermostats do not comply.
8. Discharge from a relief valve into a water heater pan shall be prohibited.
9. Plastic water supply piping, underground outside a building, shall have a blue insulated copper tracer wire installed adjacent to the piping. The tracer wire shall terminate above grade and be not less than 18 awg.
10. Pex piping shall not be installed within the first 18 inches of piping connected to a water heater. Water heater flexes shall not be greater than 24 inches.
11. Where water pressure exceeds 80 PSI an approved type pressure regulator shall be installed. An approved expansion shall be installed in the cold water distribution piping downstream of each regulator.
12. All piping in hot water system shall be insulated per CPC insulation schedule.
13. All copper tubing shall be isolated from framing members with polyethylene isolators or 1/4" felt.
14. Water supply to refrigerators shall be ½" PEX.
15. Stub out height for water closet supplies to be coordinated with baseboard detail; confirm with architect before installation.
16. No (2) fixtures shall be served with 1/2" supply piping.
17. Water supply system mains and branches shall be properly sized to deliver adequate water pressure and volume as per the CPC, and to minimize friction generated noise; no 1/2" ID piping shall be installed in walls or ceilings adjacent to living or sleeping areas; piping shall be sized so that flow velocities do not exceed 8'/second CW & 5'/second HW.
18. All building water systems in which quick acting valves are installed shall be provided with water hammer arrestors per 609.11. Arrestors shall be installed as close as possible to these valve types.
19. Automatic fire sprinkler demand has not been included in sizing of the site main domestic water supply. Coord W/FS contractor for upsizing requirements for combination feed from single meters.

E. Gas Piping:
1. Underground natural gas piping from meter shall be run in polyethylene pipe with tracer wire.
2. Gas piping within house shall be run in black iron pipe with galvanized fittings.
3. Threaded joints shall be made up with teflon paste, rector seal #1, teflon tape or other approved joint compound material (Note: no pipe dope shall be applied to female threads).
4. All gas piping shall be fully reamed as per CPC.
5. Exterior piping shall be protected by approved, machine applied protective coating. Field wrapping shall be limited to sections at joints and shall provide equivalent protection to the machine applied coating.

F. Tub, Shower and Pan Installation:
1. Plumbing contractor shall receive written specification for tile & float thickness for tubs and showers; rough-in valve accordingly.
2. Shower drains shall be Frank Pattern #20SD.
3. Roman tub shall be set in mortarbase with 15# paper beneath mortar with 6 mil visqueen between mortar and tub.

G. Trim:
1. Plumbing contractor shall be responsible for protection of all finished work by other trades; plumbers working on finished floors shall use clean quilted drops.
2. Hot and cold water stub outs beneath sinks shall have brass T's and separate stops when supplies are to be run to dishwasher, refrigerator or other accessory.
3. Recirc system shall be properly balanced with Nibco globe valves; circulation return shall have a check valve installed in the line, before its connection back to the hot water source.
4. Water Heaters: indirect by radiant heating contractor
5. Plumbing contractor shall thoroughly flush all water supply lines.



1 DOMESTIC WATER SUPPLY RISER
SCALE: NONE

REVISIONS:	BY:

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LEGENDS, SCHEDULES, NOTES & DETAILS

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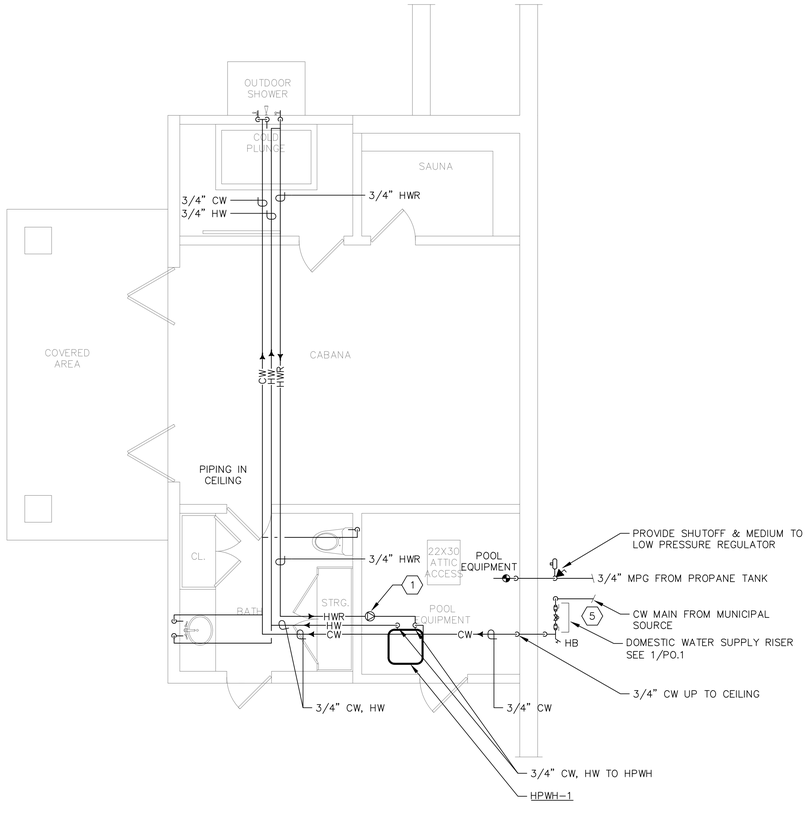
SHEET NOTES

1. PROVIDE TACO GENIE ON COMMAND MODEL 006-CT DHW RECIRCULATION SYSTEM. SYSTEM SHALL BE EQUIPPED WITH WIRED MOTION SENSOR KIT 554-4 AT EA. BATHROOM AND WIRED INDIVIDUAL STARTER BUTTON 554-3 AT KITCHEN SINK.
2. PROVIDE TRAP PRIMERS AT ALL FLOOR DRAINS & FLOOR SINKS.
3. COORD ALL PIPING LAYOUTS W/DUCT SYSTEM AND ALL TRADES
4. NOTE: ALL HOT AND COLD WATER PIPING BELOW SLAB SHALL BE TYPE K SOFT COPPER OR APPROVED PEX. NO JOINTS SHALL BE PERMITED BELOW SLAB. INSULATE WITH APPROVED BELOW SLAB INSULATION.
5. SITE MAIN & METER SIZE TO BE DETERMINED BASED ON COMBINED FIRE SPRINKLER DEMAND, DOMESTIC DEMAND AND IRRIGATION DEMAND. DOMESTIC DEMAND = 8 GPM @ 46 TO 60 PSI. SIZING IS BELOW 200FT THEREFORE SIZING IS BASED ON VELOCITY LIMITS FOR COPPER PIPING, 8 FT/SEC FOR CW AND 5 FT/SEC FOR HW.

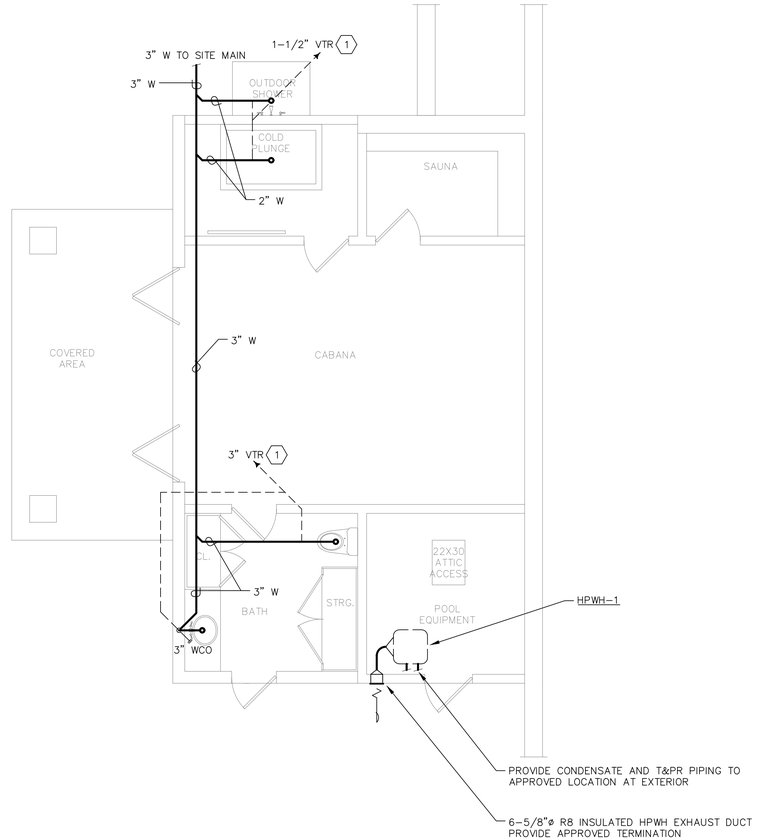


2 DOMESTIC WATER & GAS PLAN

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

SHEET NOTES

1. NOTE: GROUP ALL VENTS WHERE PRACTICAL TO MINIMIZE PENETRATIONS THROUGH ROOF.PLUMBING CONTRACTOR SHALL OBTAIN APPROVAL FROM ARCHITECT FOR ALL VENT TERMINATION
2. PROVIDE APPROVED AIR GAP FITTING ON THE DISCHARGE SIDE OF THE DISHWASHING MACHINE WHEN DIRECTLY CONNECTED TO A DRAINAGE SYSTEM OR FOOD DISPOSER.
3. PROVIDE TRAP PRIMERS AT ALL FLOOR DRAINS & FLOOR SINKS.
4. COORD ALL PIPING LAYOUTS W/DUCT SYSTEM AND ALL TRADES.
5. COORD FOUNDATION PENETRATIONS.
6. NO COMBUSTION CONDENSATE SHALL DRAIN INTO A CAST IRON PIPE.
7. HORIZONTAL WASTE PIPING SHALL HAVE A MINIMUM 2" SLOPE, UNLESS OTHERWISE SPECIFIED.



1 WASTE & VENT PLAN

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

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PLUMBING PLAN

DATE: 01/14/26
SCALE: AS NOTED
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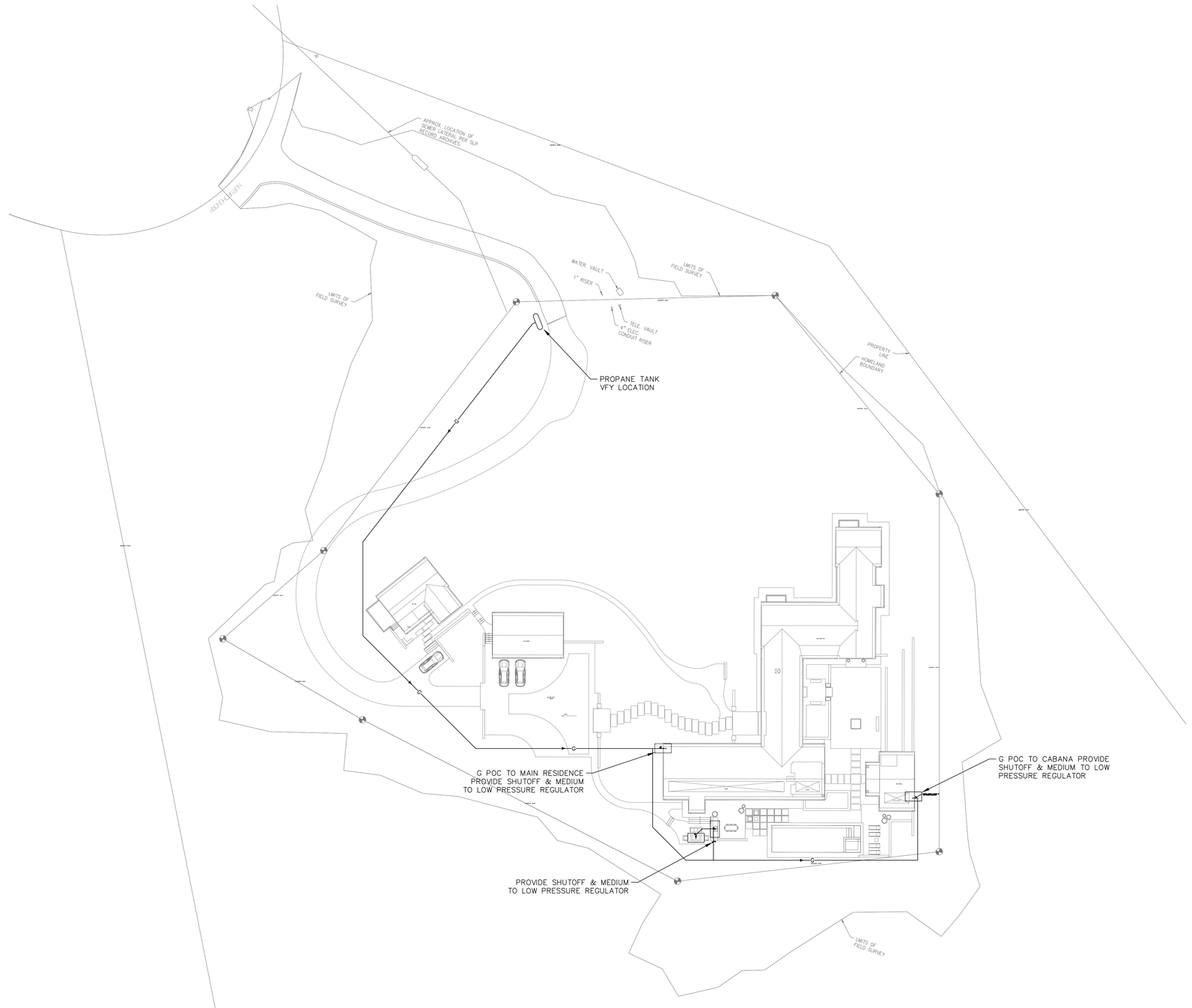

1 GAS SITE PLAN

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

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LAWRENCE RESIDENCE
CABANA
33 PRONGHORN RUN
CARMEL, CA 93940

GAS SITE PLAN

DATE: 01/14/26
SCALE: AS NOTED
DRAWN: MEG
CHECKED:
CHECKED:
FILE NAME:

SHEET: P2.2
SHEET OF SHEETS

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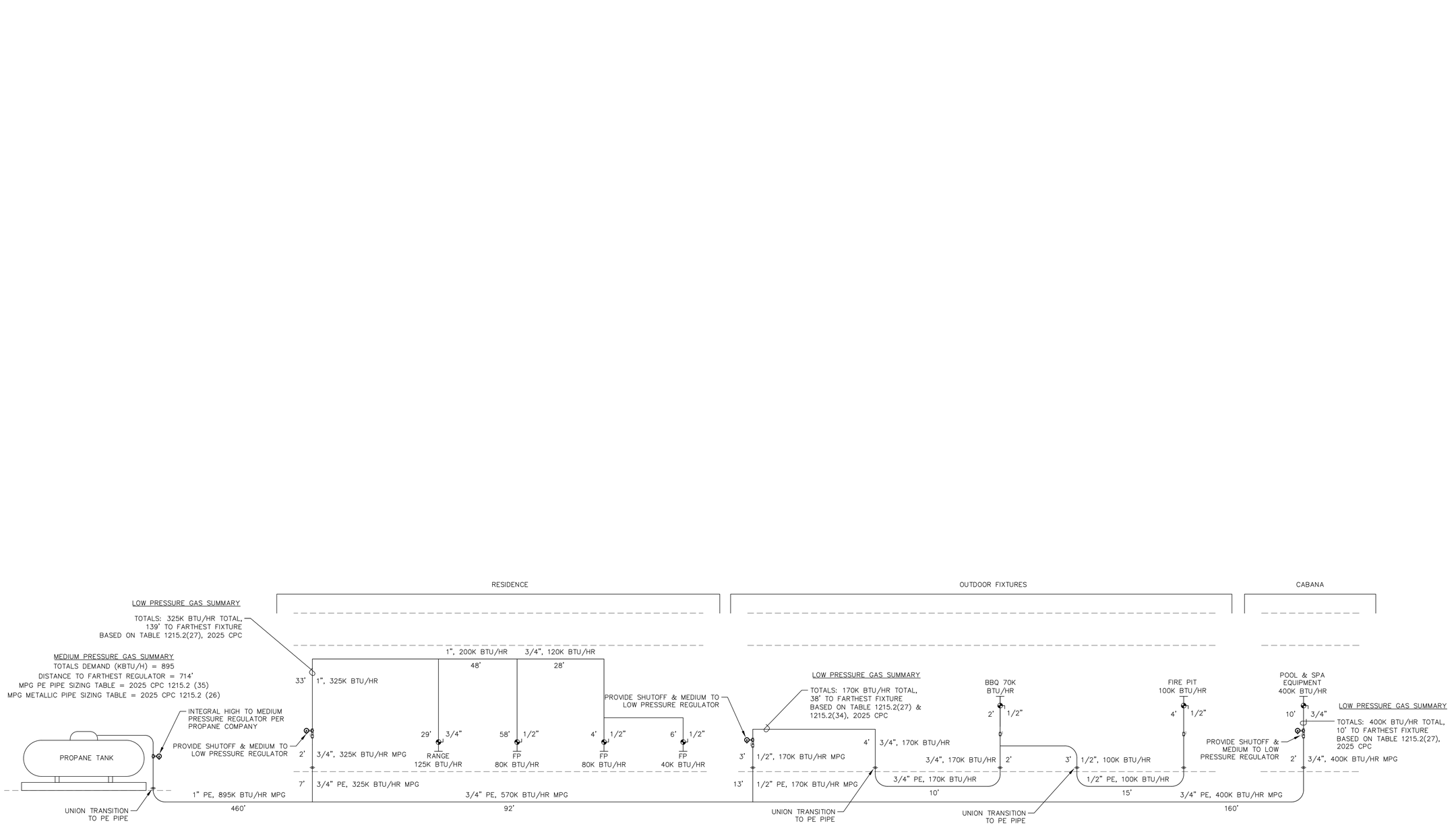
MONTEREY ENERGY GROUP, INC.



1 GAS LINE SCHEMATIC

SCALE: NO SCALE

PRELIMINARY - NOT FOR CONSTRUCTION OR BUILDING DEPARTMENT SUBMITTAL OR REVIEW

REVISIONS:	BY:

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LAWRENCE RESIDENCE CABANA

33 PRONGHORN RUN
CARMEL, CA 93940

GAS LINE SCHEMATIC

DATE: 01/14/26
SCALE: AS NOTED
DRAWN: MEG
CHECKED:
CHECKED:
FILE NAME:

SHEET: P2.3
SHEET OF SHEETS

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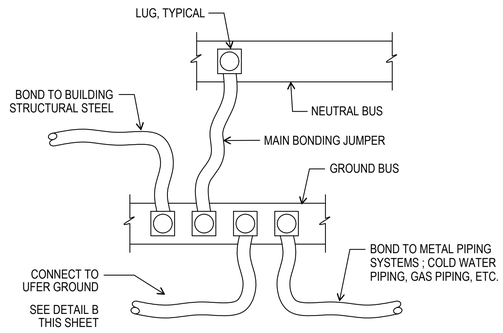
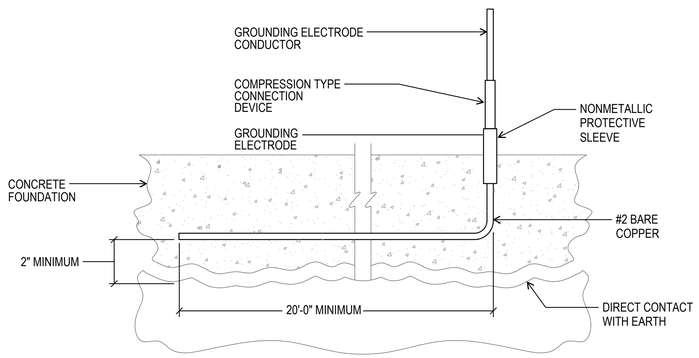
ELECTRICAL LOAD CALCULATION

Item #	DESCRIPTION	QTY.	VA	%VA	TOTAL VA
A.	**Lighting & Receptacle, Required Appliance and Laundry Loads**				
	1. Lighting & Receptacles: ENTER QTY. IN SQ. FT . =>	9,077	3		**27,231**
	2. Small Appliance Circuits:	4	1,500		**6,000**
	3. Laundry Circuits:	2	1,500		**3,000**
	SUBTOTAL				**36,231**
	N.E.C. Demand for above loads (per N.E.C. Table 220-11)				
	1. First 3,000 VA @ 100%		**3,000**	**100%**	**3,000**
	2. Next 117,000 VA @ 35%		**33,231**	**35%**	**11,631**
	3. Remaining Load @ 25%		**0**	**25%**	**0**
	SUBTOTAL FOR ITEM A:				**14,631**
B.	**Fixed appliances**				
	Range Hood Fan	2	100	75%	**150**
	Microwave	2	800	75%	**1,200**
	Refrigerator	2	850	75%	**1,275**
	Bath Fan	4	200	75%	**600**
	Disposal	2	1,000	75%	**1,500**
	Dishwasher	2	1,000	75%	**1,500**
	Freezer	1	1,200	75%	**900**
	Wine Cooler	1	1,200	75%	**900**
	U/C Refrigerator	1	650	75%	**488**
				75%	**0**
				75%	**0**
				100%	**0**
				100%	**0**
	SUBTOTAL FOR ITEM B:				**8,513**
C.	**AC Units**	3	3,200	100%	**9,600**
D.	**Pool & Spa Equip**	1	5,000	100%	**5,000**
E.	**Garage Door Opener**	2	300	100%	**600**
F.	**EV CHARGER**	1	7,200	100%	**7,200**
G.	**Fan Coil Units**	4	300	100%	**1,200**
H.	**Sauna**	1	5,000	100%	**5,000**
I.	**Cold Plunge**	1	12,000	100%	**12,000**
J.				100%	**0**
K.				100%	**0**
L.				100%	**0**
M.				100%	**0**
N.	**2 Electric Dryers**	2	5,000	100%	**10,000**
O.	**2 Heat Pump Water Heater Provisions**	2	4,500	100%	**9,000**
P.				100%	**0**
Q.	**2 Electric Range Provisions**	1	11,000	100%	**11,000**
	SUBTOTAL FOR ITEMS C THRU END::				**70,600**
	TOTAL DWELLING UNIT LOAD @ 120/240V, 1 PHASE				**93,743**
	TOTAL DWELLING UNIT LOAD IN AMPS (TOTAL LOAD / 240V)				**390.6**

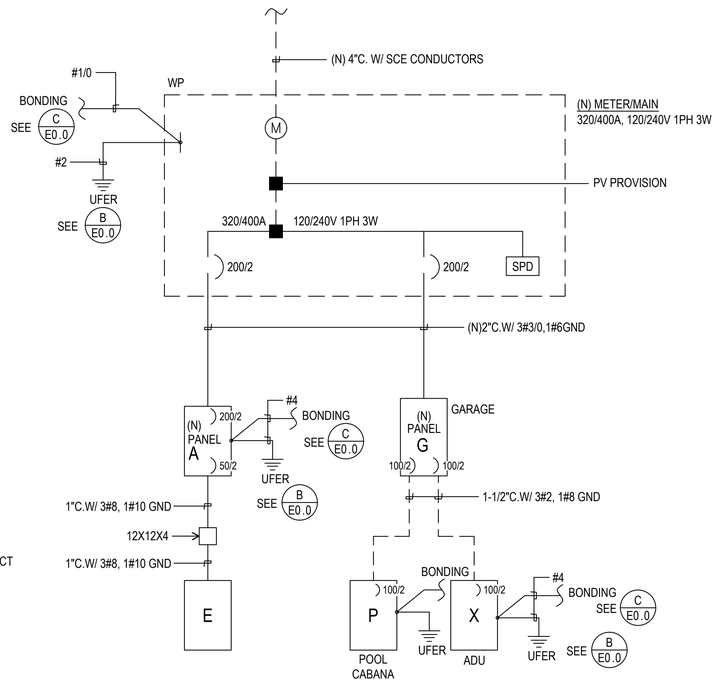


BONDING DIAGRAM C



THE GROUNDING SYSTEM SHALL CONSIST OF A "UFER" TYPE 20' LONG OF #2 BARE COPPER CONDUCTOR EMBEDDED ALONG THE BOTTOM OF A CONCRETE FOOTING OR GRADE BEAM THAT IS IN DIRECT CONTACT WITH THE EARTH.

UFER GROUND DETAIL B



SINGLE LINE DIAGRAM A

GENERAL NOTES

1. VISIT JOB SITE AND VERIFY EXISTING CONDITIONS PRIOR TO BID
2. THE ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE 2022 CALIFORNIA ELECTRICAL CODE AND ALL APPLICABLE LOCAL ORDINANCES. WHERE PLANS CALL FOR A HIGHER STANDARD THAN APPLICABLE CODES, THE PLANS SHALL GOVERN.
3. CONDUIT RUNS ARE SHOWN DIAGRAMMATICALLY. EXACT LOCATIONS SHALL BE DETERMINED IN THE FIELD TO SUIT FIELD CONDITIONS.
4. ALL ELECTRICAL EQUIPMENT, APPLIANCES AND LIGHTING FIXTURES SHALL BE LISTED BY A RECOGNIZED TEST LAB AND BEAR THAT LABEL OF APPROVAL.
5. CONTRACTOR SHALL FURNISH, INSTALL AND CONNECT ALL MATERIAL AND EQUIPMENT FOR THIS WORK UNLESS OTHERWISE NOTED.
6. FURNISH DISCONNECT SWITCHES AT REMOTE MOTORS.
7. ALL SPACES AS INDICATED ON PANELS OR SWITCHBOARDS SHALL BE COMPLETE WITH HARDWARE AND BUSSING FOR FUTURE BREAKER OR SWITCH.
8. CHECK ARCHITECTURAL PLANS FOR DOOR SWINGS BEFORE INSTALLING SWITCH OUTLETS.
9. GROUNDING AND BONDING SHALL BE PER CODE PLUS ANY ADDITIONAL PROVISIONS SPECIFIED OR SHOWN ON DRAWINGS.
10. ALL CONDUIT RUNS SHALL CONTAIN A CODE SIZED GREEN GROUND WIRE.
11. THESE PLANS ARE NOT COMPLETE UNTIL APPROVED BY THE AUTHORITY HAVING JURISDICTION.
12. ALL FEEDER CONDUCTORS SHALL BE IN CONDUIT. BRANCH CIRCUITS MAY BE NON-METALLIC SHEATHED CABLE.
13. ALL CONDUCTORS SHALL BE COPPER WITH TYPE THHN/THWN INSULATION.
14. COORDINATE WITH SERVING ELECTRICAL UTILITY COMPANY AND MAKE PROVISIONS FOR ELECTRICAL SERVICE ACCORDINGLY. INCLUDE ALL SERVICE COSTS AND UTILITY COMPANY CHARGES IN BID.
15. COORDINATE WITH SERVING TELEPHONE UTILITY COMPANY AND MAKE PROVISIONS FOR TELEPHONE SERVICE ACCORDINGLY. INCLUDE ALL SERVICE COSTS AND UTILITY COMPANY CHARGES IN BID.
16. COORDINATE WITH SERVING CABLE TELEVISION COMPANY AND MAKE PROVISIONS FOR TELEPHONE SERVICE ACCORDINGLY. INCLUDE ALL SERVICE COSTS AND UTILITY COMPANY CHARGES IN BID.
17. ALL PERMITS SHALL BE OBTAINED AND PAID FOR BY THE CONTRACTOR.
18. ALL 120-VOLT, SINGLE PHASE, 15 AND 20 AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES INSTALLED IN DWELLING UNIT KITCHEN, 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 A LISTED ARC-FAULT/BRANCH CIRCUIT INTERRUPTER, COMBINATION TYPE, A BRANCH/FEEDER TYPE, A LISTED SUPPLEMENTAL ARC PROTECTION CIRCUIT BREAKER INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. [CEC 210.12(A)(1)THROUGH(6)].
19. ALL NON-LOCKING TYPE 125-VOLT, 15 AND 20 AMPERE RECEPTACLES IN A DWELLING UNIT SHALL BE LISTED TAMPER-RESISTANT RECECTACLES. (EXCEPTIONS: (1)RECEPTACLE MORE THAN 5'-6" ABOVE THE FLOOR (2)RECEPTACLES PART OF A LUMINAIRE OR APPLIANCE, (3)A SINGLE RECEPTACLE OR A DUPLEX RECEPTACLE FOR TWO APPLIANCES THAT ARE NOT EASILY MOVED AND LOCATED WITHIN DEDICATED SPACE AND ARE CORD-AND-PLUG CONNECTED AS PER CEC 400.10(A)(6),(A)(7) OR (A)(8), AND (4)NON-GROUNDING RECEPTACLES USED FOR REPLACEMENTS AS PERMITTED IN CEC 406.4(D)(2)(a),[CEC 406.12].
20. SMOKE DETECTORS SHALL BE 120V, PHOTOELECTRIC/ION COMBINATION UNITS WITH BATTERY BACK UP. THEY SHALL BE INTERCONNECTED.
21. HALLWAY DETECTORS SHALL BE COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR. THEY SHALL BE INTERCONNECTED WITH SMOKE DETECTORS.
22. LIGHT FIXTURES IN BATHTUB OR SHOWER AREAS SHALL BE MARKED AS "SUITABLE FOR DAMP LOCATIONS." CEC 410.10.
23. WP EXTERIOR RECEPTACLES SHALL HAVE HUBBELL #ML500 EXTRA DUTY COVERS OR EQUAL. ALL RECEPTACLES IN DAMP OR WET LOCATIONS (WP) SHALL BE LISTED WEATHER-RESISTANT TYPE AND BE GFCI.[CEC 406.9]
24. MANUFACTURER'S LITERATURE SHOWING THAT PROPOSED LIGHT FIXTURES ARE HIGH EFFICACY AND CALIFORNIA CERTIFIED IS TO BE ON SITE AT THE TIME OF FIELD INSPECTION. CALIFORNIA ENERGY CODE 150.
25. AT LEAST ONE FIXTURE INSTALLED IN GARAGES, CLOSETS, LAUNDRY ROOMS AND UTILITY ROOMS SHALL BE CONTROLLED BY A VACANCY SENSOR PER CALIFORNIA ENERGY CODE 150(K)2.
26. AT LEAST ONE LIGHT FIXTURE IN EACH BATHROOM SHALL BE CONTROLLED BY A VACANCY SENSOR PER CALIFORNIA ENERGY CODE 150(K)2.
27. TWO MINIMUM 1" DIAMETER METALLIC CONDUITS SHALL BE PROVIDED THAT ORIGINATE AT A READILY ACCESSIBLE ATTIC LOCATION WITH PROXIMITY TO A SOLAR ZONE AREA COMPLYING WITH CALIFORNIA ENERGY CODE, SECTION 110.10 AND TERMINATE AT A MINIMUM 4" FROM THE ELECTRICAL PANEL. THE ELECTRICAL JUNCTION BOX AND SEGMENT OF CONDUIT RUN IN THE ATTIC SHALL BE PERMANENTLY AND VISIBLY MARKED AS "FOR FUTURE SOLAR PHOTOVOLTAIC".
28. RECESSED LUMINARIES INSTALLED IN INSULATED CEILINGS SHALL HAVE AN I.C. RATING AND SHALL BE CERTIFIED AS AIR TIGHT.
29. LUMINARIES WITH SCREW BASE SOCKETS SHALL NOT BE RECESSED IN A CEILING.
30. LUMINARIES WITH SCREW BASE SOCKETS SHALL BE MARKED AS JA8-2019-E COMPLIANT AND SHALL ONLY CONTAIN JA8 COMPLIANT LAMPS.
31. ALL JA8 COMPLIANT LUMINARIES SHALL BE CONTROLLED BY DIMMERS OR VACANCY SENSORS.
32. WHERE BRANCH-CIRCUIT WIRING IS MODIFIED, REPLACED OR EXTENDED IN AREAS SPECIFIED IN CEC 210.12(A), THE BRANCH CIRCUIT SHALL BE PROTECTED BY EITHER A LISTED COMBINATION-TYPE AFCI LOCATED AT THE ORIGIN OF THE BRANCH CIRCUIT OR A LISTED OUTLET BRANCH-CIRCUIT TYPE AFCI LOCATED AT THE FIRST RECEPTACLE OF THE EXISTING BRANCH CIRCUIT. [CEC 210.12(D)]
33. ALL KITCHEN COUNTERTOP RECEPTACLES ARE TO BE GFCI PROTECTED. RECEPTACLES WITHIN 6 FEET FROM THE TOP INSIDE EDGE OF THE BOWL OF THE SINK, RECEPTACLES WITHIN 6 FEET OF THE OUTSIDE EDGE OF ANY BATHTUB OR SHOWER STALL, AND RECEPTACLES IN LAUNDRY AREAS ARE TO BE GFCI PROTECTED. [CEC 210.8].

SYMBOLS

	CONDUIT EXISTING
	CONDUIT CONCEALED IN WALL OR CEILING
	CONDUIT CONCEALED UNDER FLOOR OR BELOW GRADE
	CONDUIT STUBBED OUT AND CAPPED
	CONDUIT TURNED UP
	CONDUIT TURNED DOWN
	HATCH MARKS INDICATE NO. OF #12 WIRES IN CODE SIZED CONDUIT (3) MAX. IN 1/2" C., (5) MAX. IN 3/4" C., (8) MAX. IN 1"C., NO MARKS = 2#12
A-3	HOME RUN: LETTER INDICATES PANEL, NUMBER(S) INDICATES CIRCUIT(S).
	SAWCUT
	GROUND CONNECTION
	DISTRIBUTION SWITCHBOARD OR PANEL
	PANEL, BRANCH CIRCUIT TYPE, SURFACE AND FLUSH
	SIGNAL TERMINAL CABINET, SURFACE & FLUSH
	LINEAR SURFACE FIXTURE
2 a	OUTLET DATA: BAR INDICATES WALL MOUNT, LETTER INDICATES SWITCH CONTROL, NO. INDICATES CIRCUIT.
	SURFACE FIXTURE ON FLUSH OUTLET.
	RECESSED FIXTURE WITH JUNCTION BOX FOR THRU WIRING
	EXIT LIGHT WITH ARROWS AS SHOWN ON PLANS, WALL AND CEILING MOUNT.
	LOW LEVEL EXIT SIGN, +6" AFF, +4" FROM DOOR JAMB
A 100	LIGHT FIXTURE DESIGNATION, LETTER INDICATES TYPE, NO. INDICATES WATTAGE. SEE FIXTURE SCHEDULE.
FC 1	MECHANICAL EQUIPMENT DESIGNATION. SEE MECHANICAL DRAWINGS.
	SPECIAL RECEPTACLE - SEE PLAN
M	METER
	FLUSH FLOOR RECEPTACLE
	RECEPTACLE, DUPLEX, 15A, 125V, NEMA 5-15R +18" U.N.O.
	DUPLEX RECEPTACLE MTD. ABOVE BACKSPLASH
	DUPLEX RECEPTACLE W/LOWER HALF SWITCHED
GFI	GROUND FAULT CIRCUIT INTERRUPTING RECEPTACLE
	DOUBLE DUPLEX RECEPTACLE
	CEILING RECEPTACLE
	RECEPTACLE, DUPLEX, 20A, 125V, NEMA 5-20R +18" U.N.O.
J	JUNCTION BOX 4" SQUARE, 1-1/2" DEEP U.N.O.
T	THERMOSTAT F.B.O. +48"
2	MOTOR, NO. INDICATES HORSEPOWER
	CLOCK OUTLET +7'-6" U.N.O.
	DISCONNECT SWITCH, NON-FUSED
F	DISCONNECT SWITCH FUSED HORSEPOWER RATED OR SIZED AS NOTED
	COMBINATION MAGNETIC STARTER WITH DISCONNECT SWITCH AND FUSES
	MAGNETIC MOTOR STARTER W/OVERLOADS IN EACH PHASE
D	DIMMER W/INTEGRAL "ON-OFF" SW.
	PUSHBUTTON
PC	PHOTOCELL
SD	SMOKE DETECTOR, INTERCONNECTED W/ BATTERY BACK-UP
SC	COMBINATION SMOKE AND CO DETECTOR, INTERCONNECTED W/ BATTERY BACK-UP
	TELEPHONE/COMPUTER/DATA OUTLET, TWO GANG BOX W/1 GANG COVERPLATE & GROMMETED OPENING +18" U.N.O.
TV	CABLE TV OUTLET +18" U.N.O.
M	MOTION SENSOR
$	EXISTING SWITCH
S	SINGLE POLE SWITCH
^{2}	DOUBLE POLE SWITCH
^{3}	THREE WAY SWITCH
^{P}	SWITCH W/PILOT LT.
^{M}	MANUAL MOTOR STARTER

QUIET TOGGLE TYPE RATED AT 20A, 120/277V A.C. +42" U.N.O.

FACP	FIRE ALARM CONTROL PANEL
GFI	GROUND FAULT CIRCUIT INTERRUPTING
LST	LABOR SAVING TANDEM
MLO	MAIN LUGS ONLY
w/	WITH
C.O.	CONDUIT ONLY
W.P.	WEATHERPROOF
F.B.O.	FURNISHED BY OTHERS, INSTALL & CONNECT
U.N.O.	UNLESS NOTED OTHERWISE
N.E.C.	NATIONAL ELECTRICAL CODE
N.I.C.	NOT IN CONTRACT
(E)	EXISTING
(N)	NEW
(R)	REMOVE
(RL)	RELOCATE
S/M	SURFACE MOUNT
U/G	UNDERGROUND
CWP	COLD WATER PIPE
AFF	ABOVE FINISHED FLOOR
HACR	HEATING AND AIR CONDITIONING RATED CIRCUIT BREAKER
N.L.	NIGHT LIGHT

NOTE: NOT ALL SYMBOLS SHOWN ARE USED ON THIS PROJECT.

REVISION SCHEDULE

NO.	DESCRIPTION	DATE
1		00.00.20

TOM MEANEY ARCHITECT
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805.895.2836 • TOM@TOMMEANEY.COM • WWW.TOMMEANEY.COM

LAWRENCE RESIDENCE
33 PRONGHORNE RUN
SANTA LUCIA PRESERVE
CARMEL, CA 93940

GENERAL NOTES, SYMBOLS, SINGLE LINE DIAGRAM

LICENSED ARCHITECT THOMAS MEANEY No. C14606 Renew 8/31/27 STATE OF CALIFORNIA

JMPE
ELECTRICAL ENGINEERING LIGHTING DESIGN
CA REGISTRATION NO E13083
146 EAST CARRILLO STREET
SANTA BARBARA CA 93101
(805) 569-9216
FAX (805) 569-2405
email : maloney@jmpe.net
www.jmpe.net
25619

REGISTERED PROFESSIONAL ENGINEER MALONEY No. E013083 EXP. 06/30/2027 ELECTRICAL STATE OF CALIFORNIA

Date December 24, 2025
Scale
Drawn TALLON
Job # USE IF ISSUED
Sheet

E0.0

(N) PANEL SCHEDULE "P"

SERVICE: 120/240V 1Φ 3W | MAIN BKR.: MLO | BUS: 100A | LOC.: SEE PLAN
ALL CIRCUIT BREAKERS SHALL BE AFCI | MTG.: FLUSH

REMARKS	LOAD ΦA	LOAD ΦB	REC	LTG	MISC	POLE	TRIP	CIRC		CIRC	TRIP	POLE	REC	LTG	MISC	LOAD ΦA	LOAD ΦB	REMARKS
GYM					1	1	20	1		2	30	2						AC UNIT
"						1	20	3		4	X	X						"
"					1	1	20	5		6	30	2						HP-WH
"						1	20	7		8	X	X						"
SMOKE DETECTOR						1	20	9		10	20	2						POOL PUMP
BATH REC.						1	20	11		12	X	X						"
EXT. GFI						1	20	13		14	20	2						SPA PUMP
GEN LTG						1	20	15		16	X	X						"
SPARE						1	20	17		18	20	1						POOL + SPA LTS.
"						1	20	19		20	20	1						POOL HEATER
"						1	20	21		22	20	2						SPA HEATER
"						1	20	23		24	X	X						"
						1	20	25		26	20	1						SPARE
SAUNA						2	30	27		28	20	1						"
"						X	X	29		30	20	1						"

TOTAL WATTS= ΦA= ΦB=
AMPS= MINIMUM BKR A.I.C. RATING= 10,000 AMPS SYM

(N) PANEL SCHEDULE "X"

SERVICE: 120/240V 1Φ 3W | MAIN BKR.: 100A-2P | BUS: 225A | LOC.: ADU
ALL CIRCUIT BREAKERS SHALL BE AFCI * = AFCI/GFCI | MTG.: FLUSH

REMARKS	LOAD ΦA	LOAD ΦB	REC	LTG	MISC	POLE	TRIP	CIRC		CIRC	TRIP	POLE	REC	LTG	MISC	LOAD ΦA	LOAD ΦB	REMARKS
SMALL APPLIANCE						1	20	1		2	50	2	1					ELECTRIC RANGE
"						1	20	3		4	X	X						"
REFRIGERATOR						1	20	5		6	30	2	1					ELECTRIC DRYER
DISHWASHER						1	20	7	*	8	X	X						"
DISPOSER						1	20	9	*	10	30	2			1			HP WH
MICROWAVE						1	20	11		12	X	X						"
SMOKE DETECTORS						1	20	13		14	30	2			1			HP F/C
BATHROOM CIRCUIT						1	20	15		16	X	X						"
LAUNDRY CIRCUIT						1	20	17		18	20	1						SPARE
GEN LTG						1	20	19		20	20	1						"
"						1	20	21		22	20	1						"
"						1	20	23		24	20	1						"
"						1	20	25		26	20	1						"
SPARE						1	20	27		28	20	1						"
"						1	20	29		30	20	1						"

AMPS= SEE ELECTRICAL LOAD CALCULATIONS. MINIMUM BKR A.I.C. RATING= 10,000 AMPS SYM

(N) PANEL SCHEDULE "A"

SERVICE: 120/240V 1Φ 3W | MAIN BKR.: MLO | BUS: 225A | LOC.: MAIN HOUSE
ALL CIRCUIT BREAKERS SHALL BE AFCI * = AFCI/GFCI | MTG.: FLUSH

REMARKS	LOAD ΦA	LOAD ΦB	REC	LTG	MISC	POLE	TRIP	CIRC		CIRC	TRIP	POLE	REC	LTG	MISC	LOAD ΦA	LOAD ΦB	REMARKS
SMOKE DETECTORS						1	20	1		2	20	1			1			SPARE
GEN LIGHTING						1	20	3		4	20	1						"
"						1	20	5		6	50	2			1			BESS & PANEL "E"
"						1	20	7		8	X	X						"
"						1	20	9		10	30	2			1			HP-1/FC
"						1	20	11		12	X	X						"
"						1	20	13		14	30	2			1			HP-2/FC
"						1	20	15		16	X	X						"
LAUNDRY CIRCUIT						1	20	17		18	30	2	1					DRYER
BATHROOM CIRCUIT						1	20	19		20	X	X						"
"						1	20	21		22	50	2	1					RANGE
SPARE						1	20	23		24	X	X						"
"						1	20	25		26	30	2			1			HP WH
"						1	20	27		28	X	X						"
"						1	20	29		30								SPACE
LANDSCAPE LTS						1	20	31		32								"
LANDSCAPE CTROLS						1	20	33		34								"
EXT LTS						1	20	35		36								"
EXT LTS						1	20	37		38								"
EXT LTS						1	20	39		40	90	2			1			PANEL B
EXT LTS						1	20	41		42	X	X						"

AMPS= SEE ELECTRICAL LOAD CALCULATIONS MINIMUM BKR A.I.C. RATING= 10,000 AMPS SYM

(N) PANEL SCHEDULE "E"

SERVICE: 120/240V 1Φ 3W | MAIN BKR.: MLO | BUS: 100A | LOC.: SEE PLAN
ALL CIRCUIT BREAKERS SHALL BE AFCI * = AFCI/GFCI | MTG.: FLUSH

REMARKS	LOAD ΦA	LOAD ΦB	REC	LTG	MISC	POLE	TRIP	CIRC		CIRC	TRIP	POLE	REC	LTG	MISC	LOAD ΦA	LOAD ΦB	REMARKS
SMALL APPLIANCE						1	20	1		2	20	1						PRIMARY BATH
"						1	20	3		4	20	1						PRIMARY BEDROOM
MICROWAVE						1	20	5		6	20	1						LIVING ROOM TV
REFRIGERATOR						1	20	7	*	8	20	1						SPARE
DISHWASHER						1	20	9	*	10	20	1						"
SPARE						1	20	11		12	20	1						"

AMPS= SEE ELECTRICAL LOAD CALCULATIONS MINIMUM BKR A.I.C. RATING= 10,000 AMPS SYM

(N) PANEL SCHEDULE "G"

SERVICE: 120/240V 1Φ 3W | MAIN BKR.: MLO | BUS: 225A | LOC.: SEE PLAN
MTG.: FLUSH

REMARKS	LOAD ΦA	LOAD ΦB	REC	LTG	MISC	POLE	TRIP	CIRC		CIRC	TRIP	POLE	REC	LTG	MISC	LOAD ΦA	LOAD ΦB	REMARKS
PANEL P					1	2	100	1		2	40	2						EV CHARGER
"						X	X	3		4	X	X						"
PANEL X					1	2	100	5		6	20	1						GARAGE CIRCUIT
"						X	X	7		8	20	1						"
SPACE								9		10	20	1						"
"								11		12	20	1						GARAGE DOOR
"								13		14	20	1						"
"								15		16	20	1						"
"								17		18	20	1						EXT LTG
"								19		20	20	1						LANDSCAPE LTG
"								21		22	20	1						SPARE
"								23		24	20	1						"
AC UNIT					1	2	30	25		26	20	1						"
"						x	x	27		28	20	1						"
"								29		30	20	1						"

TOTAL WATTS= ΦA= ΦB=
AMPS= MINIMUM BKR A.I.C. RATING= 10,000 AMPS SYM

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REVISION SCHEDULE

NO.	DESCRIPTION	DATE
1		00.00.20

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PANEL SCHEDULES

LICENSED ARCHITECT
THOMAS MEANEY
No. C14606
Renew 8/31/27
STATE OF CALIFORNIA

Date December 26, 2025
Scale
Drawn TALLON
Job # USE IF ISSUED
Sheet

E0.1

CERTIFICATE OF INSTALLATION
Note: This table completed by HERS Registry.

Field Name	Data Entry	Field Name	Data Entry
Project Name		Enforcement Agent	
Dwelling Address		Permit Number	
City and Zip Code		Permit Application Date	

A. Installed Lighting and Controls
Select Yes or No according to whether your work on the project includes each of the following types of lighting and controls. See Sections B through J for applicable requirements.

Field	Field Name	Yes or No
01	High Luminous Efficacy luminaires installed in any interior rooms. (See Section B.)	Yes ◯ No ◯
02	JA8 compliant luminaires installed in any interior rooms. (See Section B.)	Yes ◯ No ◯
03	Recessed downlight luminaires in ceilings in any interior rooms. (See Section C.)	Yes ◯ No ◯
04	Light Sources in Enclosed or Recessed Luminaires. (See Section D.)	Yes ◯ No ◯
05	Lighting controls in bathrooms. (See Section E.)	Yes ◯ No ◯
06	Lighting controls in laundry rooms. (See Section E.)	Yes ◯ No ◯
07	Lighting controls in utility rooms. (See Section E.)	Yes ◯ No ◯
08	Lighting controls in garage. (See Section E.)	Yes ◯ No ◯
09	Lighting controls in walk-in closets. (See Section E.)	Yes ◯ No ◯
10	Lighting controls in interior rooms except bathrooms, laundry rooms, utility rooms, and garages. (See Section F)	Yes ◯ No ◯
11	Screw based luminaires. (See Section G.)	Yes ◯ No ◯
12	Internally illuminated address signs. (See Section H.)	Yes ◯ No ◯
13	Outdoor lighting and controls. (See Section I.)	Yes ◯ No ◯
14	Parking Garages for eight or more Vehicles. (See Section J)	Yes ◯ No ◯
15	Blank Electrical Boxes installed more than 5 feet from finished floor. (See Section K.)	Yes ◯ No ◯

B. High Luminous Efficacy Luminaires

Field	Field Name
01	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 • JA8 compliant light sources and the light sources are marked with "JA8-2022" or "JA8-2022-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: Cabinet Lighting: Lighting internal to drawers, cabinetry, and linen closets with an efficacy of 45 lumens per watt or greater
02	• Lighting shall have readily accessible wall-mounted controls that allow the lighting to be manually turned ON and OFF

The responsible person's signature on this compliance document affirms that all applicable requirements in this table have been met.

C. Recessed Downlight Luminaires in Ceilings

Field	Field Name
01	150.0(k)1Ci: Do not contain screw based lamp sockets.
02	The luminaire is marked with "JA8-2022".
03	150.0(k)1Cii: Has label certifying the luminaires are air tight with air leakage less than 2.0 cfm at 75 Pascals when tested in accordance with ASTM E283. Exception: Recessed luminaires marked for use in fire-rated installations, and recessed luminaires installed in non-insulated ceilings.
04	150.0(k)1Ciii: 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.
05	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 spaced 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 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 building structure. • 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.

The responsible person's signature on this compliance document affirms that all applicable requirements in this table have been met.

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

Field	Field Name
01	150.0(k)1D: **Light Sources in Enclosed or Recessed Luminaires** that are not marked with "JA8-2022-E", should not be installed in enclosed or recessed luminaires.

The responsible person's signature on this compliance document affirms that all applicable requirements in this table have been met.

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

Field	Field Name
01	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.

The responsible person's signature on this compliance document affirms that all applicable requirements in this table have been met.

F. Lighting Controls in any interior rooms

Field	Field Name
01	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.
02	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 SSL 7A.. 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.
03	150.0(k)2A: Lighting has readily accessible wall-mounted controls that allow the lighting to be manually turned ON and OFF.
04	150.0(k)2B: No controls bypasses a dimmer, occupant sensor or vacancy sensor function where that dimmer or sensor is installed to comply with Section 150.0(k)
05	150.0(k)2C: Lighting controls comply with the applicable requirements in Section 110.9.
06	150.0(k)2D: An Energy Management Control Systems (EMCS) or a multiscene 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).
07	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 are controlled separately from ceiling installed lighting.

The responsible person's signature on this compliance document affirms that all applicable requirements in this table have been met.

G. Screw Based luminaires

Field	Field Name
01	150.0(k)1B: Screw based luminaires shall contain lamps that are marked with "JA8-2022" or "JA8-2022-E".

The responsible person's signature on this compliance document affirms that all applicable requirements in this table have been met.

H. Address Signs

Field	Field Name
01	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.

The responsible person's signature on this compliance document affirms that all applicable requirements in this table have been met.

I. Outdoor Lighting and Controls

Field	Field Name
01	150.0(k)1A and Table 150.0-A: High efficacy outdoor lighting or LED light sources are installed.
02	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.

The responsible person's signature on this compliance document affirms that all applicable requirements in this table have been met.

J. Lighting for Residential Garages for Eight or More Vehicles

Field	Field Name
01	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.

The responsible person's signature on this compliance document affirms that all applicable requirements in this table have been met.

K. Blank Electrical Boxes

Field	Field Name
01	150.0(k)1E: 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.

The responsible person's signature on this compliance document affirms that all applicable requirements in this table have been met.

Documentation Author's Declaration Statement
1. I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name:	Documentation Author Signature:
Company:	Signature Date:
Address:	CEA/ HERS Certification Identification (if applicable):
City/State/Zip:	Phone:

Responsible Person's Declaration Statement
I certify the following under penalty of perjury, under the laws of the State of California:
1. The information provided on this Certificate of Installation is true and correct.
2. I am either: a) a responsible person eligible under Division 3 of the Business and Professions Code in the applicable classification to accept responsibility for the system design, construction, or installation of features, materials, components, or manufactured devices for the scope of work identified on this Certificate of Installation, and attest to the declarations in this statement, or b) I am an authorized representative of the responsible person and attest to the declarations in this statement on the responsible person's behalf.
3. The constructed or installed features, materials, components or manufactured devices (the installation) identified on this Certificate of Installation conforms to all applicable codes and regulations and the installation conforms to the requirements given on the Certificate of Compliance, plans, and specifications approved by the enforcement agency.
4. I understand that a registered copy of this Certificate of Installation shall be posted or made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections, and I will take the necessary steps to ensure this requirement is accomplished.
5. I understand that a registered copy of this Certificate of Installation is required to be included with the documentation the builder provides to the building owner at occupancy, and I will take the necessary steps to ensure this requirement is accomplished.

Responsible Designer Name:	Responsible Designer Signature:
Company:	Date Signed:
Address:	License:
City/State/Zip:	Phone:

For assistance or questions regarding the Energy Standards, contact the Energy Hotline at: 1-800-772-3300

CF2R-LTG-01-E User Instructions

There are two version of the residential lighting Certificate of Installation. This version, the CF2R-LTG-01-E, is primarily used for demonstrating compliance with the residential lighting Standards for single-family dwellings.

The LTG-01 shall also be used to demonstrate compliance with the residential lighting requirements for high-rise residential dwelling units; outdoor lighting that is attached to a high-rise residential or hotel/motel building, and is separately controlled from the inside of a dwelling unit or guest room; fire station dwelling accommodations; hotel and motel guest rooms; and, dormitory and senior housing dwelling accommodations. When using the CF2R-LTG-01-E to demonstrate compliance with the lighting in the dwelling units, compliance with lighting that is not in the dwelling units, such as lighting in common areas, shall be demonstrated using the nonresidential lighting compliance documentation.

The other version of the residential lighting Certificate of Compliance, the CF2R-LTG-02-E, is used for demonstrating compliance with the residential lighting Standards for low-rise multi-family dwellings. The primary difference between the LTG-02 and LTG-01 is that the LTG-02 includes additional requirements for demonstrating compliance with residential outdoor lighting, and common areas associated with low-rise multi-family dwelling units.

Section A. Installed Lighting and Controls
This table is used to identify the scope of the work being covered by the responsible person signing this document. One person may be responsible for all of the measures in this table, or several people may each be responsible for only a portion of the measures. If several people are responsible, each person must separately fill out this Certificate of Installation for those measures for which they are responsible. In some situations, such as for alterations and additions, only some of the measures may be included in the total scope of work.

For rows 1 through 15 – insert 'Y' for each measure that is included in the scope of work, and insert 'N' for each measure that is not included in the scope of work.

Section B. High Luminous Efficacy Luminaires
This table is a list of mandatory requirements for high Luminous efficacy luminaires.

Section C. Recessed Downlight Luminaires in Ceilings
This table is a list of mandatory requirements for recessed downlight luminaires in ceilings.

Section D. Light sources in enclosed or recessed luminaires (other than recessed downlight luminaires in ceilings). This table is a list of Light sources in enclosed or recessed luminaires.

Section E. Lighting Controls in bathrooms, garages, laundry rooms, and utility rooms, and walk-in closets.
This table is a list of mandatory requirements for LED luminaires.

Section F. Lighting Controls in any interior rooms
This table is a list of mandatory requirements for Lighting Controls in any interior rooms. .

Section G. Screw Based luminaires
This table is a list of mandatory requirements for Screw Based luminaires.

Section H. Address Signs.
This table is a list of mandatory requirements for Address Signs.

Section I. Outdoor Lighting and Controls
This table is a list of mandatory requirements for Outdoor Lighting and Controls.

Section J. Lighting for Residential Garages for Eight or More Vehicles
This table is a list of mandatory requirements for Lighting for Residential Garages for Eight or More Vehicles

Section K. Blank Electrical Boxes
This table is a list of mandatory requirements for Blank Electrical Boxes.

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REVISION SCHEDULE

NO.	DESCRIPTION	DATE
1		00.00.20

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RESIDENTIAL
TITLE 24 FORMS

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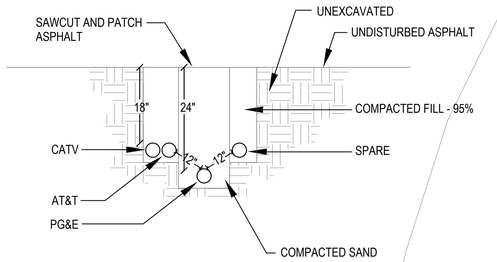
REGISTERED PROFESSIONAL ENGINEER JOHN MALONEY EXP. 06/30/2027 ELECTRICAL STATE OF CALIFORNIA

Date December 24, 2025
Scale
Drawn TALLON
Job # USE IF ISSUED
Sheet

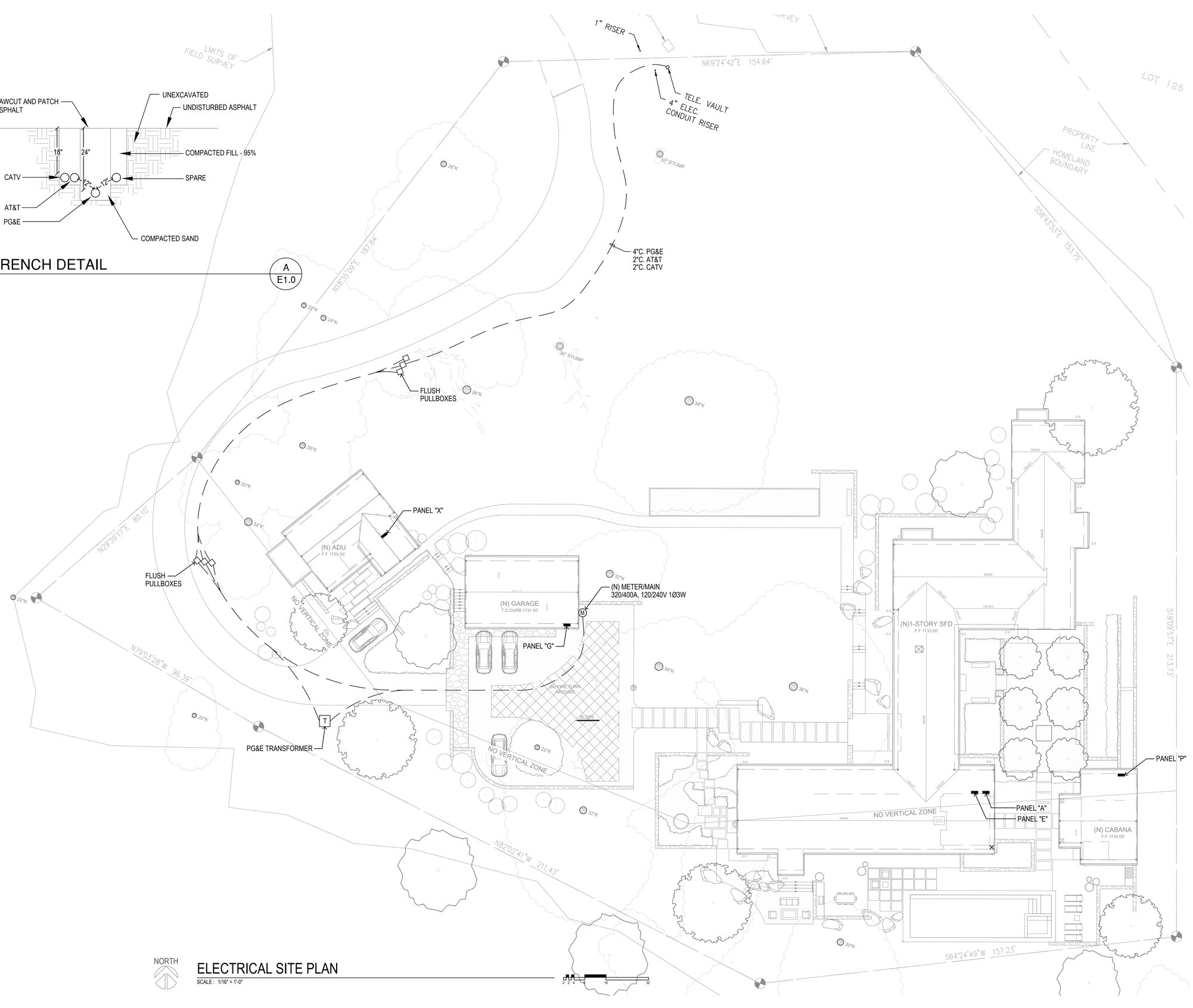
E0.2



JOINT TRENCH DETAIL

SCALE : NONE

A
E1.0



NORTH

ELECTRICAL SITE PLAN

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

0 2 4 8 16 32

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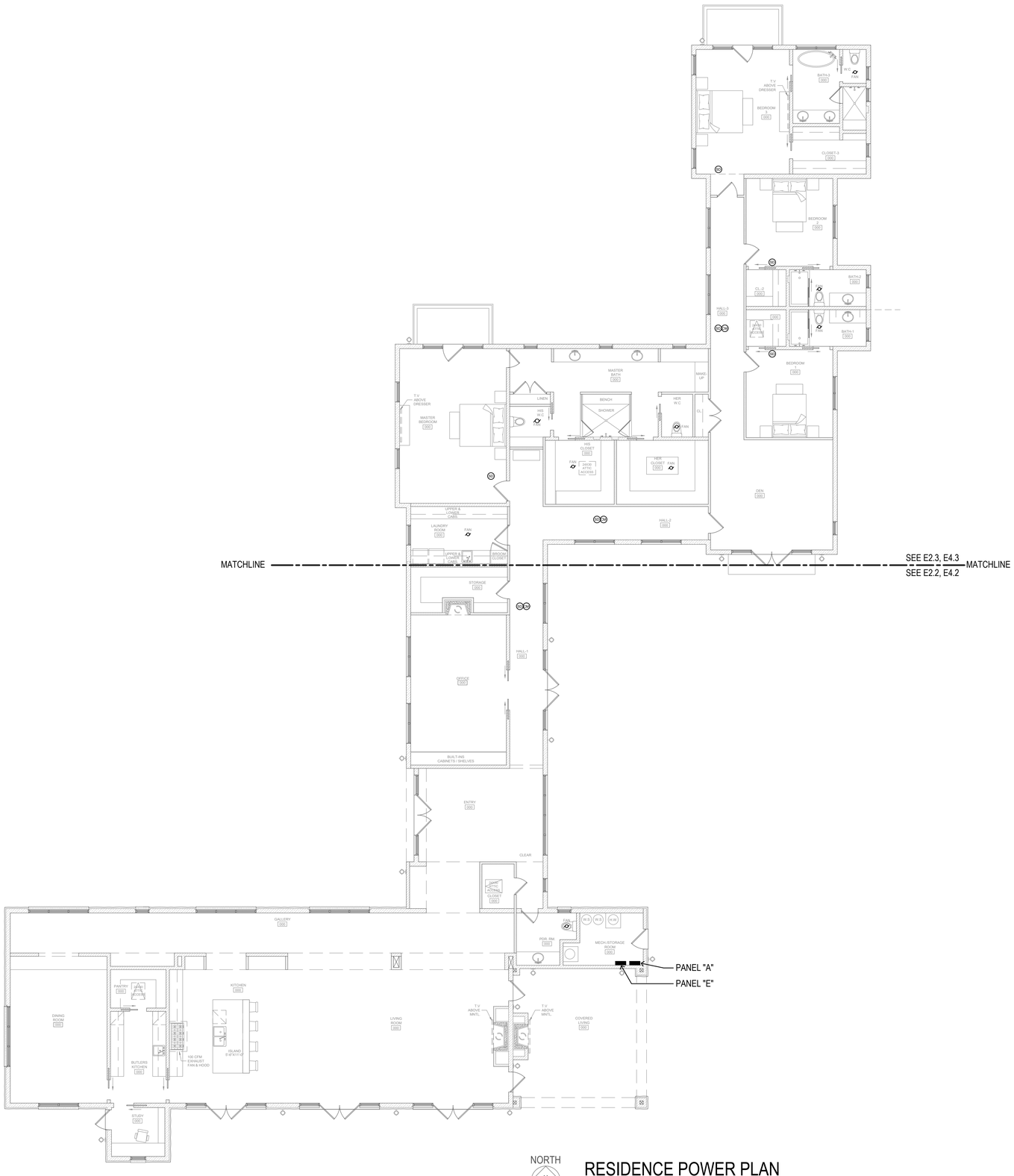

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RESIDENCE
POWER PLAN

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STATE OF CALIFORNIA

Date December 26, 2025
Scale
Drawn TALLON
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E2.1

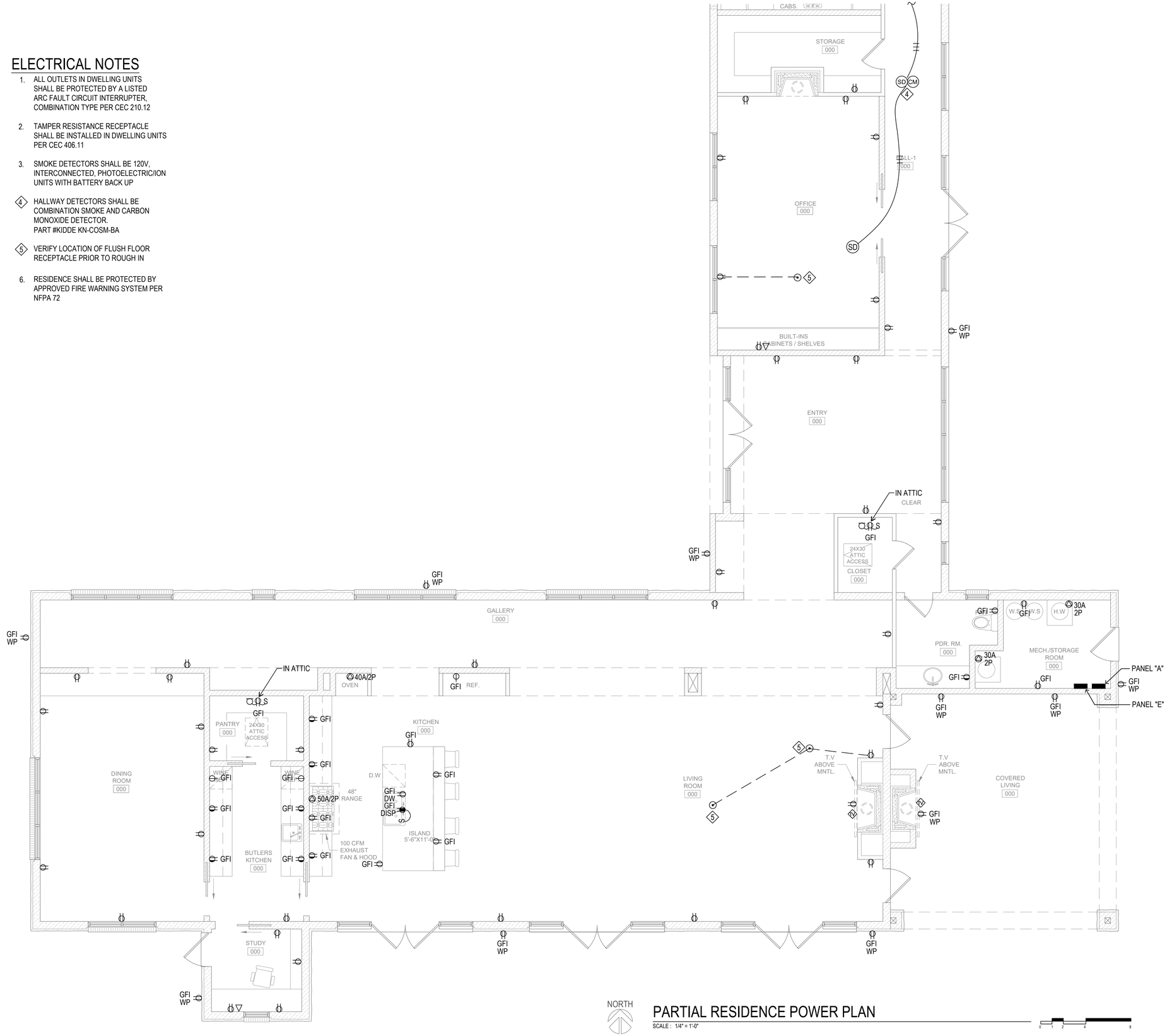
ELECTRICAL NOTES

1. ALL OUTLETS IN DWELLING UNITS SHALL BE PROTECTED BY A LISTED ARC FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE PER CEC 210.12
2. TAMPER RESISTANCE RECEPTACLE SHALL BE INSTALLED IN DWELLING UNITS PER CEC 406.11
3. SMOKE DETECTORS SHALL BE 120V, INTERCONNECTED, PHOTOELECTRIC/ION UNITS WITH BATTERY BACK UP

◇4 HALLWAY DETECTORS SHALL BE COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR. PART #KIDDE KN-COSM-BA

◇5 VERIFY LOCATION OF FLUSH FLOOR RECEPTACLE PRIOR TO ROUGH IN

6. RESIDENCE SHALL BE PROTECTED BY APPROVED FIRE WARNING SYSTEM PER NFPA 72



NORTH

PARTIAL RESIDENCE POWER PLAN

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

0 1 2 4 8

REVISION SCHEDULE

NO.	DESCRIPTION	DATE
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PARTIAL RESIDENCE POWER PLAN

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Renew 8/31/27
STATE OF CALIFORNIA

Date	December 26, 2025
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E2.2

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ELECTRICAL NOTES

1. ALL OUTLETS IN DWELLING UNITS SHALL BE PROTECTED BY A LISTED ARC FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE PER CEC 210.12

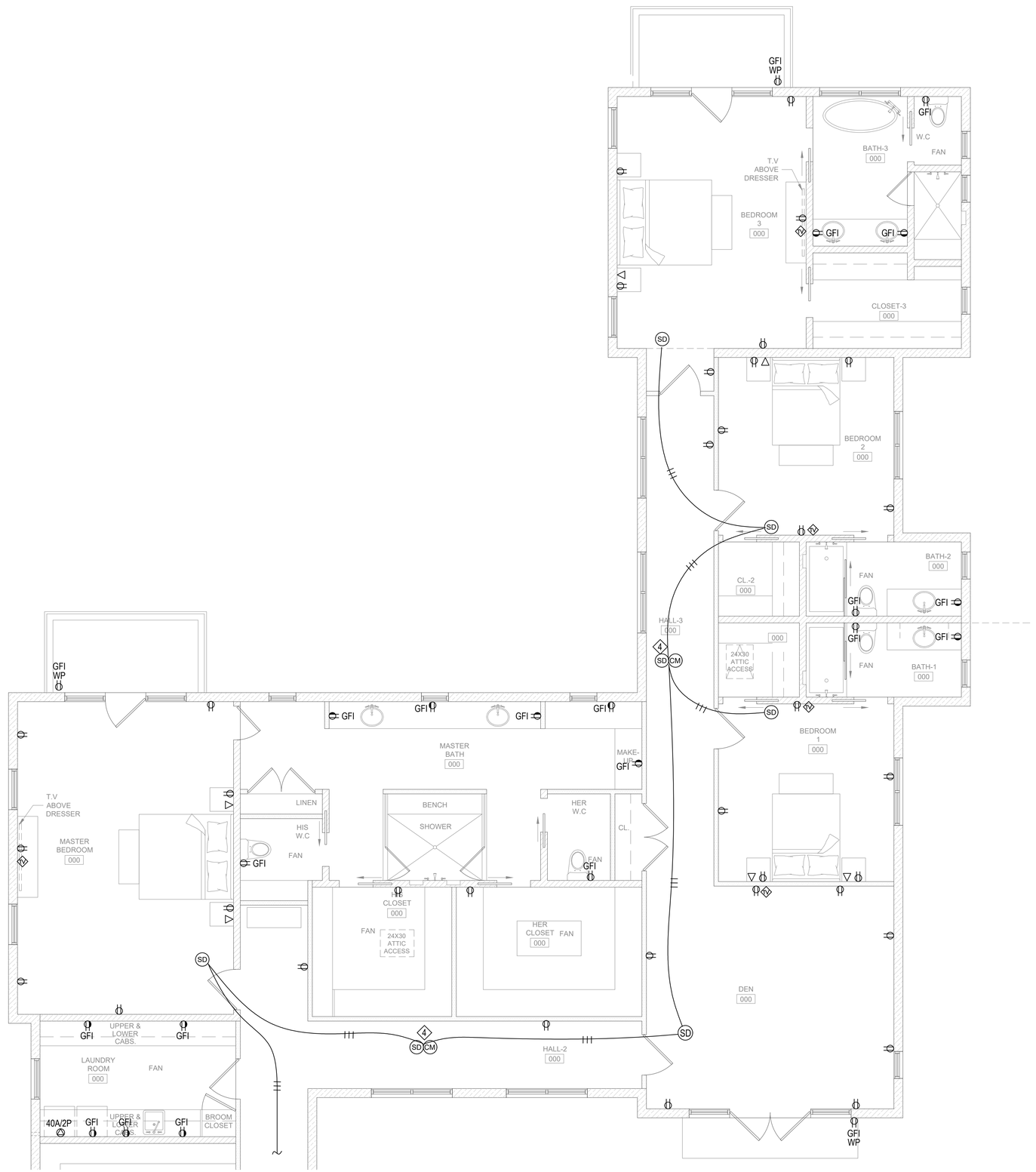
2. TAMPER RESISTANCE RECEPTACLE SHALL BE INSTALLED IN DWELLING UNITS PER CEC 406.11

3. SMOKE DETECTORS SHALL BE 120V, INTERCONNECTED, PHOTOELECTRIC/ION UNITS WITH BATTERY BACK UP

4. HALLWAY DETECTORS SHALL BE COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR. PART #KIDDE KN-COSM-BA

5. VERIFY LOCATION OF FLUSH FLOOR RECEPTACLE PRIOR TO ROUGH IN

6. RESIDENCE SHALL BE PROTECTED BY APPROVED FIRE WARNING SYSTEM PER NFPA 72



NORTH

PARTIAL RESIDENCE POWER PLAN

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

0 1 2 4 8

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PARTIAL RESIDENCE POWER PLAN

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REGISTERED PROFESSIONAL ENGINEER JAMES MALONEY EXP. 06/30/2027 ELECTRICAL STATE OF CALIFORNIA

Date December 26, 2025
Scale
Drawn TALLON
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E2.3

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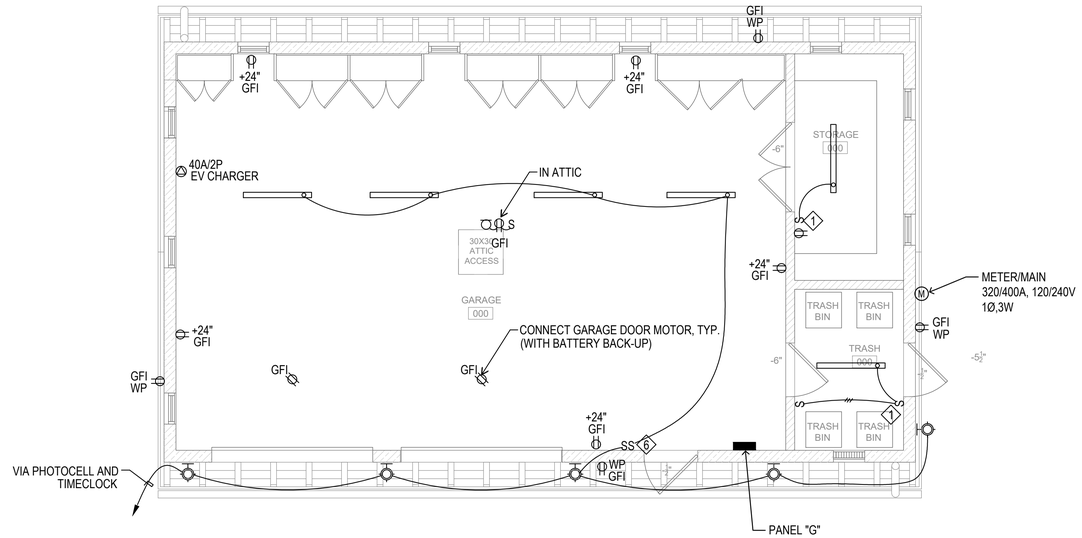
ELECTRICAL NOTES

1. VACANCY SENSOR SWITCH
   SENSOR SWITCH #WSD-PDT-WH



NORTH

GARAGE POWER PLAN

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

0 1 2 4 8

REVISION SCHEDULE

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LAWRENCE RESIDENCE
33 PRONGHORNE RUN
SANTA LUCIA PRESERVE
CARMEL, CA 93940

GARAGE
POWER PLAN

LICENSED ARCHITECT
THOMAS MEANEY
No. C14606
Renew 8/31/27
STATE OF CALIFORNIA

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ELECTRICAL ENGINEERING
LIGHTING DESIGN
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REGISTERED PROFESSIONAL ENGINEER
JOHN R. MALONEY
No. E013088
EXP. 09/30/26
ELECTRICAL
STATE OF CALIFORNIA

Date December 26, 2025
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E2.4

ELECTRICAL NOTES

1. ALL OUTLETS IN DWELLING UNITS SHALL BE PROTECTED BY A LISTED ARC FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE PER CEC 210.12

2. TAMPER RESISTANCE RECEPTACLE SHALL BE INSTALLED IN DWELLING UNITS PER CEC 406.11

3. SMOKE DETECTORS SHALL BE 120V, INTERCONNECTED, PHOTOELECTRIC/ION UNITS WITH BATTERY BACK UP

4. HALLWAY DETECTORS SHALL BE COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR. PART #KIDDE KN-COSM-BA

5. VERIFY LOCATION OF FLUSH FLOOR RECEPTACLE PRIOR TO ROUGH IN

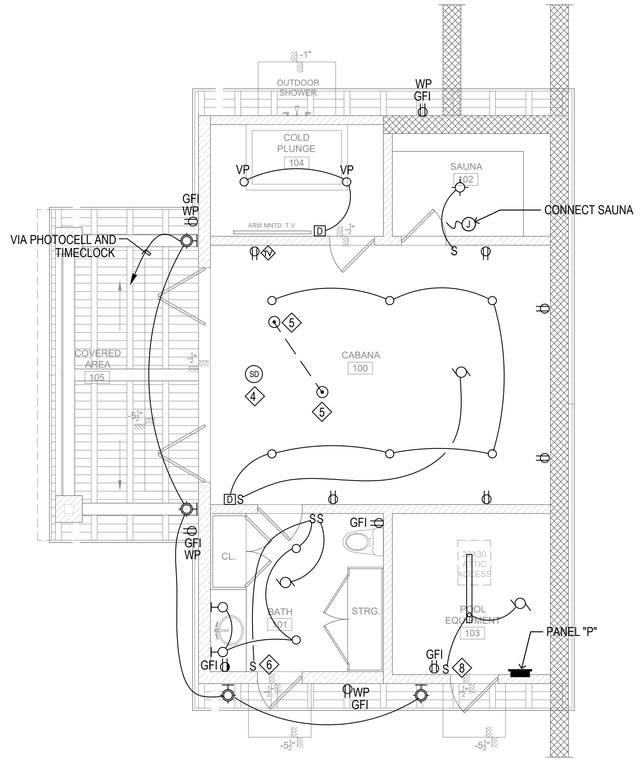
6. VACANCY SENSOR SWITCH SENSOR SWITCH #WSD-PDT-WH

7. LIGHTS MASTER SWITCH

8. 2 POLE VACANCY SENSOR SWITCH SENSOR SWITCH #WSD-2P-PDT-WH FAN

9. RESIDENCE SHALL BE PROTECTED BY APPROVED FIRE WARNING SYSTEM PER NFPA 72

10. EXHAUST FAN WITH MOTION & HUMIDITY CONTROL



NORTH

CABANA ELECTRICAL PLAN

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

0 1 2 4 8

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CABANA
ELECTRICAL PLAN

JMPE
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REGISTERED PROFESSIONAL ENGINEER MATTHEW J. MALONEY No. E011086 EXP. 06/30/2027 ELECTRICAL STATE OF CALIFORNIA

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E2.5

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ELECTRICAL NOTES

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2. TAMPER RESISTANCE RECEPTACLE SHALL BE INSTALLED IN DWELLING UNITS PER CEC 406.11
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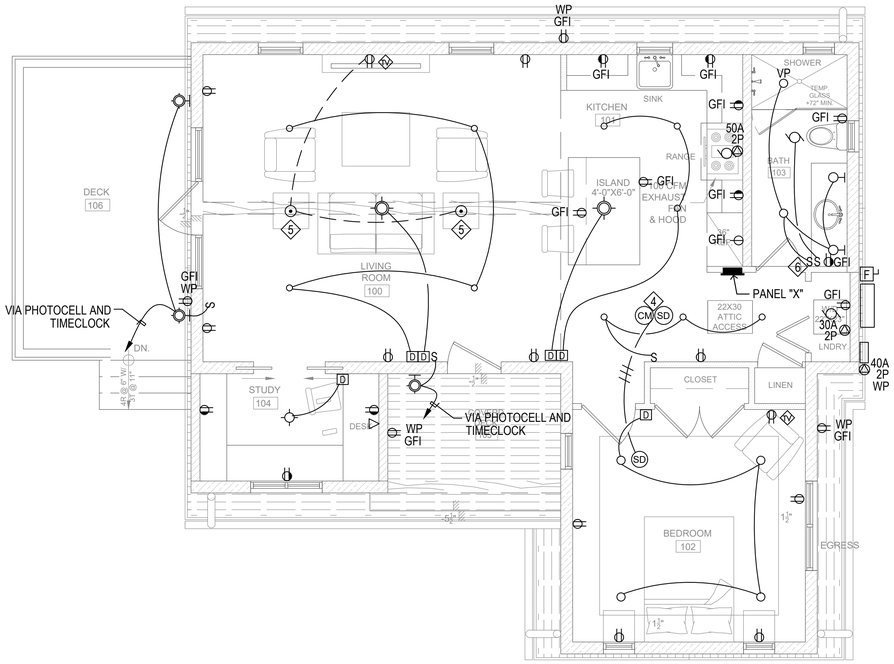
5. VERIFY LOCATION OF FLUSH FLOOR RECEPTACLE PRIOR TO ROUGH IN
6. VACANCY SENSOR SWITCH SENSOR SWITCH #WSD-PDT-WH
7. LIGHTS MASTER SWITCH
8. 2 POLE VACANCY SENSOR SWITCH SENSOR SWITCH #WSD-2P-PDT-WH FAN
9. RESIDENCE SHALL BE PROTECTED BY APPROVED FIRE WARNING SYSTEM PER NFPA 72
10. EXHAUST FAN WITH MOTION & HUMIDITY CONTROL



NORTH

ADU ELECTRICAL PLAN

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

0 1 2 4 8

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CARMEL, CA 93940

ADU
ELECTRICAL PLAN

LICENSED ARCHITECT THOMAS MEANEY No. C14606 Renew 8/31/27 STATE OF CALIFORNIA

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REGISTERED PROFESSIONAL ENGINEER MICHAEL MALONEY E013083 EXP. 06/30/2027 ELECTRICAL STATE OF CALIFORNIA

Date December 26, 2025
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E2.6

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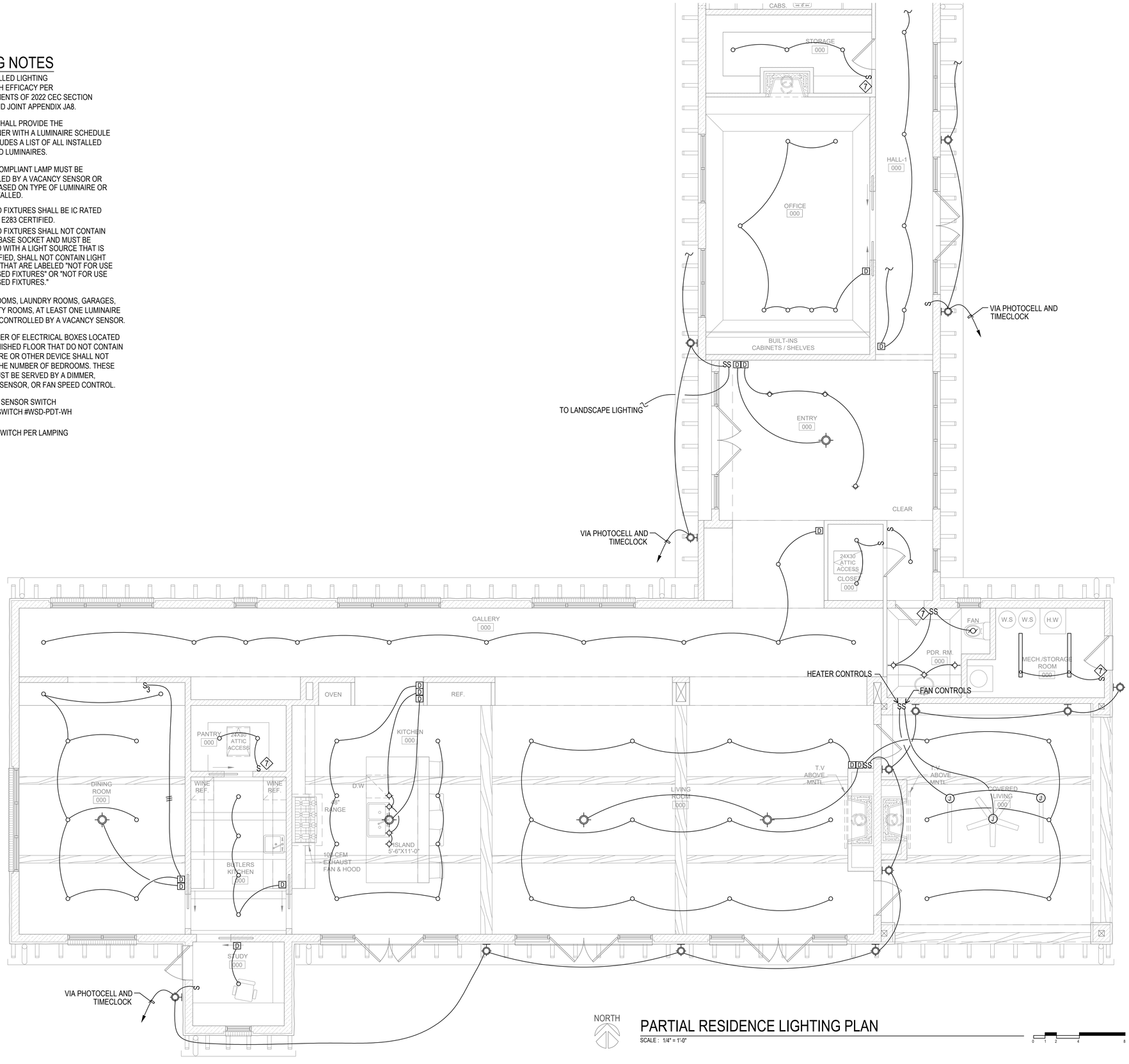
LIGHTING NOTES

1. ALL INSTALLED LIGHTING TO BE HIGH EFFICACY PER REQUIREMENTS OF 2022 CEC SECTION 150.0(k) AND JOINT APPENDIX JA8.
2. BUILDER SHALL PROVIDE THE HOMEOWNER WITH A LUMINAIRE SCHEDULE THAT INCLUDES A LIST OF ALL INSTALLED LAMPS AND LUMINAIRES.
3. ANY JA8 COMPLIANT LAMP MUST BE CONTROLLED BY A VACANCY SENSOR OR DIMMER BASED ON TYPE OF LUMINAIRE OR LAMP INSTALLED.
4. RECESSED FIXTURES SHALL BE IC RATED AND ASTM E283 CERTIFIED.
   RECESSED FIXTURES SHALL NOT CONTAIN A SCREW BASE SOCKET AND MUST BE INSTALLED WITH A LIGHT SOURCE THAT IS JA8 CERTIFIED, SHALL NOT CONTAIN LIGHT SOURCES THAT ARE LABELED "NOT FOR USE IN ENCLOSED FIXTURES" OR "NOT FOR USE IN RECESSED FIXTURES."
5. IN BATHROOMS, LAUNDRY ROOMS, GARAGES, AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE SHALL BE CONTROLLED BY A VACANCY SENSOR.
6. THE NUMBER OF ELECTRICAL BOXES LOCATED ABOVE FINISHED FLOOR THAT DO NOT CONTAIN A LUMINAIRE OR OTHER DEVICE SHALL NOT EXCEED THE NUMBER OF BEDROOMS. THESE BOXES MUST BE SERVED BY A DIMMER, VACANCY SENSOR, OR FAN SPEED CONTROL.

(7) VACANCY SENSOR SWITCH
SENSOR SWITCH #WSD-PDT-WH

(8) DIMMER SWITCH PER LAMPING



NORTH

PARTIAL RESIDENCE LIGHTING PLAN

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

0 1 2 4 8

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PARTIAL RESIDENCE LIGHTING PLAN

LICENSED ARCHITECT THOMAS MEANEY No. C14606 Renew 8/31/27 STATE OF CALIFORNIA

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REGISTERED PROFESSIONAL ENGINEER E011408 EXP. 06/30/2027 ELECTRICAL STATE OF CALIFORNIA

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E4.2

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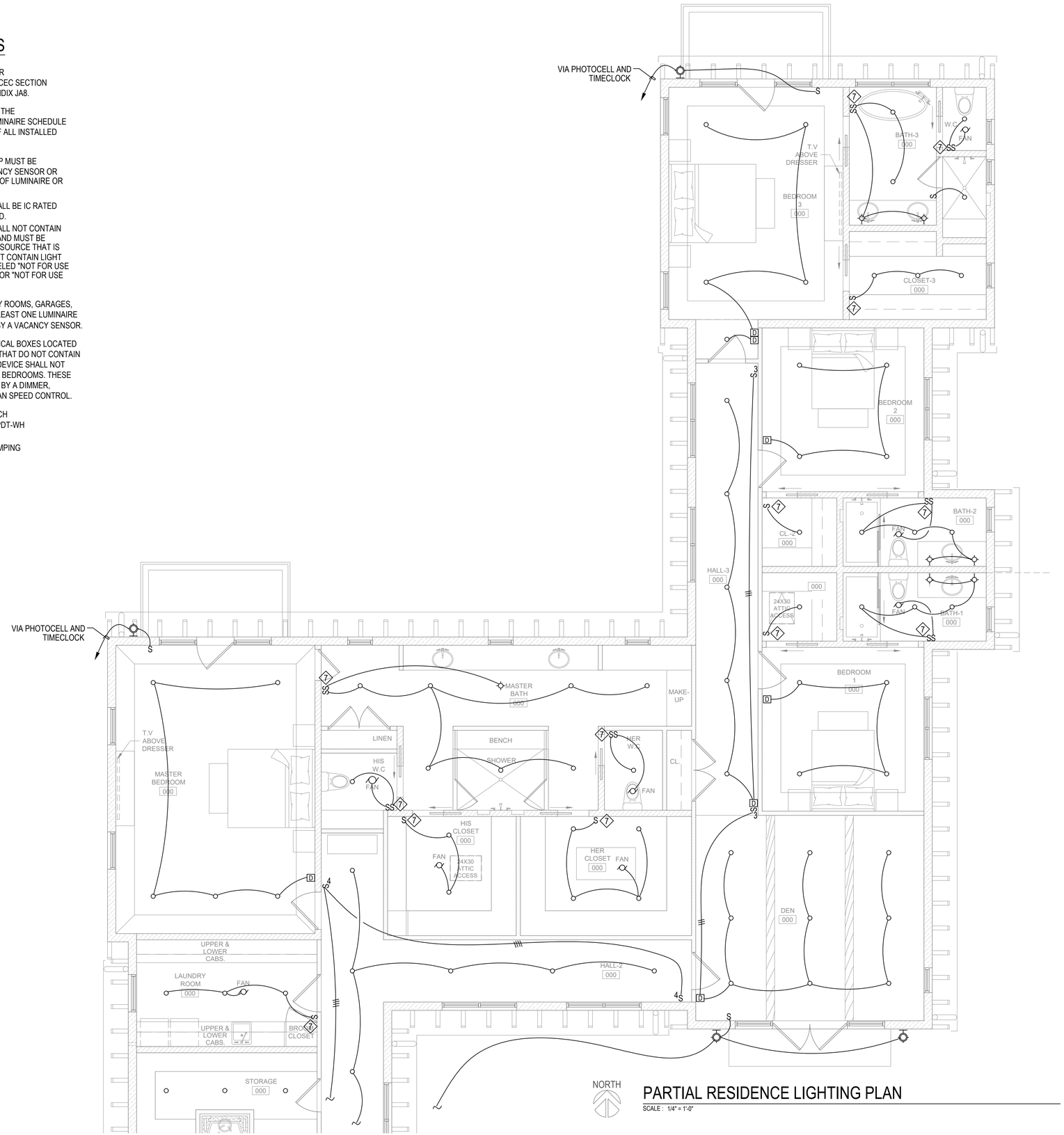
6. THE NUMBER OF ELECTRICAL BOXES LOCATED ABOVE FINISHED FLOOR THAT DO NOT CONTAIN A LUMINAIRE OR OTHER DEVICE SHALL NOT EXCEED THE NUMBER OF BEDROOMS. THESE BOXES MUST BE SERVED BY A DIMMER, VACANCY SENSOR, OR FAN SPEED CONTROL.

(7) VACANCY SENSOR SWITCH
SENSOR SWITCH #WSD-PDT-WH

(8) DIMMER SWITCH PER LAMPING



NORTH

PARTIAL RESIDENCE LIGHTING PLAN

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

0 1 2 4 8

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REGISTERED PROFESSIONAL ENGINEER JAMES MALONEY No. E011088 EXP. 06/30/2027 ELECTRICAL STATE OF CALIFORNIA

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E4.3