

# Exhibit A

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**EXHIBIT A**  
**DRAFT RESOLUTION**

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

In the matter of the application of:

**STRETCH LESLIE & HEATHER TRS (PLN220019)**

**RESOLUTION NO. 25--**

Resolution by the County of Monterey Chief of Planning:

- 1) Finding that the project qualifies for a Class 2 Categorical Exemption pursuant to California Environmental Quality Act (CEQA) Guidelines section 15302 and there are no exceptions pursuant to section 15300.2; and
- 2) Approving a Coastal Administrative Permit and Design Approval to allow demolition of an existing 7,833 square foot single family dwelling with an attached garage, and construction of a 6,149 square foot single family dwelling with an attached 487 square foot garage, attached 495 square foot junior accessory dwelling unit, 1,028 square feet of porches, and associated site improvements; and a Coastal Administrative Permit to allow development within 750 feet of known archaeological resources.

[PLN220019, Leslie and Heather Stretch, 1535 Palmero Way, Pebble Beach, Del Monte Forest Land Use Plan, Coastal Zone (Assessor's Parcel Number: 008-423-014-000)]

**The STRETCH LESLIE & HEATHER TRS application (PLN220019) came on for an administrative decision hearing before the County of Monterey Chief of Planning on March 19, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, 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 review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
  - the 1982 Monterey County General Plan;
  - Del Monte Forest Land Use Plan (DMF LUP);

- Monterey County Coastal Implementation Plan Part 5 (Del Monte Forest CIP); and
- Monterey County Zoning Ordinance (Title 20).

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

- b) The project involves the major remodel of an existing 7,833 square foot single family, resulting in a 6,149 square foot two-story single family dwelling with an attached 487 square foot three-car garage with bike storage inclusive of an attached 495 square foot junior accessory dwelling unit, 1,028 square feet of porches, and associated site improvements. However, because the remodel involves alteration or demolition of more than 50% of the exterior walls, the project is described as a demolition and rebuild pursuant to Title 18 section 18.11.0303. The project also involves development within 750 feet of known archaeological resources.
- c) Allowed Use. The property is located at 1535 Palmero Way, Pebble Beach, Del Monte Forest Land Use Plan, Coastal Zone (Assessor's Parcel Number: 008-423-014-000). The parcel is zoned Low Density Residential with a maximum gross density of 1.5 acres per unit and a Design Control overlay within the Coastal Zone or "LDR/1.5-D(CZ)" which allows development of the first single family dwelling per legal lot of record and junior accessory dwelling units pursuant to Title 20 sections 20.14.040 and 20.64.030. The project is for the major remodel of an existing 7,833 square foot two-story single family dwelling with an attached garage, resulting in a 6,149 square foot two-story single family dwelling with an attached 487 square foot three-car garage with bike storage inclusive of an attached 495 square foot junior accessory dwelling unit, 1,028 square feet of porches, and associated site improvements. Grading consists of approximately 440 cubic yards of cut and 310 cubic yards of fill. Therefore, the project is an allowed land use for this site.
- d) Lot Legality. The subject property (1.3-acres in size), APN: 008-423-014-000), is shown as Lot 10A and 11A of Block 136B as described in the Map of El Pescadero and Point Pinos Ranchos filed in Volume 3 of Surveys on Page 3 in records of Monterey County. Therefore, the property is recognized by the County as a legal lot of record.
- e) Design/Neighborhood and Community Character. Pursuant to Title 20, Chapter 20.44, the project site and surrounding area are designated as a Design Control Zoning District ("D" zoning overlay), which regulates the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character. The project includes a Design Approval to allow for the proposed development. As demonstrated in Finding No. 3 and supporting evidence, the single family dwelling and junior accessory dwelling unit are consistent with the purpose and regulations of the Design Control district.
- f) Development Standards. The development standards for the LDR zoning district are identified in Title 20 section 20.14.060. Required setbacks for main structures are 30 feet (front), 20 feet (rear), and 20

feet (sides). The maximum allowed height is 30 feet. As proposed, the remodeled single family dwelling will remain within the existing building footprint which meets all required setbacks. The main dwelling will maintain a maximum height of 22 feet 5 inches with the attached garage wing height of 14 feet 9 inches, which is below the height limitations of Title 20. Therefore, the project is consistent with the development standards as outlined in Title 20.

g) Junior Accessory Dwelling Unit. The project as proposed is consistent with California State law, Title 20 and the DMF CIP regulations and development standards. See Finding No. 4 and supporting evidence below.

h) Cultural Resources. According to the County of Monterey Geographic Information System (GIS) records, the project site is within an area of high sensitivity for archaeological resources. Pursuant to DMF CIP section 20.147.080.B.1, a Phase I Inventory of Archaeological Resources was prepared for the project. On October 19, 2021, a field reconnaissance survey (HCD Library Document No. LIB220202) was performed by Allen Estes with PaleoWest at the proposed project site. Results of the reconnaissance were negative, and the siting and design of the project were found to not have any potential impacts to known archaeological resources because the site was previously developed. Therefore, potential impacts on archaeological resources are limited, and a standard condition of approval requiring work to stop if previously unidentified resources are found during construction has been incorporated into this permit (Condition No. 3).

i) Historical Resources. Pursuant to the California Environmental Quality Act (CEQA), Public Resources Code section 21084.1(a), all properties fifty years of age or older must be reviewed for potential historic significance. On February 2, 2021, Seth Bergstein performed a site visit to analyze the potential historical significance of the existing single family dwelling (Finding 2, Evidence "b"). The existing residence was constructed in the 1940s and has undergone multiple alterations over the years. The architecture was originally designed to reflect a Monterey Colonial style. That assessment concluded that the structure is not historically significant, and therefore, is not eligible for listing on any national, state, or local Historic Resources registry.

j) Pescadero Watershed. The DMF LUP Policy 77 requires that new residential development, including accessory structures, be limited to 9,000 square feet of structural and other impervious coverage within the Pescadero Watershed, which drains into the Carmel Bay Area of Special Biological Significance (ASBS). The existing residence and impervious development are currently at 18,013 square feet. The proposed alterations to the residence include reducing the first floor by 236 square feet of coverage, and the remaining reductions coming from replacing 12,519 square feet of the impermeable driveway, walkways, and patios. The site improvements will result in total impervious surfaces of 8,975 square feet, which is an approximate 50 percent reduction of the existing legal non-conforming coverage. The reduction was achieved by replacing asphalt concrete and brick with permeable cobblestone,

gravel, and flagstone. Therefore, the property will conform with the 9,000 square foot limitation of structural and impervious coverage.

- k) Public Access. The project is consistent with applicable public access policies as demonstrated in Finding No. 8 and supporting evidence.
- l) Visual Resources and Public Viewshed. The project is located within a visually sensitive area as demonstrated in Finding No. 3, Evidence "c" below.
- m) Land Use Advisory Committee (LUAC) Review. The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. On November 16, 2023, the LUAC reviewed the project and had no comments or concerns regarding the design. The LUAC unanimously recommended approval of the project as proposed by a vote of 7-0 with one member absent.
- n) The project planner conducted a site inspection on November 14, 2023, to verify that the project on the subject parcel conforms to the plans listed above.
- o) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning can be found in Project File PLN220019.

**2. FINDING:** **SITE SUITABILITY** – The site is physically suitable for the proposed development and/or 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 the Pebble Beach Community Services District (CSD). County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.
- b) Staff identified potential impacts to biological, cultural, historic, and soil resources. The following reports have been prepared:
  - "Arborist Report" (LIB220201) prepared by Rob Thompson with Thompson Wildland Management, Monterey, CA, September 16, 2021.
  - "Cultural Resources Assessment" (LIB220202) prepared by Allen Estes with PaleoWest, LLC, Walnut Creek, CA, December 16, 2021.
  - "Geotechnical Report" (LIB220203) prepared by Greg Bloom with Butano Geotechnical Engineering, Inc., Freedom, CA, November 10, 2021.
  - "Phase I Historical Report" (LIB220204) prepared by Seth Bergstein with Past Consulting, Pacific Grove, CA, April 7, 2021.
 County staff independently reviewed these reports and concurred with their conclusions. There are no physical or environmental constraints that would indicate that the site is not suitable for the proposed use. All development shall be in accordance with these reports.
- c) Staff conducted a site inspection on November 14, 2023, to verify that the site is suitable for this use.

d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning can be found in Project File PLN220019.

**3. FINDING:** **DESIGN** – The design of the proposed project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity without imposing undue restrictions on private property.

**EVIDENCE:**

- a) Pursuant to Title 20, Chapter 20.44, the purpose of the “D” district is to regulate the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character.
- b) Neighborhood Character. The proposed remodeled single family dwelling with an attached junior accessory dwelling unit would have a comparatively similar bulk and mass to other developments in the vicinity. As proposed, visibility of the structure from the front property line off Palmero Way will remain comparable to the bulk and mass of other dwellings in the surrounding neighborhood.
- c) Material and Color Finishes. The proposed exterior colors and materials are consistent with the area’s eclectic setting and surrounding residences. Colors and materials of the existing Monterey Colonial style two-story single family dwelling consist of a mix of off-white stucco and wood board and batten siding, mix of white, black and dark green wood framed windows and doors with a gray shingled roof. The proposed remodel of the single family dwelling will include off-white stucco siding for the main residence, black metal windows and doors, black steel railing for the porches, gray standing seam metal roof, and brown cedar vertical exterior siding along the garage wing with attached JADU. The project has been conditioned to include an exterior lighting plan (Condition No. 7) to ensure the proposed lighting plan will comply with the Monterey County lighting design guidelines. Additionally, the project proposes a conceptual landscape plan and a fuel management plan. However, the project was conditioned to submit a formal landscape plan prior to issuance of a building permit (Condition No. 8). The proposed exterior finishes described above blend with the surrounding environment, are consistent with the surrounding eclectic residential neighborhood character, and other dwellings in the neighborhood.
- d) Visual Resources. The property is located in the unincorporated community of Pebble Beach approximately a quarter mile east of the Pacific Ocean and one and a half miles west of Highway 1. The project site was previously developed and located within a visually sensitive area. As depicted on DMF LUP Figure 3, the subject property is located within the viewshed of 17 Mile Drive and Point Lobos. Staking and flagging was required to be installed pursuant to the DMF CIP section 20.147.070.A.1. Staff conducted a site visit on November 14, 2023, and confirmed that the subject property and staking and flagging were not visible from Point Lobos, Highway 1, or any other public common viewing areas due to topography, distance, and existing mature vegetation. However, the existing

residence is mildly visible through a row of the neighbors' planted cypress trees from the intersection of 17 Mile Drive and Palmero Way. The proposed project involves a remodel of the main residence including construction of the attached JADU within the existing building footprint. The project was not found to have any new significant impacts on the public viewshed. As proposed, the project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity.

- e) The project planner conducted a site inspection on November 14, 2023, to view the staking and flagging, and verify that the project is not visible from Point Lobos or designated vista points, and that the subject parcel conforms to the plans listed above. Based on the evidence described above, the proposed structure and use are consistent with the surrounding residential neighborhood character (i.e., structural design features, colors, and material finishes).
- f) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD - Planning for the proposed development can be found in Project File PLN220019.

**4. FINDING:** **JUNIOR ACCESSORY DWELLING UNIT** – The proposed project meets the regulations, standards, and circumstances under which a junior accessory dwelling unit (JADU) may be permitted.

**EVIDENCE:** a) Title 20 section 20.64.030 establishes regulations and standards for which an ADU, accessory to the main residence on a lot, may be permitted. Title 20 requires that ADUs have a separate kitchen facility from the main residence and be no greater than 1,200 square feet with a height limit of 16 feet. Although regulations for ADUs are provided, the maximum square footage for JADUs is not explicitly called out in Title 20. The project involves the construction of a 495 square foot JADU attached to the main residence. Pursuant to Government Code section 66313, JADUs are allowed to be no more than 500 square feet and section 66321 establishes a height limit of 16 feet. Moreover, pursuant to Title 20 section 20.14.060, site development standards require a 50-foot front, and 6-foot side and rear setbacks for habitable accessory structures.

b) Pursuant to Government Code section 66333, JADUs are limited to one per residential lot, require owner-occupancy in the single family residence in which the JADU will be permitted, and require the recordation of a deed restriction prohibiting the sale of said JADU from the main residence. Furthermore, JADUs are required to be constructed within the walls of the single family residence, include a separate entrance from the main residence, and are required to include an efficiency kitchen. As proposed, the project includes a 495 square foot JADU attached to the main dwelling, which features an efficiency kitchen with access to a full range kitchen within the main residence. The JADU will have a maximum height of 14 feet 9 inches and is located on the property where all required setbacks are met. In accordance with Government Code section 66333, the project has been conditioned to require the recordation of a deed restriction (Condition

No. 10) prohibiting the sale of the proposed JADU separate from the single family dwelling. Therefore, the JADU is consistent with State law and Title 20 development standards.

- c) The proposed JADU will be the first accessory dwelling with independent living facilities attached to the existing main residence and constructed on a 1.3-acre lot connected to a public wastewater system. The floor area ratio will be 495 square feet which is below the 500 square foot limitation. Parking for the JADU is not required by State law, however, parking can be accommodated either within the three-car garage or driveway of the reconstructed single family dwelling. The colors and materials of the JADU are visually consistent and compatible with the principal residence on-site and other residences in the area. The JADU is designed to not substantially degrade possible archaeological resources at the site by utilizing previously disturbed areas for development.
- d) Title 20 section 20.64.030.F requires certain findings be made to support the approval of a JADU. The establishment of the JADU will not, under the circumstances of the particular application, be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood or to the general welfare of the County (see Finding No. 5 and supporting evidence). The JADU, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development (see Finding No. 1). The subject property upon which the JADU is to be built is in compliance with all rules and regulations pertaining to zoning uses, subdivisions and any other applicable provisions of Title 20 and that all zoning violation abatement costs, if any, have been paid (see Finding No. 6). Additionally, the project site must be found physically suitable for the use proposed (see Finding No. 2). Therefore, staff recommends approval of the project as proposed and conditioned.
- e) The proposed colors and materials are designed to match the main residence on the property and meet design requirements in Finding No. 3 and supporting evidence above.
- f) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD - Planning for the proposed development can be found in Project File PLN220019.

## 5. 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 the Pebble Beach CSD. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

- b) Necessary public facilities are provided and have existed on the project site. Water and sewer are provided to the parcel through the public water system by CalAm and the Carmel Wastewater District (CAWD) via the Pebble Beach Community Services District. The project as proposed will continue to use these same connections. The applicant submitted a water fixture calculation from the Monterey Peninsula Water Management District (MPWMD) showing the previous fixture unit count of 33 with a proposed fixture unit count of 32.3. As proposed, this project would result in a 0.7 fixture unit count decrease. Therefore, the applicant has sufficient water credits to support redevelopment.
- c) The subject parcel is located within a State Responsibility Area classified as having a high fire hazard. The remodel of the existing single family dwelling with attached JADU is designed to be a fire-resistant structure that meets current fire and building code standards. The project also includes a Fuel Management Plan to ensure fire safety regulations are met for the proposed construction.
- d) Staff conducted a site inspection on November 14, 2023, to verify that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
- e) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning can be found in Project File PLN220019.

**6. 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 conducted a site inspection on November 14, 2023, and 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 can be found in Project File PLN220019.

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

**EVIDENCE:**

- a) California Environmental Quality Act (CEQA) Guidelines section 15302 for a Class 2 Categorical Exemption allows reconstruction of existing structures where the new structure will be located on the same site as the structure to be replaced, and will have substantially the same purpose and capacity as the structure being replaced.
- b) The project involves a major remodel of an existing single family dwelling. However, because more than 50% of the exterior walls are being altered, the proposed project is described as the demolition of a single family dwelling with an attached garage, and construction of a single family dwelling with an attached garage and an attached JADU on a residentially zoned parcel within a developed neighborhood. The

remodeled single family dwelling will have the same capacity and purpose as the existing residence. Therefore, the proposed development is consistent with CEQA Guidelines section 15302.

- c) None of the exceptions under CEQA Guidelines section 15300.2 apply to this project. The project does not involve a designated historical resource as demonstrated in Finding No. 1, Evidence “i”. The project is also not located near a hazardous waste site or within view of a scenic highway corridor. The project, as proposed, does not cause any unusual circumstances that would result in a significant effect or would result in a cumulative significant impact. However, the project site is located within an area of high archaeological sensitivity. Subject to CEQA Guidelines section 15300.2(c), a field reconnaissance survey was required to be performed for the proposed project. On October 19, 2021, Allen Estes with PaleoWest conducted a survey to determine if resources were present on site. The result of that survey was negative. Therefore, a standard condition of approval (Condition No. 3) has been incorporated to ensure construction work is halted if archaeological resources are accidentally uncovered. Thus, there is no feature or condition of the project that distinguishes the project from the exempt class.
- d) No adverse environmental effects were identified during staff review of the development application during a site visit on November 14, 2023.
- e) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning can be found in Project File PLN220019.

**8. FINDING:** **PUBLIC ACCESS** – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with section 30200 of the Public Resources Code) and applicable Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

**EVIDENCE:** a) No public access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in DMF CIP, section 20.147.130 can be demonstrated.  
b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.  
c) The subject property is not described as an area where the Local Coastal Program requires visual or physical public access (Figure 3, Visual Resources, and Figure 8, Major Public Access and Recreational Facilities, in the DMF LUP).  
d) County staff conducted a site inspection on November 14, 2023, to verify that the proposed project will not impact public access.  
e) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning can be found in Project File PLN220019.

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

**EVIDENCE:** a) Board of Supervisors. Pursuant to Title 20 section 20.86.030, an appeal may be made to the Board of Supervisors by any public agency or

person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.

b) Coastal Commission. Pursuant to Title 20 section 20.86.080.A(3), the project is subject to appeal by/to the California Coastal Commission because the project site is located between the sea and the first through public road paralleling the sea (i.e., State Route/Highway 1 and 17 Mile Drive) and involves a conditionally allowed use (i.e., development within 750 of known archaeological resources).

## **DECISION**

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

1. Find that the project qualifies for a Class 2 Categorical Exemption pursuant to California Environmental Quality Act (CEQA) Guidelines section 15302 and there are no exceptions pursuant to section 15300.2; and
2. Approving a Coastal Administrative Permit and Design Approval to allow demolition of an existing 7,833 square foot single family dwelling with an attached garage, and construction of a 6,149 square foot single family dwelling with an attached 487 square foot garage, attached 495 square foot junior accessory dwelling unit, 1,028 square feet of porches, and associated site improvements; and a Coastal Administrative Permit to allow development within 750 feet of known archaeological resources.

All of which are in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

**PASSED AND ADOPTED** this 19th day of March 2025.

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Melanie Beretti, AICP, Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS. IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE

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

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

**NOTES**

1. You will need a building permit and must comply with the County of Monterey 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 County of Monterey 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

PLN220019

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** This Coastal Administrative Permit and Design Approval (PLN220019) demolition of existing 7,833 square foot single family dwelling with an attached garage, and construction of a 6,149 square foot single family dwelling with an attached 487 square foot garage, attached 495 square foot junior accessory dwelling unit, 1,028 square feet of porches, and associated site improvements; and a Coastal Administrative Permit to allow development within 750 feet of known archaeological resources. The property is located at 1535 Palmero Way, Pebble Beach (Assessor's Parcel Number 008-423-014-000), Del Monte Forest Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

## 2. PD002 - NOTICE PERMIT APPROVAL

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** The applicant shall record a Permit Approval Notice. This notice shall state: "A Coastal Administrative Permit and Design Approval (Resolution Number \_\_\_\_\_) was approved by the Chief of Planning for Assessor's Parcel Number 008-423-014-000 on March 19, 2025. The permit was granted subject to 10 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

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

**Responsible Department:** Planning

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

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

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

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

#### 4. PD006(A) - CONDITION COMPLIANCE FEE

**Responsible Department:** Planning

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

**Compliance or Monitoring Action to be Performed:** Prior to clearance of conditions, the Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors.

#### 5. PD049 - TREE AND ROOT PROTECTION

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** Prior to beginning any tree removal, trees which are located close to trees approved for removal shall be protected from inadvertent damage from equipment or tree removal activity by fencing off the canopy drip-lines and/or critical root zones (whichever is greater) with protective materials. Any tree protection measures recommended by a County-approved tree consultant, in addition to the standard condition, shall be implemented. (HCD - Planning)

**Compliance or Monitoring Action to be Performed:** Prior to construction or tree removal, the Owner/Applicant/Tree Removal Contractor submit evidence of tree protection to HCD -Planning for review and approval.

After construction or tree removal, the Owner/Applicant/Tree Removal Contractor shall submit photos of the trees on the property to HCD -Planning to document that the tree protection has been successful or if follow-up remediation measures or additional permits are required.

#### 6. PD050 - RAPTOR/MIGRATORY BIRD NESTING

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** Any tree removal activity that occurs during the typical bird nesting season (February 22-August 1), the County of Monterey shall require that the project applicant retain a County qualified biologist to perform a nest survey in order to determine if any active raptor or migratory bird nests occur within the project site or within 300 feet of proposed tree removal activity. During the typical nesting season, the survey shall be conducted no more than 30 days prior to ground disturbance or tree removal. If nesting birds are found on the project site, an appropriate buffer plan shall be established by the project biologist. (HCD - Planning)

**Compliance or Monitoring Action to be Performed:** No more than 30 days prior to ground disturbance or tree removal, the Owner/Applicant/Tree Removal Contractor shall submit to HCD -Planning a nest survey prepared by a County qualified biologist to determine if any active raptor or migratory bird nests occur within the project site or immediate vicinity.

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

**Responsible Department:** Planning

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

(HCD - Planning)

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

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

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

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

**Responsible Department:** Planning

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

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

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

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

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

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

## 9. PW0044 - CONSTRUCTION MANAGEMENT PLAN

**Responsible Department:** Public Works

**Condition/Mitigation Monitoring Measure:** The applicant shall submit a Construction Management Plan (CMP) to HCD-Planning and HCD-Engineering Services for review and approval. The CMP shall include measures to minimize traffic impacts during the construction/grading phase of the project.

CMP shall include, at a minimum, duration of the construction, hours of operation, truck routes, estimated number of truck trips that will be generated, number of construction workers, and on-site/off-site parking areas for equipment and workers and locations of truck staging areas. Approved measures included in the CMP shall be implemented by the applicant during the construction/grading phase of the project. (Public Works)

**Compliance or Monitoring Action to be Performed:**

1. Prior to issuance of the Grading Permit or Building Permit, Owner/Applicant/Contractor shall prepare a CMP and shall submit the CMP to the HCD-Planning and HCD- Engineering Services for review and approval.
2. On-going through construction phases Owner/Applicant/Contractor shall implement the approved measures during the construction/grading phase of the project.

## 10. PDSP001 - JUNIOR ACCESSORY DWELLING UNIT DEED RESTRICTION (NON-STANDARD)

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** Pursuant to Article 3 for Government Code section 66333(c), the applicant shall record a deed restriction, which shall run with the land, and shall be filed with the County of Monterey stating both of the following regulations for a Junior Accessory Dwelling Unit as follows:

(1) A prohibition on the sale of the junior accessory dwelling unit separate from the sale of the single-family residence, including a statement that the deed restriction may be enforced against future purchasers; and

(2) A restriction on the size and attributes of the junior accessory dwelling unit that conforms with this article.

(HCD - Planning)

**Compliance or Monitoring Action to be Performed:** Prior to the issuance of grading or building permits, the Owner/Applicant shall submit the signed and notarized document to the Director of HCD-Planning for review and signature by the County.

Prior to occupancy or commencement of use, the Owner/Applicant shall submit proof of recordation of the document to HCD-Planning.

# 1535 PALMERO WAY



## PROJECT DATA

PROPERTY OWNER:	Heather and Leslie Stretch 2626 Larkin Street San Francisco, CA 94109	BUILDING HEIGHT:	30'-0" Allowed 22.5' Existing 22.5' Proposed (NO Change)	FAR:	9803.5 SQ FT (17.5%) Allowed  7832.7 SQ FT (14.0%) Existing	SCOPE INCLUDES A RENOVATION OF A NON-HISTORIC 2 STORY HOME, AND DEMOLITION AND RECONSTRUCTION OF THE GARAGE WING OF THE STRUCTURE. MATERIALS INCLUDE WHITE STUCCO TO MATCH EXISTING WITH A DULL GREY METAL STANDING SEAM ROOF AND BLACK METAL WINDOWS. GARAGE WING EXTERIOR MATERIALS ARE CEDAR WOOD SIDING, WITH THE SAME ROOF AND WINDOWS AS MAIN HOUSE.
PROJECT ADDRESS:	1535 Palmero Way Pebble Beach, CA 93953	TREE REMOVAL:	NONE		7,131 SQ FT (12.7%) Proposed	
APPLICANT:	STOCKER & ALLAIRE, INC. 21B MANDEVILLE CT. MONTEREY, CA 93940 PH: (831) 375-1890 A.P.#: 008-423-014-000	GRADING:	NONE			
A.P. #:		LOT SIZE:	56,020 SQ FT			
ZONING:	LDR 1.5D/CZ	BUILDING SITE COVERAGE:	8,403 SQ FT (15%) ALLOWED  5494 SQ FT (9.8%) EXISTING  5258 SQ FT (9.4%) PROPOSED	PESCADERO SITE COVERAGE:	9,000 SQ FT. ALLOWED	LANDSCAPING TO CHANGE. ASPHALT CONCRETE & BRICK TO BE REMOVED AND REPLACED WITH PERMEABLE COBBLESTONE, GRAVEL, AND FLAGSTONE.
PROJECT CODE COMPLIANCE:	2019	SETBACKS:	MAIN STRUCTURE 30' FRONT 20' SIDE 20' REAR	EXISTING:	6,357 SF Non-Permeable Walkways & Patios  6,162 SF Non-Permeable Driveway  5,494 SF Existing Buildings  <u>18,013 SF Total Existing Coverage</u>	
OCCUPANCY GROUP:	R-3	SQ FT PROPOSED:		PROPOSED:	3,613 SF Cobblestone Driveway (Permeable)  2,250 SF Gravel (Permeable)  1,493 SF Patio Flagstone (Permeable)  <u>7,356 SF Permeable Coverage</u>	
CONSTRUCTION TYPE:	VB				5,258 SF Proposed Building  3,637 SF Patio Flagstone (Impermeable)  80 SF SPA (Impermeable)  <u>8,975 SF Impermeable Coverage</u>	
TOPOGRAPHY:	VERY GENTLE SLOPE TO SOUTHWEST					
SEWER:	PBCSD					
WATER:	CAL Am Water					

## DESCRIPTION

## VICINITY MAP



## 1535 PALMERO WAY

## PROJECT DATA

Revisions:

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**A0.1**

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1535 PALMERO  
PEBBLE BEACH, CA 93953

APN: 008-423-014-000

June 27th, 2023

APN: 008-423-014-000

June 27th, 2023

Stock & Allaire  
General Contractors, Inc.

Lic. # 504797

Ph 831-375-1890 Fax 831-375-1480

21 Mandeville Court Monterey, CA 93940

## GENERAL NOTES

1. PROJECT SHALL COMPLY WITH TITLE 24 AND 2019 CALIFORNIA BUILDING CODE (CBC), 2019 CALIFORNIA RESIDENTIAL CODE (CRC), 2019 CALIFORNIA MECHANICAL CODE (CMC), 2019 CALIFORNIA PLUMBING CODE (CPO), 2019 CALIFORNIA ELECTRICAL CODE (CEC), 2019 CALIFORNIA ENERGY CODE (CEC), 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBSC), AND THE CURRENT EDITION OF THE MONTEREY COUNTY CODE (MCC).
2. SPECIAL INSPECTION AND STRUCTURAL OBSERVATION IS REQUIRED FOR THIS PROJECT.
3. PROPERTY CORNERS SHALL BE SET IN PLACE BY A LICENSED SURVEYOR.
4. VERIFY ELEVATION OF NEAREST UPSTREAM MANHOLE COVER. DRAINAGE PIPING SERVING FIXTURES WITH FLOOD LEVEL RIMS LESS THAN 2 FT. ABOVE THIS ELEVATION SHALL BE PROTECTED FROM SEWAGE BACK FLOW WITH AN APPROVED BACK WATER VALVE.
5. WINDOWS OF HABITABLE ROOMS SHALL AN AGGREGATE GLAZING AREA OF NOT LESS THAN 8% OF THE ROOM FLOOR AREA. (R303)
6. OPENABLE WINDOW AREA TO THE OUTDOORS OF HABITABLE ROOMS SHALL BE NOT LESS THAN 4% OF THE ROOM FLOOR AREA BEING VENTILATED. (R303)
7. IN LIEU OF OPENABLE WINDOWS FOR HABITABLE ROOMS, A MECHANICAL VENTILATING SYSTEM CAPABLE OF PROVIDING 5 AIR CHANGES PER HOUR (WITH 1/5 OF AIR SUPPLY FROM THE OUTSIDE) SHALL BE PROVIDED.
8. WINDOWS FOR BATHROOMS, LAUNDRY ROOMS, WATER CLOSET COMPARTMENTS AND SIMILAR NON-HABITABLE ROOMS, SHALL BE PROVIDED WITH AN AGGREGATE GLAZING AREA OF NOT LESS THAN 3 SF, ONE-HALF OF WHICH MUST BE OPENABLE. A WINDOW IS NOT REQUIRED IF ARTIFICIAL LIGHTING AND A LOCAL EXHAUST SYSTEM IS PROVIDED, PER R303.
9. PROVIDE MECHANICAL VENTILATION CONNECTED DIRECTLY TO THE OUTSIDE CAPABLE OF PROVIDING A MINIMUM OF 50 CFM FOR INTERMITTENT VENTILATION AND 20 CFM FOR CONTINUOUS VENTILATION IN BATHROOMS, WATER CLOSET COMPARTMENTS, LAUNDRY ROOMS AND SIMILAR ROOMS.
10. FOR THE PURPOSE OF LIGHT AND VENTILATION ANY ROOM MAY BE CONSIDERED AS PART OF AN ADJOINING ROOM WHEN 50% OF THE COMMON WALL IS OPEN AND UNOBSTRUCTED AND PROVIDES AN OPENING OF 10% OF THE INTERIOR ROOM AREA OR 25 SQUARE FEET WHICHEVER IS GREATER.
11. WALL COVERING SHALL BE CEMENT PLASTER, TILE OR APPROVED EQUAL TO 72" ABOVE DRAIN AT SHOWERS OR TUBS WITH SHOWER. MATERIALS OTHER THAN STRUCTURAL ELEMENTS TO BE MOISTURE RESISTANT.
12. SAFETY GLAZING OR TEMPERED GLASS SHALL BE REQUIRED IN HAZARDOUS LOCATIONS PER CRC SECTION R308.4. A PERMANENT LABEL SHALL IDENTIFY EACH LIGHT OF SAFETY GLAZING.
13. 22"X30" ATTIC ACCESS WITH 30" MINIMUM HEADROOM IS REQUIRED. (R807.1)
14. ONE EXIT DOOR SHALL NOT BE LESS THAN 3' WIDE AND 6'-8" IN HEIGHT SO MOUNTED THAT THE CLEAR WIDTH OF EXIT-WAY IS NOT LESS THAN 32".
15. A DOOR MAY SWING OVER A LANDING THAT IS NOT MORE THAN 1-1/2" BELOW THRESHOLD.
16. LANDINGS AT DOORS SHALL HAVE A LENGTH MEASURED IN DIRECTION OF TRAVEL OF NOT LESS THAN 36".
17. ALL BEDROOMS, BASEMENTS OR ROOMS USED FOR SLEEPING SHALL HAVE EMERGENCY RESCUE WINDOWS OR DOORS.
  - a. MINIMUM NET CLEAR OPENING OF 5.7 SQ.FT.
  - b. MINIMUM NET CLEAR OPENING WIDTH OF 20".
  - c. MINIMUM NET CLEAR HEIGHT OF 24".
  - d. WINDOW SILL HEIGHT OF NOT MORE THAN 44 IN ABOVE THE FLOOR.
18. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2-INCH GYPSUM BOARD.
19. PROVIDE 42" HIGH PROTECTIVE GUARDRAIL FOR DECKS, PORCHES, BALCONIES AND RAISED FLOORS (MORE THAN 30" ABOVE GRADE OR FLOOR BELOW) AT ANY POINT WITHIN 36 INCHES HORIZONTALLY FROM THE EDGE), AND OPEN SIDE(S) OF STAIR LANDINGS. OPENINGS BETWEEN BALUSTERS/RAILS SHALL BE LESS THAN 4".
20. HANDRAIL ASSEMBLIES AND GUARDS SHALL BE DESIGNED TO RESIST A LINEAR LOAD OF 50 LBS PER LINEAR FOOT, AND A CONCENTRATED LOAD OF 200 POUNDS; THE LOAD SPECIFIED MUST BE PLACED AT THE TOP OF THE HANDRAIL OR GUARD.
21. HANDRAILS AT STAIRS SHALL BE PROVIDED ON NOT LESS THAN ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS, PER CRC SEC. R311.7.8.
22. SMOKE DETECTORS SHALL BE PROVIDED PER CRC SEC. R314.
23. CARBON MONOXIDE ALARMS SHALL BE PROVIDED PER CRC SEC. R315.
24. UNDER FLOOR VENTING TO COMPLY WITH CRC SEC R408.1. OPENINGS SHALL BE LOCATED AS CLOSE TO CORNERS AS PRACTICAL AND PROVIDE CROSS VENTILATION. THE OPENINGS SHALL BE COVERED WITH CORROSION-RESISTANT WIRE MESH WITH MESH OPENINGS OF A 1/4" IN DIMENSION.
25. ATTIC VENTS TO COMPLY WITH CRC SEC R806.2.
26. THE INSTALLATION AND INSULATION CERTIFICATES ARE REQUIRED TO BE POSTED AT THE JOB SITE DURING THE CONSTRUCTION PHASE OF THE PROJECT. (CF-6R)
27. CLOTHES DRYERS ARE TO VENT DIRECTLY TO THE OUTSIDE WITH SMOOTH 4" MIN EXHAUST DUCT WITH BACK-DRAFT DAMPER. EXHAUST DUCT LENGTH IS LIMITED TO 14' WITH TWO ELBOWS.
28. FIREPLACE GAS VALVES SHALL BE LOCATED OUTSIDE OF REQUIRED HEARTH AREA, BUT NOT MORE THAN 48".
29. AN APPROVED SMOKE DETECTOR SHALL BE INSTALLED IN EACH SLEEPING ROOM, OUTSIDE EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND ON EACH ADDITIONAL STORY OF THE DWELLING INCLUDING BASEMENTS, WHERE SLEEPING ROOMS ARE LOCATED ON AN UPPER LEVEL, THE DETECTORS SHALL BE PLACED AT THE CENTER OF THE CEILING DIRECTLY ABOVE THE STAIRWAY. MOUNT AT CEILING 4' FROM A WALL OR THE WALL WITH THE TOP OF THE DETECTOR WITHIN 4'-12" OF THE HIGHEST POINT OF THE CEILING, FOR SPECIFIC LOCATION REQUIREMENTS SEE R314.3.3 OR NFPA 72. SMOKE DETECTORS REQUIRED FOR A REMODEL SHALL RECEIVE THEIR PRIMARY POWER FROM BATTERY. SMOKE DETECTORS REQUIRED FOR NEW CONSTRUCTION SHALL BE DIRECTLY WIRED TO THE BUILDING POWER AND HAVE A BATTERY BACKUP.

30. OPENINGS AROUND GAS VENTS, DUCTS, PIPES, CHIMNEYS AND FIREPLACES AT THE CEILING SHALL BE FIRE BLOCKED WITH NONCOMBUSTIBLE MATERIALS.
31. FIRE BLOCKING IS REQUIRED AT THE OPENING BETWEEN THE ATTIC SPACE AND THE CHIMNEY CHASE FOR FACTORY BUILT CHIMNEY.
32. STAIR REQUIREMENTS:
  - a. MINIMUM 6 FEET 8 INCH VERTICAL HEADROOM MEASURED AT STAIRWAY TREAD NOSING.
  - b. MINIMUM 36 INCH CLEAR WIDTH.
33. WINDING STAIRWAYS:
  - a. THE REQUIRED DEPTH OF A WINDER TREAD ( 10 INCHES MINIMUM ) IS PROVIDED AT A POINT NOT MORE THAN 12 INCHES FROM THE SIDE OF THE STAIRWAY WHERE THE TREADS ARE NARROWER, AND NOT LESS THAN 6 INCHES AT ANY POINT.
  - b. THE WIDTH OF THE RUN SHALL NOT BE LESS THAN 26 INCHES AT ANY POINT.
34. HEARTHS SHALL EXTEND AT LEAST 16 INCHES IN FRONT OF AND AT LEAST 8 INCHES BEYOND EACH SIDE OF THE FIREPLACE OPENING THAT IS LESS THAN 6 SQUARE FEET. FOR FIREPLACE OPENINGS 6 SQ FT AND LARGER, THE HEARTH SHALL HAVE AN EXTENSION OF AT LEAST 20 INCHES IN FRONT OF AND AT LEAST 12 INCHES BEYOND EACH SIDE OF THE FIREPLACE OPENING.
35. THE HEARTH SHALL BE READILY DISTINGUISHABLE FROM SURROUNDING FLOOR.
36. THE DECORATIVE SHROUD AT THE TOP OF THE CHIMNEY IS ALL NONCOMBUSTIBLE CONSTRUCTION. NOTE: NO SHROUD SHALL BE PERMITTED ON A FACTORY BUILT CHIMNEY UNLESS SPECIFICALLY PERMITTED BY THE TERMS OF THE CHIMNEY LISTING.
37. THE TOP OF ANY CHIMNEY SHALL EXTEND A MINIMUM OF TWO FEET ABOVE ANY PART OF THE BUILDING WITHIN 10 FEET OF THE CHIMNEY. ALL CHIMNEYS SHALL HAVE A SPARK ARRESTER.
38. PACKAGING FOR ROOFING MATERIALS SHALL BEAR THE MANUFACTURER'S AND APPROVED TESTING AGENCY'S LABELS FOR FIELD INSPECTION.
39. WHERE TOP OR SOLE PLATE ARE CUT FOR PIPES, A METAL TIE MINIMUM 0.058 INCHES THICK AND 1 1/2 INCHES WIDE SHALL BE FASTENED ACROSS THE OPENING WITH 6-16d NAILS MINIMUM EACH SIDE.
40. BEARING AND EXTERIOR WALL DOUBLE TOP PLATES TO BE OFF-SET AT THE END JOINTS MIN 48". PROVIDE (8)-16d LAP SPLICE NAILING.
41. TRUSSES TO BE CONNECTED TO INTERIOR NON-BEARING WALLS AND BEAMS WITH TRUS CLIPS ONLY.
42. RAFTERS SHALL BE NAILED TO ADJACENT CEILING JOIST TO FORM A CONTINUOUS TIE BETWEEN EXTERIOR WALLS WHEN SUCH JOISTS ARE PARALLEL TO THE RAFTERS. WHEN NOT PARALLEL, RAFTERS SHALL BE TIED TO 1X4 MIN. SIZE CROSS TIES. RAFTER TIES SHALL BE SPACED NOT MORE THAN 4' O.C.
43. THE EXTERIOR WALL ENVELOPE SHALL BE CONSTRUCTED IN A MANNER THAT PREVENTS THE ACCUMULATION OF WATER WITHIN THE WALL ASSEMBLY BY PROVIDING A WATER-RESISTANT BARRIER BEHIND THE EXTERIOR VENEER, AND A MEANS OF DRAINAGE TO THE EXTERIOR WATER THAT ENTERS THE ASSEMBLY.
  - a. A WATER-RESISTIVE BARRIER OF ONE LAYER OF NO. 15 ASPHALT FELT, FREE FROM HOLES AND BREAKS, COMPLYING WITH ASTM D226 FORTY TYPE 1 FELT, OR OTHER APPROVED WATER-RESISTIVE BARRIER SHALL BE APPLIED OVER STUD OR SHEATHING OF ALL EXTERIOR WALLS. SUCH MATERIAL SHALL BE APPLIED HORIZONTALLY, WITH THE UPPER LAYER LAPPED NO LESS THAN 2 INCHES OVER THE LOWER LAYER, AND LAPPED NOT LESS THAN 6 INCHES AT ALL VERTICAL JOINTS. (R703.2)
  - b. APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED SHINGLE-FASHION IN A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. THE FLASHING SHALL ATTACH TO THE SURFACE OF THE EXTERIOR WALL FINISH. (R703.3)
  - c. THE NOSE AND THE TOP LAYER OF EXTERIOR WALL COVERINGS SHALL BE IN ACCORDANCE WITH SECTION R703. TABLE R703.3(X), AND THE WALL COVERING MANUFACTURERS INSTALLATION INSTRUCTIONS.
  - d. FASTENERS FOR EXTERIOR WALL COVERINGS ATTACHED TO WOOD FRAMING SHALL BE IN ACCORDANCE WITH SECTION R703.3.2 AND TABLE R703.3(1).
44. TRUSS CALCULATIONS SHALL INCLUDE TRUSS PROFILES, LAYOUT PLAN, TRUSS PLANS AND CALCULATIONS FROM THE TRUSS MANUFACTURER. THE MANUFACTURED TRUSS SUBMITTALS SHALL BE REVIEWED (INDICATED BY LETTER OR STAMP, SIGNATURE, AND DATE) BY THE DESIGNER/ARCHITECT/ENGINEER OF RECORD FOR DESIGN COMPATIBILITY. A CERTIFICATION LETTER FROM SUCH PERSON SHALL BE PROVIDED TO THE JURISDICTION STATING AS SUCH. THE TRUSSES SHALL NOT BE INSTALLED UNTIL AN APPROVED JOB COPY OF THE TRUSS SUBMITTALS IS ISSUED BY THE MONTEREY COUNTY BUILDING DIVISION. TRUSS FABRICATOR SHALL SUBMIT NAME AND PHONE NUMBER OF THE AGENCY INSPECTING THE SHOP OPERATIONS. CALCULATIONS AND DETAILS ARE TO BE PREPARED AND SIGNED BY A REGISTERED ARCHITECT OR ENGINEER. TRUSS MANUFACTURER SHALL PROVIDE A TRUSS PLACEMENT DIAGRAM THAT IDENTIFIES THE PROPOSED LOCATION FOR EACH INDIVIDUALLY DESIGNATED TRUSS AND REFERENCES THE CORRESPONDING TRUSS DESIGN DRAWINGS ( TO BE INCLUDED IN THE SUBMITTAL PACKAGE AND WITH THE SHIPMENT OF THE TRUSSES ). EACH TRUSS SHALL BE LEGIBLY BRANDED, MARKED, OR OTHERWISE PERMANENTLY AFFIXED THERE TO THE FOLLOWING INFORMATION WITHIN TWO FEET OF THE CENTER OF THE BOTTOM CORD.
45. HANDRAILS SHALL BE 34 INCHES TO 38 INCHES ABOVE THE NOsing OF TREADS.
46. REQUIRED GUARDRAILS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE THAT ALLOW A 4 INCH DIAMETER SPHERE TO PASS THROUGH. GUARDS ON THE OPEN SIDE OF STAIRS SHALL NOT HAVE OPENINGS THAT ALLOW THE PASSAGE OF A 4-3/8 INCH DIAMETER SPHERE. THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD, AND BOTTOM ELEMENT OF A GUARDRAIL AT THE OPEN SIDE OF A STAIRWAY SHALL NOT ALLOW THE PASSAGE OF A 6 INCH DIAMETER SPHERE.
47. THE HANDGRIP PORTION OF HANDRAIL SHALL NOT BE LESS THAN 1 1/4 INCH NOR MORE THAN 2 INCHES IN CROSS-SECTIONAL DIMENSION.
48. 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. OPENINGS SHALL BE PROTECTED AGAINST LOCAL WEATHER CONDITIONS.
49. LANDINGS AT EXTERIOR DOORS SHALL BE EQUAL TO THE WIDTH OF THE DOOR AND HAVE A LENGTH IN THE DIRECTION OF TRAVEL EQUAL TO 36". SLOPE OF EXTERIOR LANDINGS SHALL NOT EXCEED 1/4" PER FOOT (2% SLOPE).

50. INSULATION MATERIALS AND FACINGS SHALL HAVE A MAXIMUM FLAME SPREAD INDEX OF 25 AND A MAXIMUM SMOKE-DEVELOPED INDEX OF 450. EXPOSED INSULATION MATERIALS INSTALLED ON ATTIC FLOORS SHALL HAVE A CRITICAL RADIANT FLUX OF NOT LESS THAN 0.12 WATT PER SQUARE CENTIMETER.
51. CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN NEW DWELLING UNITS AND SLEEPING UNITS WHICH HAVE FUEL-BURNING APPLIANCES INSTALLED OR HAVE ATTACHED GARAGES. CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH BATTERY BACKUP. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVER CURRENT PROTECTION.
52. WHERE MORE THAN ONE CARBON MONOXIDE ALARM IS REQUIRED, THE ALARM SHALL BE INTERCONNECTED SO THAT ACTIVATION OF ONE ALARM ACTIVATES ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.
53. SINGLE AND MULTIPLE STATION CARBON MONOXIDE ALARMS SHALL BE LISTED TO COMPLY WITH UL 2034. CARBON MONOXIDE DETECTORS SHALL BE LISTED TO COMPLY WITH UL 2075. INSTALLATION SHALL BE IN ACCORDANCE WITH NFPA 720 AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
54. FACTORY BUILT CHIMNEYS INSTALLED IN DWELLING UNITS WITH SOLID-FUEL-BURNING APPLIANCES SHALL COMPLY WITH TYPE H REQUIREMENTS OF UL 103 AND SHALL BE MARKED "TYPE H" AND "RESIDENTIAL TYPE" AND BUILDING HEATING APPLIANCE CHIMNEY". CHIMNEYS FOR USE WITH OPEN COMBUSTION CHAMBER SHALL COMPLY WITH THE REQUIREMENTS OF UL 103 AND NEED ONLY BE MARKED "RESIDENTIAL TYPE" AND BUILDING HEATING APPLIANCE CHIMNEY".
55. FINISH MATERIALS, CARPET SYSTEMS, RESILIENT FLOORING, AND COMPOSITE WOOD PRODUCTS SHALL COMPLY WITH THE POLLUTANT CONTROL REQUIREMENTS OF CGBC SECTION 4.504.2 AND 4.504.3.
56. WHERE TOP OR SOLE PLATE ARE CUT FOR PIPES, A METAL TIE MINIMUM 0.058 INCHES THICK AND 1 1/2 INCHES WIDE SHALL BE FASTENED ACROSS THE OPENING WITH 6-16d NAILS MINIMUM EACH SIDE.
57. BEARING AND EXTERIOR WALL DOUBLE TOP PLATES TO BE OFF-SET AT THE END JOINTS MIN 48". PROVIDE (8)-16d LAP SPLICE NAILING.
58. RAFTERS SHALL BE NAILED TO ADJACENT CEILING JOIST TO FORM A CONTINUOUS TIE BETWEEN EXTERIOR WALLS WHEN SUCH JOISTS ARE PARALLEL TO THE RAFTERS. WHEN NOT PARALLEL, RAFTERS SHALL BE TIED TO 1X4 MIN. SIZE CROSS TIES. RAFTER TIES SHALL BE SPACED NOT MORE THAN 4' O.C.
59. ALL HEADERS AT NEW OPENINGS SHALL BE D.F.#1. ALL LUMBER TO BE D.F.#2 OR BETTER UNLESS OTHERWISE SPECIFIED. PER 23-IV-V-1&2. STRUCTURAL LUMBER AS SHOWN ON PLANS MAY BE SUBSTITUTED W/2(2) - 1 3/4" MICROLAM OR OSB LUMBER WITH EQUAL DEPTH. WOOD IN CONTACT WITH EARTH SHALL BE PRESSURE TREATED.
60. ALL WOOD, INCLUDING PORCH AND BALCONY GIRDERS AND JOISTS, EXPOSED TO THE ELEMENTS SHALL BE PRESSURE TREATED OR REDWOOD.
61. MINIMUM CONCRETE COMPRESSIVE STRENGTH SHALL BE 2500 PSI AT 28 DAYS.
62. FIREBLOCKING: IN COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:
  - a. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROW STUDS OR STAGGERED STUDS AS FOLLOWS:
    1. VERTICALLY AT THE CEILING AND FLOOR LEVELS.
    2. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.
  - b. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
  - c. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R302.7.
  - d. AT OPENINGS AROUND VENTS, PIPES DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, AND WITH APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. THE MATERIAL FILLING ANULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E 136 REQUIREMENTS.
  - e. FOR THE FIREBLOCKING OF CHIMNEY AND FIREPLACES, SEE SECTION R1003.19.

### PLUMBING

63. WATER CLOSET COMPARTMENTS SHALL HAVE 30" CLEAR WIDTH AND 24" CLEARANCE IN FRONT OF THE WATER CLOSET.
64. WATER HEATERS OVER 4' IN HEIGHT SHALL BE ANCHORED OR STRAPPED TO THE STRUCTURE.
65. USE OF SOLDERS MORE THAN TWO TENTHS OF 1 PERCENT LEAD IN MAKING JOINTS ON PRIVATE OR PUBLIC WATER SUPPLY SYSTEM IS PROHIBITED.
66. PLUMBING VENTS TO TERMINATE 6" ABOVE ROOF AND 36" FROM ANY PROPERTY LINE.
67. PROVIDE 12" SQUARE (MINIMUM) ACCESS PANEL OR UTILITY SPACE FOR ALL PLUMBING FIXTURES WITH SLIP-JOINT CONNECTIONS.
68. MAXIMUM WATER FLOW RATES FOR PLUMBING FIXTURES: 1.28 GAL. PER FLUSH AT WATER CLOSETS, 1.8 GPM AT SHOWER HEADS, 1.2 GPM AT LAVATORY FAUCETS, AND 1.8 GPM AT KITCHEN SINK FAUCETS.
69. PROVIDE PRESSURE VALVE OR THERMOSTATIC MIXING VALVE TO LIMIT WATER TEMPERATURE TO 120 DEGREES F AT TUBS AND SHOWERS.
70. 2 X 6 WALL FRAMING FOR PLUMBING LINES 3" OR GREATER WHERE REQUIRED. COORDINATE WITH PLUMBING CONTRACTOR.
71. PLUMBING VENTS TO TERMINATE 6" ABOVE ROOF AND 36" FROM ANY PROPERTY LINE.
72. REQUIREMENTS FOR WHIRLPOOL TUB:
  - a. A REMOVABLE PANEL OF SUFFICIENT DIMENSION SHALL BE PROVIDED TO ACCESS THE PUMP.
  - b. THE CIRCULATION PUMP SHALL BE LOCATED ABOVE THE CROWN WEIR OF THE TRAP.
  - c. THE PUMP AND CIRCULATION PIPING SHALL BE SELF-DRAINING TO MINIMIZE WATER RETENTION IN ACCORDANCE WITH STANDARDS REFERENCED IN CPC TABLE 14-14.
  - d. SUCTION FITTINGS ON WHIRLPOOL BATHS SHALL COMPLY WITH THE LISTED STANDARDS.
  - e. A 12X12 ACCESS PANEL OR UTILITY SPACE ARRANGED WITHOUT OBSTRUCTIONS TO MAKE CONCEALED SLIP-JOINT CONNECTIONS ACCESSIBLE FOR FIELD INSPECTION AND REPAIR IS REQUIRED.

### MECHANICAL

73. NOTE: VENTING FOR ISLAND FIXTURES SHALL BE DESIGNED PER SECTION 909.0 OF THE 2016 CALIFORNIA PLUMBING CODE.
74. WATER HEATER INSTALLATION REQUIREMENTS:
  - a. PROVIDE WATER TIGHT PAN WITH DRAIN TO APPROVED LOCATION.
  - b. RELIEF VALVE MAY NOT DISCHARGE INTO PAN.
  - c. PROVIDE ACCESS LARGE ENOUGH TO REMOVE LARGEST PIECE OF EQUIPMENT, BUT NOT LESS THAN 30" SQUARE ACCESS.
  - d. LOCATE WATER HEATER NO FURTHER AWAY THAN 20 FT FROM THE ACCESS OPENING. A MINIMUM 24" WIDE CATWALK SHALL CONNECT THE WATER HEATER TO THE ACCESS.
  - e. PROVIDE PERMANENT ACCESS LADDER IF PLATFORM IS MORE THAN 8 FT ABOVE FLOOR LEVEL UNLESS ATTIC IS LOCATED ON SINGLE STORY PORTION OF BUILDING.
  - f. PROVIDE ACCESS FLOORING FROM OPENING TO WATER HEATER.
75. PLUMBING INSTALLATION REQUIREMENTS:
  - a. PROVIDE WATER HEATER PRESSURE RELIEF VALVE WITH DRAIN TO OUTSIDE OF BUILDING OR OTHER APPROVED LOCATION. NO PART OF DRAIN MAY BE INSTALLED WHERE IT WOULD BE SUBJECT TO FREEZING.
  - b. PROVIDE A NON-REMOVABLE BACKFLOW PREVENTION DEVICE ON ALL EXTERIOR HOSE BIBS AND LAWN SPRINKLER/IRRIGATION SYSTEMS.
  - c. FOR COOLING EQUIPMENT OR COOLING COILS PROVIDE MINIMUM 3/4" CONDENSATE DRAIN LINE TO APPROVED LOCATION. FOR UNITS INSTALLED IN ATTIC OR FURRED SPACE, PROVIDE SECONDARY DRAIN PAN AND LINE OR OVERFLOW.

### ELECTRICAL

- 76.
77. IN THE KITCHEN AND DINING AREA A RECEPTACLE SHALL BE PROVIDED FOR EACH COUNTER SPACE WIDER THAN 12" SO THAT NO POINT IS MORE THAN 24" FROM AN OUTLET IN ADDITION TO OUTLETS RENDERED INACCESSIBLE BY STATIONARY APPLIANCES.
78. ALL 120 VOLT RECEPTACLES INSTALLED IN BATHROOMS, OUTDOORS, IN AN UNFINISHED BASEMENT, IN THE GARAGE, IN UNFINISHED ACCESSORY BUILDINGS, AT ALL KITCHEN COUNTERTOPS AND WITHIN 6' OF A WET BAR SINK SHALL BE GFCI PROTECTED.
79. AFCI PROTECTION IS REQUIRED FOR ALL RECEPTACLES EXCEPT FOR THOSE LOCATED OUTSIDE, IN BATHROOMS, GARAGES, ATTICS, AND BASEMENTS.
80. FIXTURES INSTALLED IN WET OR DAMP LOCATIONS SHALL BE SO LABELED.
81. A DEDICATED 20 AMP CIRCUIT SHALL BE PROVIDED TO SERVE THE REQUIRED BATHROOM OUTLETS. THIS CIRCUIT CANNOT SUPPLY ANY OTHER RECEPTACLES/ LIGHTS/FANS.
82. USE OF PLUMBING LINES AS AN ELECTRICAL GROUND IS PROHIBITED (SB 164). ELECTRIC GROUND WILL BE UNDER FLOORING. GROUND TO BE 2 - 20" LENGTH #4 BARS RUNNING IN OPPOSITE DIRECTIONS AND TIED TO FLOORING STEEL.
- 83.
84. 125 AND 250-VOLT RECEPTACLES INSTALLED OUTDOORS IN A WET LOCATION SHALL HAVE AN ENCLOSURE THAT IS WEATHERPROOF WHETHER OR NOT THE ATTACHMENT PLUG CAP IS INSERTED.
85. PROVIDE AT LEAST TWO SEPARATE 20 AMP CIRCUITS FOR SMALL APPLIANCES IN KITCHEN, PANTRY, DINING ROOM AND SIMILAR AREAS, WITH NO OTHER OUTLETS ON THE CIRCUITS.
86. PROVIDE AT LEAST ONE SEPARATE 20 AMP CIRCUIT TO LAUNDRY APPLIANCE RECEPTACLE.
87. LUMINARIES INSTALLED IN CLOSETS SHALL BE 12 INCHES FROM EDGE OF STORAGE SHELF FOR INCANDESCENT OR LED SURFACE MOUNTED SURFACE MOUNTED OR RECESSED FLUORESCENT, RECESSED INCANDESCENT OR LED, 6-INCHES SURFACE MOUNTED FLUORESCENT OR LED PERMITTED IN STORAGE AREA IF LISTED FOR USE.
88. ALL PARTS OF POOL STRUCTURE AND EQUIPMENT SHALL BE BONDED.
89. PROVIDE RECEPTACLE OUTLET AT PENINSULAR KITCHEN COUNTER. CEC ART 210.52
90. RESIDENTIAL LIGHTING MEASURES, TITLE 24 ADDITIONAL REQUIREMENTS:
  - a. ALL INSTALLED LUMINARIES SHALL BE HIGH EFFICACY; EITHER LISTED BY SOURCE OR BY BEING JA8-2016 CERTIFIED LABELED.
  - b. OUTDOOR LIGHTING PERMANENTLY MOUNTED TO THE BUILDING SHALL BE CONTROLLED BY A MANUAL ON AND OFF SWITCH **AND** BE CONTROLLED BY A PHOTOCELL AND MOTION SENSOR **OR** BY ASTRONOMICAL TIME CLOCK CONTROL THAT AUTOMATICALLY TURNS THE OUTDOOR LIGHTING OFF DURING THE DAYLIGHT HOURS, **OR** BY ENERGY MANAGEMENT CONTROL SYSTEM.
  - c. LUMINARIES INSTALLED IN WET OR DAMP LOCATIONS MUST BE MARKED "SUITABLE FOR WET/DAMP LOCATIONS".
  - d. OUTLET BOXES INSTALLED FOR CEILING SUSPENDED FAN SHALL BE LISTED AND MARKED FOR THIS PURPOSE, AND SHALL NOT SUPPORT FANS WEIGHING MORE THAN 70 POUNDS. BOXES SUPPORTING FANS WEIGHING MORE THAN 35 POUNDS MUST BE MARKED INSIDE THE BOX TO INCLUDE MAXIMUM WEIGHT TO BE SUPPORTED.
  - e. SCREW BASED LUMINARIES SHALL MEET ALL THE FOLLOWING:
    - 1) SHALL NOT BE RECESSED DOWNLIGHT LUMINARIES IN CEILINGS; AND
    - 2) SHALL CONTAIN LAMPS THAT COMPLY WITH CEC REFERENCE APPENDIX JA8; AND
    - 3) THE INSTALLED LAMPS SHALL BE MARKED WITH JA8-2016 OR JA8-2016-E.
  - f. LUMINARIES RECESSED INTO CEILINGS MUST MEET ALL THE REQUIREMENTS FOR: INSULATION CONTACT (IC) LABELING; SEALED WITH GASKET OR CAULKED BETWEEN HOUSING AND CEILING, AND SHALL BE CERTIFIED TO COMPLY WITH SECTION 110.9 AND ALLOW BALAST MAINTENANCE AND REPLACEMENT TO BE READILY ACCESSIBLE TO BUILDING OCCUPANTS FROM BELOW. JA8-2016-E CERTIFIED AND MARKED LIGHT SOURCE, RATED FOR Elevated TEMPERATURE



## GENERAL

- CONSTRUCTION CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONALS(H) HARMLESS FROM ANY AND ALL LIABILITY, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL(S).
- ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH:
  - ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, REGULATIONS, ORDINANCES, AND RULES, INCLUDING WITHOUT LIMITATION: CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATIVE CODE (CAL-OHSA) CALIFORNIA CODE 4216 – PROTECTION OF UNDERGROUND INFRASTRUCTURE
  - THE 2022 CALIFORNIA BUILDING STANDARDS CODE (CCR TITLE 24), WITH AMENDMENTS ADOPTED BY THE JURISDICTION HAVING AUTHORITY
  - CALIFORNIA EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
  - THE PROJECT PLANS AND SPECIFICATIONS
  - THE 2018 EDITION OF "STANDARD SPECIFICATIONS," STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION (CALTRANS)
  - THE 2018 EDITION OF "STANDARD PLANS," STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION (CALTRANS)
  - ALL GRADING SHALL CONFORM TO THE MONTEREY COUNTY GRADING ORDINANCE #2535 AND EROSION CONTROL ORDINANCE #2805
- CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL CURRENTLY APPLICABLE SAFETY LAWS OF ALL APPLICABLE JURISDICTIONAL BODIES. FOR INFORMATION REGARDING THIS PROVISION, THE CONTRACTOR IS DIRECTED TO CONTACT STATE OF CALIFORNIA, DIVISION OF OCCUPATIONAL SAFETY AND HEALTH, SALINAS, CALIFORNIA AT PHONE (831) 443-3050.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES AND CONTROL OF TRAFFIC WITHIN THE CONSTRUCTION AREA.
- INTENTION OF GRADING: NEW SINGLE-FAMILY RESIDENCE, DRIVEWAY AND ASSOCIATED SITE WORK.
- PROPERTY IS NOT SUBJECT TO INUNDATION OR 100 YEAR FLOOD LEVELS. (FIRM 06053C0304H)
- ESTIMATED START: TBD, ESTIMATED COMPLETION: TBD.
- SEE ARCHITECTURAL/LANDSCAPE PLANS AND/OR THE PROJECT ARBORIST'S REPORT FOR TREE PROTECTION AND REMOVAL REQUIREMENTS.
- 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') OF THE FIND UNTIL A QUALIFIED PROFESSIONAL ARCHAEOLOGIST CAN EVALUATE IT. MONTEREY COUNTY RMA – PLANNING, AND A QUALIFIED ARCHAEOLOGIST (I.E., AN ARCHAEOLOGIST REGISTERED WITH THE REGISTER OF PROFESSIONAL ARCHAEOLOGISTS) SHALL BE IMMEDIATELY CONTACTED BY THE RESPONSIBLE INDIVIDUAL PRESENT ON-SITE. WHEN CONTACTED, THE PROJECT PLANNER, AND THE ARCHAEOLOGIST SHALL IMMEDIATELY VISIT THE SITE TO DETERMINE THE EXTENT OF THE RESOURCES AND TO DEVELOP PROPER MITIGATION MEASURES REQUIRED. THE RECOVERY, RMA – PLANNING, THE ARCHAEOLOGIST, AND LAND OWNER SHALL CONSULT WITH THE APPROPRIATE TRIBAL REPRESENTATIVE REGARDING TREATMENT OF THE RESOURCE.

## EARTHWORK AND AREA OF DISTURBANCE SUMMARY

C = 440 CY

F = 310 CY

EXPORT = 130 CY

ESTIMATED AREA OF DISTURBANCE = 0.75 AC

THE QUANTITIES PRESENTED ABOVE ARE ESTIMATES ONLY, BASED ON THE DIFFERENCE BETWEEN EXISTING GRADE AND SUBGRADE ELEVATIONS AND FINISHED GRADE AND SUBGRADE ELEVATIONS, AS SHOWN ON THE PLANS, AND ARE NOT ADJUSTED FOR CHANGES IN VOLUME DUE TO CHANGES IN SOIL DENSITY.

- OVER-EXCAVATION IS NOT INCLUDED IN THE ABOVE ESTIMATE. CLEARING AND STRIPPING AND REMOVAL OF AC AND PCC PAVEMENTS ARE NOT INCLUDED IN THE ABOVE ESTIMATES. SITE SPOILS SUCH AS FROM UTILITY TRENCHING, FOUNDATIONS, ETC. ARE NOT INCLUDED IN ABOVE ESTIMATES.
- THESE QUANTITIES SHALL BE USED FOR BONDING AND PERMIT PURPOSES ONLY. CONTRACTOR SHALL MAKE HIS/HER OWN SITE VISIT AND QUANTITY TAKE-OFFS AND SHALL BID ACCORDINGLY.
- EARTHWORK VALUES SHOULD BE REEVALUATED DURING THE EARLY STAGES OF SITE GRADING. CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATING FINAL EARTHWORK QUANTITIES TO HIS/HER SATISFACTION PRIOR TO START OF GRADING OPERATIONS.

## SURVEY AND EXISTING CONDITIONS

- TOPOGRAPHY WAS PREPARED BY CENTRAL COAST SURVEYORS IN JUNE 2021.
- TOPOGRAPHIC SURVEY WAS PROVIDED BY OTHERS, AND THE ENGINEER MAKES NO CLAIM AS TO ITS ACCURACY.
- BENCHMARK: MAG. NAIL & STAINLESS STEEL WASHER STAMPED "CENTRAL COAST SURVEYORS" SET IN THE AC PAVEMENT OF PALMERO WAY AT THE DRIVEWAY ENTRANCE. ELEVATION = 90.00' (APPROX. NAVD88).
- ALL "MATCH" OR "JOIN" CALLOUTS ON THE PLANS SHALL BE FIELD VERIFIED FOR EXACT LOCATION AND ELEVATION PRIOR TO CONSTRUCTION. NOTIFY THE ENGINEER IN THE CASE OF ANY FIELD DISCREPANCY.
- A LETTER SHALL BE SUBMITTED FROM A LICENSED SURVEYOR CERTIFYING THAT PAD ELEVATIONS ARE WITHIN 0.1 FEET OF ELEVATIONS STATED ON APPROVED PLANS, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.
- THE CONSTRUCTION CONTRACTOR SHALL MAINTAIN A CURRENT, COMPLETE, AND ACCURATE RECORD OF ALL DEVIATIONS FROM THE WORK PROPOSED IN THESE PLANS AND SPECIFICATIONS, AND A RECORD DRAWING SET SHALL BE PREPARED AND PROVIDED TO THE ENGINEER AT THE COMPLETION OF WORK. CHANGES SHALL NOT BE MADE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE DESIGN ENGINEER.
- THE EXISTENCE, LOCATION AND ELEVATION OF ANY UNDERGROUND FACILITIES ARE SHOWN ON THESE PLANS IN A GENERAL WAY ONLY. NOT ALL UTILITIES MAY BE SHOWN. IT IS MANDATORY THAT THE CONTRACTOR EXPOSE AND VERIFY THE TOP AND BOTTOM OF ALL UTILITIES PRIOR TO ANY WORK ON SYSTEMS WHICH MAY BE AFFECTED BY THE EXISTING UTILITY'S LOCATION. IT IS THE RESPONSIBILITY AND DUTY OF THE CONTRACTOR TO MAKE THE FINAL DETERMINATION AS TO THE EXISTENCE, LOCATION AND ELEVATION OF ALL UTILITIES AND TO BRING ANY DISCREPANCY TO THE ATTENTION OF THE ARCHITECT.
- BOUNDARY INFORMATION SHOWN IS FROM RECORD DATA. A BOUNDARY SURVEY WAS NOT PERFORMED AS A PART OF THIS WORK. THERE MAY BE EASEMENTS OR OTHER RIGHTS, RECORDED OR UNRECORDED, AFFECTING THE SUBJECT PROPERTY WHICH ARE NOT SHOWN HEREON.

## GRADING AND DRAINAGE

- SITE GRADING AND EARTHWORK SHALL BE PERFORMED IN CONFORMANCE WITH THE PROJECT GEOTECHNICAL REPORT ENTITLED: GEOTECHNICAL INVESTIGATION DESIGN PHASE FOR A PROPOSED RESIDENTIAL REMODEL AND ADDITION ON 1535 PALMERO WAY, PEBBLE BEACH, MONTEREY COUNTY, CA, APN 008-423-014, BY BUTANO GEOTECHNICAL ENGINEERING, INC. DATED NOVEMBER 2021, PROJECT NO. 21-263-M.
- ON SITE, GRADING AND EARTHWORK, SITE PREPARATION, EXCAVATION, TRENCHING AND COMPACTION SHALL BE OBSERVED AND TESTED BY THE GEOTECHNICAL ENGINEER DESIGNATED BY THE OWNER. ALL GRADING AND EARTHWORK SHALL BE DONE TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
- SPECIAL INSPECTIONS BY A SPECIAL INSPECTOR, ARE REQUIRED DURING FILL PLACEMENT AND THAT PROPER MATERIALS AND PROCEDURES ARE USED IN ACCORDANCE WITH THE PROVISIONS OF THE APPROVED GEOTECHNICAL REPORT.
- SHOULD THE RESULTS OF ANY COMPACTION TEST FAIL TO MEET THE MINIMUM REQUIRED DENSITY AS SPECIFIED ON THESE PLANS OR IN THE GEOTECHNICAL REPORT, THE DEFICIENCY SHALL BE CORRECTED TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER AT THE CONTRACTOR'S EXPENSE. THE EXPENSE OF RETESTING SUCH AREAS SHALL ALSO BE BORNE BY THE CONTRACTOR, AT NO COST TO THE OWNER.
- NOTIFY THE GEOTECHNICAL ENGINEER AT LEAST TWO (2) WORKING DAYS PRIOR TO ANY GRADING OR FOUNDATION EXCAVATION.
- ALL SOILS UTILIZED FOR FILL PURPOSES SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE COMMENCEMENT OF GRADING OPERATIONS. IMPORTED SOILS SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE BEING BROUGHT TO THE SITE.
- EXCAVATION FOR ANY PURPOSE SHALL NOT REMOVE LATERAL SUPPORT FROM ANY FOUNDATION WITHOUT FIRST UNDERPINNING OR PROTECTING THE FOUNDATION AGAINST SETTLEMENT OR LATERAL TRANSLATION. THE EXCAVATION OUTSIDE THE FOUNDATION SHALL BE BACKFILLED WITH SOIL THAT IS FREE OF ORGANIC MATERIAL, CONSTRUCTION DEBRIS, COBBLES AND BOULDERS OR WITH A CONTROLLED LOW-STRENGTH MATERIAL (CLSM). THE BACKFILL SHALL BE PLACED IN LIFTS AND COMPACTION IN A MANNER THAT DOES NOT DAMAGE THE FOUNDATION OR THE WATERPROOFING OR DAMPROOFING MATERIAL. EXCEPTION: CLSM NEED NOT BE COMPACTION.
- IMPERVIOUS SURFACES ADJACENT TO STRUCTURES SHALL SLOPE A MINIMUM OF 2% AWAY FROM THE STRUCTURE FOR A MINIMUM DISTANCE OF 10 FEET, UNLESS OTHERWISE SHOWN. LANDSCAPE AREAS ADJACENT TO STRUCTURES SHALL SLOPE A MINIMUM OF 5% AWAY FROM THE STRUCTURE FOR A MINIMUM DISTANCE OF 10 FEET, UNLESS OTHERWISE SHOWN.
- RELATIVE COMPACTION SHALL BE EXPRESSED AS A PERCENTAGE OF THE MAXIMUM DRY DENSITY OF THE MATERIAL AS DETERMINED BY ASTM TEST D-1557. IN-PLACE DENSITY TESTS SHALL BE CONDUCTED IN ACCORDANCE WITH ASTM TESTS D-1556 AND D-6338.
- GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY REMOVING STRUCTURES, OBSTRUCTIONS, TREES SHOWN TO BE REMOVED, VEGETATION, ORGANIC-LADED TOPSOIL, LARGE ROOTS, DEBRIS, AND OTHER DELETERIOUS MATERIALS. BURIED SUBSURFACE OBJECTS ENCOUNTERED, OR VOIDS CREATED DURING SITE PREPARATION SHALL BE CALLED TO THE ATTENTION OF THE GEOTECHNICAL ENGINEER.
- SURPLUS EXCAVATED MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE SITE IN A LEGAL MANNER.
- SUBGRADE PREPARATION AND ENGINEERED FILL THAT SUPPORTS FOOTINGS, SLABS, PAVEMENTS, AND FLATWORK SHALL EXTEND AT LEAST 2 FEET BEYOND THE LIMITS OF PROPOSED IMPROVEMENTS.
- FOOTINGS LOCATED ADJACENT TO OTHER FOOTINGS OR RETAINING WALLS SHALL HAVE THEIR BEARING SURFACES FOUNDED BELOW A 2:1 (H:V) LINE PROJECTED UPWARD FROM THE BOTTOM EDGE OF THE ADJACENT FOOTING, WALL, OR UTILITY TRENCH.
- FOLLOWING CLEARING AND STRIPPING, EXPOSED SUBGRADES IN AREAS TO RECEIVE ENGINEERED FILL, STRUCTURES, PAVEMENTS, CONCRETE SLABS, OR OTHER IMPROVEMENTS SHALL BE SCARIFIED TO A DEPTH OF 12 INCHES, MOISTURE CONDITIONED, AND UNIFORMLY COMPACTION TO AT LEAST 90% RELATIVE COMPACTION.
- THE GEOTECHNICAL ENGINEER SHALL INSPECT ALL SURFACES TO RECEIVE FILL PRIOR TO THE PLACEMENT OF ANY FILL.
- ENGINEERED FILL SHALL BE PLACED IN LIFTS NOT EXCEEDING 8 INCHES IN LOOSE THICKNESS, MOISTURE CONDITIONED, AND COMPACTION TO A MINIMUM OF 90% RELATIVE COMPACTION.
- CUT/FILL SLOPES SHALL BE NO STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL (2H:1V) UNLESS OTHERWISE APPROVED AT THE TIME OF GRADING BY THE GEOTECHNICAL ENGINEER.
- ALL FILLS PLACED ON SLOPE GRADES 6H:1V OR GREATER SHALL BE PROVIDED WITH A KEYWAY EXCAVATED A MINIMUM OF THREE FEET BELOW GRADE, A MINIMUM OF 6 FEET WIDE AND AT A 10% SLOPE ONTO THE SLOPE.
- WHERE EXISTING GRADE IS AT A SLOPE OF 6H:1V OR STEEPER AND THE DEPTH OF THE FILL EXCEEDS 5 FEET, BENCHING SHALL BE PROVIDED. A TOE KEY SHALL BE CUT A MINIMUM DEPTH OF 3 FEET INTO UNDISTURBED SOILS TO THE INSIDE OF THE FILL'S TOE. THIS KEY SHALL BE A MINIMUM OF 6 FEET WIDE AND SLOPE AT NO LESS THAN 10% INTO THE SLOPE. AS THE FILL ADVANCES UP-SLOPE, BENCHES AT LEAST 3 FEET WIDE, OR TWICE THE WIDTH OF THE COMPACTION EQUIPMENT, WHICHEVER IS WIDER, SHALL BE SCARIFIED INTO THE FILL/UNDISTURBED SOIL INTERFACE.
- ENGINEERED FILL IN BUILDING AREAS, STRUCTURAL BACKFILL, AND THE UPPER 12" BELOW FLATWORK AND PAVEMENT SHALL BE COMPACTION TO A MINIMUM OF 95% OF ITS MAXIMUM DRY DENSITY.
- ALL RE-COMPACTION AND ENGINEERED FILL SOILS SHALL BE COMPACTION WITHIN 3 PERCENT OF THE LABORATORY OPTIMUM MOISTURE CONTENT FOR THE SOIL.
- ON-SITE NON-ORGANIC SOIL IS GENERALLY ACCEPTABLE FOR USE AS ENGINEERED FILL. NATIVE SOIL USED AS ENGINEERED FILL SHALL MEET THE FOLLOWING REQUIREMENTS:
  - SOIL SHALL BE FREE OF ORGANICS, DEBRIS, AND OTHER DELETERIOUS MATERIALS.
  - ROCK OVER 6 INCHES IN ITS MAXIMUM DIMENSION MAY NOT BE USED IN AN ENGINEERED FILL.
- IMPORTED SOIL USED AS GENERAL ENGINEERED FILL SHALL BE CLASSIFIED AS: SAND, GROUP SYMBOL SW, SP, SC OR SM, AS GIVEN IN ASTM 2487-10, "THE CLASSIFICATION OF SOILS FOR ENGINEERING PURPOSES." IN ALL CASES THE PORTION FINER THAN THE NO. 200 SIEVE SHALL NOT CONTAIN ANY GREATLY EXPANSIVE CLAYS AND SHALL BE FREE FROM VEGETABLE MATTER AND OTHER DELETERIOUS MATERIALS. THE MATERIAL FOR ENGINEERED FILL SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE COMMENCEMENT OF GRADING OPERATIONS.
- IN THE EVENT THAT ANY UNUSUAL CONDITIONS ARE ENCOUNTERED DURING GRADING OPERATIONS WHICH ARE NOT COVERED BY THE SOIL INVESTIGATION OR SPECIFICATIONS, THE SOILS ENGINEER SHALL BE IMMEDIATELY NOTIFIED SUCH THAT ADDITIONAL RECOMMENDATIONS MAY BE MADE.
- A "FINAL SOILS LETTER" FROM THE GEOTECHNICAL ENGINEER STATING THAT ALL EARTHWORK COMPLETED WAS IN ACCORDANCE WITH THE RECOMMENDATIONS STATED IN THE GEOTECHNICAL REPORT SHALL BE SUBMITTED PRIOR TO FINAL INSPECTION.
- EXPORT SOIL SHALL BE TRANSPORTED TO A LEGAL DUMP OR TO A PERMITTED SITE APPROVED BY THE COUNTY. CONTRACTOR SHALL NOTIFY GRADING OFFICIAL OF PROPOSED HAUL ROUTE.
- ON-GRADE SLABS SHOULD BE PLACED OVER A MOISTURE VAPOR BARRIER CONSISTING OF A WATERPROOF MEMBRANE (MOIST STOP, 10 MIL VISQUEEN, OR EQUAL) WITH A 4 INCH PROTECTIVE SAND COVER. THE WATERPROOF MEMBRANE SHOULD BE PLACED OVER A CAPILLARY BREAK CONSISTING OF 4 INCHES OF OPEN GRADE ROCK, ROUND AND SUB-ROUND ROCK IS RECOMMENDED TO PREVENT PUNCTURE OF THE MEMBRANE.
- CONCENTRATED STORM WATER RUNOFF FROM THE PROJECT SITE SHALL NOT BE ALLOWED TO DISCHARGE UNCONTROLLED ONTO SLOPING GROUND. ROCK ENERGY DISSIPATORS CONSISTING OF 4" - 6" DIAMETER ROCK OR RUBBLE RIP RAP SHALL BE INSTALLED AT COLLECTION PIPE DISCHARGE POINTS.
- ALL NEW CUT AND FILL SLOPES AS WELL AS DISTURBED SOIL AREAS MUST BE SEALED WITH EROSION CONTROL GRASSES OR LANDSCAPE PLANTS FOR EROSION CONTROL.

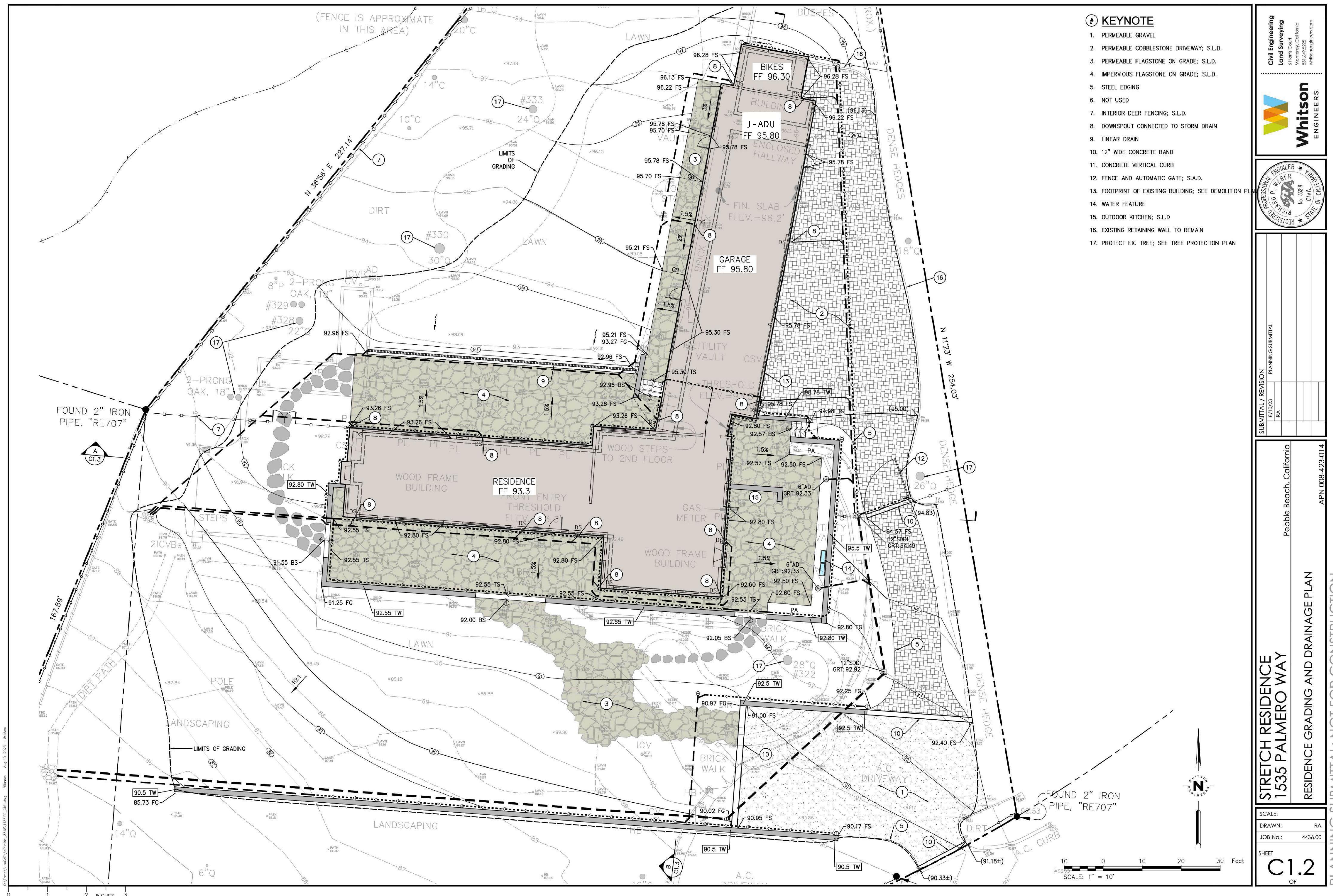
## LEGEND

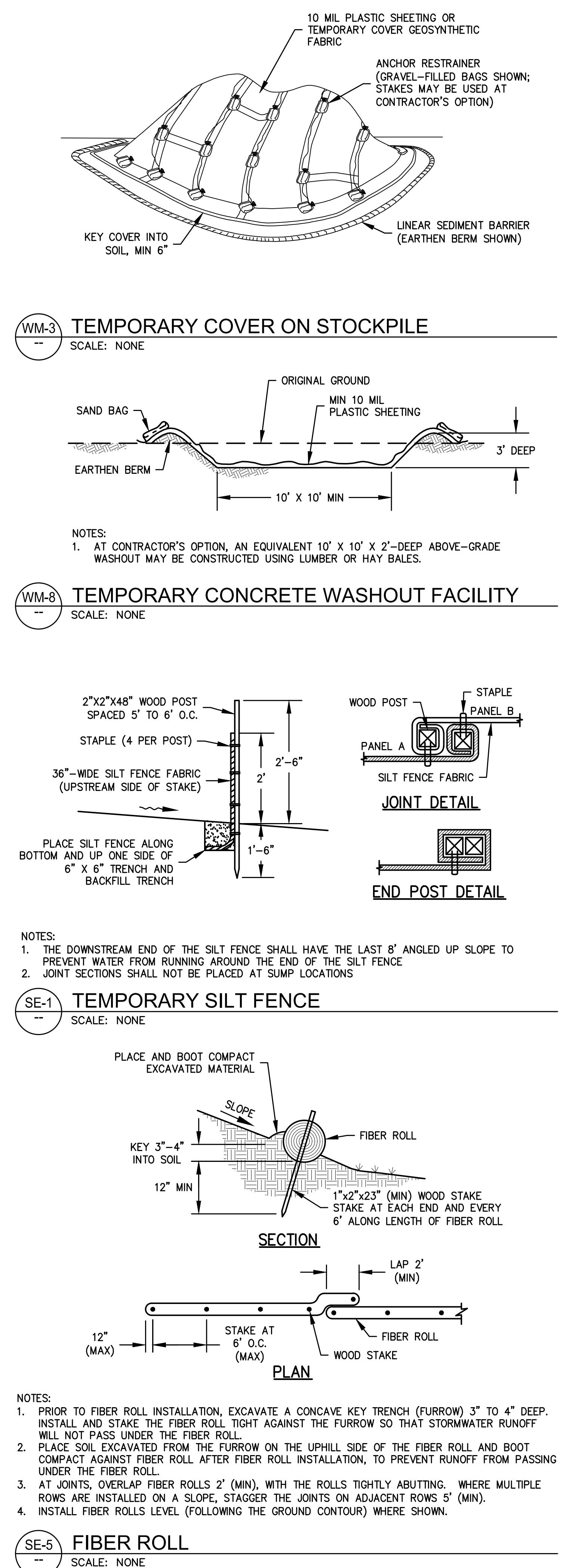
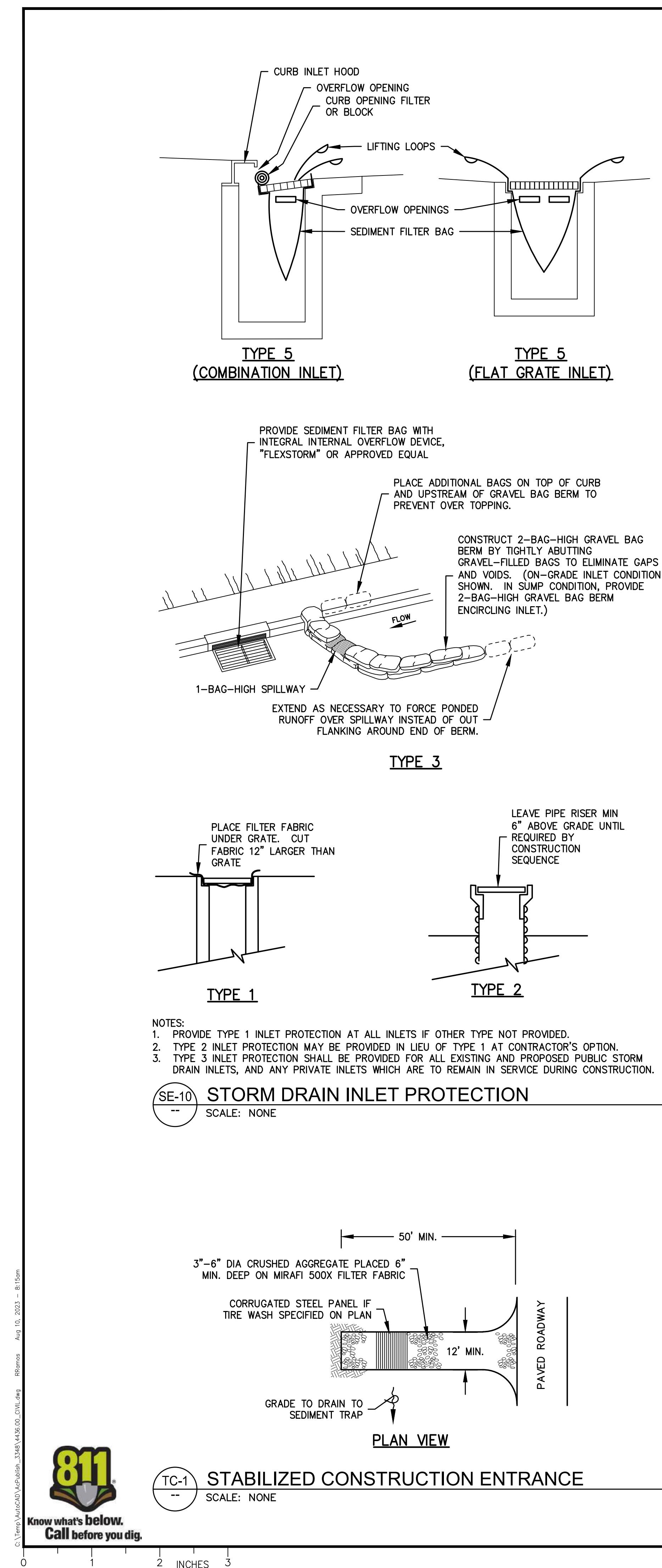
100	GROUND CONTOUR
—	SUBJECT PROPERTY LINE
—	ADJACENT PROPERTY LINE
—	EASEMENT LINE
—	CENTER LINE
—	EX DIRT ROAD
—	EX AC LIMITS
—	LIMITS OF GRADING
—	SUBDRAIN & PERFORATED PIPE
△100	RETAINING WALL
BM	BENCHMARK
④ F3P LS0000	FOUND 3/4" IRON PIPE, TAGGED AS NOTED
④ CUM BM#301	FOUND CONCRETE UNDERGROUND MONUMENT, MARKED AS NOTED
④ BH-1	BORE HOLE / BORING LOCATION
+ 928.30	SPOT GRADE
④ 12" OAK	TREE
—	STUMP OR SNAG (DEAD)
—	TREE DRIP LINE
—	DRAINAGE PATH
—	CREEK/RIVER FLOW
—	WATER SURFACE ELEVATION
—	FLOW LINE
—	AREA OF 30% OR GREATER SLOPE
—	SIGN
OH	OVERHEAD UTILITY LINE(S)
E	UNDERGROUND ELECTRIC LINE
UP	UTILITY POLE SHOWING ARMS AND GUY WIRE
• * * * LT	LIGHT, ELECTROLIER
G	GAS LINE
④ GV ④ ICV	GAS VALVE, IRRIGATION CONTROL VALVE
SD	STORM DRAIN LINE
SDMH RIM:00.00 INV:00.00	STORM DRAIN MANHOLE
—	STORM DRAIN INLET
DS	DOWNSPOUT
SS	SANITARY SEWER LINE (GRAVITY)
SSFM	SANITARY SEWER FORCE MAIN
SSMH RIM:00.00 INV:00.00	SANITARY SEWER MANHOLE
SSCO	CLEAN OUT
T	UNDERGROUND TELEPHONE LINE
W	WATER LINE
WELL	WELL
WV	WATER VALVE
PIV	POST INDICATOR VALVE
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT
BFP	HOSE BIB
C	UTILITY VAULT
F	CUT/FILL LINE
TOW 92.55	TOP OF WALL ELEVATION

## ABBREVIATIONS

±	PLUS OR MINUS; APPROX
AT	AT
AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
APPROX	APPROXIMATE
ASB	AGGREGATE SUBBASE
BC	BEGIN CURVE
BVC	BEGIN VERTICAL CURVE
BVCS	BVC ELEVATION
BS	BOTTOM OF STAIR
BW	BACK OF WALK
C&G	CURB AND GUTTER
CATV	CABLE TV
CGSW	CURB, GUTTER AND SIDEWALK
CL	CENTERLINE
CLR	CLASS
CMP	CLEAR
CO	CLEANOUT
CONC	CONCRETE
CONST	CONSTRUCT
CONT	CONTINUOUS
DEMO	DEMOLISH AND DISPOSE OF
D.G.	DECOMPOSED GRANITE
DI	DRAIN INLET
DIA	DIA
DS	DOWNSPOUT
(E)	EXISTING
EC	END CURVE
EG	EXISTING GRADE
EJ	EXPANSION JOINT
ELEC	ELECTRIC
ELEV	ELEVATION
EQ	EQUAL
ETW	EDGE OF TRAVELED WAY
EVC	END VERTICAL CURVE
EVCE	EV ELEVATION
EVCS	EV STATION
E.W.	EACH WAY
EX	EXISTING
FC	FACE OF CURB
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	FLOWLINE
FR	FIRE RISER
FS	FINISHED SURFACE
GB	GRADE BREAK
GBE	GB ELEVATION
GBS	GB STATION
GM	GAS METER
GRT	GRADE
GV	GAS VALVE/VAUT
HP	HIGH POINT
HORIZ.	HORIZONTAL
INV	INVERT
JP	JOINT UTILITY POLE
LDG	LANDING
LF	LINEAR FEET
LFF	LOWER FINISH FLOOR
LP	LOW POINT
LT	LEFT
MATCH	MATCH EXISTING GRADE
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
N.I.C.	NOT IN CONTRACTOR CENTER
O.C.	ON CENTER
OG	ORIGINAL GROUND
P.A.	PLANTER AREA
PB	PULL BOX
PC	POINT OF CURVATURE
P.O.C.	POINT OF CONNECTION
PP	POWER POLE
PRC	POINT OF REVERSE CURVATURE
PVC	POINTER VERTICAL INTERSECTION
PVI	PRESSURE TREATED DOUG-FIR
PTDF	RADIUS
R.C.	RELATIVE COMPACTION
RCP	REINFORCED CONC PIPE







**EROSION AND SEDIMENT CONTROL PLAN**

1. BEST MANAGEMENT PRACTICES (BMPs) (MATERIALS AND THEIR INSTALLATION) SHALL CONFORM TO ONE OF THE FOLLOWING:
  1. THE 2017 EDITION OF THE CALTRANS STORM WATER QUALITY HANDBOOKS PPDG.
  2. THE 2015 EDITION OF THE CALIFORNIA STORMWATER BMP HANDBOOK PORTAL BY THE CALIFORNIA STORMWATER QUALITY ASSOCIATION (CASQA).
2. THE BMPs SHOWN ON THIS WATER POLLUTION CONTROL PLAN SHALL BE ADJUSTED OR SUPPLEMENTED AS REQUIRED TO PROTECT WATER QUALITY AND/OR AS DIRECTED BY THE ENGINEER OR JURISDICTION HAVING AUTHORITY.
3. THIS PLAN IS INTENDED TO BE USED FOR INTERIM WATER POLLUTION CONTROL ONLY AND IS NOT TO BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING BMPs PRIOR TO, DURING, AND AFTER STORM EVENTS, AND SHALL PROMPTLY CORRECT ANY DEFICIENCIES NOTED.
5. ALL PAVED AREAS SHALL BE KEPT CLEAN OF SOIL AND DEBRIS. REGULAR STREET SWEEPING IS REQUIRED. ADDITIONAL STREET SWEEPING MAY BE REQUIRED BY THE ARCHITECT/ENGINEER OR JURISDICTION HAVING AUTHORITY.
6. REASONABLE CARE SHALL BE TAKEN WHEN HAULING ANY EARTH, SAND, GRAVEL, STONE, DEBRIS, PAPER OR ANY OTHER SUBSTANCE OVER ANY PUBLIC STREET, ALLEY OR OTHER PUBLIC PLACE. ANY MATERIAL THAT IS TO BE HAULED OFF-SITE SHALL BE COVERED. SHOULD ANY BLOW, SPILL, OR TRACK OVER AND UPON SAID PUBLIC OR ADJACENT PRIVATE PROPERTY, IMMEDIATE REMEDY SHALL OCCUR.
7. KEEP ADDITIONAL EROSION AND SEDIMENT CONTROL MATERIALS ON SITE IN CASE IMMEDIATE REPAIRS OR MODIFICATIONS ARE REQUIRED.
8. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. STATE AND LOCAL LAWS CONCERNING POLLUTION ABATEMENT SHALL BE COMPLIED WITH.
9. CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY FEDERAL, STATE, AND LOCAL AGENCY REQUIREMENTS.
10. PROVIDE TEMPORARY "EFFECTIVE SOIL COVER" ON ALL INACTIVE DISTURBED AREAS (AREAS WHICH HAVE NOT BEEN DISTURBED FOR AT LEAST 14 DAYS) PRIOR TO INSTALLATION OF FINAL LANDSCAPING, IF REQUIRED DUE TO PROJECT SCHEDULING.
11. PROVIDE WIND EROSION CONTROL AT ALL TIMES IN ACCORDANCE WITH BEST MANAGEMENT PRACTICE WE-1.
12. LIMIT THE USE OF PLASTIC MATERIALS WHEN MORE SUSTAINABLE, ENVIRONMENTALLY FRIENDLY ALTERNATIVES EXIST. WHERE PLASTIC MATERIALS ARE DEEMED NECESSARY, CONSIDER THE USE OF PLASTIC MATERIALS RESISTANT TO SOLAR DEGRADATION AND WHICH MAY BE RE-USED.
13. ESTABLISH AND MAINTAIN EFFECTIVE PERIMETER CONTROLS AND STABILIZE ALL CONSTRUCTION ENTRANCES AND ENTRYS TO SUFFICIENTLY CONTROL EROSION AND SEDIMENT DISCHARGES FROM THE SITE.
  - PROVIDE SILT FENCE OR LARGE-DIAMETER FIBER ROLL AT CONSTRUCTION SITE PERIMETER WHERE RUNOFF LEAVES THE CONSTRUCTION SITE.
  - PROVIDE INLET PROTECTION AT ALL DRAIN INLETS.

**CONSTRUCTION SITE BMP CHECKLIST**

The selected BMPs, below, were considered during design to comply with the Project's storm water management requirements. The Contractor is responsible for implementing all BMPs necessary for compliance with the Construction General Permit, the project Storm Water Pollution Prevention Plan, the Project Specifications and these Drawings.

**EROSION CONTROL BMPs**

<input checked="" type="checkbox"/>	EC-1	Scheduling
<input checked="" type="checkbox"/>	EC-2	Preservation of Existing Vegetation
<input checked="" type="checkbox"/>	EC-3	Hydraulic Mulch
<input checked="" type="checkbox"/>	EC-4	Hydroseeding
<input checked="" type="checkbox"/>	EC-5	Soil Binders
<input checked="" type="checkbox"/>	EC-6	Straw Mulch
<input checked="" type="checkbox"/>	EC-7	Geotextiles & Mats
<input checked="" type="checkbox"/>	EC-8	Wood Mulching
<input checked="" type="checkbox"/>	EC-9	Earth Dikes & Drainage Swales
<input checked="" type="checkbox"/>	EC-10	Velocity Dissipation Devices
<input checked="" type="checkbox"/>	EC-11	Slope Drains
<input type="checkbox"/>	EC-12	Streambank Stabilization
<input type="checkbox"/>	EC-13	Reserved
<input type="checkbox"/>	EC-14	Compost Blankets
<input checked="" type="checkbox"/>	EC-15	Soil Preparation / Roughening
<input type="checkbox"/>	EC-16	Non-Vegetative Stabilization (Gravel Blanket)

**SEDIMENT CONTROL BMPs**

<input checked="" type="checkbox"/>	SE-1	Silt Fence
<input checked="" type="checkbox"/>	SE-2	Sediment Basin
<input checked="" type="checkbox"/>	SE-3	Sediment Trap
<input type="checkbox"/>	SE-4	Check Dam
<input checked="" type="checkbox"/>	SE-5	Fiber Rolls
<input checked="" type="checkbox"/>	SE-6	Gravel Bag Berm
<input checked="" type="checkbox"/>	SE-7	Street Sweeping and Vacuuming
<input checked="" type="checkbox"/>	SE-8	Sand Bag Barrier
<input checked="" type="checkbox"/>	SE-9	Straw Bale Barrier
<input checked="" type="checkbox"/>	SE-10	Storm Drain Inlet Protection
<input type="checkbox"/>	SE-11	Active Treatment Systems (ATS)
<input type="checkbox"/>	SE-12	Manufactured Linear Sediment Controls
<input type="checkbox"/>	SE-13	Compost Socks and Berms
<input type="checkbox"/>	SE-14	Biofilter Bags

**NON-STORM WATER MANAGEMENT BMPs**

<input checked="" type="checkbox"/>	NS-1	Water Conservation Practices
<input type="checkbox"/>	NS-2	Dewatering Operations
<input checked="" type="checkbox"/>	NS-3	Paving and Grinding Operations
<input type="checkbox"/>	NS-4	Temporary Stream Crossing
<input type="checkbox"/>	NS-5	Clear Water Diversion
<input type="checkbox"/>	NS-6	Illicit Connection / Discharge
<input checked="" type="checkbox"/>	NS-7	Potable Water / Irrigation
<input checked="" type="checkbox"/>	NS-8	Vehicle and Equipment Cleaning
<input checked="" type="checkbox"/>	NS-9	Vehicle and Equipment Fueling
<input type="checkbox"/>	NS-10	Vehicle and Equipment Maintenance
<input type="checkbox"/>	NS-11	Pile Driving Operations
<input checked="" type="checkbox"/>	NS-12	Concrete Curing
<input checked="" type="checkbox"/>	NS-13	Concrete Finishing
<input type="checkbox"/>	NS-14	Material Over Water
<input type="checkbox"/>	NS-15	Demolition Adjacent to Water
<input type="checkbox"/>	NS-16	Temporary Batch Plants

**WASTE MANAGEMENT AND MATERIALS POLLUTION CONTROL BMPs**

<input checked="" type="checkbox"/>	WM-1	Material Delivery and Storage
<input checked="" type="checkbox"/>	WM-2	Material Use
<input checked="" type="checkbox"/>	WM-3	Stockpile Management
<input checked="" type="checkbox"/>	WM-4	Spill Prevention and Control
<input checked="" type="checkbox"/>	WM-5	Solid Waste Management
<input checked="" type="checkbox"/>	WM-6	Hazardous Waste Management
<input checked="" type="checkbox"/>	WM-7	Contaminated Soil Management
<input checked="" type="checkbox"/>	WM-8	Concrete Waste Management
<input checked="" type="checkbox"/>	WM-9	Sanitary/Septic Waste Management
<input checked="" type="checkbox"/>	WM-10	Liquid Waste Management

**WIND EROSION CONTROL BMPs**

<input checked="" type="checkbox"/>	WE-1	Wind Erosion Control
<input type="checkbox"/>	WE-2	Stabilized Construction Entrance/Exit

**TRACKING CONTROL BMPs**

<input checked="" type="checkbox"/>	TR-1	Stabilized Construction Entrance/Exit
<input type="checkbox"/>	TR-2	Stabilized Construction Roadway
<input type="checkbox"/>	TR-3	Entrance/Outlet Tire Wash

**STRETCH RESIDENCE 1535 PALMERO WAY**

**TEMPORARY EROSION AND SEDIMENT CONTROL PLAN - NOTES**

APN 008-423-014

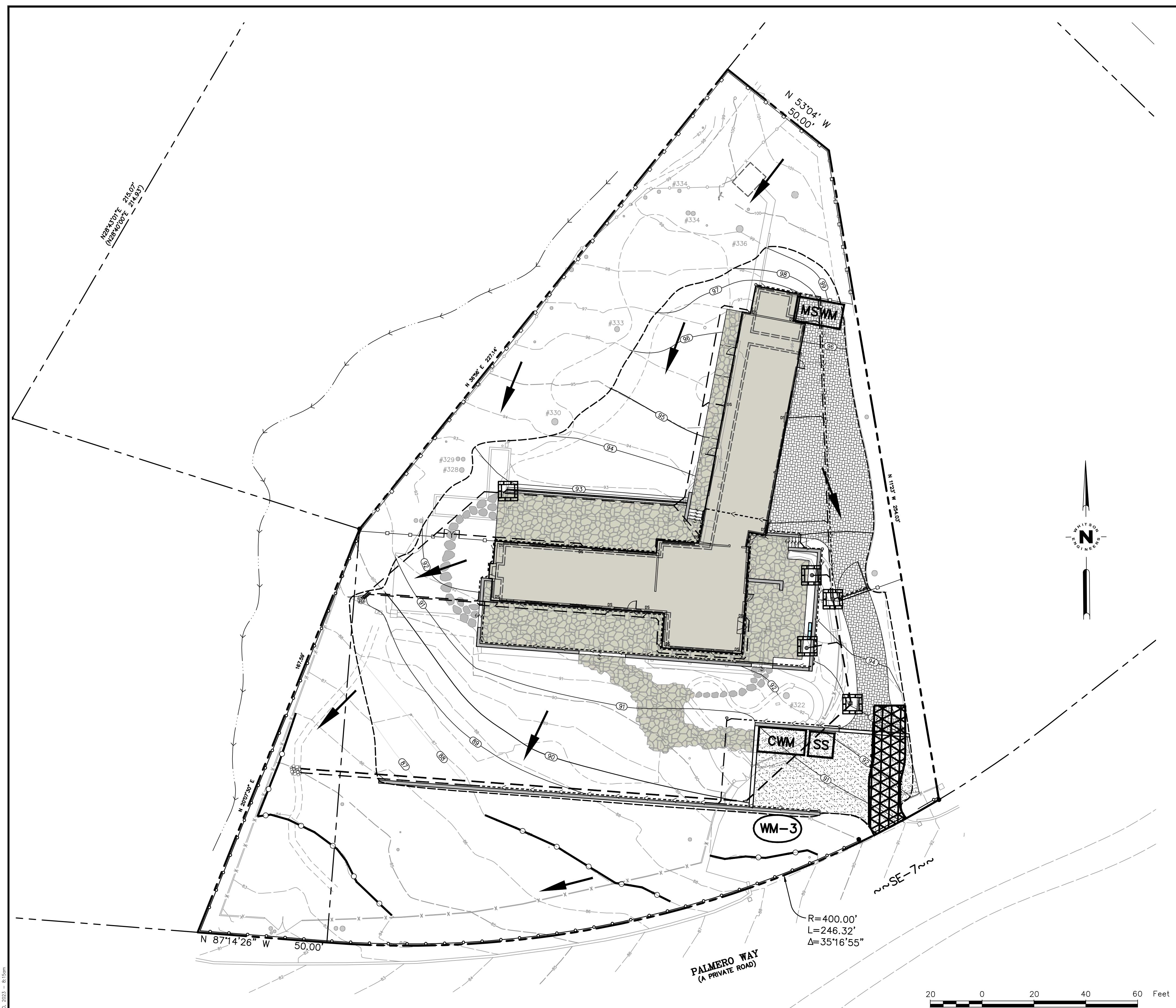
Pebble Beach, California

**C2.1**  
OF

Civil Engineering  
Land Surveying  
6th Floor Court  
Monterey, California  
831.649.5225  
whitson@whitsongees.com



Whitson  
ENGINEERS



## LEGEND

SYMBOL	BMP #	DESCRIPTION
	EC-9	EARTH DIKES, DRAINAGE SWALES AND LINED DITCHES
	SE-1, SE-5, SE-6	LINEAR SEDIMENT BARRIER: LARGE-DIAMETER FIBER ROLL, SILT FENCE, OR COMPOST SOCK (CONTRACTOR'S OPTION)
	SE-1	SILT FENCE
	SE-6	GRAVEL BAG CHECK DAM
	SE-7	STREET SWEEPING
	SE-10	INLET PROTECTION
	WM-8	CONCRETE WASTE MANAGEMENT (WASHOUT) AREA
	TC-1, TC-3	STABILIZED CONSTRUCTION ENTRANCE/EXIT OR TIRE WASH
	WM-1	MATERIAL STORAGE AND WASTE MANAGEMENT AREA
	WM-3	TEMPORARY STOCKPILES
	WM-9	SANITARY FACILITIES
	-	DIRECTION OF DRAINAGE
	SS-3, SS-4 SS-5, SS-6 SS-7, SS-8	SOIL STABILIZATION (PROVIDE ON ALL DISTURBED SOILS) TEMPORARY STABILIZATION PER CIVIL PLANS PERMANENT STABILIZATION PER LANDSCAPE DRAWINGS



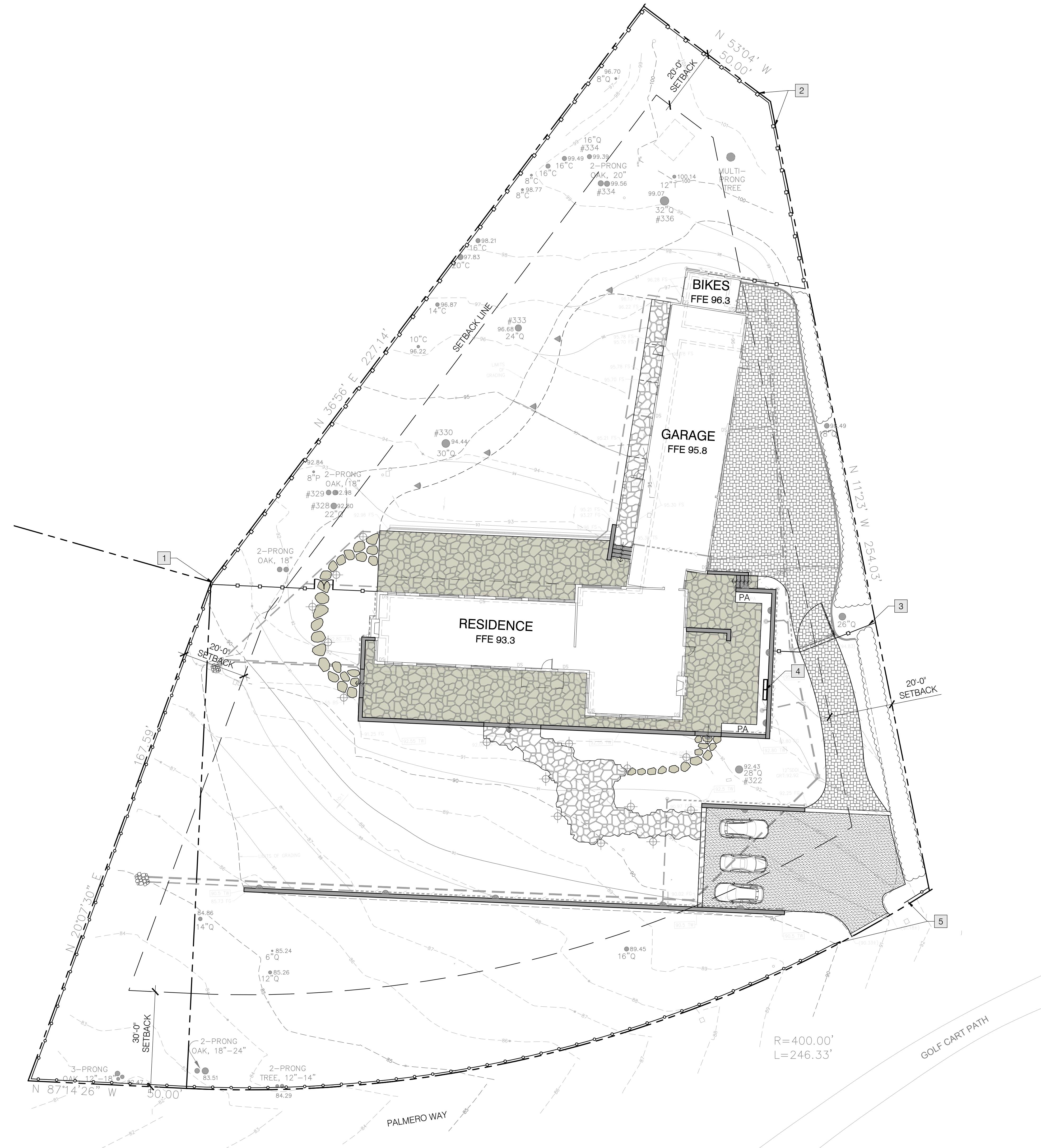
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Call before you dig.

# STRETCH RESIDENCE 1535 PALMERO WAY

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SCALE:  
DRAWN: RA  
JOB No.: 4436.00  
SHEET  
**C2.2**  
OF



## LEGEND

- PROPERTY LINE
- SETBACK LINE
- 6'0" GRAPE STAKE FENCE
- SPLIT RAIL FENCE
- METAL HEADER
- COBBLESTONE DRIVEWAY - PERMEABLE
- FLAGSTONE - PERMEABLE
- FLAGSTONE - IMPERMEABLE
- GRAVEL - PERMEABLE
- STEPPING STONES
- LANDSCAPE STEPS
- EXISTING TREE LOCATION
- EXISTING TREE DIAMETER
- PLANTING AREA
- EXTERIOR LIGHT FIXTURES, REFER TO CONCEPTUAL LIGHTING PLAN, SHEET L4.0

PALMERO WAY  
1535 PALMERO WAY  
PEBBLE BEACH CA, 93953  
APN: 008-423-014

PROJECT: CONCEPTUAL LANDSCAPE PLAN  
SHEET TITLE: SHEET NUMBER: 1/1

SCALE: AS SHOWN  
DRAWN BY: MM/MO  
DATE: 08/10/2023

L1.0

REVISIONS AND RECORD OF ISSUE		
NO.	DATE	DESCRIPTION
1.	8/6/23	Initial Submission
2.	8/24/22	Expedited Review
3.		
4.		
5.		
6.		

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515 SWIFT ST, SANTA CRUZ CA 95060  
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California Landscape Architect License 3163

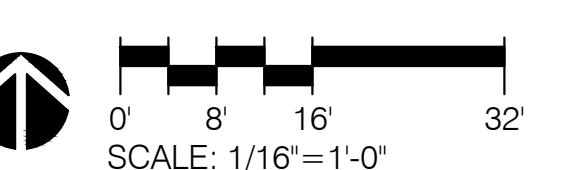
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8/6/23  
EXPIRED 8/24/22  
STATE OF CALIFORNIA*

## KEY NOTES

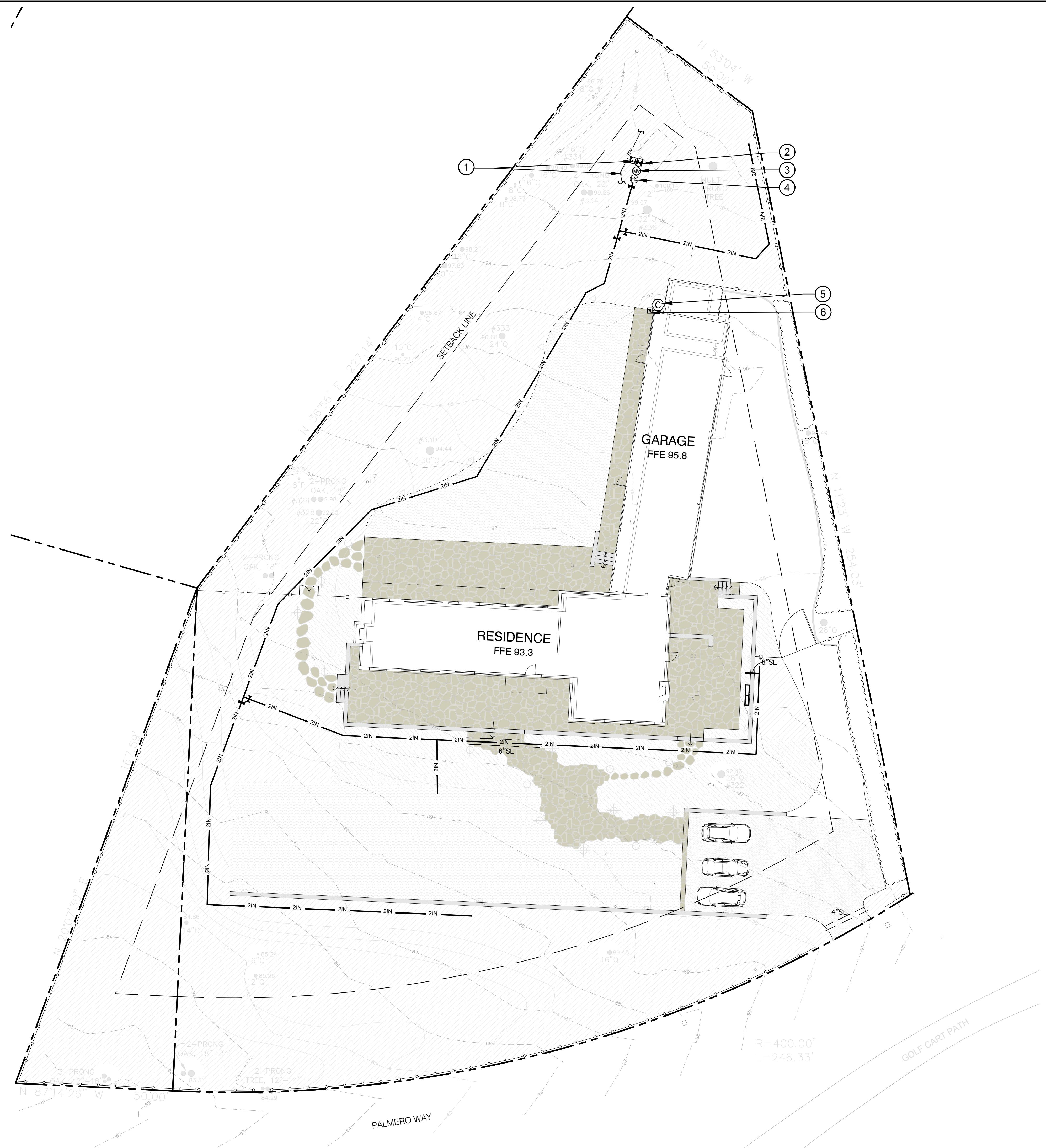
- 1 END SPLIT RAIL FENCE. BEGIN 6'-0" TALL GRAPE STAKE FENCE
- 2 LOCATE GRAPE STAKE FENCE ON PROPERTY LINE
- 3 5'-0" TALL FENCE AND AUTOMATIC GATE.
- 4 WATER FEATURE
- 5 END SPLIT RAIL FENCE TO MAINTAIN VEHICULAR SIGHT LINES FROM DRIVEWAY.

## NOTES

1. PROTECT EXISTING TREES TO REMAIN THROUGHOUT CONSTRUCTION.
2. REFER TO CIVIL ENGINEERS DRAWINGS FOR COVERAGE TABLE, GRADING AND DRAINAGE.



NOT FOR CONSTRUCTION ORIGINAL SHEET SIZE: 24" X 36"



## PLAN NOTES LEGEND

- ① CONNECTION OF IRRIGATION SYSTEM SHALL BE DETERMINED IN THE FIELD BY LANDSCAPE CONTRACTOR, CONNECTION SHALL BE TO DOMESTIC WATER LINE FROM RESIDENCE AT THIS APPROXIMATE LOCATION PLUMBER TO PROVIDE 2" STUB-OUT AND GATE VALVE COORDINATE PRIOR TO CONSTRUCTION. MAXIMUM IRRIGATION DEMAND: 18 GPM AT 65 PSI STATIC PRESSURE AT MAINLINE CONNECTION TO DOMESTIC WATER LINE.  
CONTRACTOR TO FIELD VERIFY THE PRESSURE PRIOR TO CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE IF THE PRESSURE IS DIFFERENT THAN NOTED.
- ② BACKFLOW FOR IRRIGATION BY LANDSCAPE CONTRACTOR. REFER TO IRRIGATION LEGEND,
- ③ MASTER CONTROL VALVE (LINE SIZE) WIRE TO CONTROLLER PER MANUFACTURER'S RECOMMENDATIONS. REFER TO IRRIGATION LEGEND.
- ④ FLOW SENSOR. WIRE TO CONTROLLER PER MANUFACTURER'S RECOMMENDATIONS. REFER TO IRRIGATION LEGEND.
- ⑤ IRRIGATION CONTROLLER "C". WALL MOUNT AT THIS LOCATION AS DETAILED AND AS DIRECTED BY ARCHITECT. CONNECT TO 120 VOLT A.C. ELECTRICAL SERVICE INSTALLED AT THIS LOCATION UNDER ELECTRICAL CONTRACT. IRRIGATION CONTRACTOR SHALL COORDINATE LOCATION OF ELECTRICAL SERVICE PRIOR TO CONSTRUCTION. ELECTRICAL CONTRACTOR TO INSTALL 1.5" CONDUIT WITH PULL CORD FOR 2 -WIRE CABLE.
- ⑥ WIRELESS WEATHER SENSOR AND RAIN SENSOR. MOUNT ON EVE OF HOUSE. INSTALL SENSOR OPEN TO THE SKY. COORDINATE AND CONFIRM EXACT LOCATION WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

## NOTES:

1. IRRIGATION PIPE AND WIRE CROSSING BENEATH HARDSCAPE SURFACES SHALL BE CONTAINED WITHIN SLEEVING OR SCHEDULE 40 PVC CONDUIT. SLEEVING SIZE SHALL BE A MINIMUM OF TWO TIMES THE AGGREGATE DIAMETER OF ALL PIPES CONTAINED WITHIN SLEEVE. PROVIDE VERTICAL SWEEP FOR ALL ELECTRICAL CONDUIT ON EACH SIDE OF HARDSCAPE AND TERMINATE ENDS AT 12" MINIMUM DEPTH AND 12" FROM HARDSCAPE SURFACE.

2. UNSIZED LATERAL LINE PIPING LOCATED DOWN STREAM OF 1" PIPING SHALL BE 3/4" IN SIZE (TYPICAL).

3. SIZING OF LATERAL PIPE SHALL BE AS FOLLOWS:

.75"	0-6 GPM
1"	7-12 GPM
1.25"	13-20 GPM
1.5"	21-32 GPM
2"	33-50 GPM

4. SIZING OF LATERAL PIPE FOR DRIPLINE (12" O.C. GRID WITH 0.6 GPH OR LESS EMITTERS) SHALL BE AS FOLLOWS:

.75"	0-500 FT
1"	501-1100 FT
1.25"	1101-2000 FT
1.5"	2001-3000 FT

5. EACH DRIP ZONE SHALL RECEIVE A SET OF AIR VENT/VACUUM RELIEF VALVE AT THE HIGHS POINT AND FLUSH VALVES AND OPERATION INDICATOR AT FARDEST ENDS OF EACH SYSTEM.

6. CONTRACTOR SHALL INSTALL ALL IRRIGATION PIPING AND DRIPLINE TO GO AROUND ALL UTILITY BOX, LIGHTS, AND SIGNS. (DRAWINGS ARE DIAGRAMMATIC).

7. MAINLINE, LATERAL LINE AND REMOTE CONTROL VALVE MAY BE SHOWN OUTSIDE PLANTER FOR GRAPHIC CLARITY. ALL IRRIGATION EQUIPMENT SHALL BE LOCATED WITHIN PLANTING AREAS. (TYPICAL)

8. LOCATE REMOTE CONTROL VALVE BOXES AWAY FROM PROMINENT, HIGHLY VISIBLE LOCATIONS. CONTACT LANDSCAPE ARCHITECT FOR EXACT LOCATIONS

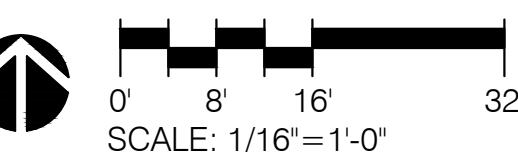
CONTRACTOR SHALL INSTALL CHECK VALVES, AS REQUIRED, IN LATERAL LINES WHERE THERE IS AN ELEVATION DIFFERENCE OF 10 FEET.



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[www.rmairrigation.com](http://www.rmairrigation.com)



ORIGINAL SHEET SIZE: 24" X 36"

**PROJECT:** \_\_\_\_\_

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**SHEET TITLE:** \_\_\_\_\_

**CONCEPTUAL IRRIGATION PLAN**

PALMERO WAY  
1535 PALMERO WAY  
PEBBLE BEACH CA, 93953  
APN: 008-423-014

REVISIONS AND RECORD OF ISSUE:		
NO.	DATE	DESCRIPTION
1.		
2.		
3.		
4.		
5.		
6.		



**JONI L. JANECKI**  
**& ASSOCIATES**

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 California Landscape Architect License 3163

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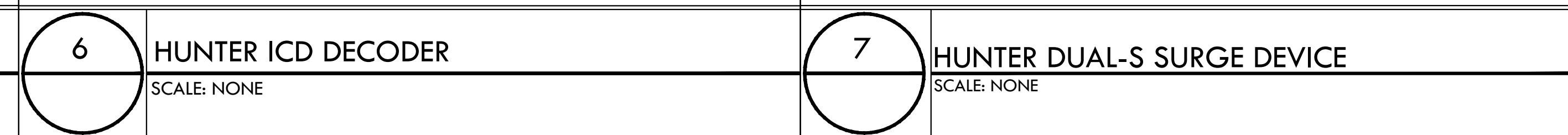
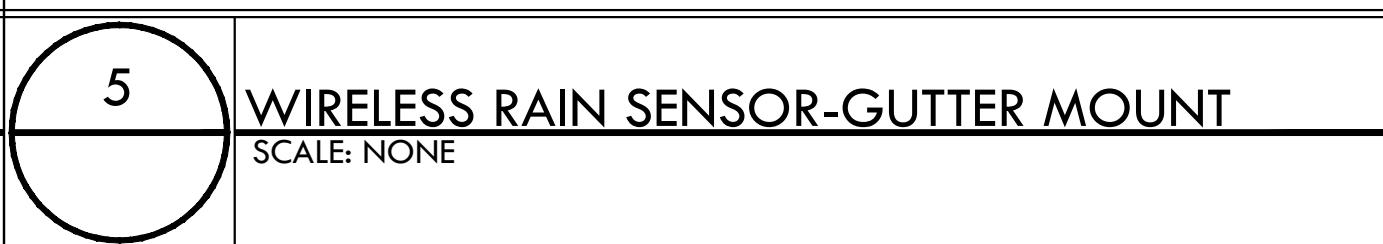
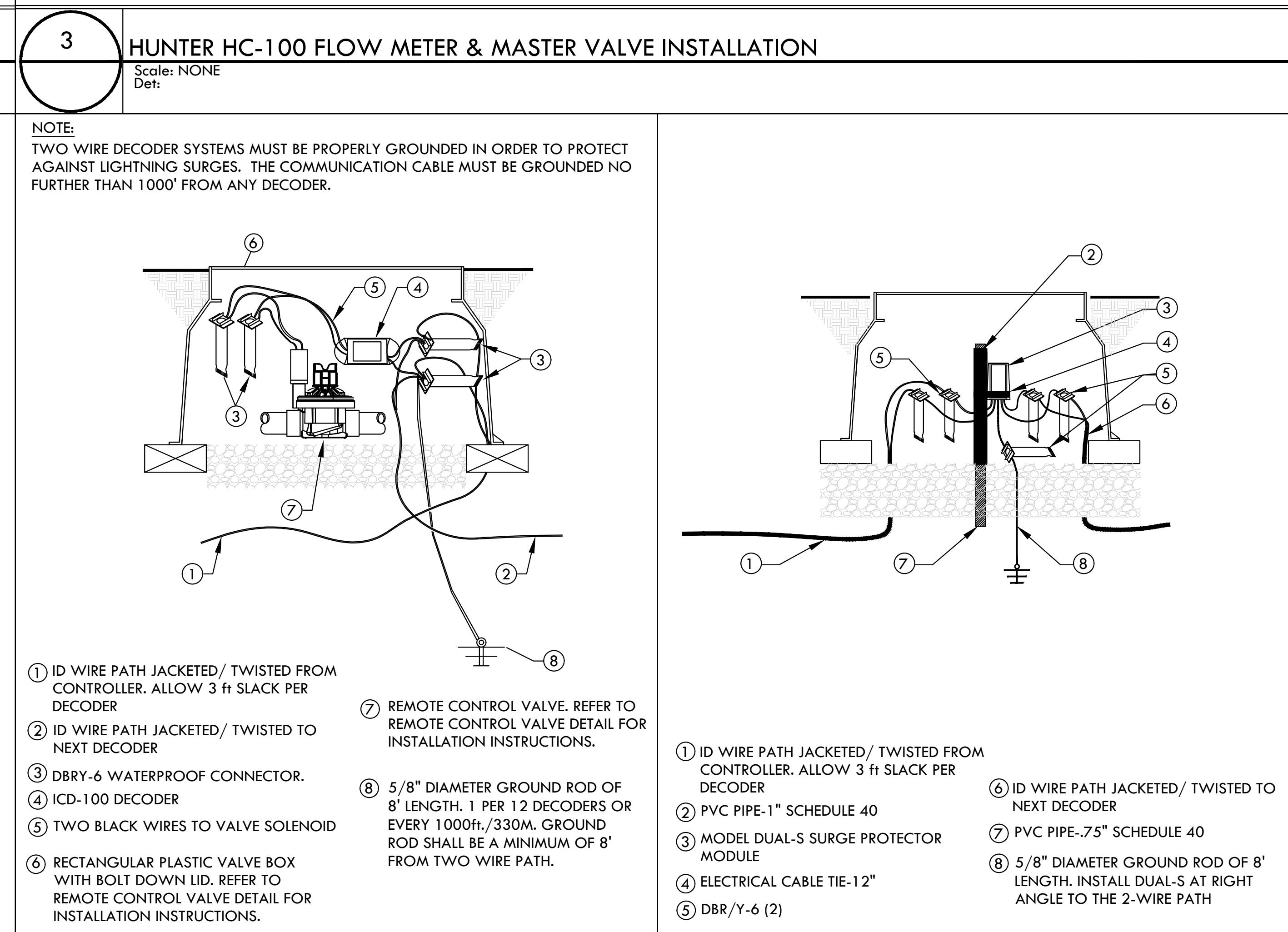
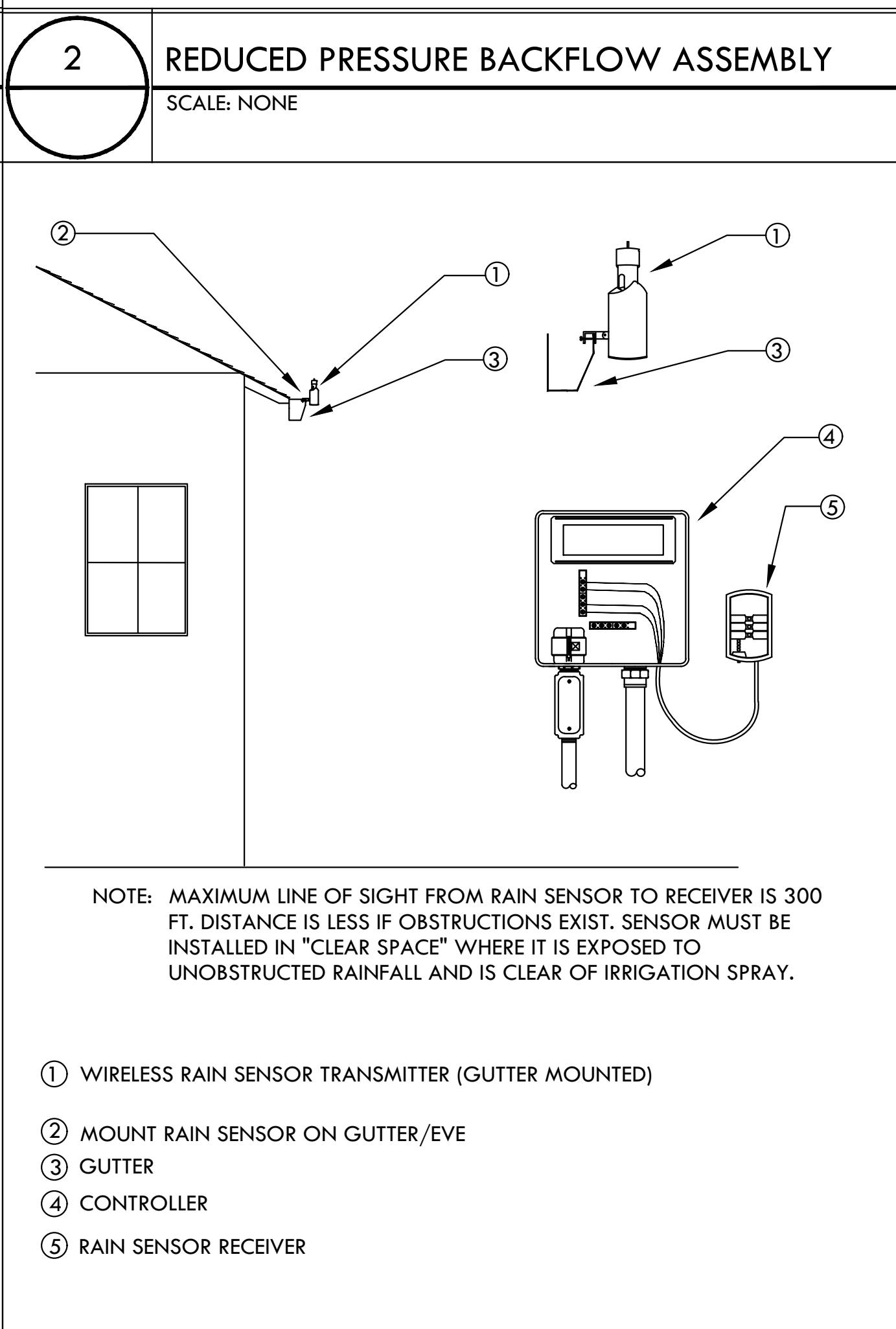
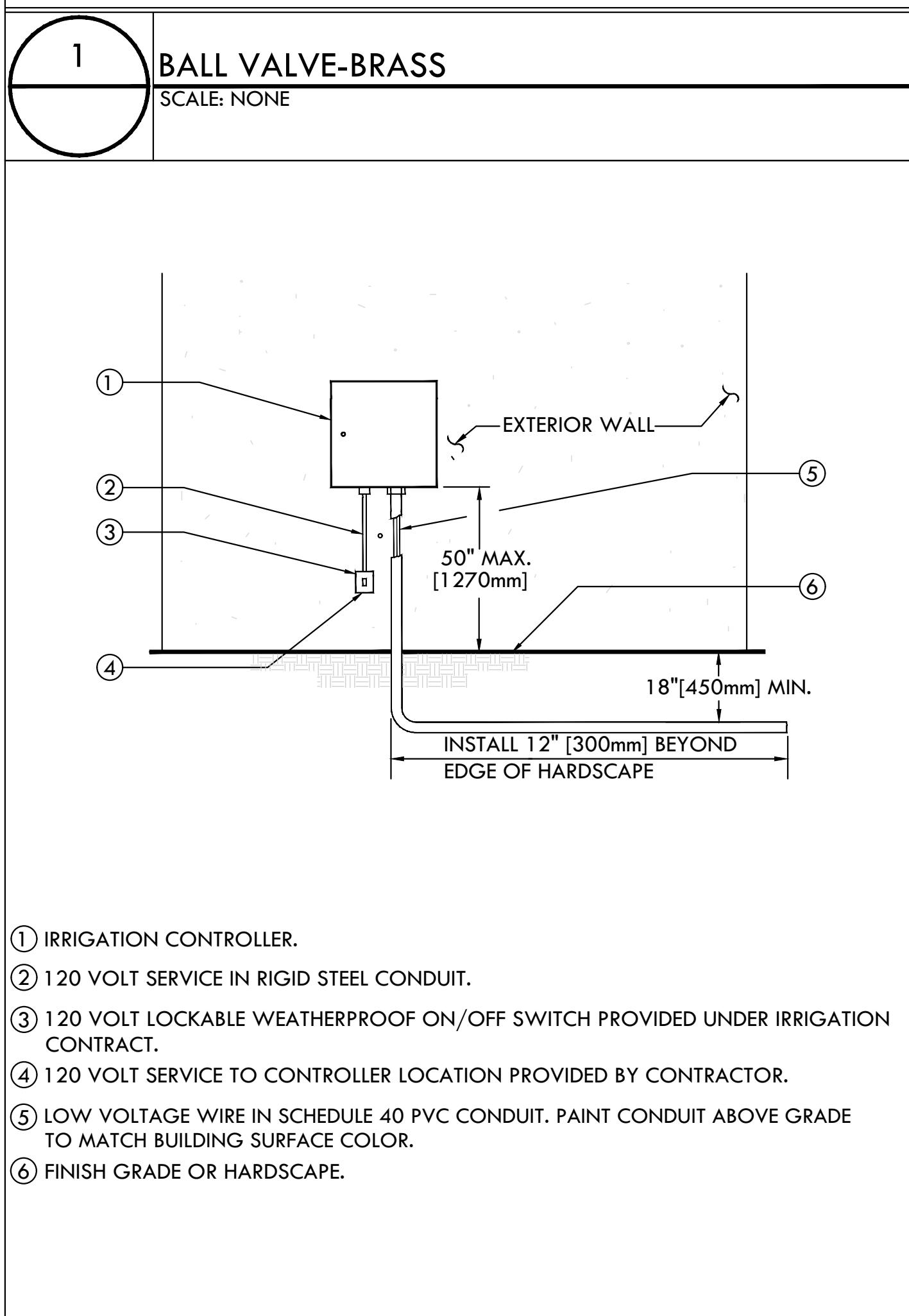
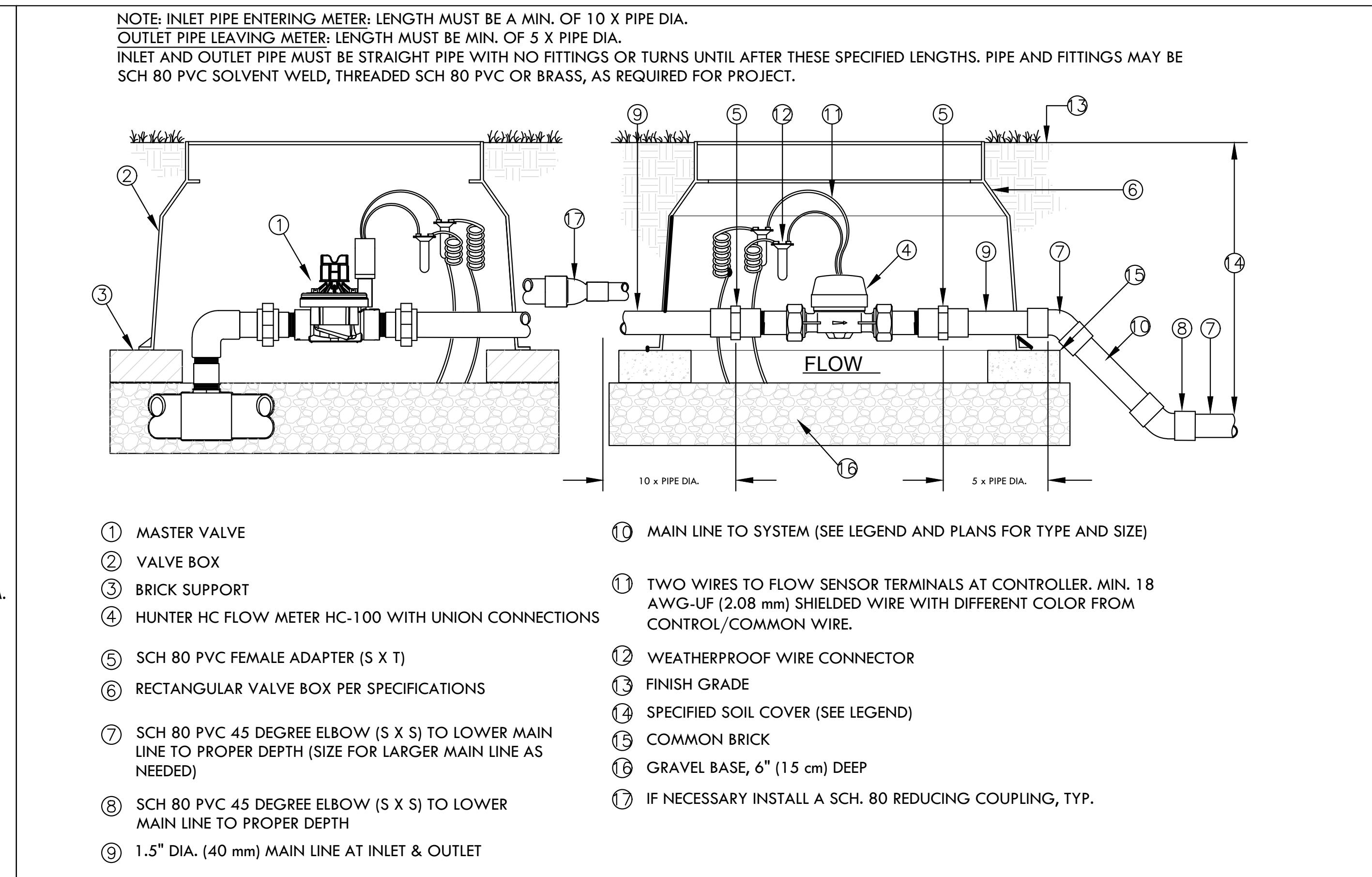
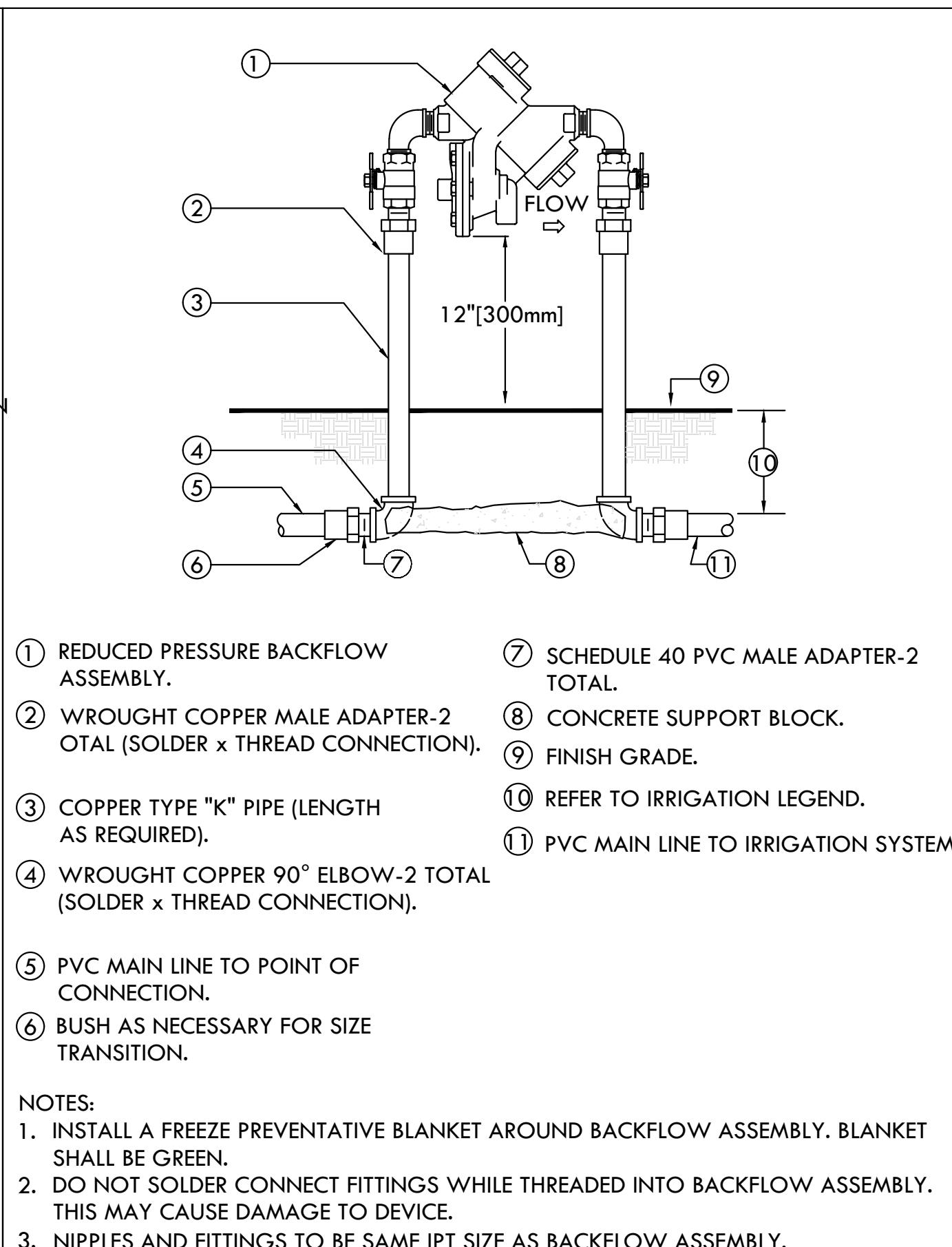
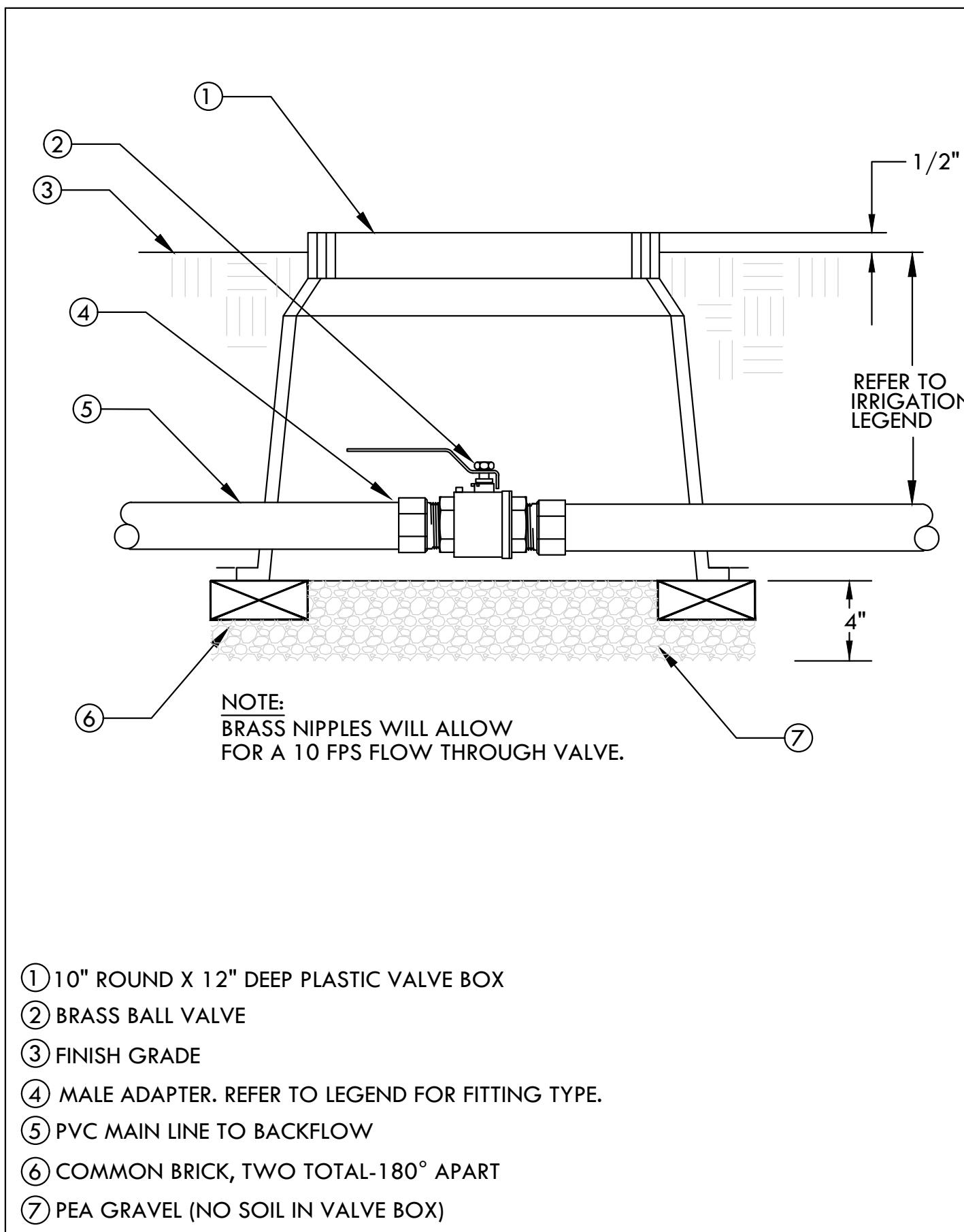


REVISIONS AND RECORD OF ISSUE	NO.	DATE	DESCRIPTION
1.	2.	3.	4.
5.	6.		
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**PALMERO WAY**  
1535 PALMERO WAY  
PEBBLE BEACH CA, 93953  
APN: 008-423-014

PROJECT: **IRRIGATION DETAILS**  
SHEET TITLE:

SCALE: AS SHOWN  
DRAWN BY: JC  
DATE: 08/10/2023



REVISIONS AND RECORD OF ISSUE	
NO.	DATE
1.	
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6.	

*LANDSCAPE*  
JONI L. JANECKI  
No. 1668  
Exp. 4/24/22  
STATE OF CALIFORNIA

515 SWIFT ST. SANTA CRUZ CA 95060  
PHONE 831.423.6040 | WWW.JLJA.COM  
California Landscape Architect License 3163

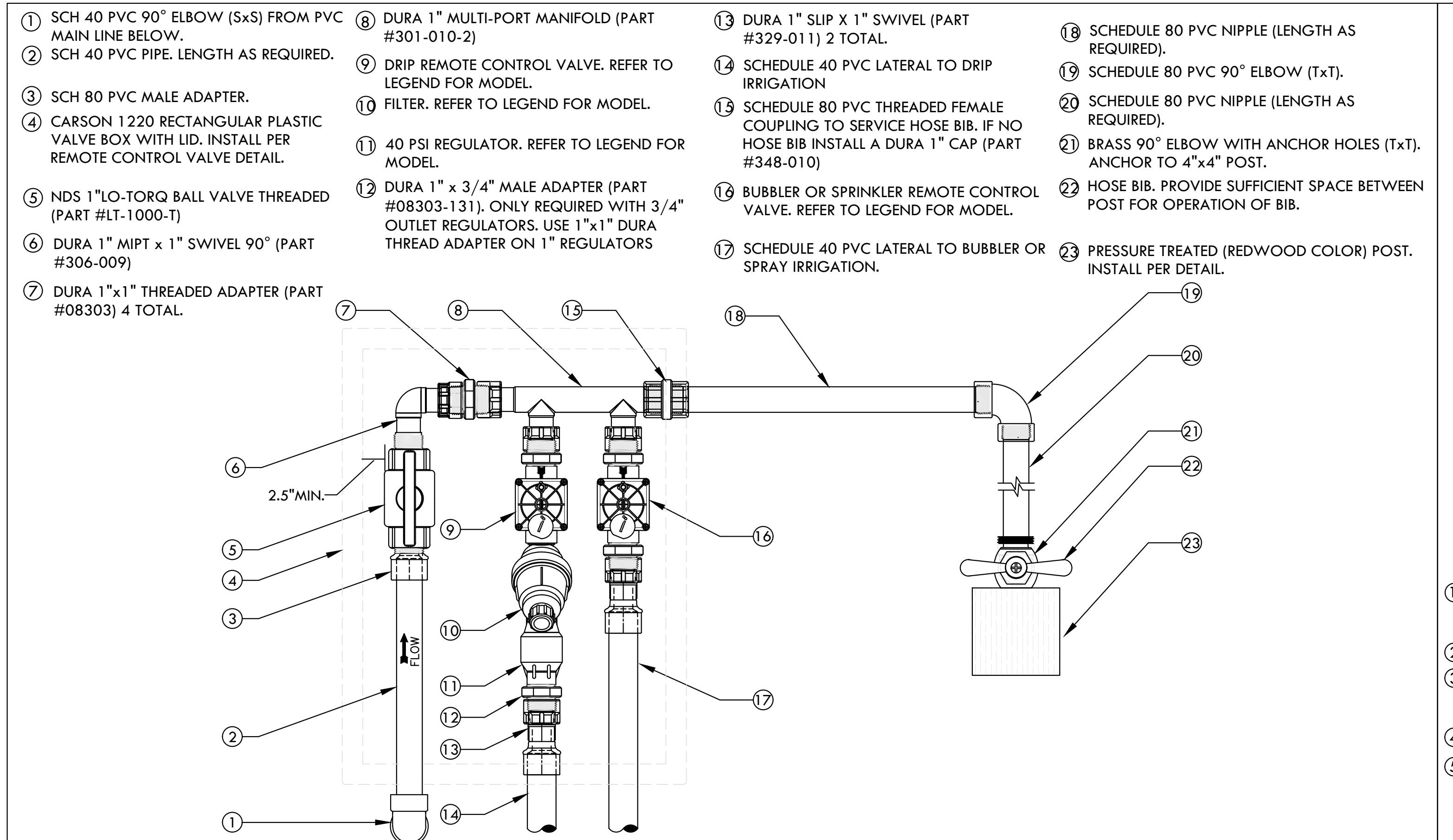
**PALMERO WAY**  
1535 PALMERO WAY  
PEBBLE BEACH CA, 93953  
APN: 008-423-014

PROJECT: **IRRIGATION DETAILS**  
SHEET TITLE:

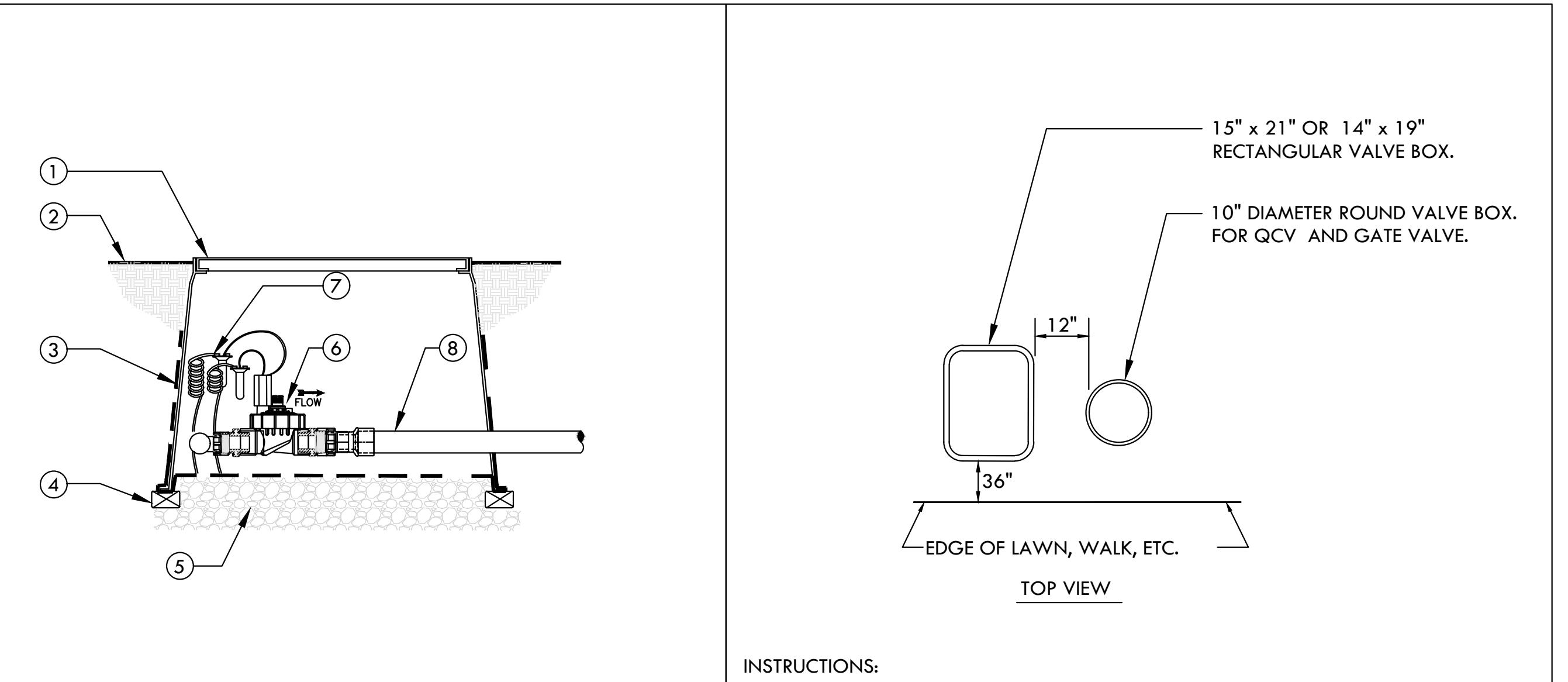
SCALE: AS SHOWN  
DRAWN BY: JC  
DATE: 08/10/2023

ORIGINAL SHEET SIZE: 24" X 36"

L2.3



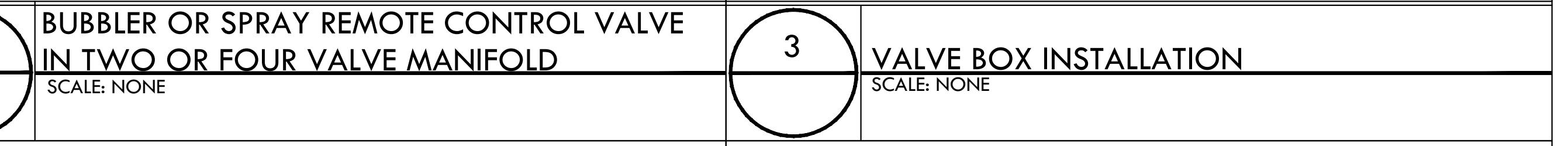
**1** TWO REMOTE VALVE MANIFOLD DETAIL WITH HOSE BIB (1" VALVES ONLY)  
SCALE: NONE



**INSTRUCTIONS:**

1. CENTER VALVE BOX OVER REMOTE CONTROL VALVES 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 RCV AND VALVE BOX ASSEMBLY IN GROUND COVER/SHRUB AREA WHERE POSSIBLE. INSTALL IN LAWN ONLY IF GROUND COVER DOES NOT EXIST ADJACENT TO LAWN.
4. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE OF LAWN, WALK, FENCE, CURB, ETC.
5. AVOID HEAVILY COMPACTING SOIL AROUND VALVE BOXES TO PREVENT COLLAPSE AND DEFORMATION OF VALVE BOX SIDES.
6. INSTALL EXTENSION BY VALVE BOX MANUFACTURER AS REQUIRED TO COMPLETELY ENCLOSE ASSEMBLY FOR EASY ACCESS.

**2** BUBBLER OR SPRAY REMOTE CONTROL VALVE IN TWO OR FOUR VALVE MANIFOLD  
SCALE: NONE

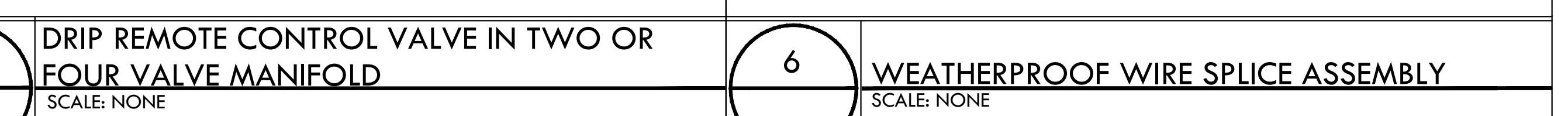


**INSTRUCTIONS:**

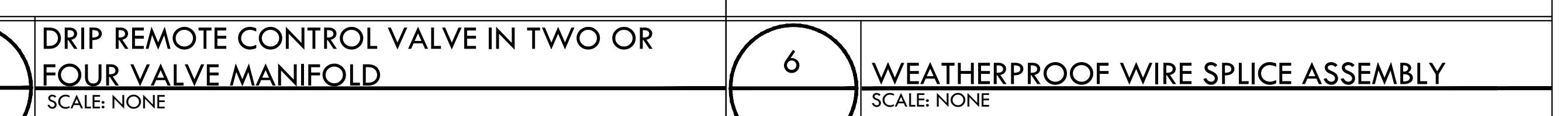
1. STRIP WIRES APPROXIMATELY 1/2" FROM ENDS TO EXPOSE WIRE.
2. TWIST CONNECTOR AROUND WIRES CLOCKWISE UNTIL HAND TIGHT, DO NOT OVERTIGHTEN.
3. INSERT WIRE ASSEMBLY TO BOTTOM OF GEL-FILLED TUBE. CHECK TO MAKE SURE CONNECTOR HAS BEEN PUSHED PAST LOCKING FINGERS AND IS SEATED AT THE BOTTOM OF THE TUBE.
4. PLACE WIRES WHICH EXIT TUBE IN WIRE EXIT HOLES AND CLOSE CAP UNTIL IT SNAPS.
5. INSPECT FINAL SPLICE ASSEMBLY THAT IT IS SECURED.

**NOTE:**  
MAXIMUM # OF WIRES PER CONNECTOR:  
• 3-#14 GAUGE  
• 2-#12 GAUGE

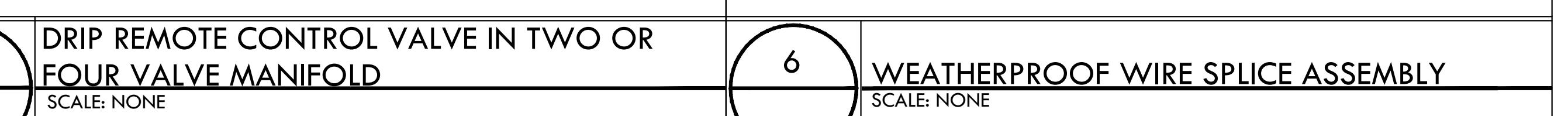
**3** VALVE BOX INSTALLATION  
SCALE: NONE



**4** FOUR REMOTE VALVE MANIFOLD DETAIL WITH HOSE BIB (1" VALVES ONLY)  
SCALE: NONE



**5** DRIP REMOTE CONTROL VALVE IN TWO OR FOUR VALVE MANIFOLD  
SCALE: NONE



**6** WEATHERPROOF WIRE SPLICE ASSEMBLY  
SCALE: NONE

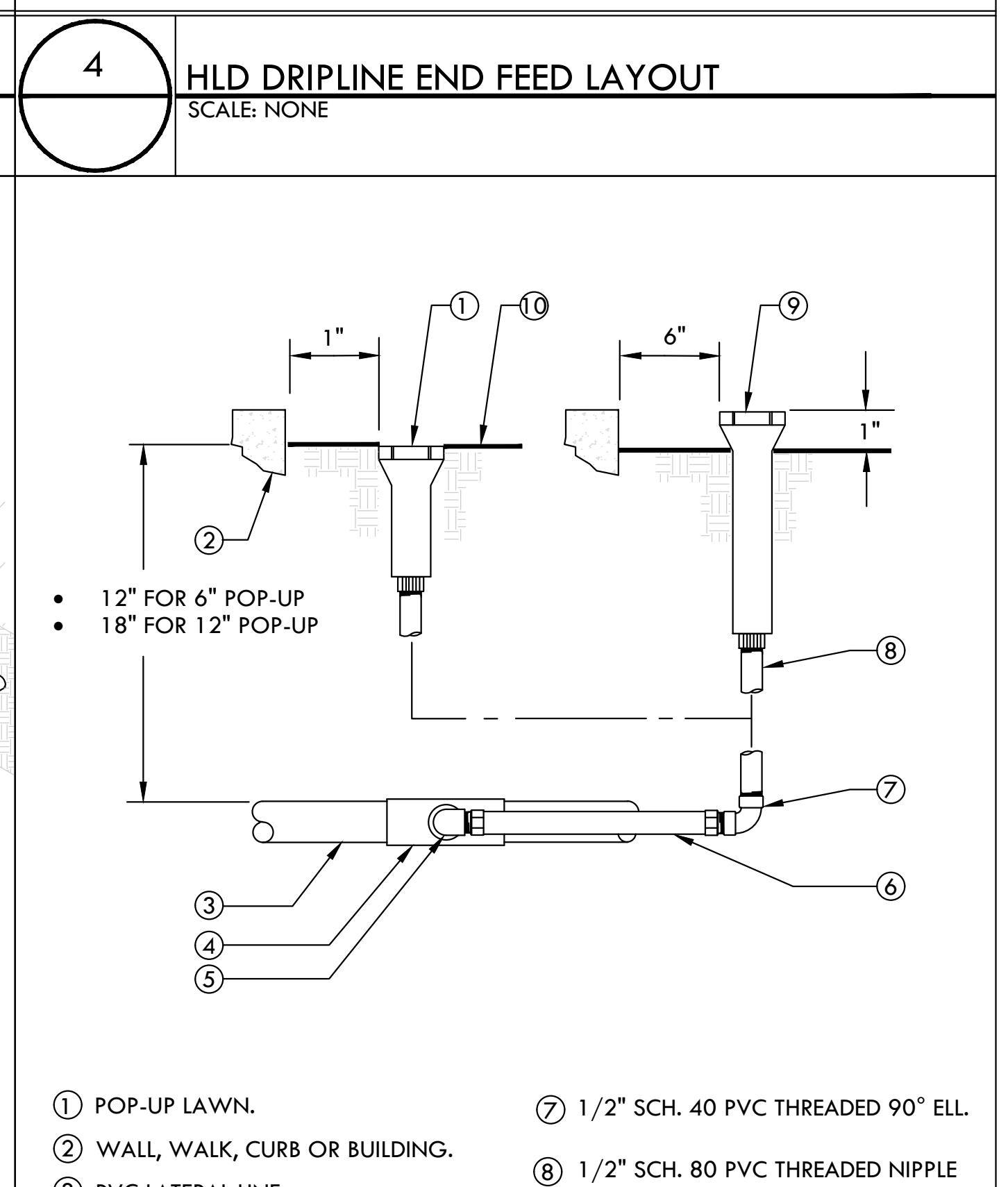
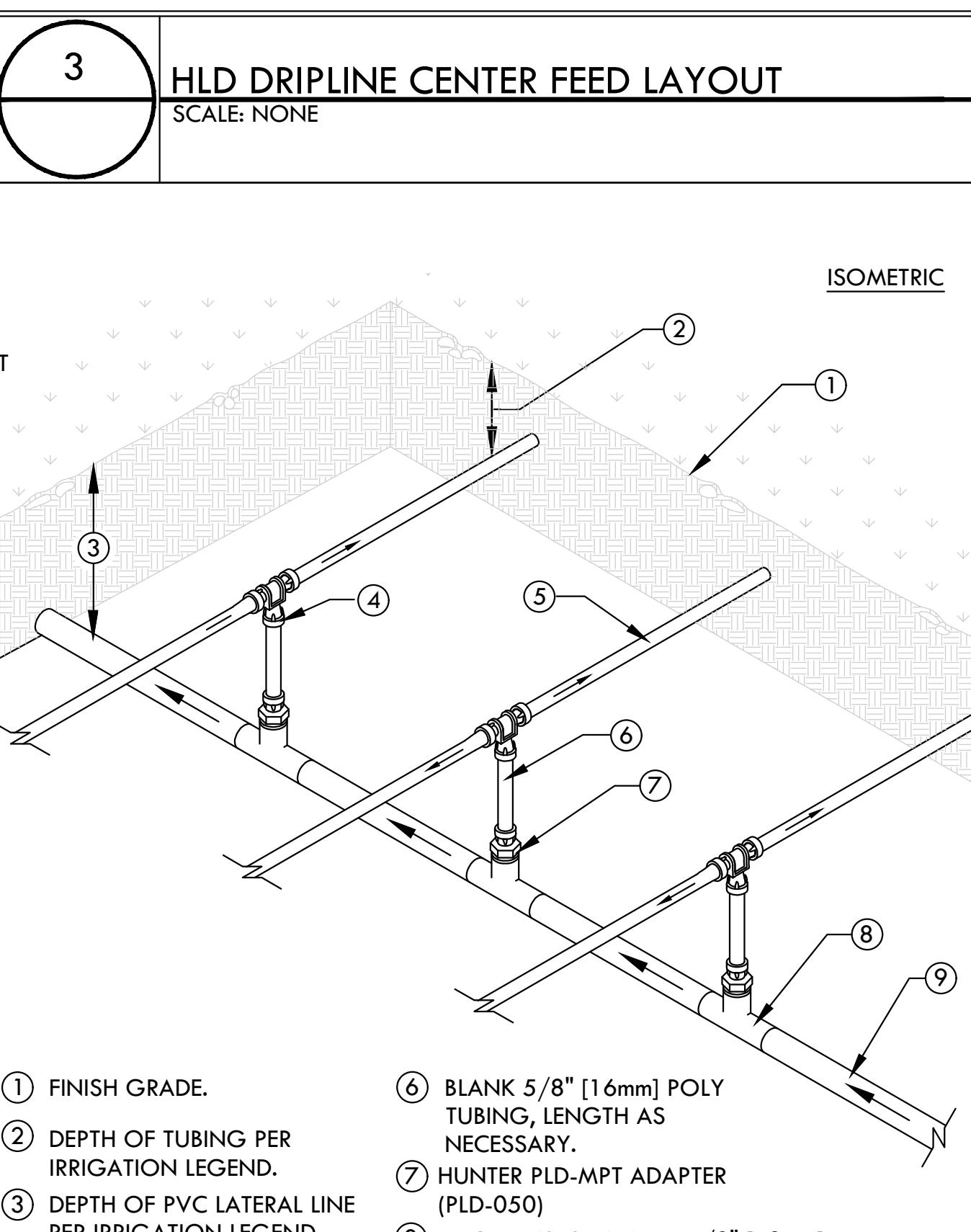
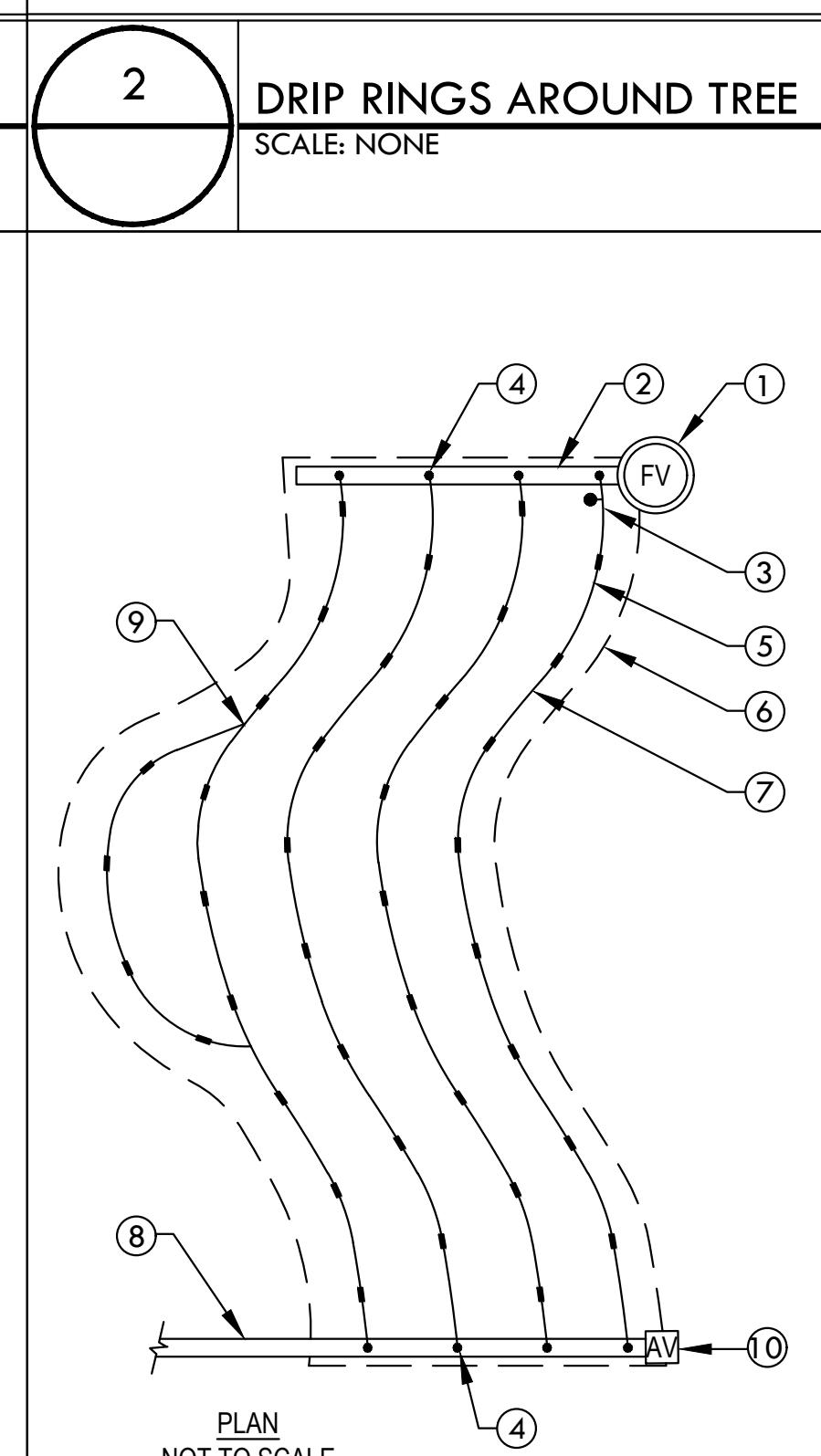
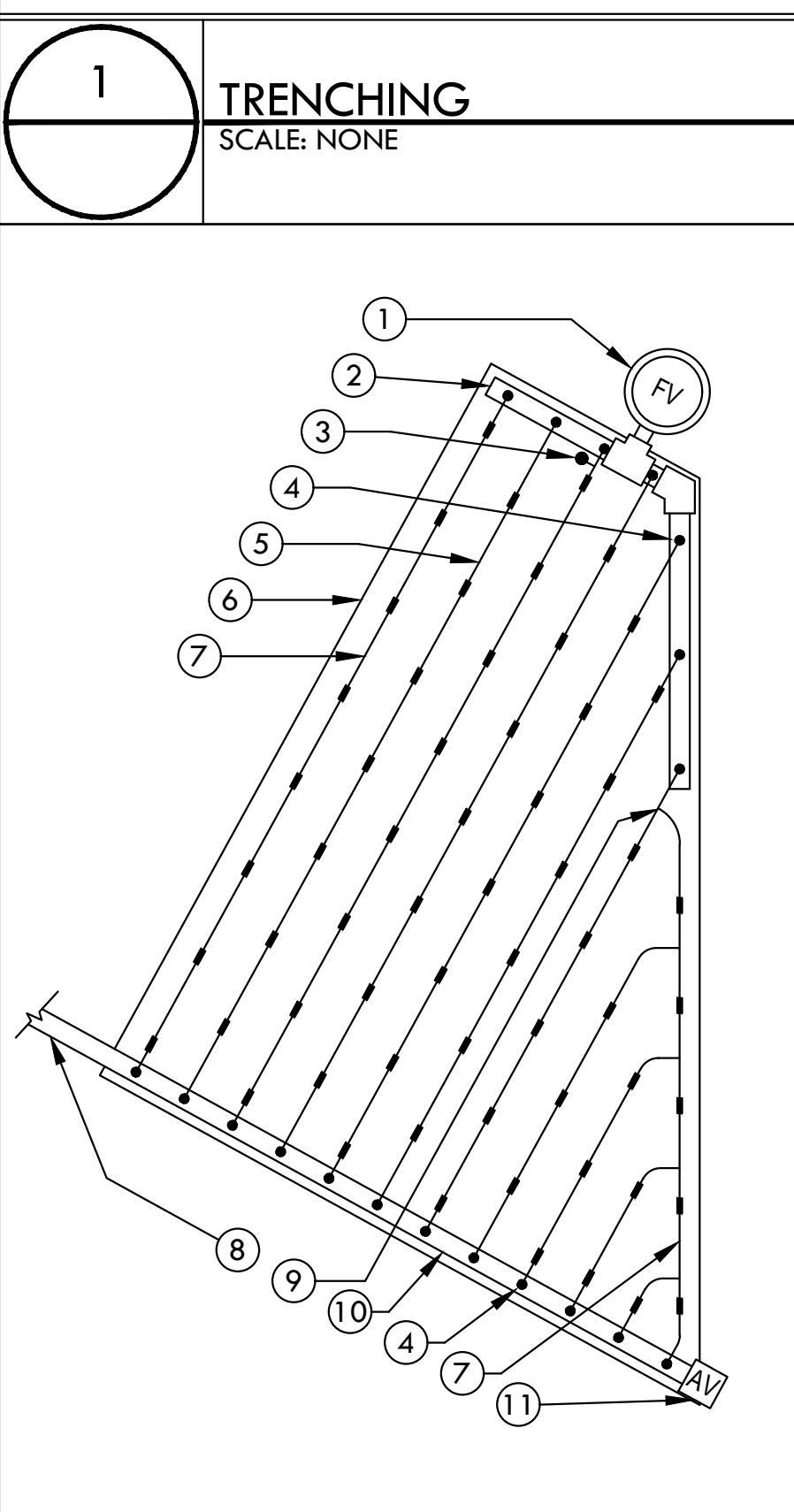
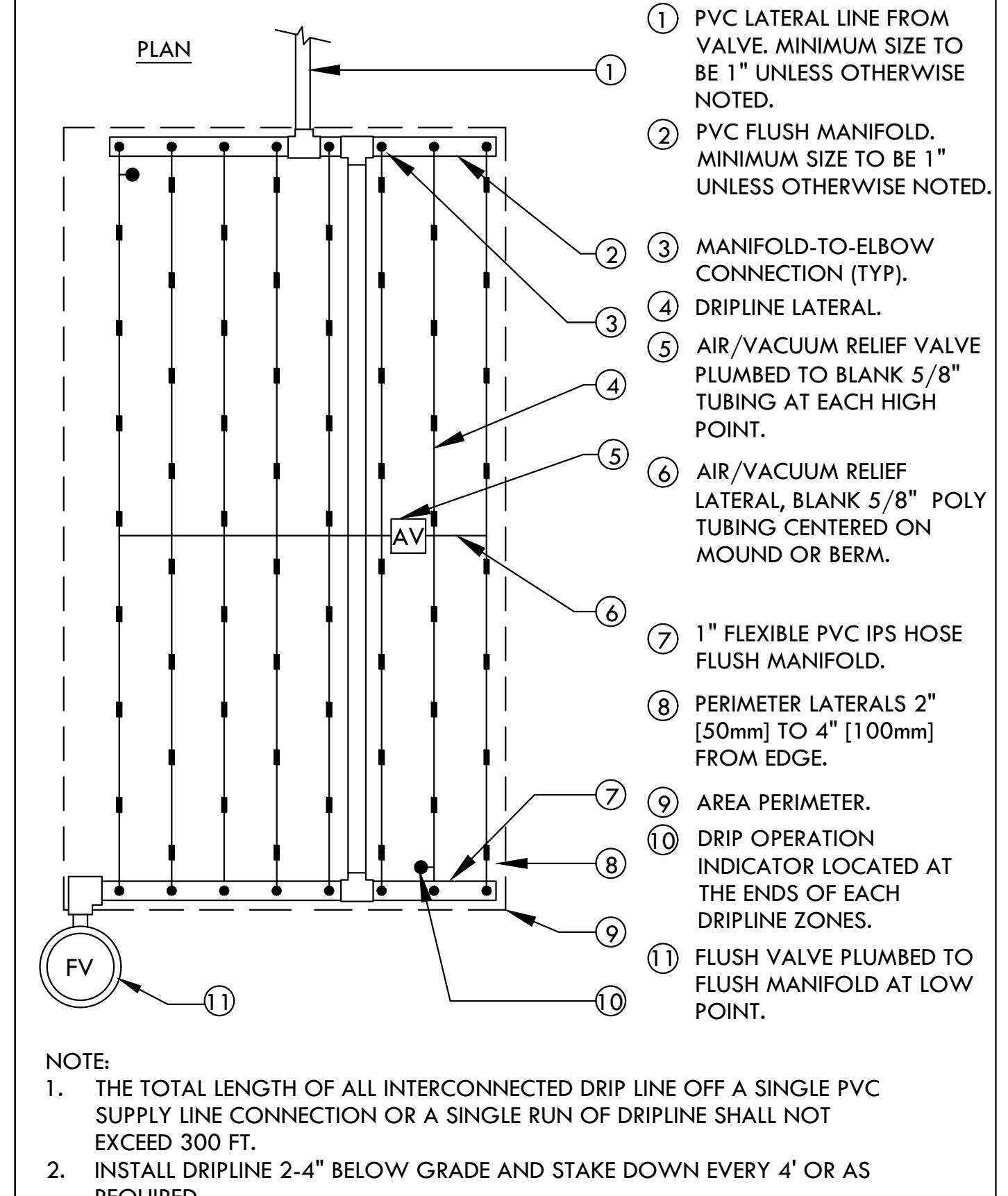
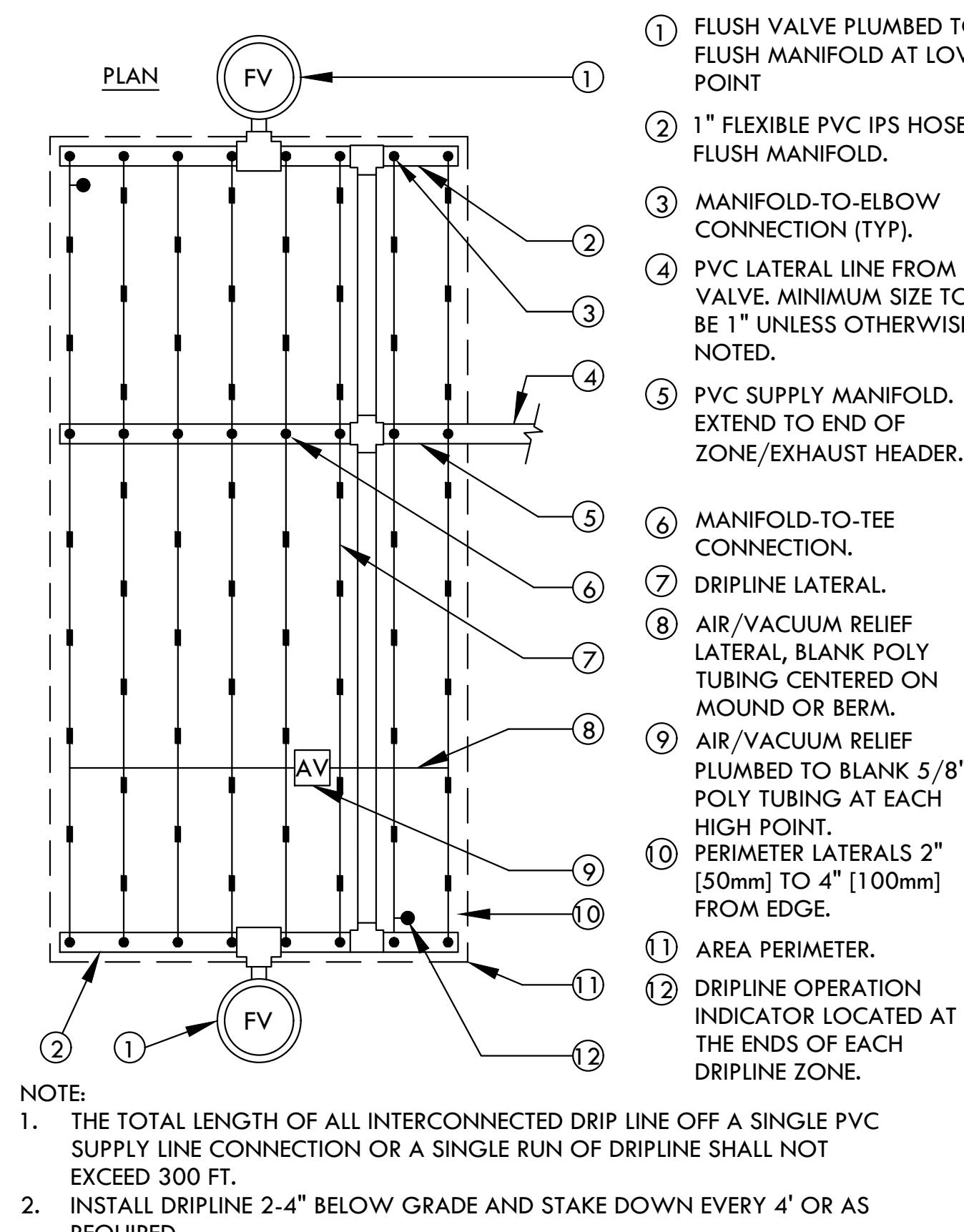
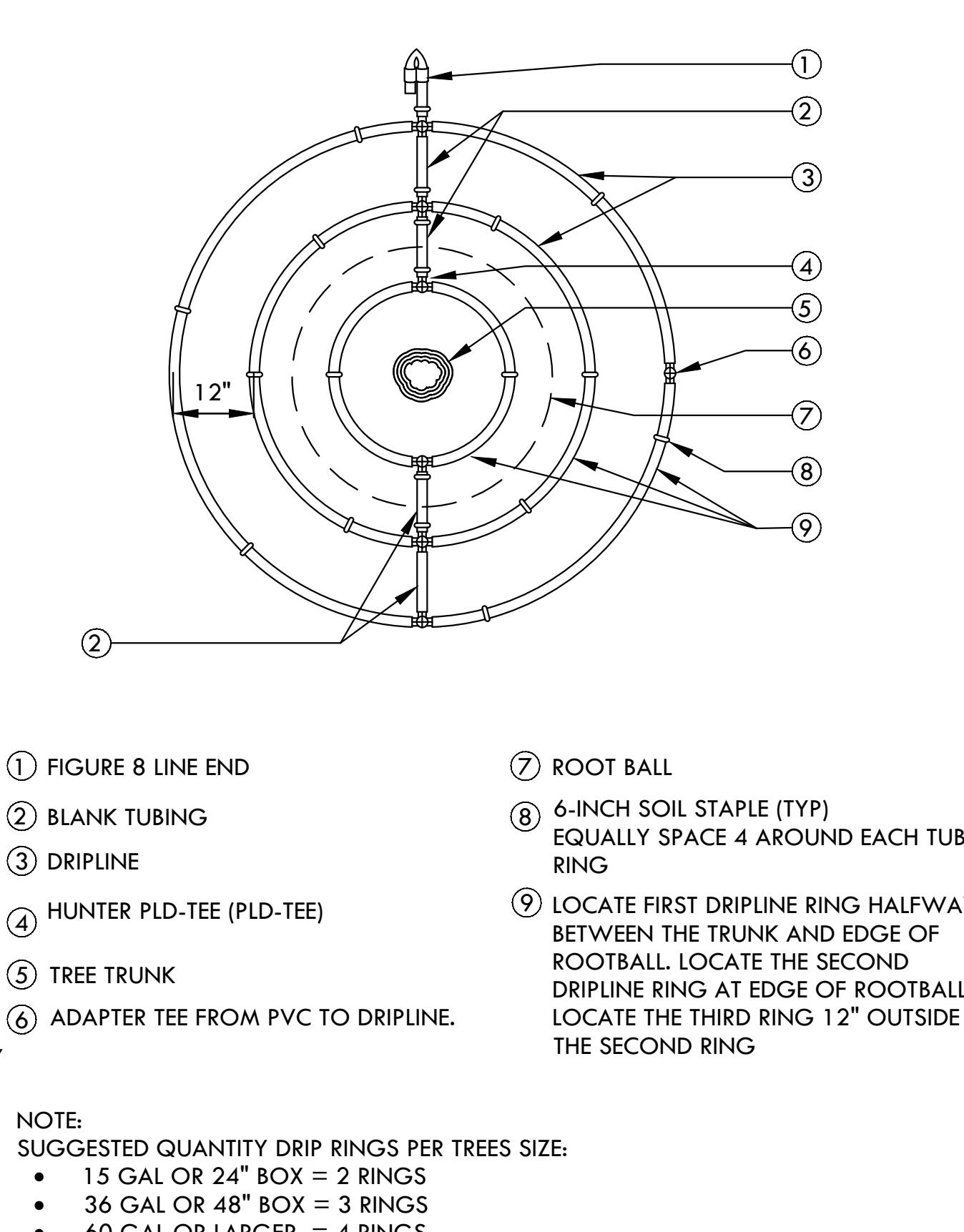
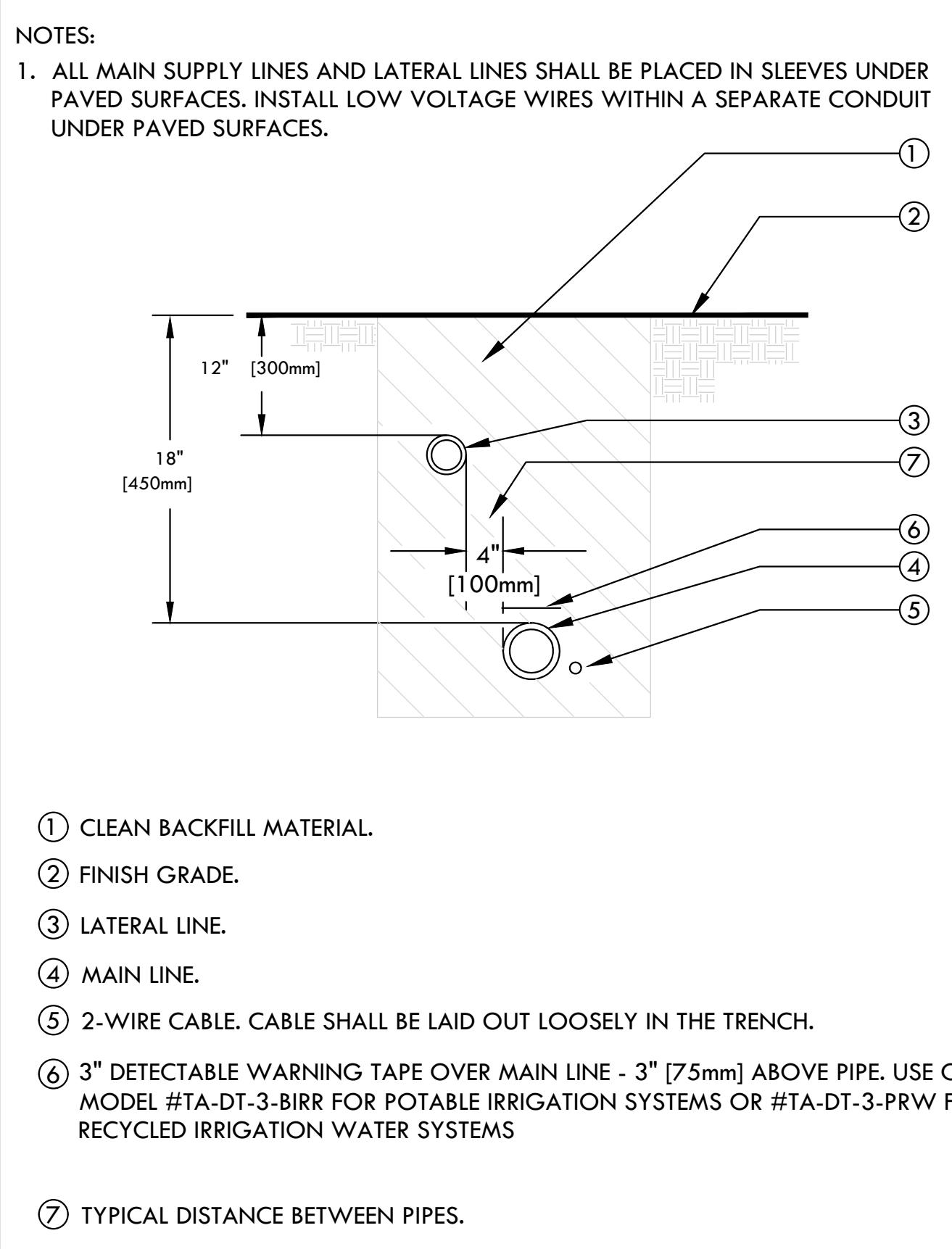
REVISIONS AND RECORD OF ISSUE	
NO.	DATE
1.	2.
3.	4.
5.	6.
 <b>JONI L. JANECKI &amp; ASSOCIATES</b> 515 SWIFT ST. SANTA CRUZ CA 95060 PHONE 831.423.6040   WWW.JLJA.COM California Landscape Architect License 3163	

**PALMERO WAY**  
1535 PALMERO WAY  
PEBBLE BEACH CA, 93953  
APN: 008-423-014

PROJECT: **IRRIGATION DETAILS**  
SHEET TITLE:

SCALE: AS SHOWN  
DRAWN BY: JC  
DATE: 08/10/2023

L2.4



# WATER USE ESTIMATION - 1535 Palmero Way, Pebble Beach CA

WATER TYPE	POTABLE
SITE ETO=	36

7/13/2023

## REGULAR LANDSCAPE AREAS

HYDROZONE #	HYDROZONE NAME	PLANT WATER USE TYPE	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY	ETAF (PF/IE)	AREA (SQ. FT) (HA)	ETAF X AREA (HA)	ETWU (GAL/YR)	ACRE FEET/YEAR	HCF/ YEAR	PERCENTAGE OF LANDSCAPE
1	SHRUBS	LOW	0.3	DRIP	0.81	0.37	26,131	9,678	216,016	0.66	288.79	70%
2	PERENNIAL BORDER	LOW	0.3	DRIP	0.81	0.37	3,707	1,373	30,645	0.09	40.97	10%
3	LAWN	HIGH	0.8	SPRAY	0.75	1.07	7,541	8,044	179,536	0.55	240.02	20%
TOTALS							37,379	19,095	426,197	1.31	569.78	100%

## SPECIAL LANDSCAPE AREAS

HYDROZONE #	HYDROZONE NAME	1								0%
		TOTALS			0					0%

MAWA	GALLONS/YR	458,865
	ACRE FEET/YR	1.41
	HCF/YR	613.46

ETWU	GALLONS/YR	426,197
	ACRE FEET/YR	1.31
	HCF/YR	569.78

SITE IRRIGATION EFFICIENCY	SITE PLANT FACTOR	MAWA COMPLIANT
79.8%	0.40	YES

ETAF Calculations	
REGULAR LANDSCAPE AREAS	
TOTAL ETAF x AREA	
TOTAL AREA	
AVG. ETAF	

MAWA FORMULA
MAXIMUM APPLIED WATER ALLOWANCE (MAWA) GALLONS PER YEAR
MAWA = (ETO)(0.62)[(LA x 0.55) + (0.45 x SLA)]

ETO = REFERENCE EVAPOTRANSPIRATION  
0.45= ET ADJUSTMENT FACTOR  
LA=LANDSCAPED AREA (SQUARE FEET)  
0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

ETWU FORMULA
ESTIMATED TOTAL WATER USE (ETWU) GALLONS PER YEAR
ETWU= ((ETO)(.62)(ETAF x LA))

ETO = REFERENCE EVAPOTRANSPIRATION  
PF = PLANT FACTOR FOR HYDROZONES  
HA = HYDROZONE AREA (SQ.FT)  
0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)  
IE = IRRIGATION EFFICIENCY (0.81)-BUBBLER/DRIP  
IE = IRRIGATION EFFICIENCY (0.75)-ROTORS/SPRAY

PROJECT: PALMERO WAY  
1535 PALMERO WAY  
PEBBLE BEACH CA, 93953  
APN: 008-423-014

IRRIGATION WATER CALCULATION  
SHEET TITLE: IRRIGATION WATER CALCULATION

SCALE: AS SHOWN  
DRAWN BY: JC  
DATE: 08/10/2023

L2.5

REVISIONS AND RECORD OF ISSUE  
NO. DATE DESCRIPTION  
1. 2. 3. 4. 5. 6.

REVISIONS AND RECORD OF ISSUE  
No. Date Description  
1. 2. 3. 4. 5. 6.

REVISIONS AND RECORD OF ISSUE  
No. Date Description  
1. 2. 3. 4. 5. 6.

REVISIONS AND RECORD OF ISSUE  
No. Date Description  
1. 2. 3. 4. 5. 6.

**RMA**  
RUSSELL D. MITCHELL  
& ASSOCIATES, INC.

Irrigation Consultant:  
2760 Camino Diablo  
Walnut Creek, CA 94597  
tel 925.939.3985 • fax 925.932.5671  
www.rmairrigation.com

ORIGINAL SHEET SIZE: 24" X 36"



C:\PROJECTS\RESIDENTIAL\122-1001535 Palmero Way\Drawings\Palmero Planting.dwg, L3.0, 08/10/2023 3:31:37 PM, flexdesk, DWG To PDF.pc3, ARCH full bleed D (3600 x 24.00 inches), 1:1

REVISIONS AND RECORD OF ISSUE:		
NO.	DATE	DESCRIPTION
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5.		
6.		



**JONI L.JANECKI  
& ASSOCIATES**

515 SWIFT ST. SANTA CRUZ CA 95060  
PHONE 831.423.6040 | WWW.JLJA.COM  
California Landscape Architect License 3163

PROJECT:	PALMERO WAY 1535 PALMERO WAY PEBBLE BEACH CA, 93953 APN: 008-423-014
SHEET/TITLE:	CONCEPTUAL PLANTING PLAN
SCALE:	AS SHOWN
DRAWN BY:	MM/MO
DATE:	08/10/2023

3.0

PLANT SCHEDULE						
ZONE 1 - SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	REMARKS
	ARC CAR	ARCTOSTAPHYLOS EDMUNDSSII 'CARMEL SUR'	CARMEL SUR LITTLE SUR MANZANITA	1 GAL	LOW	
	ARC RAD	ARCTOSTAPHYLOS UVA-URSI 'RADIANT'	RADIANT MANZANITA	1 GAL	LOW	
	CEA CAR	CEANOTHUS THYRSIFLORUS VAR. GRISEUS 'CARMEL CREEPER'	BLUEBLOSSOM	1 GAL	LOW	
	COR KAN	CORREA REFLEXA 'KANGAROO ISLAND'	KANGAROO ISLAND AUSTRALIAN FUCHSIA	1 GAL	LOW	
	FRA CAL	FRANGULA CALIFORNICA	CALIFORNIA COFFEEBERRY	1 GAL	LOW	
	LAU NOB	LAURUS NOBILIS	SWEET BAY	1 GAL	LOW	
	OLE LIT	OLEA EUROPAEA 'LITTLE OLLIE'	LITTLE OLLIE OLIVE	1 GAL	VERY LOW	
	PRU ILI	PRUNUS ILICIFOLIA	HOLLY LEAF CHERRY	1 GAL	LOW	
ZONE 2 - PERENNIAL BORDER	CODE	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	REMARKS
	ACH MIL	ACHILLEA MILLEFOLIUM SPP.	COMMON YARROW	1 GAL	LOW	
	AGA ATT	AGAVE ATTENUATA	FOXTAIL AGAVE	1 GAL	LOW	
	ANI SPP	ANIGOZANTHOS SPP.	KANGAROO PAW	1 GAL	LOW	
	GRE TAM	GREVILLEA LANIGERA 'MT. TAMBORITHA'	MT. TAMBORITHA WOOLLY GREVILLEA	1 GAL	LOW	
	HEL NUM	HELIANTHEMUM NUMMULARIUM	SUNROSE	1 GAL	LOW	
	IRI DOU	IRIS DOUGLASIANA	DOUGLAS IRIS	1 GAL	LOW	
	LAV SPP	LAVANDULA SPP.	LAVENDER	1 GAL	LOW	
	POL MUN	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	1 GAL	LOW	
	ROS BAN	ROSA BANKSIAE	LADY BANKS ROSE	1 GAL	LOW	
	ROS CEC	ROSA X 'CECILE BRUNNER'	CECILE BRUNNER CLIMBING ROSE	1 GAL	LOW	
	TEU CHA	TEUCRIUM CHAMAEDRYS	GERMANDER	1 GAL	LOW	
	THY SER	THYMIUS SERPYLLUM	CREEPING THYME	1 GAL	LOW	
	VER DEL	VERBENA LILACINA 'DE LA MINA'	DE LA MINA LILAC VERBENA	1 GAL	LOW	
	VIT ROG	VITIS CALIFORNICA ROGER'S RED	CALIFORNIA WILD GRAPE	1 GAL	LOW	
ZONE 3 - LAWN	CODE	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	REMARKS
	LAWN	DELTA BLUEGRASS SHADE BLEND		SOD		

PLANT SCHEDEULE  
SHEET TITLE:

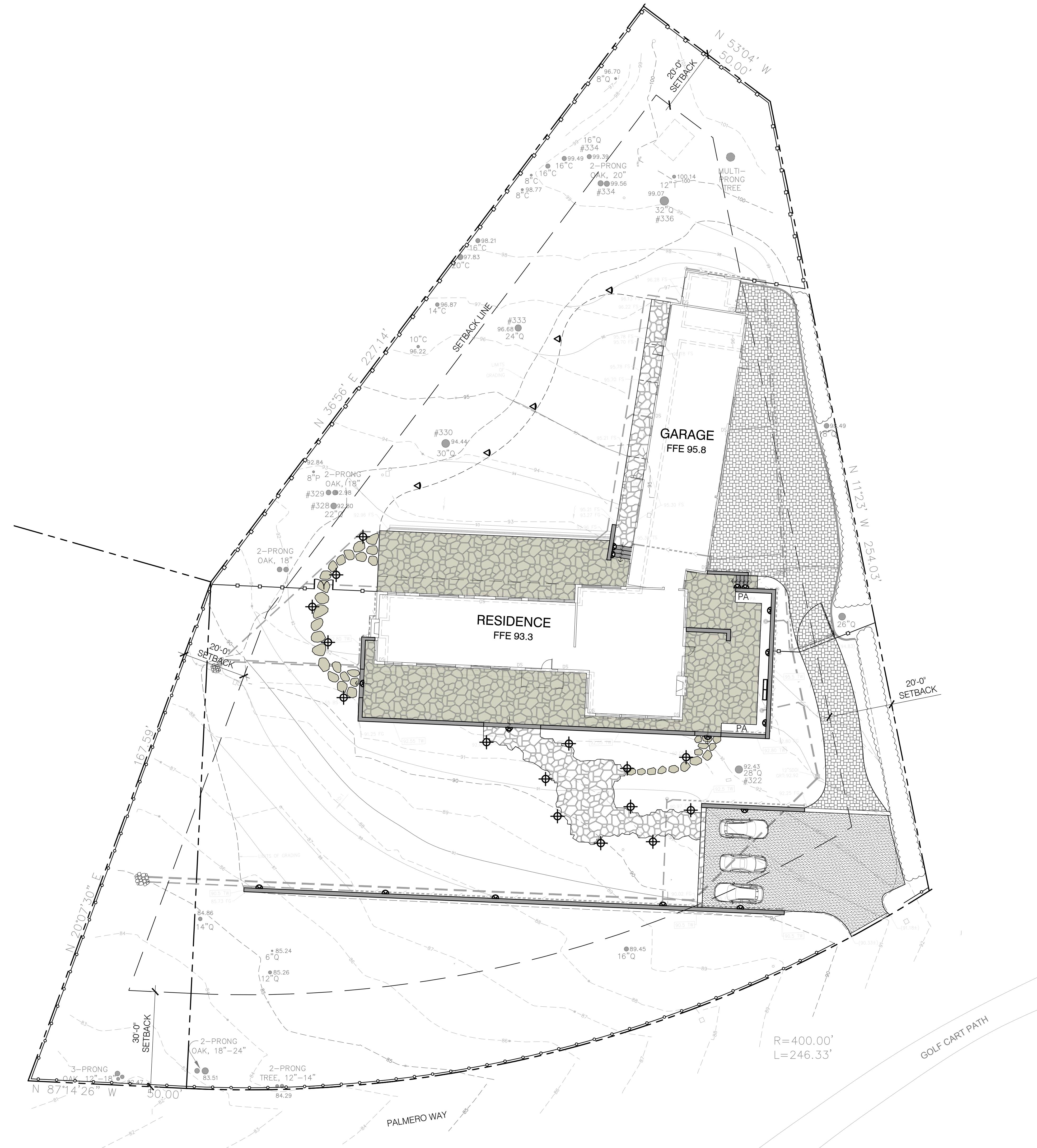
PALMERO WAY  
1535 PALMERO WAY  
PEBBLE BEACH CA, 93953  
APN: 008-423-014

NOT FOR CONSTRUCTION  
ORIGINAL SHEET SIZE: 24" X 36"  
L3.1

REVISIONS AND RECORD OF ISSUE	
NO.	DATE
1.	8/6/23
2.	8/24/22
3.	
4.	
5.	
6.	

  
JONI L. JANECKI  
LANDSCAPE ARCHITECT  
No. 8/6/23  
Exp. 8/24/22  
STATE OF CALIFORNIA

515 SWIFT ST, SANTA CRUZ CA 95060  
PHONE 831.423.6040 | WWW.JLJA.COM  
California Landscape Architect License 3163



## LIGHTING SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
■	WALL LIGHT/STEP LIGHT: LUCIFER LIGHTING COMPANY SSL1 BRONZE LAMP: LED, 3W	16
◆	PATH LIGHT: AURORALIGHT LPL7 ECLIPSE; 7'D X 19" H. COPPER AND BRASS LAMP: LED, 6W	15
▲	DIRECTIONAL PATH LIGHT: AURORALIGHT HSL16 TELLURIDE SOLID BRASS LAMP: LED, 3-12W	5

## NOTES

1. DESIGN INTENTION OF THE SITE LIGHTING IS TO KEEP THE OVERALL LIGHTING AMBIENT, LOW, EFFICIENT, AND MAXIMIZE DARK SKY PRACTICES.
2. ALL FIXTURES TO BE UNOBTRUSIVE, DOWNWARD FACING, SHIELDED, LED, LOW KELVIN, AND MAXIMUM 15 WATTS.
3. ALL LIGHTING TO COMPLY WITH CALIFORNIA ENERGY CODE SET FORTH IN THE CALIFORNIA CODE OF REGULATIONS TITLE 24 PART 6 AND APPROVED BY THE DIRECTOR OF RMA PRIOR TO ISSUANCE OF THE BUILDING PERMIT.
4. LIGHTS TO BE CONTROLLED WITH SWITCHES (S.A.D) - NO SENSORED LIGHTS.
5. LIGHT SOURCE SHALL NOT BE VISIBLE FROM OFF-SITE PREMISES.
6. THE LIGHTING PLAN IS DIAGRAMMATIC AND INTENDED TO SHOW GENERAL FIXTURE LOCATION AND TYPE. EXACT LOCATION OF FIXTURE AND TRANSFORMERS SHALL BE VERIFIED ON SITE WITH LANDSCAPE ARCHITECT.
7. CONTRACTOR SHALL COORDINATE WITH GENERAL CONTRACTOR AND ELECTRICAL CONTRACTOR FOR INSTALLATION OF CONDUIT, SLEEVING, SWITCHING LOCATIONS, AND JUNCTION BOXES DURING OTHER PHASES OF WORK.
8. ALL FIXTURES TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
9. ALL "FLUSH" FIXTURES TO BE INSTALLED LEVEL WITH TOP OF PAVING MATERIAL, GRAVEL OR PLANT BED MULCH, UNLESS OTHERWISE NOTED.

PALMERO WAY  
1535 PALMERO WAY  
PEBBLE BEACH CA, 93953  
APN: 008-423-014

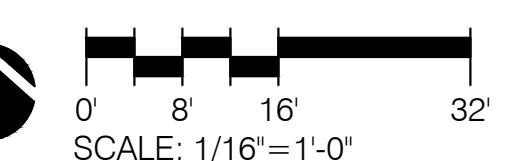
CONCEPTUAL LIGHTING  
PLAN

SCALE: AS SHOWN  
DRAWN BY: MM/MO  
DATE: 08/10/2023

JONI L. JANECKI  
& ASSOCIATES  
515 SWIFT ST, SANTA CRUZ CA 95060  
PHONE 831.423.6040 | WWW.JLJA.COM  
California Landscape Architected License 3163

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NO. DATE  
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LANDSCAPE  
J. L. JANECKI  
No. 9168  
Exp. 4/24/22  
STATE OF CALIFORNIA



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NO.	DATE	DESCRIPTION
1.	1/24/22	Initial Release
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3.		
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*Joni L. Janecki*  
No. 9168  
Exp. 4/24/22  
STATE OF CALIFORNIA

JONI L. JANECKI & ASSOCIATES

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PHONE 831.423.6040 | WWW.JLJA.COM  
California Landscape Architect License 3163

PALMERO WAY  
1535 PALMERO WAY  
PEBBLE BEACH CA, 93953  
APN: 008-423-014

PROJECT: SITE LIGHTING CUT SHEETS  
SHEET TITLE:

pg. 1

SCALE: AS SHOWN  
DRAWN BY: MM/MO  
DATE: 08/10/2023

L4.1



TYPE:  
CAT. # HSL16-



### HSL16 TELLURIDE

The HSL16 accent light utilizes our interchangeable LED module while remaining compatible with MR16 Halogen lamps creating a true "Hybrid" luminaire. Coupled a brass body, our Thermally Integrated® LED module provides superior heat dissipation, longer life and high performance. Our Storm Drain™ lens drainage system prevents water from collecting on the lens to reduce cleaning and stop hard-water deposits. Ideal for illuminating mid-sized trees and casting subdued light on low shrubbery.

See HSL11 for additional size and wattage options.

Features include:

- Interchangeable LED Module in 3-12 Watts
- Cree XLAMP® High Intensity (XP-L) LED
- 2700K or 3000K (CRI 80 typ.)
- Storm Drain™ Lens Drainage System
- Thermally Integrated® and Field Serviceable LED Module
- TRIAC Dimming to <10% typ.
- 12 VAC Electronic or Magnetic
- Solid Brass Construction



AMS

ORDERING GUIDE: HSL16

H (HYBRID) SL (SPOTLIGHT) 16 (MR16 LAMP BASE)

KNUCKLE [R] Rear [S] Side

SHROUD [60] 60° Angled

[90] 90° Straight

[NS] No Shroud

LED WATTAGE OPTIC [3] 3.5W [5] 5W [7] 7.5W [12] 12W

[1] 1W [2] 2W [4] 4W

[10] Narrow [14] 25° Medium [16] 40° Wide

[18] 60° Wide Flood

[A] All Optics Kit

Highly Configurable Machined Brass LED Module

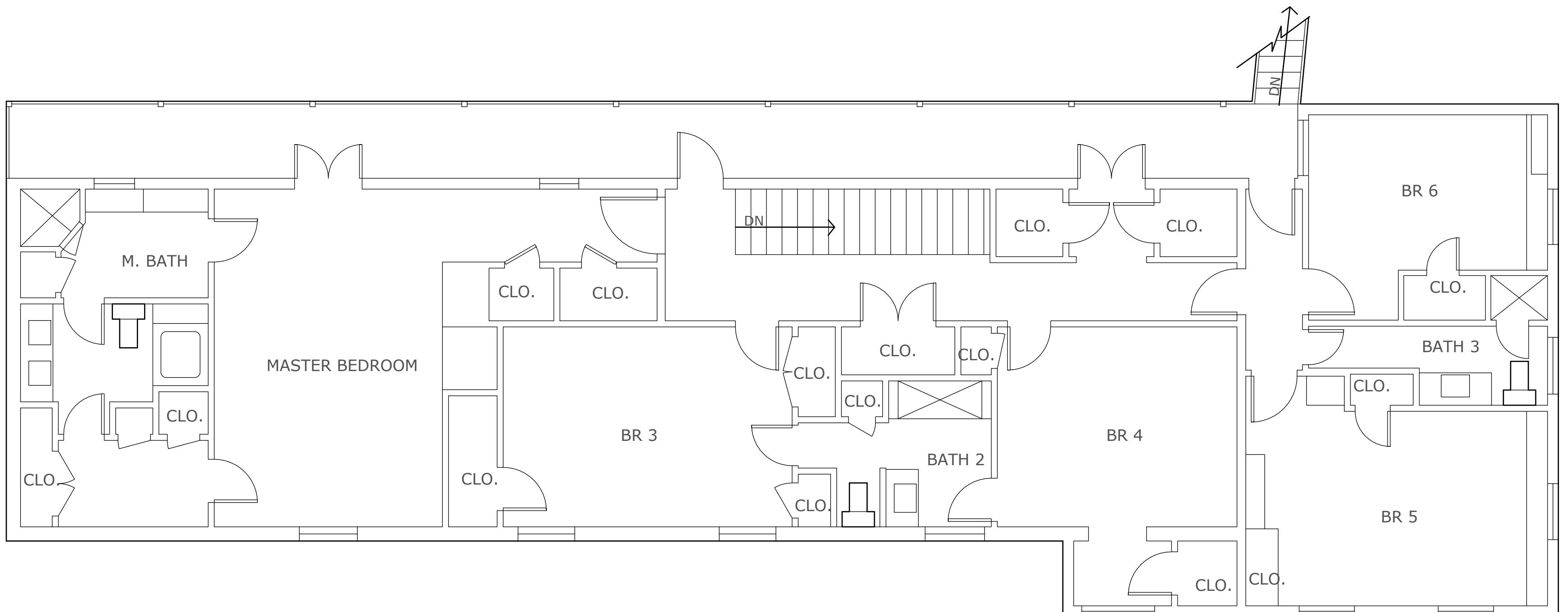
[IP67 sealed module with encapsulated electronics, Copper PCB and interchangeable silicone optics]

Brass Body Internal Driver Internal Optic Threaded Compression Cap

UV Resistant Optic Threaded Compression Cap







**Existing Upper Level Plan**

scale: 3/16"=1'-0"

**Stocke & Alaire**  
General Contractors, Inc.  
Lic. # 504797

1535 PALMERO  
PEBBLE BEACH, CA 93953

1535 PALMERO WAY

EXISTING UPPER LEVEL PLAN

Revisions:  
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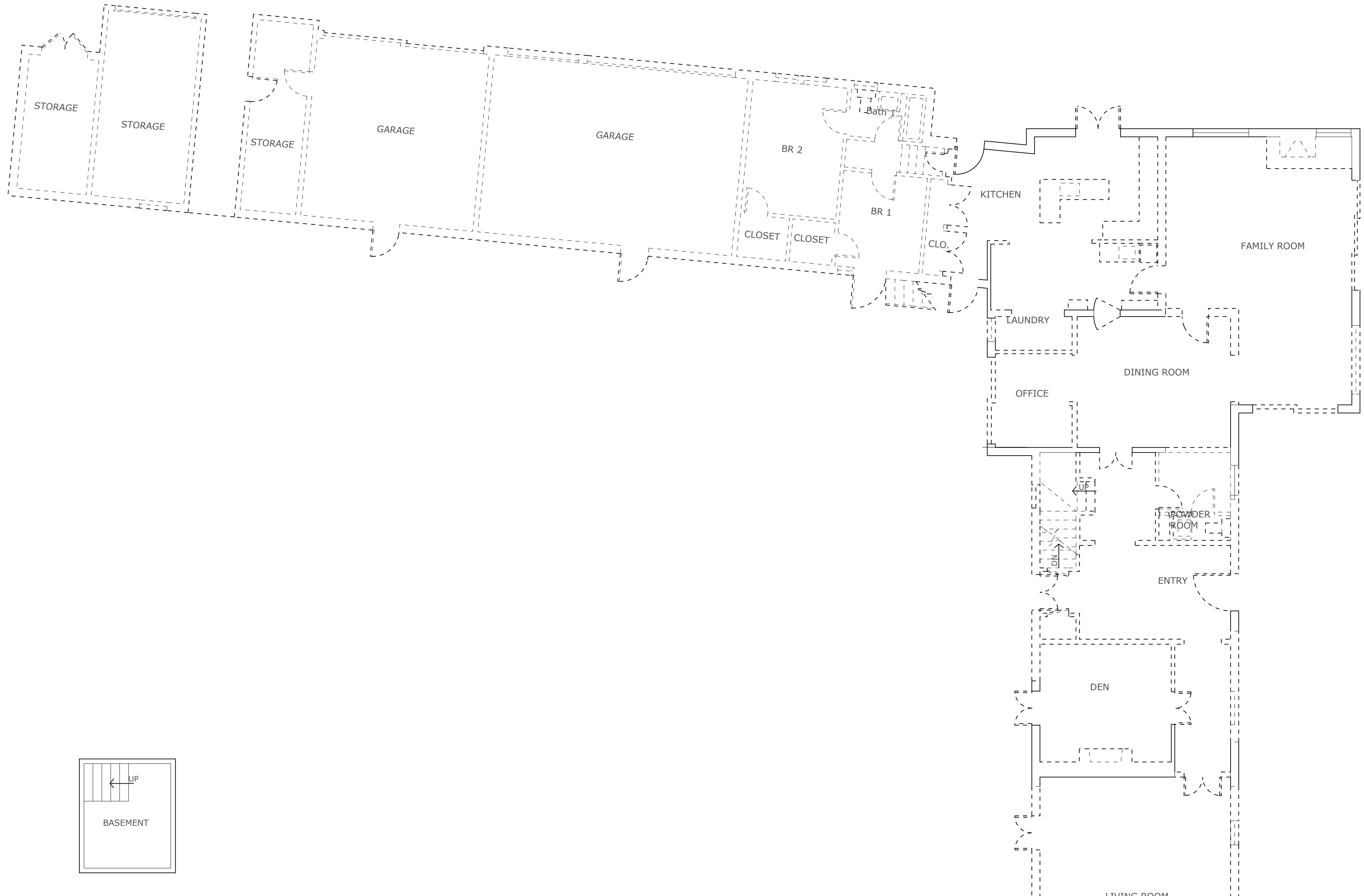
**A1.1**

Lic. # 504797

Ph 831.375.1890 Fax 831.375.1480

21 Mandeville Court Monterey, CA 93940

June 27th, 2023 APN: 008-423-014-000



**Existing Basement Level Plan**

scale: 3/16"=1'-0"

**LEGEND:**  
 EXISTING WALLS TO REMAIN  
 WALLS TO BE DEMOLISHED

**Existing Main Level Demo Plan**

scale: 3/16"=1'-0"

**Stocke & Allaire**  
 General Contractors, Inc.  
 Lic. # 504797

1535 PALMERO  
 PEBBLE BEACH, CA 93953

1535 PALMERO WAY

**EXISTING MAIN LEVEL DEMO PLAN**

Revisions:  
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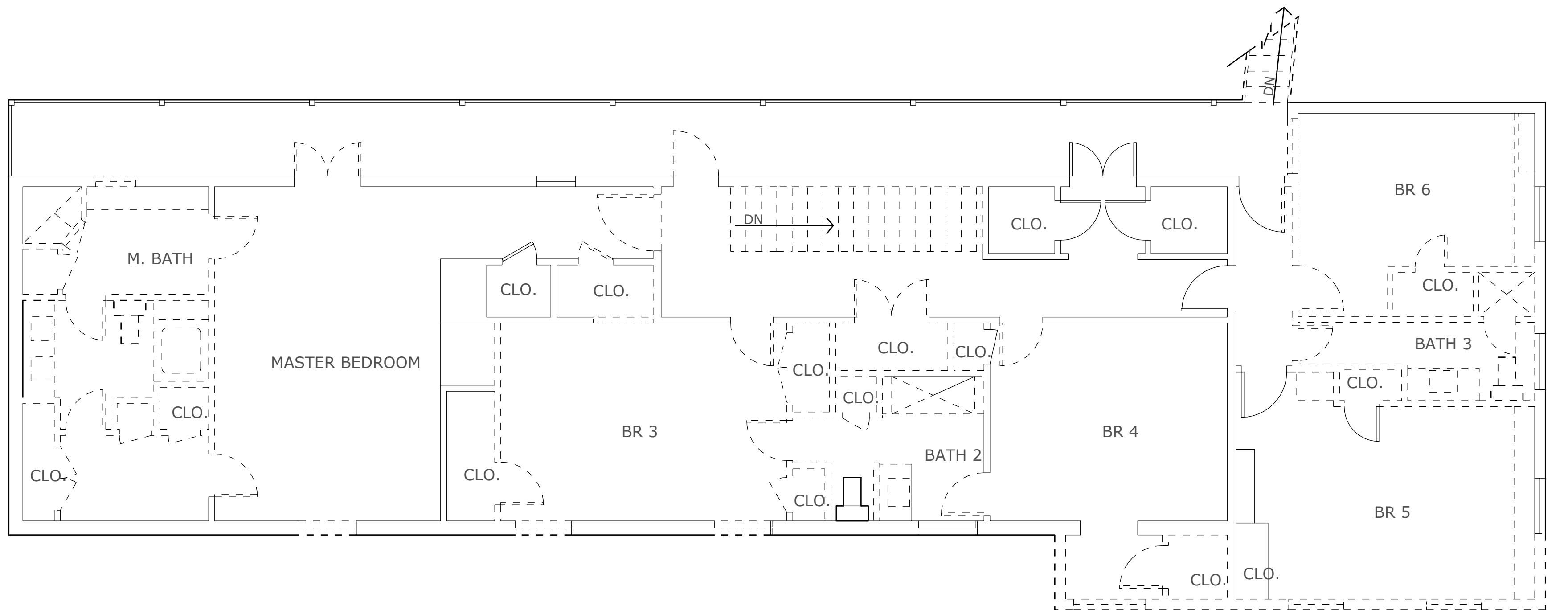
21 Mandeville Court Monterey, CA 93940

June 27th, 2023 APN: 008-423-014-000

**A1.2**

# Existing Upper Level Demo Plan

scale: 3/16"=1'-0"



## **LEGEND:**

**LEGEND**

	EXISTING WALLS TO REMAIN
	WALLS TO BE DEMOLISHED

# Stockeler & Allaire

Stock

1535 PALMERO  
PEBBLE BEACH, CA 93953

# 1535 PALMERO WAY

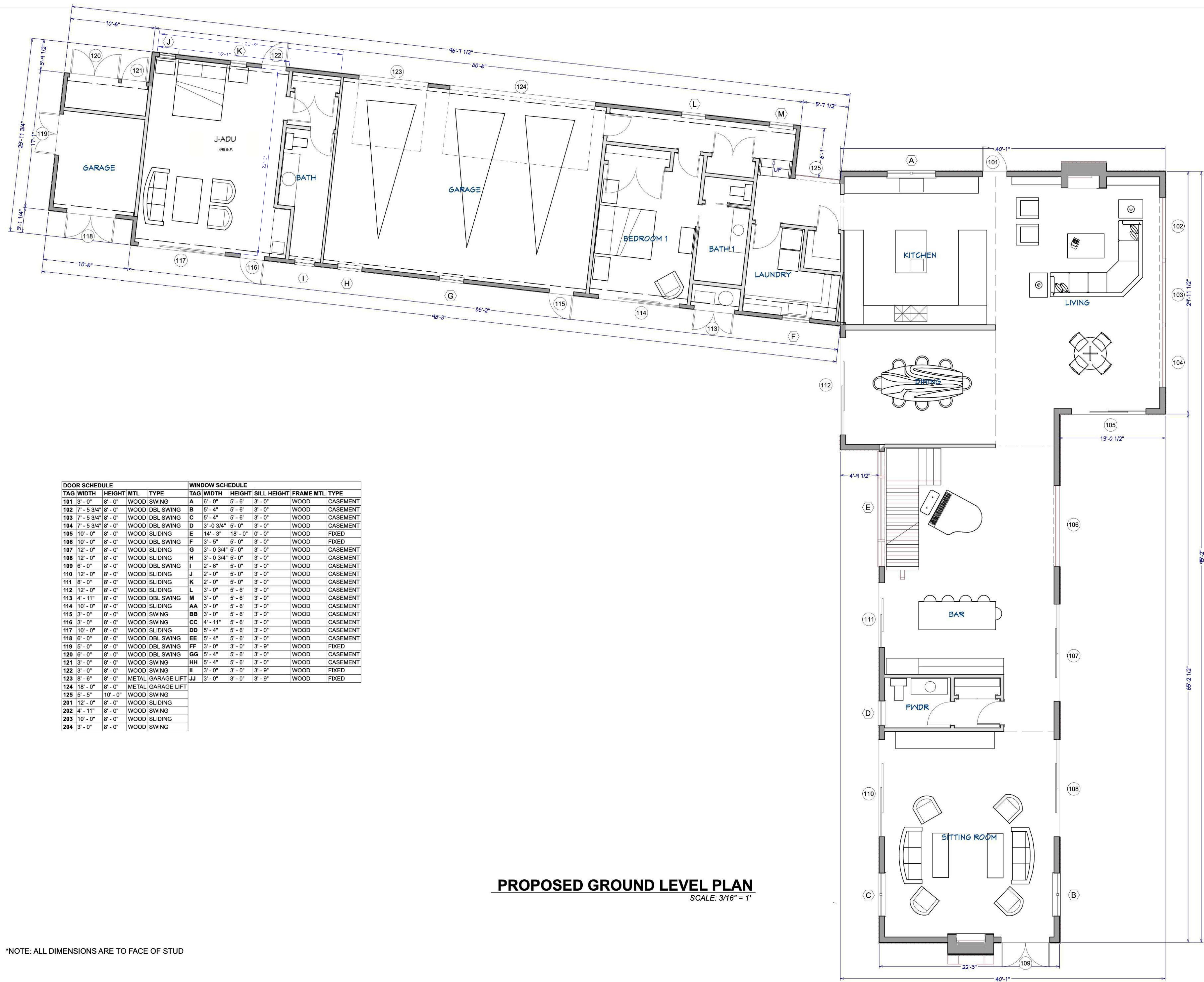
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Ph 831.375.1890 Fax 831.375.1480

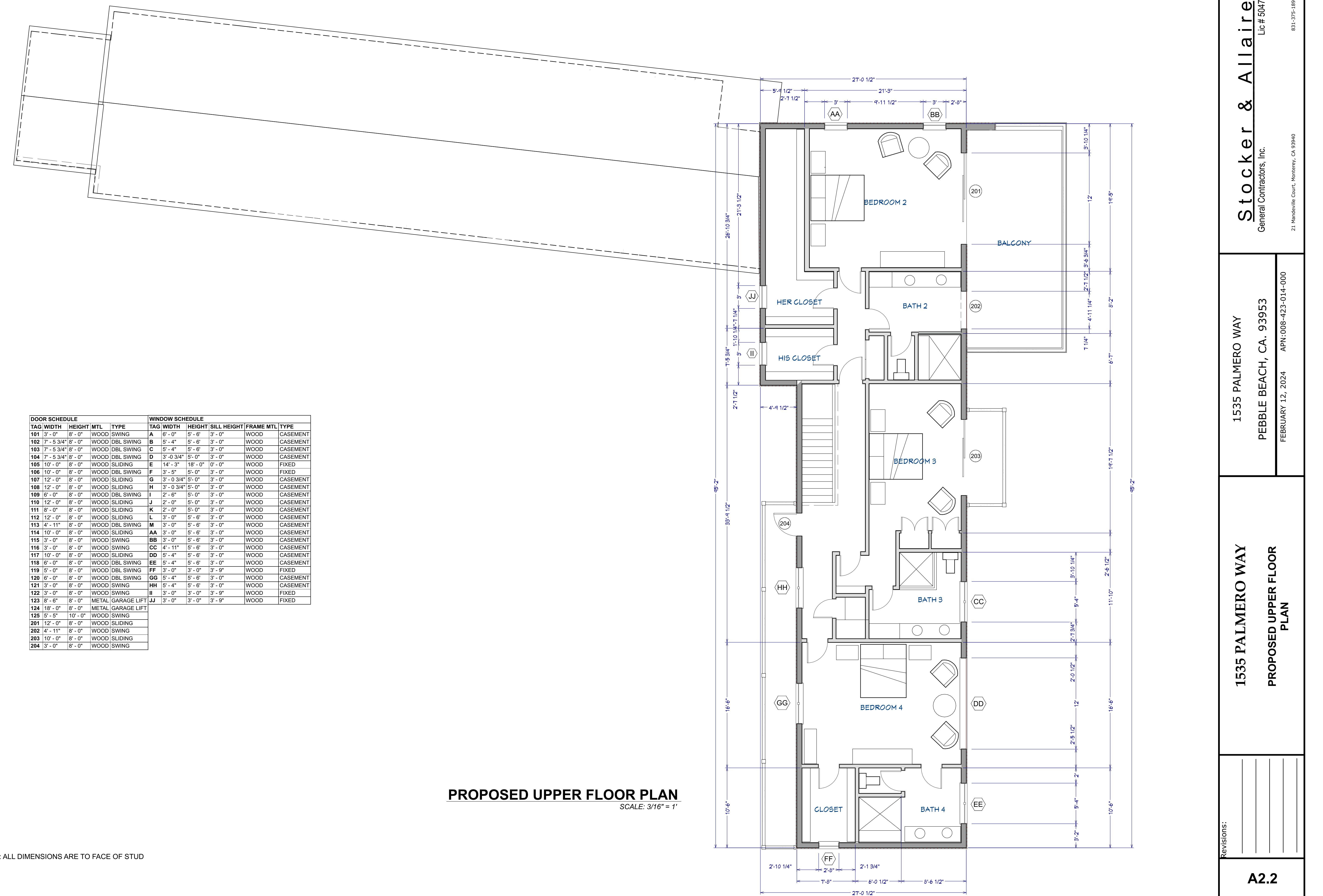
21 Mandeville Court Monterey, CA 93940

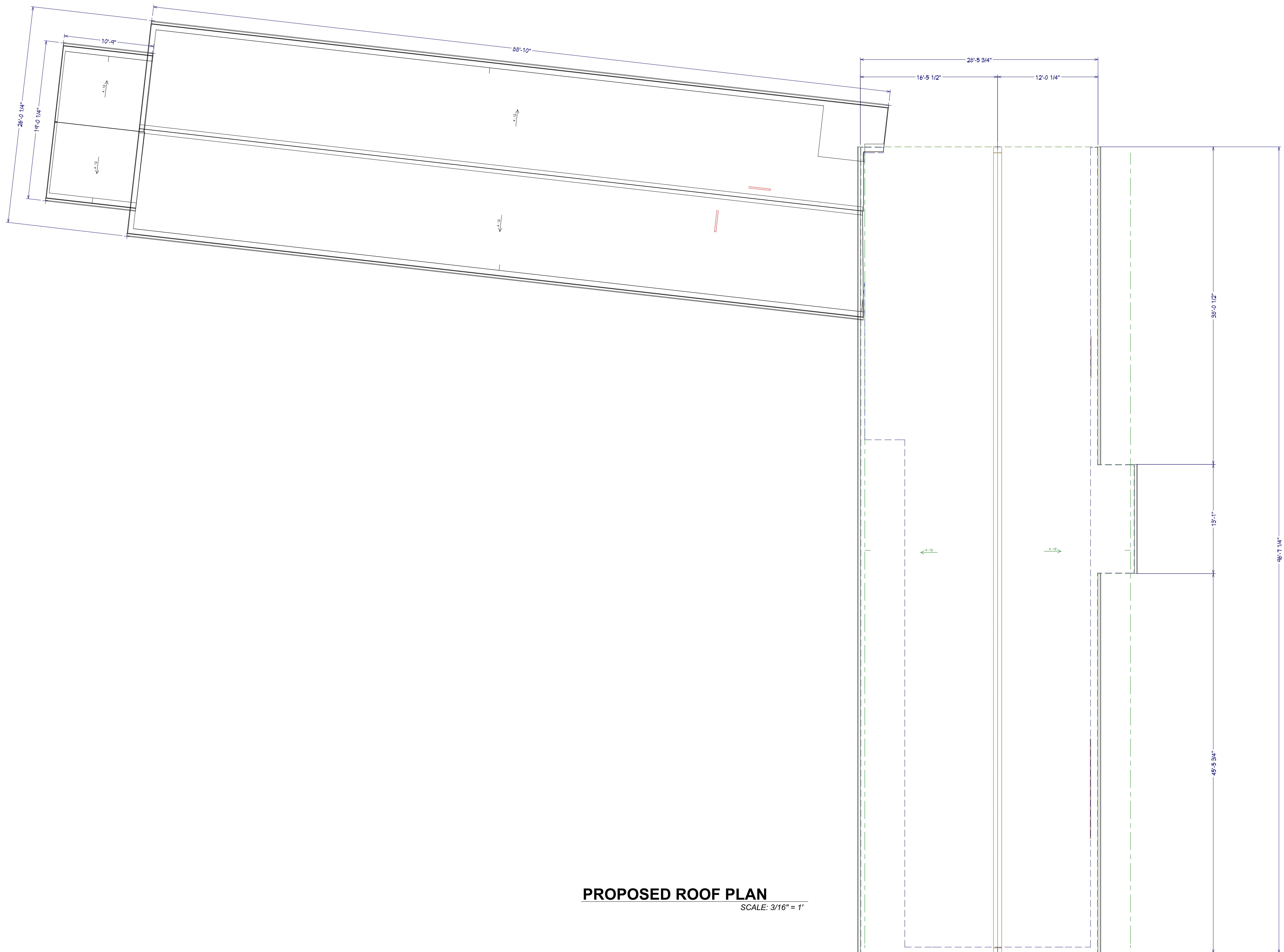
OCTOBER 16TH, 2022 APN: 008-423-014-000



**Stocker & Allaire**  
General Contractors, Inc.  
Lic # 504797  
21 Mandeville Court, Monterey, CA 93940  
831-375-1890

1535 PALMERO WAY	1535 PALMERO WAY
PROPOSED GROUND LEVEL PLAN	PEBBLE BEACH, CA. 93953
FEBRUARY 12, 2024	
APN:008-423-014-000	
Revisions:	
A2.1	







**SOUTH ELEVATION**

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



**EXISTING ELEVATIONS**

1535 PALMERO  
PEBBLE BEACH, CA 93953

**Stocke & Allaire**  
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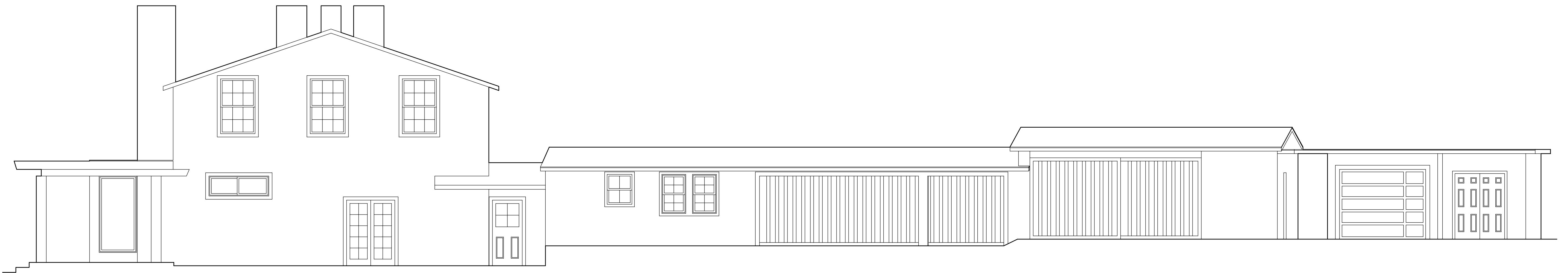
21 Mandeville Court Monterey, CA 93940

June 27th, 2023 APN: 008-423-014-0000

Revisions:  
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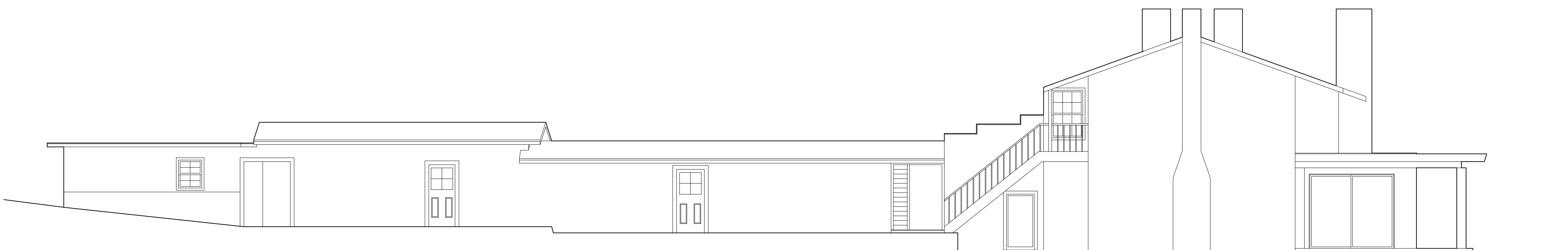
**NORTH ELEVATION**

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



**SOUTH ELEVATION**

scale: 3/16"=1'-0"



**NORTH ELEVATION**

scale: 3/16"=1'-0"

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General Contractors, Inc.  
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1535 PALMERO  
PEBBLE BEACH, CA 93953

**EXISTING ELEVATIONS**

Revisions:  
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\_\_\_\_\_

Ph 831.375.1890 Fax 831.375.1480

21 Mandeville Court Monterey, CA 93940

June 27th, 2023 APN: 008-423-014-000



**SOUTH ELEVATION**

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



**NORTH ELEVATION**

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

\*NOTE: ALL DIMENSIONS ARE TO FACE OF STUD

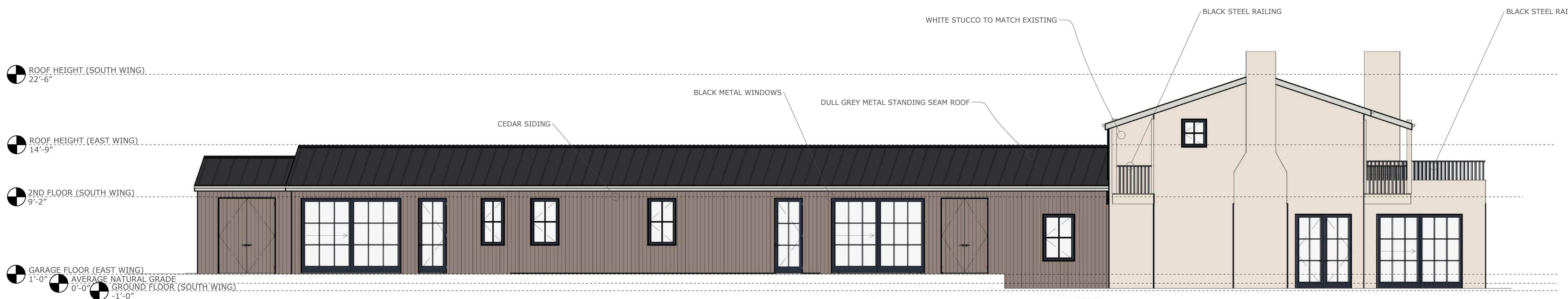
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21 Mandeville Court, Monterey, CA 93940

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831-375-1890

1535 PALMERO WAY  
PEBBLE BEACH, CA. 93953  
APN:008-423-014-000

**PROPOSED ELEVATIONS**  
1535 PALMERO WAY

Revisions:



**WEST ELEVATION**

SCALE: 3/16" = 1'



**EAST ELEVATION**

SCALE: 3/16" = 1'

\*NOTE: ALL DIMENSIONS ARE TO FACE OF STUD

Revisions:

1535 PALMERO WAY  
PEBBLE BEACH, CA. 93953  
PROPOSED ELEVATIONS

Stocker & Allaire  
General Contractors, Inc.  
21 Mandeville Court, Monterey, CA 93940  
Lic # 504797  
831-375-1590

JANUARY 26, 2024

APN-008-423-014-000

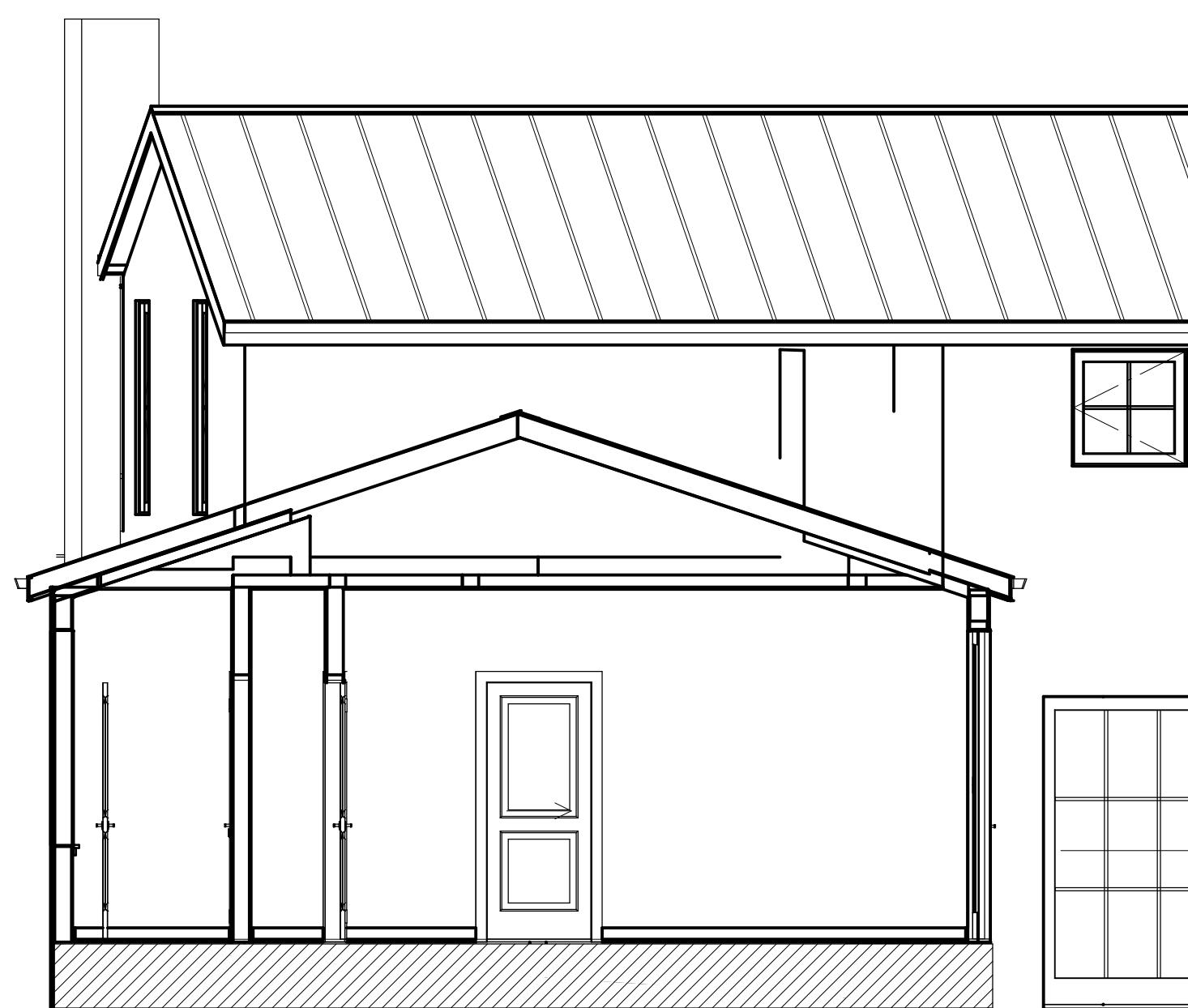
21 Mandeville Court, Monterey, CA 93940

831-375-1590



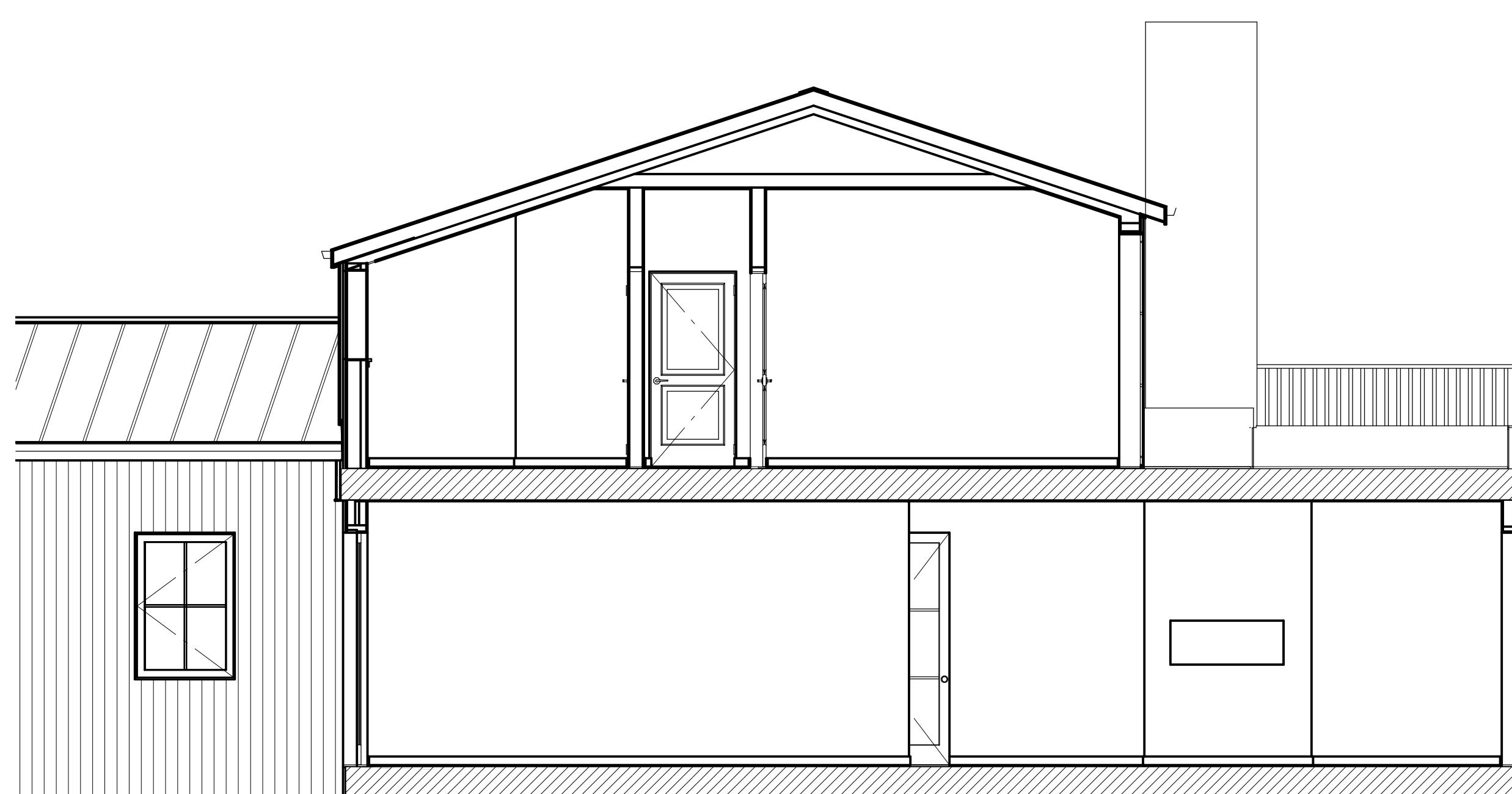
**SECTION A**

SCALE: 3/16" = 1'



**SECTION B**

SCALE: 3/16" = 1'



**SECTION C**

SCALE: 3/16" = 1'



**SECTION D**

SCALE: 3/16" = 1'

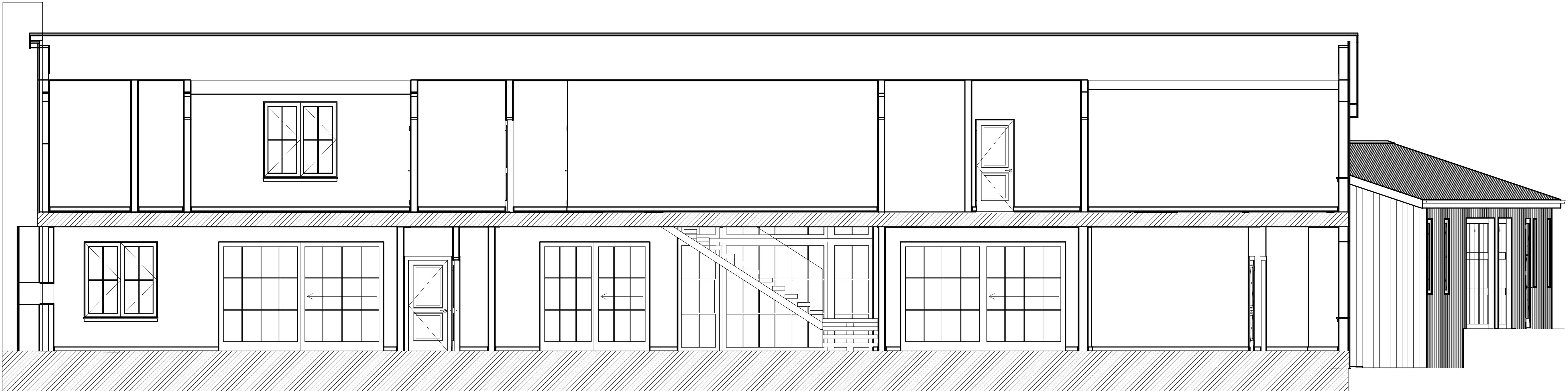
\*NOTE: ALL DIMENSIONS ARE TO FACE OF STUD

Revisions:  
\_\_\_\_\_

1535 PALMERO WAY  
SECTIONS

1535 PALMERO WAY  
PEBBLE BEACH, CA. 93953  
APN:008-423-014-000

Stock & Allaire  
General Contractors, Inc.  
21 Mandeville Court, Monterey, CA 93940  
Lic # 504797  
831-375-1890



**SECTION E**

SCALE: 3/16" = 1'



**SECTION F**

SCALE: 3/16" = 1'

\*NOTE: ALL DIMENSIONS ARE TO FACE OF STUD

**Stockier & Allaire**  
General Contractors, Inc.  
Lic # 504797  
21 Mandeville Court, Monterey, CA 93940  
831-375-1890

1535 PALMERO WAY  
PEBBLE BEACH, CA. 93953  
APN:008-423-014-000  
JANUARY 26, 2024

**1535 PALMERO WAY**  
**SECTIONS**

Revisions:  
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**Stocker & Allaire**  
General Contractors, Inc.  
Lic # 504797  
21 Mandeville Court, Monterey, CA 93940  
831-375-1890

**1535 PALMERO WAY**  
PEBBLE BEACH, CA. 93953  
APN:008-423-014-000  
FEBRUARY 12, 2024  
GROUND LEVEL REFLECTED  
CEILING PLAN

Revisions:

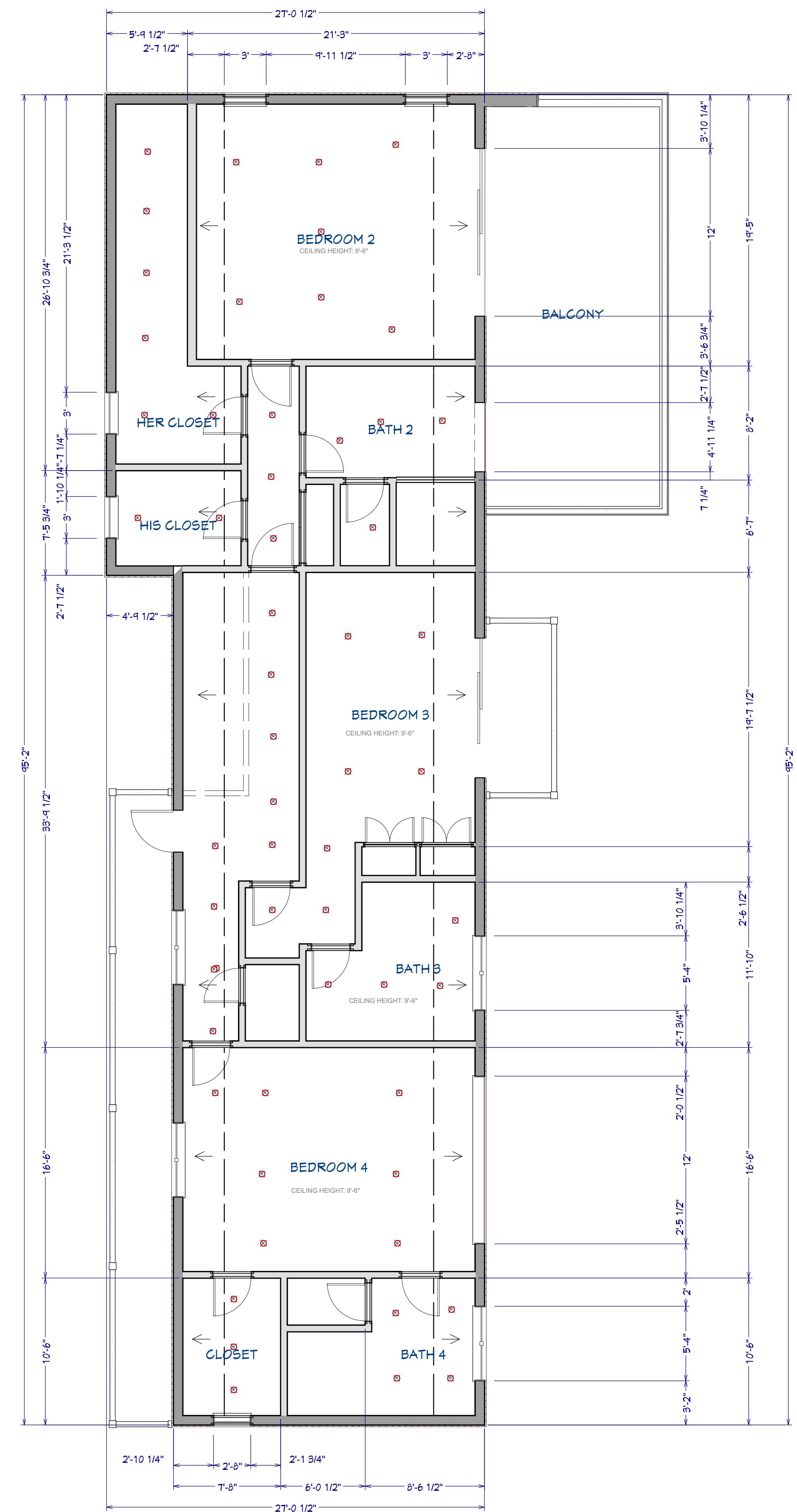
**A4.1**

 PENDANT LIGHT  
 RECESSED LIGHT

\*NOTE: ALL DIMENSIONS ARE TO FACE OF STUD

### UPPER LEVEL RCP

SCALE: 3/16" = 1'



Revisions:

1535 PALMERO WAY

PEBBLE BEACH, CA. 93953  
FEBRUARY 12, 2024 APN:008-423-014-0000

UPPER LEVEL REFLECTED  
CEILING PLAN

Stockier & Allaire

Lic # 504797

General Contractors, Inc.  
21 Mandeville Court, Monterey, CA 93940

831-375-1890

A4.2

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD												CF1R-PRF-01-E																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
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01	Project Name			1535 Palmero Way			Energy Use			Standard Design Source Energy (EDR1) (kBtu/ft <sup>2</sup> - yr)			Standard Design TDV Energy (EDR2) (kTDV/ft <sup>2</sup> - yr)			Proposed Design Source Energy (EDR1) (kBtu/ft <sup>2</sup> - yr)			Proposed Design TDV Energy (EDR2) (kTDV/ft <sup>2</sup> - yr)			Compliance Margin (EDR1)			Compliance Margin (EDR2)																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
02	Run Title			Title 24 Analysis			Space Heating	0	27.08	0	29.81	0	-2.73	Space Cooling	0	4.31	0	1.45	0	2.86	IAQ Ventilation	0	2.81	0	2.81	0	0	Water Heating	0	7.64	0	7.44	0	0.2																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
03	Project Location			1535 Palmero Way			05	Standards Version	2022	06	Software Version	EnergyPro 9.2	08	Climate Zone	3	09	Front Orientation [deg / Cardinal]	180	10	Building Type	Single family	11	Number of Dwelling Units	1	12	Project Scope	Addition and/or Alteration	13	Number of Bedrooms	5	14	Addition Cond. Floor Area (ft <sup>2</sup> )	1248	15	Number of Stories	2	16	Existing Cond. Floor Area (ft <sup>2</sup> )	5871	17	Penetration Average U-factor	0.39	18	Total Cond. Floor Area (ft <sup>2</sup> )	7119	19	Glazing Percentage (%)	26.32%	20	ADU Bedroom Count	n/a	21	ADU Conditioned Floor Area	n/a	22	Fuel Type	Natural gas	23	No Dwelling Unit	No																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
04	City			Pebble Beach			05	06	07	08	09	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	524	525	526	527	528	529	530	531	532	533	534	535	536	537	538	539	540	541	542	543	544	545	546	547	548	549	550	551	552	553	554	555	556	557	558	559	560	561	562	563	564	565	566	567	568	569	570	571	572	573	574	575	576	577	578	579	580	581	582	583	584	585	586	587	588	589	590	591	592	593	594	595	596	597	598	599	600	601	602	603	604	605	606	607	608	609	610	611	612	613	614	615	616	617	618	619	620	621	622	623	624	625	626	627	628	629	630	631	632	633	634	635	636	637	638	639	640	641	642	643	644	645	646	647	648	649	650	651	652	653	654	655	656	657	658	659	660	661	662	663	664	665	666	667	668	669	670	671	672	673	674	675	676	677	678	679	680	681	682	683	684	685	686	687	688	689	690	691	692	693	694	695	696	697	698	699	700	701	702	703	704	705	706	707	708	709	710	711	712	713	714	715	716	717	718	719	720	721	722	723	724	725	726	727	728	729	730	731	732	733	734	735	736	737	738	739	740	741	742	743	744	745	746	747	748	749	750	751	752	753	754	755	756	757	758	759	760	761	762	763	764	765	766	767	768	769	770	771	772	773	774	775	776	777	778	779	780	781	782	783	784	785	786	787	788	789	790	791	792	793	794	795	796	797	798	799	800	801	802	803	804	805	806	807	808	809	810	811	812	813	814	815	816	817	818	819	820	821	822	823	824	825	826	827	828	829	830	831	832	833	834	835	836

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD												CF1R-PRF-01-E																							
Project Name: 1535 Palmero Way												Calculation Date/Time: 2024-11-18T08:23:54-08:00																							
Calculation Description: Title 24 Analysis												(Page 10 of 17)																							
Input File Name: 1535 Palmero Way.rbd22x																																			
OPAQUE DOORS												CF1R-PRF-01-E																							
01	02	03	04	05	06	07	08	09	10	11	12	01	02	03	04	05	06	07	08	09	10	11	12												
Name	Side of Building	Area (ft <sup>2</sup> )	U-factor	Status	Verified Existing Condition							Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers																
123	12F-0bw 21	68	0.2	New	n/a							Attic RoofGUEST	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O.C.	R-19	None / 0	0.059	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R:13.0 / 2x4 Around Roof Joists: R:6.0 insul.																
124	12F-0bw 22	144	0.2	New	n/a							Attic RoofGarage 1	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O.C.	R-19	None / 0	0.059	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R:13.0 / 2x4 Around Roof Joists: R:6.0 insul.																
11D 2	12F-0bw 23	18.69	0.5	Altered	No							Attic RoofUpper Zone	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O.C.	R-19	None / 0	0.059	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R:13.0 / 2x4 Around Roof Joists: R:6.0 insul.																
SLAB FLOORS												CF1R-PRF-01-E																							
01	02	03	04	05	06	07	08	09	10	11	12	01	02	03	04	05	06	07	08	09	10	11	12												
Name	Zone	Area (ft <sup>2</sup> )	Perimeter (ft)	Edge Insul. R-value and Depth	Edge Insul. R-value and Depth	Carpeted Fraction	Heated	Status	Verified Existing Condition			Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers																
22A-ph	GUEST	573	95.4509	none	0	80%	No	Altered	No			R-21 Wall	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O.C.	R-21	None / None	0.069	Inside Finish: Gypsum Board Cavity / Frame: R:21 / 2x6 Exterior Finish: 3 Coat Stucco																
22A-ph 2	GUEST	675	91.9767	none	0	80%	No	Altered	No			R-19 Wall	Interior Walls	Wood Framed Wall	2x6 @ 16 in. O.C.	R-19	None / None	0.069	Inside Finish: Gypsum Board Cavity / Frame: R:19 in 5-1/2 in. (R:18) / 2x6 Other Side Finish: Gypsum Board																
OPAQUE SURFACE CONSTRUCTIONS												CF1R-PRF-01-E																							
01	02	03	04	05	06	07	08	09	10	11	12	01	02	03	04	05	06	07	08	09	10	11	12												
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers					Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers																
R-21 Wall	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O.C.	R-21	None / None	0.069	Inside Finish: Gypsum Board Cavity / Frame: R:21 / 2x6 Exterior Finish: 3 Coat Stucco					R-22 Floor Crawlspace	Floors Over Crawlspace	Wood Framed Floor	2x8 @ 16 in. O.C.	R-22	None / None	0.043	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: R:22 / 2x8																
R-19 Wall	Interior Walls	Wood Framed Wall	2x6 @ 16 in. O.C.	R-19	None / None	0.069	Inside Finish: Gypsum Board Cavity / Frame: R:19 in 5-1/2 in. (R:18) / 2x6 Other Side Finish: Gypsum Board					R-38 HP Attic	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 24 in. O.C.	R-38	None / None	0.025	Over Ceiling Joists: R:32.9 insul. Inside Finish: Gypsum Board																
Registration Number: 424-P010285336A-000-000-00000-0000												Registration Date/Time: 11/18/2024 08:37												HERS Provider: CHEERS											
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CA Building Energy Efficiency Standards - 2022 Residential Compliance												Report Version: 2022.0.000												Schema Version: rev 20220901											
Report Generated: 2024-11-18 08:25:01												Report Generated: 2024-11-18 08:25:01												Report Generated: 2024-11-18 08:25:01											
CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD												CF1R-PRF-01-E																							
Project Name: 1535 Palmero Way												Calculation Date/Time: 2024-11-18T08:23:54-08:00																							
Calculation Description: Title 24 Analysis												(Page 13 of 17)																							
Input File Name: 1535 Palmero Way.rbd22x																																			
SPACE CONDITIONING SYSTEMS												CF1R-PRF-01-E																							
01	02	03	04	05	06	07	08	09	10	11	12	01	02	03	04	05	06	07	08	09	10	11	12												
Name	System Type	Heating Unit Name	Heating Equipment Count	Cooling Unit Name	Cooling Equipment Count	Fan Name	Distribution Name	Required Thermostat Type	Status	Verified Existing Condition	Existing HVAC System	Name	System Type	Number of Units	Efficiency Metric	EER/EER2/CEER	Efficiency SEER/SEER2	Efficiency SEER/SEER2	Zonally Controlled	Multispeed Compressor	HERS Verification														
Main System1	Heating and cooling system other	Heating Component 1	1	Cooling Component 1	1	HVAC Fan 1	Air Distribution System 1	Setback	New	No		Cooling Component 2	Central split AC	1	EER/SEER	11.1	17.8	Not Zonal	Single Speed	Cooling Component 2-hers-cool															
Guest System2	Heating and cooling system other	Heating Component 2	1	Cooling Component 2	1	HVAC Fan 2	Air Distribution System 2	Setback	New	No		Cooling Component 3	Central split AC	1	EER/SEER	11.1	17.8	Not Zonal	Single Speed	Cooling Component 3-hers-cool															
System 23	Heating and cooling system other	Heating Component 3	1	Cooling Component 3	1	HVAC Fan 3	Air Distribution System 3	Setback	New	No		HVAC - HEATING UNIT TYPES																							
01	02	03	04	05	06	07	08	09	10	11	12	01	02	03	04	05	06	07	08	09	10	11	12												
Name	System Type	Number of Units	Efficiency Metric	EER/EER2/CEER	Efficiency SEER/SEER2	Zonally Controlled	Multispeed Compressor	HERS Verification				Name	System Type	Number of Units	Efficiency Metric	EER/EER2/CEER	Efficiency SEER/SEER2	Efficiency SEER/SEER2	Zonally Controlled	Multispeed Compressor	HERS Verification														
Cooling Component 1	Central split AC	1	EER/SEER	11.1	17.8	Not Zonal	Single Speed	Cooling Component 1-hers-cool				Cooling Component 1-hers-cool	Required	350	Not Required	Required	Not Required	Not Required																	
Heating Component 1	Combined hydronic	1		AFUE - 95								Cooling Component 2-hers-cool	Required	350	Not Required	Required	Not Required	Not Required																	
Heating Component 2	Combined hydronic	1		AFUE - 95								Cooling Component 3-hers-cool	Required	350	Not Required	Required	Not Required	Not Required																	
Heating Component 3	Combined hydronic	1		AFUE - 95								HVAC - COOLING UNIT TYPES																							
01	02	03	04	05	06	07	08	09	10	11	12	01	02	03	04	05	06	07	08	09	10	11	12												
Name	System Type	Number of Units	Efficiency Metric	EER/EER2/CEER	Efficiency SEER/SEER2	Zonally Controlled	Multispeed Compressor	HERS Verification				Name	System Type	Number of Units	Efficiency Metric	EER/EER2/CEER	Efficiency SEER/SEER2	Efficiency SEER/SEER2	Zonally Controlled	Multispeed Compressor	HERS Verification														
Cooling Component 1	Central split AC	1	EER/SEER	11.1	17.8	Not Zonal	Single Speed	Cooling Component 1-hers-cool				Cooling Component 2	Central split AC	1	EER/SEER	11.1	17.8	Not Zonal	Single Speed	Cooling Component 2-hers-cool															
Registration Number: 424-P010285336A-000-000-00000-0000												Registration Date/Time: 11/18/2024 08:37												HERS Provider: CHEERS											
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CA Building Energy Efficiency Standards - 2022 Residential Compliance												Report Version: 2022.0.000												Schema Version: rev 20220901											
Report Generated: 2024-11-18 08:25:01												Report Generated: 2024-11-18 08:25:01												Report Generated: 2024-11-18 08:25:01											
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Project Name: 1535 Palmero Way												Calculation Date/Time: 2024-11-18T08:23:54-08:00																							
Calculation Description: Title 24 Analysis												(Page 16 of 17)																							
Input File Name: 1535 Palmero Way.rbd22x																																			
HVAC - FAN SYSTEMS												CF1R-PRF-01-E																							
01	02	03	04	05	06	07	08	09	10	11	12	01	02	03	04	05	06	07	08	09	10	11	12												
Name	Type											Name	Type																						
HVAC Fan 1	HVAC Fan											HVAC Fan 2	HVAC Fan																						
HVAC Fan 3	HVAC Fan											HVAC Fan 4	HVAC Fan																						
HVAC FAN SYSTEMS - HERS VERIFICATION												CF1R-PRF-																							

## 2022 CALIFORNIA TITLE 24 SINGLE-FAMILY RESIDENTIAL MANDATORY MEASURES SUMMARY

LOW RISE RESIDENTIAL MANDATORY MEASURES	
	"NOTE: Low-rise residential buildings subject to the Energy Standards must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information. *Exceptions may apply."
BUILDING ENVELOPE MEASURES	
§ 110.6(a):	Air Leakage. Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 cfm/ft <sup>2</sup> or less when tested per NFRC-400 or ASTM E263 or AAMA/WDMA/CSA 101/6.5.2/A440-2011.*
§ 110.6(a): Labeling. Fenestration products must have a label meeting the requirements of § 10-11(a).	
§ 110.6(b): Field fabricated exterior doors and fenestration products must use U-factors and solar heat gain coefficient (SHGC) values from TABLES 110-6-A and 110-6-B for compliance and must be caulked and/or weather stripped.*	
§ 110.7:	Air Leakage. All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather stripped.
§ 110.8(a): Insulation Certification by Manufacturers. Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS).	
§ 110.8(g):	Insulation Requirements for Heated Slab Floors. Heated slab floors must be insulated per the requirements of § 110.8(g).
§ 110.8(i): Roofing Products Solar Reflectance and Thermal Emittance. The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(i) when the installation of a cool roof is specified on the CFIR.	
§ 110.8(j):	Radiant Barrier. A radiant barrier must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.
§ 150.0(a):	Ceiling and Rafter Roof Insulation. Minimum R-22 insulation in wood-frame ceiling; or the weighted average U-factor must not exceed 0.43. Minimum R-19 or weighted average U-factor of 0.054 or less in a rafter roof alteration. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a continuous roof or ceiling which is sealed to limit infiltration and exfiltration as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling.*
§ 150.0(b):	Loose-fill Insulation. Loose-fil fill insulation must meet the manufacturer's required density for the labeled R-value.
§ 150.0(c):	Wall Insulation. Minimum R-13 in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 inch wood framing or have a U-factor of 0.071 or less. Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102. Masonry walls must meet Tables 150-1-A or B.
§ 150.0(d):	Raised-floor Insulation. Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor.*
§ 150.0(f):	Slab Edge Insulation. Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings, no greater than 0.3%; have a water vapor permeance no greater than 2.0 perm/inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g).
§ 150.0(g):	Vapor Retarder. In Climate Zones 1-16, the earth floor of unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings compliant with the exception to § 150.0(d).
§ 150.0(g):	Vapor Retarder. In Climate Zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation.
§ 150.0(q):	Fenestration Products. Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.58; or the weighted average U-factor of all fenestration must not exceed 0.58.*
§ 150.0(e):	Fireplaces, Decorative Gas Appliances, and Gas Log Measures:
§ 150.0(e):	Pilot Light. Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces
§ 150.0(e):	Closable Doors. Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.
§ 150.0(e):	Combustion Intake. Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and tight-fitting damper or combustion-air control device.*
§ 150.0(e):	Flue Damper. Masonry or factory-built fireplaces must have a flue damper with a readily accessible control.*
TITLE 24 RESIDENTIAL MANDATORY MEASURES	
SPACE CONDITIONING, WATER HEATING AND PLUMBING SYSTEM MEASURES	
§ 110.0-S 110.3:	Certification. Heating, ventilation and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the Energy Commission.*
§ 110.2(a):	HVAC Efficiency. Equipment must meet the applicable efficiency requirements in TABLE 110.2-A through TABLE 110.2-K.*
§ 110.2(b):	Controls for Heat Pumps with Supplementary Electric Resistance Heaters. Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone, and in which the cut-on temperature for compression heating is higher than the cut-on temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating.*
§ 110.2(c):	Thermostats. All unitary heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat.*
§ 110.3(c):	Insulation. Unfired service water heater storage tanks and solar water-heating backup tanks must have adequate insulation, or tank surface heat loss rating.
§ 110.3(c):	Isolation Valves. Instantaneous water heaters with an input rating greater than 6.8 kBtu per hour (2 kW) must have isolation valves with hose bibs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.
§ 110.5:	Pilot Lights. Continuously burning pilot lights are prohibited for natural gas; fan-type central furnaces; household cooking appliances (appliances without an electrical supply connection with pilot lights that consume less than 150 Btuhr are exempt); and pool and spa heaters.*
§ 150.0(h):	Building Cooling and Heating Loads. Heating and/or cooling loads are calculated in accordance with ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume; SMACNA Residential System Installation Standards Manual; or ACCA Manual J using design conditions specified in § 150.0(h).
§ 150.0(h):	Clearances. Installed air conditioner and heat pump outdoor condensing units must have a clearance of at least 5 feet from the outlet of any dry vent.
§ 150.0(h):	Liquid Line Drier. Installed air conditioner and heat pump systems must be equipped with liquid line filter driers if required, as specified by manufacturer's instructions.
§ 150.0(j):	domestic hot water
§ 150.0(j):	piping must be insulated as specified in § 609.11 of the California Plumbing Code.*
§ 150.0(j):	Insulation Protection. Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind as required by § 120.3(b). Insulation exposed to weather must be water retardant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or Class II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-crushable casing or sleeve.
§ 150.0(n):	Gas or Propane Water Heating Systems. Systems using gas or propane water heaters to serve individual dwelling units must designate a space at least 2.5' x 2.5' x 7' suitable for the future installation of a heat pump water heater, and meet electrical and plumbing requirements, based on the distance between this designated space and the water heater location; and a condensate drain no more than 2' higher than the base of the water heater
§ 150.0(n):	the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a listing agency that is approved by the executive director.

TITLE 24 RESIDENTIAL MANDATORY MEASURES	
§ 110.8(d):	DUCTS AND FANS MEASURES
§ 150.0(m):	CMC Compliance. All air-distribution system ducts and plenums must meet CMC §§ 601.0-608.0 and ANSI/SMACNA-200-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply and return-air ducts and plenums must be insulated to R-6 or higher; ducts located entirely in conditioned space as confirmed by field verification and diagnostic testing (RA3 1.4.3.8) do not require insulation. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-cllosure system that meets the applicable UL requirements, or aerosol sealant that meets UL 723. The combination of mastic and either mesh or tape must be used to seal openings greater than $\frac{1}{4}$ in. If mastic or tape is used, Building cavities, air handler support platforms, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts; ducts installed in these spaces must not be compressed.*
§ 150.0(m):	Factory-Fabricated Duct Systems. Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.
§ 150.0(m):	Field-Fabricated Duct Systems. Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.
§ 150.0(m):	Backdraft Dampers. All fan systems that exchange air between the conditioned space and the outside of the building must have backdraft or automatic dampers.
§ 150.0(m):	Gravity Ventilation Dampers. Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.
§ 150.0(m):	Protection of Insulation. Insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service. For example, protected by aluminum, sheet metal, painted canvas, or plastic cover. Cellular foam insulation must be protected as above or painted with a coating that is water retardant and provides shielding from solar radiation.
§ 150.0(m):	Porous Inner Core Flex Duct. Porous inner core flex duct must have a non-porous layer between the inner core and outer vapor barrier.
§ 150.0(m):	Duct System Sealings and Leakage Test. When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with § 150.0(m)11 and Reference Residential Appendix RA3.1
§ 150.0(m):	Air Filtration. Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a two inch depth or can be one inch sized per Equation 150.0-A. Clean-filter pressure drop and labeling must meet the requirements in § 150.0(m)12. Filters must be accessible for regular service. Filter racks or grilles must use gaskets, sealing, or other means to close gaps around the inserted filters to prevent air from bypassing the filter.*
§ 150.0(m):	Space Conditioning System Airflow Rate and Fan Efficacy. Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must be $\geq 3.0$ CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy $\geq 0.45$ watts per CFM for gas furnace air handlers and $\geq 0.58$ watts per CFM for all others. Small duct high velocity systems must provide an airflow $\geq 250$ CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy $\geq 0.62$ watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3.*
REQUIREMENTS FOR VENTILATION AND INDOOR AIR QUALITY	
§ 150.0(o):	Requirements for Ventilation for Indoor Air Quality. All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(o)1.
§ 150.0(o):	Central Fan Integrated (CFI) Ventilation Systems. Continuous operation of CFI air handlers is not allowed to provide the whole-dwelling unit ventilation airflow required per § 150.0(o)1. A motorized damper(s) must be installed on the ventilation duct(s) that prevents all airflow through the space conditioning duct system when the damper(s) is closed and controlled per § 150.0(o)1Bii&iv. CFI ventilation systems must have controls that track outdoor air ventilation run time, and either open or close the motorized damper(s) for compliance with § 150.0(o)1C.
TITLE 24 RESIDENTIAL MANDATORY MEASURES	
§ 150.0(o):	Whole-Dwelling Unit Mechanical Ventilation for Single-Family Detached and townhouses. Single-family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow specified in § 150.0(o)1C.
§ 150.0(o):	Local Mechanical Exhaust. Kitchens and bathrooms must have local mechanical exhaust; non-enclosed kitchens must have demand-controlled exhaust system meeting requirements of § 150.0(o)1Gii&iv. Kitchens and bathrooms can use demand-controlled or continuous exhaust meeting § 150.0(o)1Gii&iv. Airflow must be measured by the installer per § 150.0(o)1Gv, and rated for sound per § 150.0(o)1Gvi.*
§ 150.0(o):	Airflow Measurement and Sound Ratings of Whole-Dwelling Unit Ventilation Systems. The airflow required per § 150.0(o)1C must be measured by using a flow hood, flow grid, or other airflow measuring device at the fan's inlet or outlet terminals/grilles per Reference Residential Appendix RA3.7. Whole-Dwelling unit ventilation systems must be rated for sound per ASHRAE 62.2 § 7.2 at no less than the minimum airflow rate required by § 150.0(o)1C.
§ 150.0(o):	Field Verification and Diagnostic Testing. Whole-Dwelling Unit ventilation airflow, vented range hood airflow and sound rating, and HRV and ERV fan efficacy must be verified in accordance with Reference Residential Appendix RA3.7.4.3 to confirm if it is rated by HVI or AHAM to comply with the airflow rates and sound requirements per § 150.0(o)1G
POOL AND SPA EQUIPMENT MEASURES	
§ 110.4(a):	Certification by Manufacturers. Any pool or spa heating system or equipment must be certified to have all of the following: compliance with the Appliance Efficiency Regulations and listing in MAEDBs; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating.*
§ 110.4(b):	Piping. Any pool or spa heating equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.
§ 110.4(b):	Covers. Outdoor pools or spas that have a heat pump or gas heater must have a cover.
§ 110.4(b):	Directional inlets and time switches for pools. Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§ 110.5:	Pilot Light. Natural gas pool and spa heaters must not have a continuously burning pilot light.
§ 150.0(p):	Pool Systems and Equipment Installation. Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves.*

TITLE 24 RESIDENTIAL MANDATORY MEASURES	
§ 110.9:	LIGHTING MEASURES
§ 150.0(k):	Lighting Controls and Components. All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9.*
§ 150.0(k):	Luminaire Efficacy. All installed luminaires must meet the requirements in Table 150.0-A, except lighting integral to exhaust fans, kitchen range hoods, bath vanity mirrors, and garage door openers; navigation lighting less than 5 watts; and lighting integral to drawers, cabinets, and linen closets with an efficacy of at least 45 lumens per watt.
§ 150.0(k):	Screw based luminaires. Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8.*
§ 150.0(k):	Recessed Downlight Luminaires in Ceilings. Luminaires recessed into ceilings must not contain screw based sockets, must be airtight, and must be sealed with a gasket or caulk. California Electrical Code § 410.116 must also be met.
§ 150.0(k):	Light Sources in Enclosed or Recessed Luminaires. Lamps and other separable light sources that are not compliant with the JAB elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires
§ 150.0(k):	Blank Electrical Boxes. The number of electrical boxes that are more than five feet above the finished floor and do not contain a luminaire or other device shall be no more than the number of bedrooms. These boxes must be served by a dimmer, vacancy sensor control, low voltage wiring, or fan speed control
§ 150.0(k):	Lighting Integral to Exhaust Fans. Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k).*
§ 150.0(k):	Screw based luminaires. Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8.*
§ 150.0(k):	Light Sources in Enclosed or Recessed Luminaires. Lamps and other separable light sources that are not compliant with the JAB elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k):	Light Sources in Drawers, Cabinets, and Linen Closets. Light sources internal to drawers, cabinetry or linen closets are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed
§ 150.0(k):	Interior Switches and Controls. All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A
§ 150.0(k):	Interior Switches and Controls. Exhaust fans must be controlled separately from lighting systems.*
§ 150.0(k):	Accessible Controls. Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned on and off.*
§ 150.0(k):	Multiple Controls. Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the dimmer or sensor is installed to comply with § 150.0(k).
§ 150.0(k):	Mandatory Requirements. Lighting controls must comply with the applicable requirements of § 110.9.
§ 150.0(k):	Energy Management Control Systems. An energy management control system (EMCS) may be used to comply with dimming, occupancy, and control requirements if it provides the functionality of the specified control per § 110.9 and the physical controls specified in § 150.0(k)2A.
§ 150.0(k):	Automatic Shutoff Controls. In bathrooms, garages, laundry rooms, utility rooms and walk-in closets, at least one installed luminaire must be controlled by an occupancy or vacancy sensor providing automatic-off functionality. Lighting inside drawers and cabinets with opaque fronts or doors must have controls that turn the light off when the drawer or door is closed.
§ 150.0(k):	Dimmers. Lighting in habitable spaces (e.g. living rooms, dining rooms, kitchens, and bedrooms) must have readily accessible wall-mounted dimming controls that allow the lighting to be manually adjusted up and down. Forward phase cut dimmers controlling LED light sources in these spaces must comply with the requirements in § 150.0(k)2F.
§ 150.0(k):	Independent Controls. Integrated lighting of exhaust fans shall be controlled independently from the fans. Lighting under cabinets or shelves, lighting in display cabinets, and switched outlets must be controlled separately from ceiling-installed lighting.
§ 150.0(k):	Residential Outdoor Lighting. For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must have a manual on/off switch and either a photocell and motion sensor or automatic time switch control or an astronomical time clock. An energy management control system that provides the specified control functionality and meets all applicable requirements may be used to meet these requirements.
§ 150.0(k):	Internally illuminated address signs. Internally illuminated address signs must either comply with § 140.8 or consume no more than 5 watts of power.

TITLE 24 RESIDENTIAL MANDATORY MEASURES	




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# 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

## RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

Y = YES  
N/A = NOT APPLICABLE  
RESPON. PARTY = RESPONSIBLE PARTY (i.e. ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)  
LIC. # 20179792

Y	N/A	RESPON. PARTY	CHAPTER 3 GREEN BUILDING SECTION 301 GENERAL	Y	N/A	RESPON. PARTY	4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities.	Y	N/A	RESPON. PARTY	4.304 OUTDOOR WATER USE
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>301.1 SCOPE.</b> Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the requirements of Section 4.106.4.2.2.2. Spaces shall be designated as a future 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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>301.1.1 Additions and alterations. [HCD]</b> 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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location or the proposed location of the EV space at the time of original construction in accordance with the California Electrical Code.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	NOTES:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.106.4.2.4 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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: <a href="https://www.watr.ca.gov/">https://www.watr.ca.gov/</a>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multifamily buildings.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	When 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 electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>4.406.1 RODENT PROOFING.</b> 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.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Notes:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or 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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN.</b> Submit a construction waste management plan in conformance with Items 1 through 6. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>4.408.3 WASTE MANAGEMENT COMPANY.</b> 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.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>4.408.4 WASTE STREAM REDUCTION ALTERNATIVE (LR).</b> 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.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>4.408.5 DOCUMENTATION.</b> 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..
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Notes:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>4.410 BUILDING MAINTENANCE AND OPERATION</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at <a href="http://hcd.ca.gov/CALGreen.html">www.hcd.ca.gov/CALGreen.html</a> may be used to assist in documenting compliance with this section.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>4.410.1 OPERATION AND MAINTENANCE MANUAL.</b> 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:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>4.410.2 OPERATION AND MAINTENANCE.</b> 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.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3. Identification of the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>4.410.3 MAINTENANCE.</b> Operation and maintenance instructions for the following:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>4.410.4 MAINTENANCE.</b> 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.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	b. Roof and yard drainage, including gutters and downspouts.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>4.410.5 MAINTENANCE.</b> 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..
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	c. Space conditioning systems, including condensers and air filters.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>4.410.6 MAINTENANCE.</b> Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	d. Landscape irrigation systems.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>4.410.7 MAINTENANCE.</b> Identification for location of water and waste recovery providers on methods to further reduce resource consumption, including recycling programs and locations.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	e. Water reuse systems.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>4.410.8 MAINTENANCE.</b> Public transportation and/or carpool options available in the area.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	f. 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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>4.410.9 MAINTENANCE.</b> Information about water-conserving landscape and irrigation design and controllers which conserve water.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	g. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>4.410.10 MAINTENANCE.</b> Identification for location of water and waste recovery providers on methods to further reduce resource consumption, including recycling programs and locations.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	h. Painting, grading around the building, etc.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>4.410.11 MAINTENANCE.</b> Information about state solar energy and incentive programs available.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	i. A copy of all special inspections verifications required by the enforcing agency or this code.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>4.410.12 MAINTENANCE.</b> Information from the Department of Forestry and Fire Protection on maintenance of defensible space around residential structures.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	j. Information and/or drawings identifying the location of grab bar reinforcements.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>4.410.13 MAINTENANCE.</b> Where 5 or more multifamily dwellings are constructed on a building site, provide readily accessible areas that serve 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.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82(a)(2)(A) et seq. are not required to comply with the organic waste portion of this section.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>4.410.14 MAINTENANCE.</b> Where 5 or more multifamily dwellings are constructed on a building site, provide readily accessible areas that serve 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.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82(a)(2)(A) et seq. are not required to comply with the organic waste portion of this section.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>4.410.15 MAINTENANCE.</b> Where 5 or more multifamily dwellings are constructed on a building site, provide readily accessible areas that serve 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.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.	<input type="checkbox"/>	<input type="						

# 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

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

Y = YES  
N/A = NOT APPLICABLE  
RESPON. PARTY = RESPONSIBLE PARTY (i.e. ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)  
LIC. # 2077972

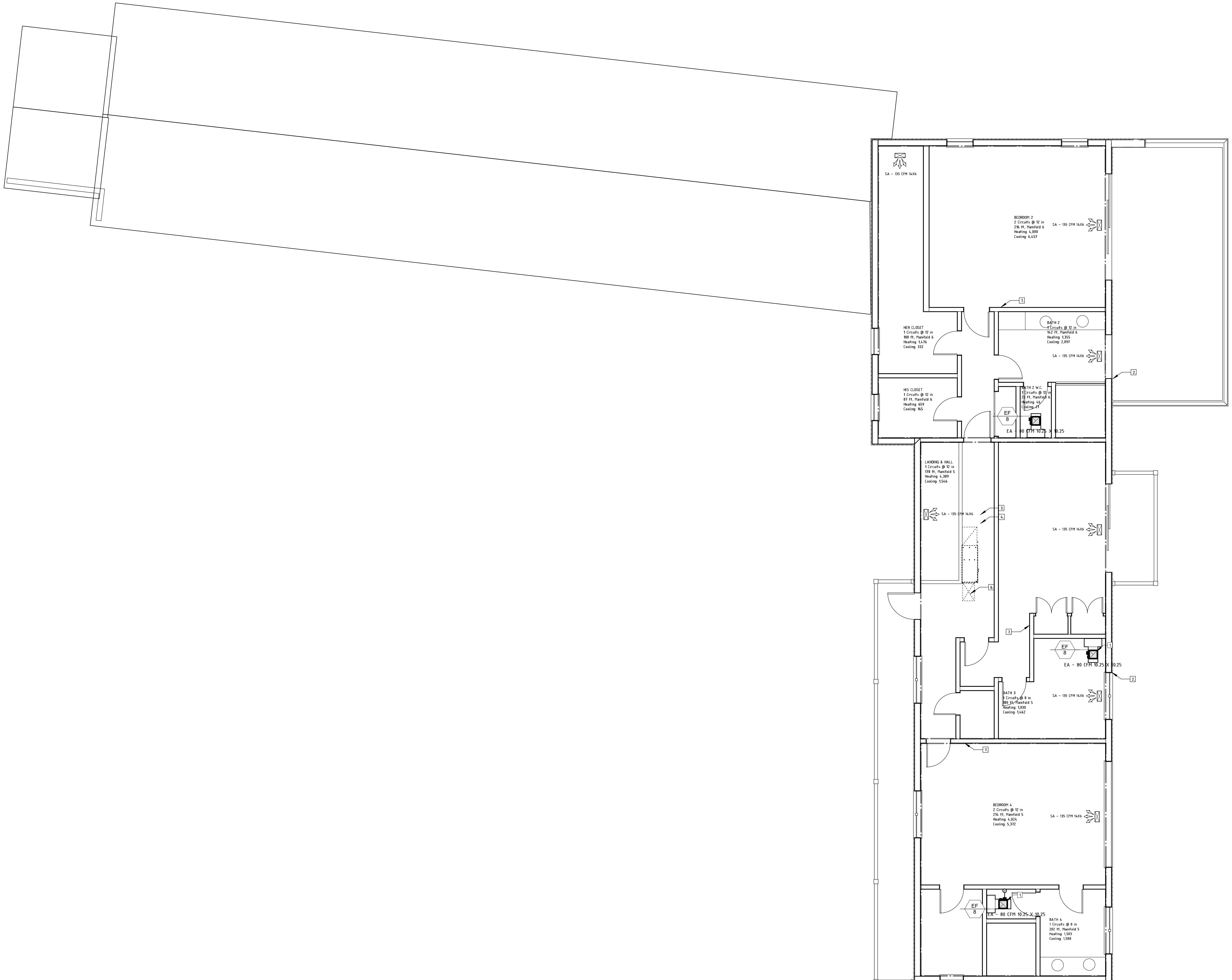
Y	N/A	RESPON. PARTY																																																														
MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O <sub>3</sub> /g ROG). 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 (PWRMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWRMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging). Note: PWRMIR 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 pressure 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).																																																																
<b>4.503 FIREPLACES</b>																																																																
4.503.1 <b>GENERAL.</b> Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.																																																																
<b>4.504 POLLUTANT CONTROL</b>																																																																
4.504.1 <b>COVERING OF DUCT OPENINGS &amp; PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION.</b> At the time of rough installation, duct coverage 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 <b>FINISH MATERIAL POLLUTANT CONTROL.</b> Finish materials shall comply with this section.																																																																
4.504.2.1 <b>Adhesives, Sealants and Caulks.</b> Adhesives, sealants and caulk 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 caulk 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 trichloroethylene), except for aerosol products, as specified in Subsection 2 below.																																																																
2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of California Code of Regulations, Title 17, commencing with section 94507.																																																																
4.504.2.2 <b>Paints and Coatings.</b> Architectural paints and coatings shall comply with VOC limits in Table 1 of ARB's Air Resources Board Suggested Control Measure, shown in Table 4.504.3, unless more stringent limits apply. The VOC content limit for coatings that do not meet the definition 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 <b>Aerosol Paints and Coatings.</b> Aerosol paints and coatings shall meet the Product-weighted MIR (PWRMIR) 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 <b>Verification.</b> Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:																																																																
1. Manufacturer's product specification. 2. Field verification of on-site product containers.																																																																
<b>TABLE 4.504.1 - ADHESIVE VOC LIMIT<sub>1,2</sub></b> (Less Water and Less Exempt Compounds in Grams per Liter)																																																																
<table border="1"> <thead> <tr> <th>ARCHITECTURAL APPLICATIONS</th> <th>VOC LIMIT</th> </tr> </thead> <tbody> <tr><td>INDOOR CARPET ADHESIVES</td><td>50</td></tr> <tr><td>CARPET PAD ADHESIVES</td><td>50</td></tr> <tr><td>OUTDOOR CARPET ADHESIVES</td><td>150</td></tr> <tr><td>WOOD FLOORING ADHESIVES</td><td>100</td></tr> <tr><td>RUBBER FLOOR ADHESIVES</td><td>60</td></tr> <tr><td>SUBFLOOR ADHESIVES</td><td>50</td></tr> <tr><td>CERAMIC TILE ADHESIVES</td><td>65</td></tr> <tr><td>VCT &amp; ASPHALT TILE ADHESIVES</td><td>50</td></tr> <tr><td>DRYWALL &amp; PANEL ADHESIVES</td><td>50</td></tr> <tr><td>COVE BASE ADHESIVES</td><td>50</td></tr> <tr><td>MULTIPURPOSE CONSTRUCTION ADHESIVE</td><td>70</td></tr> <tr><td>STRUCTURAL GLAZING ADHESIVES</td><td>100</td></tr> <tr><td>SINGLE-PLY ROOF MEMBRANE ADHESIVES</td><td>250</td></tr> <tr><td>OTHER ADHESIVES NOT LISTED</td><td>50</td></tr> <tr><td><b>SPECIALTY APPLICATIONS</b></td><td></td></tr> <tr><td>PVC WELDING</td><td>510</td></tr> <tr><td>CPVC WELDING</td><td>490</td></tr> <tr><td>ABS WELDING</td><td>325</td></tr> <tr><td>PLASTIC CEMENT WELDING</td><td>250</td></tr> <tr><td>ADHESIVE PRIMER FOR PLASTIC</td><td>550</td></tr> <tr><td>CONTACT ADHESIVE</td><td>80</td></tr> <tr><td>SPECIAL PURPOSE CONTACT ADHESIVE</td><td>250</td></tr> <tr><td>STRUCTURAL WOOD MEMBER ADHESIVE</td><td>140</td></tr> <tr><td>TOP &amp; TRIM ADHESIVE</td><td>250</td></tr> <tr><td><b>SUBSTRATE SPECIFIC APPLICATIONS</b></td><td></td></tr> <tr><td>METAL TO METAL</td><td>30</td></tr> <tr><td>PLASTIC FOAMS</td><td>50</td></tr> <tr><td>POROUS MATERIAL (EXCEPT WOOD)</td><td>50</td></tr> <tr><td>WOOD</td><td>30</td></tr> <tr><td>FIBERGLASS</td><td>80</td></tr> </tbody> </table>			ARCHITECTURAL APPLICATIONS	VOC LIMIT	INDOOR CARPET ADHESIVES	50	CARPET PAD ADHESIVES	50	OUTDOOR CARPET ADHESIVES	150	WOOD FLOORING ADHESIVES	100	RUBBER FLOOR ADHESIVES	60	SUBFLOOR ADHESIVES	50	CERAMIC TILE ADHESIVES	65	VCT & ASPHALT TILE ADHESIVES	50	DRYWALL & PANEL ADHESIVES	50	COVE BASE ADHESIVES	50	MULTIPURPOSE CONSTRUCTION ADHESIVE	70	STRUCTURAL GLAZING ADHESIVES	100	SINGLE-PLY ROOF MEMBRANE ADHESIVES	250	OTHER ADHESIVES NOT LISTED	50	<b>SPECIALTY APPLICATIONS</b>		PVC WELDING	510	CPVC WELDING	490	ABS WELDING	325	PLASTIC CEMENT WELDING	250	ADHESIVE PRIMER FOR PLASTIC	550	CONTACT ADHESIVE	80	SPECIAL PURPOSE CONTACT ADHESIVE	250	STRUCTURAL WOOD MEMBER ADHESIVE	140	TOP & TRIM ADHESIVE	250	<b>SUBSTRATE SPECIFIC APPLICATIONS</b>		METAL TO METAL	30	PLASTIC FOAMS	50	POROUS MATERIAL (EXCEPT WOOD)	50	WOOD	30	FIBERGLASS	80
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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.																																																																

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<b>TABLE 4.504.5 - FORMALDEHYDE LIMITS</b> MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION														
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<b>DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)</b>														
4.504.3 <b>CARPET SYSTEMS.</b> All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)														
See California Department of Public Health's website for certification programs and testing labs. <a href="https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHBL/IAQ/Pages/VOC.aspx">https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHBL/IAQ/Pages/VOC.aspx</a> .														
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)														
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4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.														
4.504.4 <b>RESILIENT FLOORING SYSTEMS.</b> Where resilient flooring is installed, at least 80% of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)														
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4.504.5 <b>COMPOSITE WOOD PRODUCTS.</b> Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.).														
by dates as specified in those sections, as shown in Table 4.504.5.														
4.504.5.1 <b>Documentation.</b> Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:														
1. Product certifications and specifications. 2. Chain of custody certificates. 3. Product labeled and marked 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.														
4.504.5.2 <b>Capillary break.</b> 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 (12.7 mm) 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 <b>MOISTURE CONTENT OF BUILDING MATERIALS.</b> Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:														
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														



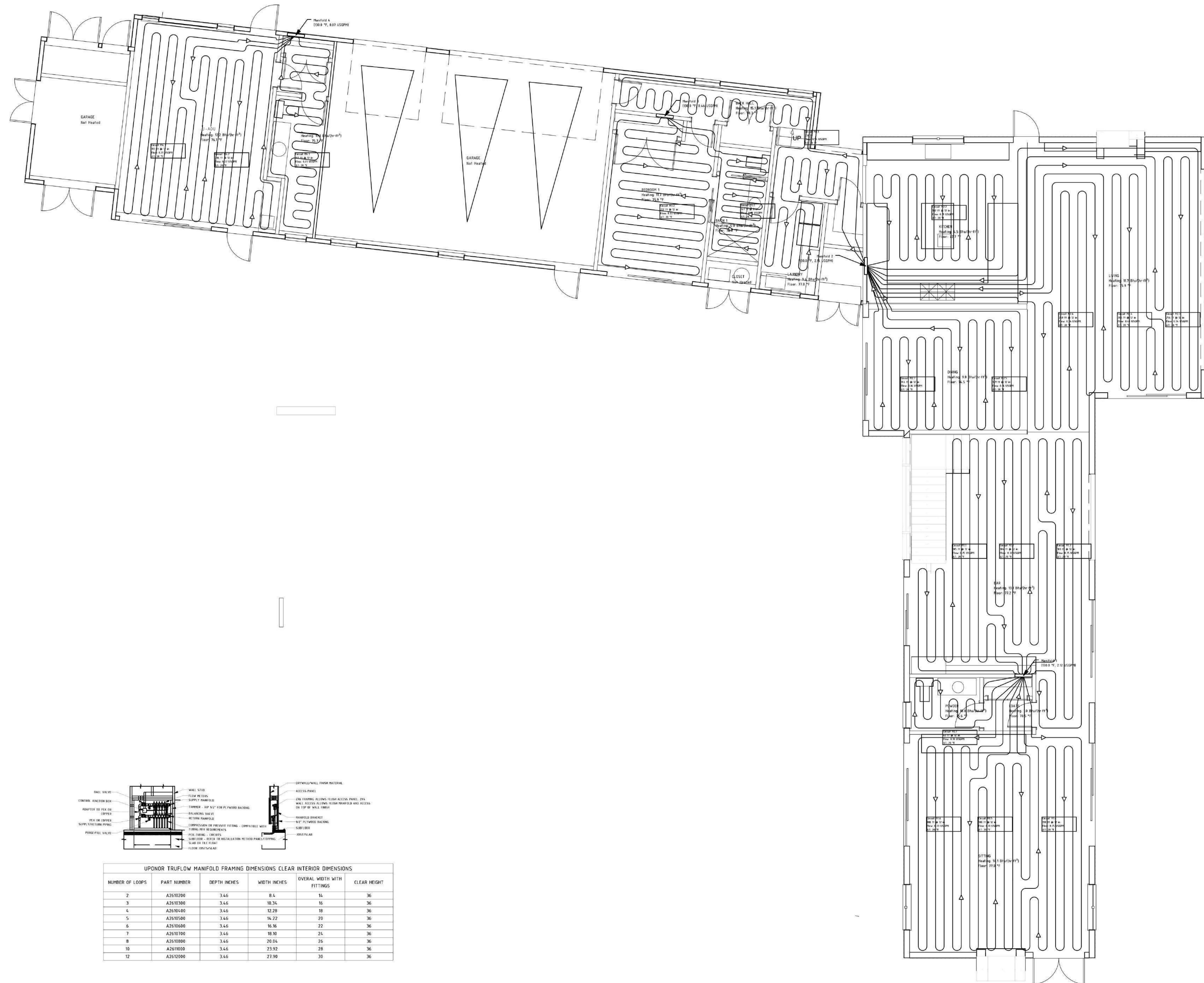




MECHANICAL SHEET & KEYED NOTES	
1.	BATHROOM EXHAUST FANS. EACH BATHROOM SHALL BE MECHANICALLY VENTILATED AND SHALL COMPLY WITH THE FOLLOWING: 1.ENERGY STAR BATH FAN PANASONIC WHISPER GREEN FV-05-11VK2 VARIABLE SPEED FAN - SET TO 5 ACH TYPE PROD. CONTRACTOR: PANASONIC FV-ESV2 2. FANS MUST BE CONTROLLED AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, HUMIDITY CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50 PERCENT TO A MAXIMUM OF 80 PERCENT. A HUMIDITY CONTROL MAY UTILIZE MANUAL OR AUTOMATIC MEANS OF ADJUSTMENT. 3. HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT FROM THE EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL, I.E., BUILT-IN. ICG 4.5.6.1 VENTING EXTERIOR TERMINATIONS TO BE MINIMUM OF 36" FROM ANY BUILDING OPENING
2.	VENTILATION EXHAUST TERMINATIONS SHALL BE NO LESS THAN 3 FEET FROM THE BUILDING AS PER CMC 402.5
3.	304.4.4 ELECTRICAL CONNECTIONS. EQUIPMENT REGULATED BY THIS CODE REQUIRING ELECTRICAL CONNECTIONS OF MORE THAN 50 VOLTS SHALL HAVE A POSITIVE MEANS OF DISCONNECT ADJACENT TO AND IN SIGHT FROM THE EQUIPMENT SERVED. A 120 VOLT RECEPTACLE SHALL BE LOCATED WITHIN 25 FEET (7620 MM) OF THE EQUIPMENT FOR SERVICE AND MAINTENANCE PURPOSES.
4.	304.4.4 LIGHTING AND CONVENIENCE OUTLET. A PERMANENT 120-VOLT RECEPTACLE OUTLET AND LIGHTING FIXTURE SHALL BE INSTALLED IN EACH HALLWAY. THE SWITCH CONTROLLING THE LIGHTING FIXTURE SHALL BE LOCATED AT THE ENTRANCE TO THE PASSAGEWAY.
5.	50 CFM CONTINUOUS VENTILATION FOR ASHRAE 62.2 COMPLIANCE
6.	FLEXIBLE DUCT INSTALLATION GUIDELINES -USE BALANCING DAMPERS TO CONTROL THE FLOW IN FLEX DUCTS. -USE RIGID METAL DUCT ELBOWS AT BENDS TO REDUCE CHANCES FOR KINKS. -INSTALL FLEX DUCTS WITHOUT KINKS OR SHARP BENDS. -INSURE ALL BENDS ARE GRADUAL RATHER THAN TIGHT. -THE RADIUS OF EACH BEND SHOULD BE GREATER THAN THE DIAMETER OF THE FLEXIBLE DUCT. -INSTALL FLEX DUCT IN THE STRAIGHTEST LINE POSSIBLE. -PUL DUCTING TAUT AND PROVIDE ADEQUATE SUPPORTS PER CODE. -COORDINATE WITH OTHER SERVICES TO AVOID CRUSHING DUCTS.
7.	TYPICAL SENSOR - THERMOSTAT - CONTROLLER LOCATION IN WALLS. SENSORS ARE TO BE PLACED ON INTERIOR WALLS OUT OF DIRECT OR DIRECT SUNLIGHT. AWAY FROM HEAT SOURCES SUCH AS HIGH VOLTAGE DIMMERS 4.8.50" ABOVE FINISHED FLOOR. THERMOSTATS OR DIGITAL CONTROLS TO BE PLACED 60" ABOVE FINISHED FLOOR OR AT CONVENIENT HEIGHT FOR OCCUPANTS VISIBILITY. ADA COMPLIANT APPLICATIONS REQUIRE PLACEMENT AT NO MORE THAN 48" FROM FINISHED FLOOR WITH FRONT ACCESS
Drawings are for coordination only. Design details are to be coordinated with architect and architect is to be responsible for final design. This document is to be used to convey design intent and requirements for minimum performance and operation. It is not a substitute for the architect's drawings and specifications. Contractors are to verify conditions and supply their bid calculations reflecting detailed construction.	
ISSUE/REVISIONS:	
BLDG. PERMIT	04-1224

1520 CYPRESS PEBBLE BEACH, CA 93953 SEPTEMBER 3, 2023	Philip Neumann Energy Design 415.680.7015 Monterey, CA 93940
1520 CYPRESS PEBBLE BEACH, CA 93953 SEPTEMBER 3, 2023	1520 CYPRESS PEBBLE BEACH, CA 93953 SEPTEMBER 3, 2023
MECHANICAL LEGEND AND GENERAL NOTES	<p>A. RETURN AIR GRILLES AND REGISTERS SHOWN AS ROOT SIZE OR OPEN AREA REQUIRED. SIZE SHOWN REPRESENTS SIZING OF 350 FPM WITH A MINIMUM OF 50% OPEN AREA REGISTER STYLE.</p> <p>B. DUCT SIZES AND ROUTING SHOWN SCHEMATICALLY - V.I.F. WITH ARCHITECT FOR FINAL LOCATION. SIZING SHOWN AS ROUND AND CAN BE SIZED TO RECTANGULAR EQUIVALENT.</p> <p>C. DUCT SIZING SHOWN REPRESENTS .06" W.C. OF STATIC. SUBCONTRACTOR MAY ADJUST TO FIT FRAMING CONDITIONS BUT MAINTAINING DUCT VELOCITY BELOW SMANA STANDARDS AND AVAILABLE STATIC PRESSURE OF AIR HANDLER. SEE "LOW PRESSURE DUCT SIZING CHART" IN O.M.I.</p> <p>D. NOTE: FINAL STATIC PRESSURE AND AIRFLOW OF SYSTEM TO MEET THE HERS TESTING REQUIREMENTS FOR CFM PER TON AND WATTS PER CFM AS INDICATED IN PERMIT CF-12.</p> <p>E. FOR FINAL PLACEMENT OF REGISTERS AND GRILLES - PLEASE REFER TO ARCHITECT, ARCHITECTURAL RCPs AND ELEVATIONS.</p> <p>F. DUCT SIZING SHOWN FOR RIGID DUCT - FOR FLEXIBLE DUCT SUBSTITUTION INCREASE DIAMETER FOR LENGTH AND PERCENTAGE OF COMPRESSION OF DUCTS</p>

M 1.2



MAIN LEVEL RADIANT PLAN  
NO SCALE

**M 2.0**

**Stockier & Allaire**  
General Contractors, Inc.  
LIC. # 50179721

PH 831.375.1890 FAX 831.375.1480

Madeville Court Monterey, CA 93940

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third party to the engineer of record. This  
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reference and requirements found in this  
document and is not intended for minimum  
selections. Contractor to verify conditions  
and apply final load calculations reflecting  
finished construction.

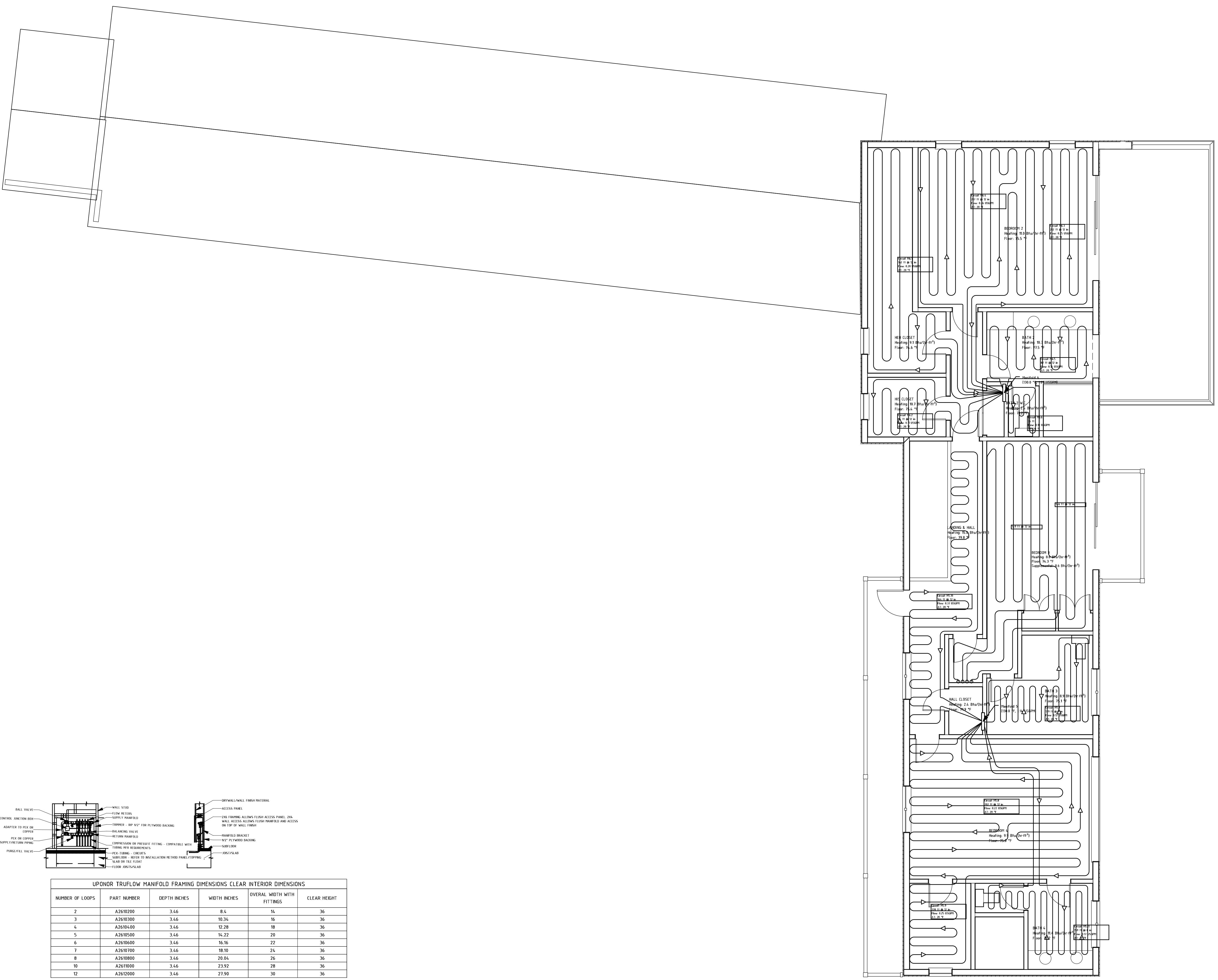
1520 CYPRESS

PEBBLE BEACH, CA 93953

APN: 008-521-005-000

SEPTEMBER 3, 2023

MAIN LEVEL RADIANT PLAN



UPPER FLOOR RADIANT  
NO SCALE

**M 2.1**

**Stockier & Allaire**  
LIC. # 2047972  
General Contractors, Inc.

PH 831.375.1890 FAX 831.375.1480

Mandeville Court Monterey, CA 93940

Philip Neumann  
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UPPER FLOOR RADIANT

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2023

# 1535 Palmero Way Pebble Beach, CA

**Stocker & Allaire**

General Contractors, Inc.

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(831) 375-1890

■ STRUCTURAL ENGINEER

HALTERMAN ENGINEERING  
P.O. BOX 370084  
MONTARA, CA 94037

415-676-9390

www.haltermanengineering.com

■ STAMP

**FOR COMMENT &  
COORDINATION - NOT  
FOR CONSTRUCTION**

■ PROJECT NAME / LOCATION

## GENERAL STRUCTURAL NOTES

SCOPE OF WORK: RENOVATION OF EXISTING 2-STORY BUILDING AND RECONSTRUCTION OF 1-STORY NORTH WING

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

LIMITATIONS: THE SEISMIC LATERAL FORCE RESISTING SYSTEM SHOWN ON THESE DRAWINGS IS INTENDED PRIMARILY TO SAFEGUARD AGAINST MAJOR FAILURES AND LOSS OF LIFE, NOT TO LIMIT DAMAGE, MAINTAIN FUNCTION, OR PROVIDE FOR EASY REPAIR TO NEW OR REHABILITATED BUILDINGS.

## 1. GENERAL

MATERIALS AND WORKMANSHIP TO CONFORM TO THE BUILDING CODE DEFINED ABOVE AND THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.

A. THESE NOTES APPLY TO ALL DRAWINGS AND GOVERN UNLESS OTHERWISE NOTED OR SPECIFIED. WHENEVER THERE APPEARS TO BE A CONFLICT BETWEEN THE NOTES, DRAWINGS, OR SPECIFICATIONS, CONTACT THE ENGINEER FOR CLARIFICATION.

B. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND PROPOSED DIMENSIONS AT JOB SITE. COMPARE STRUCTURAL DRAWINGS WITH ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS BEFORE COMMENCING WORK. NOTIFY ENGINEER OF ANY DISCREPANCIES AND DO NOT PROCEED WITH AFFECTED WORK UNTIL THEY ARE RESOLVED. DO NOT SCALE DRAWINGS.

C. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, USE SIMILAR DETAILS OF CONSTRUCTION, SUBJECT TO REVIEW AND APPROVAL BY THE ENGINEER.

D. DETAILS NOTED AS "TYPICAL" IN THEIR TITLE OR ON SHEETS TITLED "TYPICAL DETAILS" APPLY TO SITUATIONS OCCURRING ON THE PROJECT THAT ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY REFERENCED. SUCH DETAILS ARE NOT NOTED AT EACH LOCATION THAT THEY OCCUR.

E. ALL ELEMENTS INDICATED ON THE DRAWINGS SHALL BE ASSUMED "NEW" UNLESS OTHERWISE NOTED.

F. SAFETY MEASURES: AT ALL TIMES THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS OF THE JOB SITE INCLUDING, BUT NOT LIMITED TO:

- a) SAFETY OF THE PERSONS AND PROPERTY,
- b) MEANS AND METHODS OF CONSTRUCTION,
- c) COMPLIANCE WITH APPLICABLE CAL/OSHA REQUIREMENTS AND GUIDELINES.

THE CONTRACTOR SHALL BRACE OR SHORE THE CONSTRUCTION AS REQUIRED TO PROVIDE A SAFE AND TRUE STRUCTURE. WHERE PRACTICING OR POSSIBLE AS INDICATED IN THE DRAWINGS, IT IS DONE SO ONLY AS A COURTESY TO THE CONTRACTOR AND SHALL NOT RELIEVE THE CONTRACTOR OF THEIR RESPONSIBILITY TO COORDINATE THE WORK WITH THE AFOREMENTIONED PROVISIONS. THE ARCHITECTS OR ENGINEERS' JOB SITE REVIEW IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES.

## 2. SUBMITTALS

A. SUBMIT ELECTRONIC PORTABLE DOCUMENT FORMAT (PDF) COPY OF REQUIRED SUBMITTALS TO OWNER'S REPRESENTATIVE FOR REVIEW. THE ENGINEER SHALL HAVE 15 WORKING DAYS FROM DATE OF RECEIPT TO COMPLETE AND RETURN THE SUBMITTAL REVIEW.

B. SHOP DRAWINGS, MILL CERTIFICATES, AND/OR OTHER RELEVANT CERTIFICATIONS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BEFORE FABRICATION, FOR THE FOLLOWING ITEMS:

- 1) STRUCTURAL AND MISCELLANEOUS STEEL
  - a) MILL CERTIFICATIONS FOR ALL STEEL AND ALL FASTENERS.
  - b) SHOP DRAWINGS INCLUDING AT A MINIMUM ASTM MATERIAL DESIGNATIONS, MEMBER SIZES, SIZES AND TYPES OF WELDS, SIZES AND TYPES OF BOLTS, AND DIMENSIONS.
  - c) WELD PROCEDURE SPECIFICATIONS FOR EACH TYPE OF WELD TO BE USED AND PRODUCT DATA FOR WELDING FILLER METAL.
  - d) OWNER'S SUBMITTAL SHEETS FORMS.
  - e) MANUFACTURER'S PRODUCT DATA FOR PRIMER AND FINISH PAINT, INCLUDING COLOR CHARTS.
  - f) CONTRACTOR SHALL ESTABLISH AND VERIFY REQUIRED TOP OF STEEL (T.O.S.) ELEVATIONS, WHETHER INDICATED ON THE DRAWINGS OR NOT, AGAINST ARCHITECTURAL FINISHED FLOOR AND ROOF ELEVATIONS, AND THE STRUCTURAL DETAILS, INCLUDING ANY SPECIFIED OFFSET OR PRE-CAMBER. NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES.
- 2) REINFORCING STEEL
  - a) MATERIAL CERTIFICATES FOR REINFORCING STEEL.
- 3) PREFABRICATED TRUSSES
  - a) FRAMING DRAWINGS AND CALCULATIONS STAMPED AND SEALED BY A REGISTERED CIVIL OR STRUCTURAL ENGINEER IN THE STATE OF CALIFORNIA TO THE ENGINEER AND THE BUILDING DEPARTMENT FOR REVIEW.
- 4) CAST-IN-PLACE CONCRETE AND SHOTCRETE
  - a) MIX DESIGNS FOR EACH TYPE OF CONCRETE ON THE PROJECT INCLUDING RESULTS OF SLUMP, COMPRESSION, AND OTHER PROJECT SPECIFIC CRITERIA
  - b) MATERIAL CERTIFICATES
  - c) PROPOSED CONSTRUCTION AND CONTROL JOINT LOCATIONS
  - d) CURING MATERIALS AND METHODS
- 5) UNDERSLAB VAPOR-BARRIER

## 3. SPECIAL INSPECTION REQUIREMENTS AND TESTING

A. PROVIDE SPECIAL INSPECTIONS AND TESTING FOR ALL ITEMS AS REQUIRED BY THE GOVERNING JURISDICTION.

B. THE OWNER SHALL BE RESPONSIBLE FOR RETAINING AN INDEPENDENT, QUALIFIED INSPECTOR AND/OR TESTING LAB TO PERFORM ALL REQUIRED TESTING AND SPECIAL INSPECTIONS.

C. IF INITIAL TESTS OR INSPECTIONS MADE BY THE OWNER'S TESTING AGENCY REVEAL THAT ANY PORTION OF THE WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, ADDITIONAL TESTS, INSPECTIONS, AND NECESSARY REPAIRS WILL BE MADE AT THE CONTRACTOR'S EXPENSE. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AND OWNER OF NON-CONFORMING WORK. THIS NOTIFICATION SHALL SPECIFICALLY ADDRESS THE NON-CONFORMING WORK AND SHALL BE SEPARATE FROM THE SPECIAL INSPECTION REPORTS.

D. SPECIAL INSPECTION REPORTS SHALL BE SENT TO THE ENGINEER AT THE TIME OF COMPLETION FOR REVIEW OF CONFORMANCE WITH THE REQUIREMENTS OF THE STRUCTURAL DRAWINGS.

E. THE CONTRACTOR SHALL NOTIFY THE TESTING LAB A MINIMUM OF 48 HOURS PRIOR TO TIME OF INSPECTION.

## F. THE FOLLOWING SPECIFIC ITEMS SHALL BE INSPECTED AND/OR TESTED BY THE TESTING LAB:

- 1) CONCRETE:
  - a) SAMPLE AND TEST CONCRETE AS FOLLOWS:
    - 1. FABRICATE SPECIMENS FOR STRENGTH TESTS PER ACI 318.
    - 2. PERFORM SLUMP AND AIR CONTENT TESTS.
    - 3. DETERMINE TEMPERATURE OF THE CONCRETE.
  - b) REINFORCING STEEL
    - 1. PLACEMENT
    - 2. OBTAIN AND REVIEW MILL TEST REPORTS.
    - c. CONCRETE PLACEMENT (CONTINUOUS INSPECTION).
    - d. CAST-IN-PLACE ANCHOR BOLTS.
    - e. CURING TEMPERATURE AND TECHNIQUES AND DURATION.
    - f. REVIEW MIX DESIGN FOR EACH CLASS OF CONCRETE.
    - g. REVIEW THE TICKET OF EACH BATCH OF CONCRETE DELIVERED.

- 2) ALL STRUCTURAL WELDING INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:
  - a. CONTINUOUS INSPECTION FOR ALL BUTT WELDS, COMPLETE AND PARTIAL PENETRATION WELDS, GROOVE WELDS AND PLUG WELDS, INCLUDING WELDING OF REINFORCEMENT.
  - b. CONTINUOUS INSPECTION OF ALL FILLET WELDS EXCEEDING 5/16".
  - c. PERIODIC VISUAL INSPECTION OF THE FOLLOWING ITEMS:
    - 1. SINGLE-PASS FILLET WELDS NOT EXCEEDING 5/16".

## 3) POST INSTALLED ANCHORS.

- 4) STRUCTURAL WOOD
  - a. PERIODIC SPECIAL INSPECTION FOR NAILING, BOLTING, ANCHORING AND OTHER FASTENING OF COMPONENTS WITHIN THE SEISMIC FORCE RESISTING SYSTEM, INCLUDING WOOD SHEAR WALLS, SHEAR PANELS AND HOLD-DOWNS.

- 5) ALL EXCAVATIONS AND EARTH FORMS SHALL BE INSPECTED BY THE LOCAL BUILDING INSPECTOR AND INSPECTED BY THE GEOTECHNICAL ENGINEER AND/OR ENGINEER PRIOR TO PLACING REINFORCING STEEL.

## 4. STRUCTURAL OBSERVATIONS

- A. STRUCTURAL OBSERVATIONS WILL BE UNDERTAKEN BY PERSONNEL UNDER THE SUPERVISION OF THE ENGINEER OF RECORD. STRUCTURAL OBSERVATIONS ARE SEPARATE FROM THE SPECIAL INSPECTION REQUIREMENTS OUTLINED ABOVE.

- B. THE PURPOSE OF STRUCTURAL OBSERVATIONS IS TO REVIEW THE OVERALL PROGRESS OF CONSTRUCTION AND ASCERTAIN ITS GENERAL COMPLIANCE WITH THE CONSTRUCTION DOCUMENTS, THESE GENERAL NOTES, AND OTHER SPECIFICATIONS, WHERE APPPLICABLE. OBSERVATIONS WILL BE NOTED IN REGULAR SITE REPORTS ISSUED TO THE OWNER'S REPRESENTATIVE.

- C. UNLESS OTHERWISE AGREED UPON, THE ENGINEER OF RECORD SHALL BE ENGAGED TO PROVIDE, AT MINIMUM, A LEVEL OF CONSTRUCTION INVOLVEMENT NEEDED TO OBSERVE THE FOLLOWING AT SIGNIFICANT MILESTONES DURING THE CONSTRUCTION PROCESS:

- 1) FOUNDATION REINFORCEMENT AND CONSTRUCTION
- 2) STRUCTURAL STEEL AND WOOD FRAMING
- 3) LATERAL FORCE RESISTING ELEMENTS

ADDITIONAL ENGINEER INVOLVEMENT MAY BE DESIRED. ANY AGREEMENT TO THAT EFFECT SHALL BE MADE PRIOR TO THE START OF CONSTRUCTION.

- D. THE CONTRACTOR SHALL NOTIFY THE ENGINEER A MINIMUM OF 3 DAYS PRIOR TO THE TIME OF OBSERVATION AND PROVIDE ACCESS FOR THE OBSERVATIONS.

- E. AN OWNER'S REPRESENTATIVE MAY BE DESIGNATED, BY THE OWNER'S SPECIFIC AUTHORIZATION PRIOR TO THE START OF CONSTRUCTION, WHO WILL HAVE THE AUTHORITY TO REQUEST ADDITIONAL ENGINEER INVOLVEMENT OUTSIDE OF THE NORMAL DUTIES ASSOCIATED WITH STRUCTURAL OBSERVATION.

## 5. DESIGN BASIS

- A. CONSTRUCT IN CONFORMANCE WITH THE BUILDING CODE NOTED ABOVE.

## B. DESIGN LIVE LOADS (PSF):

ROOF 20

FLOOR 40

DECK/BALCONY 60

ATTIC 10 (NO STORAGE PERMITTED)

## C. DESIGN DEAD LOADS (PSF):

FLOOR 20

BALCONY 25

ROOF 15

## D. EARTHQUAKE DESIGN DATA

- 1) SEISMIC IMPORTANCE FACTOR, I: 1.0

- 2) RISK CATEGORY: II

- 3) USGS MCER SPECTRAL RESPONSE ACCELERATIONS

- i. 1.273 g

- ii. S1 = 0.481 g

- 4) SITE CLASS: D

- 5) ASCE 7 DESIGN SPECTRAL RESPONSE COEFFICIENTS:

- i. SDS = 0.849 g

- 6) SEISMIC DESIGN CATEGORY: D

- 7) BASIC SEISMIC-FORCE RESISTING SYSTEM: PLYWOOD SHEARWALLS

- 8) RESPONSE MODIFICATION FACTOR, R: 6.5

- 9) SEISMIC RESPONSE COEFFICIENT, Cs (AT STRENGTH LEVEL): 13.1% G

- 10) ANALYSIS PROCEDURE USED: EQUIVALENT LATERAL FORCE PROCEDURE

## E. WIND:

- 1) RISK CATEGORY: II

- 2) BASIC WIND SPEED: 91 MPH

- 3) WIND DIRECTIONALITY FACTOR, Kd: 0.85

- 4) EXPOSURE CATEGORY TYPE: D

- 5) TOPOGRAPHIC FACTOR, Kzt: 1.0

- 6) ENCLOSURE CLASSIFICATION: ENCLOSED

- 7) INTERNAL PRESSURE COEFF (C<sub>g</sub>): ±0.18

## F. FOUNDATIONS:

- 1) SPREAD/STRIP FOOTING: 2000 PSF

- 2) COEFFICIENT OF FRICTION: 0.3

## 6. FOUNDATION, FILL, AND SITE WORK

FOUNDATION DESIGN IS BASED ON A GEOTECHNICAL REPORT PREPARED BY BUTANO GEOTECHNICAL ENGINEERS, DATED NOVEMBER 2021

- A. EXCEPT WHERE OTHERWISE SHOWN, EXCAVATIONS SHALL BE MADE AS NEAR AS POSSIBLE TO THE NEAT LINES REQUIRED BY THE SIZE AND SHAPE OF THE STRUCTURE. ALL FOUNDATIONS SHALL BE POURED WITHOUT THE USE OF SIDE FORMS WHEREVER POSSIBLE. IF THE TRENCHES CANNOT STAND, FULLY FORM SIDES TO DIMENSIONS SHOWN.

- B. DO NOT ALLOW WATER TO STAND IN TRENCHES. IF BOTTOMS OF TRENCHES BECOME SOFTENED DUE TO RAIN OR SLURRY, OR OTHER WATER BEFORE CONCRETE IS CAST, EXCAVATE SOFTENED MATERIAL AND REPLACE WITH PROPERLY COMPAKTED BACK-FILL OR CONCRETE AT NO COST TO OWNER.

- C. FOR SHALLOW FOUNDATIONS, THE TOP SURFACE OF FOOTINGS SHALL BE LEVEL. THE BOTTOM SURFACE OF FOOTINGS SHALL BE PERMITTED TO HAVE A SLOPE NOT EXCEEDING ONE UNIT VERTICAL IN 10 UNITS HORIZONTAL (10-PERCENT SLOPE). FOOTINGS SHALL BE STEPPED WHERE IT IS NECESSARY TO CHANGE THE ELEVATION OF THE TOP SURFACE OF THE FOOTING OR WHERE THE SURFACE OF THE GROUND SLOPES MORE THAN ONE UNIT VERTICAL IN 10 UNITS HORIZONTAL.

- D. AREAS TO RECEIVE FILL SHOULD BE SCARIFIED, CLEARED OF ORGANICS,

- MOISTURE-CONDITIONED, AND COMPACTED TO A MINIMUM OF 90 PERCENT RELATIVE COMPACTION. THE COMPACTED SUBGRADE SHOULD EXTEND 2 FEET LATERALLY OF ANY PROPOSED IMPROVEMENTS.

## 7. UNDER-SLAB VAPOR BARRIER

- A. VAPOR BARRIER MUST HAVE THE FOLLOWING MATERIAL QUALITIES:

- 1) WVTR LESS THAN 0.008 AS TESTED BY ASTM E96.

- 2) ASTM E 1745 CLASS A (PLASTICS).

- B. ACCEPTABLE PRODUCTS:

- 1) STEGO WRAP (15 MIL) VAPOR BARRIER BY STEGO INDUSTRIES.

- 2) W.R. MEADOWS PREMOULDED MEMBRANE WITH PLASMATIC CORE.

- C. INSTALLATION & PREPARATION OF SUBSOIL FOR VAPOR BARRIER SHALL BE IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS AND ASTM E1643-11.

## 8. CONCRETE

- A. EXCEPT WHERE NOTED OTHERWISE ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF ACI 301 - SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS. UNLESS



## ■ STRUCTURAL ENGINEER

HALTERMAN ENGINEERING  
P.O. BOX 370084  
MONTARA, CA 94037

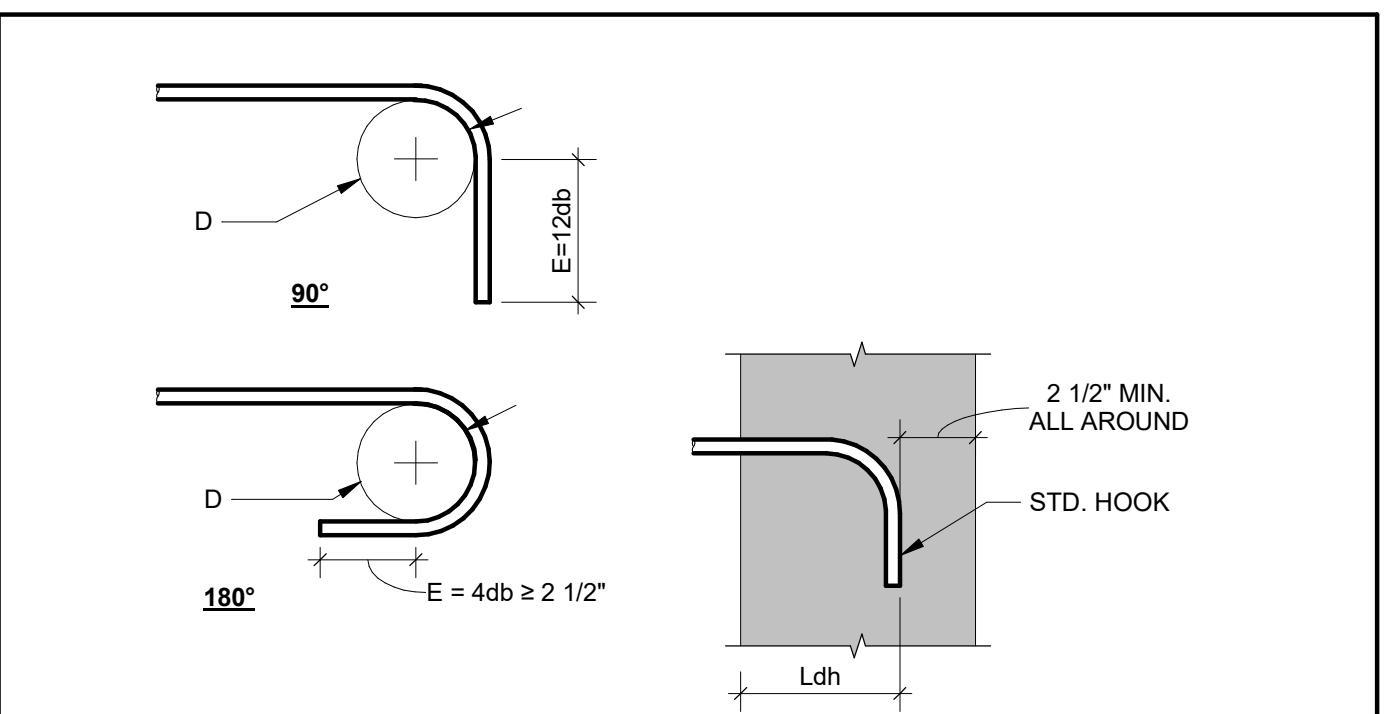
415-676-9390

www.haltermanengineering.com

## ■ STAMP

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FOR CONSTRUCTION

## ■ PROJECT NAME / LOCATION

1535 Palmero Way  
Pebble Beach, CA

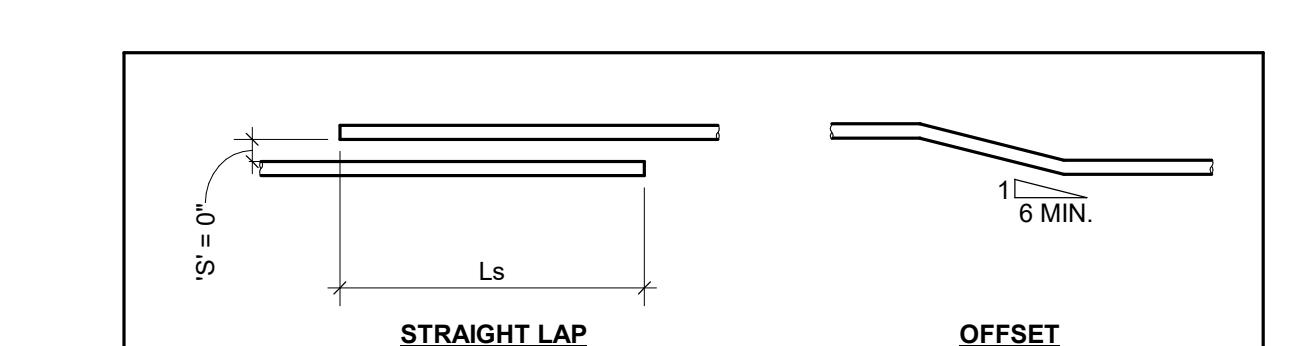
BAR SIZE	D (BEND ø)	E (HOOK EXTENSION)		Ldh (HOOK DEVELOPMENT LENGTH)		
		90° BEND	180° BEND	f <sub>c</sub> =3000psi	f <sub>c</sub> =4000psi	f <sub>c</sub> ≥5000psi
#3	2 1/4"	4 1/2"	2 1/2"	6"	6"	6"
#4	3"	6"	2 1/2"	8"	7"	6"
#5	3 3/4"	7 1/2"	2 1/2"	10"	9"	8"
#6	4 1/2"	9"	3"	12"	10"	9"
#7	5 1/4"	10 1/2"	3 1/2"	14"	12"	11"
#8	6"	12"	4"	16"	14"	12"
#9	9 1/2"	14"	5"	18"	15"	14"
#10	10 1/4"	15 1/2"	5 1/2"	20"	17	16"
#11	11 1/2"	17"	6"	22"	19"	17"
#14	17"	20 1/2"	7"	38"	33"	29"
#18	22 3/4"	27 1/2"	9 1/2"	50"	43"	39"

## NOTES:

1. db = BAR DIAMETER
2. UNCOATED BARS
3. NORMAL WEIGHT CONCRETE
4. MULTIPLY HOOK DEVELOPMENT LENGTH BY 1.33 FOR LIGHTWEIGHT CONCRETE
5. DO NOT FIELD BEND REINFORCEMENT PARTIALLY EMBEDDED IN CONCRETE

## STANDARD HOOK DIM. / DEVELOPMENT SCHED.

N.T.S.



## CLASS B TENSION LAP SPLICING FOR GRADE 60 REINFORCING (INCHES)

BAR SIZE	f <sub>c</sub> =2500 PSI		f <sub>c</sub> =3000 PSI		f <sub>c</sub> =4000 PSI		f <sub>c</sub> ≥5000 PSI	
	TOP	OTHER	TOP	OTHER	TOP	OTHER	TOP	OTHER
#3	31"	23"	29"	22"	25"	19"	22"	17"
#4	42"	32"	38"	29"	33"	25"	29"	23"
#5	51"	39"	47"	36"	41"	31"	36"	28"
#6	61"	47"	56"	43"	49"	37"	44"	34"
#7	90"	69"	82"	63"	71"	54"	64"	49"
#8	101"	78"	94"	72"	81"	62"	73"	56"
#9	114"	88"	105"	81"	91"	70"	82"	63"
#10	130"	100"	118"	91"	102"	79"	92"	71"
#11	143"	110"	131"	101"	114"	87"	102"	78"

## NOTES:

1. THIS TABLE CONTAINS MIN. LENGTHS FOR LAP SPLICES & BAR DEVELOPMENT NOT OTHERWISE SPECIFIED IN THESE DRAWINGS. THESE LENGTHS MAY BE REDUCED IN CERTAIN SITUATIONS, SUBJECT TO PRIOR REVIEW & APPROVAL OF THE ENGINEER.
2. USE "TOP" FOR CONCRETE BOUNDARIES & WHEN MORE THAN 12" OF FRESH CONC. IS PLACED BELOW SPLICE.
3. SPLICE LENGTHS ARE FOR UNCOATED BARS.
4. USE "TOP" FOR WALL BOUNDARIES & WHEN MORE THAN 12" OF FRESH CONC. IS PLACED BELOW SPLICE. "OTHER" FOR ALL OTHER SITUATIONS.
5. PROVIDE MIN. COVER PER GENERAL NOTES, BUT NOT LESS THAN 1x BAR DIAMETER.

## LAP SPLICING / DEVELOPMENT SCHEDULE

NO SCALE

## ■ ISSUE / REVISION

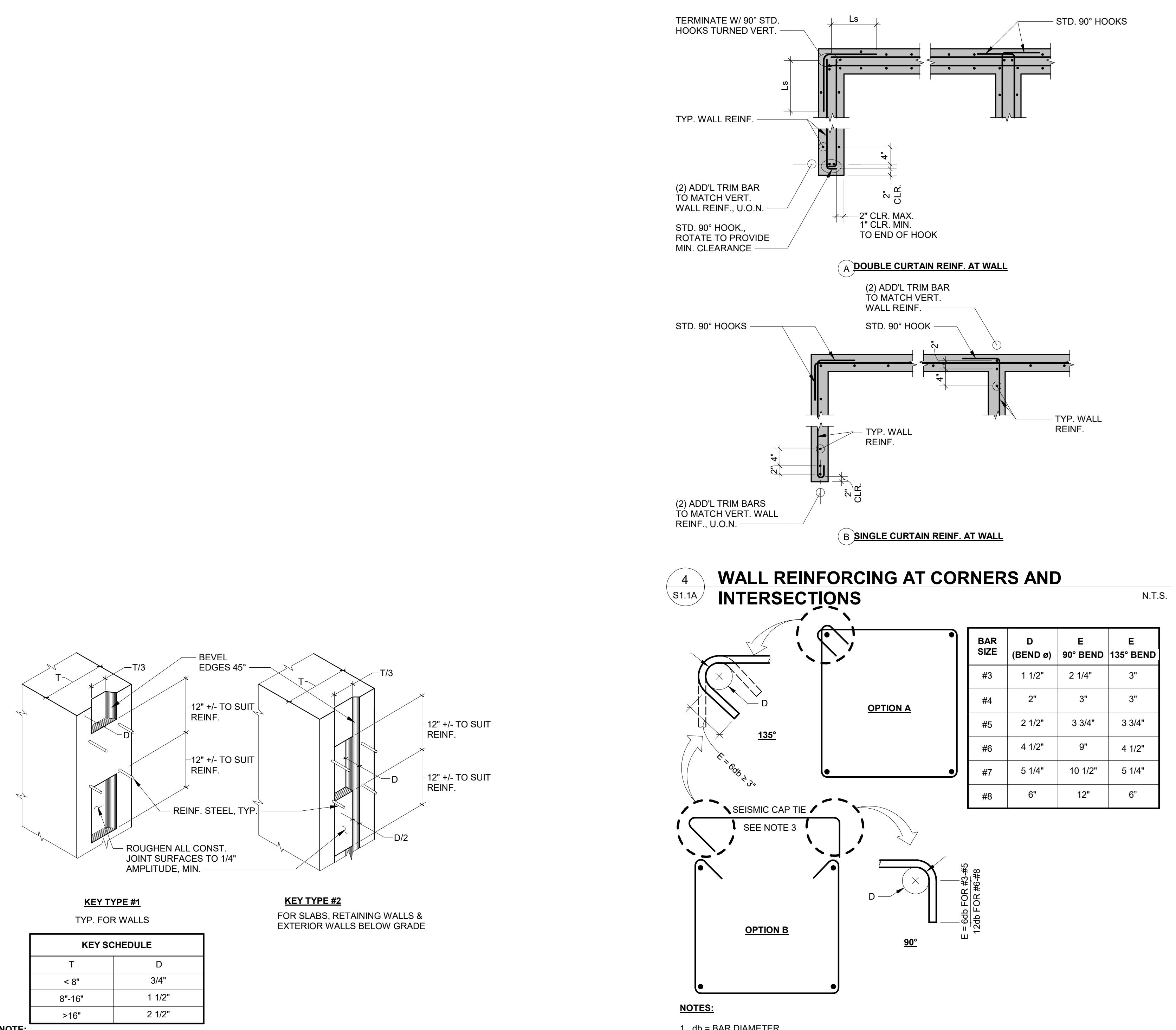
No.	DESCRIPTION	DATE
-	PERMIT SET	06-10-24

■ SCALE AS NOTED  
IF PRINT SIZE IS  
24" x 36"

■ PROJECT No. 23059.01

■ DRAWING TITLE

## TYPICAL CONCRETE DETAILS



## SEISMIC STIRRUP / TIE SCHEDULE

N.T.S.

## LAP SPLICING / DEVELOPMENT SCHEDULE

NO SCALE

S1.1A



## ■ STRUCTURAL ENGINEER

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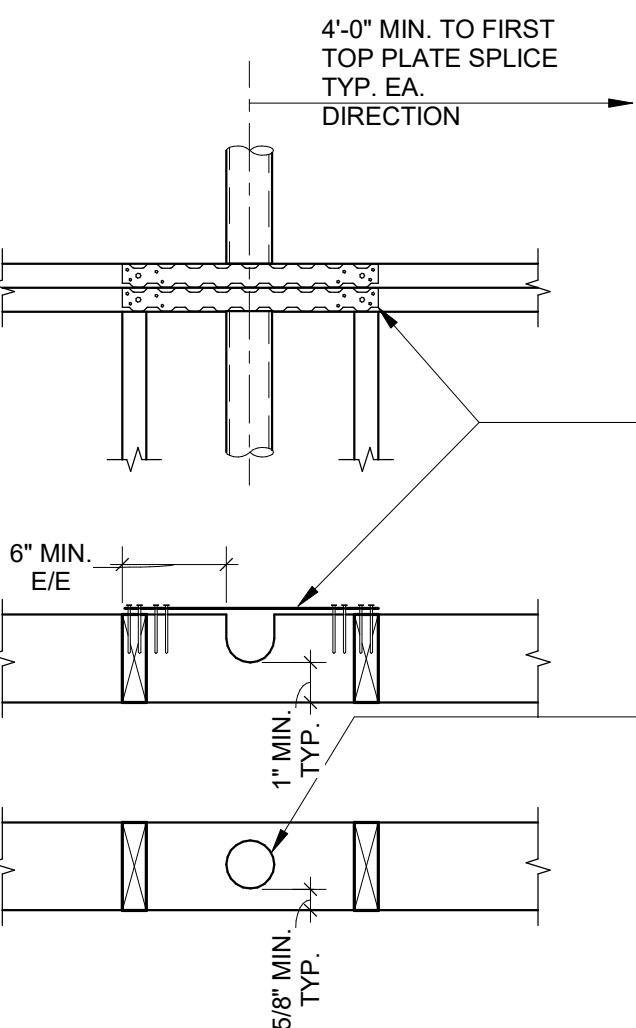
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1535 Palmero Way  
Pebble Beach, CA

PROVIDE CTS OR  
12 GA 1/2" WIDE (MIN.)  
STRAP TIE @ EA.  
NOTCHED PLATE (2)  
STRAPS @ NOTCHED  
DBL. TOP PLATE) W/ 4-  
10d MIN. EA, EA. STRAP

DRILL NEAT HOLE @  
CENTERLINE OF  
PLATES  
(2) 1/4" MAX. @ 2x4 PL  
(4) 1/4" MAX. @ 2x6 PL

NOTE:  
FLOOR JOISTS LOCATED UNDER  
PLUMBING WALL SHALL BE DOUBLED  
(U.O.N.) & SPACED TO GIVE PROPER  
CLEARANCE FOR PIPING

## HOLES &amp; STRAPS @ STUD WALL TOP PLATE

1" = 1'-0"

CJ SIZE & SPACING	MAX SPAN
2x4 @ 24" O.C.	6'-6"
2x6 @ 24" O.C.	10'-0"
2x8 @ 24" O.C.	13'-6"
2x10 @ 24" O.C.	16'-6"
2x12 @ 24" O.C.	19'-6"

## NOTES:

1. CEILING JOISTS SHALL BE DOUG FIR #1 U.O.N.
2. CEILING JOISTS DESIGNED TO SUPPORT DRYWALL AND INSULATION. IF AREA OVER CEILING JOISTS WILL BE USED FOR STORAGE CONTACT ENGINEER FOR ALTERNATE CEILING JOIST SIZES.

## TYPICAL CEILING JOIST SCHEDULE

N.T.S.

MEMBER	HANGER	
	FACE MOUNT	TOP FLANGE
2x ROOF RAFTER	LUS OR U <sup>3</sup>	JB OR HUTF <sup>3</sup>
DBL. 2x ROOF RAFTER	HU <sup>3</sup>	HUTF <sup>3</sup>
LVL ROOF RAFTER	HU <sup>3</sup>	LBV <sup>3</sup>
2x FLOOR JOIST	LUS OR U	LB OR JB
LVL OR DBL LVL FLOOR JOIST	HU	LBV
4x OR 6x BEAM	HU	BA
GLULAM OR PSL BEAM	HHUS	HB

## NOTES:

1. ALL HANGERS BY SIMPSON OR APPROVED EQUIVALENT. INSTALL PER MANUFACTURER'S INSTRUCTIONS. FILL ALL HOLES U.O.N.
2. USE LARGEST HANGER ALLOWED FOR FRAMING MEMBER.
3. HANGER MAY BE SLOPED UP TO 45°

## TYPICAL HANGER SCHEDULE

N.T.S.

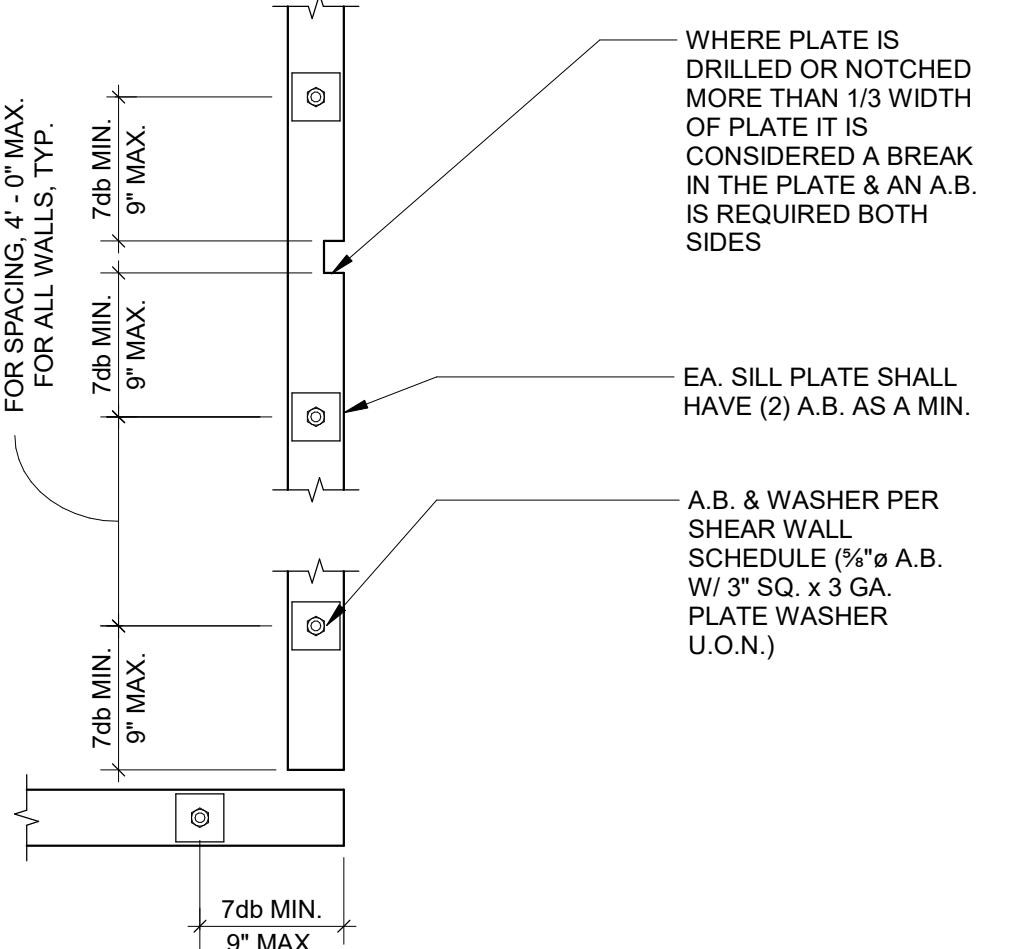
HEADER SIZE							
MAX <sup>2</sup> SPAN "W"	SUPPORTING ROOF			MAX <sup>2</sup> SPAN "W"	HEADERS @ INTERIOR WALLS		
	HDR SIZE	BEARING STUDS	KING STUDS		HDR SIZE	BEARING STUDS	KING STUDS
4'-0"	4x6 OR 6x6	2x	2x	4'-0"	4x8 OR 6x8	2x	2x
6'-0"	4x8 OR 6x8	2x	DBL. 2x	6'-0"	4x8 OR 6x8	2x	DBL. 2x
8'-0"	4x8 OR 6x8	2x	DBL. 2x	8'-0"	4x10 OR 6x10	DBL. 2x	DBL. 2x

## NOTES:

1. MATCH DEPTH OF WALL FRAMING
2. SEE TYPICAL FRAMING @ DOORS & WINDOWS ELEVATION FOR HDR. SPAN
3. USE DBL. 2x KING STUD MIN. @ ALL DOORS U.O.N.

## TYPICAL HEADER SCHEDULE

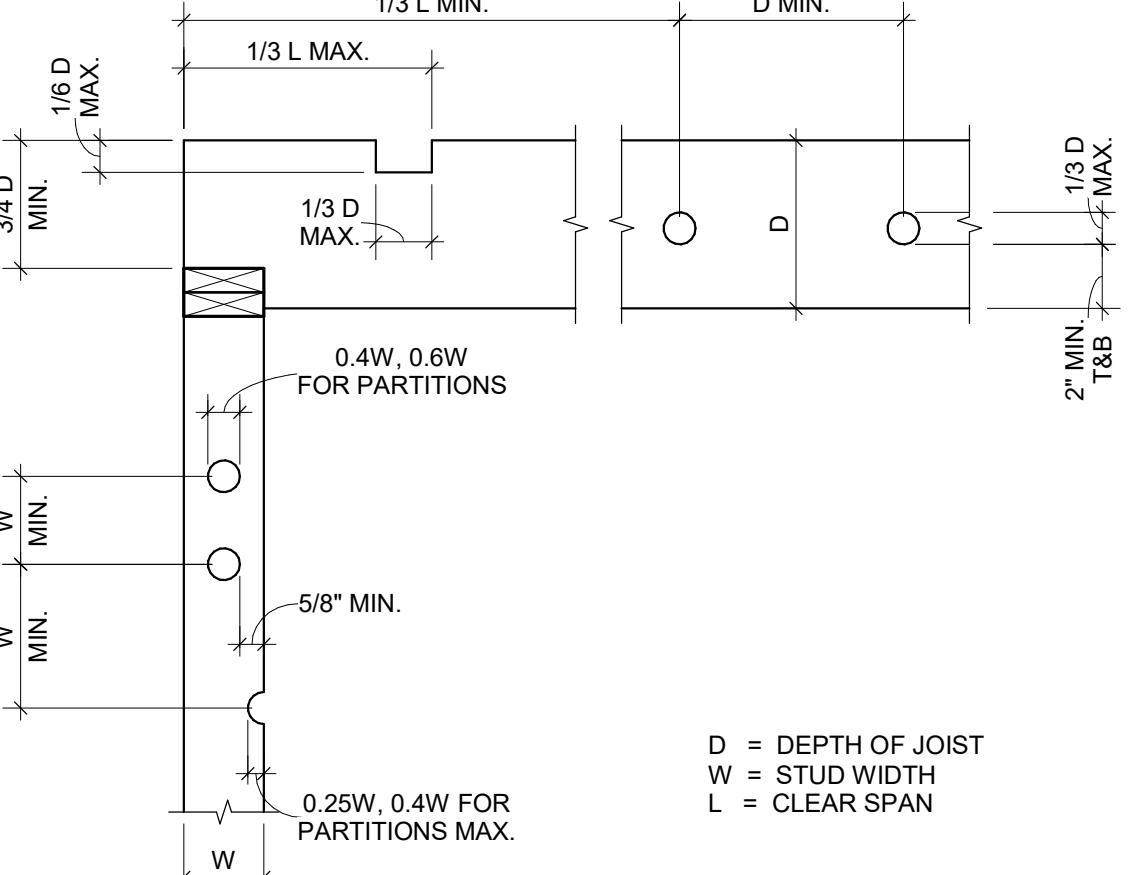
1" = 1'-0"



NOTES:  
1. d = REFERS TO A.B. DIA.  
2. SILL PLATES IN CONTACT W/ CONCRETE SHALL BE P.T.D.F. OR FOUNDATION GRADE REDWOOD  
3. IF 7db MIN./12" MAX. DIM. W/ HD THEN MEASURE FROM CENTERLINE HD A.B.  
4. SILL BOLTS SHALL BE 5/8" Ø L-BOLTS W/ 7" EMB. INTO FTG. (BELOW SLAB WHERE OCCURS) @ 4'-0" MAX. SPACING

## TYP. SILL BOLTING LAYOUT

1" = 1'-0"



D = DEPTH OF JOIST  
W = STUD WIDTH  
L = CLEAR SPAN

## HOLES &amp; NOTCHES IN STUDS &amp; JOIST

N.T.S.

## NAILING SCHEDULE

N.T.S.

CONNECTION	NAILING
1. JOIST TO SILL OR GIRDER, TOE NAIL	(3) 8d
2. BRIDGING TO JOIST, TOE NAIL E/E	(2) 8d
3. 1" x 6" SUBFLOOR OR LESS TO EA. JOIST, FACE NAIL	(2) 8d
4. WIDER THAN 1" x 6" SUBFLOOR TO EA. JOIST, FACE NAIL	(3) 8d
5. 2" SUBFLOOR TO JOIST OR GIRDER, BLIND & FACE NAIL	(2) 16d
6. SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL SOLE PLATE TO JOIST, AT BRACED WALL PANELS	16d @ 16" O.C. (3) 16d @ 16" O.C.
7. TOP PLATE TO STUD, END NAIL	(2) 16d
8. STUD TO SOLE PLATE	(4) 8d TOE NAIL OR (2) 16d END NAIL
9. DOUBLE STUDS, FACE NAIL	16d @ 24" O.C.
10. DOUBLE TOP PLATES, FACE NAIL DOUBLE TOP PLATES, LAP SPLICE (PARTITION)	16d @ 16" O.C. (8) 16d
11. BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOE NAIL	(3) 8d
12. RIM JOIST TO TOP PLATE, TOE NAIL	8d @ 16" O.C.
13. TOP PLATES, LAP AND INTERSECTIONS, FACE NAIL	(2) 16d
14. CONTINUOUS HEADER, TWO PIECES	16d @ 16" O.C. ALONG EACH EDGE
15. CEILING JOISTS TO PLATE, TOE NAIL	(3) 8d
16. CONTINUOUS HEADER TO STUD, TOE NAIL	(4) 8d
17. CEILING JOISTS, LAP OVER PARTITIONS, FACE NAIL	(3) 16d
18. CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	(3) 16d MIN. SEE 2010 CBC TABLE 2308.10.4.1
19. RAFTER TO PLATE, TOE NAIL	(3) 8d
20. 1" DIAGONAL BRACE TO EA. STUD & PLATE, FACE NAIL	(2) 8d
21. 1" x 8" SHEATHING OR LESS TO EA. BEARING, FACE NAIL	(2) 8d
22. WIDER THAN 1" x 8" SHEATHING TO EA. BEARING, FACE NAIL	(3) 8d
23. BUILT-UP CORNER STUDS	16d @ 24" O.C.
24. BUILT-UP GIRDERS & BEAMS	20d @ 32" O.C. FACE NAIL T&B STAGG. ON OPP. SIDES & (2) 20d FACE NAIL AT ENDS AND SPLICES
25. 2" PLANKS, FACE NAIL	16d @ EACH BEARING
26. COLLAR TIE TO RAFTER, FACE NAIL	(3) 10d
27. JACK RAFTER TO HIP	(3) 10d TOE NAIL (2) 16d FACE NAIL
28. ROOF RAFTER TO 2x RIDGE BEAM	(2) 16d TOE NAIL (2) 16d FACE NAIL
29. JOIST TO BAND JOIST, FACE NAIL	(3) 16d
30. LEDGER STRIP, FACE NAIL AT EACH JOIST	(3) 16d
31. WOOD STRUCTURAL PANELS SUBFLOOR, ROOF & WALL SHEATHING (TO FRAMING)	10d
32. PANEL SIDING (TO FRAMING)	8d
33. FIBERBOARD SHEATHING	8d
34. INTERIOR PANELING	6d

## ■ ISSUE / REVISION

No.	DESCRIPTION	DATE
-	PERMIT SET	06-10-24

■ SCALE  
AS NOTED  
IF PRINT SIZE IS  
24"x36"

## ■ PROJECT No.

23059.01

## ■ DRAWING TITLE

TYPICAL WOOD  
DETAILS

S1.2A

# 1535 Palmero Way Pebble Beach, CA

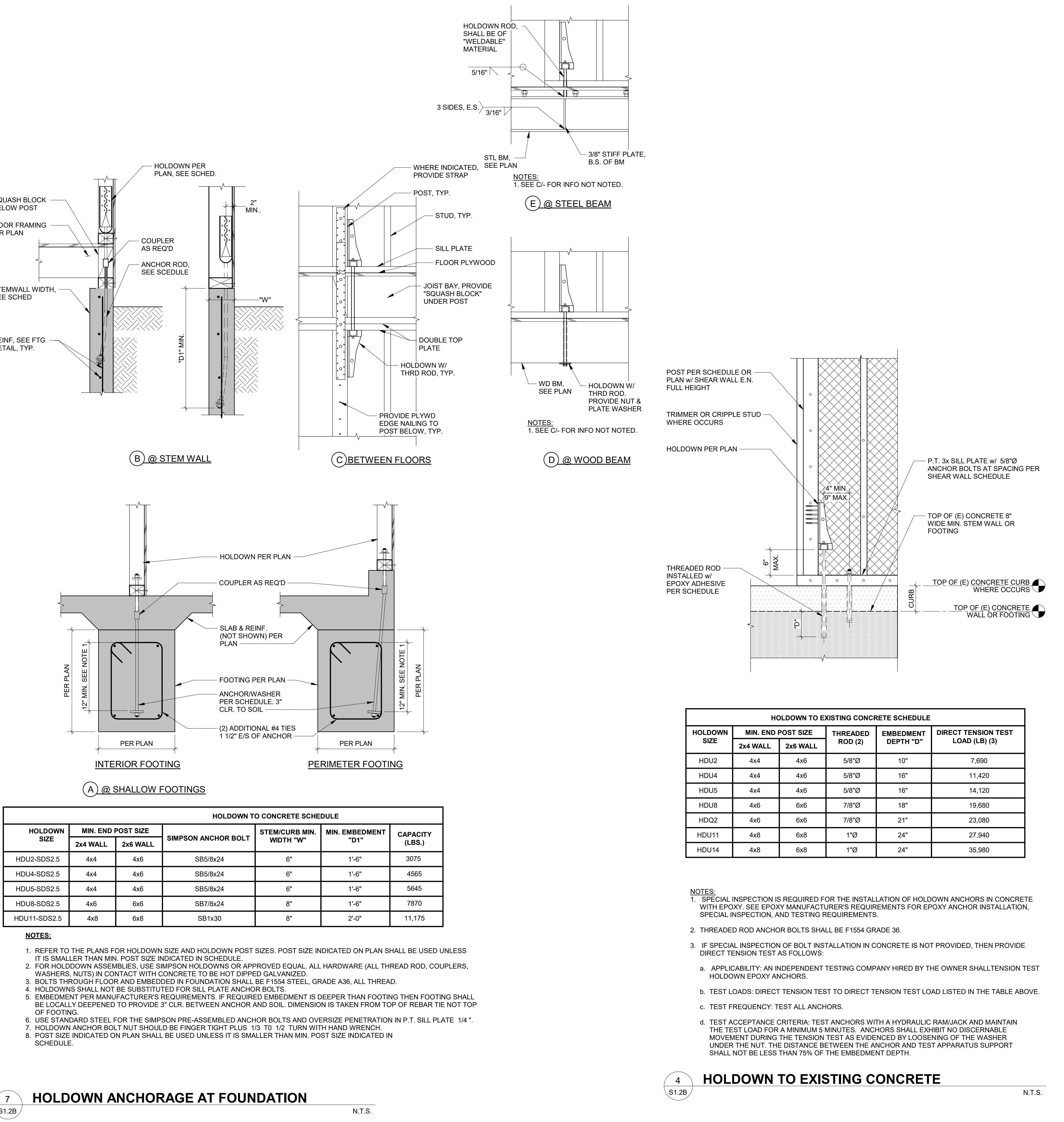
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21 MANDEVILLE COURT  
MONTEREY, CA 93940  
office@stockerallaire.com  
(831) 375-1890

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MONTARA, CA 94037  
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**STAMP**

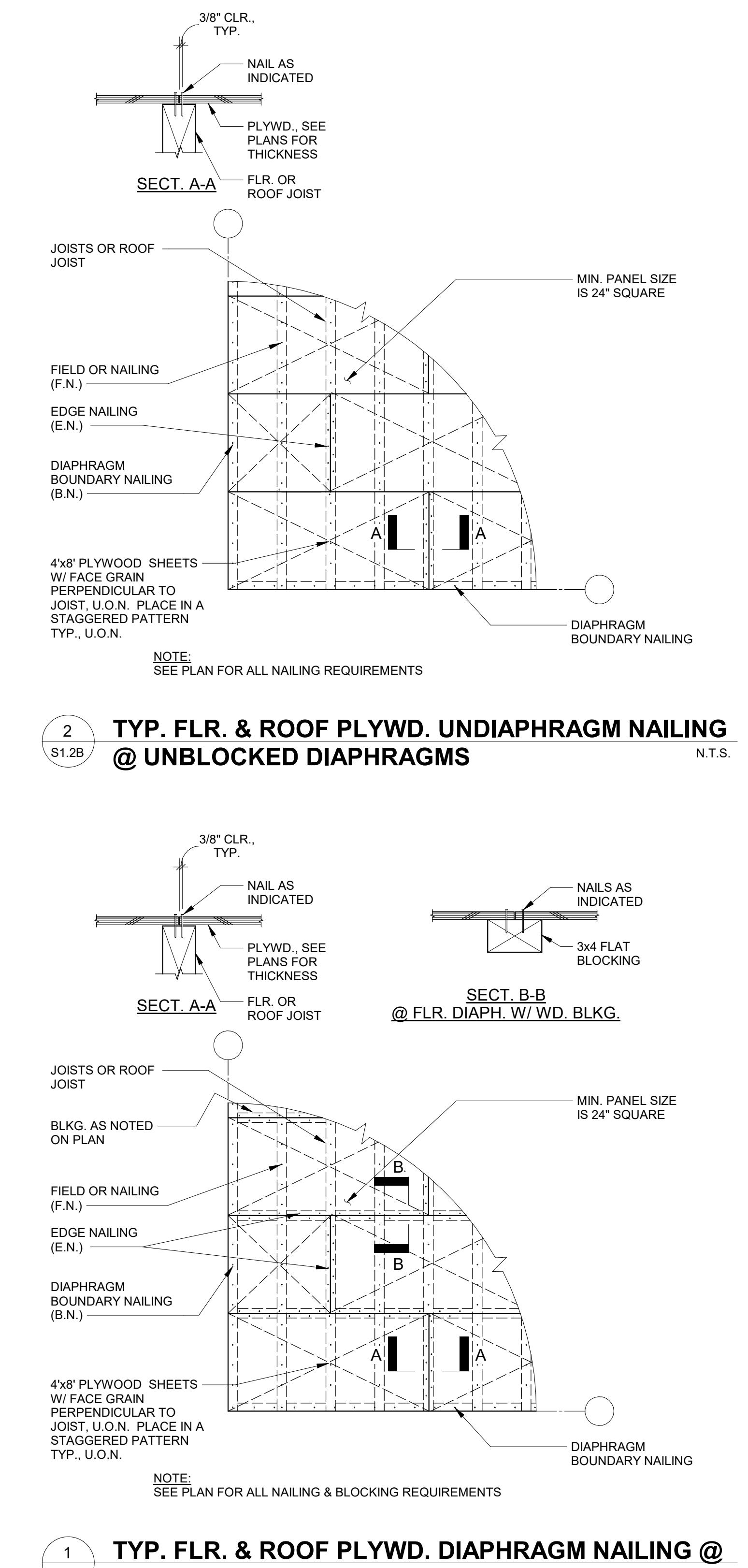
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**PROJECT NAME / LOCATION**



4

## HOLDOWN TO EXISTING CONCRETE



**S1.2B**

## TYPICAL WOOD DETAILS

**1 S1.2B**

## S1.2B

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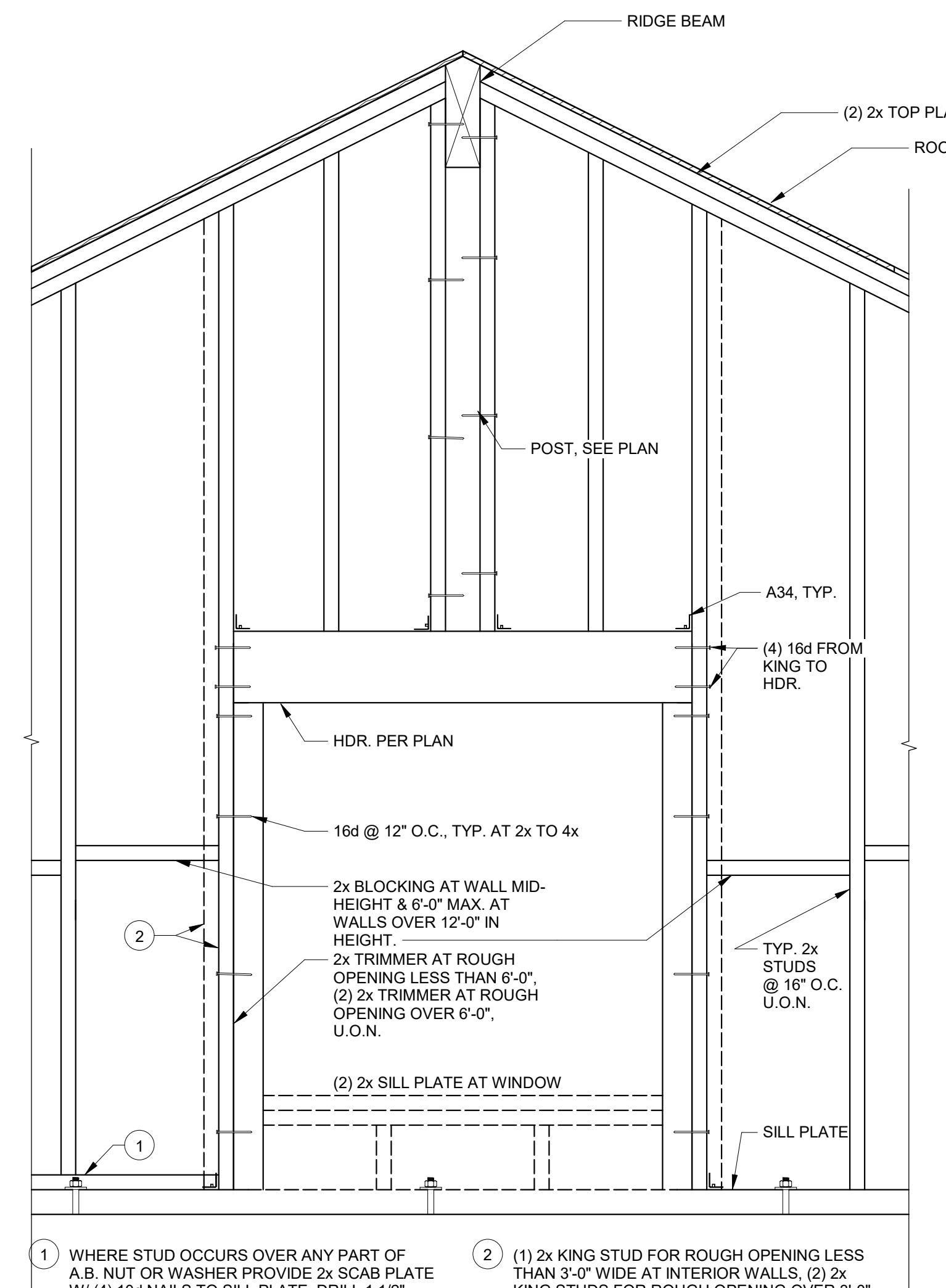
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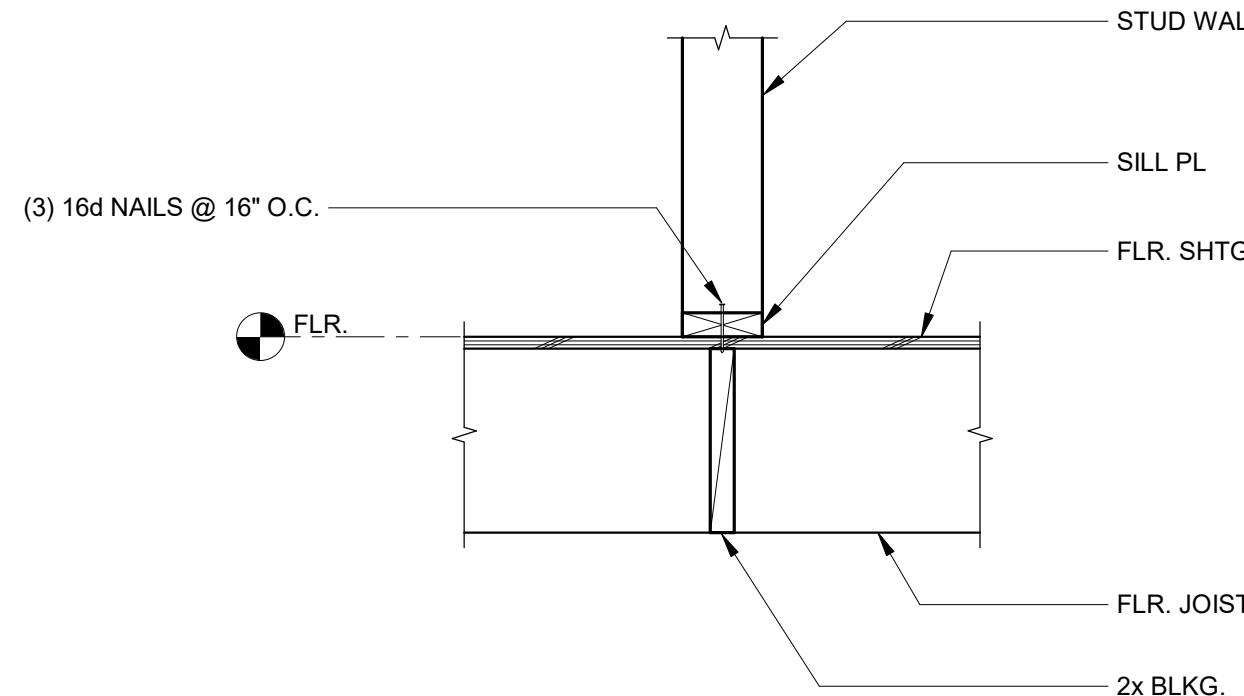
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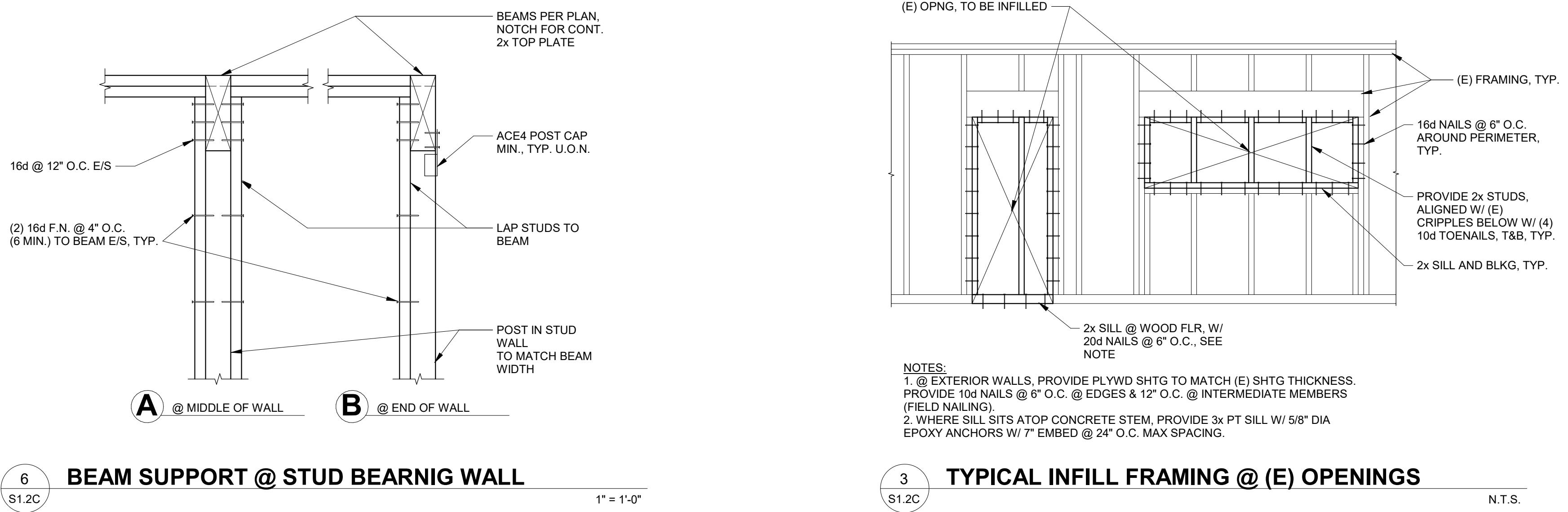
■ PROJECT NAME / LOCATION



8 TYPICAL FRAMING @ GABLE WINDOW  
N.T.S.

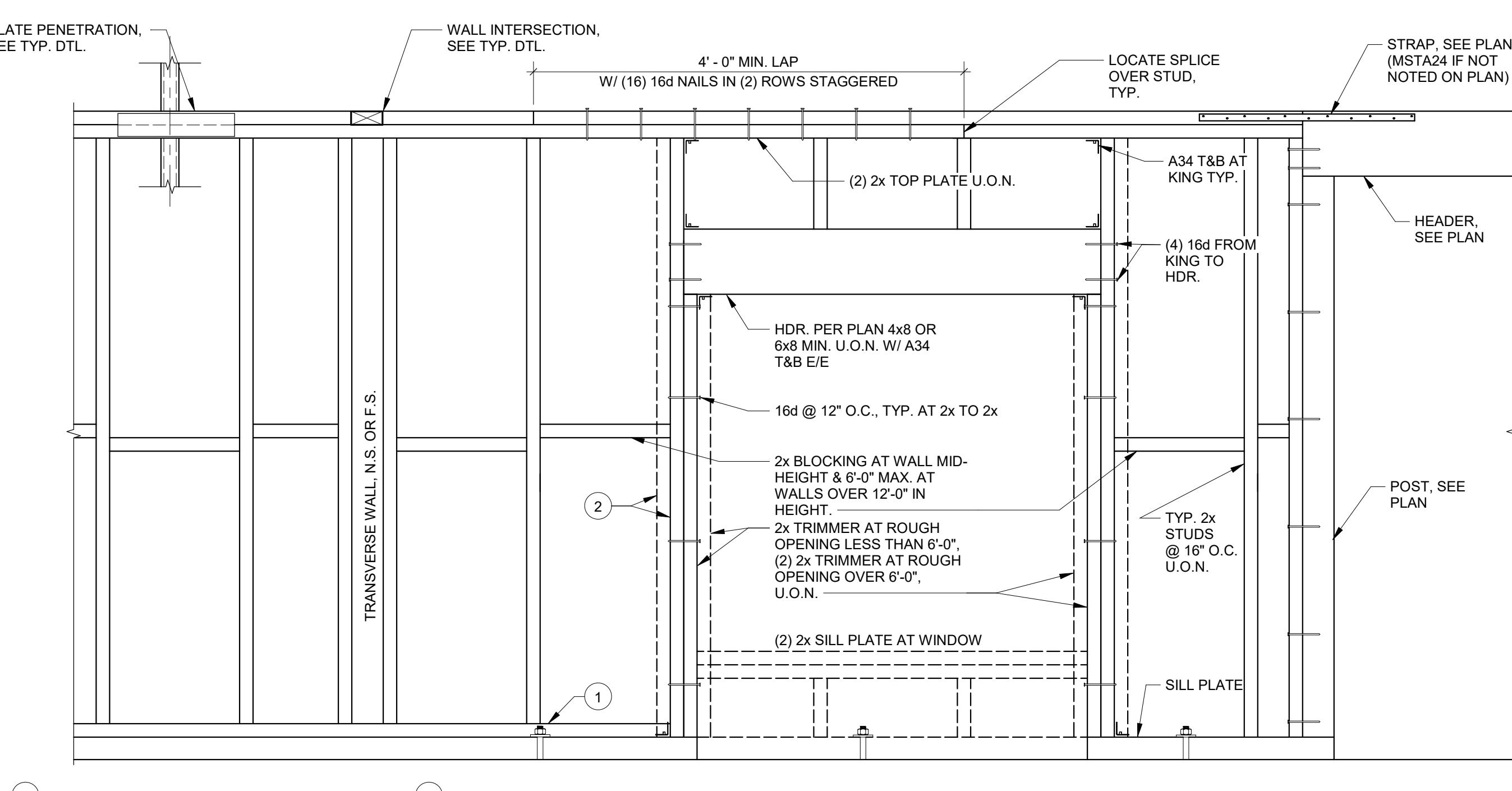


7 TYPICAL PERPENDICULAR WALL ON JOIST DETAIL  
1" = 1'-0"



6 S1.2C BEAM SUPPORT @ STUD BEARING WALL

3 S1.2C TYPICAL INFILL FRAMING @ (E) OPENINGS



1 S1.2C TYPICAL STUD WALL FRAMING

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■ PROJECT No. 23059.01

■ DRAWING TITLE

**TYPICAL WOOD DETAILS**

**S1.2C**

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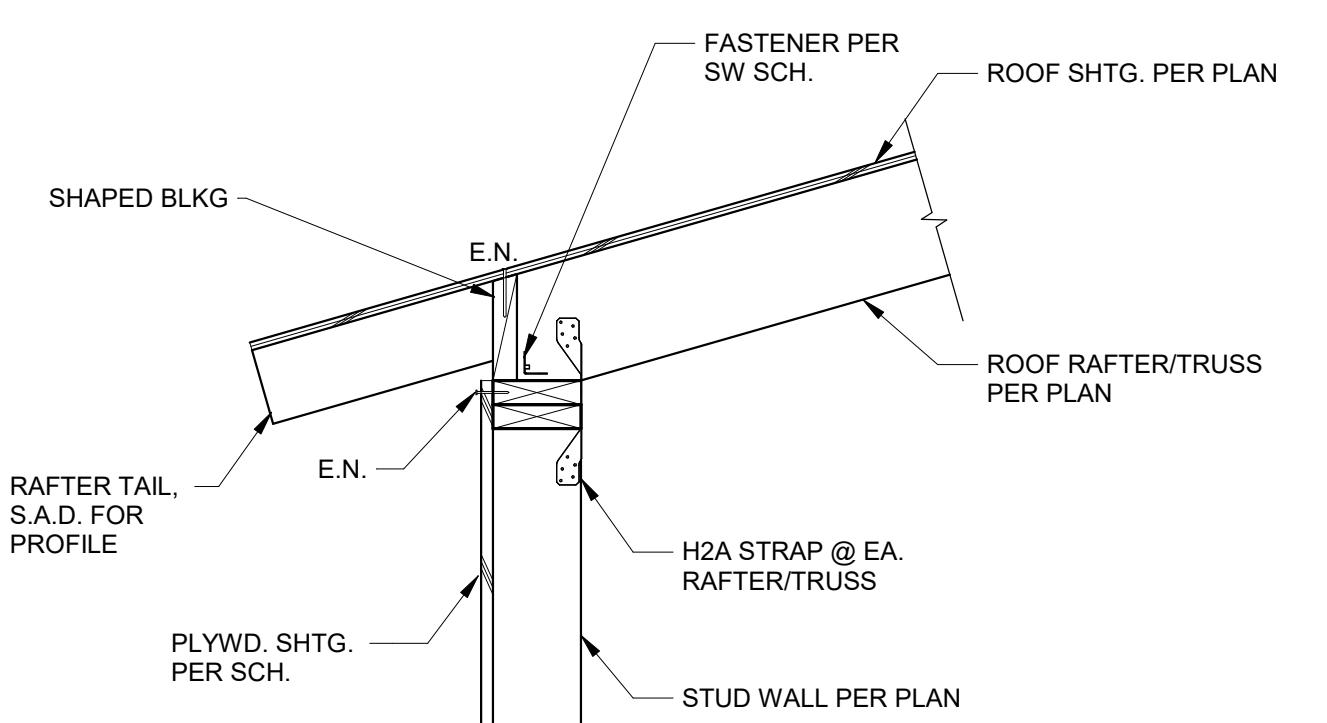
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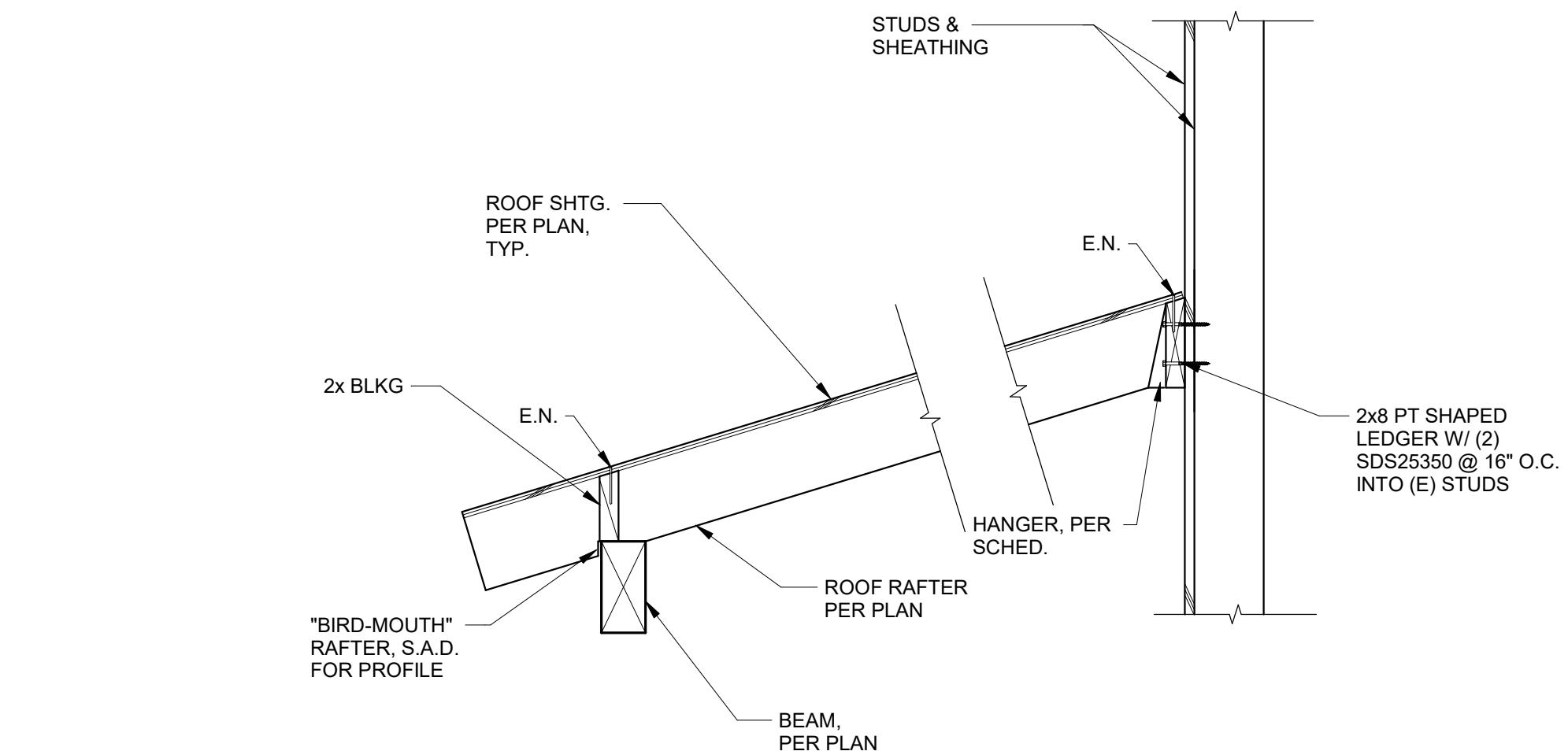
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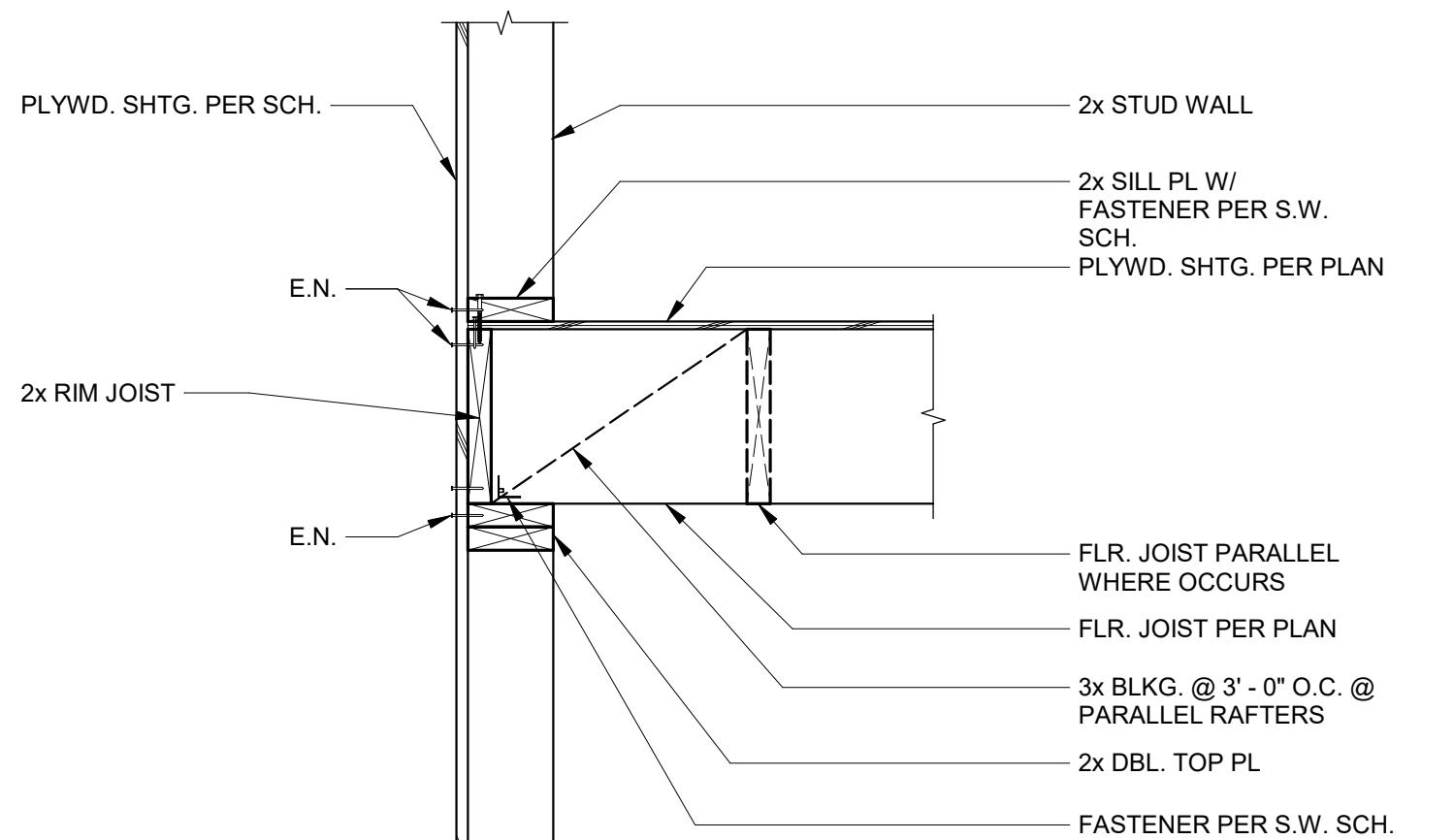
■ PROJECT NAME / LOCATION



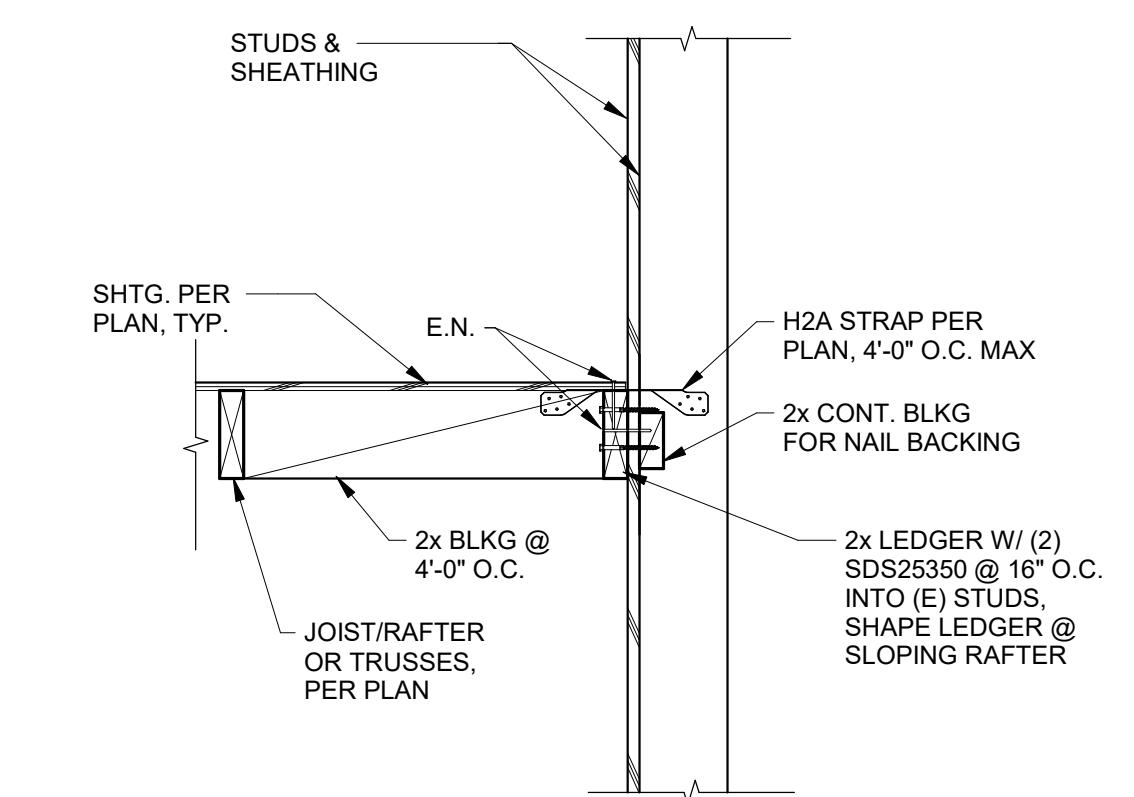
6 TYP. RAFTER-TO-WALL DETAIL



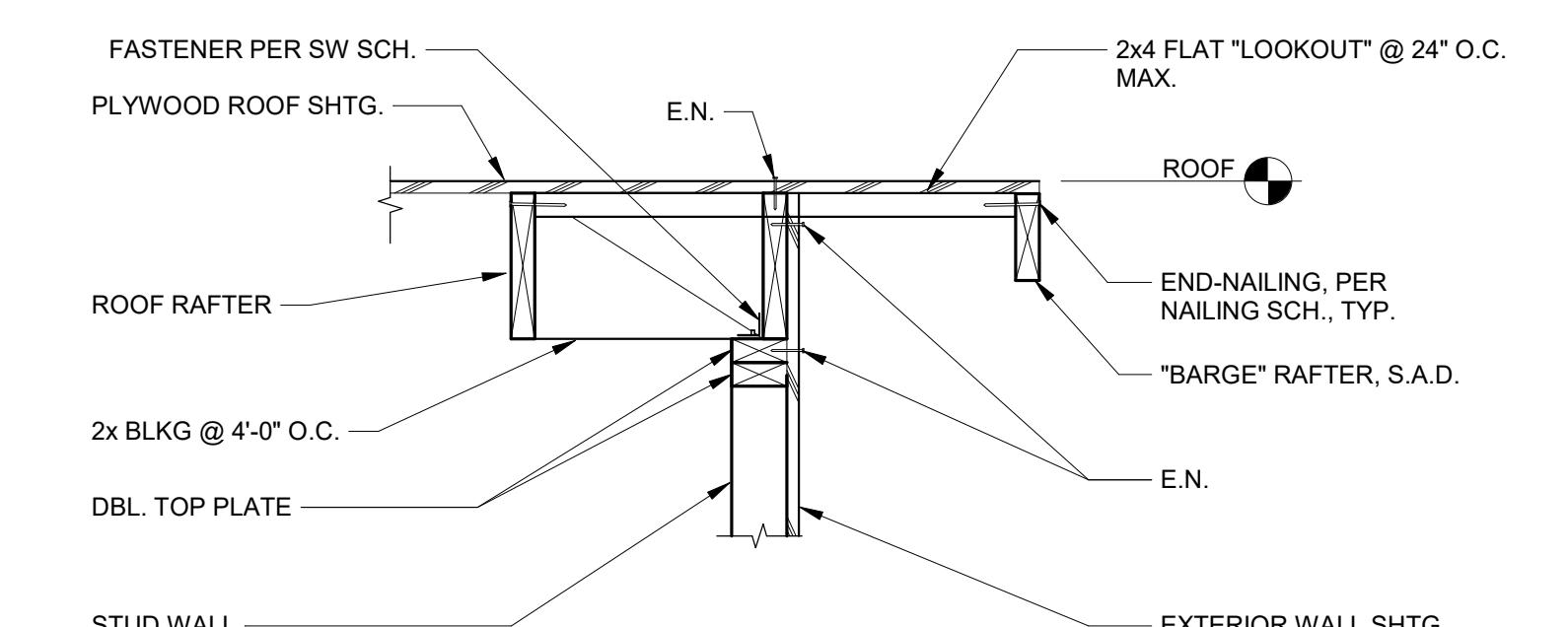
3 ROOF DETAIL @ AWNING



5 TYP. FLOOR FRAMING



2 TYPICAL WOOD LEDGER CONNECTION DETAIL



S1.2D

1 TYPICAL RAKE OUTRIGGER DETAIL

NOTES:  
1) SEE OTHER DETAILS FOR INFO NOT NOTED  
2) SEE ARCHITECTURAL DWGS FOR FLASHING & WATERPROOFING

NOTE:  
1. ARCHITECTURAL DETAILS NOT SHOWN

1" = 1'-0"

■ ISSUE / REVISION

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TYPICAL WOOD  
DETAILS

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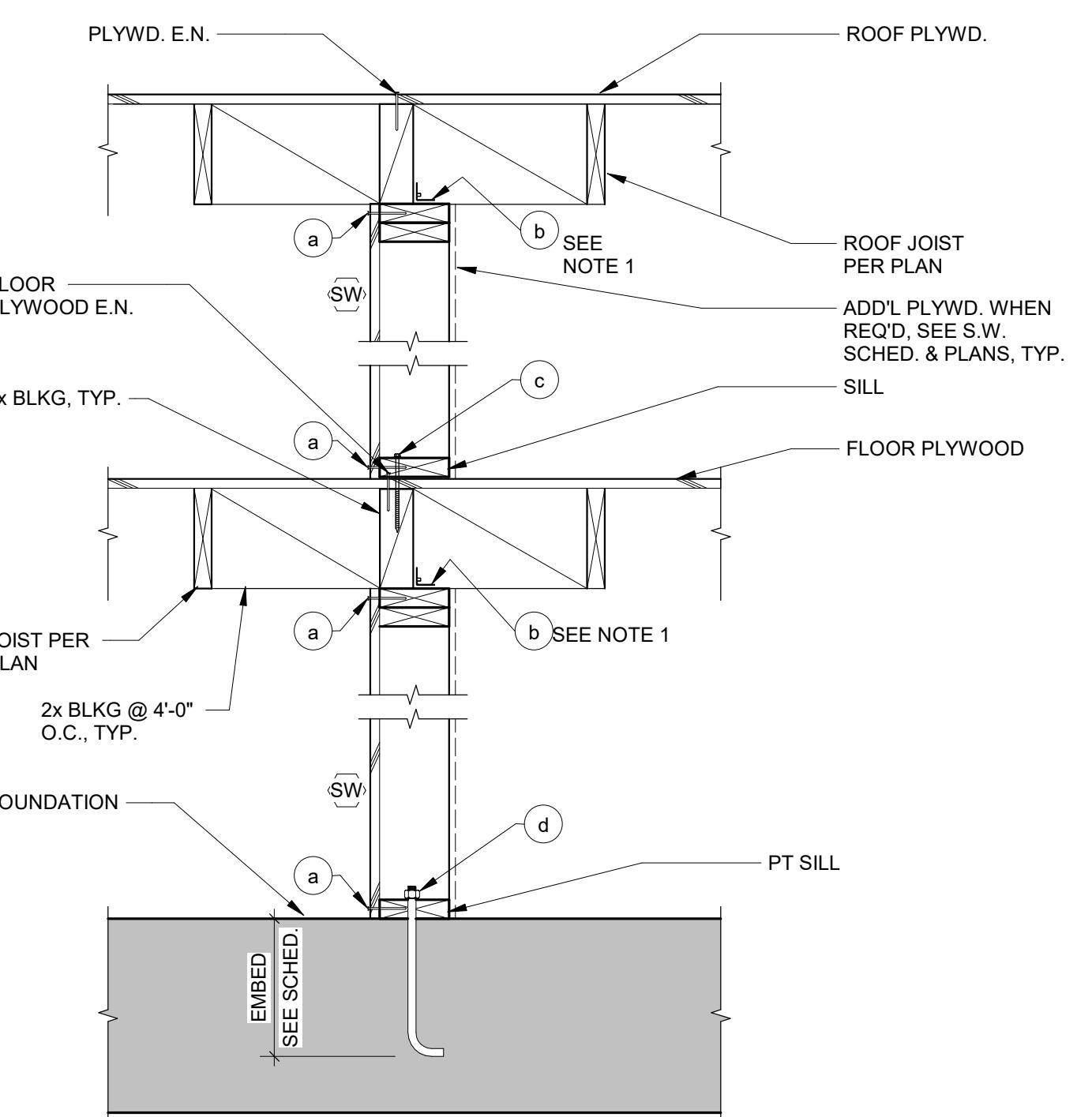
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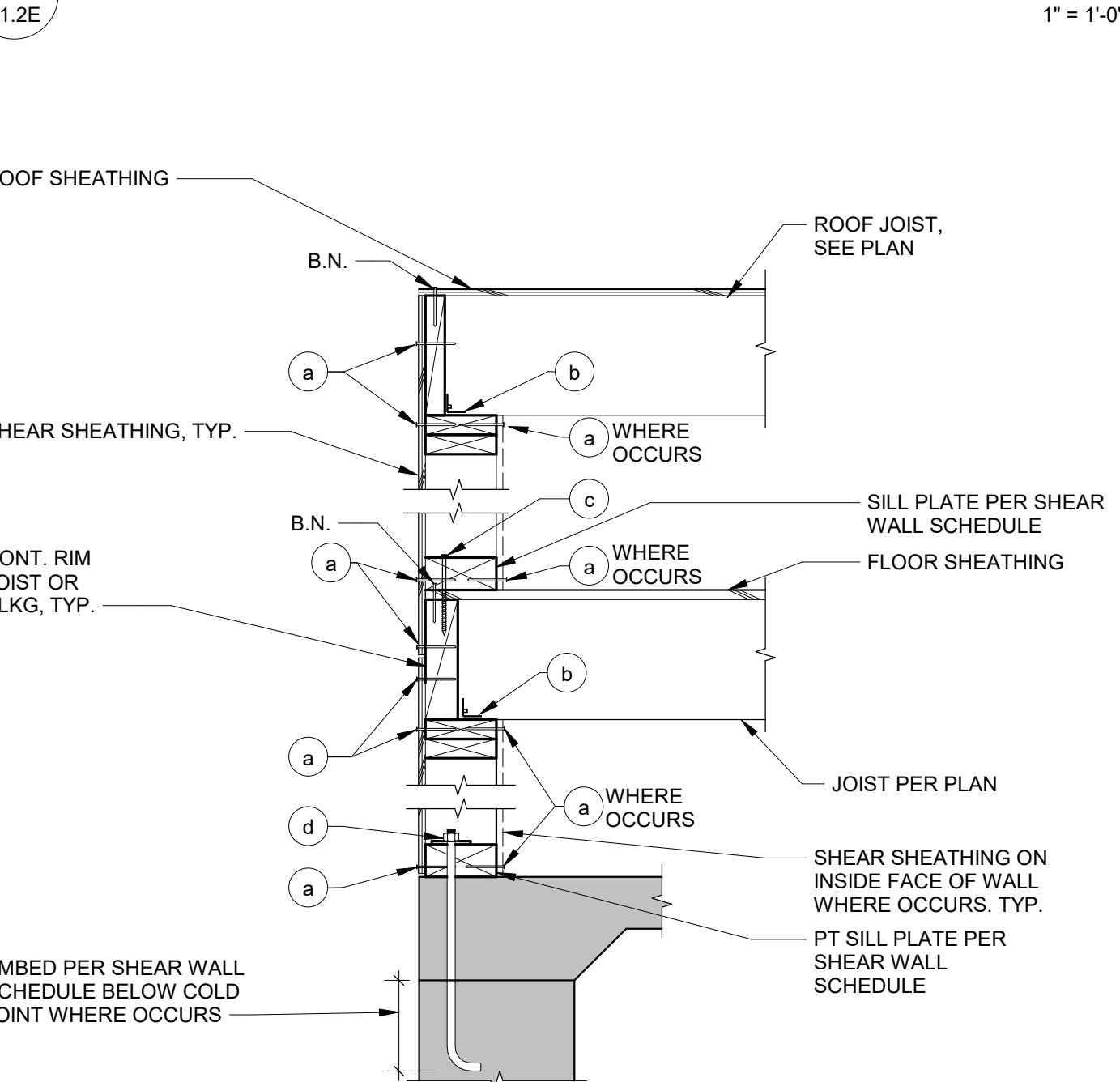
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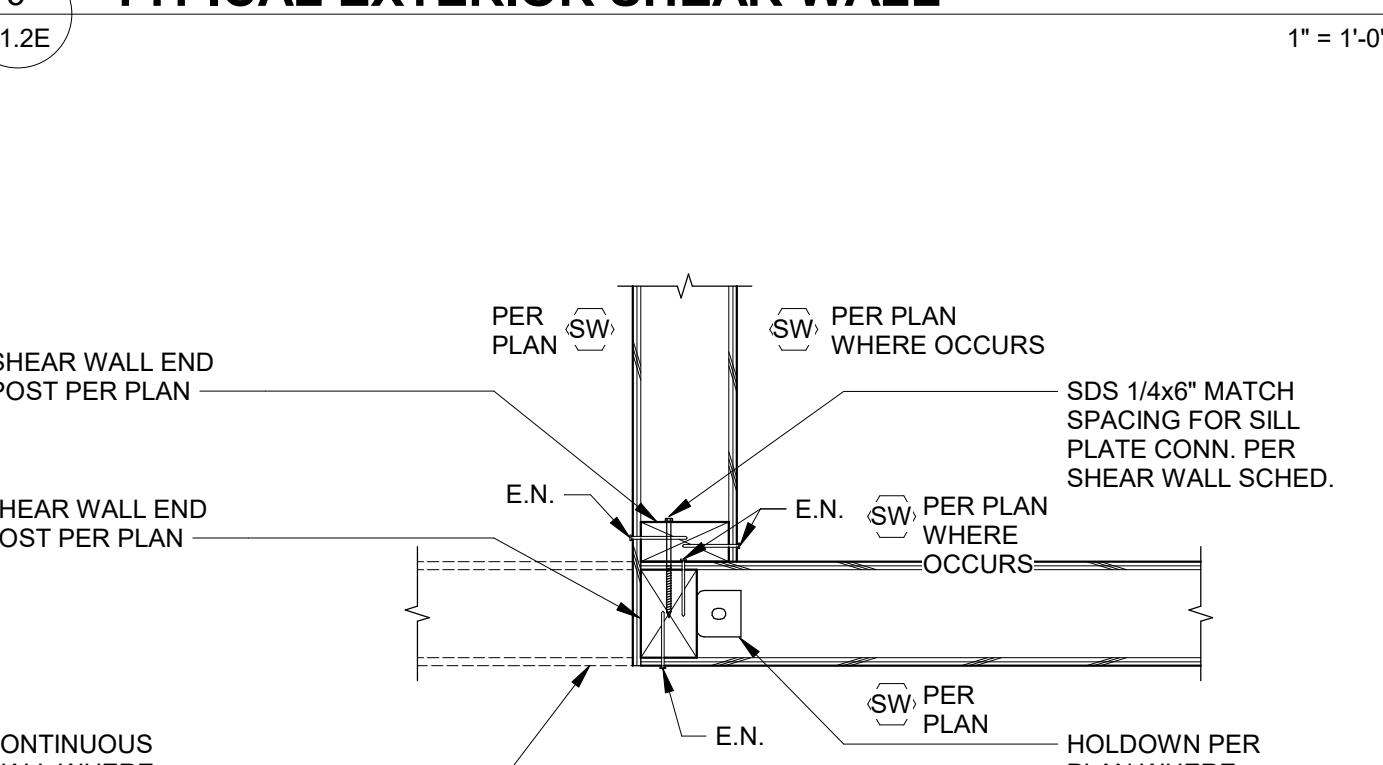
NOTE:  
1. CONNECTIONS INDICATED W/ LETTERS ARE DEFINED IN S.W. SCHED.

## TYPICAL INTERIOR SHEAR WALL

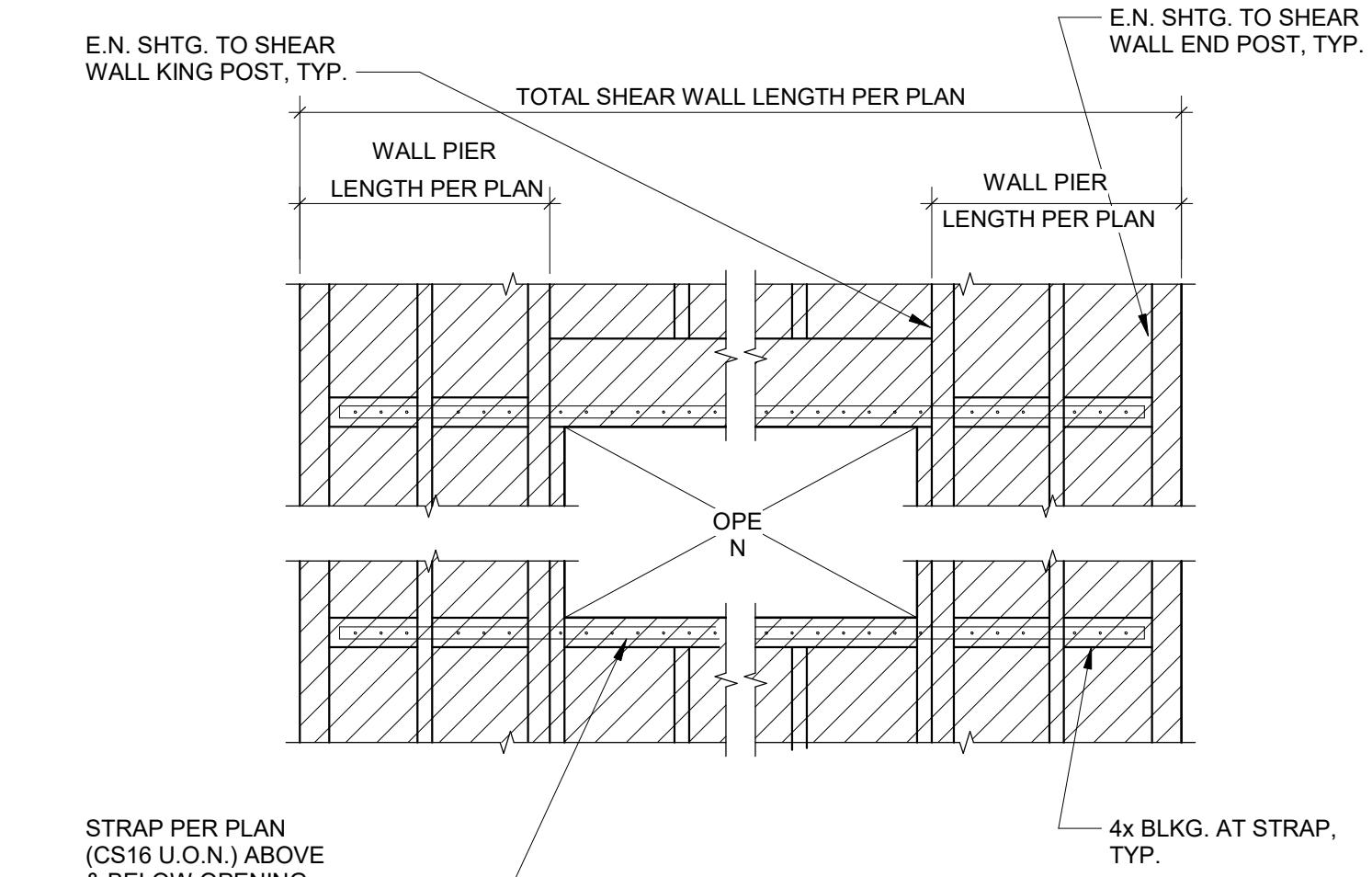


NOTES:  
1. CONNECTIONS INDICATED WITH LETTERS ARE DEFINED IN SHEAR WALLS SCHEDULE.

## TYPICAL EXTERIOR SHEAR WALL

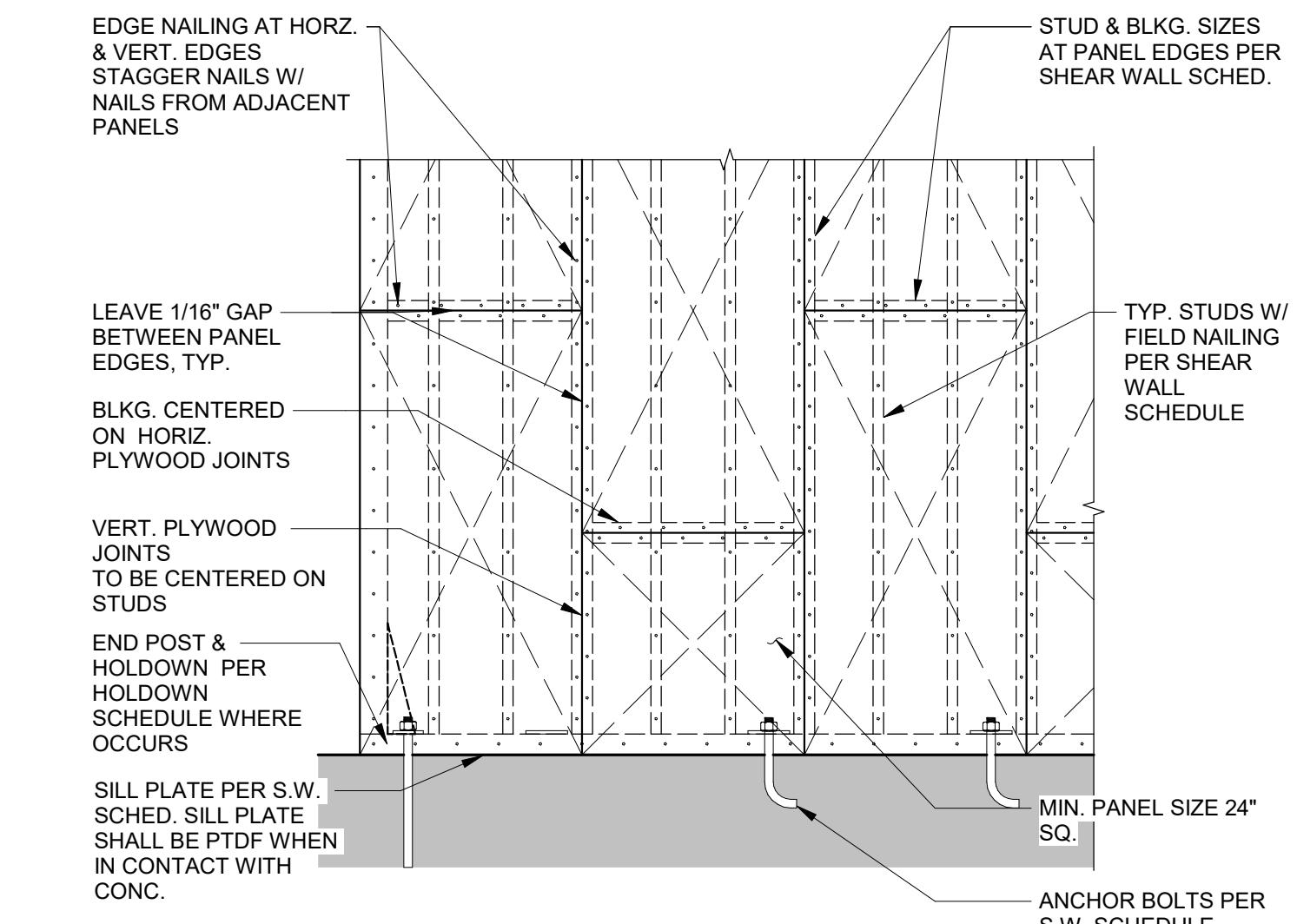


## SHEAR WALL INTERSECTION



## OPENING REINF. @ WOOD S.W.

1" = 1'-0"



## TYPICAL PLYWD. SHEAR WALL ELEV.

N.T.S.

MARK	EDGE NAILING (E.N.) SEE NOTE 2	CAPACITY (PLF)	RIM CONN. SPACING (SIMP. A35, LTP4 OR LS50)	SILL PL. CONN. SPACING (SIMP. SDWS 0.220 x 6) SEE NOTE 5	FDN. ANCHOR SPACING SEE NOTE 4
⑥	10d @ 6" O.C.	310	18" O.C.	16" O.C.	48" O.C.
④	10d @ 4" O.C.	460	12" O.C.	12" O.C.	48" O.C.
③	10d @ 3" O.C.	600	10" O.C.	8" O.C.	32" O.C.
②	10d @ 2" O.C.	770	8" O.C.	8" O.C.	24" O.C.
⑥/⑥	10d @ 6" O.C. B/S	620	12" O.C.	8" O.C.	32" O.C.
④/④	10d @ 4" O.C. B/S	920	8" O.C.	6" O.C.	24" O.C.

NOTES:

1. USE  $\frac{1}{2}$ " CDX PLYWD
2. E.N. ACROSS ALL PANEL EDGES, FIELD NAILING IS 12" O.C. ALL NAILS ARE COMMON WIRE NAILS, MAY USE 10d SHORTS (2 1/8" MIN. LENGTH) W/ FULL HEADS.
3. ALL MEMBERS RECEIVING E.N. INCLUDING SILL PLATE SHALL BE 3x AS A MIN. NAILING SHALL BE STAGGERED. EXCEPTION: WHERE PLYWOOD IS APPLIED TO ONLY ONE SIDE OF WALL AND NAIL SPACING IS 6" O.C. MEMBERS RECEIVING EDGE NAILING CAN BE 2x.
4. ALL FDN. ANCHOR BOLTS ARE  $\frac{3}{8}$ " L-BOLTS W/ A 2" HOOK OR ALL THREAD ROD WITH A NUT, WASHER AND NUT ON THE EMBEDDED END. WHEN SHEAR WALLS ARE LOCATED ON (E) CONCRETE  $\frac{3}{8}$ " ALL THREAD ROD WITH SIMPSON SET-XP EPOXY MAY BE USED. ANCHORS SHALL HAVE A MIN. EMBEDMENT OF 7"; A MIN. EDGE DISTANCE OF 12"; AND SHALL HAVE A 3.50" x 1.50" PLATE WASHER AT THE END. CONTRACTOR MAY USE BPH-2000 BP57-3 SIMPSON WASHERS. PLATE WASHER SHALL EXTEND TO WITHIN 1/2" OF THE EDGE OF THE BOTTOM PLATE ON THE SIDE(S) WITH SHEATHING. WHERE WALL IS GREATER THAN 2x4 AND SHEATHING OCCURS ON BOTH SIDES, ANCHOR BOLTS SHALL BE STAGGERED. A.B. & WASHER SHALL BE HOT DIPPED GALVANIZED.
5. SILL CONNECTION IS FOR WOOD TO WOOD CONNECTION ONLY. TYP. BTWN. FLOORS. WHERE SPACING IS CLOSER THAN 8" O.C. RIM OR RIM BLOCKING SHALL BE  $\frac{3}{4}$ " MIN. WIDTH AND FASTENERS SHALL BE STAGGERED. SDS 1/4 x 6" MAY BE USED IN LIEU OF SDWS 0.220 x 6 AT CONTRACTOR'S DISCRETION.

## SHEAR WALL SCHEDULE

N.T.S.

S1.2E

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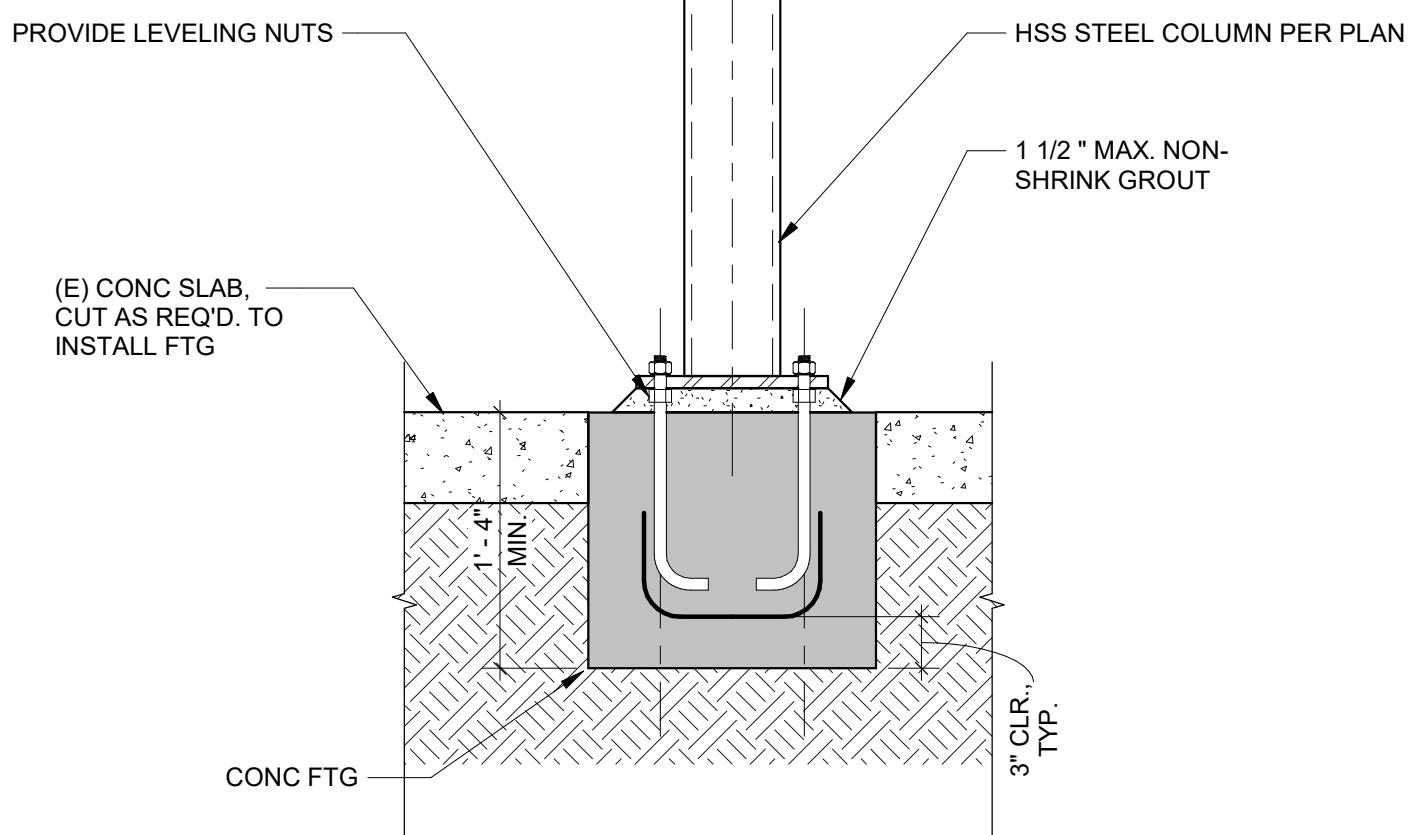
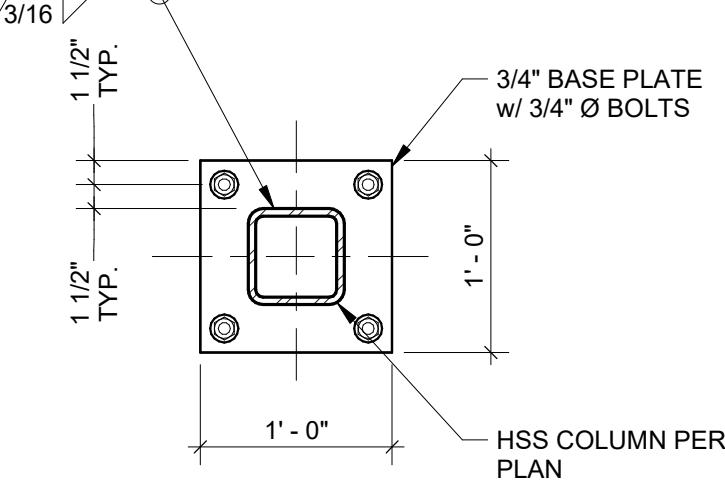
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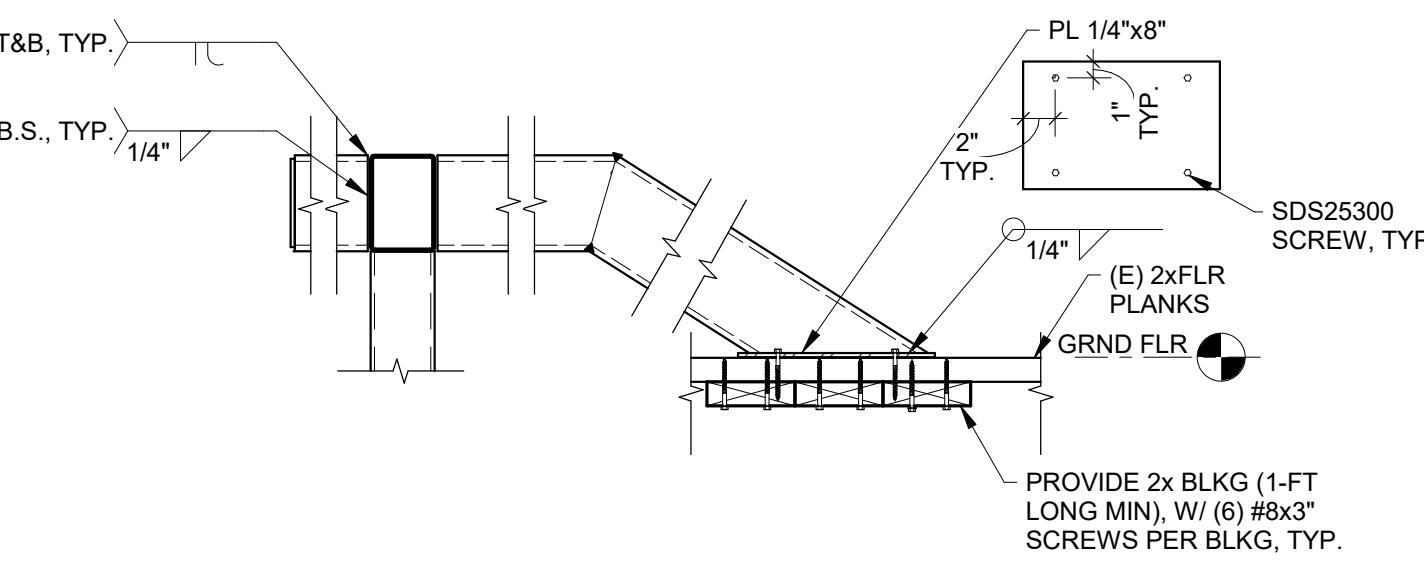
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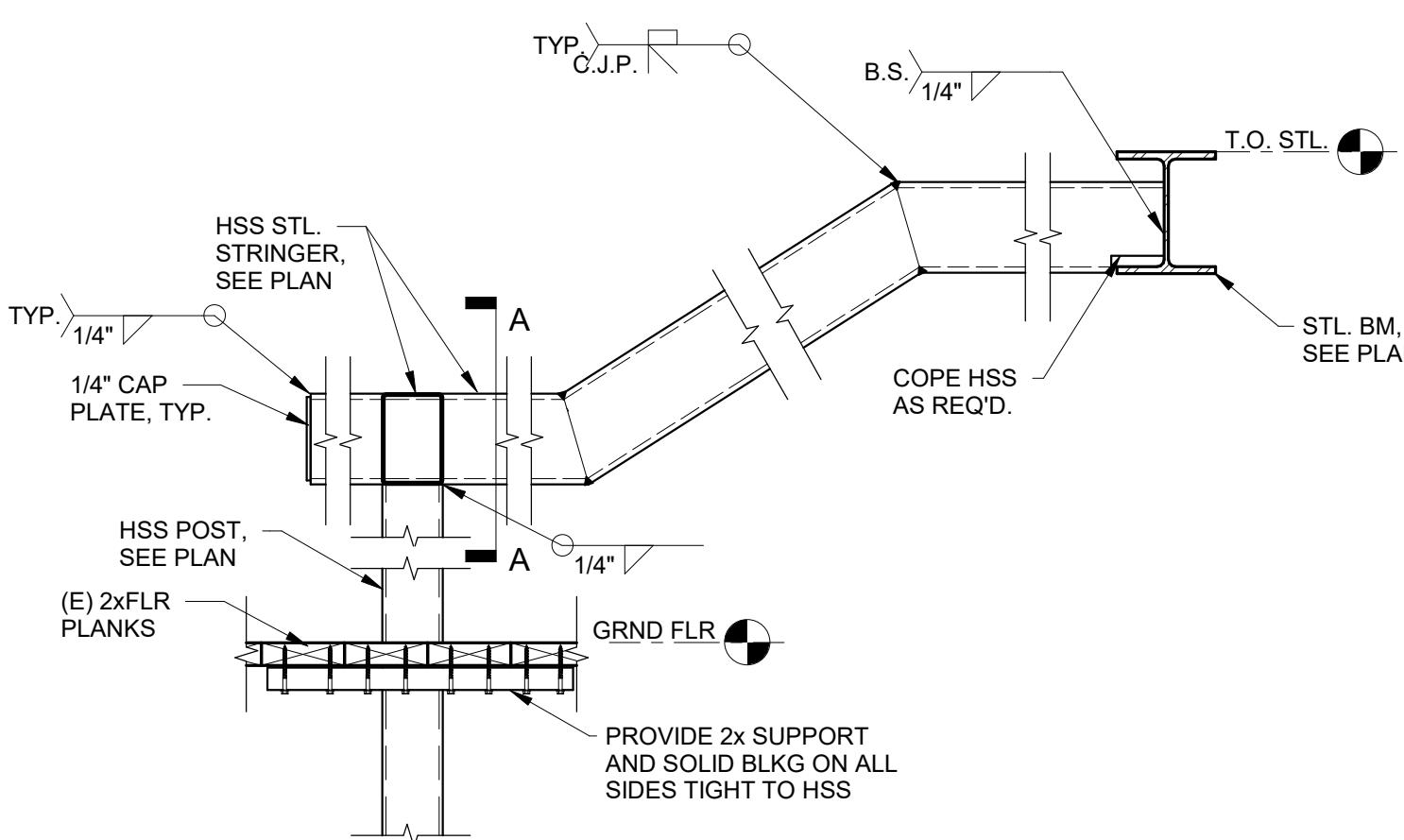
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8 HSS COLUMN BASE PLATE CONNECTION

N.T.S.

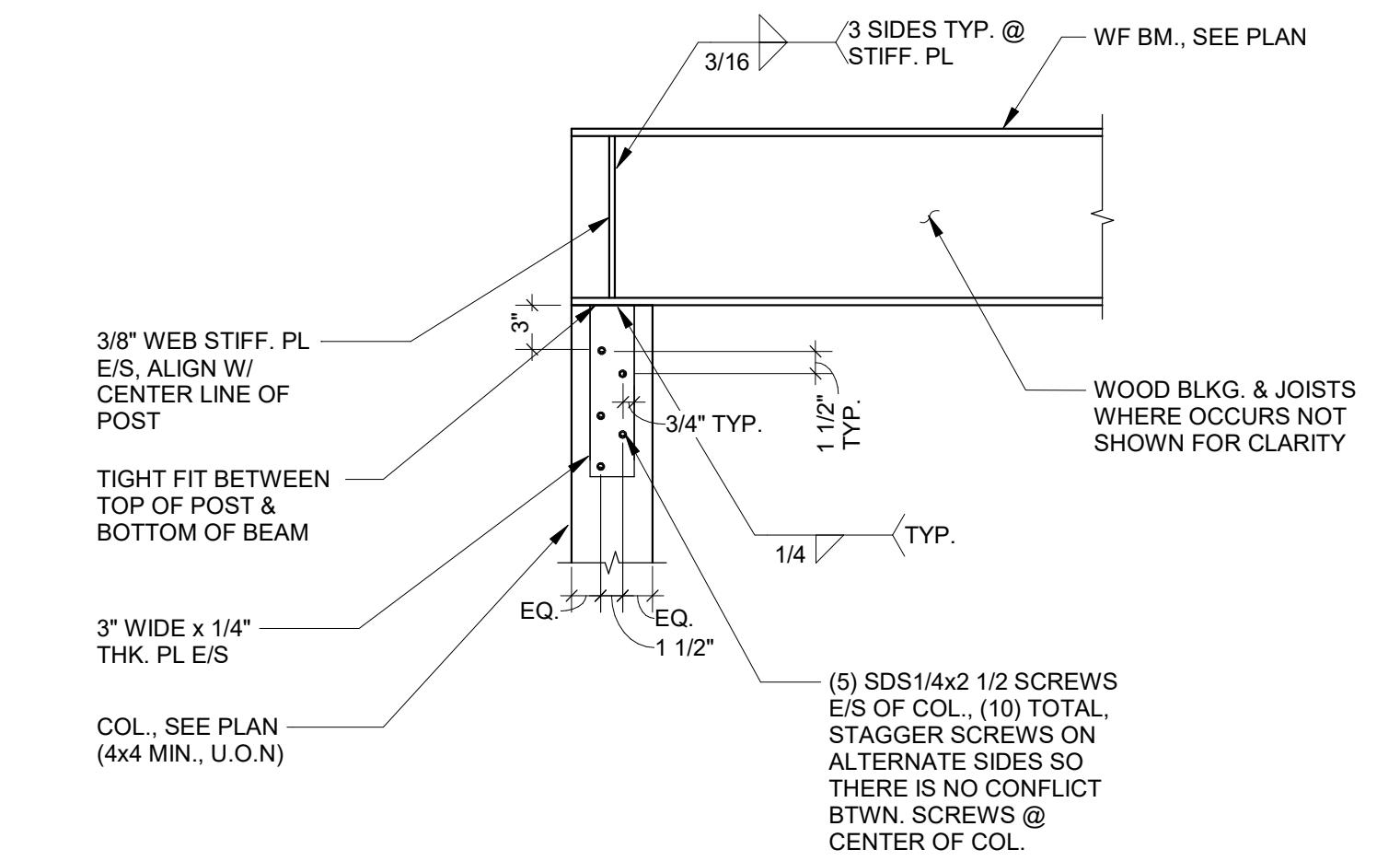


SECTION A-A



5 STEEL STRINGER CONNECTION DETAILS

1" = 1'-0"



2 WF BM. TO WOOD COL. CONN.

1" = 1'-0"

SECTION	MIDSPAN (L)
W8x10 - W8x21	8 FT
W10x12 - W10x33	10 FT
W12x14 - W12x50	12 FT
W14x22 - W14x53	12 FT
W16x26 - W16x57	12 FT
W18x35 - W18x119	15 FT
W21x44 - W21x93	15 FT
W24x55 - W24x84	15 FT

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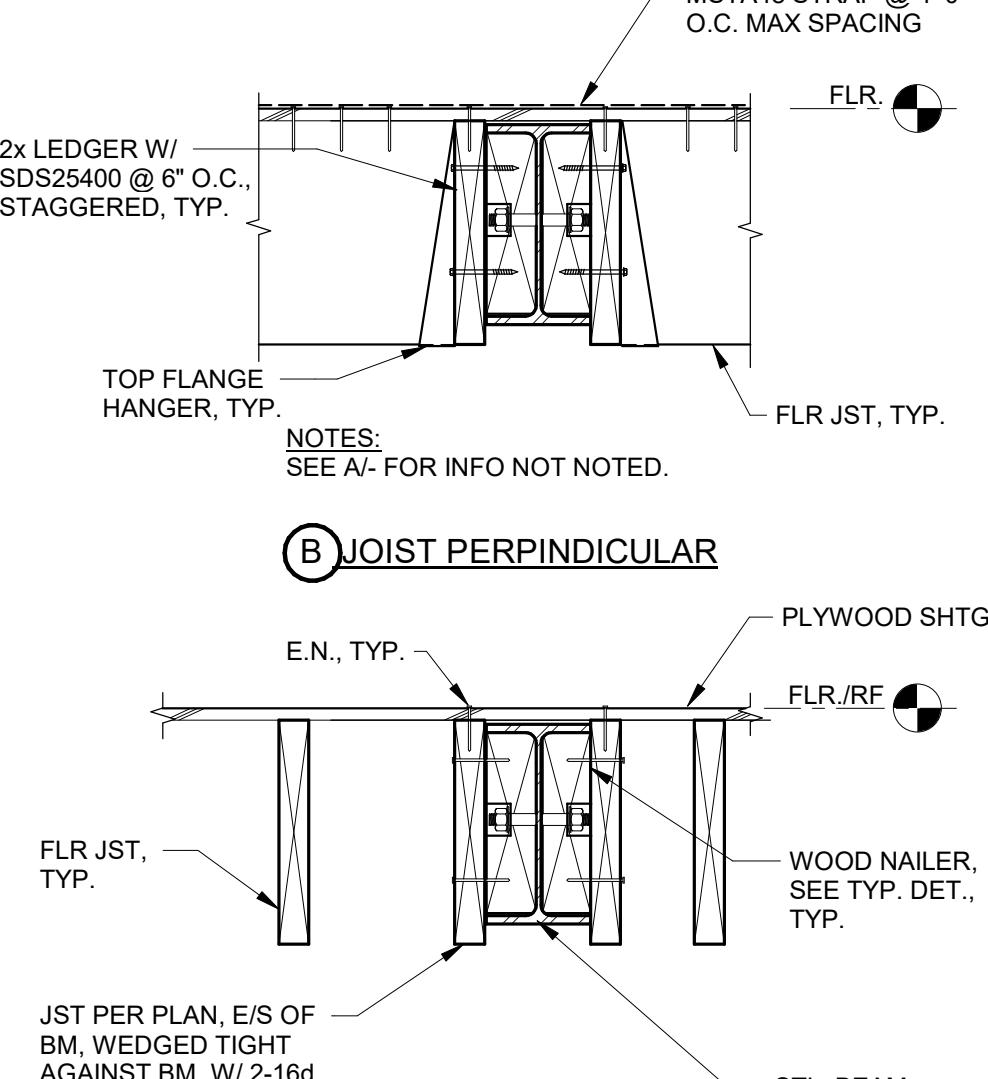
■ SCALE AS NOTED  
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■ PROJECT No. 23059.01

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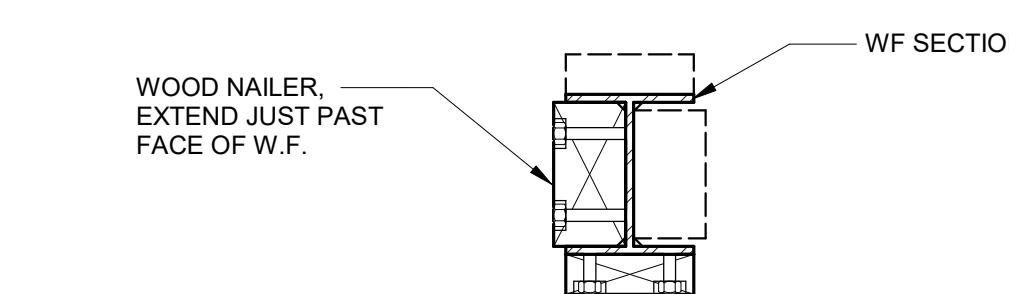
TYPICAL STEEL  
DETAILS

S1.3A



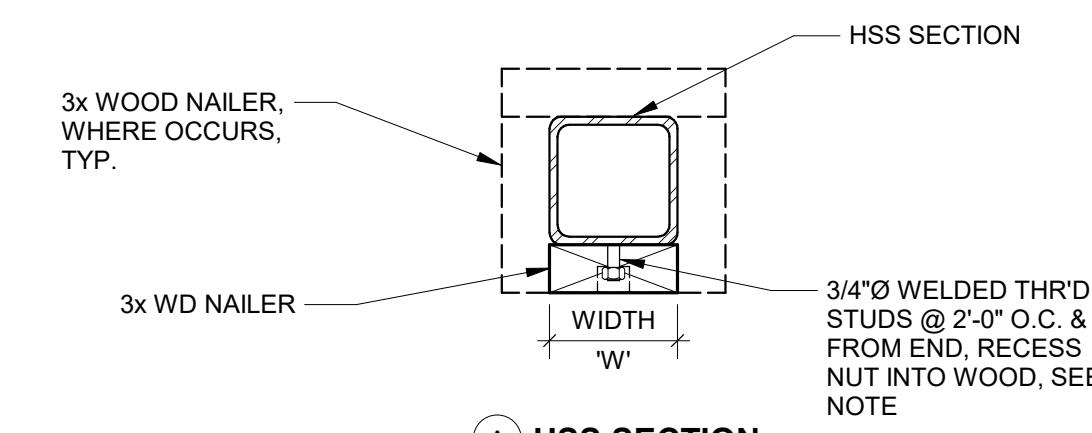
7 FLUSH FRAMED STL BM DTL @ FLOOR/ROOF

1" = 1'-0"



SEE (A) FOR INFO NOT NOTED

(B) WF SECTION



(A) HSS SECTION

NOTES:  
1. WHERE WIDTH OF NAILER, 'W', EXCEEDS 6", STAGGER THR'D STUDS

1. WHERE WIDTH OF NAILER, 'W', EXCEEDS 6", STAGGER THR'D STUDS

3/4" WELDED THR'D STUDS @ 2'-0" O.C. &amp; 6" FROM END, RECESS NUT INTO WOOD, SEE NOTE

3x WD NAILER

3x WOOD NAILER, WHERE OCCURS, TYP.

3x WOOD NAILER, WHERE OCCURS,

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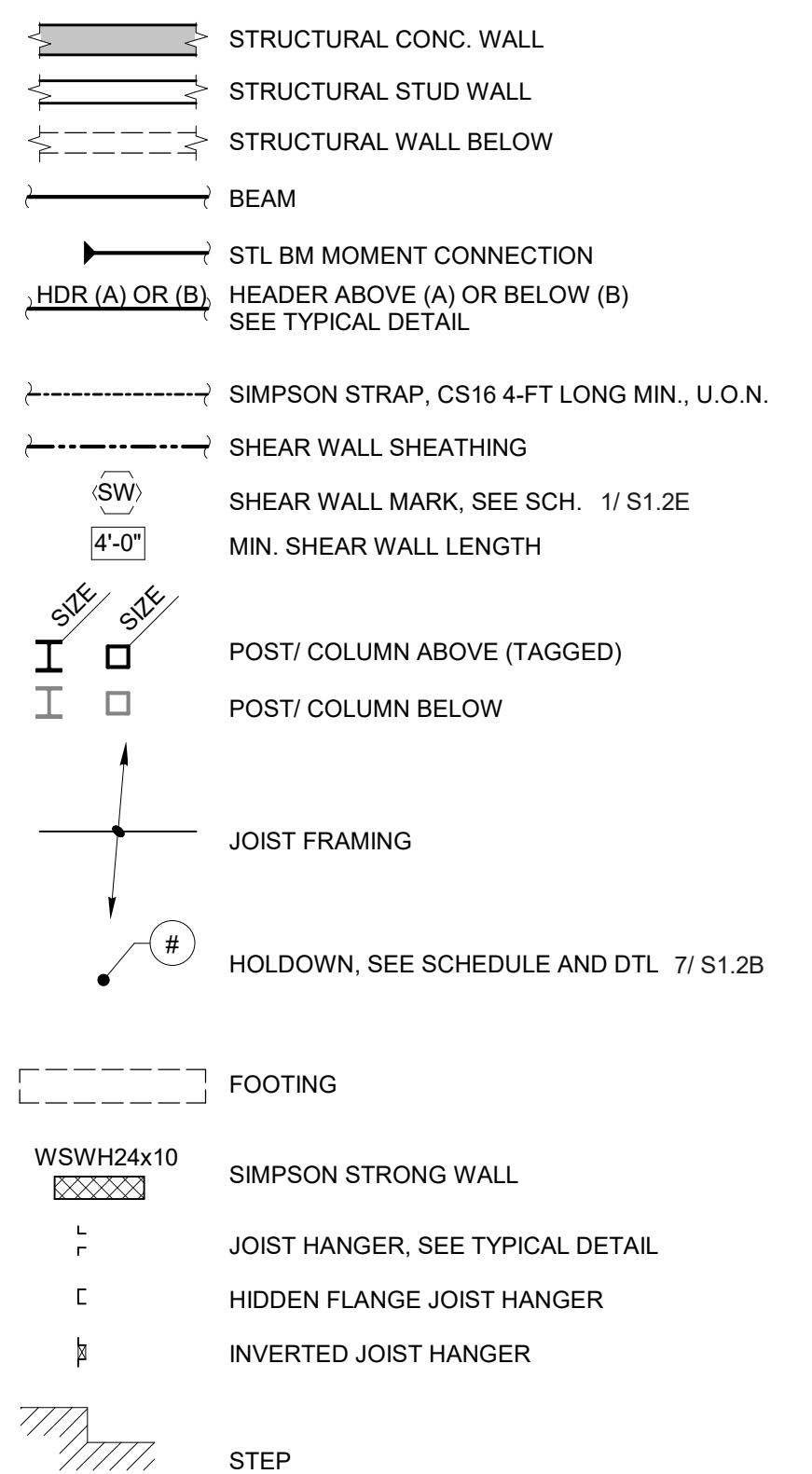
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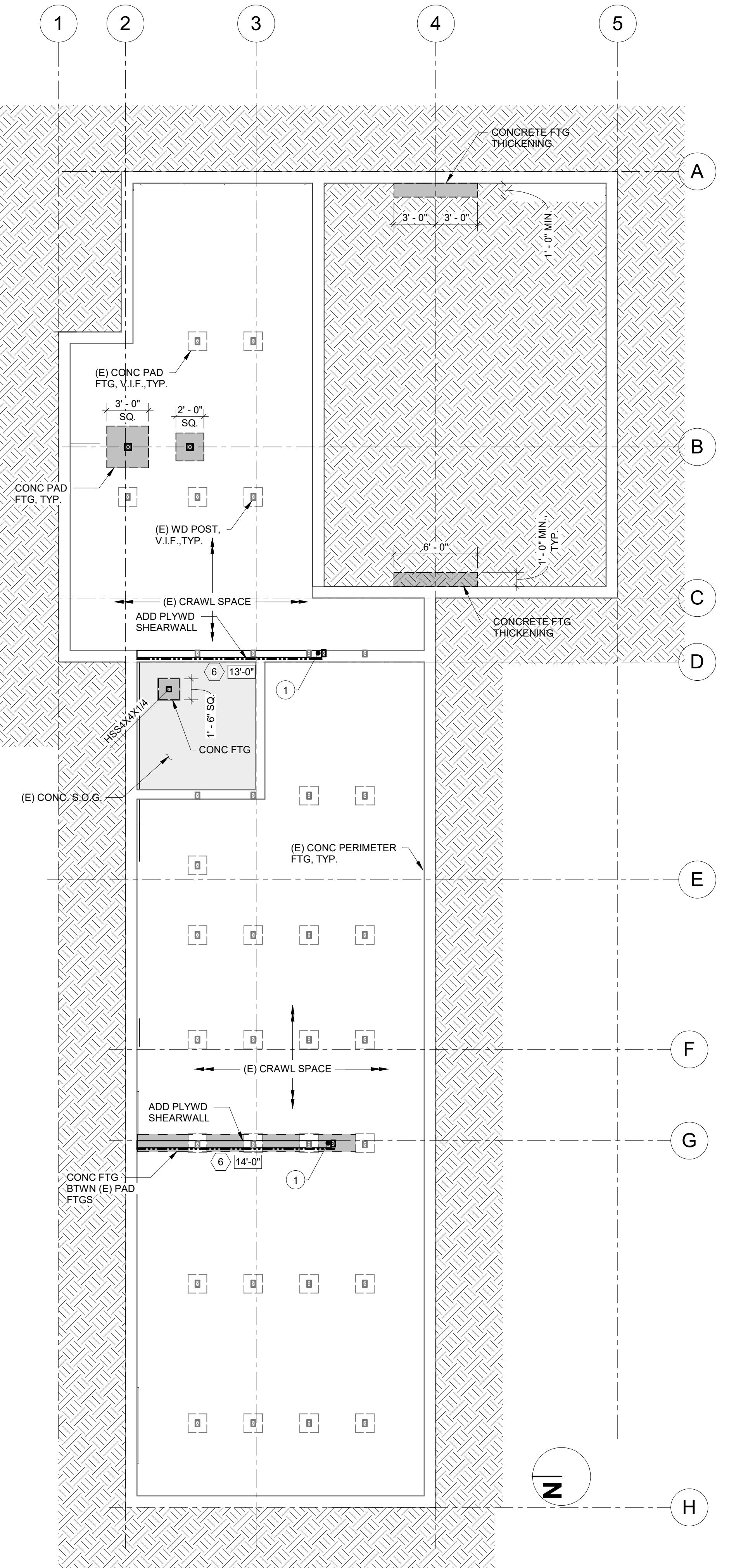
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1535 Palmero Way  
Pebble Beach, CA**SHEET NOTES:**

- ALL FOUNDATIONS/EXCAVATIONS SHALL BE OBSERVED AND APPROVED BY THE PROJECT GEOTECHNICAL CONSULTANT PRIOR TO PLACING OF REINFORCING STEEL. FOUNDATIONS SHALL EXTEND TO COMPETENT MATERIAL BELOW.
- SEE ARCHITECTURAL DRAWINGS FOR ELEVATIONS AND DIMENSIONS NOT NOTED. CURB LOCATIONS AND HEIGHTS, SLOPE OF ELEMENTS, LOCATIONS OF NON-STRUCTURAL WALLS, ETC.
- SEE OTHER DRAWINGS FOR WATERPROOFING AND DRAINAGE DETAILS.
- SEE TYPICAL DETAIL SHEETS FOR DETAILS NOT SPECIFICALLY REFERENCED:  
CONCRETE TYPICAL DETAILS: S1.1 SERIES  
WOOD TYPICAL DETAILS: S1.2 SERIES  
STEEL TYPICAL DETAILS: S1.3 SERIES
- CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS IN THE FIELD AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
- U.O.N., WOOD STUD WALLS SHALL BE:  
A) 2x6 STUDS @ 16" O.C. @ GROUND FLOOR  
B) 2x4 STUDS @ 16" O.C. @ 2ND FLOOR
- PROVIDE PLYWD SHEAR TO ALL EXTERIOR WALLS W/ TYPE (6).  
U.O.N., NOTE THAT WHERE NEW PLYWOOD SHEATING IS SPECIFIED AT EXISTING WALLS TO REMAIN IF EXISTING WALLS ARE DETERMINED IN THE FIELD (DURING CONSTRUCTION WHEN THE EXISTING FRAMING IS EXPOSED) TO HAVE SUFFICIENT LATERAL STRENGTH, THEN SOME SHEATHING REQUIREMENTS MAY BE REDUCED, SUBJECT TO REVIEW BY THE ENGINEER.
- WHERE CONTINUOUS COIL STRAPS ARE SPECIFIED, PROVIDE CONTINUOUS JST OR 2x BLKG.
- U.O.N., FLOOR DIAPHRAGM SHALL BE 3/4" PLWD W/ 2x BLKG @ PANEL EDGES. NAILING SHALL BE AS FOLLOWS:  
- 10d @ 6" O.C. BOUNDARY AND EDGE NAILS, & @ 12" O.C. FIELD NAILING  
U.O.N., ROOF DIAPHRAGM SHALL BE 5/8" PLWD W/ 2x BLKG @ PANEL EDGES. NAILING SHALL BE AS FOLLOWS:  
- 10d @ 6" O.C. BOUNDARY AND EDGE NAILS, & @ 12" O.C. FIELD NAILING
- AS NOTED IN GENERAL NOTES, PROVIDE JSTS UNDER ALL PARALLEL WALLS OR PROVIDE BLOCKING UNDER PERPENDICULAR WALL

**LEGEND:****HOLDOWN SCHEDULE**

MARK	HOLDOWN TYPE
①	HDU4
②	MSTC66 STRAP



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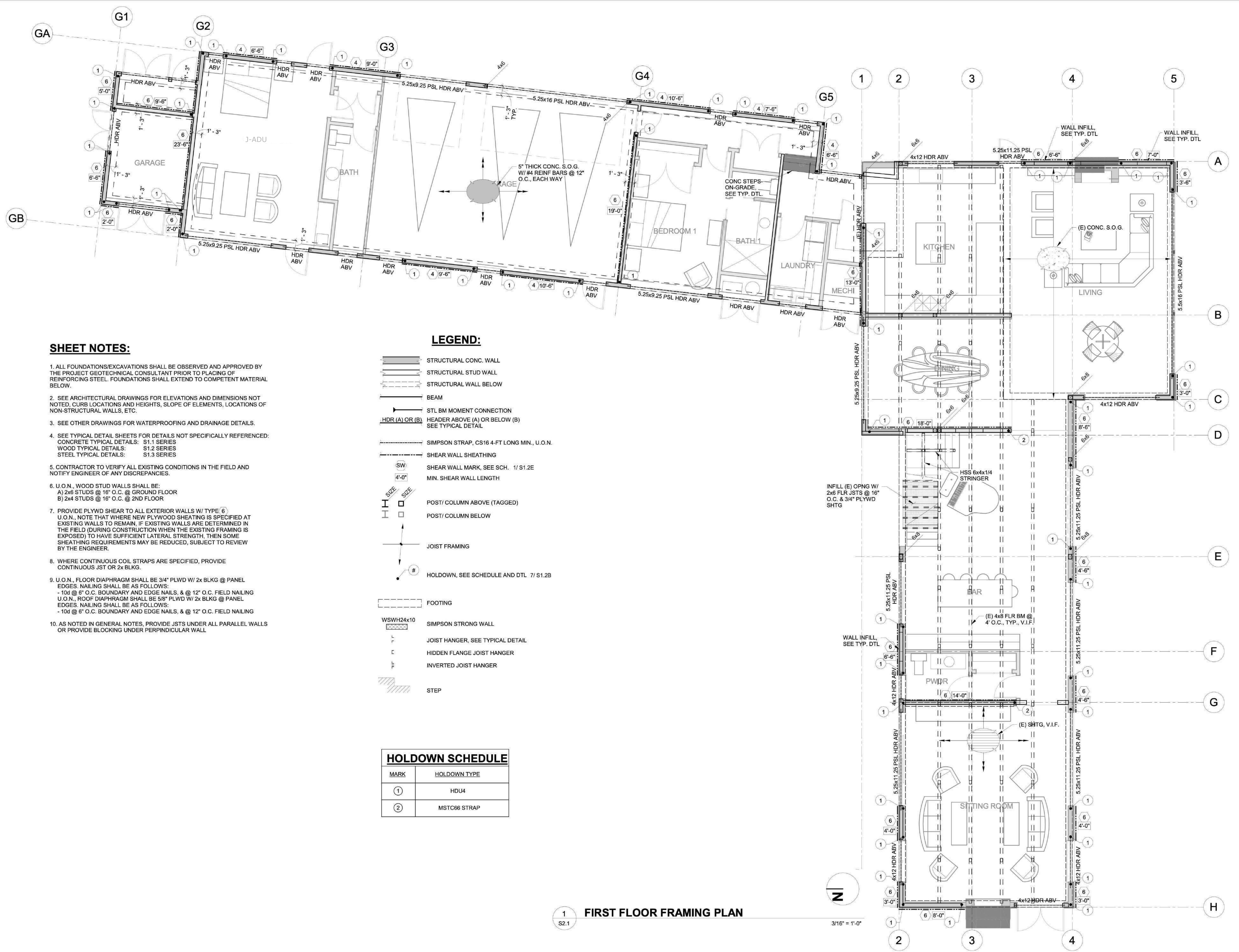
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FIRST FLOOR  
FRAMING PLAN

S2.1



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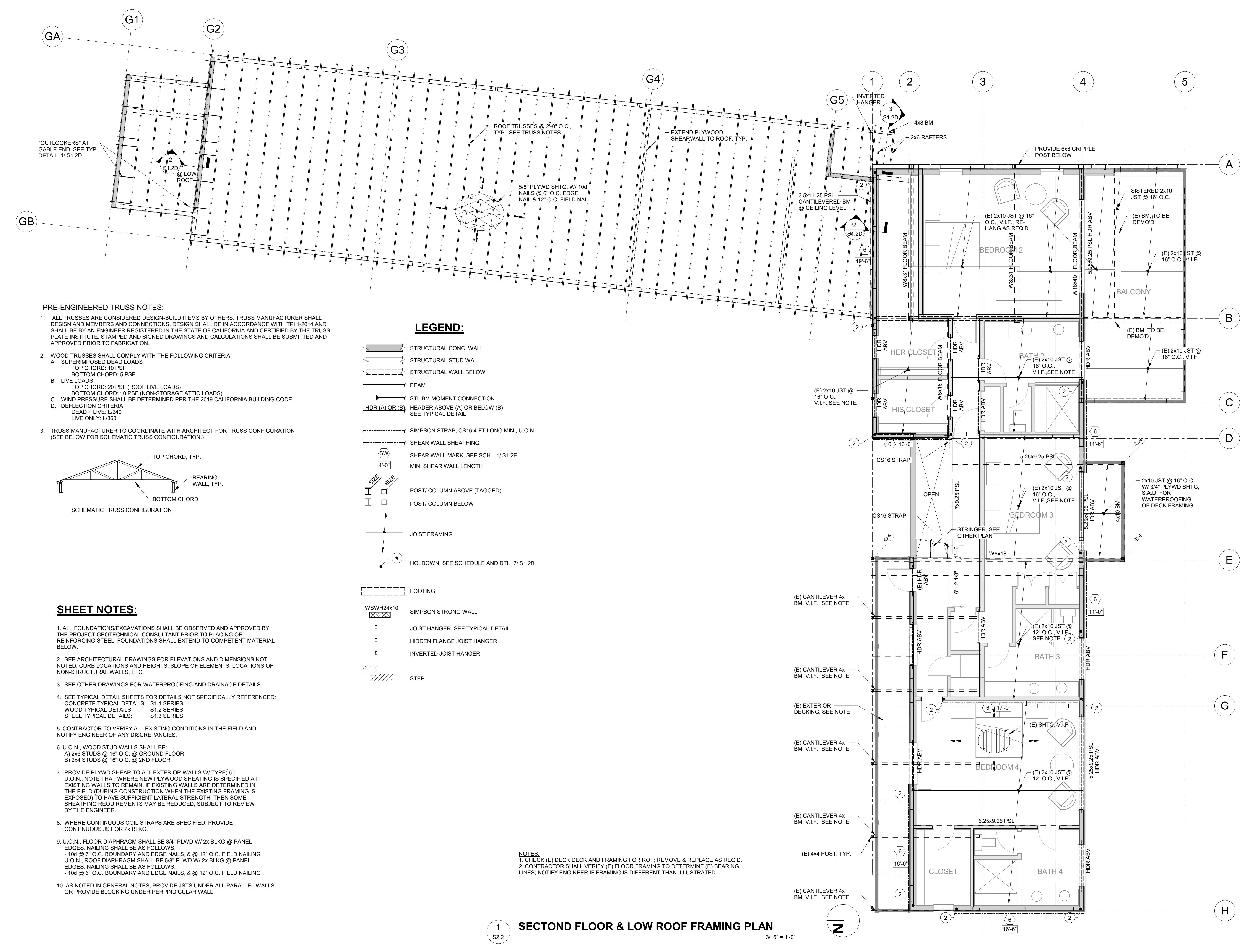
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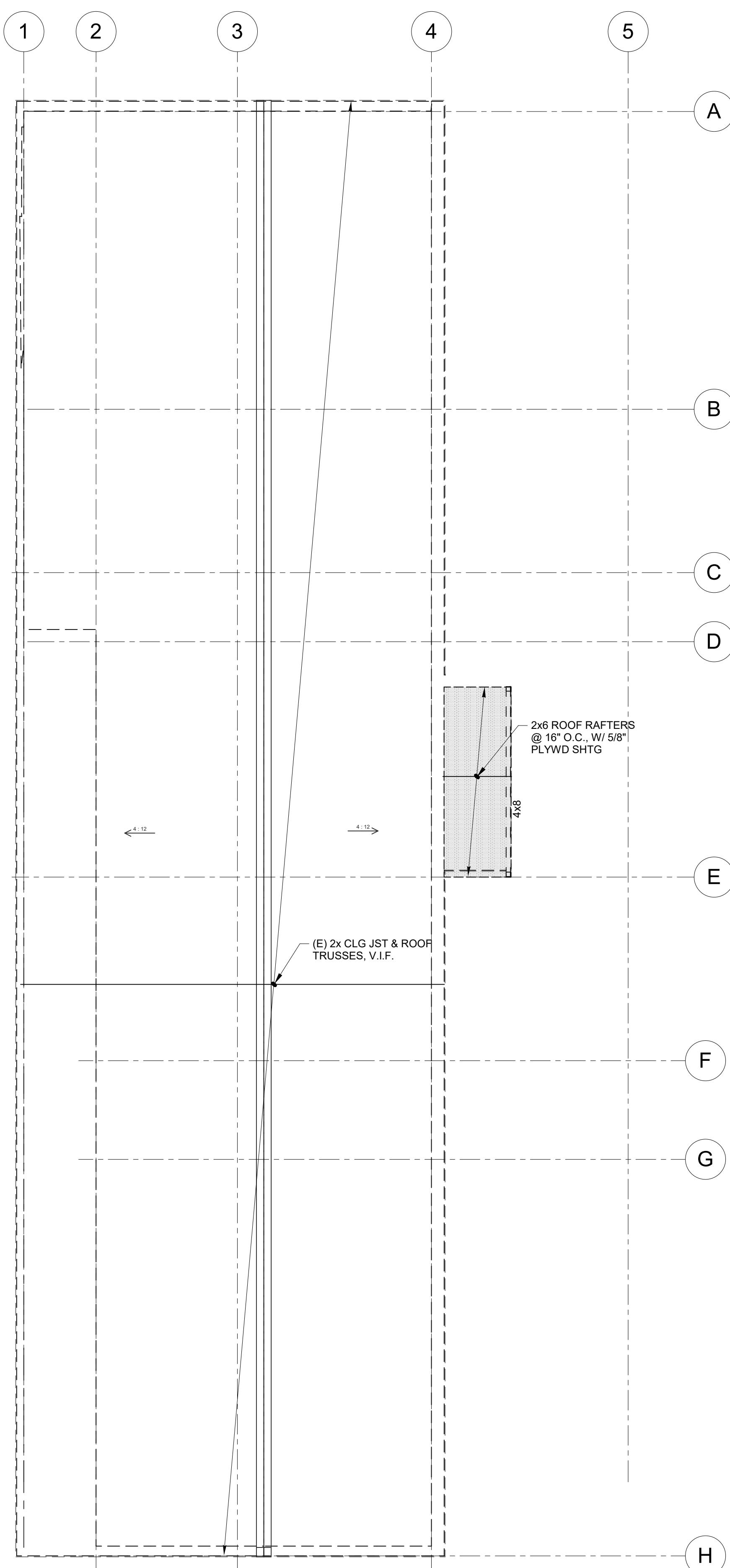
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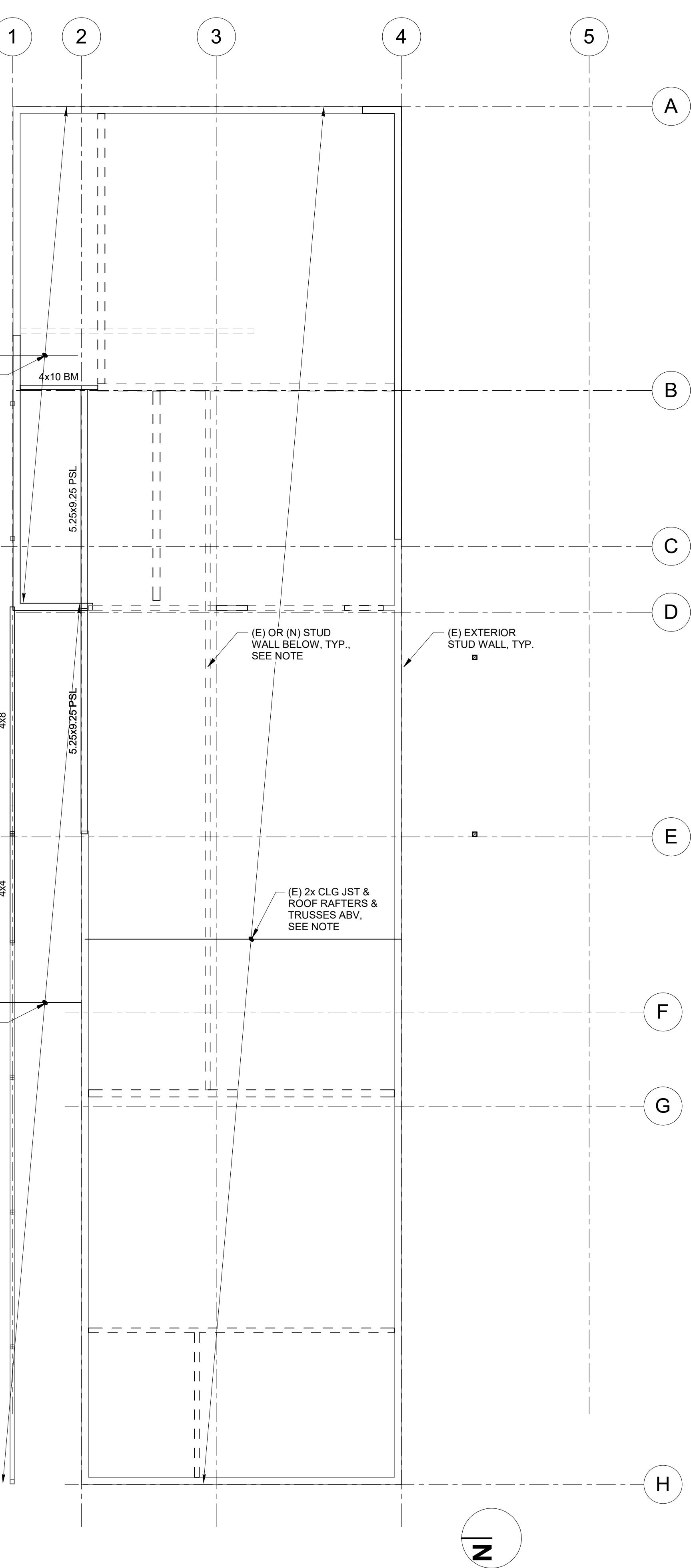
## SECOND FLOOR &amp; LOW ROOF FRAMING PLAN

S2.2

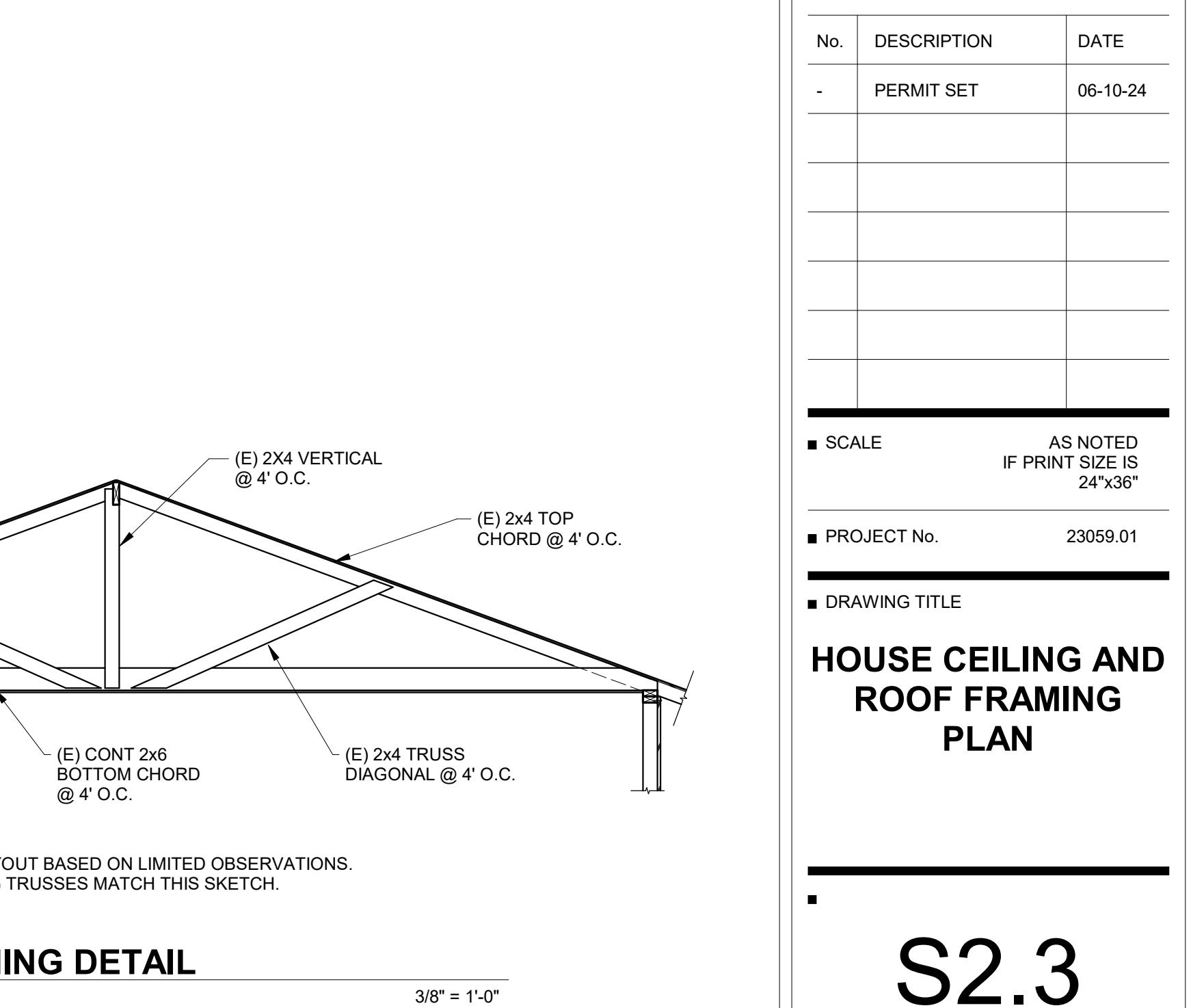
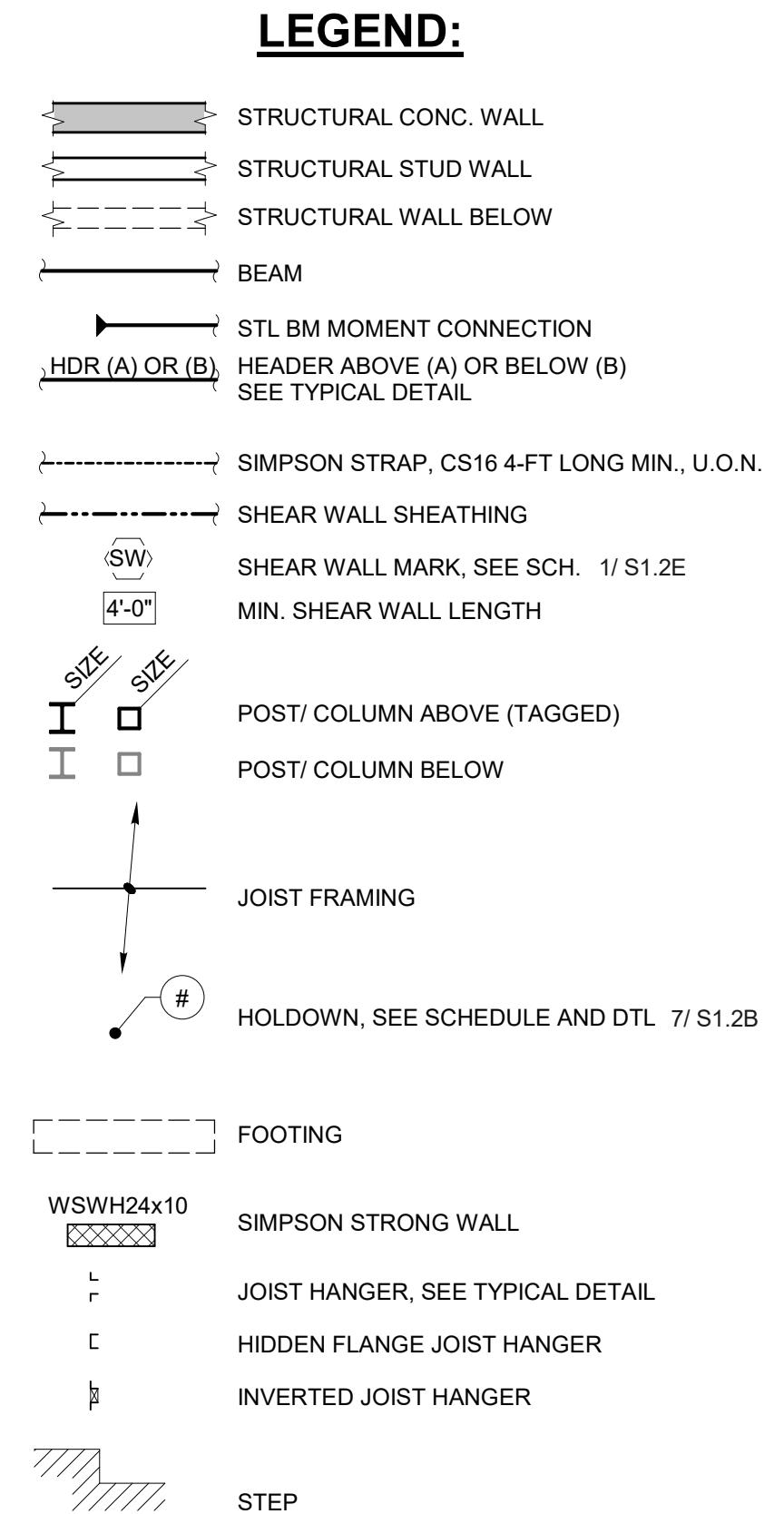
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2 ROOF FRAMING PLAN



1 HOUSE CEILING FRAMING PLAN



3 EXISTING ROOF FRAMING DETAIL

S2.3