

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 (Accessor'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 (Accessor'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 Thompspon 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.

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

_____.
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



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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)
PROJECT ADDRESS:	1535 Palmero Way Pebble Beach, CA 93953	TREE REMOVAL:	NONE
APPLICANT:	STOCKER & ALLAIRE, INC. 21B MANDEVILLE CT. MONTEREY, CA. 93940 PH: (831) 375-1890	GRADING:	NONE
A.P.#:	008-423-014-000	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
PROJECT CODE COMPLIANCE:	2019	SETBACKS:	MAIN STRUCTURE 30' FRONT 20' SIDE 20' REAR
OCCUPANCY GROUP:	R-3	SQ FT PROPOSED.	
CONSTRUCTION TYPE:	VB	1ST FLOOR LIVING:	3,934 SQ FT
TOPOGRAPHY:	VERY GENTLE SLOPE TO SOUTHWEST	GARAGE & BIKES:	982 SQ FT
SEWER:	PBCSD	OVERHANGS AND 2ND STORY PORCHES DEEPER THAN 30"	342 SQ FT
WATER:	CAL Am Water	2nd FLOOR LIVING:	2,215 SQ FT
		2nd story porches	686 SQ FT

FAR:	9803.5 SQ FT (17.5%) Allowed 7832.7 SQ FT (14.0%) Existing 7,131 SQ FT (12.7%) Proposed	PESCADERO SITE COVERAGE:	9,000 SQ FT. ALLOWED
EXISTING:	6,357 SF Non-Permeable Walkways & Patios 6,162 SF Non-Permeable Driveway 5,494 SF Existing Buildings 18,013 SF Total Existing Coverage	PROPOSED:	3,613 SF Cobblestone Driveway (Permeable) 2,250 SF Gravel (Permeable) 1,493 SF Patio Flagstone (Permeable) 7,356 SF Permeable Coverage 5,258 SF Proposed Building 3,637 SF Patio Flagstone (Impermeable) 80 SF SPA (Impermeable) 8,975 SF Impermeable Coverage

DESCRIPTION

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.

LANDSCAPING TO CHANGE. ASPHALT CONCRETE & BRICK TO BE REMOVED AND REPLACED WITH PERMEABLE COBBLESTONE, GRAVEL, AND FLAGSTONE.

VICINITY MAP



Stocker & Allaire
General Contractors, Inc.
Lic. # 504797

1535 PALMERO
PEBBLE BEACH, CA 93953

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

1535 PALMERO WAY
PROJECT DATA

Revisions:

A0.1

Ph 831.375.1890 Fax 831.375.1480

21 Mandeville Court Monterey, CA 93940

GENERAL NOTES

			MECHANICAL
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 (CPC), 2019 CALIFORNIA ELECTRICAL CODE (CEC), 2019 CALIFORNIA ENERGY CODE (CEC), 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBS), AND THE CURRENT EDITION OF THE MONTEREY COUNTY CODE (MCC).	21. OPENINGS AROUND GAS VENTS, DUCTS, PIPES, CHIMNEYS AND FIREPLACES AT THE CEILING SHALL BE FIRE BLOCKED WITH NONCOMBUSTIBLE MATERIALS.	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.	73. NOTE: VENTING FOR ISLAND FIXTURES SHALL BE DESIGNED PER SECTION 909.0 OF THE 2016 CALIFORNIA PLUMBING CODE.
3. SPECIAL INSPECTION AND STRUCTURAL OBSERVATION IS REQUIRED FOR THIS PROJECT.	32. FIRE BLOCKING IS REQUIRED AT THE OPENING BETWEEN THE ATTIC SPACE AND THE CHIMNEY CHASE FOR FACTORY BUILT CHIMNEY.	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. 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. SINGLE AND MULTIPLE STATION CARBON MONOXIDE ALARMS SHALL BE LISTED TO COMPLY WITH UL 3084. 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. REQUIRED CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS: 1. OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. 2. ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.	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.
4. PROPERTY CORNERS SHALL BE SET IN PLACE BY A LICENSED SURVEYOR.	34. STAIR REQUIREMENTS: a. MINIMUM 6 FEET 8 INCH VERTICAL HEADROOM MEASURED AT STAIRWAY TREAD NOSING. b. MINIMUM 36 INCH CLEAR WIDTH.	52. FACTORY BUILT CHIMNEYS INSTALLED IN DWELLING UNITS WITH SOLID –FUEL-BURNING APPLIANCES SHALL COMPLY WITH TYPE HT REQUIREMENTS OF UL 103 AND SHALL BE MARKED "TYPE HT AND RESIDENTIAL TYPE AND BUILDING HEATING APPLIANCE CHIMNEY". CHIMNEYS FOR USE WITH OPEN COMBUSTION CHIMNEY SHALL COMPLY WITH THE REQUIREMENTS OF UL 103 AND NEED ONLY BE MARKED "RESIDENTIAL TYPE AND BUILDING HEATING APPLIANCE CHIMNEY".	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 BIBBS AND LAWN SPRINKLER/IRRIGATION SYSTEMS. c. FOR COOLING EQUIPMENT OR COOLING COILS PROVIDE MINIMUM 34" CONDENSATE DRAIN LINE TO APPROVED LOCATION. FOR UNITS INSTALLED IN ATTIC OR FURRED SPACE, PROVIDE SECONDARY DRAIN PAN AND LINE OR OVERFLOW.
5. VERIFY ELEVATION OF NEAREST UPSTREAM MANHOLE COVER, DRAINAGE PIPING SERVING FLOOD LEVEL RIMS LESS THAN 2 FT ABOVE THIS ELEVATION SHALL BE PROTECTED FROM SEWAGE BACK FLOW WITH AN APPROVED BACK WATER VALVE.	35. 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.	53. FINISH MATERIALS, CARPET SYSTEMS, RESILIENT FLOORING, AND COMPOSITE WOOD PRODUCTS SHALL COMPLY WITH THE POLLUTANT CONTROL REQUIREMENTS OF CGBSC SECTION 4.504.2 AND 4.504.3.	76. 91. ALL MECHANICAL PLANS AND SPECIFICATIONS, AS WELL AS COMBUSTION AIR REQUIREMENTS, TO BE SUBMITTED BY THE MECHANICAL CONTRACTOR AND APPROVED PRIOR TO INSTALLATION. 92. a. PROVIDE ACCESS LARGE ENOUGH TO REMOVE LARGEST PIECE OF EQUIPMENT, BUT NOT LESS THAN 30"X 30" MINIMUM ACCESS OPENING, AND 30" SQUARE MINIMUM ACCESS PASSAGEWAY. b. LOCATE EQUIPMENT NO FURTHER THAN 20 FT FROM THE ACCESS OPENING. A MINIMUM 24" WIDE CATWALK SHALL CONNECT THE EQUIPMENT TO THE ACCESS. c. PROVIDE 30" WORKING DEPTH, WIDTH AND HEIGHT ALONG THE SERVICE SIDE OF THE EQUIPMENT. d. PROVIDE A PERMANENT OUTLET AND LIGHT FIXTURE AT THE EQUIPMENT. LOCATE SWITCH AT THE ACCESS OPENING.
6. WINDOWS OF HABITABLE ROOMS SHALL AN AGGREGATE GLAZING AREA OF NOT LESS THAN 8% OF THE ROOM FLOOR AREA. (R303)	36. HEARTH'S 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.	54. ALL NAILING FOR FRAMING TO COMPLY WITH 2019 CBC TABLE 2304.10.1 OR CRC TABLE R602.3(1) FASTENING SCHEDULE.	93. A "BATHROOM", WHICH CONTAINS A BATHTUB, SHOWER, OR TUB/SHOWER COMBINATION, SHALL BE MECHANICALLY VENTILATED WITH AN EXHAUST FAN THAT COMPLIES WITH CGBS 4.506 AND SHALL INCLUDE THE FOLLOWING: HAVE A MINIMUM VENTILATION RATE OF 50 CFM AND BE ENERGY STAR COMPLIANT AND MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE. HUMIDISTAT CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY OF 50% TO 80%. THE CONTROL MAY BE A SEPARATE COMPONENT OR INTEGRAL TO THE EXHAUST FAN. ALL LIGHTING SHALL BE SWITCHED SEPARATELY FROM EXHAUST FANS, OR IF FAN IS INTEGRAL WITH THE LIGHTING IT SHALL BE POSSIBLE FOR THE LIGHTING TO BE MANUALLY TURNED ON AND OFF WHILE ALLOWING THE FAN TO CONTINUE TO OPERATE FOR AN EXTENDED PERIOD.
7. OPENABLE WINDOW AREA TO THE OUTDOORS OF HABITABLE ROOMS SHALL BE NOT LESS THEN 4% OF THE ROOM FLOOR AREA BEING VENTILATED. (R303)	37. THE HEARTH SHALL BE READILY DISTINGUISHABLE FROM SURROUNDING FLOOR.	55. 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.	BATHROOM EXHAUST FAN CONTROLS MUST COMPLY WITH ONE OF THE FOLLOWING: 1) ALL LIGHTING SHALL BE SWITCHED SEPARATELY FROM EXHAUST FANS. 2) FOR AN EXHAUST FAN WITH AN INTEGRAL LIGHTING SYSTEM, IT SHALL BE POSSIBLE FOR THE LIGHTING SYSTEM TO BE MANUALLY TURNED ON AND OFF WHILE ALLOWING THE FAN TO CONTINUE TO OPERATE FOR AN EXTENDED PERIOD.
9. 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 R303.3.	38. 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.	56. BEARING AND EXTERIOR WALL DOUBLE TOP PLATES TO BE OFF-SET AT THE END JOINTS MIN 48". PROVIDE (8)-16d LAP SPLICE NAILING.	A BATHROOM WHICH DOES NOT CONTAIN A SOURCE OF MOISTURE SHALL HAVE A WINDOW TO THE EXTERIOR OR A MECHANICAL VENTILATION SYSTEM CAPABLE OF PROVIDING 50 CFM.
10. 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.	39. 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.	57. TRUSSES TO BE CONNECTED TO INTERIOR NON-BEARING WALLS AND BEAMS WITH TRUSS CLIPS ONLY.	NOTE: EACH CONTRACTOR RESPONSIBLE FOR THE CONSTRUCTION OF A MAIN WIND OR SEISMIC FORCE RESISTING SYSTEM, DESIGNATED SEISMIC SYSTEM OR A WIND OR SEISMIC RESISTING COMPONENT LISTED IN THE STATEMENT OF SPECIAL INSPECTIONS SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE BUILDING OFFICIAL AND THE OWNER PRIOR TO THE COMMENCEMENT OF WORK ON THE SYSTEM OR COMPONENT. THE CONTRACTOR'S STATEMENT OF RESPONSIBILITY SHALL CONTAIN THE FOLLOWING: (1) ACKNOWLEDGEMENT OF AWARENESS OF THE SPECIAL REQUIREMENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS, (2) ACKNOWLEDGEMENT THAT CONTROL WILL BE EXERCISED TO OBTAIN CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS APPROVED BY THE BUILDING OFFICIAL, (3) PROCEDURES FOR EXERCISING CONTROL WITHIN THE CONTRACTOR'S ORGANIZATION, THE METHOD AND FREQUENCY OF REPORTING AND THE DISTRIBUTION OF THE REPORTS, (4) IDENTIFICATION AND QUALIFICATION OF THE PERSON(S) EXERCISING SUCH CONTROL AND THEIR POSITION(S) IN THE ORGANIZATION.
11. 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 A MINIMUM OF 10% OF THE INTERIOR ROOM AREA OR 25 SQUARE FEET WHICHEVER IS GREATER.	41. PACKAGING FOR ROOFING MATERIALS SHALL BEAR THE MANUFACTURER'S AND APPROVED TESTING AGENCY'S LABELS FOR FIELD INSPECTION.	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.	ALSO NOTE: ALL 125-VOLT, 15 AND 20 AMPERE RECEPTACLE OUTLETS SHALL BE LISTED TAMPER- RESISTANT RECEPTACLES PER CEC 406.11
12. 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.	42. PRE-MANUFACTURED FIREPLACES SHALL BE INSTALLED PER THE MANUFACTURER'S INSTRUCTIONS AND BE PROVIDED WITH TIGHT FITTING METAL OR GLASS DOORS COVERING THE ENTIRE OPENING OF THE FIREBOX. HEARTH EXTENSIONS OF LISTED FACTORY-BUILT FIREPLACES SHALL CONFORM TO THE CONDITIONS OF LISTING AND THE MANUFACTURER'S INSTRUCTIONS. PROVIDE A MINIMUM 2 INCH SEPARATION BETWEEN CHIMNEY AND COMBUSTIBLE FRAMING. THE MINIMUM FLUE AREA SHALL BE PER THE MANUFACTURER'S SPECIFICATIONS. METAL CHIMNEYS SHALL BE ANCHORED AT EACH FLOOR AND ROOF WITH TWO 1 1/2 - INCH BY – 1/8 INCH METAL STRAPS LOOPEED AROUND THE OUTSIDE OF THE CHIMNEY INSTALLATION AND NAILED WITH NOT LESS THAN SIX 8d NAILS PER STRAP AT EACH JOIST. a. PROVIDE OUTSIDE COMBUSTION AIR INTAKE DIRECTLY INTO THE FIREBOX A MINIMUM OF 6 SQUARE INCHES IN AREA AND EQUIPPED WITH A READILY ACCESSIBLE, OPERABLE, AND TIGHT-FITTING DAMPER. (CEC SECTION 150-(e)-(1), A-C) (NOT REQUIRED IF THE FIREPLACE IS INSTALLED OVER CONCRETE SLAB FLOORING AND THE FIREPLACE WILL NOT BE LOCATED ON AN EXTERIOR WALL.	59. ALL HEADERS AT NEW OPENINGS SHALL BE D.F.#1. ALL LUMBER TO BE D.F.#2 OR BETTER UNLESS OTHERWISE SPECIFIED. PER 23-1V-1-1&2. STRUCTURAL LUMBER AS SHOWN ON PLANS MAY BE SUBSTITUTED W/2" – 1 3/4" MICROLAMS OR OSB LUMBER WITH EQUAL DEPTH. WOOD IN CONTACT WITH EARTH SHALL BE PRESSURE TREATED.	FIXTURES INSTALLED IN WET OR DAMP LOCATIONS SHALL BE SO LABLED.
13. 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.	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 FOR 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 EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH. (R703.4) b. THE NOMINAL THICKNESS AND ATTACHMENT OF EXTERIOR WALL COVERINGS SHALL BE IN ACCORDANCE WITH SECTION R703, TABLE R703.3(1), AND THE WALL COVERING MANUFACTURERS INSTALLATION INSTRUCTIONS. c. FASTENERS FOR EXTERIOR WALL COVERINGS ATTACHED TO WOOD FRAMING SHALL BE IN ACCORDANCE WITH SECTION R703.3.2 AND TABLE R703.3(1).	60. ALL WOOD, INCLUDING PORCH AND BALCONY GIRDERS AND JOISTS, EXPOSED TO THE ELEMENTS SHALL BE PRESSURE TREATED OR REDWOOD.	81. A DEDICATED 20 AMP CIRCUIT SHALL BE PROVIDED TO SERVE THE REQUIRED BATHROOM OUTLETS. THIS CIRCUIT CANNOT SUPPLY ANY OTHER RECEPTACLES/ LIGHTS/FANS.
14. 22"x30" ATTIC ACCESS WITH 30" MINIMUM HEADROOM IS REQUIRED. (R807.1)	16. A DOOR MAY SWING OVER A LANDING THAT IS NOT MORE THAN 1-1/2" BELOW THRESHOLD.	61. MINIMUM CONCRETE COMPRESSIVE STRENGTH SHALL BE 2500 PSI AT 28 DAYS.	82. USE OF PLUMBING LINES AS AN ELECTRICAL GROUND IS PROHIBITED (SB 164). ELECTRIC GROUND WILL BE UNDER FOOTING. GROUND TO BE 2 - 20" LENGTH #4 BARS RUNNING IN OPPOSITE DIRECTIONS AND TIED TO FOOTING STEEL.
15. ONE EXIT DOOR SHALL BE NOT LESS THAN 3' WIDE AND 6'-8" IN HEIGHT SO MOUNTED THAT THE CLEAR WIDTH OF EXIT-WAY IS NOT LESS THAN 32".	17. LANDINGS AT DOORS SHALL HAVE A LENGTH MEASURED IN DIRECTION OF TRAVEL OF NOT LESS THAN 36".	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: (1) IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS AS FOLLOWS: 1.1 VERTICALLY AT THE CEILING AND FLOOR LEVELS. 1.2 HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET. (2) AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS. (3) IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R302.7. (4) 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 ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E 136 REQUIREMENTS. (5) SHALL BE THE FIREBLOCKING OF CHIMNEY AND FIREPLACES. SEE SECTION R1003.19.	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.
16. A DOOR MAY SWING OVER A LANDING THAT IS NOT MORE THAN 1-1/2" BELOW THRESHOLD.	18. 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.	63. WATER CLOSET COMPARTMENTS SHALL HAVE 30" CLEAR WIDTH AND 24" CLEARANCE IN FRONT OF THE WATER CLOSET.	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.
17. LANDINGS AT DOORS SHALL HAVE A LENGTH MEASURED IN DIRECTION OF TRAVEL OF NOT LESS THAN 36".	19. 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.	64. WATER HEATERS OVER 4' IN HEIGHT SHALL BE ANCHORED OR STRAPPED TO THE STRUCTURE.	86. PROVIDE AT LEAST ONE SEPARATE 20 AMP CIRCUIT TO LAUNDRY APPLIANCE RECEPTACLE.
18. 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.	20. 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".	65. USE OF SOLDERS MORE THAN TWO-TENTHS OF 1 PERCENT LEAD IN MAKING JOINTS ON PRIVATE OR PUBLIC WATER SUPPLY SYSTEM IS PROHIBITED.	87. LUMINAIRES 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.
19. 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.	21. 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.	66. 67. PROVIDE 12" SQUARE (MINIMUM) ACCESS PANEL OR UTILITY SPACE FOR ALL PLUMBING FIXTURES WITH SLIP-JOINT CONNECTIONS.	88. ALL PARTS OF POOL STRUCTURE AND EQUIPMENT SHALL BE BONDED.
20. 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".	22. 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.	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.	89. PROVIDE RECEPTACLE OUTLET AT PENINSULAR KITCHEN COUNTER. CEC ART 210.52
21. 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.	23. SMOKE DETECTORS SHALL BE PROVIDED PER CRC SEC. R314.	69. PROVIDE PRESSURE VALVE OR THERMOSTATIC MIXING VALVE TO LIMIT WATER TEMPERATURE TO 120 DEGREES F AT TUBS AND SHOWERS.	90. RESIDENTIAL LIGHTING MEASURES, TITLE 24 ADDITIONAL REQUIREMENTS: a) ALL INSTALLED LUMINAIRES SHALL BE HIGH EFFICACY; EITHER LISTED BY SOURCE TYPE OR BY BEING JAB-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 PHOTO CONTROL AND AUTOMATIC TIME SWITCH CONTROL, OR BY ASTRONOMICAL TIME CLOCK CONTROL THAT AUTOMATICALLY TURNS THE OUTDOOR LIGHTING OFF DURING THE DAYLIGHT HOURS, OR BY ENERGY MANAGEMENT CONTROL SYSTEM. c) LUMINAIRES 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 LUMINAIRES SHALL MEET ALL THE FOLLOWING: 1) SHALL NOT BE RECESSED DOWNLIGHT LUMINAIRES IN CEILINGS; AND 2) SHALL CONTAIN LAMPS THAT COMPLY WITH CEC REFERENCE APPENDIX JAB; 3) THE INSTALLED LAMPS SHALL BE MARKED WITH JAB-2016 OR JAB-2016-E. f) LUMINAIRES 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 BALLAST MAINTENANCE AND REPLACEMENT TO BE READILY ACCESSIBLE TO BUILDING OCCUPANTS FROM BELOW. JAB-2016-E CERTIFIED AND MARKED LIGHT SOURCE, RATED FOR ELEVATED TEMPERATURE, MUST BE INSTALLED BY FINAL INSPECTION. g) DIMMERS OR VACANCY SENSORS SHALL CONTROL ALL LUMINAIRES REQUIRED TO HAVE LIGHT SOURCES COMPLIANT WITH REFERENCE JOINT APPENDIX JAB (INCLUDING CEILING RECESSED DOWNLIGHT LUMINAIRES AND GU-24 SOCKETS CONTAINING LED LIGHT SOURCES) AND THEY SHALL COMPLY WITH SECTION 119(d) AND NOT TURN ON AUTOMATICALLY OR HAVE AN ALWAYS ON OPTION. h) AT LEAST ON LIGHT IN BATHROOMS, GARAGES, LAUNDRY AND UTILITY ROOMS SHALL BE CONTROLLED BY A VACANCY SENSOR CERTIFIED TO COMPLY WITH SECTION 119(d) THAT DOES NOT TURN ON AUTOMATICALLY OR HAVE AN ALWAYS ON OPTION. (150)(k)3) i) TAMPER RESISTANT RECEPTACLES ARE REQUIRED IN ALL LOCATION EXCEPT AT OUTLETS LOCATED MORE THAN 5-1/2 FEET ABOVE THE FLOOR, OUTLETS THAT ARE A PART OF A LUMINAIRE, OUTLETS DEDICATED TO APPLIANCES THAT CANNOT BE EASILY MOVED AND AT OUTLETS LOCATED IN ATTICS. j) PRIOR TO RECEIVING A BUILDING FINAL, A COMPLETED COPY OF THE WS-5R FORM SHALL BE GIVEN TO THE OWNER AND TO THE BUILDING INSPECTOR.
22. 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.	24. CARBON MONOXIDE ALARMS SHALL BE PROVIDED PER CRC SEC. R315.	70. 2 X 6 WALL FRAMING FOR PLUMBING LINES 3" OR GREATER WHERE REQUIRED. COORDINATE WITH PLUMBING CONTRACTOR.	
23. SMOKE DETECTORS SHALL BE PROVIDED PER CRC SEC. R314.	25. 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.	71. PLUMBING VENTS TO TERMINATE 6" ABOVE ROOF AND 36" FROM ANY PROPERTY LINE.	
24. CARBON MONOXIDE ALARMS SHALL BE PROVIDED PER CRC SEC. R315.	26. ATTIC VENTS TO COMPLY WITH CRC SEC R806.2.	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 14-1. 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.	
25. 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.	27. THE INSTALLATION AND INSULATION CERTIFICATES ARE REQUIRED TO BE POSTED AT THE JOB SITE DURING THE CONSTRUCTION PHASE OF THE PROJECT. (CF-6R)		
26. ATTIC VENTS TO COMPLY WITH CRC SEC R806.2.	28. 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.		
27. THE INSTALLATION AND INSULATION CERTIFICATES ARE REQUIRED TO BE POSTED AT THE JOB SITE DURING THE CONSTRUCTION PHASE OF THE PROJECT. (CF-6R)	29. FIREPLACE GAS VALVES SHALL BE LOCATED OUTSIDE OF REQUIRED HEARTH AREA, BUT NOT MORE THAN 48".		
28. 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.	30. 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 ON 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.		

Revisions:

1535 PALMERO WAY

PEBBLE BEACH, CA 93953

1535 PALMERO WAY

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Stocker & Allaire

General Contractors, Inc.

Lic. # 504797

June 27th, 2023

APN: 008-423-014-000

1535 PALMERO WAY

PEBBLE BEACH, CA 93953

1535 PALMERO WAY

PEBBLE BEACH, CA 93953

GENERAL NOTES

A0.2

21 Mandeville Court

Monterey, CA 93940

Ph 831.375.1880

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NOTES:

1. ALL DISTANCES SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
2. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN ARE FROM THE RECORDS. THIS IS NOT A BOUNDARY SURVEY.
3. ELEVATIONS SHOWN ARE BASED ON AN ASSUMED DATUM THAT APPROXIMATES THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). PROJECT BENCHMARK IS A MAG. NAIL & STAINLESS STEEL WASHER STAMPED "CENTRAL COAST SURVEYORS" SET IN THE A.C. PAVEMENT OF PALMERO WAY AT THE DRIVEWAY ENTRANCE, SHOWN HEREON.
ELEVATION = 90.00 FEET (APPROX. NAVD88)
4. CONTOUR INTERVAL = ONE FOOT.
5. TREE TYPES AND TAGS ARE INDICATED WHEN KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES. TREES SMALLER THAN 6" ARE NOT SHOWN.
6. FIELDWORK FOR THIS SURVEY WAS COMPLETED ON JUNE 11, 2021.

TOPOGRAPHIC MAP

OF
THE PARCELS DESCRIBED IN DOCUMENT #2013034184,
BEING A PORTION OF THE LAND SHOWN ON "LICENSED
SURVEYOR'S MAP OF EL PESCADERO AND POINT PINOS
RANCHOS" FILED IN VOL. 3 OF "SURVEYS" AT PG. 3
OFFICIAL RECORDS OF MONTEREY COUNTY

PEBBLE BEACH COUNTY OF MONTEREY STATE OF CALIFORNIA

PREPARED FOR
Stocker & Allaire General Contractors

BY
CENTRAL COAST SURVEYORS
5 HARRIS COURT, SUITE N-11 MONTEREY, CALIFORNIA 93940
Phone: (831) 394-4930
Fax: (831) 394-4931

SCALE: 1" = 20' JOB No. 21-56 JUNE 2021
PREPARED BY: DRZ

APN 008-423-014



GENERAL

1. 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 PROFESSIONAL(S) HARMLESS FROM ANY AND ALL LIABILITY, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL(S).
2. ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH:
- A. ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, REGULATIONS, ORDINANCES, AND RULES, INCLUDING WITHOUT LIMITATION:
- CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATIVE CODE (CAL-OSHA) CALIFORNIA CODE 4216 – PROTECTION OF UNDERGROUND INFRASTRUCTURE
- B. THE 2022 CALIFORNIA BUILDING STANDARDS CODE (CCR TITLE 24), WITH AMENDMENTS ADOPTED BY THE JURISDICTION HAVING AUTHORITY
- C. CALIFORNIA EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
- D. THE PROJECT PLANS AND SPECIFICATIONS
- E. THE 2018 EDITION OF "STANDARD SPECIFICATIONS," STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION (CALTRANS)
- F. THE 2018 EDITION OF "STANDARD PLANS," STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION (CALTRANS)
- G. ALL GRADING SHALL CONFORM TO THE MONTEREY COUNTY GRADING ORDINANCE #2535 AND EROSION CONTROL ORDINANCE #2805
3. 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.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES AND CONTROL OF TRAFFIC WITHIN THE CONSTRUCTION AREA.
5. INTENTION OF GRADING: NEW SINGLE-FAMILY RESIDENCE, DRIVEWAY AND ASSOCIATED SITE WORK.
6. PROPERTY IS NOT SUBJECT TO INUNDATION OR 100 YEAR FLOOD LEVELS. (FIRM 06053C0304H)
7. ESTIMATED START: TBD , ESTIMATED COMPLETION: TBD.
8. SEE ARCHITECTURAL/LANDSCAPE PLANS AND/OR THE PROJECT ARBORIST'S REPORT FOR TREE PROTECTION AND REMOVAL REQUIREMENTS.
9. 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.

1. 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.
2. 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.
3. 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

1. TOPOGRAPHY WAS PREPARED BY CENTAL COAST SURVEYORS IN JUNE 2021.
2. TOPOGRAPHIC SURVEY WAS PROVIDED BY OTHERS, AND THE ENGINEER MAKES NO CLAIM AS TO ITS ACCURACY.
3. 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).
4. 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.
5. 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.
6. 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.
7. 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.
8. 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

1. 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.
2. 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.
3. 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.
4. 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.
5. NOTIFY THE GEOTECHNICAL ENGINEER AT LEAST TWO (2) WORKING DAYS PRIOR TO ANY GRADING OR FOUNDATION EXCAVATION.
6. 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.
7. 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 COMPACTED IN A MANNER THAT DOES NOT DAMAGE THE FOUNDATION OR THE WATERPROOFING OR DAMPROOFING MATERIAL. EXCEPTION: CLSM NEED NOT BE COMPACTED
8. 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.
9. 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-6938.
10. GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY REMOVING STRUCTURES, OBSTRUCTIONS, TREES SHOWN TO BE REMOVED, VEGETATION, ORGANIC-LADEN 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.
11. SURPLUS EXCAVATED MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE SITE IN A LEGAL MANNER.
12. SUBGRADE PREPARATION AND ENGINEERED FILL THAT SUPPORTS FOOTINGS, SLABS, PAVEMENTS, AND FLATWORK SHALL EXTEND AT LEAST 2 FEET BEYOND THE LIMITS OF PROPOSED IMPROVEMENTS.
13. 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.
14. 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 COMPACTED TO AT LEAST 90% RELATIVE COMPACTION.
15. THE GEOTECHNICAL ENGINEER SHALL INSPECT ALL SURFACES TO RECEIVE FILL PRIOR TO THE PLACEMENT OF ANY FILL.
16. ENGINEERED FILL SHALL BE PLACED IN LIFTS NOT EXCEEDING 8 INCHES IN LOOSE THICKNESS, MOISTURE CONDITIONED, AND COMPACTED TO A MINIMUM OF 90% RELATIVE COMPACTION.
17. 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
18. 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.
19. 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.
20. ENGINEERED FILL IN BUILDING AREAS, STRUCTURAL BACKFILL, AND THE UPPER 12" BELOW FLATWORK AND PAVEMENT SHALL BE COMPACTED TO A MINIMUM OF 95% OF ITS MAXIMUM DRY DENSITY.
21. ALL RE-COMPACTED AND ENGINEERED FILL SOILS SHALL BE COMPACTED WITHIN 3 PERCENT OF THE LABORATORY OPTIMUM MOISTURE CONTENT FOR THE SOIL.
22. 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 DELETRIOUS MATERIALS.
 - ROCK OVER 6 INCHES IN ITS MAXIMUM DIMENSION MAY NOT BE USED IN AN ENGINEERED FILL.
23. 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.
24. 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.
25. 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.
26. 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.
27. 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.
28. CONCENTRATED STORM WATER RUNOFF FROM THE PROJECT SITE SHALL NOT BE ALLOWED TO DISCHARGE UNCONTROLLED ONTO SLOPING GROUND. ROCK ENERGY DISSIPATERS CONSISTING OF 4" – 6" DIAMETER ROCK OR RUBBLE RIP RAP SHALL BE INSTALLED AT COLLECTION PIPE DISCHARGE POINTS.
29. ALL NEW CUT AND FILL SLOPES AS WELL AS DISTURBED SOIL AREAS MUST BE SEEDED WITH EROSION CONTROL GRASSES OR LANDSCAPE PLANTS FOR EROSION CONTROL.

LEGEND

	GROUND CONTOUR
	SUBJECT PROPERTY LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE
	CENTER LINE
	EX DIRT ROAD
	EX AC LIMITS
	LIMITS OF GRADING
	SUBDRAIN & PERFORATED PIPE
	RETAINING WALL
	CONTROL POINT
	BENCHMARK
	FOUND 3/4" IRON PIPE, TAGGED AS NOTED
	FOUND CONCRETE UNDERGROUND MONUMENT, MARKED AS NOTED
	BORE HOLE / BORING LOCATION
	SPOT GRADE
	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
	OVERHEAD UTILITY LINE(S)
	UNDERGROUND ELECTRIC LINE
	UTILITY POLE SHOWING ARMS AND GUY WIRE
	LIGHT, ELECTROLIER
	GAS LINE
	GAS VALVE, IRRIGATION CONTROL VALVE
	STORM DRAIN LINE
	STORM DRAIN MANHOLE
	STORM DRAIN INLET
	DOWNSPOUT
	SANITARY SEWER LINE (GRAVITY)
	SANITARY SEWER FORCE MAIN
	SANITARY SEWER MANHOLE
	CLEAN OUT
	UNDERGROUND TELEPHONE LINE
	WATER LINE
	WELL
	WATER VALVE
	POST INDICATOR VALVE
	FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT
	HOSE BIB
	UTILITY VAULT
	CUT/FILL LINE
	TOP OF WALL ELEVATION

ABBREVIATIONS

±	PLUS OR MINUS; APPROX
AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
APPROX	APPROXIMATE
ASB	AGGREGATE SUBBASE
BC	BEGIN CURVE
BVC	BEGIN VERTICAL CURVE
BVCE	BVC ELEVATION
BVCS	BVC STATION
BS	BOTTOM OF STAIR
BW	BACK OF WALK
C&G	CURB AND GUTTER
CATV	CABLE TV
CCSW	CURB, GUTTER AND SIDEWALK
CL	CENTERLINE
CL	CLASS
CLR	CLEAR
OMP	CORRUGATED METAL PIPE
CO	CLEANOUT
CONC	CONCRETE
CONST	CONSTRUCT
CONT	CONTINUOUS
DEMO	DEMOLISH AND DISPOSE OF
D.G.	DECOMPOSED GRANITE
DI	DRAIN INLET
DIA	DIAMETER
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	EVC ELEVATION
EVCS	EVC 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	GRATE
GV	GAS VALVE/VAULT
HP	HIGH POINT
HORIZ.	HORIZONTAL
INV	INVERT
JP	JOINT UTILITY POLE
LDC	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 CONTRACTON 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	POLYVINYL CHLORIDE
PVI	POINT OF VERTICAL INTERSECTION
PTDF	PRESSURE TREATED DOUG-FIR
R	RADIUS
R.C.	RELATIVE COMPACTION
RCP	REINFORCED CONC PIPE
RW	RIGHT
RWL	RECYCLED WATER
SD	RAIN WATER LEADER
S.L.A.	STORM DRAIN
SL	SEE LANDSCAPE DETAILS
SS	SANITARY SEWER
STA	STATION
SW	SIDEWALK
TBM	TEMPORARY BENCH MARK
TC	TOP OF CURB
TCF	TOP OF FLUSH CURB
TG	TOP OF GRATE
TOP	TOP OF PIPE
TS	TOP OF STAIR
TW	TOP OF WALL
TYP	TYPICAL
UFF	UPPER FINISH FLOOR
UG	UNDERGROUND
U.O.N.	UNLESS OTHERWISE NOTED
UP	UTILITY POLE
UNKN	UNKNOWN
VAR	VARIES
VERT.	VERTICAL
W	WATER
WM	WATER METER
WV	WATER VALVE

TABLE 1705.6 - REQUIRED SPECIAL INSPECTIONS AND TESTS OF SOILS

THE FOLLOWING ITEMS SHALL BE INSPECTED BY THE SOILS ENGINEER DESIGNATED BY THE OWNER. SPECIAL INSPECTION AGENCIES AND/OR INDIVIDUALS SHALL BE RETAINED BY THE OWNER AND APPROVED BY THE BUILDING OFFICIAL PRIOR TO ANY WORK. FOR MATERIAL TESTING REQUIREMENTS, SEE SPECIFICATIONS AND/OR GENERAL NOTES. TESTING AGENCY SHALL SEND COPIES OF ALL TESTING AND INSPECTION REPORTS DIRECTLY TO THE BUILDING OFFICIAL AND ENGINEER.				
TYPE	REQ'D	CONTINUOUS	PERIODIC	NOTES
1. VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY	X		X	
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL	X		X	
3. PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS.	X		X	
4. VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL.	X	X		
5. PRIOR TO PLACEMENT OF COMPACTED FILL, INSPECT SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.	X		X	
6. PERFORM INSPECTION OF KEYWAY LOCATION EXCAVATION AND PLACEMENT FILL	X			
7. COMPACTED BASE PLACEMENT AND COMPACTION	X	X		
8. DRAINAGE INSTALLATION INPSECTION	X			

SITE ADDRESS & APN

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

DESIGNER/GENERAL CONTRACTOR

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21 MANDEVILLE COURT
MONTEREY, CA 93940

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CIVIL ENGINEER

WHITSON ENGINEERS
6 HARRIS COURT
MONTEREY, CA 93940

TEL (831) 649-5225

LANDSCAPE ARCHITECT

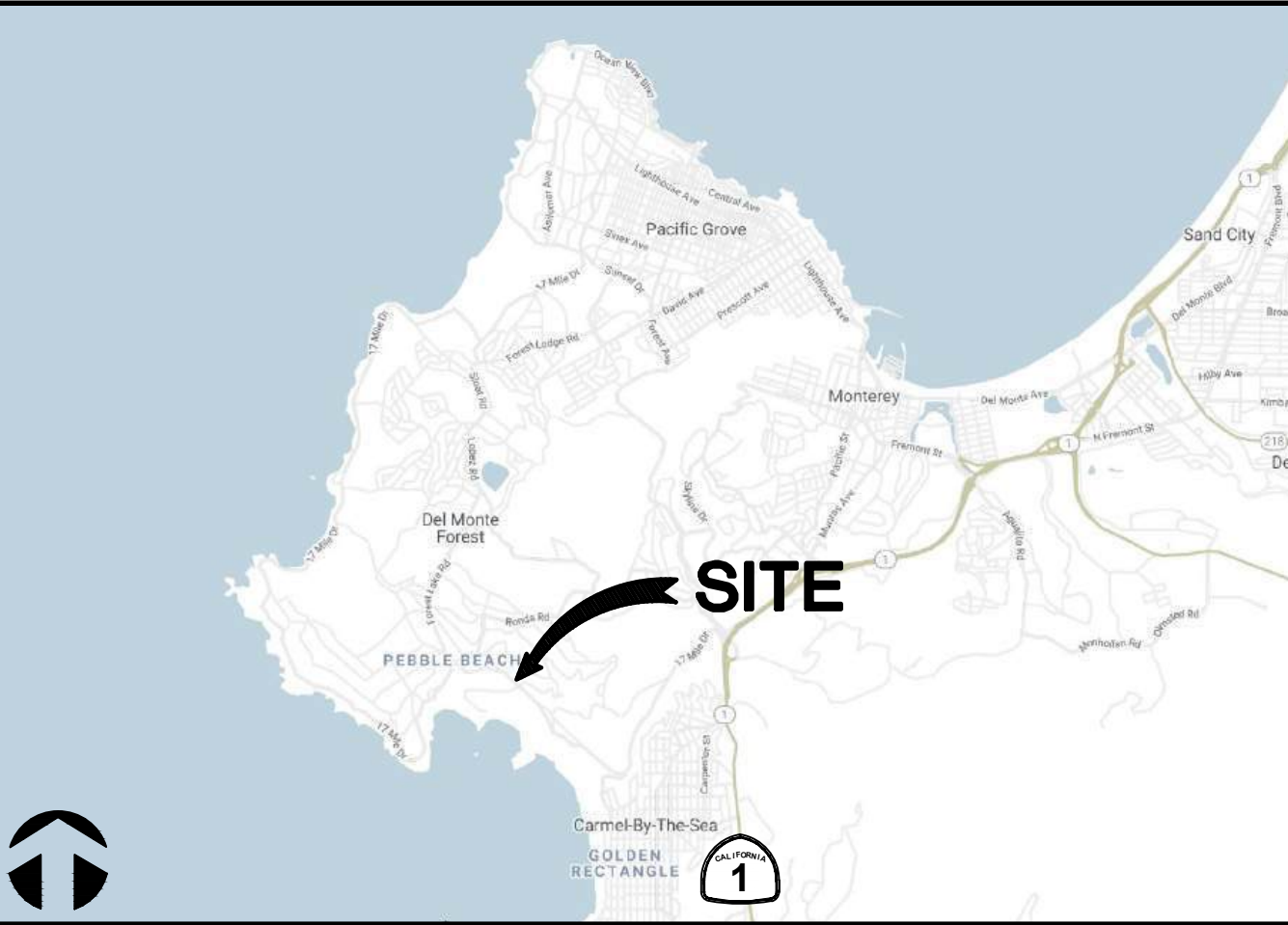
JONI L. JANECKY & ASSOCIATES
515 SWIFT STREET
SANTA CRUZ, CA 95060

TEL (831) 423-6040

GEOTECHNICAL ENGINEER

BUTANO GEOTECHNICAL ENGINEERING, INC.
231 GREEN VALLEY ROAD, SUITE E
FREEDOM, CA 95019

TEL: (831) 724-2612



VICINITY MAP

NTS

CIVIL SHEET INDEX

C0.1	CIVIL COVER SHEET
C1.1	OVERALL SITE PLAN
C1.2	RESIDENCE GRADING AND DRAINAGE PLAN
C2.1	TEMPORARY EROSION AND SEDIMENT CONTROL PLAN – NOTES
C2.2	TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

IMPERVIOUS COVERAGE SUMMARY

18,013 SF IMPERVIOUS (PRE-PROJECT)
8,975 SF IMPERVIOUS (POST-PROJECT)
9,038 SF NET REDUCTION

5,258 SF IMPERVIOUS COVERAGE STRUCTURES
3,717 SF IMPERVIOUS COVERAGE SITE
8,975 SF TOTAL IMPERVIOUS



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REGISTERED PROFESSIONAL ENGINEER
RICHARD P. JANECKY
No. 58219
CIVIL
STATE OF CALIFORNIA

SUBMITTAL / REVISION	PLANNING SUBMITTAL								
8/10/23	RA								

STRETCH RESIDENCE
1535 PALMERO WAY

CIVIL COVER SHEET

SCALE:
DRAWN: RA
JOB No.: 4436.00
SHEET
C0.1
OF

APN 008-423-014

PLANNING SUBMITTAL; NOT FOR CONSTRUCTION



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SUBMITTAL / REVISION	
8/10/23	PLANNING SUBMITTAL
RA	

STRETCH RESIDENCE
1535 PALMERO WAY

OVERALL SITE PLAN

Pebble Beach, California

APN 008-423-014

SCALE:
DRAWN: RA
JOB No.: 4436.00
SHEET
C1.1
OF

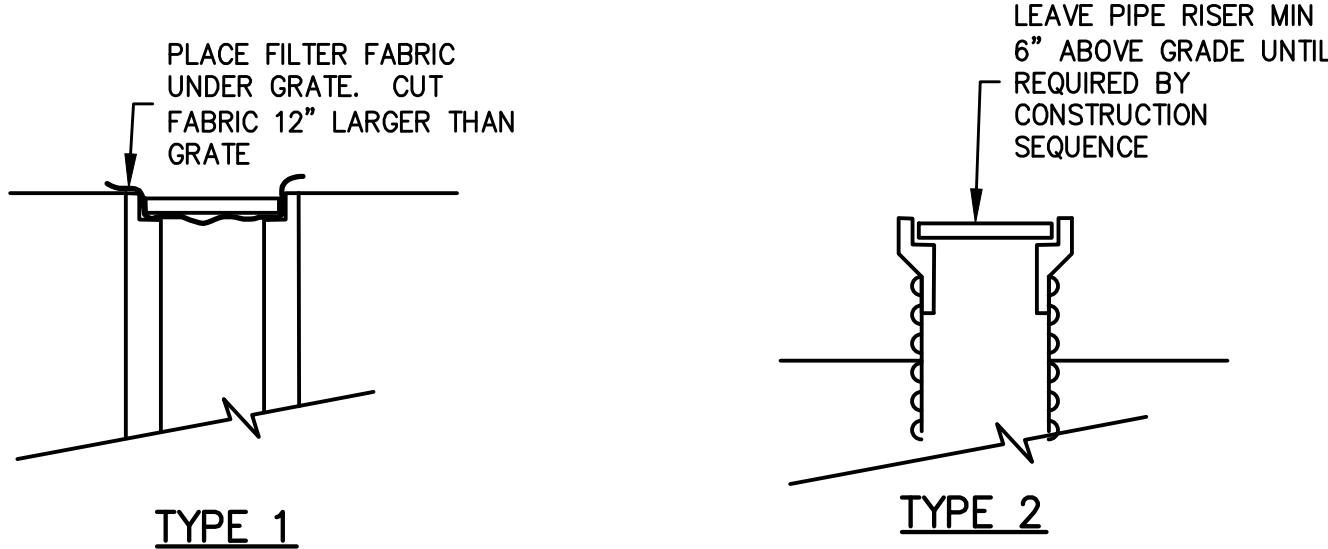
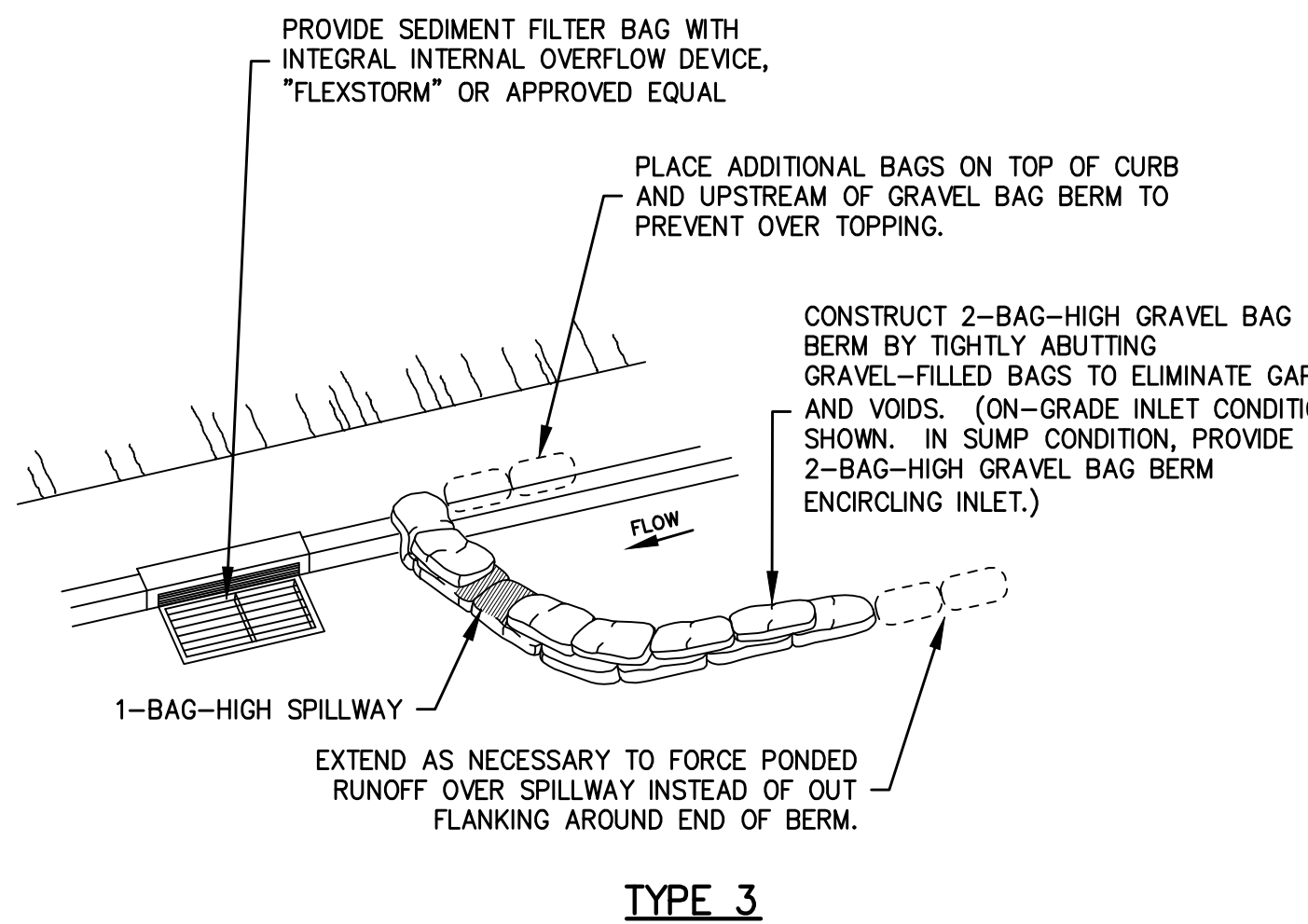
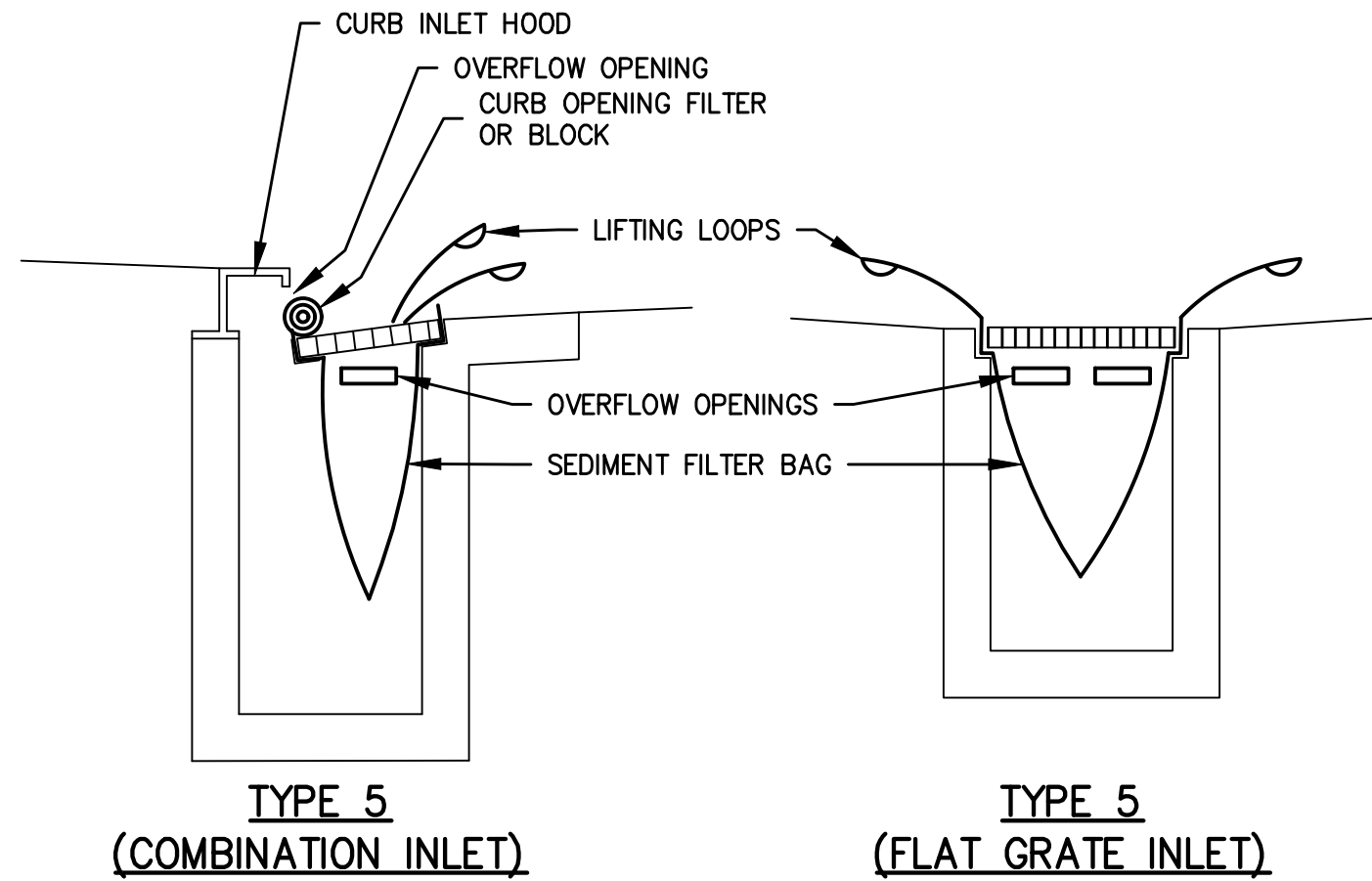
PLANNING SUBMITTAL; NOT FOR CONSTRUCTION



STRETCH RESIDENCE
1535 PALMERO WAY
RESIDENCE GRADING AND DRAINAGE PLAN

SCALE:	
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JOB No.:	4436.00
SHEET	
C1.2	
OF	

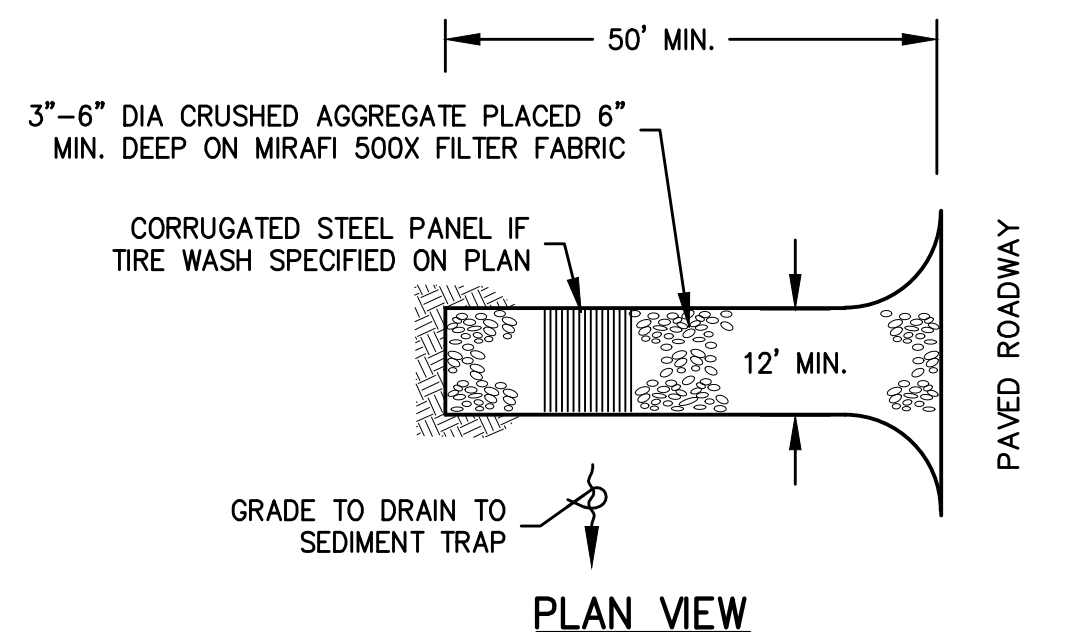
PLANNING SUBMITTAL; NOT FOR CONSTRUCTION



- NOTES:
1. PROVIDE TYPE 1 INLET PROTECTION AT ALL INLETS IF OTHER TYPE NOT PROVIDED.
 2. TYPE 2 INLET PROTECTION MAY BE PROVIDED IN LIEU OF TYPE 1 AT CONTRACTOR'S OPTION.
 3. TYPE 3 INLET PROTECTION SHALL BE PROVIDED FOR ALL EXISTING AND PROPOSED PUBLIC STORM DRAIN INLETS, AND ANY PRIVATE INLETS WHICH ARE TO REMAIN IN SERVICE DURING CONSTRUCTION.

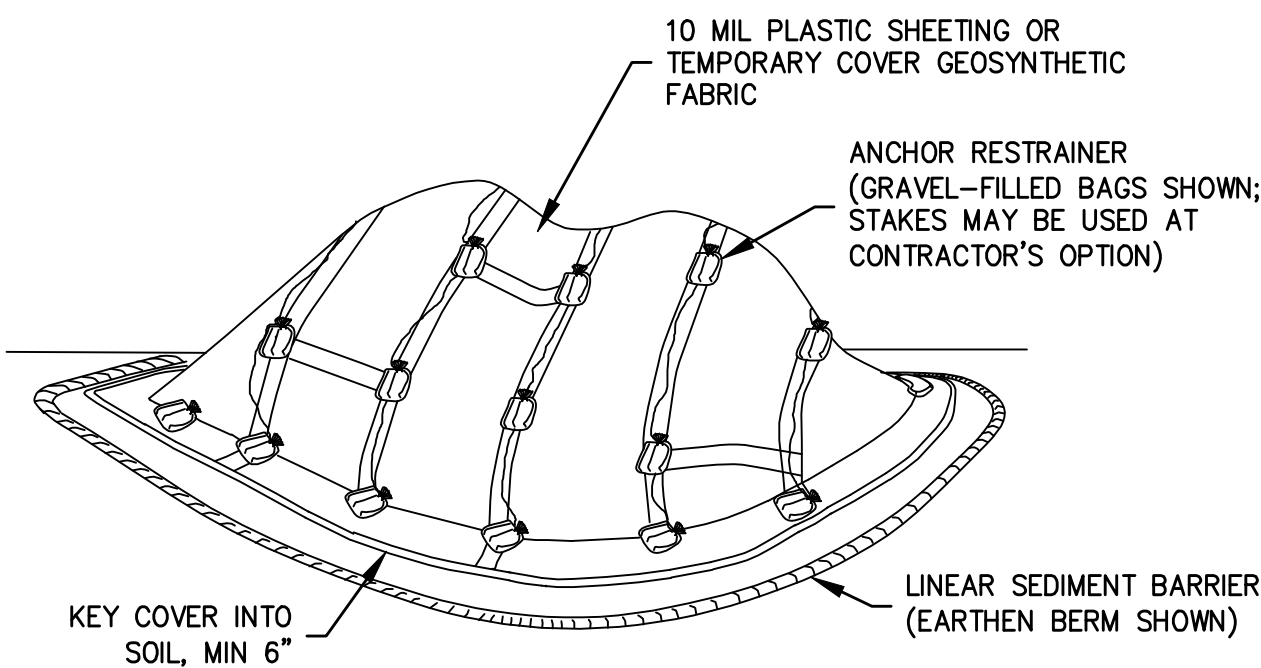
SE-10 STORM DRAIN INLET PROTECTION

SCALE: NONE



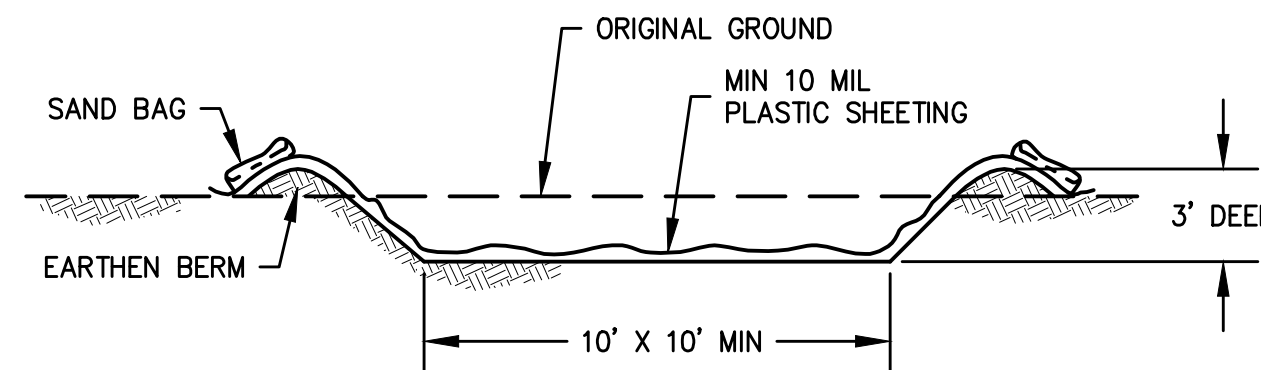
TC-1 STABILIZED CONSTRUCTION ENTRANCE

SCALE: NONE



WM-3 TEMPORARY COVER ON STOCKPILE

SCALE: NONE

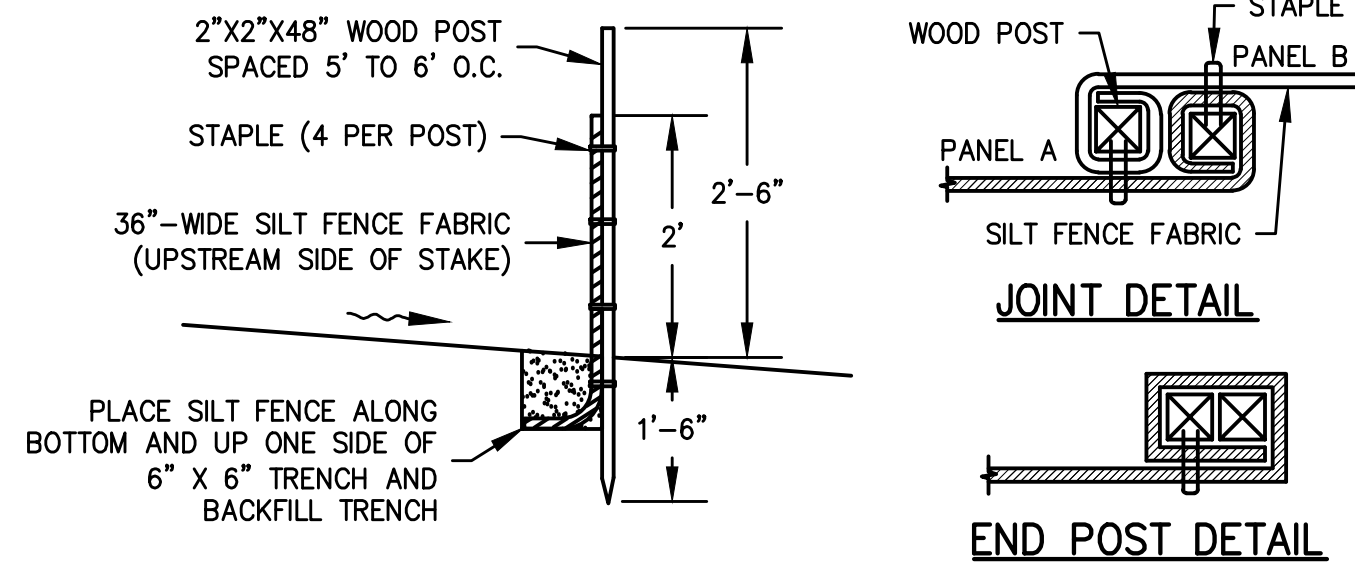


NOTES:

1. AT CONTRACTOR'S OPTION, AN EQUIVALENT 10' X 10' X 2'-DEEP ABOVE-GRADE WASHOUT MAY BE CONSTRUCTED USING LUMBER OR HAY BALES.

WM-8 TEMPORARY CONCRETE WASHOUT FACILITY

SCALE: NONE

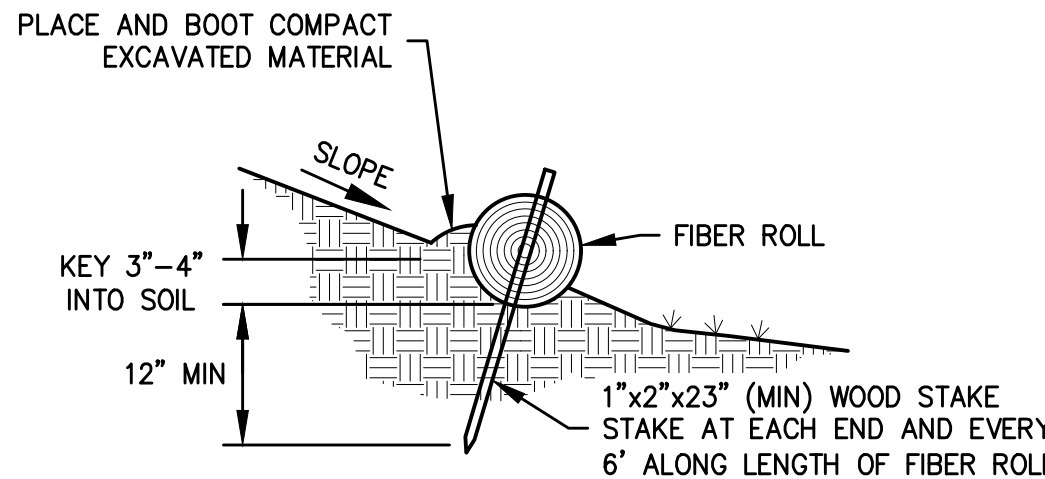


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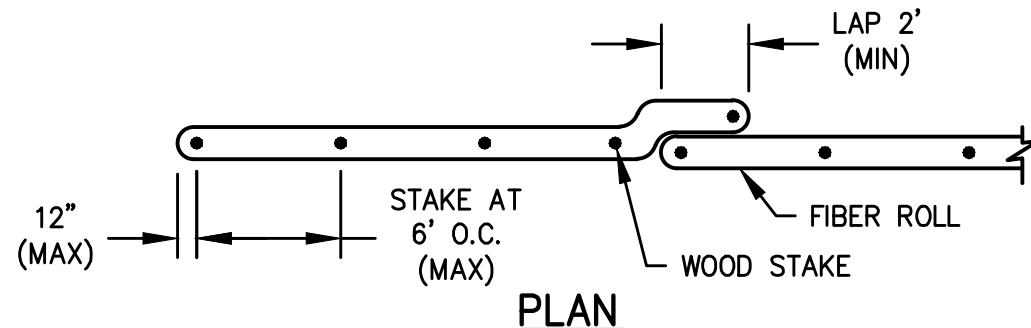
1. THE DOWNSTREAM END OF THE SILT FENCE SHALL HAVE THE LAST 8' ANGLED UP SLOPE TO PREVENT WATER FROM RUNNING AROUND THE END OF THE SILT FENCE
2. JOINT SECTIONS SHALL NOT BE PLACED AT SUMP LOCATIONS

SE-1 TEMPORARY SILT FENCE

SCALE: NONE



SECTION



PLAN

NOTES:

1. PRIOR TO FIBER ROLL INSTALLATION, EXCAVATE A CONCAVE KEY TRENCH (FURROW) 3" TO 4" DEEP. INSTALL AND STAKE THE FIBER ROLL TIGHT AGAINST THE FURROW SO THAT STORMWATER RUNOFF WILL NOT PASS UNDER THE FIBER ROLL.
2. PLACE SOIL EXCAVATED FROM THE FURROW ON THE UPHILL SIDE OF THE FIBER ROLL AND BOOT COMPACT AGAINST FIBER ROLL AFTER FIBER ROLL INSTALLATION, TO PREVENT RUNOFF FROM PASSING UNDER THE FIBER ROLL.
3. AT JOINTS, OVERLAP FIBER ROLLS 2' (MIN), WITH THE ROLLS TIGHTLY ABUTTING. WHERE MULTIPLE ROWS ARE INSTALLED ON A SLOPE, STAGGER THE JOINTS ON ADJACENT ROWS 5' (MIN).
4. INSTALL FIBER ROLLS LEVEL (FOLLOWING THE GROUND CONTOUR) WHERE SHOWN.

SE-5 FIBER ROLL

SCALE: NONE

EROSION AND SEDIMENT CONTROL PLAN

1. BEST MANAGEMENT PRACTICES (BMPs) (MATERIALS AND THEIR INSTALLATION) SHALL CONFORM TO ONE OF THE FOLLOWING:
 - 1.1. THE 2017 EDITION OF THE CALTRANS STORM WATER QUALITY HANDBOOKS PPDG.
 - 1.2. 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 EXITS 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.

MONTEREY COUNTY REQUIREMENTS

1. ALL GRADING SHALL CONFORM TO THE MONTEREY COUNTY GRADING ORDINANCE #2535, EROSION CONTROL ORDINANCE #2806, AND CALIFORNIA BUILDING CODE.
2. PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY GRADING AND EROSION CONTROL REGULATIONS.
3. DURING CONSTRUCTION THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO UPDATE COMPACTION TEST RECORDS, INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMPs INSTALLED, AS WELL AS, TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.
4. PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO CONDUCT A FINAL GRADING INSPECTION. COLLECT FINAL GEOTECHNICAL LETTER OF CONFORMANCE. ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.
5. IT SHALL BE THE RESPONSIBILITY OF THE OWNER AND THE PERMITTEE TO ENSURE THAT EROSION DOES NOT OCCUR FROM AN ACTIVITY DURING OR AFTER PROJECT CONSTRUCTION. ADDITIONAL MEASURES, BEYOND THOSE SPECIFIED, MAY BE REQUIRED AS DEEMED NECESSARY TO CONTROL ACCELERATED EROSION. (MCC 16.12.100)
6. ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THE AREA SHALL BE PLANTED TO CONTROL EROSION. VEGETATION REMOVAL BETWEEN OCTOBER 15TH AND APRIL 15TH SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS. THE FOLLOWING PROVISIONS SHALL APPLY BETWEEN OCTOBER 1 AND APRIL 30:
 - A. DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY APPLYING STRAW MULCH AT 2000 LBS. PER ACRE AND ANCHORED BY TRACK-WALKING TO PREVENT MOVEMENT DURING WATER FLOW.
 - B. RUNOFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE. THESE DRAINAGE CONTROLS MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT. SEE THIS SHEET FOR EROSION CONTROL PLAN AND EROSION CONTROL DETAILS.
 - C. EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.
 - D. THE BUILDING INSPECTOR SHALL STOP OPERATIONS DURING PERIODS OF INCONVENIENT WEATHER IF HE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
 - E. CUT AND FILL SLOPES SHALL BE PLANTED WITH AN SEED MIX APPROVED BY THE LANDSCAPE ARCHITECT. AMOUNT OF SEED AND FERTILIZER SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.
2. ALL SURFACES EXPOSED OR EXPECTED TO BE EXPOSED DURING GRADING ACTIVITIES SHALL BE PREPARED AND MAINTAINED THROUGH THE LENGTH OF THE ENTIRE PROJECT TO PROTECT AGAINST EROSION.
3. AT ALL TIMES DURING CONSTRUCTION AND UNTIL FINAL COMPLETION, THE CONTRACTOR, WHEN HE OR HIS SUBCONTRACTORS ARE OPERATING EQUIPMENT ON THE SITE, SHALL PREVENT THE FORMATION OF AN AIRBORNE DUST NUISANCE BY WATERING AND/OR TREATING THE SITE OF THE WORK IN SUCH A MANNER THAT WILL CONFINE DUST PARTICLES TO THE IMMEDIATE SURFACE OF THE WORK. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE DONE BY DUST FROM HIS OR HER SUBCONTRACTOR.

BMP OBSERVATION AND MAINTENANCE

1. VISUALLY OBSERVE AND MAINTAIN BEST MANAGEMENT PRACTICES (BMPs) AS FOLLOWS:
 - A. WEEKLY, AND
 - B. WITHIN 48 HOURS PRIOR TO EACH STORM EVENT, AND
 - C. WITHIN 48 HOURS AFTER EACH STORM EVENT.
 - D. DAILY DURING STORM EVENTS
2. REPAIR DAMAGED BMPs WITHIN 48 HOURS OF OBSERVATION.
3. SEDIMENT SHALL BE REMOVED FROM SEDIMENT CONTROL BMPs BEFORE SEDIMENT HAS ACCUMULATED TO A DEPTH OF ONE THIRD THE HEIGHT OF THE SEDIMENT BARRIER OR SUMP, IF NOT OTHERWISE SPECIFIED IN THE DRAWINGS OR SPECIFICATIONS OR BY THE BMP SUPPLIER OR MANUFACTURER.
4. TRASH AND DEBRIS SHALL BE REMOVED FROM BMPs DURING SCHEDULED INSPECTIONS.
5. REMOVED SEDIMENT SHALL BE PLACED AT AN APPROVED LOCATION AND IN SUCH A MANNER THAT IT WILL NOT ERODE, OR SHALL BE DISPOSED OF OFF-SITE.
6. REPAIR RILLS AND GULLIES BY RE-GRADING AND THEN TRACKWALKING PERPENDICULAR TO THE SLOPE. PROVIDE TEMPORARY SOIL COVER IF NECESSARY.

WORKER TRAINING

1. STORM WATER POLLUTION PREVENTION TRAINING SHALL BE PROVIDED AT THE BEGINNING OF CONSTRUCTION AND AT LEAST QUARTERLY DURING CONSTRUCTION FOR ALL EMPLOYEES WORKING ON THE JOB SITE. TRAINING SHALL BE PROVIDED BY THE CONTRACTOR'S WATER POLLUTION CONTROL MANAGER. TOPICS SHALL INCLUDE, BUT ARE NOT LIMITED TO:
 - GOOD HOUSEKEEPING
 - MATERIAL MANAGEMENT PRACTICES
 - SPILL PREVENTION AND RESPONSE
 - LOCATIONS AND FUNCTIONS OF EROSION AND SEDIMENT CONTROL DEVICES
 - FINES AND PENALTIES

CONSTRUCTION SITE BMP CHECKLIST

The selected BMPs, below, were considered during design to comply with the Project's storm water runoff 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)

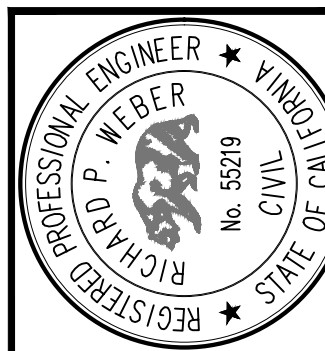
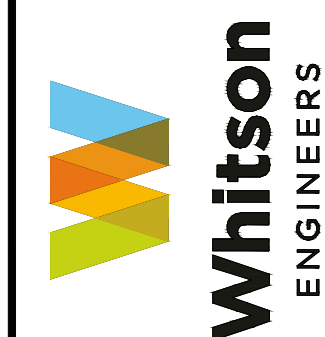
SEDIMENT CONTROL BMPs		
<input checked="" type="checkbox"/>	SE-1	Silt Fence
<input checked="" type="checkbox"/>	SE-2	Sediment Basin
<input type="checkbox"/>	SE-3	Sediment Trap
<input type="checkbox"/>	SE-4	Check Dam
<input checked="" type="checkbox"/>	SE-5	Fiber Rolls
<input checked="" type="checkbox"/>	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 checked="" 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 checked="" 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
TRACKING CONTROL BMPs		
<input checked="" type="checkbox"/>	TR-1	Stabilized Construction Entrance/Exit
<input type="checkbox"/>	TR-2	Stabilized Construction Roadway
<input checked="" type="checkbox"/>	TR-3	Entrance/Outlet Tire Wash

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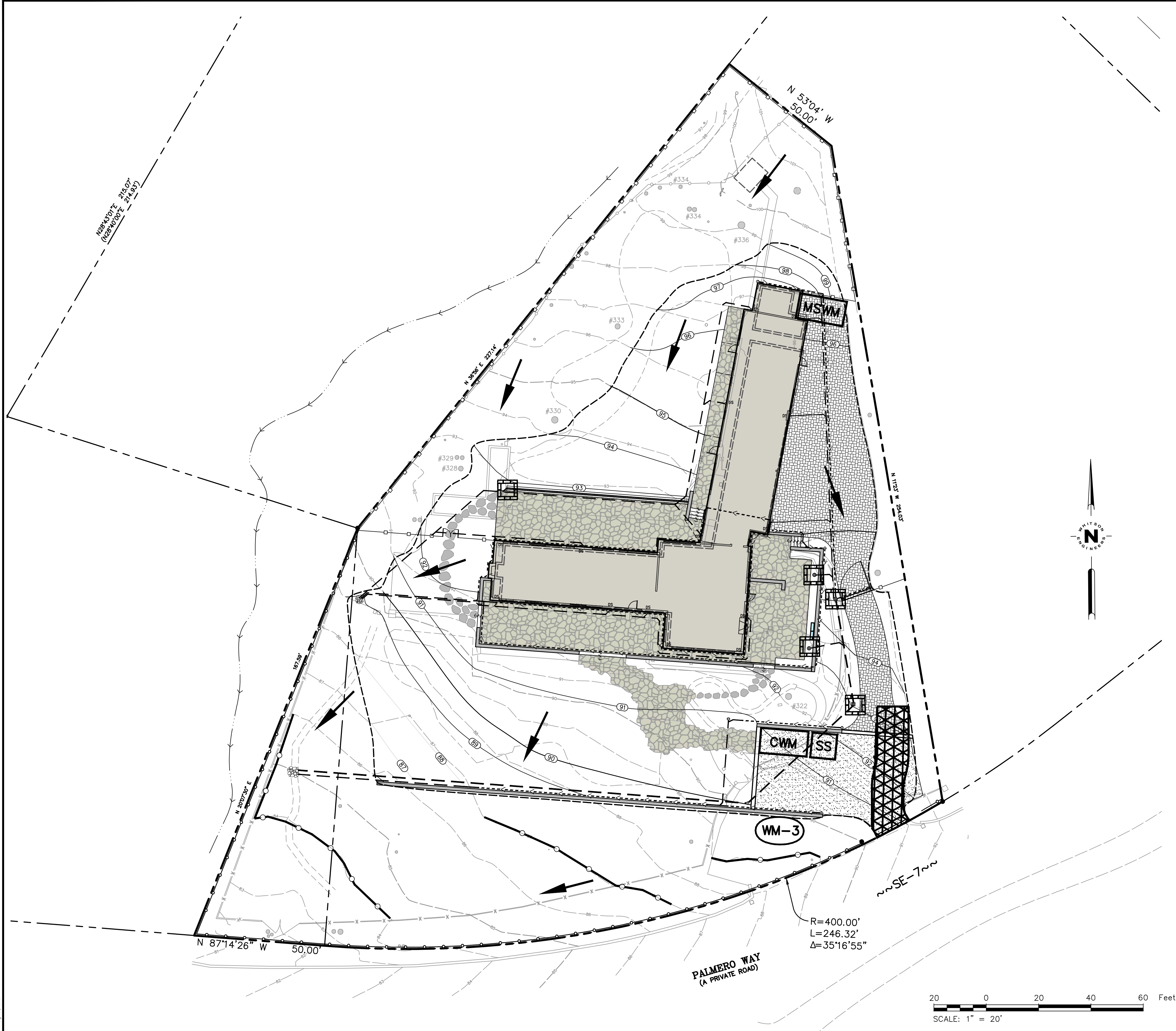


SUBMITTAL / REVISION	PLANNING SUBMITTAL
8/10/23	RA

Strech Residence
1535 PALMERO WAY
TEMPORARY EROSION AND SEDIMENT CONTROL PLAN - NOTES
Pebble Beach, California
APN 008-423-014

SCALE:	
DRAWN:	RA
JOB No.:	4436.00
SHEET	
C2.1	OF





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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ENGINEERS

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8/10/23	RA

STRETCH RESIDENCE
1535 PALMERO WAY

Pebble Beach, California

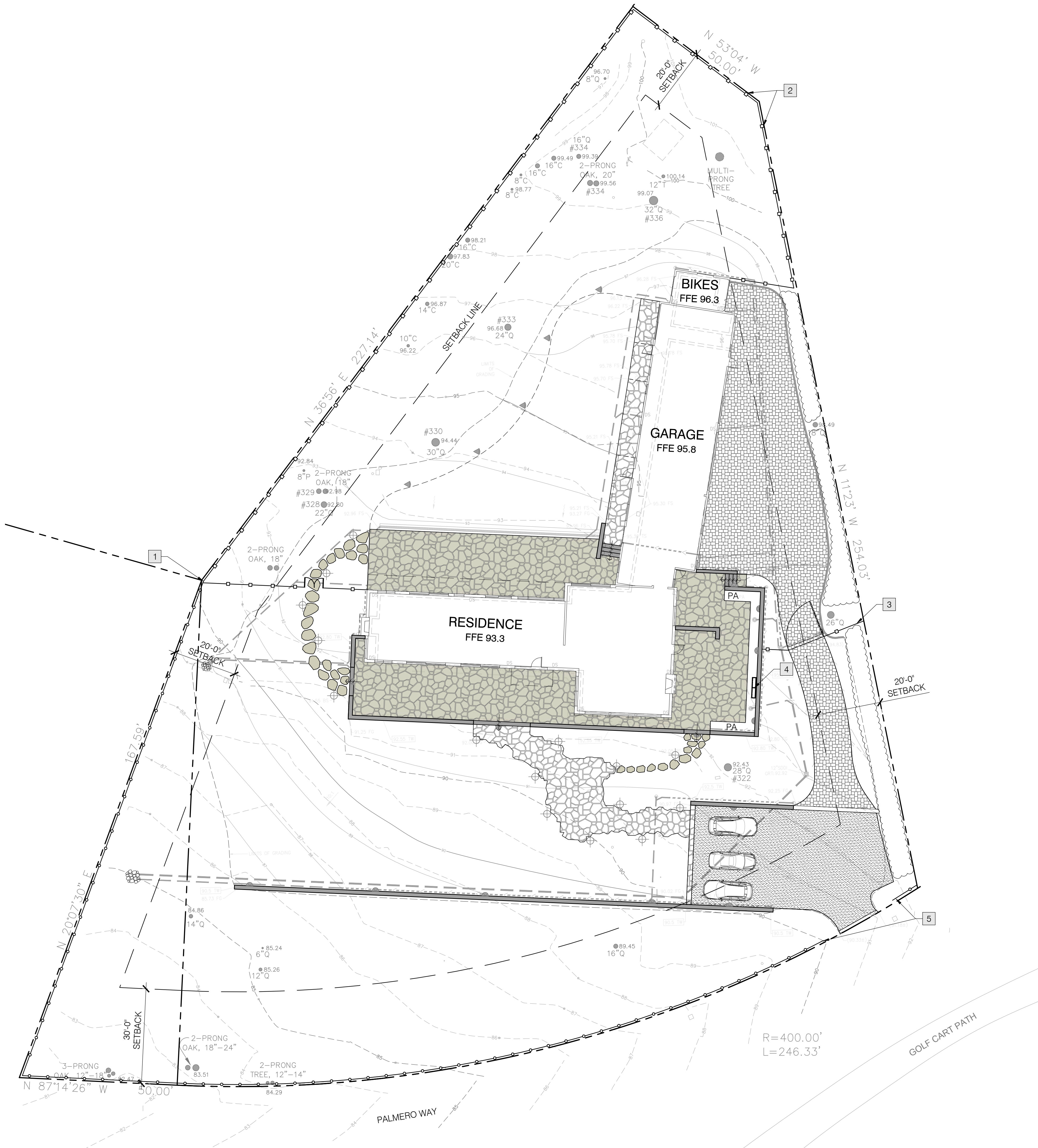
TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

APN 008-423-014

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

PLANNING SUBMITTAL; NOT FOR CONSTRUCTION

T:\PROJECTS\RESIDENTIAL\130-1331-Palmero Way\Drawings\Conceptual Landscape.dwg, 11/8/2022 10:23:22 AM, AutoCAD LT 2021, DWG to PDF Plot, A3 (0.44 x 0.66) in, 1:1



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
- PA PLANTING AREA
- EXTERIOR LIGHT FIXTURES, REFER TO CONCEPTUAL LIGHTING PLAN, SHEET L4.0

KEY NOTES

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

NOTES

- PROTECT EXISTING TREES TO REMAIN THROUGHOUT CONSTRUCTION.
- REFER TO CIVIL ENGINEER'S DRAWINGS FOR COVERAGE TABLE, GRADING AND DRAINAGE.



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

REVISIONS AND RECORD OF ISSUE:	
NO.	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:

CONCEPTUAL LANDSCAPE
PLAN

SHEET TITLE:

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

L1.0

L2.0

IRRIGATION NOTES

1. THESE IRRIGATION DRAWINGS ARE DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. ALL PIPING, VALVES, AND OTHER IRRIGATION COMPONENTS MAY BE SHOWN WITHIN PAVED AREAS FOR GRAPHIC CLARITY ONLY AND ARE TO BE INSTALLED WITHIN PLANTING AREAS. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, CONDUIT, AND OTHER ITEMS WHICH MAY BE REQUIRED. INVESTIGATE THE STRUCTURAL AND FINISHED CONDITION AFFECTING THE CONTRACT WORK INCLUDING OBSTRUCTIONS, GRADE DIFFERENCES OR AREA DIMENSIONAL DIFFERENCES. IN THE EVENT OF FIELD DISCREPANCY WITH CONTRACT DOCUMENTS, PLAN THE INSTALLATION WORK ACCORDINGLY BY NOTIFICATION AND APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE AND ACCORDING TO THE CONTRACT SPECIFICATIONS. NOTIFY AND COORDINATE IRRIGATION CONTRACT WORK WITH APPLICABLE CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE, CONDUIT OR SLEEVES THROUGH OR UNDER WALLS, ROADWAYS, PAVING AND STRUCTURES BEFORE CONSTRUCTION. IN THE EVENT THESE NOTIFICATIONS ARE NOT PERFORMED, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR REQUIRED REVISIONS.
2. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, STANDARDS, AND REGULATIONS. ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF THE NATIONAL ELECTRIC CODE; THE UNIFORM PLUMBING CODE, PUBLISHED BY THE WESTERN PLUMBING OFFICIALS ASSOCIATION; AND OTHER STATE OR LOCAL LAWS OR REGULATIONS. NOTHING IN THESE DRAWINGS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES OR REGULATIONS. THE CONTRACTOR SHALL FURNISH WITHOUT ANY EXTRA CHARGE, ANY ADDITIONAL MATERIAL AND LABOR WHEN REQUIRED BY THE COMPLIANCE WITH THESE CODES AND REGULATIONS.
3. THE CONTRACTOR SHALL COORDINATE INSTALLATION OF IRRIGATION SYSTEM WITH LAYOUT AND INSTALLATION OF THE PLANT MATERIALS TO INSURE THAT THERE WILL BE COMPLETE AND UNIFORM IRRIGATION COVERAGE OF PLANTING IN ACCORDANCE WITH THESE DRAWINGS, AND CONTRACT DOCUMENTS. THE IRRIGATION LAYOUT SHALL BE CHECKED BY THE CONTRACTOR AND OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO CONSTRUCTION TO DETERMINE IF ANY CHANGES, DELETIONS, OR ADDITIONS ARE REQUIRED. IRRIGATION SYSTEM SHALL BE INSTALLED AND TESTED PRIOR TO INSTALLATION OF PLANT MATERIAL.
4. THE INTENT OF THIS IRRIGATION SYSTEM IS TO PROVIDE THE MINIMUM AMOUNT OF WATER REQUIRED TO SUSTAIN GOOD PLANT HEALTH.
5. IT IS THE RESPONSIBILITY OF THE MAINTENANCE CONTRACTOR AND/OR OWNER TO PROGRAM THE IRRIGATION CONTROLLER(S) TO PROVIDE THE MINIMUM AMOUNT OF WATER NEEDED TO SUSTAIN GOOD PLANT HEALTH. THIS INCLUDES MAKING ADJUSTMENTS TO THE PROGRAM FOR SEASONAL WEATHER CHANGES, PLANT MATERIAL, WATER REQUIREMENTS, MOUNDS, SLOPES, SUN, SHADE AND WIND EXPOSURE.
6. IT IS THE RESPONSIBILITY OF A LICENSED ELECTRICAL CONTRACTOR TO PROVIDE 120 VOLT A.C. (2.5 AMP DEMAND PER CONTROLLER) ELECTRICAL SERVICE TO THE CONTROLLER LOCATION(S). IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO COORDINATE THE ELECTRICAL SERVICE STUB-OUT TO THE CONTROLLER(S). PROVIDE PROPER GROUNDING PER CONTROLLER MANUFACTURER'S INSTRUCTIONS AND IN ACCORDANCE WITH LOCAL CODES.
7. INSTALL NEW BATTERIES IN THE IRRIGATION CONTROLLER(S) TO RETAIN PROGRAM IN MEMORY DURING TEMPORARY POWER FAILURES. USE QUANTITY, TYPE AND SIZE REQUIRED AS PER CONTROLLER MANUFACTURER'S INSTRUCTIONS.
8. CONTRACTOR SHALL SCHEDULE A MEETING WHICH INCLUDES REPRESENTATIVES OF THE IRRIGATION CONTROLLER MANUFACTURER, THE MAINTENANCE CONTRACTOR, THE OWNER AND THE IRRIGATION CONTRACTOR AT THE SITE FOR INSTRUCTION ON THE PROPER PROGRAMMING AND OPERATION OF THE IRRIGATION CONTROLLER. A WRITTEN STATEMENTS SHALL BE PROVIDED BY CONTRACTOR TO THE LANDSCAPE ARCHITECT THAT THE MEETING HAVE TAKING PLACE.
9. INSTALL 2-WIRE CABLE ALONG THE MAIN LINE. CONTACT CONTROLLER REPRESENTATIVE FOR A PRE-CONSTRUCTION MEETING.
10. INSTALL 2-WIRE CABLE WITHIN 1.25" CONDUIT WITH LONG SWEEPS IN AND OUT OF EACH VALVE BOX. SEAL ALL CONDUIT OPENINGS WITH WATERPROOF FOAM.
11. INSTALL A 14"X19" GREY ELECTRICAL PULL BOX EVERY 200' AND AT EVERY CHANGE IN DIRECTION. ONLY SPLICE TWO WIRE CABLE AT THREE WAY WIRE CONNECTIONS.

12. IRRIGATION CONTROL WIRES: SOLID COPPER WITH U.L. APPROVAL FOR DIRECT BURIAL IN GROUND. SIZE #14AWG WIRE WITH A JACKETED 2-CONDUCTOR. PREFERRED WIRE MAKE AND MODEL IS P7354D. ALL SPLICING SHALL BE MADE WITH 3-M DBR/Y-6 WATERPROOF SPLICE KIT.
13. DECODER GROUNDING SHALL BE PROVIDED EVERY (500 FEET OR EVERY 8 DECODERS, WHICHEVER IS SMALLER [RAIN BIRD],600 FEET [BASELINE, RAIN MASTER] ,750 FEET [TORO]), 300 FEET AT THE DECODER ONLY (CALSENSE), AT THE CONTROLLER AND AT THE LAST DECODER OR AT THE END OF THE 2 WIRE PATH. GROUND WITH A 5/8" X 8' COPPER CLAD GROUNDING ROD. #6 COPPER WIRE TO SURGE DEVICE/DECODER. INCLUDE A SURGE ARRESTOR AT EACH GROUNDING LOCATION. A SPLIT BOLT CONNECTION TO BE USED TO CONNECT THE SURGE DEVICE TO THE GROUND WIRE WITH A DBR/Y-6 WATERPROOF CONNECTOR.
14. SPLICING OF JACKETED 2-WIRE IS PERMITTED IN VALVE BOXES ONLY. LEAVE A 24" LONG COIL OF WIRE AT EACH SPLICE AND A 24" LONG EXPANSION LOOP IN ALL PULL BOXES.
15. INSTALL BLACK PLASTIC VALVE BOXES WITH BOLT DOWN, NON HINGED COVER MARKED "IRRIGATION CONTROL VALVE". BOX BODY SHALL HAVE KNOCK OUTS. ACCEPTABLE VALVE BOX MANUFACTURER'S INCLUDE NDS, CARSON OR APPROVED EQUAL.
16. INSTALL REMOTE CONTROL VALVE BOXES 12" FROM WALK, CURB, BUILDING OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, INSTALL EACH BOX AN EQUAL DISTANCE FROM THE WALK, CURB, BUILDING OR LANDSCAPE FEATURE AND PROVIDE 12" BETWEEN BOX TOPS. ALIGN THE SHORT SIDE OF RECTANGULAR VALVE BOXES PARALLEL TO WALK, CURB, BUILDING OR LANDSCAPE FEATURE.
17. INSTALL REMOTE CONTROL VALVE BOXES 12" FROM WALK, CURB, LAWN, HEADER BOARD, BUILDING, OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, INSTALL EACH BOX AN EQUAL DISTANCE FROM THE WALK, CURB, LAWN, HEADER BOARD, BUILDING, OR LANDSCAPE FEATURE, AND PROVIDE 12" FROM THE WALK, CURB, HEADER BOARD, BUILDING, OR LANDSCAPE FEATURE AND INSTALL EACH BOX 12" APART.
18. VALVE LOCATIONS SHOWN ARE DIAGRAMMATIC. INSTALL IN GROUND COVER/SHRUB AREAS (AVOID LAWN AREAS WHERE POSSIBLE).
19. THE CONTRACTOR SHALL LABEL CONTROL LINE WIRE AT EACH REMOTE CONTROL VALVE WITH A 2 1/4" X 2 3/4" POLYURETHANE I.D. TAG, INDICATING IDENTIFICATION NUMBER OF VALVE (CONTROLLER AND STATION NUMBER). ATTACH LABEL TO CONTROL WIRE. THE CONTRACTOR SHALL PERMANENTLY STAMP ALL VALVE BOX LIDS WITH APPROPRIATE IDENTIFICATION AS NOTED IN CONSTRUCTION DETAILS.
20. FLUSH AND ADJUST IRRIGATION OUTLETS AND NOZZLES FOR OPTIMUM PERFORMANCE AND TO PREVENT OVER SPRAY ONTO WALKS, ROADWAYS, AND/OR BUILDINGS. SELECT THE BEST DEGREE OF THE ARC AND RADIUS TO FIT THE EXISTING SITE CONDITIONS AND THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH CONTROL ZONE.
21. INSTALL A HUNTER HCV SERIES, KBI CV SERIES, OR APPROVED EQUAL SPRING LOADED CHECK VALVE IN SPRINKLER RISER ASSEMBLIES WHERE LOW OUTLET DRAINAGE WILL CAUSE EROSION AND/OR EXCESS WATER.
22. WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES, USE CAUTION TO AVOID INJURY TO TREES AND TREE ROOTS. EXCAVATE BY HAND IN AREAS WHERE TWO (2) INCH AND LARGER ROOTS OCCUR. BACK FILL TRENCHES ADJACENT TO TREE WITHIN TWENTY-FOUR (24) HOURS. WHERE THIS IS NOT POSSIBLE, SHADE THE SIDE OF THE TRENCH ADJACENT TO THE TREE WITH WET BURLAP OR CANVAS.
23. NOTIFY LOCAL JURISDICTIONS FOR INSPECTION AND TESTING OF INSTALLED BACKFLOW PREVENTION DEVICE.
24. THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE SHOWN ON THE IRRIGATION DRAWINGS. VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE.
25. IRRIGATION DEMAND: REFER TO PLANS.
26. PIPE SIZING SHOWN ON THE DRAWINGS IS TYPICAL. AS CHANGES IN LAYOUT OCCUR DURING STAKING AND CONSTRUCTION THE SIZE MAY NEED TO BE ADJUSTED ACCORDINGLY.

27. PIPE THREAD SEALANT COMPOUND SHALL BE RECTOR SEAL #5.
28. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MINOR CHANGES IN THE IRRIGATION LAYOUT DUE TO OBSTRUCTIONS NOT SHOWN ON THE IRRIGATION DRAWINGS SUCH AS LIGHTS, FIRE HYDRANTS, SIGNS, ELECTRICAL ENCLOSURES, ETC.
29. WHEN WORK OF THIS SECTION HAS BEEN COMPLETED AND SUCH OTHER TIMES AS MAY BE DIRECTED, REMOVE ALL TRASH, DEBRIS, SURPLUS MATERIALS AND EQUIPMENT FROM SITE.
30. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLEMENTAL HAND WATERING OF ALL PLANT MATERIAL WITHIN DRIPLINE AREAS UNTIL THE PLANTS ARE SUFFICIENTLY ESTABLISHED.
31. VERIFY LOCATIONS OF ALL IRRIGATION COMPONENTS INSTALLED WITHIN A VALVE BOX WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. DO NOT INSTALL UNTIL LANDSCAPE ARCHITECT PROVIDES ACCEPTABLE LOCATIONS.

"A Landscape Irrigation Audit is require. This Audit must be completed by a Certified Landscape Irrigation Auditor, not the designer or installer. The Audit must be submitted to the Building Department, with Certificate of Completion (Appendix C) as required by the Department of Water Resources, prior to scheduling a Final Inspection of the Water Efficient Landscape permit."

WATER CONSERVATION STATEMENT
RUSSELL D MITCHELL AND ASSOCIATES, INC. (RMA) HAVE COMPLIED WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

JOSE L. CRUZ
IRRIGATION CONSULTANT—PROJECT MANAGER

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

IRRIGATION LEGEND

SYMBOL	MODEL NUMBER	DESCRIPTION	NOZZLE GPM	OPERATING PSI	OPERATING RADIUS (FEET)
	570Z-6P-PRX-COM/ O-T-15FP,15HP,15QP	TORO POP-UP SPRAY SPRINKLER (TURF)	2,3,1,2,0,6	30	12-15
	570Z-6P-PRX-COM/ O-T-12FP,12HP,12QP	TORO POP-UP SPRAY SPRINKLER (TURF)	1,5,0,75,37	30	10-12
	570Z-6P-PRX-COM/ O-T-10FP,10HP,10QP	TORO POP-UP SPRAY SPRINKLER (TURF)	1,0,5,0,23	30	8-10
	HDL-06-12	ON GRADE HDL DRIPLINE WITH 12" O.C. EMITTER DRIP RING FOR TREES (3 RINGS PER TREE) SEE DETAIL	0.10	30	TRICKLE
	PGV-101G	HUNTER REMOTE CONTROL VALVE			
	PCZ-101-40	HUNTER REMOTE CONTROL DRIP KIT WITH 40 PSI REGULATOR			
	WLT-0500-T	NDS SCH 40 BALL VALVE OR APPROVED EQUAL			
	ECO-ID	HUNTER ECO-INDICATOR			
	KC OR KSC	NDS KSC SERIES CHECK VALVE FOR UPHILL FLOW DIRECTION OR KC SERIES SPRING CHECK VALVE FOR DOWNHILL FLOW DIRECTION (LINE SIZE)			
	T-FP600A-LF	NIBCO BRASS BALL VALVE (LINE SIZE)			
	975XLSEU-1"/PBB-20	WILKINS REDUCED PRESSURE BACKFLOW ASSEMBLY WITH FREEZE BLANKET.			
	ICV-	HUNTER MASTER VALVE-(LINE SIZE) (NORMALLY CLOSED)			
	HC-100-FLOW	HUNTER 1" FLOW METER (0.3 - 30 GPM)			
	HCC-800-PL	HUNTER HCC (54) STATION CONTROLLER IN A PLASTIC WALL MOUNTED ENCLOSURE WITH A EZ DECODER SYSTEM.			
-	EZ-1	HUNTER SINGLE STATION DECODER (1 PER VALVE)			
-	EZ-DM	HUNTER DECODER OUTPUT MODULE FOR HCC CONTROLLERS			
-	HC-PLAN-ENTHUSIAST	HUNTER HYDRAWISE SOFTWARE			
-	NOT SHOWN ON PLANS	ROUTE TWO WIRE CABLE TO ALL REMOTE CONTROL VALVES. SIZE #14AWG WIRE WITH A JACKETED 2-CONDUCTOR. PREFERRED WIRE MAKE AND MODEL IS PAIGE ELECTRIC WIRE P7072D. ALL SPLICING SHALL BE MADE WITH 3-M DBR/Y-6 WATERPROOF SPLICE KITS OR APPROVED EQUAL. INSTALL 2 WIRE CABLE WITHIN 1.25" SCH 40 ELECTRICAL CONDUIT. PULL BOXES SHALL BE LOCATED EVERY 200' NO SPLICES ARE ALLOWED BETWEEN VALVES. REFER TO DETAIL FOR INSTALLATION INSTRUCTIONS. WIRELESS RAIN-CLIK SENSOR AND RECIEVER MOUNTED ON THE CONTROLLER ENCLOSURE. CONTROLLER AND STATION NUMBER REMOTE CONTROL VALVE SIZE (IN INCHES)			
	WR-CLIK	WIRELESS RAIN-CLIK SENSOR AND RECIEVER MOUNTED ON THE CONTROLLER ENCLOSURE.			
		FLOW (GPM)			
		WATER USE CLASSIFICATION OF ZONE			
		APPLICATION RATE (IN/HR) or DRIPLINE SPACING			
		AREA (SQ. FT.)			
		ASSOCIATED REMOTE CONTROL VALVE			
		MAIN LINE: 2" THROUGHOUT: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 18" COVER.			
		LATERAL LINE: 3/4" AND LARGER: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 12" COVER.			
		DRIPLINE LATERAL LINE: 3/4" AND LARGER: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 12" COVER.			
		SLEEVING: SCHEDULE 40 PVC PLASTIC PIPE. COVER TO BE AS INDICATED IN SPECIFICATIONS OR AS INDICATED ABOVE FOR PIPE DEPTH OF COVER.			
		DRIPLINE REMOTE CONTROL VALVE			
		DRIP ZONE: HUNTER HDL SERIES DRIPLINE WITH BUILT IN PRESSURE COMPENSATION AND CHECK VALVE, PART #HDL-06-12-250-CV. USE PLD FITTINGS. TUBING TO BE INSTALLED 4" BELOW GRADE IN A 12" O.C. GRID ACCORDING TO DETAILS. SIZE EXHAUST HEADERS AS FOLLOWS: 1": 0-10 GPM, 1.25": 11-20 GPM. ALL EXHAUST HEADERS SHALL BE 1" SCH 40 PVC OR 1" SCH 40 FLEXIBLE PVC. USE SCH. 40 PVC SOLVENT WELD FITTINGS. EXTEND PVC HEADERS TO THE ENDS OF ALL DRIP ZONES TO BALANCE FLOW IF REQUIRED. SEE DETAILS FOR FURTHER INFORMATION.			
		DRIPLINE REMOTE CONTROL VALVE			
		APPROXIMATE CONNECTION POINT BETWEEN DRIPLINE TUBING AND PVC SUPPLY WHEN DRIP ZONE IS LESS THAN 3 GPM AND NO PVC SUPPLY/EXHUST HEADERS ARE NEEDED. REFER TO DRIPLINE TUBING CONNECTION DETAIL FOR MORE INFORMATION.			

REVISIONS AND RECORD OF ISSUE:

NO.	DATE	DESCRIPTION
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PROJECT:

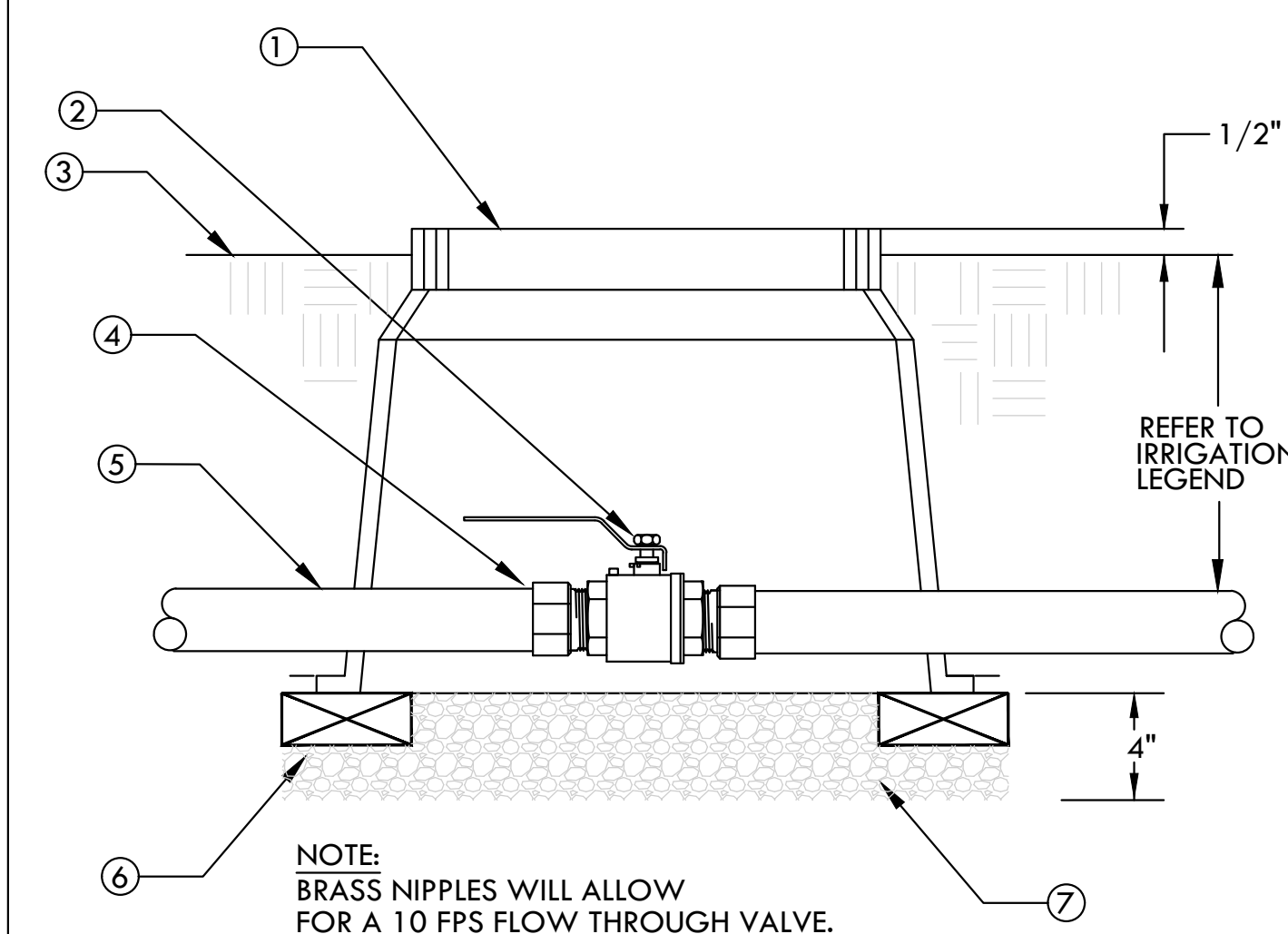
PALMERO WAY
1535 PALMERO WAY
PEBBLE BEACH CA, 93953
APN: 008-423-014

SHEET TITLE:

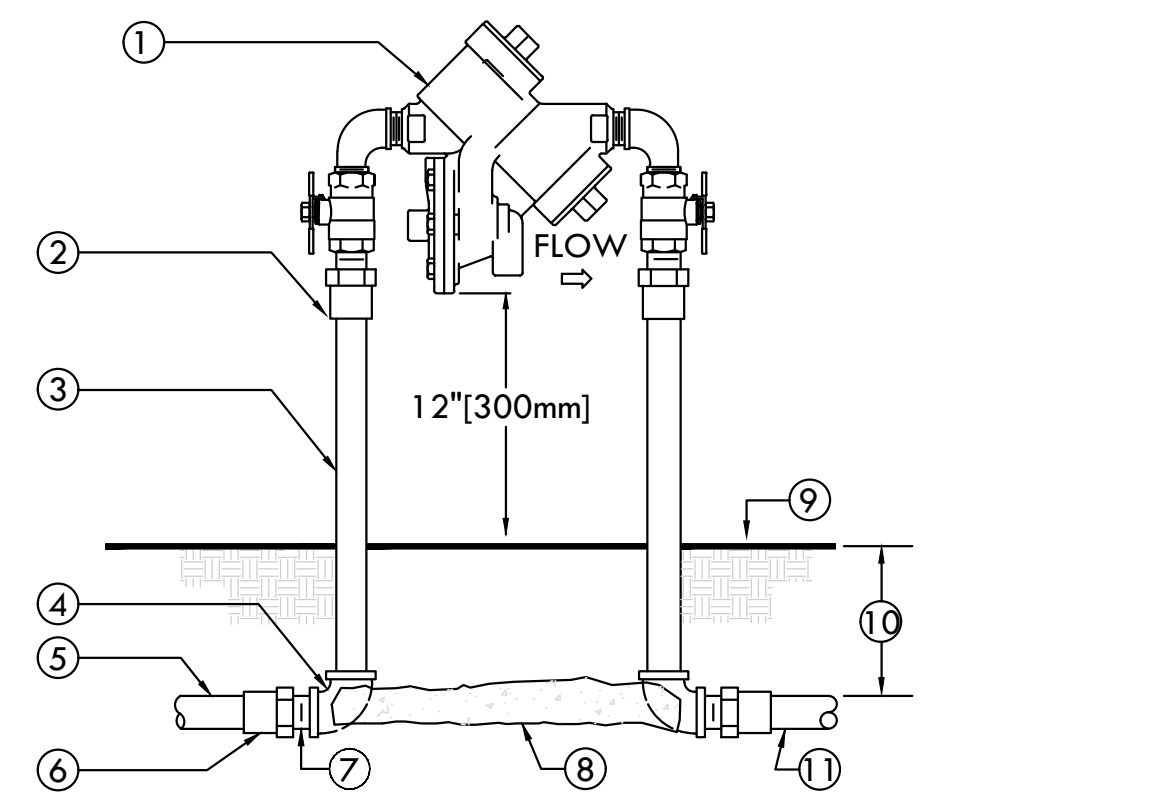
IRRIGATION NOTES AND
LEGEND

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

L2.1



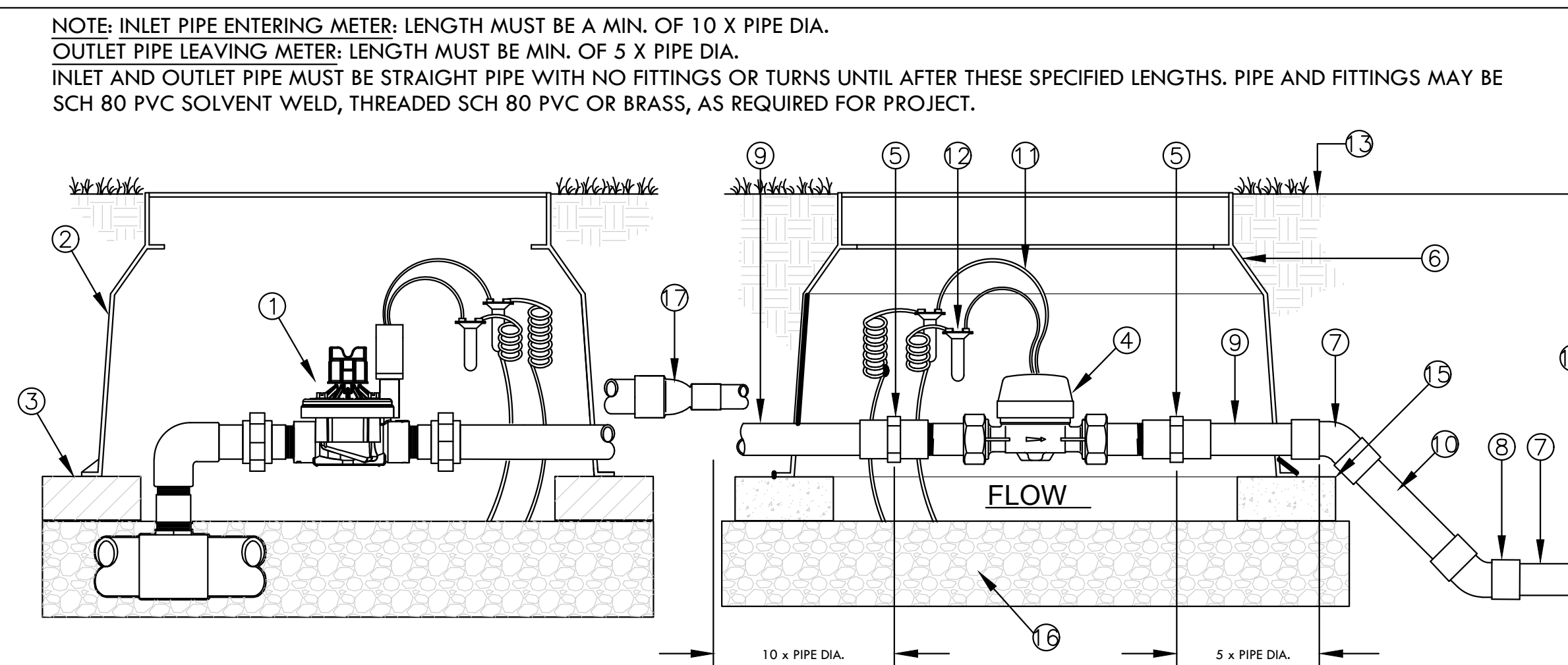
- ① 10" ROUND X 12" DEEP PLASTIC VALVE BOX
- ② BRASS BALL VALVE
- ③ FINISH GRADE
- ④ MALE ADAPTER. REFER TO LEGEND FOR FITTING TYPE.
- ⑤ PVC MAIN LINE TO BACKFLOW
- ⑥ COMMON BRICK, TWO TOTAL-180° APART
- ⑦ PEA GRAVEL (NO SOIL IN VALVE BOX)



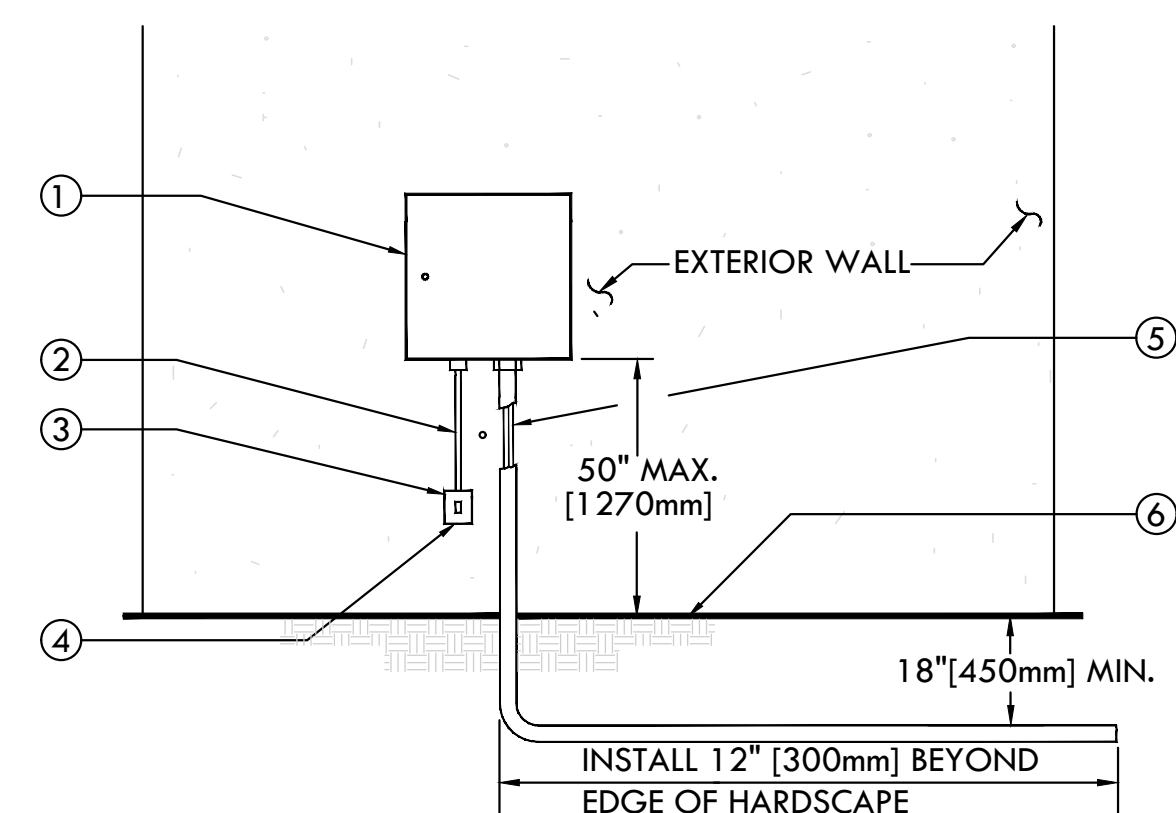
- | | |
|---|---|
| ① REDUCED PRESSURE BACKFLOW ASSEMBLY. | ⑦ SCHEDULE 40 PVC MALE ADAPTER-2 TOTAL. |
| ② WROUGHT COPPER MALE ADAPTER-2 TOTAL (SOLDER x THREAD CONNECTION). | ⑧ CONCRETE SUPPORT BLOCK. |
| ③ COPPER TYPE "K" PIPE (LENGTH AS REQUIRED). | ⑨ FINISH GRADE. |
| ④ WROUGHT COPPER 90° ELBOW-2 TOTAL (SOLDER x THREAD CONNECTION). | ⑩ REFER TO IRRIGATION LEGEND. |
| | ⑪ PVC MAIN LINE TO IRRIGATION SYSTEM. |

NOTES:

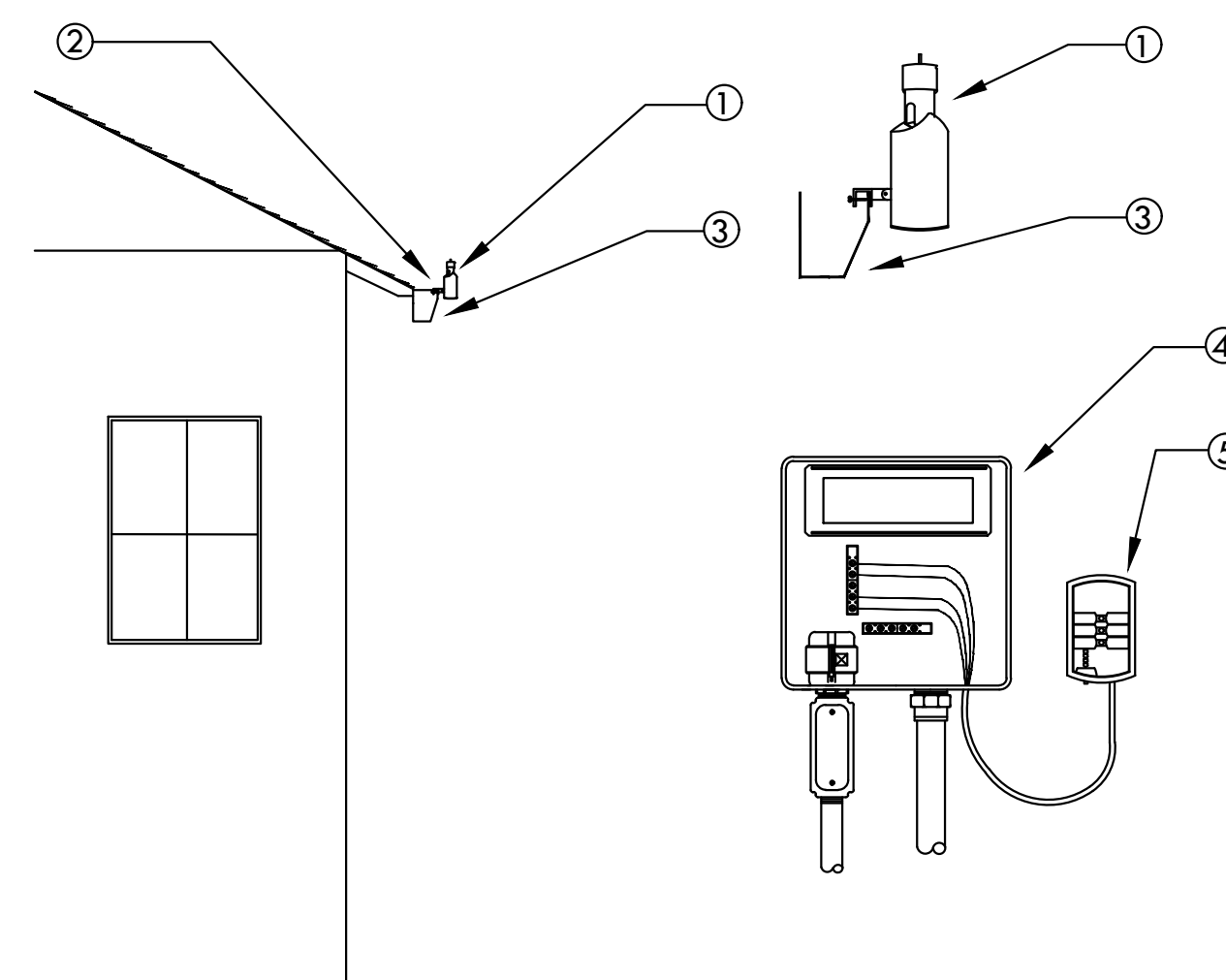
1. INSTALL A FREEZE PREVENTATIVE BLANKET AROUND BACKFLOW ASSEMBLY. BLANKET SHALL BE GREEN.
2. DO NOT SOLDER CONNECT FITTINGS WHILE THREADED INTO BACKFLOW ASSEMBLY. THIS MAY CAUSE DAMAGE TO DEVICE.
3. NIPPLES AND FITTINGS TO BE SAME IPT SIZE AS BACKFLOW ASSEMBLY.



- | | |
|---|---|
| ① MASTER VALVE | ⑩ MAIN LINE TO SYSTEM (SEE LEGEND AND PLANS FOR TYPE AND SIZE) |
| ② VALVE BOX | ⑪ TWO WIRES TO FLOW SENSOR TERMINALS AT CONTROLLER. MIN. 18 AWG-UF (2.08 mm) SHIELDED WIRE WITH DIFFERENT COLOR FROM CONTROL/Common WIRE. |
| ③ BRICK SUPPORT | ⑫ WEATHERPROOF WIRE CONNECTOR |
| ④ HUNTER HC FLOW METER HC-100 WITH UNION CONNECTIONS | ⑬ FINISH GRADE |
| ⑤ SCH 80 PVC FEMALE ADAPTER (S X T) | ⑭ SPECIFIED SOIL COVER (SEE LEGEND) |
| ⑥ RECTANGULAR VALVE BOX PER SPECIFICATIONS | ⑮ COMMON BRICK |
| ⑦ SCH 80 PVC 45 DEGREE ELBOW (S X S) TO LOWER MAIN LINE TO PROPER DEPTH (SIZE FOR LARGER MAIN LINE AS NEEDED) | ⑯ GRAVEL BASE, 6" (15 cm) DEEP |
| ⑧ SCH 80 PVC 45 DEGREE ELBOW (S X S) TO LOWER MAIN LINE TO PROPER DEPTH | ⑰ IF NECESSARY INSTALL A SCH. 80 REDUCING COUPLING, TYP. |
| ⑨ 1.5" DIA. (40 mm) MAIN LINE AT INLET & OUTLET | |



- ① IRRIGATION CONTROLLER.
- ② 120 VOLT SERVICE IN RIGID STEEL CONDUIT.
- ③ 120 VOLT LOCKABLE WEATHERPROOF ON/OFF SWITCH PROVIDED UNDER IRRIGATION CONTRACT.
- ④ 120 VOLT SERVICE TO CONTROLLER LOCATION PROVIDED BY CONTRACTOR.
- ⑤ LOW VOLTAGE WIRE IN SCHEDULE 40 PVC CONDUIT. PAINT CONDUIT ABOVE GRADE TO MATCH BUILDING SURFACE COLOR.
- ⑥ FINISH GRADE OR HARDSCAPE.

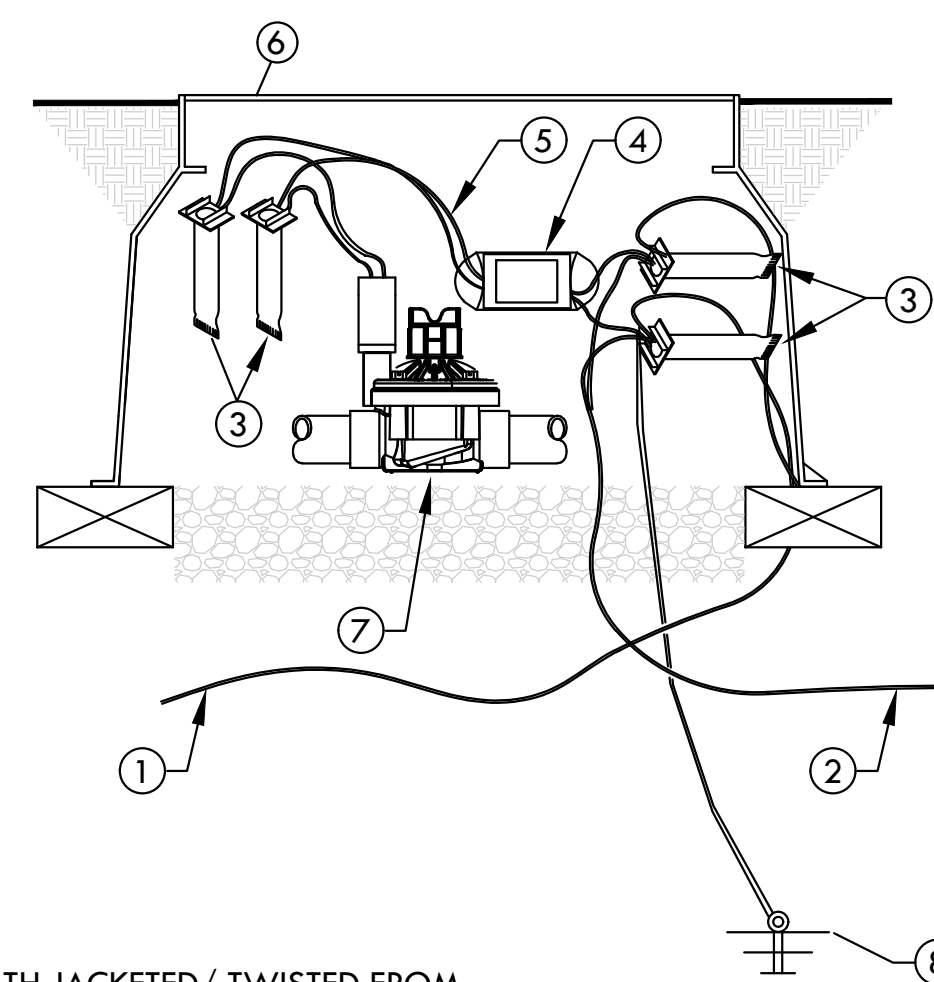



NOTE: MAXIMUM LINE OF SIGHT FROM RAIN SENSOR TO RECEIVER IS 300 FT. DISTANCE IS LESS IF OBSTRUCTIONS EXIST. SENSOR MUST BE INSTALLED IN "CLEAR SPACE" WHERE IT IS EXPOSED TO UNOBSTRUCTED RAINFALL AND IS CLEAR OF IRRIGATION SPRAY.

- ① WIRELESS RAIN SENSOR TRANSMITTER (GUTTER MOUNTED)
- ② MOUNT RAIN SENSOR ON GUTTER/EVE
- ③ GUTTER
- ④ CONTROLLER
- ⑤ RAIN SENSOR RECEIVER

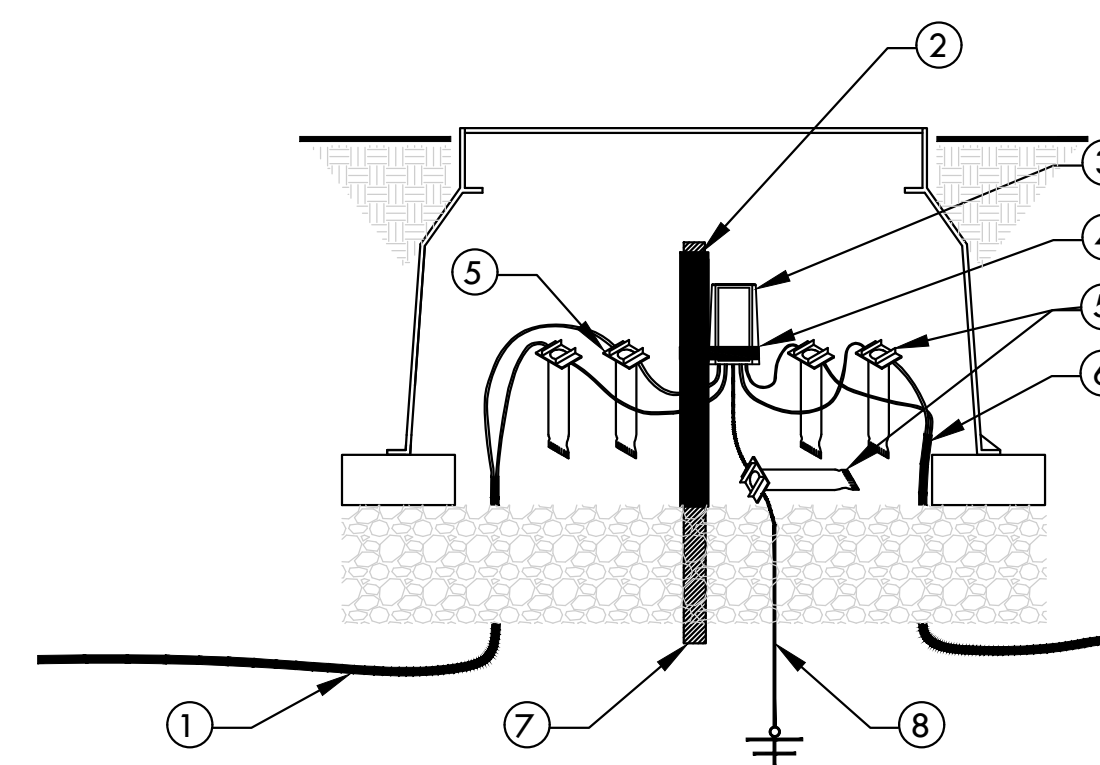


NOTE:
TWO WIRE DECODER SYSTEMS MUST BE PROPERLY GROUNDED IN ORDER TO PROTECT AGAINST LIGHTNING SURGES. THE COMMUNICATION CABLE MUST BE GROUNDED NO FURTHER THAN 1000' FROM ANY DECODER.

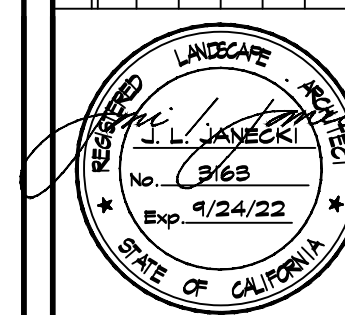


- 

<ul style="list-style-type: none"> ① ID WIRE PATH JACKETED/ TWISTED FROM CONTROLLER. ALLOW 3 ft SLACK PER DECODER ② ID WIRE PATH JACKETED/ TWISTED TO NEXT DECODER ③ DBRY-6 WATERPROOF CONNECTOR. ④ ICD-100 DECODER ⑤ TWO BLACK WIRES TO VALVE SOLENOID ⑥ RECTANGULAR PLASTIC VALVE BOX WITH BOLT DOWN LID. REFER TO REMOTE CONTROL VALVE DETAIL FOR INSTALLATION INSTRUCTIONS. 	<ul style="list-style-type: none"> ⑦ REMOTE CONTROL VALVE. REFER TO REMOTE CONTROL VALVE DETAIL FOR INSTALLATION INSTRUCTIONS. ⑧ 5/8" DIAMETER GROUND ROD OF 8' LENGTH. 1 PER 12 DECODERS OR EVERY 1000ft./330m. GROUND ROD SHALL BE A MINIMUM OF 8' FROM TWO WIRE PATH. 	<ul style="list-style-type: none"> ① ID WIRE PATH JACKETED/ TWISTED FROM CONTROLLER. ALLOW 3 ft SLACK PER DECODER ② PVC PIPE-1" SCHEDULE 40 ③ MODEL DUAL-S SURGE PROTECTOR MODULE ④ ELECTRICAL CABLE TIE-12" ⑤ DBR/Y-6 (2) 	<ul style="list-style-type: none"> ⑥ ID WIRE PATH JACKETED/ TWISTED TO NEXT DECODER ⑦ PVC PIPE-.75" SCHEDULE 40 ⑧ 5/8" DIAMETER GROUND ROD OF 8' LENGTH. INSTALL DUAL-S AT RIGHT ANGLE TO THE 2-WIRE PATH
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REVISIONS AND RECORD OF ISSUE:	
NO.	DATE DESCRIPTION
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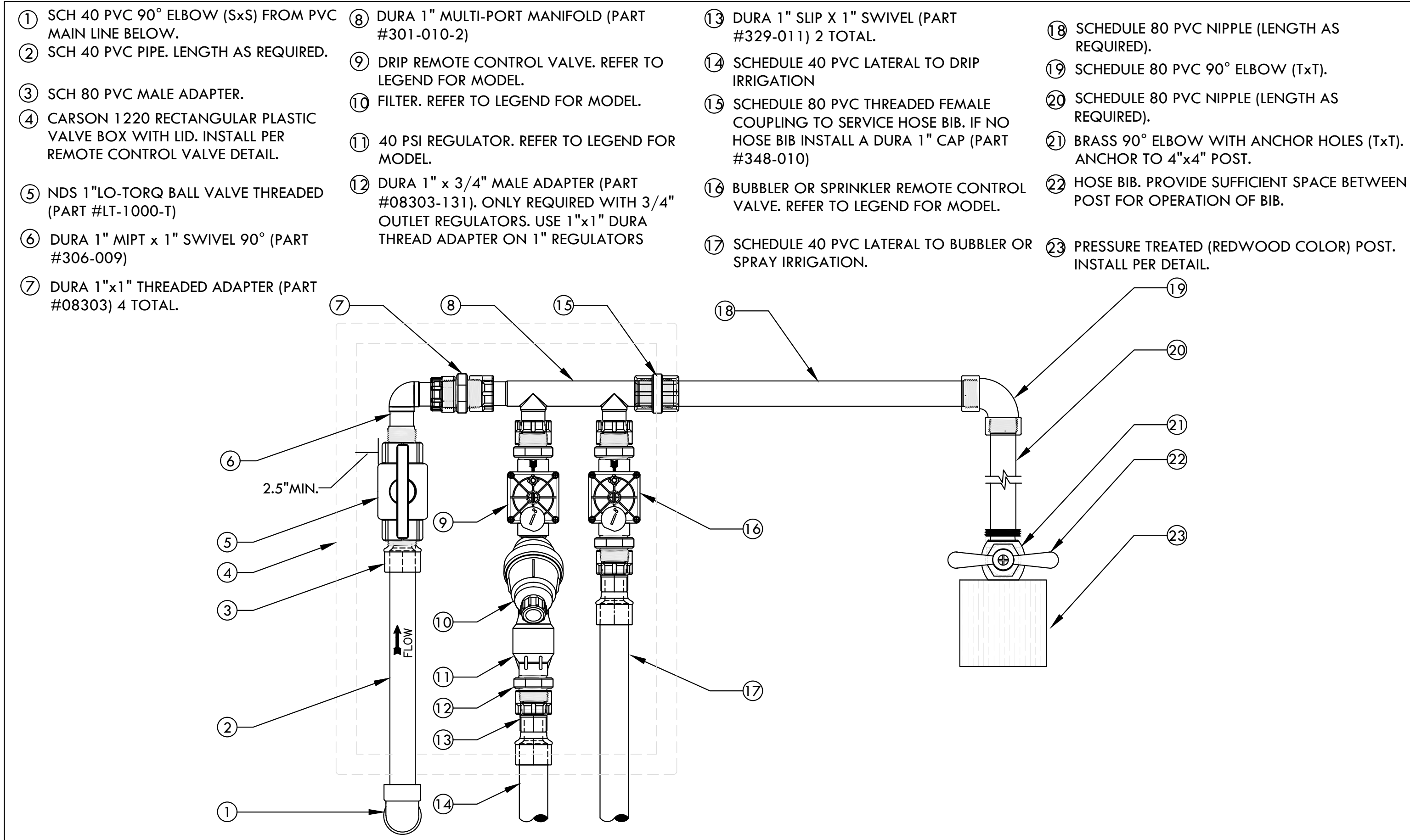
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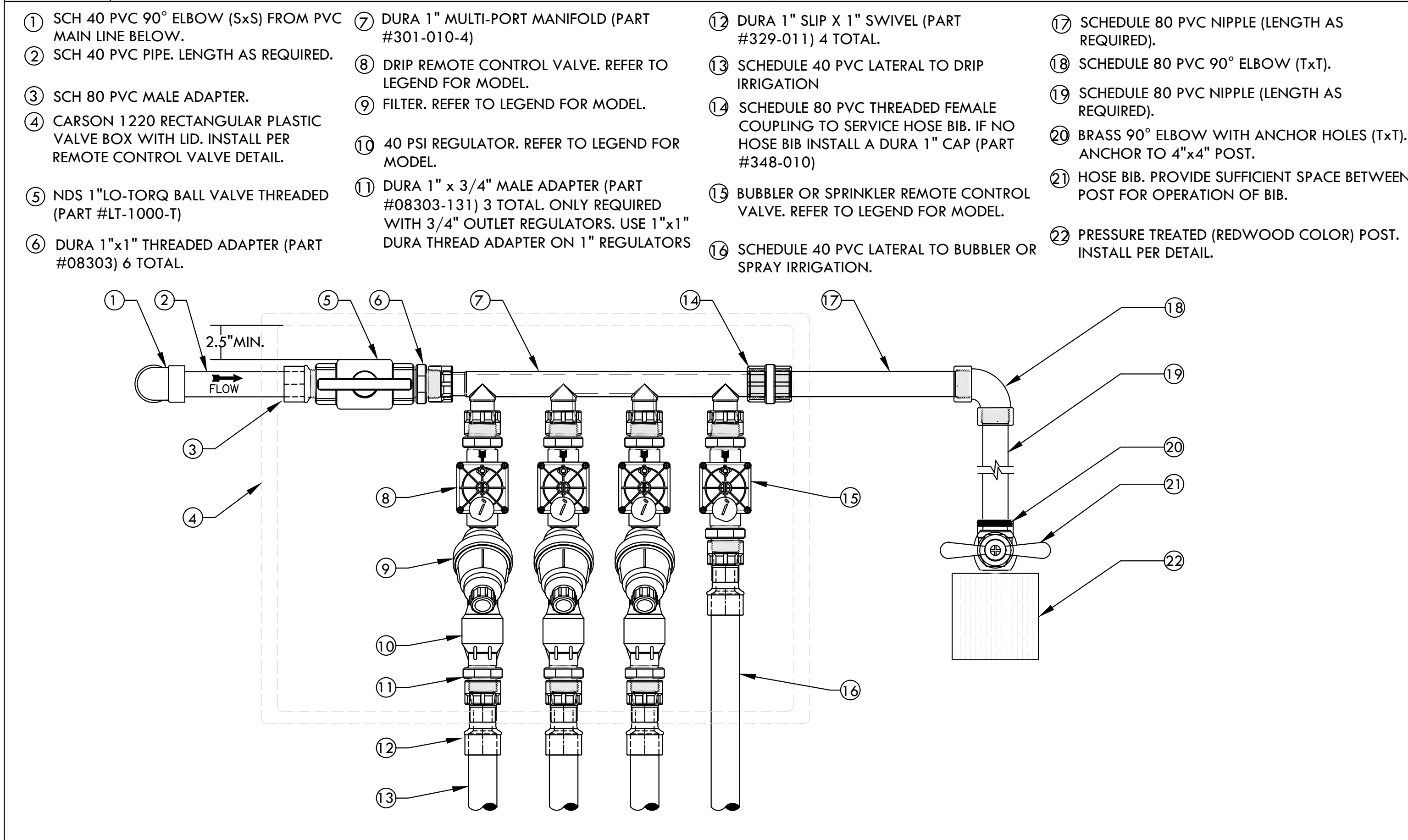
SCALE: AS SHOWN
DRAWN BY: JC
DATE: 08/10/2023

IRRIGATION DETAILS

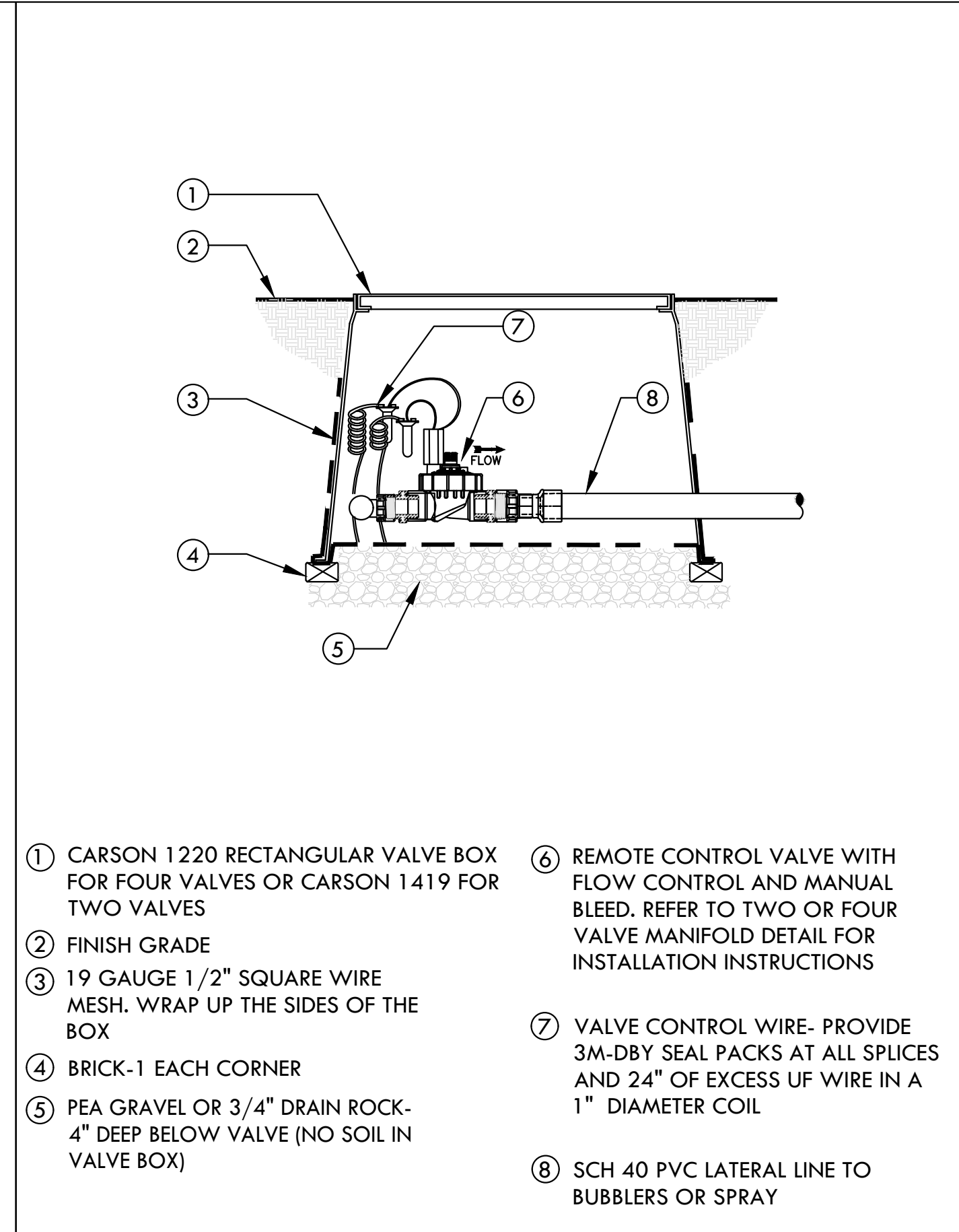
L2.2



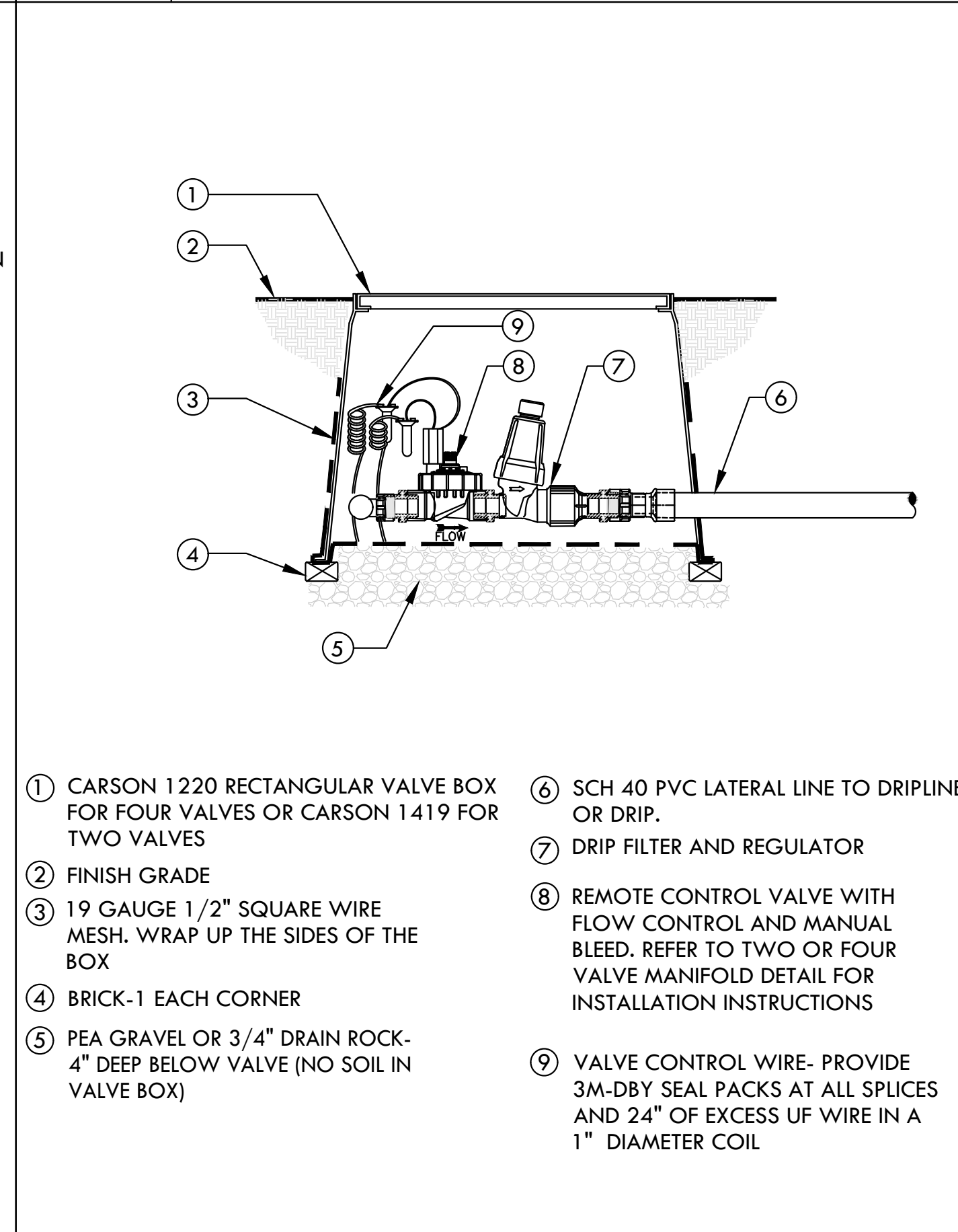
1 TWO REMOTE VALVE MANIFOLD DETAIL WITH HOSE BIB (1" VALVES ONLY)
SCALE: NONE



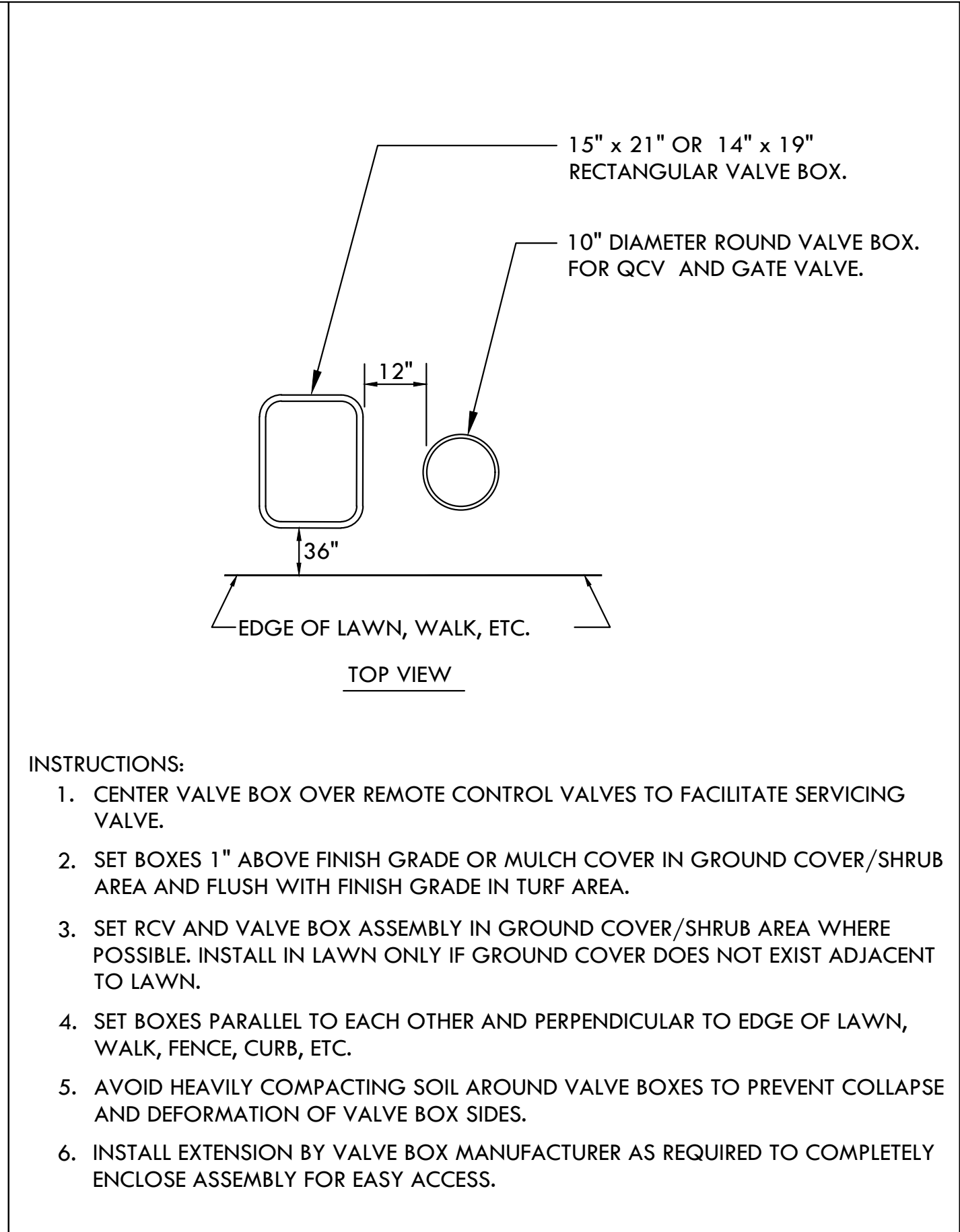
4 FOUR REMOTE VALVE MANIFOLD DETAIL WITH HOSE BIB (1" VALVES ONLY)
SCALE: NONE



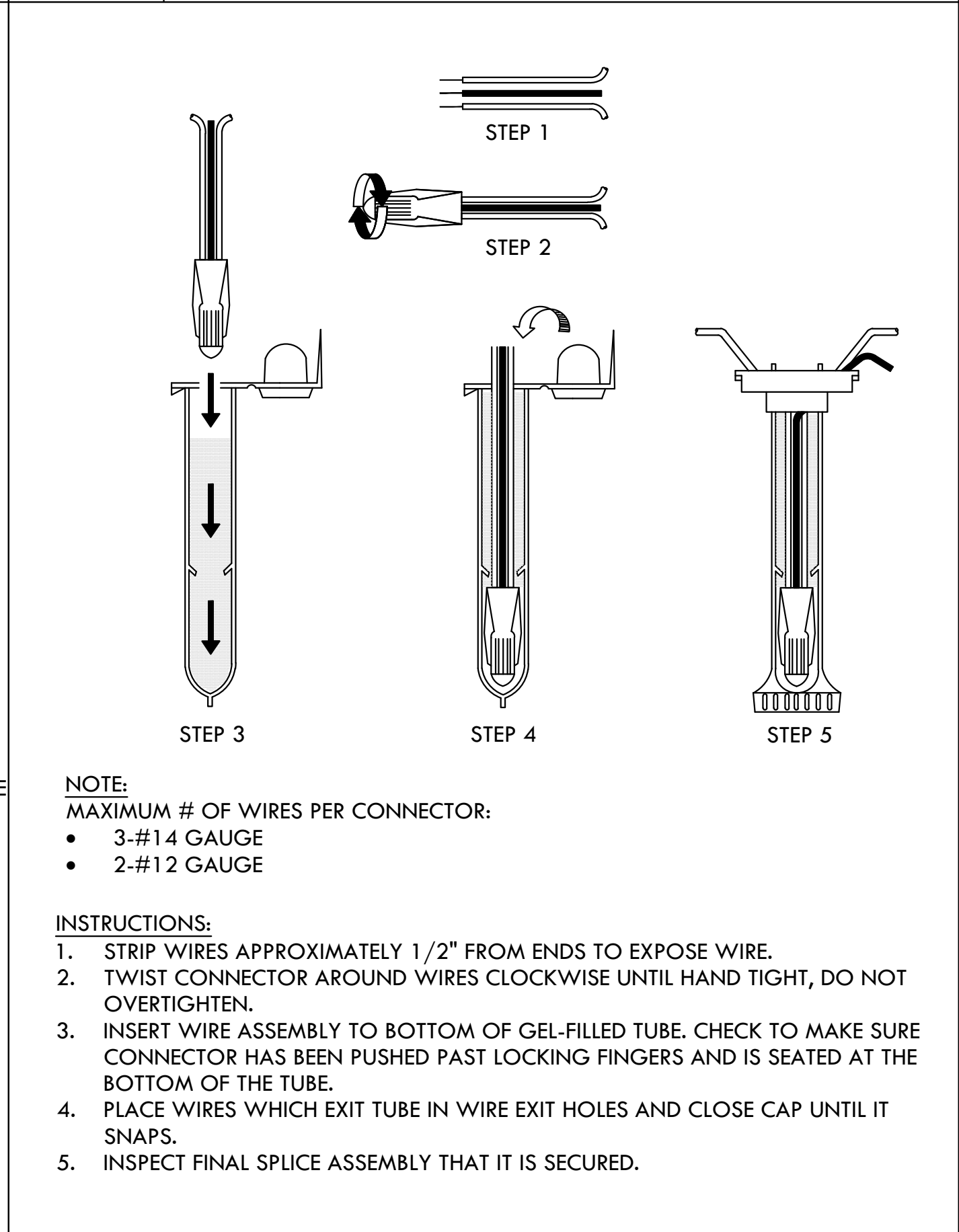
2 BUBBLER OR SPRAY REMOTE CONTROL VALVE IN TWO OR FOUR VALVE MANIFOLD
SCALE: NONE



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



3 VALVE BOX INSTALLATION
SCALE: NONE



6 WEATHERPROOF WIRE SPLICE ASSEMBLY
SCALE: NONE

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

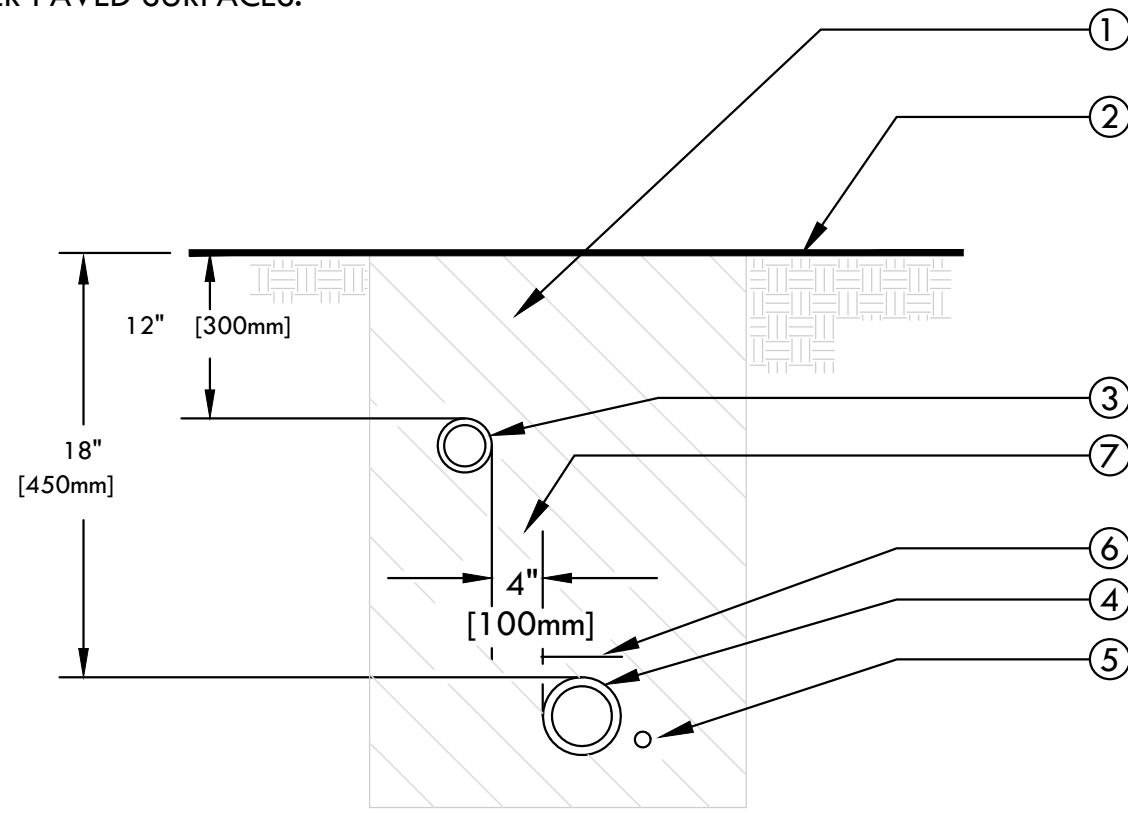
SHEET TITLE: IRRIGATION DETAILS

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

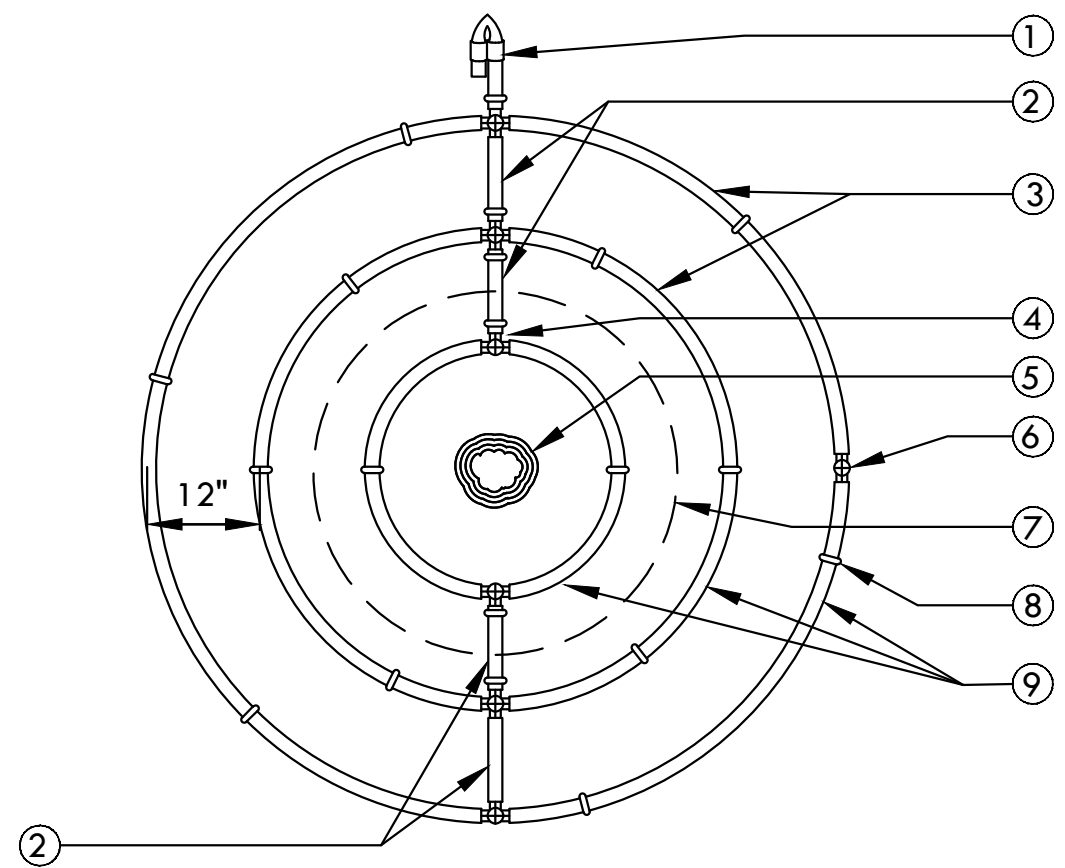
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NOTES:

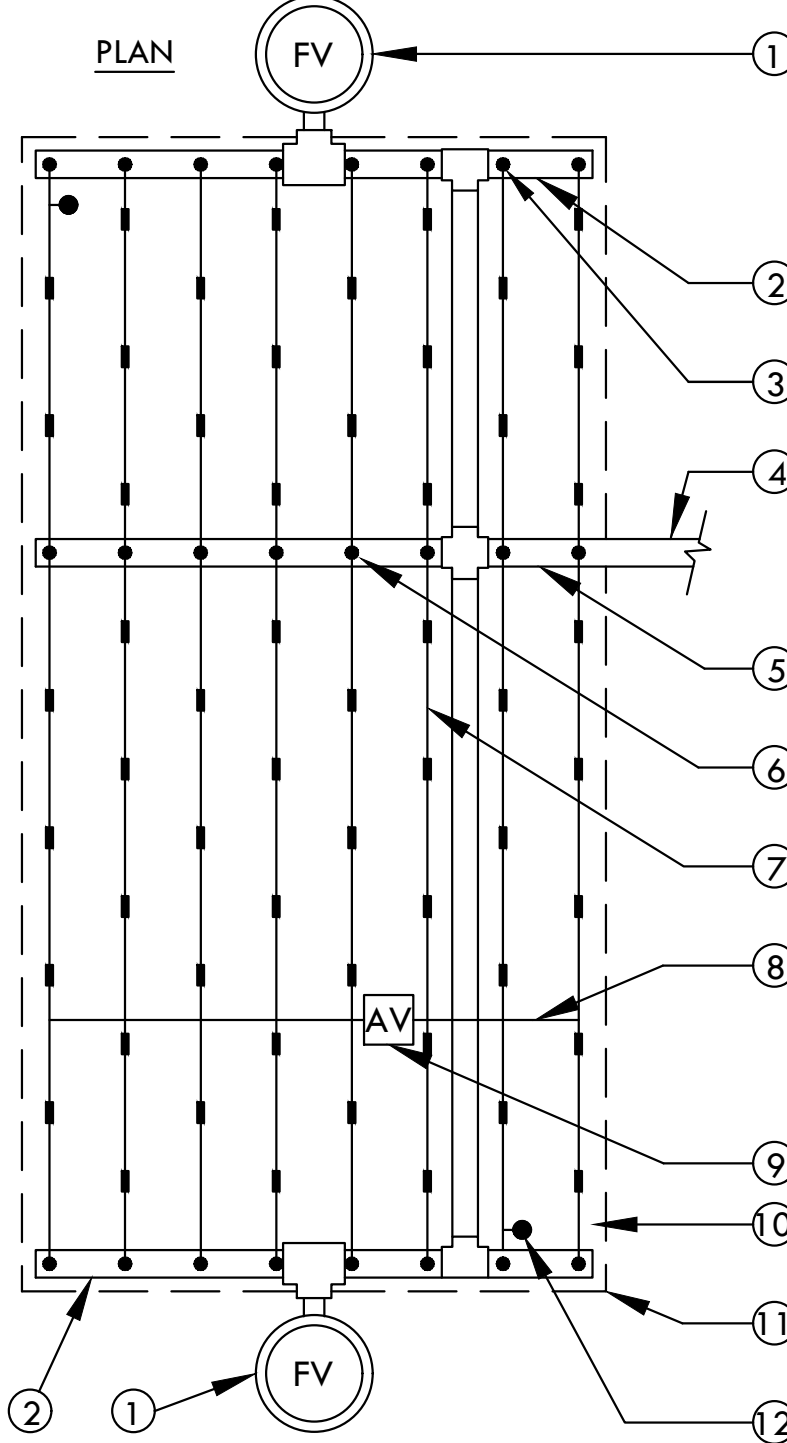
1. ALL MAIN SUPPLY LINES AND LATERAL LINES SHALL BE PLACED IN SLEEVES UNDER PAVED SURFACES. INSTALL LOW VOLTAGE WIRES WITHIN A SEPARATE CONDUIT UNDER PAVED SURFACES.



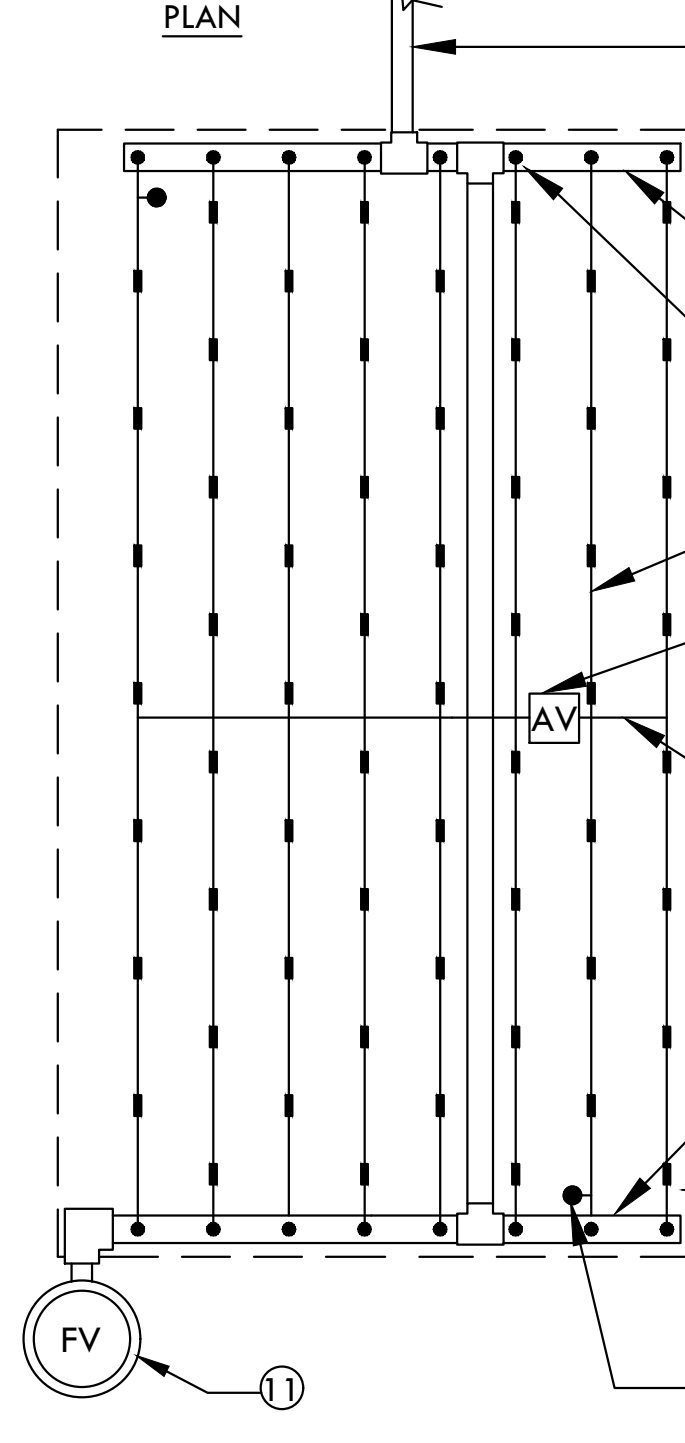
- ① CLEAN BACKFILL MATERIAL.
② FINISH GRADE.
③ LATERAL LINE.
④ MAIN LINE.
⑤ 2-WIRE CABLE. CABLE SHALL BE LAID OUT LOOSELY IN THE TRENCH.
⑥ 3" DETECTABLE WARNING TAPE OVER MAIN LINE - 3" [75mm] ABOVE PIPE. USE CHRISTY MODEL #TA-DT-3-BIRR FOR POTABLE IRRIGATION SYSTEMS OR #TA-DT-3-PRW FOR RECYCLED IRRIGATION WATER SYSTEMS
⑦ TYPICAL DISTANCE BETWEEN PIPES.



- ① FIGURE 8 LINE END
② BLANK TUBING
③ DRIPLINE
④ HUNTER PLD-TEE (PLD-TEE)
⑤ TREE TRUNK
⑥ ADAPTER TEE FROM PVC TO DRIPLINE.
⑦ ROOT BALL
⑧ 6-INCH SOIL STAPLE (TYP) EQUALLY SPACE 4 AROUND EACH TUBE RING
⑨ LOCATE FIRST DRIPLINE RING HALFWAY BETWEEN THE TRUNK AND EDGE OF ROOTBALL. LOCATE THE SECOND DRIPLINE RING AT EDGE OF ROOTBALL. LOCATE THE THIRD RING 12" OUTSIDE THE SECOND RING
- NOTE:
SUGGESTED QUANTITY DRIP RINGS PER TREES SIZE:
• 15 GAL OR 24" BOX = 2 RINGS
• 36 GAL OR 48" BOX = 3 RINGS
• 60 GAL OR LARGER = 4 RINGS



- NOTE:
1. THE TOTAL LENGTH OF ALL INTERCONNECTED DRIP LINE OFF A SINGLE PVC SUPPLY LINE CONNECTION OR A SINGLE RUN OF DRIPLINE SHALL NOT EXCEED 300 FT.
2. INSTALL DRIPLINE 2-4" BELOW GRADE AND STAKE DOWN EVERY 4' OR AS REQUIRED.



- NOTE:
1. THE TOTAL LENGTH OF ALL INTERCONNECTED DRIP LINE OFF A SINGLE PVC SUPPLY LINE CONNECTION OR A SINGLE RUN OF DRIPLINE SHALL NOT EXCEED 300 FT.
2. INSTALL DRIPLINE 2-4" BELOW GRADE AND STAKE DOWN EVERY 4' OR AS REQUIRED.

1

TRENCHING

SCALE: NONE

2

DRIP RINGS AROUND TREE

SCALE: NONE

3

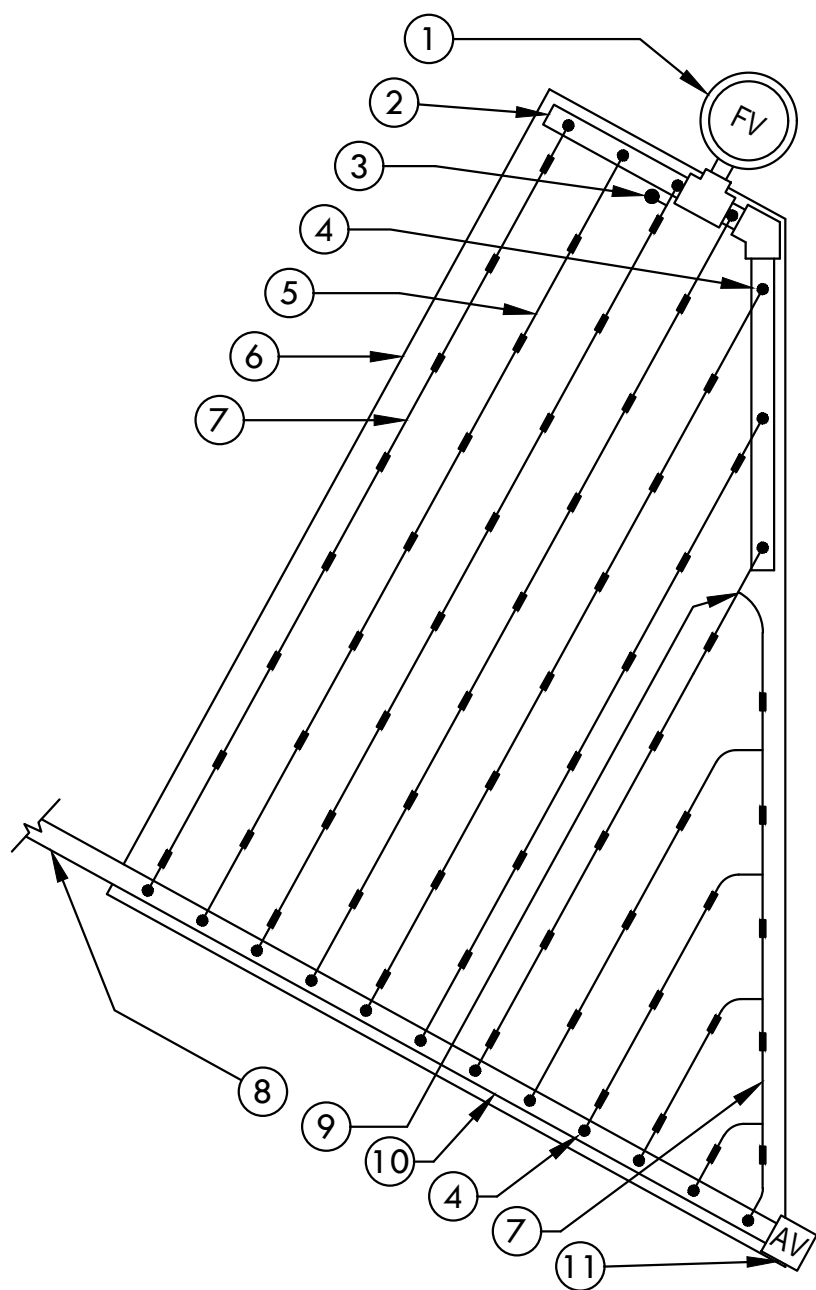
HLD DRIPLINE CENTER FEED LAYOUT

SCALE: NONE

4

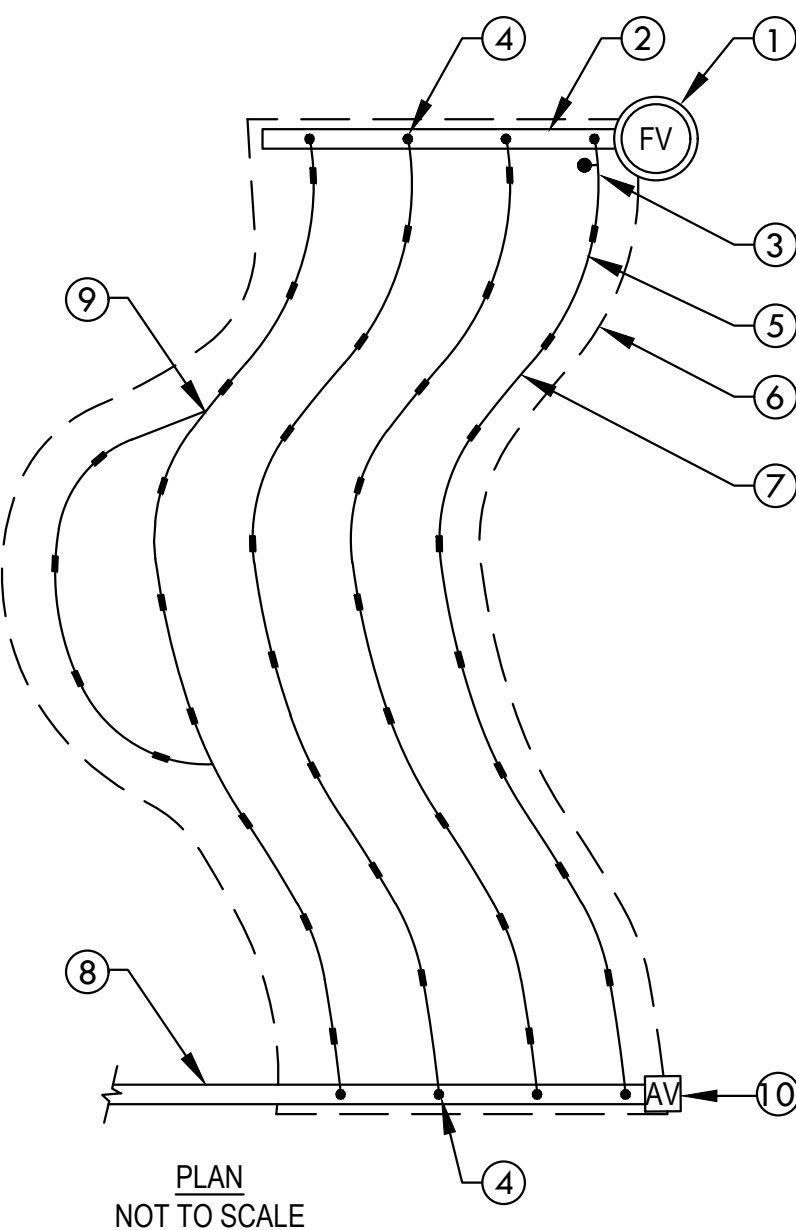
HLD DRIPLINE END FEED LAYOUT

SCALE: NONE



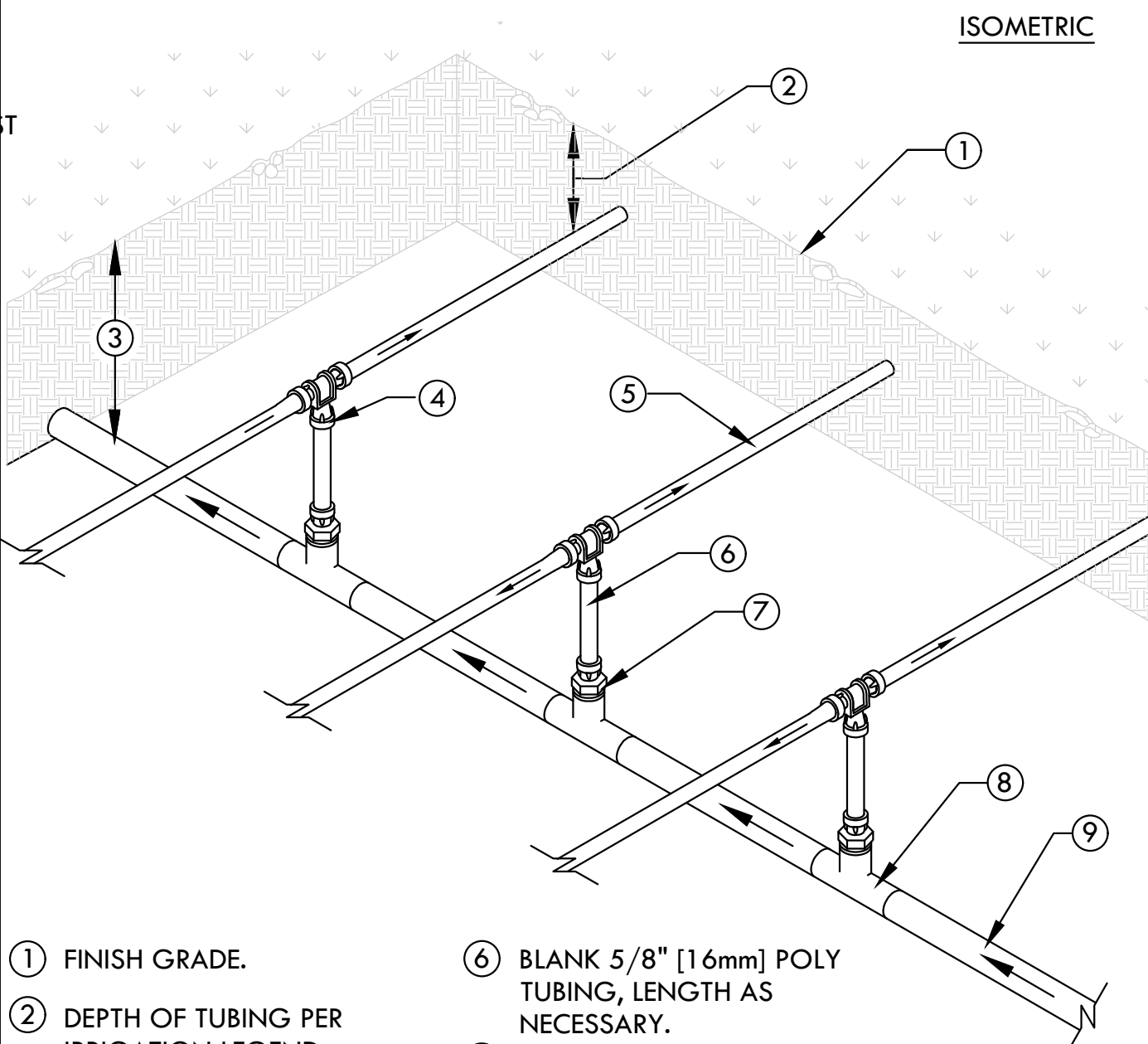
- ① FLUSH VALVE PLUMBED TO FLUSH MANIFOLD AT LOW POINT
② 1" SCH 40 PVC OR FLEXIBLE PVC IPS HOSE FLUSH MANIFOLD.
③ DRIPLINE OPERATION INDICATOR LOCATED AT THE ENDS OF EACH DRIPLINE ZONE.
④ MANIFOLD-TO-ELBOW CONNECTION.
⑤ DRIPLINE LATERAL.
⑥ AREA PERIMETER.
⑦ PERIMETER LATERALS 2" [50mm] TO 4" [100mm] FROM EDGE.
⑧ PVC LATERAL LINE FROM VALVE. MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.
⑨ HUNTER PLD-TEE (PLD-TEE)
⑩ PVC SUPPLY MANIFOLD.
⑪ HUNTER PLD AIR/VACUUM RELIEF VALVE (PLD-AVR) PLUMBED TO SUPPLY MANIFOLD AT HIGH POINT.

- NOTE:
1. THE TOTAL LENGTH OF ALL INTERCONNECTED DRIP LINE OFF A SINGLE PVC SUPPLY LINE CONNECTION OR A SINGLE RUN OF DRIPLINE SHALL NOT EXCEED 300 FT.
2. INSTALL DRIPLINE 2-4" BELOW GRADE AND STAKE DOWN EVERY 4' OR AS REQUIRED.

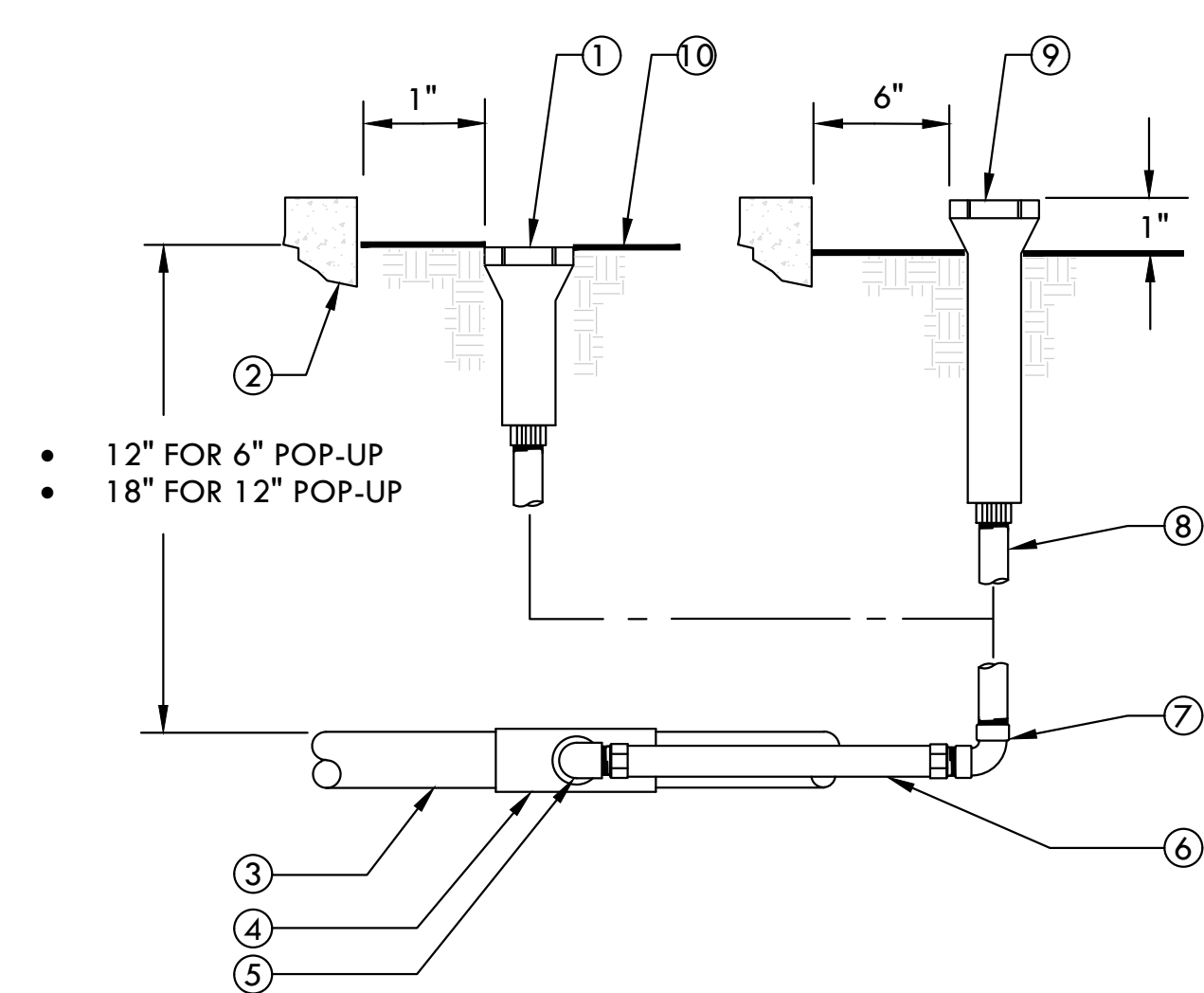


- NOTE:
1. THE TOTAL LENGTH OF ALL INTERCONNECTED DRIP LINE OFF A SINGLE PVC SUPPLY LINE CONNECTION OR A SINGLE RUN OF DRIPLINE SHALL NOT EXCEED 300 FT.
2. INSTALL DRIPLINE 2-4" BELOW GRADE AND STAKE DOWN EVERY 4' OR AS REQUIRED.

- ① FLUSH VALVE PLUMBED TO FLUSH MANIFOLD AT LOW POINT
② 1" SCH 40 PVC OR FLEXIBLE PVC IPS HOSE FLUSH/EXHAUST MANIFOLD.
③ DRIPLINE OPERATION INDICATOR LOCATED AT THE ENDS OF EACH DRIPLINE ZONE.
④ MANIFOLD-TO-ELBOW CONNECTION.
⑤ DRIPLINE LATERAL.
⑥ AREA PERIMETER.
⑦ PERIMETER LATERALS 2" [50mm] TO 4" [100mm] FROM EDGE.
⑧ PVC SUPPLY LINE/HEADER FROM VALVE. MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.
⑨ HUNTER PLD-TEE (PLD-TEE)
⑩ HUNTER PLD AIR/VACUUM RELIEF VALVE (PLD-AVR) PLUMBED TO SUPPLY MANIFOLD AT HIGH POINT.



- ① FINISH GRADE.
② DEPTH OF TUBING PER IRRIGATION LEGEND.
③ DEPTH OF PVC LATERAL LINE PER IRRIGATION LEGEND
④ HUNTER PLD-TEE (PLD-TEE)
⑤ DRIPLINE TUBING.
⑥ BLANK 5/8" [16mm] POLY TUBING, LENGTH AS NECESSARY.
⑦ HUNTER PLD-MPT ADAPTER (PLD-050)
⑧ PVC TEE (SxSxT) WITH 1/2" [13mm] FPT OUTLET.
⑨ PVC LATERAL LINE FROM REMOTE CONTROL VALVE.
- NOTE:
THE TOTAL LENGTH OF A SINGLE DRIP LINE RUN SHALL NOT EXCEED 300 FT.



- ① POP-UP LAWN.
② WALL, WALK, CURB OR BUILDING.
③ PVC LATERAL LINE.
④ SCH. 40 PVC TEE OR ELBOW.
⑤ 1/2" SCH. 40 PVC STREET ELL.
⑥ 1/2" FLEXIBLE IPS HOSE 6" LONG WITH MALE ADAPTERS.
⑦ 1/2" SCH. 40 PVC THREADED 90° ELL.
⑧ 1/2" SCH. 80 PVC THREADED NIPPLE (LENGTH AS REQUIRED).
⑨ POP-UP SHRUB SPRAY SPRINKLER OR BUBBLER.
⑩ FINISH GRADE.

5

HLD DRIPLINE TRIANGULAR LAYOUT

SCALE: NONE

6

HLD DRIPLINE ODD CURVE LAYOUT

SCALE: NONE

7

HLD DRIPLINE CENTER FEED MANIFOLD

SCALE: NONE

8

POP-UP SPRAY SPRINKLER RISER

SCALE: NONE

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

PROJECT:

IRRIGATION DETAILS

SHEET TITLE:

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

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	19,095
TOTAL AREA	37,379
AVG. ETAF	51.08%

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

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

REVISIONS AND RECORD OF ISSUE:	
NO.	DATE
1.	
2.	
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JONI L. JANECKI & ASSOCIATES
515 SWIFT ST. SANTA CRUZ CA 95060
PHONE 831.423.8040 | WWW.JLJA.COM
California Landscape Architect License 3163

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

PROJECT:

IRRIGATION WATER CALCULATION

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

T:\PROJECTS\85859\TAL32-130-1312-Palmero Way\Drawings\Plants\Plants.dwg, L3, 08/10/2023 2:15:57 PM, Revisek DWG, T:\PROJECTS\85859\TAL32-130-1312-Palmero Way\Drawings\Plants\Plants.dwg, L3, 08/10/2023 2:15:57 PM, Revisek

PLANT SCHEDULE						
ZONE 1 - SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	REMARKS
	ARC CAR	ARCTOSTAPHYLOS EDMUNDsii '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	THYMUS 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 ROGERS 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		

REVISIONS AND RECORD OF ISSUE:

NO.	DATE	DESCRIPTION
1.		
2.		
3.		
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5.		
6.		

LANDSCAPE

J. L. JANECKI

No. 9169

Exp. 4/24/22

STATE OF CALIFORNIA

REVISION

DATE

DESCRIPTION

JONI L. JANECKI & ASSOCIATES

515 SWIFT ST. SANTA CRUZ CA 95060
PHONE 831.423.8040 | WWW.JLJA.COM
California Landscape Architect License 3163

PROJECT:

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

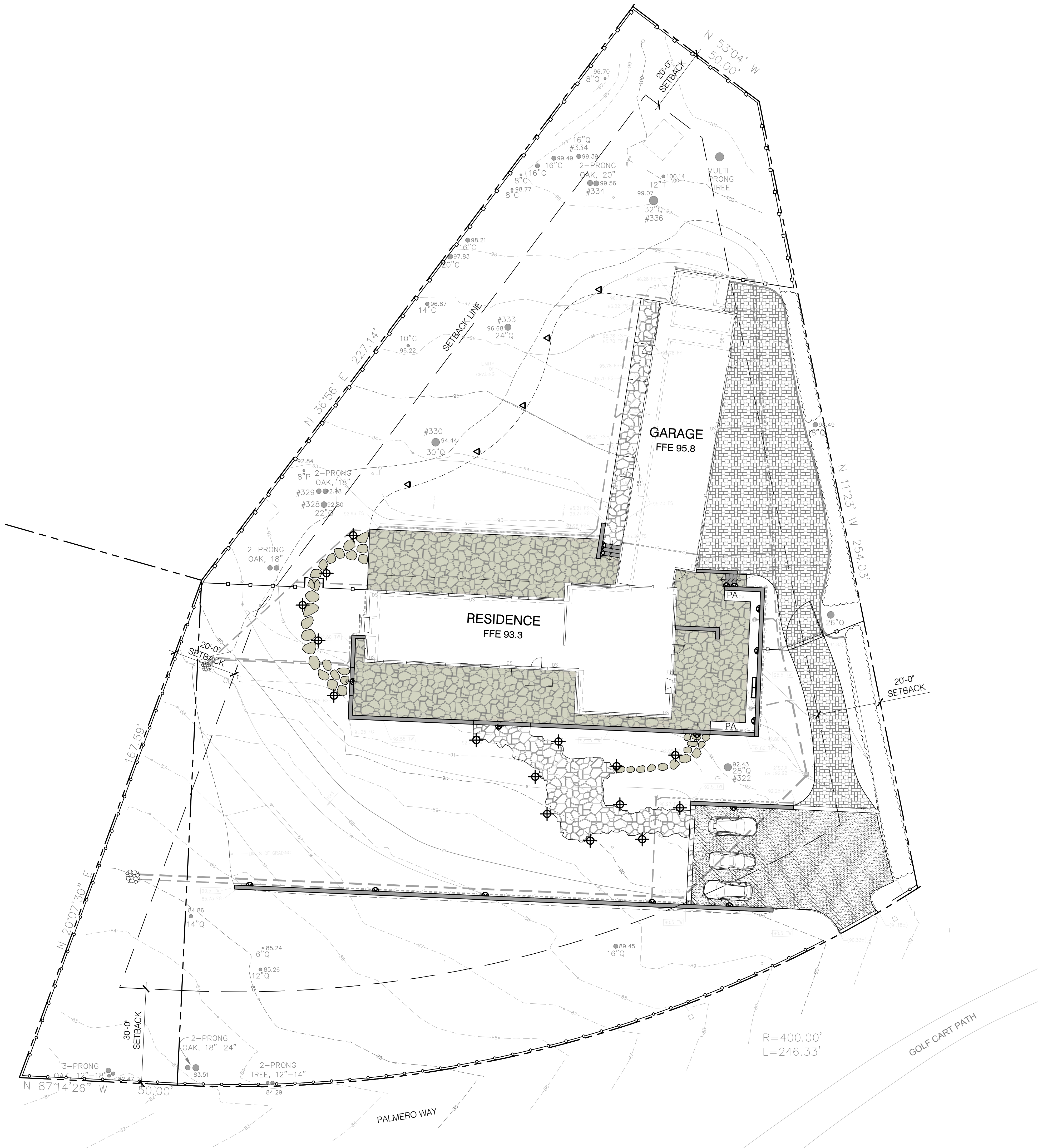
SHEET TITLE:

PLANT SCHEDULE

SCALE:
DRAWN BY: M/MO
DATE: 08/10/2023

L3.1

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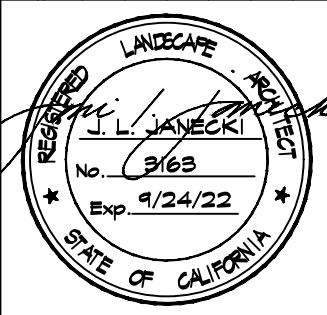
LIGHTING SCHEDULE

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

- DESIGN INTENTION OF THE SITE LIGHTING IS TO KEEP THE OVERALL LIGHTING AMBIENT, LOW, EFFICIENT, AND MAXIMIZE DARK SKY PRACTICES.
- ALL FIXTURES TO BE UNOBTUSIVE, DOWNWARD FACING, SHIELDED, LED, LOW KELVIN, AND MAXIMUM 15 WATTS.
- 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.
- LIGHTS TO BE CONTROLLED WITH SWITCHES (S.A.D.) - NO SENSORED LIGHTS.
- LIGHT SOURCE SHALL NOT BE VISIBLE FROM OFF-SITE PREMISES.
- 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.
- CONTRACTOR SHALL COORDINATE WITH GENERAL CONTRACTOR AND ELECTRICAL CONTRACTOR FOR INSTALLATION OF CONDUIT, SLEEVEING, SWITCHING LOCATIONS, AND JUNCTION BOXES DURING OTHER PHASES OF WORK.
- ALL FIXTURES TO BE INSTALLED PER MANUFACTURE'S SPECIFICATIONS.
- ALL "FLUSH" FIXTURES TO BE INSTALLED LEVEL WITH TOP OF PAVING MATERIAL, GRAVEL OR PLANT BED MULCH, UNLESS OTHERWISE NOTED.

REVISIONS AND RECORD OF ISSUE:	
NO.	DATE
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California Landscape Architect License 3163

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

PROJECT:

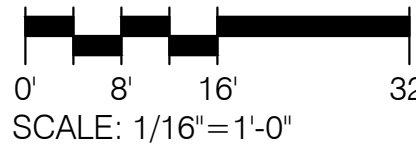
**CONCEPTUAL LIGHTING
PLAN**

SHEET TITLE:

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

L4.0

NOT FOR CONSTRUCTION



ORIGINAL SHEET SIZE: 24" X 36"

L4.1

T:\PROJECTS\RESIDENTIAL\12-130-1312-Palmero Way\Drawings\Sheet-ResidentiaL5.0.dwg, 08/10/2023 2:40:03 PM, User: JLM, Plot Date: 08/10/2023 2:40:03 PM, Plot Scale: 1/16"=1'-0", Plot Size: 24.00 x 36.00, Plot Orientation: Landscape, Plot Title: L5.0



LEGEND

- PROPERTY LINE
- NON-COMBUSTIBLE ZONE (0-5')
- RESTORATION AND LANDSCAPE ZONE (5-30')
- FUEL REDUCTION ZONE (30-100')
- ZONE 1 - SHRUBS
- ZONE 2 - PERENNIAL BORDER
- ZONE 3 - LAWN
- EXISTING TREE LOCATION
- EXISTING TREE DIAMETER



NOT FOR CONSTRUCTION

ORIGINAL SHEET SIZE: 24" X 36"

REVISIONS AND RECORD OF ISSUE:	
NO.	DESCRIPTION
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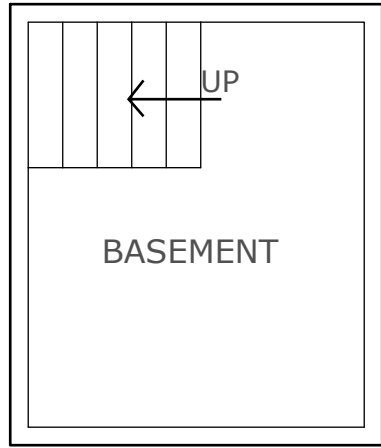
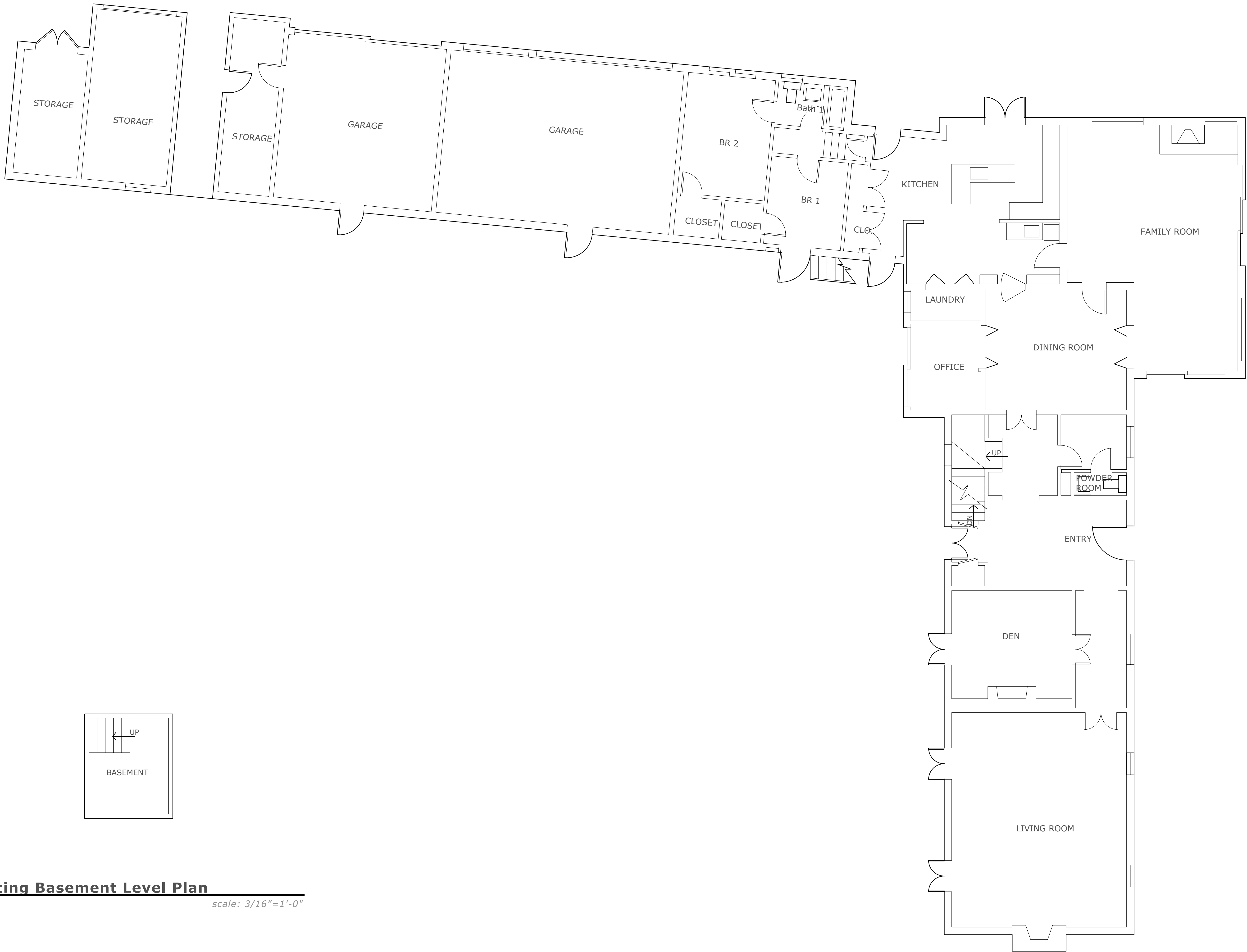
PROJECT:

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

SHEET TITLE:
FUEL MANAGEMENT PLAN

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

L5.0



Existing Basement Level Plan

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

Existing Main Level Plan

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

Revisions:

A1.0

1535 PALMERO WAY

EXISTING MAIN LEVEL PLAN

1535 PALMERO
PEBBLE BEACH, CA 93953

June 27th, 2023

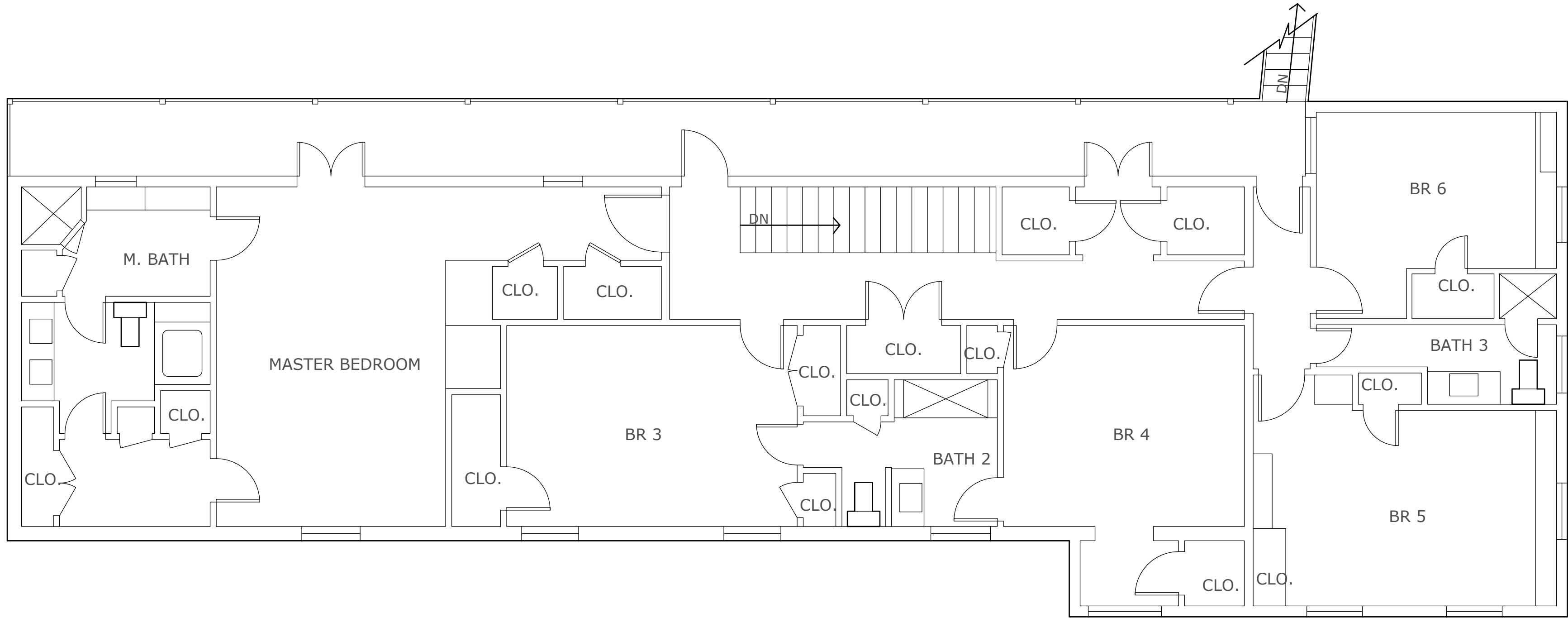
APN: 008-423-014-000

Stocker & Allaire
General Contractors, Inc.

Lic. # 504797

21 Mandeville Court Monterey, CA 93940

Ph 831.375.1880 Fax 831.375.1480



Existing Upper Level Plan

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

Revisions:

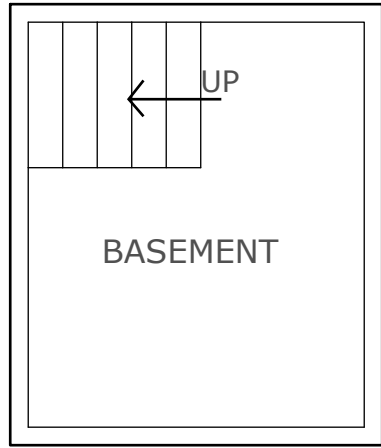
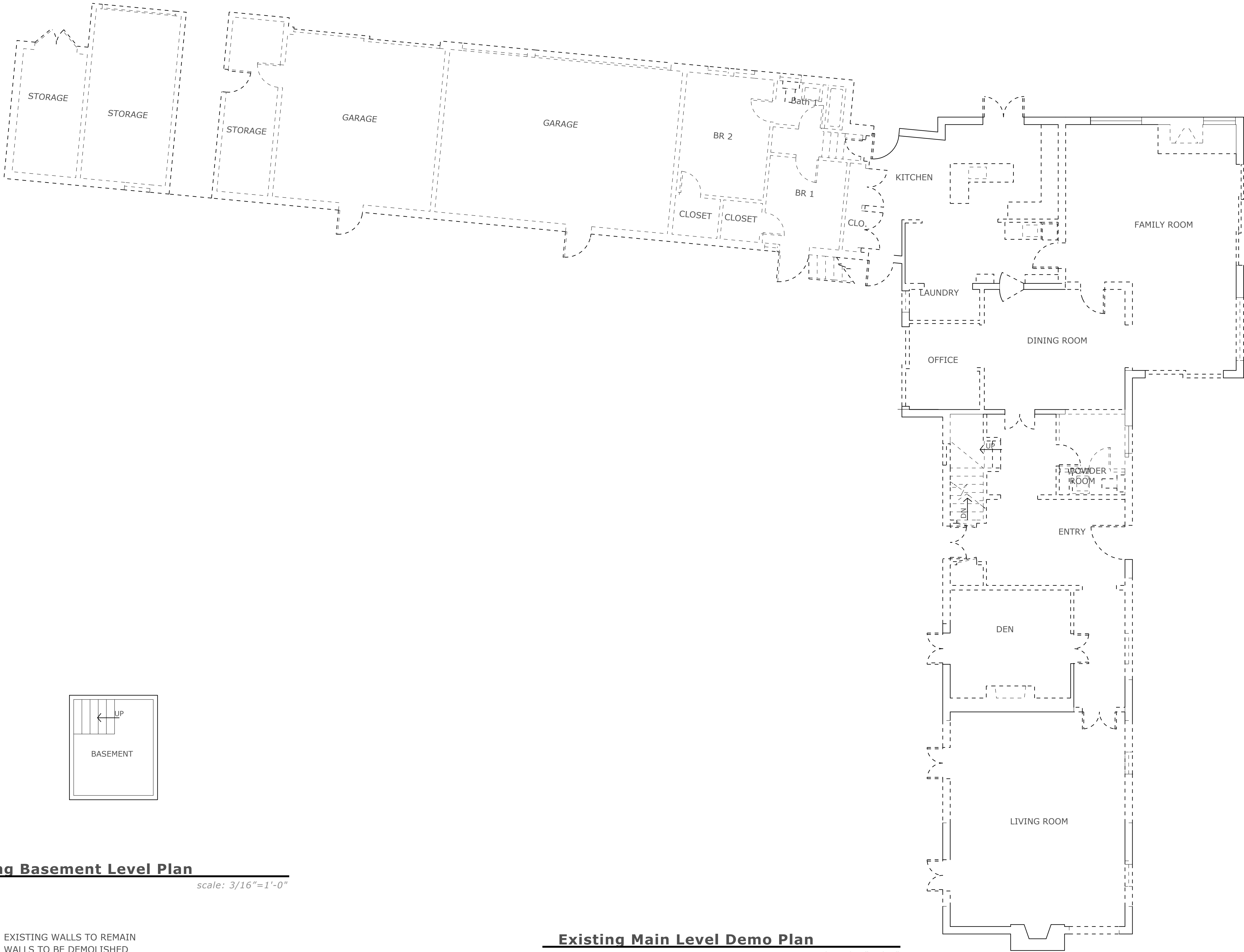
1535 PALMERO WAY
EXISTING UPPER LEVEL PLAN

1535 PALMERO
PEBBLE BEACH, CA 93953

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

Stocker & Allaire
General Contractors, Inc. Lic. # 504797

21 Mandeville Court Monterey, CA 93940 Ph 831.375.1880 Fax 831.375.1480



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"

Revisions:

1535 PALMERO WAY

1535 PALMERO
PEBBLE BEACH, CA 93953

EXISTING MAIN LEVEL DEMO PLAN

June 27th, 2023

APN: 008-423-014-000

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Lic. # 504797

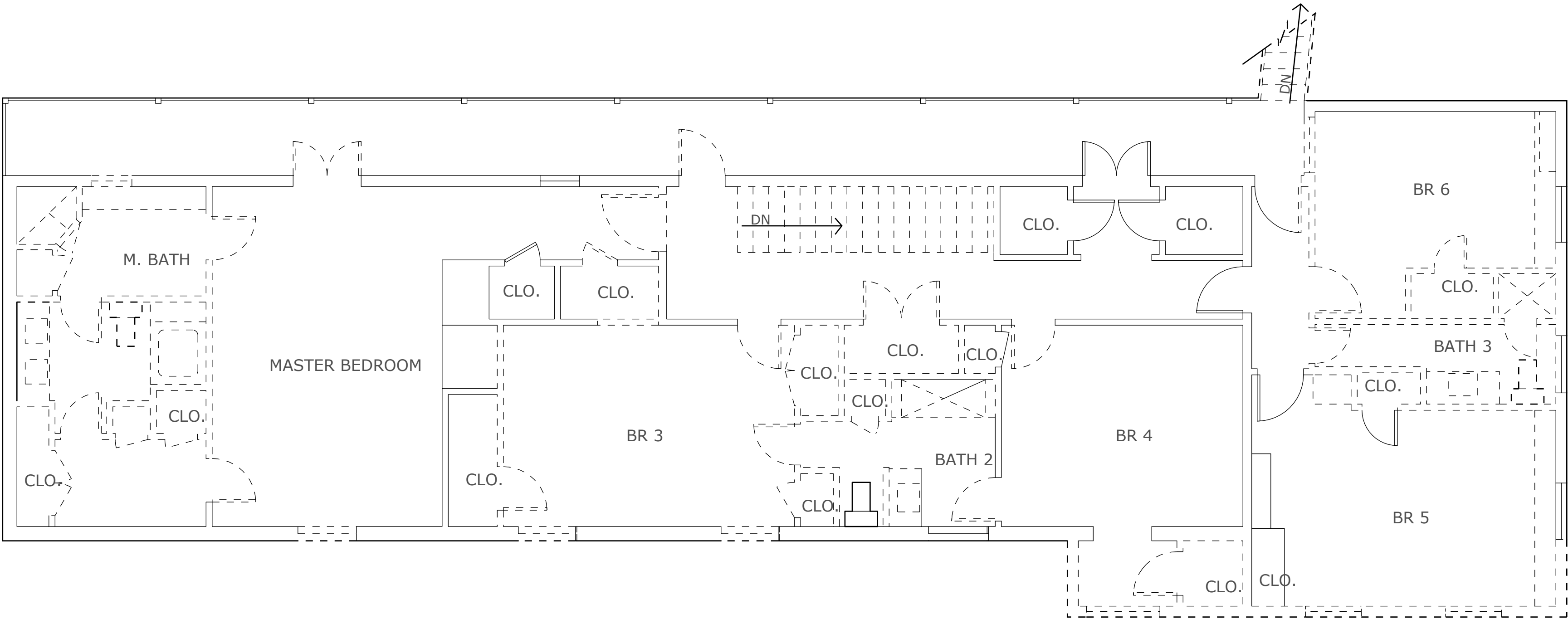
21 Mandeville Court Monterey, CA 93940

Ph 831.375.1890 Fax 831.375.1480

LEGEND:

EXISTING WALLS TO REMAIN

WALLS TO BE DEMOLISHED



Existing Upper Level Demo Plan

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

Revisions:

A1.3

1535 PALMERO WAY

EXISTING UPPER LEVEL DEMO PLAN

1535 PALMERO
PEBBLE BEACH, CA 93953

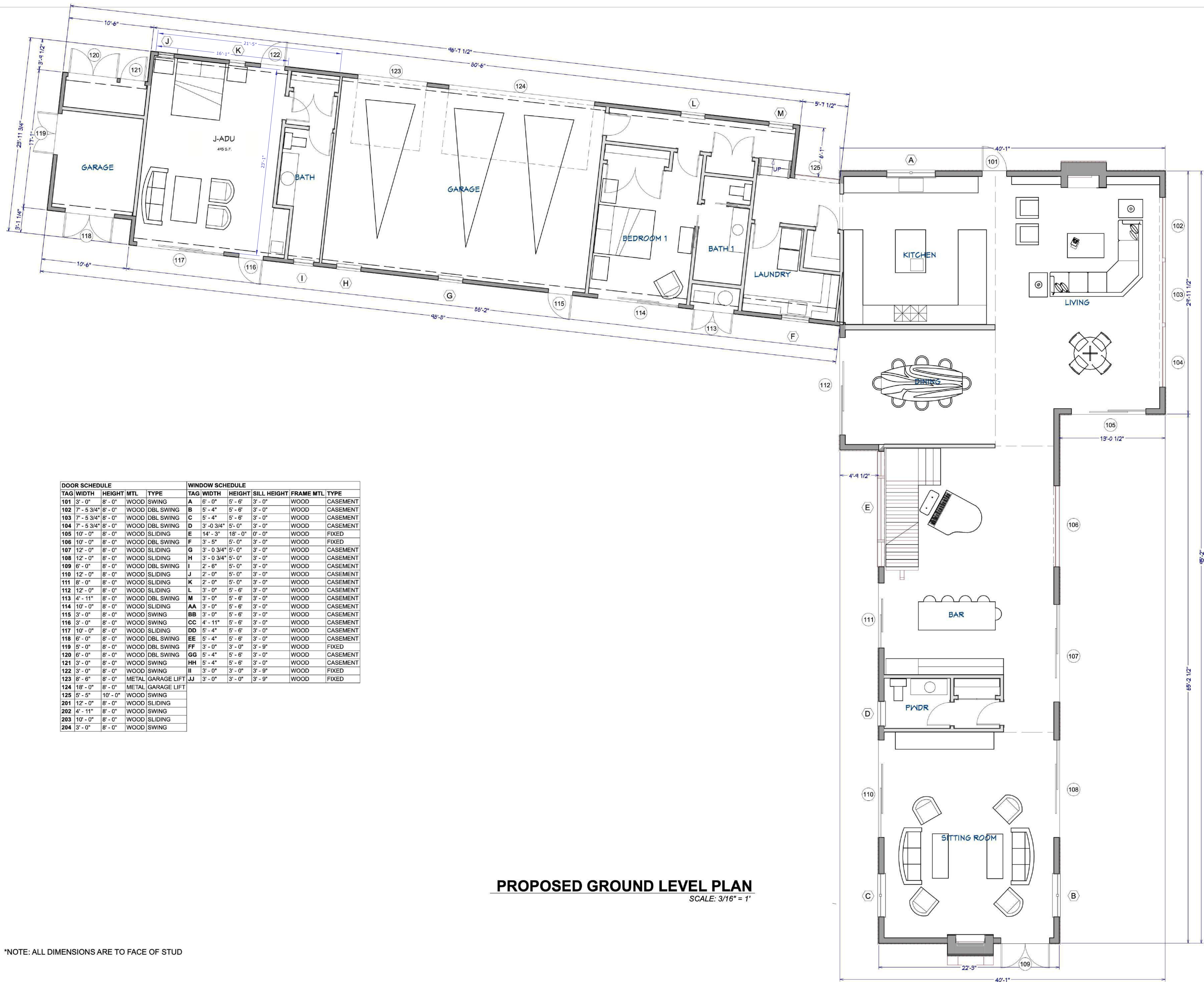
OCTOBER 16TH, 2022 APN: 008-423-014-000

Stocker & Allaire
General Contractors, Inc.

Lic. # 504797

21 Mandeville Court Monterey, CA 93940

Ph 831.375.1880 Fax 831.375.1480



DOOR SCHEDULE					WINDOW SCHEDULE				
TAG	WIDTH	HEIGHT	MTL	TYPE	TAG	WIDTH	HEIGHT	SILL HEIGHT	FRAME MTL TYPE
101	3'-0"	8'-0"	WOOD	SWING	A	6'-0"	5'-6"	3'-0"	WOOD CASEMENT
102	7'-5 3/4"	8'-0"	WOOD	DBL SWING	B	5'-4"	5'-6"	3'-0"	WOOD CASEMENT
103	7'-5 3/4"	8'-0"	WOOD	DBL SWING	C	5'-4"	5'-6"	3'-0"	WOOD CASEMENT
104	7'-5 3/4"	8'-0"	WOOD	DBL SWING	D	3'-0 3/4"	5'-0"	3'-0"	WOOD CASEMENT
105	10'-0"	8'-0"	WOOD	SLIDING	E	14'-3"	18'-0"	0'-0"	WOOD FIXED
106	10'-0"	8'-0"	WOOD	DBL SWING	F	3'-5"	5'-0"	3'-0"	WOOD FIXED
107	12'-0"	8'-0"	WOOD	SLIDING	G	3'-0 3/4"	5'-0"	3'-0"	WOOD CASEMENT
108	12'-0"	8'-0"	WOOD	SLIDING	H	3'-0 3/4"	5'-0"	3'-0"	WOOD CASEMENT
109	6'-0"	8'-0"	WOOD	DBL SWING	I	2'-6"	5'-0"	3'-0"	WOOD CASEMENT
110	12'-0"	8'-0"	WOOD	SLIDING	J	2'-0"	5'-0"	3'-0"	WOOD CASEMENT
111	8'-0"	8'-0"	WOOD	SLIDING	K	2'-0"	5'-0"	3'-0"	WOOD CASEMENT
112	12'-0"	8'-0"	WOOD	SLIDING	L	3'-0"	5'-6"	3'-0"	WOOD CASEMENT
113	4'-11"	8'-0"	WOOD	DBL SWING	M	3'-0"	5'-6"	3'-0"	WOOD CASEMENT
114	10'-0"	8'-0"	WOOD	SLIDING	AA	3'-0"	5'-6"	3'-0"	WOOD CASEMENT
115	3'-0"	8'-0"	WOOD	SWING	BB	3'-0"	5'-6"	3'-0"	WOOD CASEMENT
116	3'-0"	8'-0"	WOOD	SWING	CC	4'-11"	5'-6"	3'-0"	WOOD CASEMENT
117	10'-0"	8'-0"	WOOD	SLIDING	DD	5'-4"	5'-6"	3'-0"	WOOD CASEMENT
118	6'-0"	8'-0"	WOOD	DBL SWING	EE	5'-4"	5'-6"	3'-0"	WOOD CASEMENT
119	5'-0"	8'-0"	WOOD	DBL SWING	FF	3'-0"	3'-0"	3'-9"	WOOD FIXED
120	6'-0"	8'-0"	WOOD	DBL SWING	GG	5'-4"	5'-6"	3'-0"	WOOD CASEMENT
121	3'-0"	8'-0"	WOOD	SWING	HH	5'-4"	5'-6"	3'-0"	WOOD CASEMENT
122	3'-0"	8'-0"	WOOD	SWING	II	3'-0"	3'-0"	3'-9"	WOOD FIXED
123	8'-6"	8'-0"	METAL	GARAGE LIFT	JJ	3'-0"	3'-0"	3'-9"	WOOD FIXED
124	18'-0"	8'-0"	METAL	GARAGE LIFT					
125	5'-5"	10'-0"	WOOD	SWING					
201	12'-0"	8'-0"	WOOD	SLIDING					
202	4'-11"	8'-0"	WOOD	SWING					
203	10'-0"	8'-0"	WOOD	SLIDING					
204	3'-0"	8'-0"	WOOD	SWING					

PROPOSED GROUND LEVEL PLAN
SCALE: 3/16" = 1'

*NOTE: ALL DIMENSIONS ARE TO FACE OF STUD

Revisions:

1535 PALMERO WAY
PEBBLE BEACH, CA. 93953
FEBRUARY 12, 2024
APN: 008-423-014-000

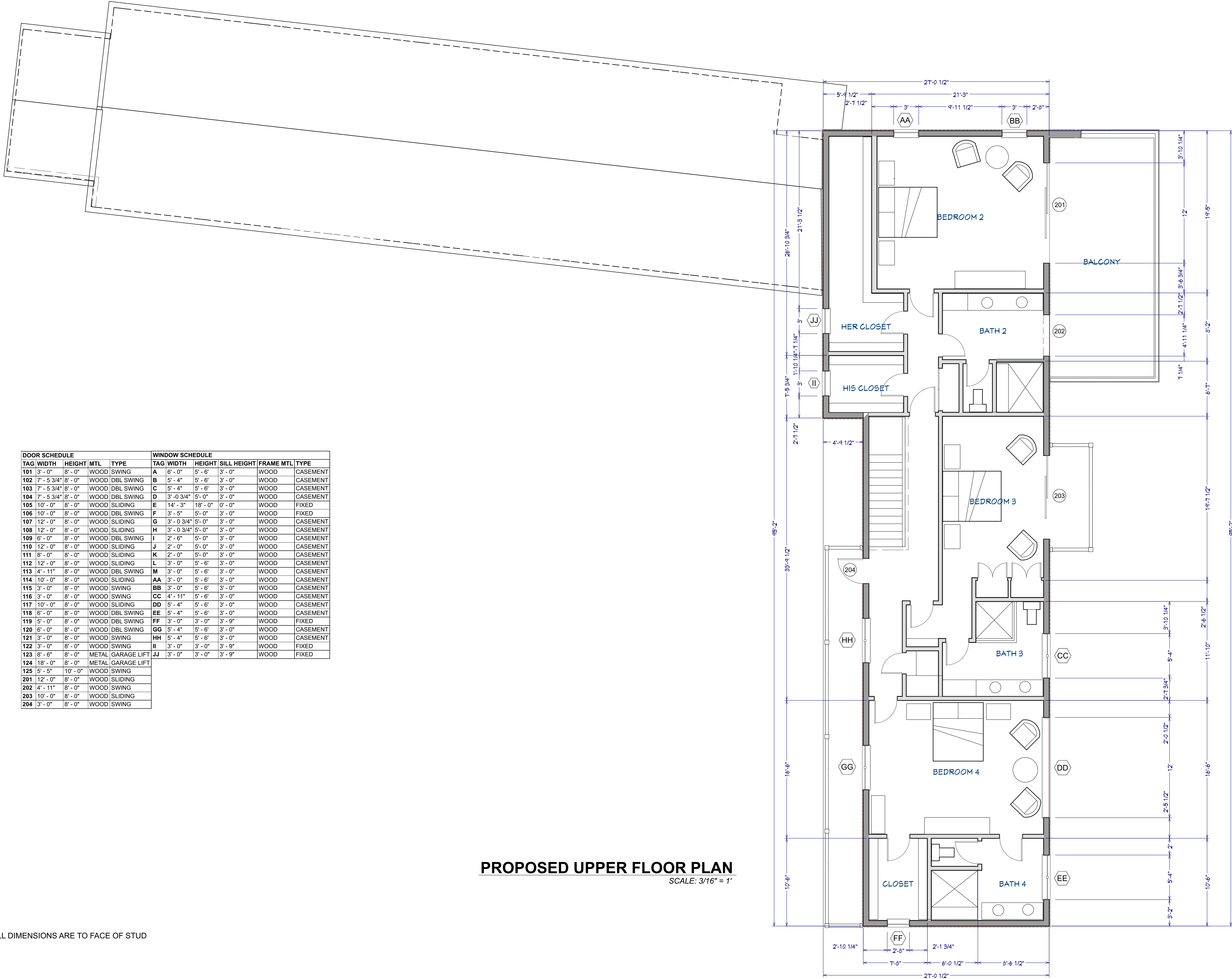
1535 PALMERO WAY
PEBBLE BEACH, CA. 93953
FEBRUARY 12, 2024
APN: 008-423-014-000

PROPOSED GROUND LEVEL
PLAN

Stock & Allaire
General Contractors, Inc.
Lic # 504797

21 Mandeville Court, Monterey, CA 93940
831-375-1990

A2.1



DOOR SCHEDULE					WINDOW SCHEDULE				
TAG	WIDTH	HEIGHT	MTL	TYPE	TAG	WIDTH	HEIGHT	SILL HEIGHT	FRAME MTL TYPE
101	3'-0"	8'-0"	WOOD	SWING	A	6'-0"	5'-6"	3'-0"	WOOD CASEMENT
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106	10'-0"	8'-0"	WOOD	DBL SWING	F	3'-5"	5'-0"	3'-0"	WOOD FIXED
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108	12'-0"	8'-0"	WOOD	SLIDING	H	3'-0 3/4"	5'-0"	3'-0"	WOOD CASEMENT
109	6'-0"	8'-0"	WOOD	DBL SWING	I	2'-6"	5'-0"	3'-0"	WOOD CASEMENT
110	12'-0"	8'-0"	WOOD	SLIDING	J	2'-0"	5'-0"	3'-0"	WOOD CASEMENT
111	8'-0"	8'-0"	WOOD	SLIDING	K	2'-0"	5'-0"	3'-0"	WOOD CASEMENT
112	12'-0"	8'-0"	WOOD	SLIDING	L	3'-0"	5'-6"	3'-0"	WOOD CASEMENT
113	4'-11"	8'-0"	WOOD	DBL SWING	M	3'-0"	5'-6"	3'-0"	WOOD CASEMENT
114	10'-0"	8'-0"	WOOD	SLIDING	AA	3'-0"	5'-6"	3'-0"	WOOD CASEMENT
115	3'-0"	8'-0"	WOOD	SWING	BB	3'-0"	5'-6"	3'-0"	WOOD CASEMENT
116	3'-0"	8'-0"	WOOD	SWING	CC	4'-11"	5'-6"	3'-0"	WOOD CASEMENT
117	10'-0"	8'-0"	WOOD	SLIDING	DD	5'-4"	5'-6"	3'-0"	WOOD CASEMENT
118	6'-0"	8'-0"	WOOD	DBL SWING	EE	5'-4"	5'-6"	3'-0"	WOOD CASEMENT
119	5'-0"	8'-0"	WOOD	DBL SWING	FF	3'-0"	3'-0"	3'-9"	WOOD FIXED
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121	3'-0"	8'-0"	WOOD	SWING	HH	5'-4"	5'-6"	3'-0"	WOOD CASEMENT
122	3'-0"	8'-0"	WOOD	SWING	II	3'-0"	3'-0"	3'-9"	WOOD FIXED
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202	4'-11"	8'-0"	WOOD	SWING					
203	10'-0"	8'-0"	WOOD	SLIDING					
204	3'-0"	8'-0"	WOOD	SWING					

PROPOSED UPPER FLOOR PLAN
SCALE: 3/16" = 1'

*NOTE: ALL DIMENSIONS ARE TO FACE OF STUD

Revisions:

A2.2

1535 PALMERO WAY

PEBBLE BEACH, CA. 93953

FEBRUARY 12, 2024

APN:008-423-014-000

Stocker & Allaire

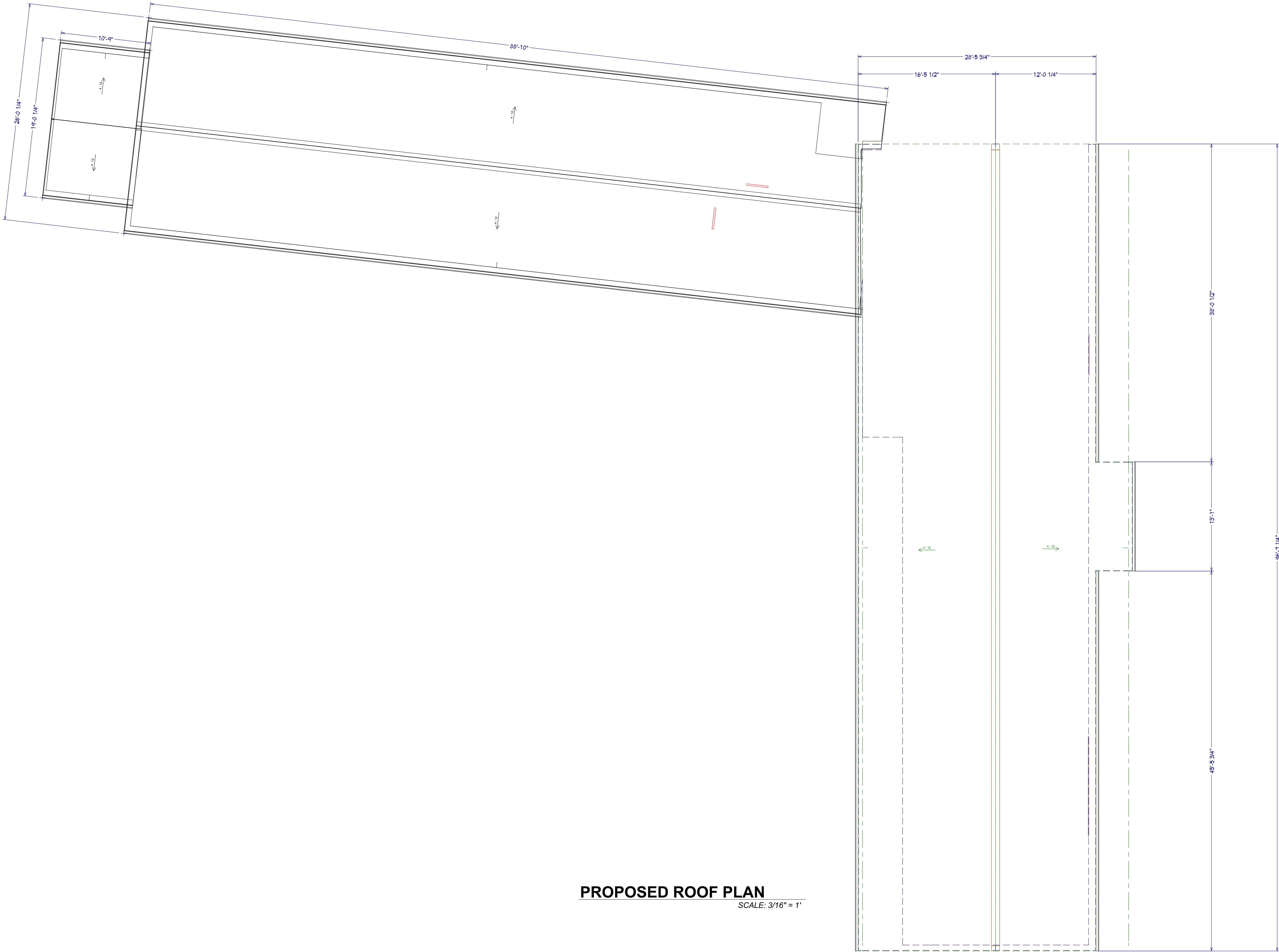
General Contractors, Inc.

Lic # 504797

21 Mendeville Court, Monterey, CA 93940

831-375-1890

*NOTE: ALL DIMENSIONS ARE TO FACE OF STUD



PROPOSED ROOF PLAN

SCALE: 3/16" = 1'

Revisions:

A2.3

1535 PALMERO WAY
PROPOSED ROOF PLAN

1535 PALMERO WAY
PEBBLE BEACH, CA. 93953
FEBRUARY 12, 2024 APN: 008-423-014-000

Stocker & Allaire
General Contractors, Inc. Lic # 504797

21 Mendocino Court, Monterey, CA 93940

831-375-1890



SOUTH ELEVATION

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



NORTH ELEVATION

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

Revisions:

A3.1

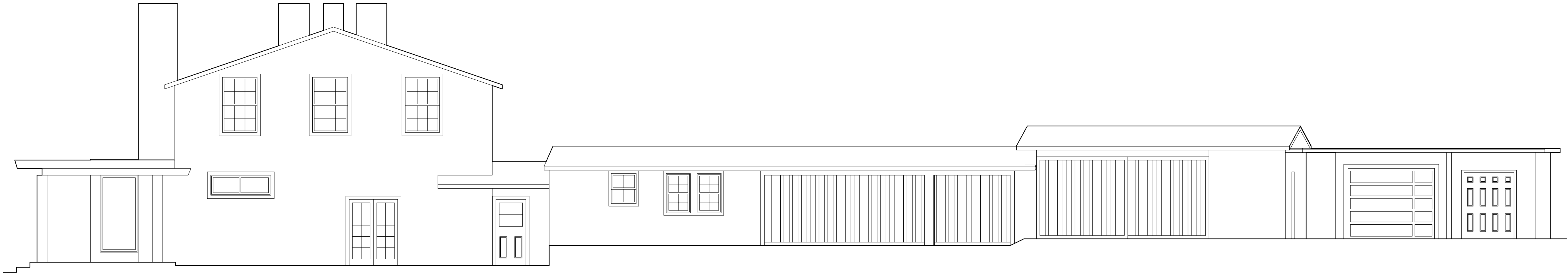
1535 PALMERO
PEBBLE BEACH, CA 93953

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

1535 PALMERO WAY
EXISTING ELEVATIONS

Stocker & Allaire
General Contractors, Inc. Lic. # 504797

21 Mandeville Court Monterey, CA 93940 Ph 831.375.1890 Fax 831.375.1480



SOUTH ELEVATION

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



NORTH ELEVATION

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

Revisions:



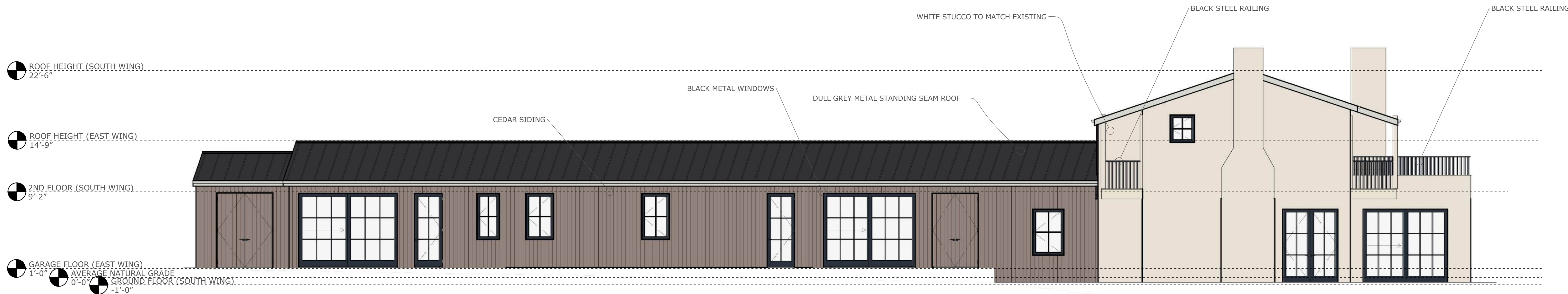
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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

*NOTE: ALL DIMENSIONS ARE TO FACE OF STUD

Revisions:	1535 PALMERO WAY PEBBLE BEACH, CA. 93953 JANUARY 26, 2024 APN:008-423-014-000		Stocker & Allaire General Contractors, Inc. Lic # 504797
	1535 PALMERO WAY PEBBLE BEACH, CA. 93953 JANUARY 26, 2024 APN:008-423-014-000		21 Mandeville Court, Monterey, CA 93940 831-375-1890
PROPOSED ELEVATIONS			A3.3



WEST ELEVATION
SCALE: 3/16" = 1'



EAST ELEVATION
SCALE: 3/16" = 1'

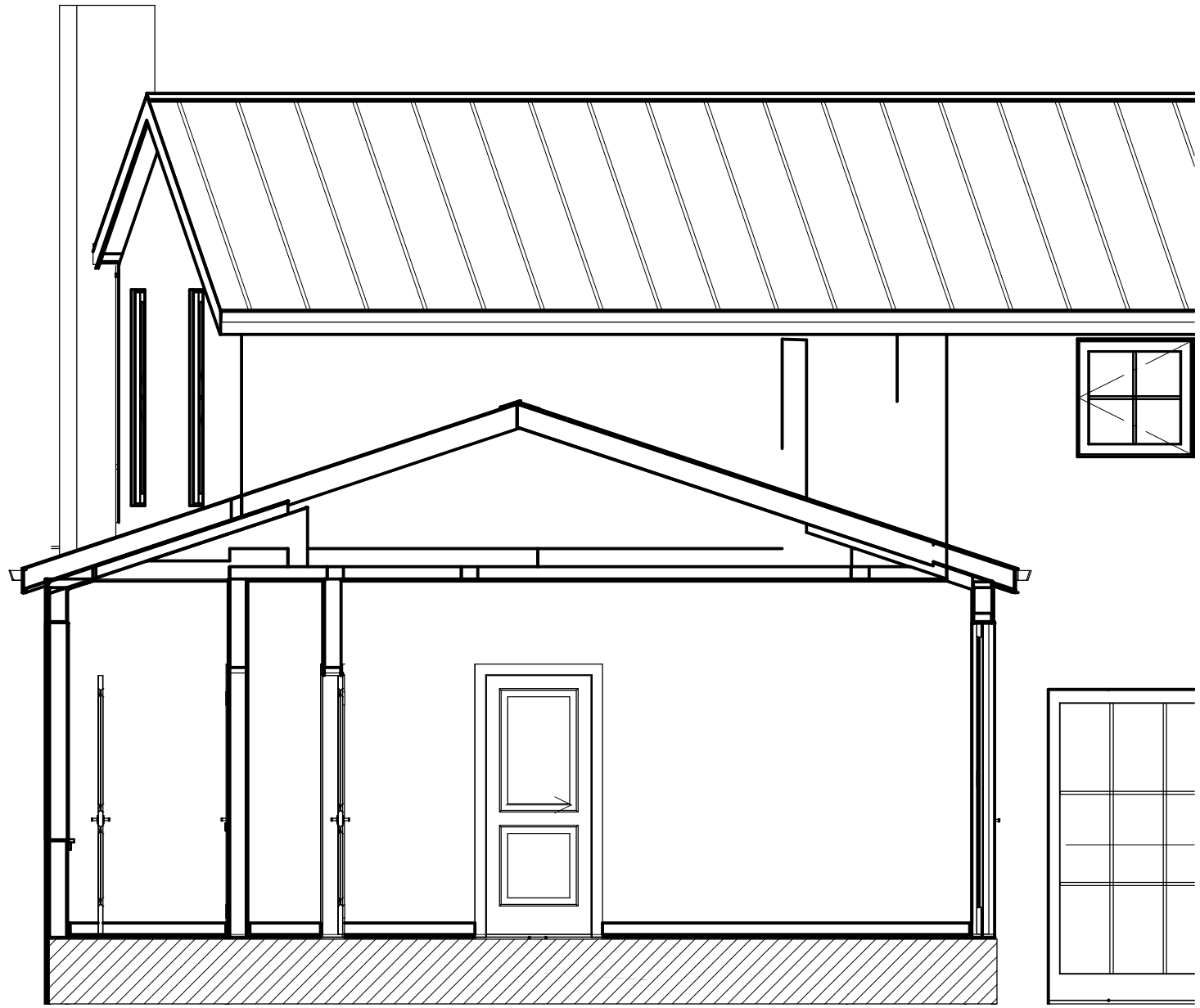
*NOTE: ALL DIMENSIONS ARE TO FACE OF STUD

Revisions:	Stocker & Allaire General Contractors, Inc. Lic # 504797	
	1535 PALMERO WAY PEBBLE BEACH, CA. 93953 JANUARY 26, 2024 APN: 008-423-014-000	
	1535 PALMERO WAY PROPOSED ELEVATIONS	
A3.4		



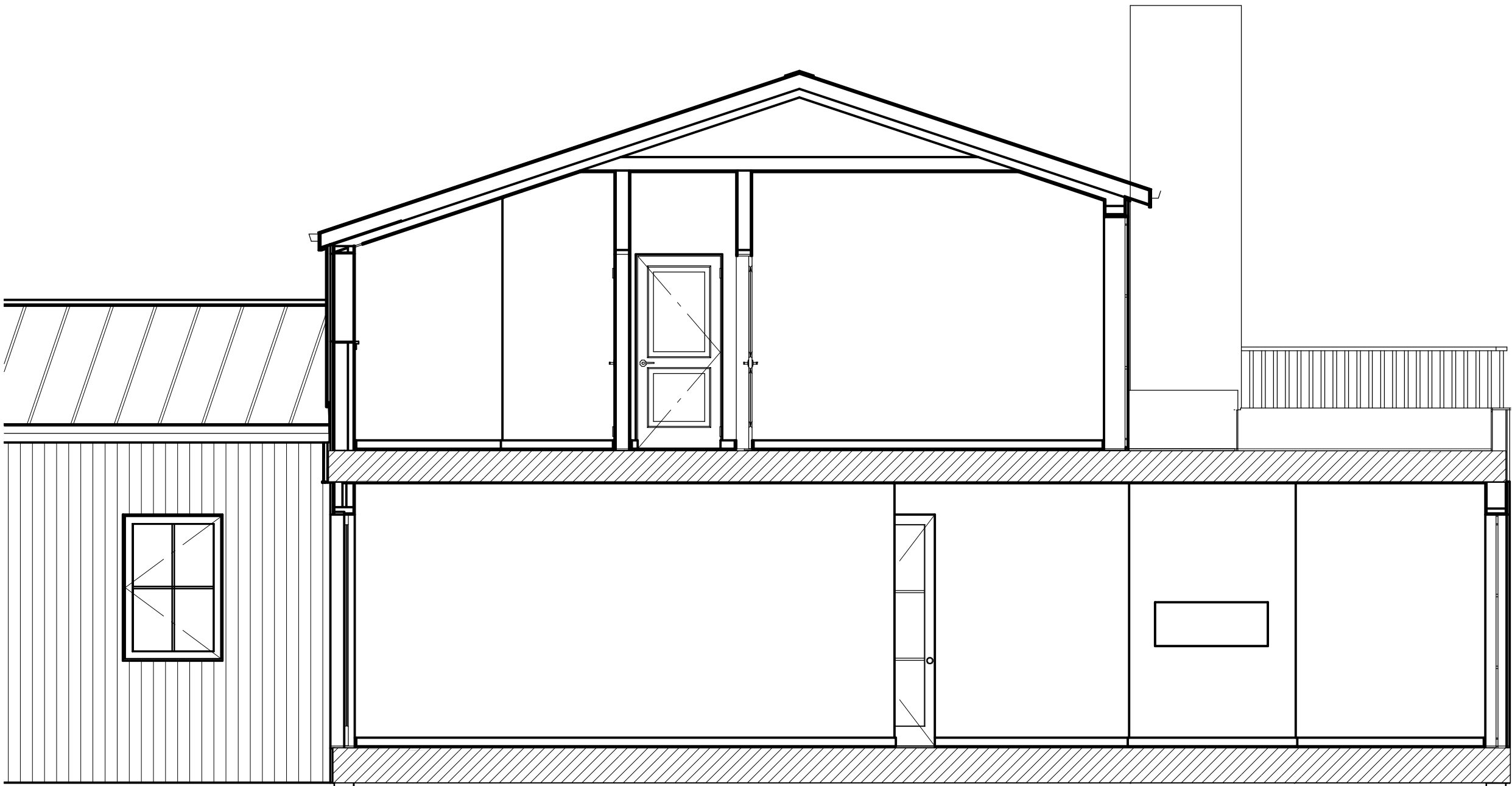
SECTION A

SCALE: 3/16" = 1'



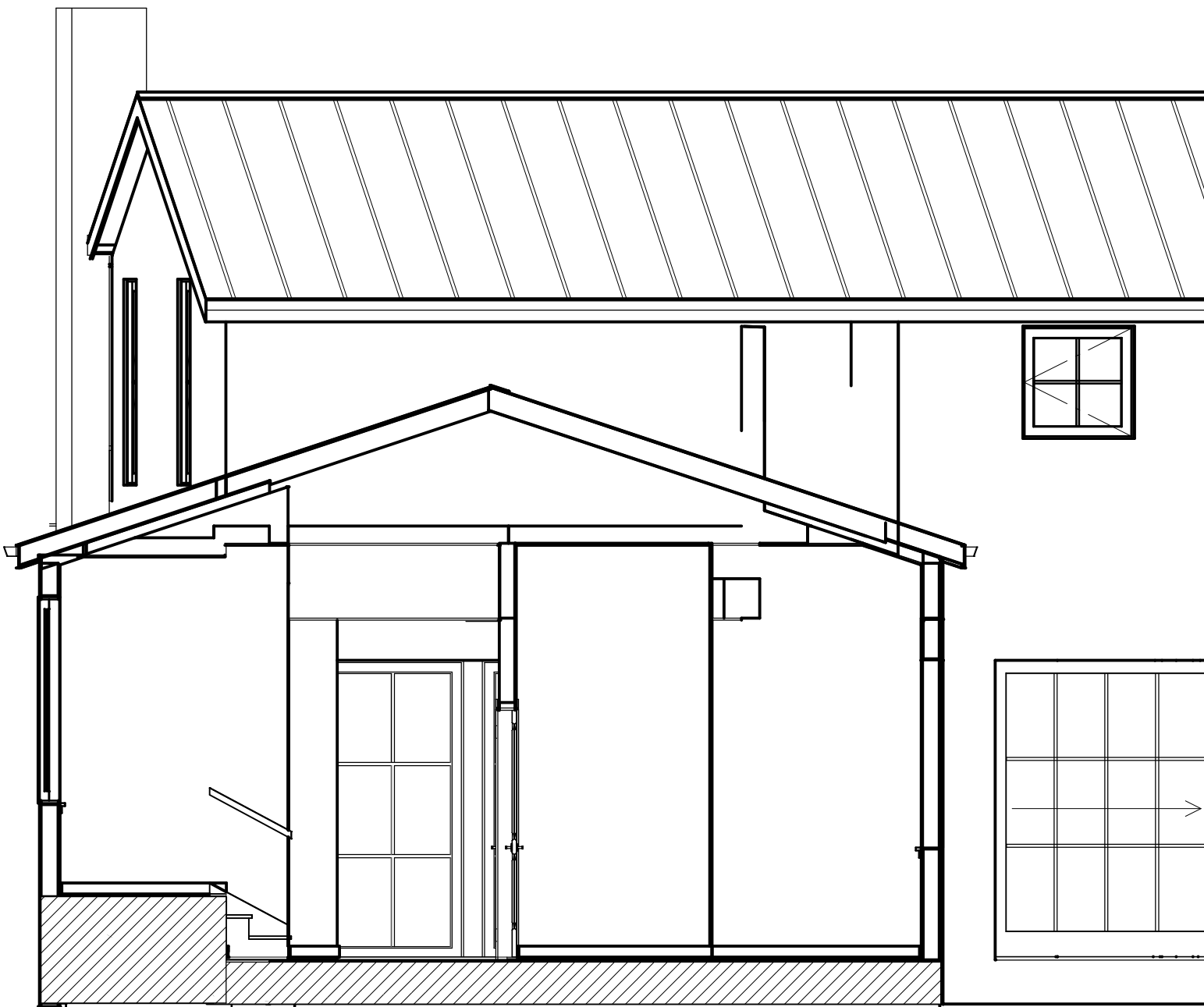
SECTION B

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:

A3.5

1535 PALMERO WAY

SECTIONS

1535 PALMERO WAY
PEBBLE BEACH, CA. 93953

JANUARY 26, 2024 APN:008-423-014-000

Stocker & Allaire

General Contractors, Inc.

Lic # 504797

21 Mendocino Court, Monterey, CA 93940

831-375-1890



SECTION E

SCALE: 3/16" = 1'



SECTION F

SCALE: 3/16" = 1'

*NOTE: ALL DIMENSIONS ARE TO FACE OF STUD

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

1535 PALMERO WAY
SECTIONS

Revisions:

A3.6



*NOTE: ALL DIMENSIONS ARE TO FACE OF STUD

GROUND LEVEL RCP
SCALE: 3/16" = 1'

Revisions:

1535 PALMERO WAY

PEBBLE BEACH, CA. 93953

FEBRUARY 12, 2024

APN:008-423-014-000

1535 PALMERO WAY

PEBBLE BEACH, CA. 93953

FEBRUARY 12, 2024

APN:008-423-014-000

Stocker & Allaire

General Contractors, Inc.



Lic # 504797

21 Mendocino Court, Monterey, CA 93940

831-375-1890

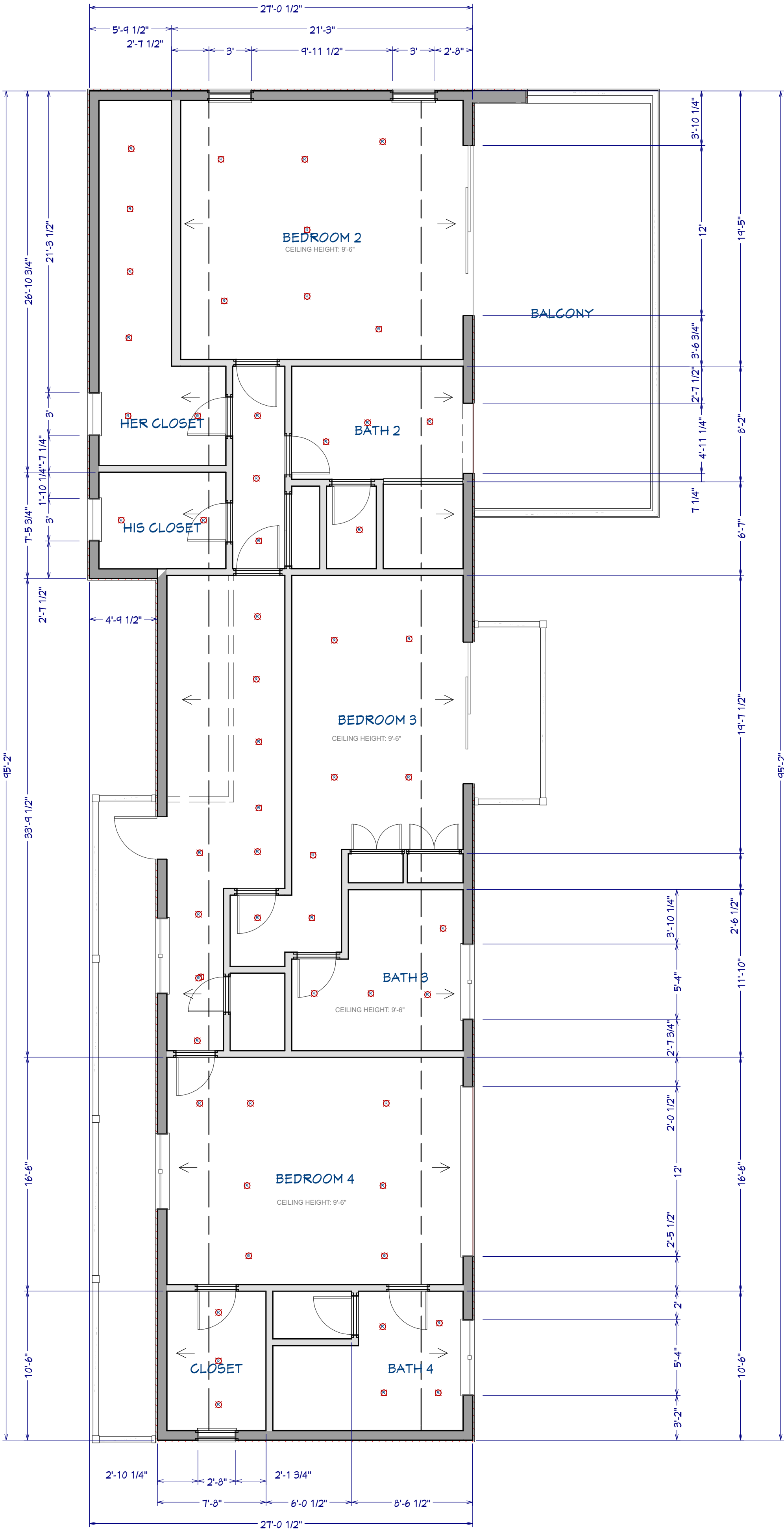
A4.1

*NOTE: ALL DIMENSIONS ARE TO FACE OF STUD

-  PENDANT LIGHT
-  RECESSED LIGHT

UPPER LEVEL RCP

SCALE: 3/16" = 1'



Revisions:

1535 PALMERO WAY
PEBBLE BEACH, CA. 93953

FEBRUARY 12, 2024 APN: 008-423-014-000

Stocker & Allaire

General Contractors, Inc.

Lic # 504797

21 Mendocino Court, Monterey, CA 93940

831-375-1890

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: 1535 Palmero Way
Calculation Description: Title 24 Analysis

Calculation Date/Time: 2024-11-18T08:23:54-08:00
Input File Name: 1535 Palmero Way.rbd22x

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GENERAL INFORMATION						
01	Project Name		1535 Palmero Way			
02	Run Title		Title 24 Analysis			
03	Project Location		1535 Palmero Way			
04	City	Pebble Beach	05	Standards Version		2022
06	Zip code	93953	07	Software Version		EnergyPro 9.2
08	Climate Zone	3	09	Front Orientation (deg/ Cardinal)		180
10	Building Type	Single family				
12	Project Scope	Addition and/or Alteration				
14	Addition Cond. Floor Area (ft²)	1248	15	Number of Bedrooms		5
16	Existing Cond. Floor Area (ft²)	5871	17	Number of Stories		2
18	Total Cond. Floor Area (ft²)	7119	19	Fenestration Average U-factor		0.39
20	ADU Bedroom Count	n/a	21	Glazing Percentage (%)		26.32%
22	Fuel Type	natural gas	23	ADU Conditioned Floor Area		n/a
				No Dwelling Unit:		No

COMPLIANCE RESULTS	
01	Building Complies with Computer Performance
02	This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.
03	This building incorporates one or more special features shown below

Registration Number: 424-P010285336A-000-000-0000000-0000
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CA Building Energy Efficiency Standards - 2022 Residential Compliance

Registration Date/Time: 11/18/2024 08:37
Report Version: 2022.0.000
Schema Version: rev 20220901

HERS Provider: CHEERS
Report Generated: 2024-11-18 08:25:01

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

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Input File Name: 1535 Palmero Way.rbd22x

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BUILDING - FEATURES INFORMATION						
01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
1535 Palmero Way	7119	1	5	4	0	1

ZONE INFORMATION						
01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft²)	Avg. Ceiling Height	Water Heating System 1	Status
Main Living Zone	Conditioned	Main System1	2686	9	DHW Sys 1	Existing Unchanged
GUEST	Conditioned	Guest System2	1248	9	DHW Sys 1	New
Garage 1	Conditioned	Guest System2	970	9	DHW Sys 1	Existing Unchanged
Upper Zone	Conditioned	System 23	2215	8	DHW Sys 1	Existing Unchanged

OPAQUE SURFACES										
01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft2)	Tilt (deg)	Wall Exceptions	Status	Verified Existing Condition
12F-0bw	Main Living Zone	R-21 Wall	90	Right	360	57	90	none	Altered	No
12F-0bw 2	Main Living Zone	R-21 Wall	180	Front	271.53	180	90	none	Altered	No
12F-0bw 3	Main Living Zone	R-21 Wall	270	Left	117	80	90	none	Altered	No
12F-0bw 4	Main Living Zone	R-21 Wall	180	Front	589.5	301.315	90	none	Altered	No
12F-0bw 5	Main Living Zone	R-21 Wall	270	Left	204.03	48	90	none	Altered	No
12F-0bw 6	Main Living Zone	R-21 Wall	0	Back	555.03	204.715	90	none	Altered	No

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FENESTRATION / GLAZING															
01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading	Status	Verified Existing Condition
A	Window	12F-0bw	Right	90			1	33	0.39	NFRC	0.31	NFRC	Bug Screen	Altered	No
102	Window	12F-0bw 2	Front	180			1	60	0.39	NFRC	0.31	NFRC	Bug Screen	Altered	No
103	Window	12F-0bw 2	Front	180			1	60	0.39	NFRC	0.31	NFRC	Bug Screen	Altered	No
104	Window	12F-0bw 2	Front	180			1	60	0.39	NFRC	0.31	NFRC	Bug Screen	Altered	No
105	Window	12F-0bw 3	Left	270			1	80	0.39	NFRC	0.31	NFRC	Bug Screen	Altered	No
106	Window	12F-0bw 4	Front	180			1	80	0.39	NFRC	0.31	NFRC	Bug Screen	Altered	No
107	Window	12F-0bw 4	Front	180			1	96	0.39	NFRC	0.31	NFRC	Bug Screen	Altered	No
108	Window	12F-0bw 4	Front	180			1	96	0.39	NFRC	0.31	NFRC	Bug Screen	Altered	No
B	Window	12F-0bw 4	Front	180			1	29.31	0.39	NFRC	0.31	NFRC	Bug Screen	Altered	No
109	Window	12F-0bw 5	Left	270			1	48	0.39	NFRC	0.31	NFRC	Bug Screen	Altered	No
C	Window	12F-0bw 6	Back	0			1	29.31	0.39	NFRC	0.31	NFRC	Bug Screen	Altered	No
110	Window	12F-0bw 6	Back	0			1	96	0.39	NFRC	0.31	NFRC	Bug Screen	Altered	No
111	Window	12F-0bw 6	Back	0			1	64	0.39	NFRC	0.31	NFRC	Bug Screen	Altered	No
D	Window	12F-0bw 6	Back	0			1	15.4	0.39	NFRC	0.31	NFRC	Bug Screen	Altered	No
E	Window	12F-0bw 8	Back	0			1	256.5	0.39	NFRC	0.31	NFRC	Bug Screen	Altered	No
J	Window	12F-0bw 10	Right	90			1	10	0.39	NFRC	0.31	NFRC	Bug Screen	New	NA

Registration Number: 424-P010285336A-000-000-0000000-0000
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ENERGY USE SUMMARY						
Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft² - yr)	Standard Design TDV Energy (EDR2) (kTDU/ft² - yr)	Proposed Design Source Energy (EDR1) (kBtu/ft² - yr)	Proposed Design TDV Energy (EDR2) (kTDU/ft² - yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)
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
Self Utilization/Flexibility Credit						
Efficiency Compliance Total	0	41.84	0	41.51	0	0.33
Photovoltaics		0		0		
Battery				0		
Flexibility						
Indoor Lighting	0	3.76	0	3.76		
Appl. & Cooking	0	5.97	0	5.91		
Plug Loads	0	10.89	0	10.89		
Outdoor Lighting	0	1	0	1		
TOTAL COMPLIANCE	0	63.46	0	63.07		

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OPAQUE SURFACES										
01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft2)	Tilt (deg)	Wall Exceptions	Status	Verified Existing Condition
12F-0bw 7	Main Living Zone	R-21 Wall	270	Left	86.6	0	90	none	Altered	No
12F-0bw 8	Main Living Zone	R-21 Wall	0	Back	303.4	256.5	90	none	Altered	No
12F-0bw 9	Main Living Zone	R-21 Wall	0	Back	11.07	0	90	none	Altered	No
12F-0bw 10	GUEST	R-21 Wall	90	Right	213.03	44	90	none	New	n/a
12F-0bw 11	GUEST	R-21 Wall	270	Left	212.85	116.5	90	none	New	No
12F-0bw 12	GUEST	R-21 Wall	0	Back	31.14	0	90	none	New	n/a
12F-0bw 13	GUEST	R-21 Wall	0	Back	34.92	0	90	none	New	n/a
12F-0bw 14	GUEST	R-21 Wall	90	Right	236.5	33	90	none	New	No
12F-0bw 15	GUEST	R-21 Wall	180	Front	62.2	0	90	none	New	No
12F-0bw 16	GUEST	R-21 Wall	90	Right	60.4	54.2	90	none	New	No
12F-0bw 17	GUEST	R-21 Wall	270	Left	317.1	97.1	90	none	New	No
12F-0bw 18	Garage 1	R-21 Wall	90	Right	96.57	64.13	90	none	Altered	No
12F-0bw 19	Garage 1	R-21 Wall	270	Left	96.57	48	90	none	Altered	No
12F-0bw 20	Garage 1	R-21 Wall	0	Back	151.11	40	90	none	Altered	No
12F-0bw 21	Garage 1	R-21 Wall	90	Right	105.57	68	90	none	Altered	No
12F-0bw 22	Garage 1	R-21 Wall	90	Right	193.41	144	90	none	Altered	No
12F-0bw 23	Garage 1	R-21 Wall	270	Left	297.36	48.69	90	none	Altered	No
12F-0bw 24	Upper Zone	R-21 Wall	90	Right	247.5	33	90	none	Altered	No
12F-0bw 25	Upper Zone	R-21 Wall	180	Front	271.53	135.36	90	none	Altered	No
12F-0bw 26	Upper Zone	R-21 Wall	270	Left	4.5	0	90	none	Altered	No
12F-0bw 27	Upper Zone	R-21 Wall	180	Front	589.5	165.69	90	none	Altered	No
12F-0bw 28	Upper Zone	R-21 Wall	270	Left	200.25	9	90	none	Altered	No
12F-0bw 29	Upper Zone	R-21 Wall	0	Back	550.53	82.63	90	none	Altered	No
12F-0bw 30	Upper Zone	R-21 Wall	270	Left	98.4	0	90	none	Altered	No

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01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading	Status	Verified Existing Condition
K	Window	12F-0bw 10	Right	90			1	10	0.39	NFRC	0.31	NFRC	Bug Screen	New	NA
I	Window	12F-0bw 11	Left	270			1	12.5	0.39	NFRC	0.31	NFRC	Bug Screen	New	NA
117	Window	12F-0bw 11	Left	270			1	80	0.39	NFRC	0.31	NFRC	Bug Screen	New	NA
L	Window	12F-0bw 14	Right	90			1	16.5	0.39	NFRC	0.31	NFRC	Bug Screen	Altered	No
M	Window	12F-0bw 14	Right	90			1	16.5	0.39	NFRC	0.31	NFRC	Bug Screen	Altered	No
125	Window	12F-0bw 16	Right	90			1	54.2	0.39	NFRC	0.31	NFRC	Bug Screen	Altered	No
114	Window	12F-0bw 17	Left	270			1	80	0.39	NFRC	0.31	NFRC	Bug Screen	Altered	No
F	Window	12F-0bw 17	Left	270			1	17.1	0.39	NFRC	0.31	NFRC	Bug Screen	Altered	No
H	Window	12F-0bw 23	Left	270			1	15	0.39	NFRC	0.31	NFRC	Bug Screen	Altered	No
H 2	Window	12F-0bw 23	Left	270			1	15	0.39	NFRC	0.31	NFRC	Bug Screen	Altered	No
AA	Window	12F-0bw 24	Right	90			1	16.5	0.39	NFRC	0.31	NFRC	Bug Screen	Altered	No
BB	Window	12F-0bw 24	Right	90			1	16.5	0.39	NFRC	0.31	NFRC	Bug Screen	Altered	No
201	Window	12F-0bw 25	Front	180			1	96	0.39	NFRC	0.31	NFRC	Bug Screen	Altered	No
202	Window	12F-0bw 25	Front	180			1	39.36	0.39	NFRC	0.31	NFRC	Bug Screen	Altered	No
203	Window	12F-0bw 27	Front	180			1	80	0.39	NFRC	0.31	NFRC	Bug Screen	Altered	No
CC	Window	12F-0bw 27	Front	180			1	27.06	0.39	NFRC	0.31	NFRC	Bug Screen	Altered	No

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD										CFIR-PRF-01-E
Project Name: 1535 Palmero Way										(Page 10 of 17)
Calculation Description: Title 24 Analysis										
Input File Name: 1535 Palmero Way.rbd22x										
OPAQUE DOORS										
01	02	03	04	05	06	07	08	09	10	
Name	Side of Building	Area (ft ²)	U-factor	Status	Verified Existing Condition					
123	12f-Obw 21	68	0.2	New	n/a					
124	12f-Obw 22	144	0.2	New	n/a					
11D 2	12f-Obw 23	18.69	0.5	Altered	No					
SLAB FLOORS										
01	02	03	04	05	06	07	08	09	10	
Name	Zone	Area (ft ²)	Perimeter (ft)	Edge Insul. R-value and Depth	Edge Insul. R-value and Depth	Carpeted Fraction	Heated	Status	Verified Existing Condition	
22A-ph	GUEST	573	95.4509	none	0	80%	No	Altered	No	
22A-ph 2	GUEST	675	91.7967	none	0	80%	No	Altered	No	
22A-ph 3	Garage 1	180	38.2468	none	0	80%	No	Altered	No	
22A-ph 4	Garage 1	790	113.415	none	0	80%	No	Altered	No	
OPAQUE SURFACE CONSTRUCTIONS										
01	02	03	04	05	06	07	08	09	10	
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; 2x4 Exterior Finish: 3 Coat Stucco			
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			

PROJECT INFORMATION

CERTIFICATE OF COMPLIANCE – RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

PROJECT NAME: 1535 Palmero Way

CALCULATION DESCRIPTION: Title 24 Analysis

CALCULATION DATE/Time: 2024-11-18T08:23:54-08:00

INPUT FILE NAME: 1535 Palmero Way.rbd22x

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SPACE CONDITIONING SYSTEMS											
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
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	
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	
System23	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
Name	System Type	Number of Units	Heating Efficiency	Heating Unit Brand
Heating Component 1	Combined hydronic	1	AFUE : 95	n/a
Heating Component 2	Combined hydronic	1	AFUE : 95	n/a
Heating Component 3	Combined hydronic	1	AFUE - 95	n/a

HVAC - COOLING UNIT TYPES

01	02	03	04	05	06	07	08	09
Name	System Type	Number of Units	Efficiency Metric	Efficiency EER/SEER/CEER	Efficiency SEER/SEER2	Zonally Controlled	Multi-speed Compressor	HERS Verification
Cooling Component 1	Central split AC	1	EER/SEER	11.1	17.8	Not Zonal	Single Speed	Cooling Component 1-heat-cool

Registration Number: 424-P010285336A-000-000-00000000-0000

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California Building Energy Efficiency Standards - 2022 Residential Compliance

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: 1535 Palmero Way

Calculation Description: Title 24 Analysis

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Input File Name: 1535 Palmero Way.rbd22x

HVAC - FAN SYSTEMS				
01	02	03	04	
Name	Type	Fan Power (Watts/CFM)	Name	
HVAC Fan 1	HVAC Fan	0.58	HVAC Fan 1-hers-fan	
HVAC Fan 2	HVAC Fan	0.58	HVAC Fan 2-hers-fan	
HVAC Fan 3	HVAC Fan	0.58	HVAC Fan 3-hers-fan	

HVAC FAN SYSTEMS - HERS VERIFICATION			
01	02	03	
Name	Verified Fan Watt Draw	Required Fan Efficacy (Watts/CFM)	
HVAC Fan 1-hers-fan	Required	0.58	
HVAC Fan 2-hers-fan	Required	0.58	
HVAC Fan 3-hers-fan	Required	0.58	

INDOOR AIR QUALITY (IAQ) FANS								
01	02	03	04	05	06	07	08	09
Dwelling Unit	Airflow (CFM)	Fan Efficacy (W/CFM)	IAQ Fan Type	Includes Heat/Energy Recovery?	IAQ Recovery Effectiveness - SRE/ASRE	Includes Fault Indicator Display?	HERS Verification	Status
Sfam IAQVentRpt	240	0.35	Exhaust	No	n/a / n/a	No	Yes	

Registration Number: 424-P010285336A-000-00000000-0000

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Registration Date/Time: 11/18/2024 08:37

Report Version: 2022.0.090

Schema Version: rev.20220901

HERS Provider: CHEERS

Report Generated: 2024-11-18T08:25:01

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: 1535 Palmero Way

Calculation Description: Title 24 Analysis

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
Attic Roof/GUEST	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.
Attic Roof/Garage 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.
Attic Roof/Upper 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.
R-22 Floor Crawlpace	Floors Over Crawlpace	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-38 HP Attic	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-38	None / None	0.025	Over Ceiling Joists: R-28.9 insul. Cavity / Frame: R-9.1 / 2x4 Inside Finish: Gypsum Board
R-19 Floor No Crawlpace	Interior Floors	Wood Framed Floor	2x10 @ 16 in. O. C.	R-19	None / None	0.045	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: R-19 / 2x10 Ceiling Below Finish: Gypsum Board

Calculation Date/Time: 2024-11-18T08:23:54:08:00Z

Input File Name: 1535 Palmero Way.rbd22x

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Registration Number: 624-010285336A-000-00000000-0000

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HVAC - COOLING UNIT TYPES									
01	02	03	04	05	06	07	08	09	
Name	System Type	Number of Units	Efficiency Metric	Efficiency EER/EER2/CEER	Efficiency SEER/SEER2	Zonality Controlled	Multi-speed Compressor	HERS Verification	
Cooling Component 2	Central split AC	1	EER/SEER	11.1	17.8	Not Zonal	Single Speed	Cooling Component 2-hers-cool	
Cooling Component 3	Central split AC	1	EER/SEER	11.1	17.8	Not Zonal	Single Speed	Cooling Component 3-hers-cool	

HVAC COOLING - HERS VERIFICATION						
01	02	03	04	05	06	
Name	Verified Airflow	Airflow Target	Verified EER/EER2	Verified SEER/SEER2	Verified Refrigerant Charge	
Cooling Component 1-hers-cool	Required	350	Not Required	Required	Not Required	
Cooling Component 2-hers-cool	Required	350	Not Required	Required	Not Required	
Cooling Component 3-hers-cool	Required	350	Not Required	Required	Not Required	

HVAC - DISTRIBUTION SYSTEMS															
01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
Name	Type	Design Type	Duct Ins. R-value		Duct Location		Surface Area		Bypass Duct	Duct Leakage	HERS Verification	Status	Verified Existing Condition	Existing Distribution system	New Ducts >= 25 ft
			Supply	Return	Supply	Return	Supply	Return							
Air Distribution System 1	Unconditioned crawl space	Non-verified	R-8	R-8	Crawl Space	Crawl Space	n/a	n/a	No Bypass Duct	Sealed and Tested	Air Distribution System 1-hers-dist	New	n/a		No

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: 1535 Palmero Way

Calculation Description: Title 24 Analysis


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Calculation Date/Time: 2024-11-18T08:23:54-08:00

Input File Name: 1535 Palmero Way.rbd22x

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT


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

<p>Documentation Author Name: Philip Neumann</p> <p>Company: Philip Neumann Energy Design</p> <p>Address: 150 Littlefield Road</p> <p>City/State/Zip: Monterey, CA 93940</p>	<p>Documentation Author Signature: </p> <p>Signature Date: 11/18/2024</p> <p>CEA/ HERS Certification Identification (If applicable): </p> <p>Phone: 4156807015</p>
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RESPONSIBLE PERSON'S DECLARATION STATEMENT

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

- I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance.
- I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
- The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

<p>Responsible Designer Name: Cynthia Spellacy</p> <p>Company: Stocker & Allaire, Inc.</p> <p>Address: 218 Mendocino Ct</p> <p>City/State/Zip: Monterey, CA 93940</p>	<p>Responsible Designer Signature: </p> <p>Date Signed: 11/18/2024</p> <p>License: 504797</p> <p>Phone: 8312625918</p>
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Digitally signed by California Home Energy Efficiency Rating Services (CHERS). This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information.

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Report Version: 2023.0.000

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: 1535 Palmero Way

Calculation Description: Title 24 Analysis

Calculation Date/Time: 2024-11-18T08:23:54-08:00

Input File Name: 1535 Palmero Way.rbd2x

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

WATER HEATING SYSTEMS											
01	02	03	04	05	06	07	08	09	10	11	12
Name	System Type	Distribution Type	Water Heater Name	Number of Units	Solar Heating System	Compact Distribution	HERS Verification	Water Heater Name (#)	Status	Verified Existing Condition	Existing Water Heating System
DHW Sys 1	Hydronic	Standard	DHW Heater 1	1		None	n/a	DHW Heater 1 (1)	OK	NA	

WATER HEATERS														
01	02	03	04	05	06	07	08	09	10	11	12	13	14	15
Name	Heating Element Type	Tank Type	# of Units	Tank Vol. (gal)	Heating Efficiency Type	Efficiency	Rated Input Type	Input Rating or Pilot	Tank Insulation R-value (Int/Ext)	Standby Loss or Recovery Eff	1st Hr. Rating or Flow Rate	Tank Location	Status	Verified Existing Condition
DHW Heater 1	Gas	Indirect	1	115	TE	0.95	Btu/Hr	200000	16	95	n/a	Unconditioned	New	n/a

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

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: 1535 Palmero Way

Calculation Description: Title 24 Analysis

Calculation Date/Time: 2024-11-18T08:23:54-08:00

Input File Name: 1535 Palmero Way.rbd2x

HVAC - DISTRIBUTION SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
Name	Type	Design Type	Duct Ins. R-value	Duct Location	Surface Area	Bypass Duct	Duct Leakage	HERS Verification	Status	Verified Existing Condition	Existing Distribution system	New Ducts >= 25 ft			
Suppl y	Return	Suppl y	Return	Suppl y	Return	Duct Leakage	Duct Leakage	Duct Leakage	Duct Leakage	Duct Leakage	Duct Leakage	Duct Leakage			
Air Distribution System 2	Condition of space-entirely	Non-Verified	R-8	R-8	Con ditio ned Zone	n/a	n/a	No Bypass Duct	Sealed and Tested	Air Distribution System 2-her's-dist	New	n/a			No
Air Distribution System 3	Unconditio attic	Non-Verified	R-8	R-8	Atti c	n/a	n/a	No Bypass Duct	Sealed and Tested	Air Distribution System 3-her's-dist	New	n/a			No

HVAC DISTRIBUTION - HERS VERIFICATION

01	02	03	04	05	06	07	08	09
Name	Duct Leakage Verification	Duct Leakage Target (%)	Verified Duct Location	Verified Duct Design	Buried Ducts	Deeply Buried Ducts	Low-leakage Air Handler	Low Leakage Ducts Entirely in Conditioned Space
Air Distribution System 1-her's-dist	Yes	5.0	Not Required	Not Required	Not Required	Credit not taken	Not Required	No
Air Distribution System 2-her's-dist	Yes	5.0	Required	Not Required	Not Required	Credit not taken	Not Required	No
Air Distribution System 3-her's-dist	Yes	5.0	Not Required	Not Required	Not Required	Credit not taken	Not Required	No

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CA Building Energy Efficiency Standards - 2022 Residential Compliance

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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)1:	Air Leakage. Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 cfm/ft ² or less when tested per NFRC-400 or ASTM E283 or AAMA/WDMA/CSA 1011.S.2/A440-2011.*
§ 110.6(a)5:	Labeling. Fenestration products must have a label meeting the requirements of § 101-11(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 weatherstripped.*
§ 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 § 110.9(i).
§ 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(j) when the installation of a cool roof is specified on the CFR.
§ 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 0.043. 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 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)1:	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 complying with the exception to § 150.0(d).
§ 150.0(g)2:	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.*
	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)1A:	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)1B:	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)1C:	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-§ 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)3:	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)6:	Isolation Valves. Instantaneous water heaters with an input rating greater than 6.8 kBtu per hour (2 kW) must have isolation valves with hose bibbs 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 (appli- ances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu/hr are exempt); and pool and spa heaters.*
§ 150.0(h)1:	Building Cooling and Heating Loads. Heating and/or cooling loads are calculated in accordance with ASHRAE Handbook, Equipment Volume, and Fundamentals Volume; SMACNA Residential Comfort System Installation Standards Manual; or ACCA Manual J using design conditions specified in § 150.0(h)2.
§ 150.0(h)3A:	Clearances. Installed air conditioner and heat pump outdoor condensing units must have a clearance of at least 5 feet from the outlet of any dryer vent.
§ 150.0(h)3B:	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)1:	domestic hot water piping must be insulated as specified in § 609.11 of the California Plumbing Code.*
§ 150.0(j)2A:	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)1:	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)3:	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	
DUCTS AND FANS MEASURES	
§ 110.8(d)3:	Ducts. Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.
§ 150.0(m)1:	CMC Compliance. All air-distribution system ducts and plenums must meet CMC §§ 601.0-605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to R-6.0 or higher; ducts located entirely in conditioned space as confirmed through 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-closure 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 ¼", 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)2:	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)3:	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)7:	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)8:	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)9:	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)10:	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)11:	Duct System Sealing 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)1 and Reference Residential Appendix RA3.1
§ 150.0(m)12:	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 if 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 and prevents air from bypassing the filter.*
§ 150.0(m)13:	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 ≥ 350 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.45 watts per CFM for gas furnace air handlers and ≤ 0.58 watts per CFM for all others. Small duct high velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 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)1:	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)1B:	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)1C. 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)1Buildiv. 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.
§150.0(o)1C:	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-ii.
§ 150.0(o)1G:	Local Mechanical Exhaust. Kitchens and bathrooms must have local mechanical exhaust; nonenclosed kitchens must have demand- controlled exhaust system meeting requirements of §150.0(o)1Giii-iv. enclosed kitchens and bathrooms can use demand-controlled or continuous exhaust meeting §150.0(o)1Giii-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)1H&I:	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)2:	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. Vented range hoods must be verified per 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 MAEDoS; 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)1:	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)2:	Covers. Outdoor pools or spas that have a heat pump or gas heater must have a cover.
§ 110.4(b)3:	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	
LIGHTING MEASURES	
§ 110.9:	Lighting Controls and Components. All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9.*
§ 150.0(k)1A:	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 internal to drawers, cabinets, and linen closets with an efficacy of at least 45 lumens per watt.
§ 150.0(k)1B:	Screw based luminaires. Screw based luminaires must contain lamps that comply with Reference Joint Appendix JAB.*
§ 150.0(k)1C:	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)1D:	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)1E:	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)2A:	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)1G:	Screw based luminaires. Screw based luminaires must contain lamps that comply with Reference Joint Appendix JAB.*
§ 150.0(k)1H:	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)1I:	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)2A:	Interior Switches and Controls. All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A
§ 150.0(k)2B:	Interior Switches and Controls. Exhaust fans must be controlled separately from lighting systems.*
§ 150.0(k)2A:	Accessible Controls. Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned on and off.*
§ 150.0(k)2B:	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)2F:	Mandatory Requirements. Lighting controls must comply with the applicable requirements of § 110.9.
§ 150.0(k)2C:	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)2E:	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)2F:	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 NEMA SSL 7A.
§ 150.0(k)2K:	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)3A:	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)4:	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	
SOLAR READY BUILDINGS	
§ 110.10(a)1:	Single Family Residences. Single family residences located in subdivisions with 10 or more single family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b) through § 110.10(e).
§110.10(b)1A	Minimum Solar Zone Area. The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet. For single-family residences, the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet.*
§ 110.10(b)2:	Azimuth. All sections of the solar zone located on steep-sloped roofs must be oriented between 90 degrees and 300 degrees of true north.
§ 110.10(b)3A:	Shading. The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment.*
§ 110.10(b)3B:	Shading. Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the distance, measured in the horizontal plane, of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane.*
§ 110.10(b)4:	Structural Design Loads on Construction Documents. For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
§ 110.10(c):	Interconnection Pathways. The construction documents must indicate: a location reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service; and for single family residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system.
§ 110.10(d):	Documentation. A copy of the construction documents or a comparable document indicating the information from § 110.10(b) through § 110.10(c) must be provided to the occupant.
§ 110.10(e)1:	Main Electrical Service Panel. The main electrical service panel must have a minimum busbar rating of 200 amps.
§ 110.10(e)2:	Main Electrical Service Panel. The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric".
§ 150.0(a)	Energy Storage System (ESS) Ready. All single-family residences must meet all of the following: Either ESS-ready interconnection equipment with backed up capacity of 60 amps or more and four or more ESS supplied branch circuits, or a dedicated raceway from the main service to a subpanel that supplies the branch circuits in § 150.0(a); at least four branch circuits must be identified and have their source collocated at a single panelboard suitable to be supplied by the ESS, with one circuit supplying the refrigerator, one lighting circuit near the primary exit, and one circuit supplying a sleeping room receptacle outlet; main panelboard must have a minimum busbar rating of 225 amps; sufficient space must be reserved to allow future installation of a system isolation equipment/transfer switch within 3' of the main panelboard, with raceways installed between the panelboard and the switch location to allow the connection of backup power source
§ 150.0(i)	Heat Pump Space Heater Ready. Systems using gas or propane furnaces to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the furnace with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready"; and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0(u)	Electric Cooktop Ready. Systems using gas or propane cooktop to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the cooktop with circuit conductors rated at least 50 amps with the blank cover identified as "240V ready"; and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0(v)	Electric Clothes Dryer Ready. Clothes dryer locations with gas or propane plumbing to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the dryer location with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready"; and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."

NOTE: NEW REQUIREMENTS TO THE 2022 MANDATORY MEASURES

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ISSUE REVISIONS:

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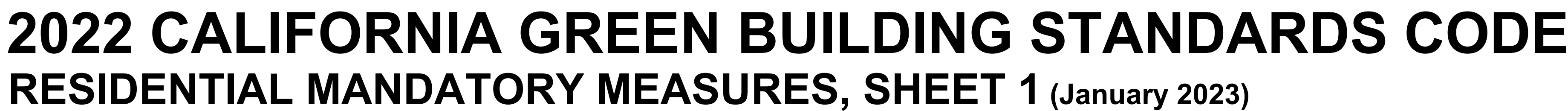
SEPTEMBER 3, 2023
APN: 008-521-005-000

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TITLE-24 MANDATORY MEASURES

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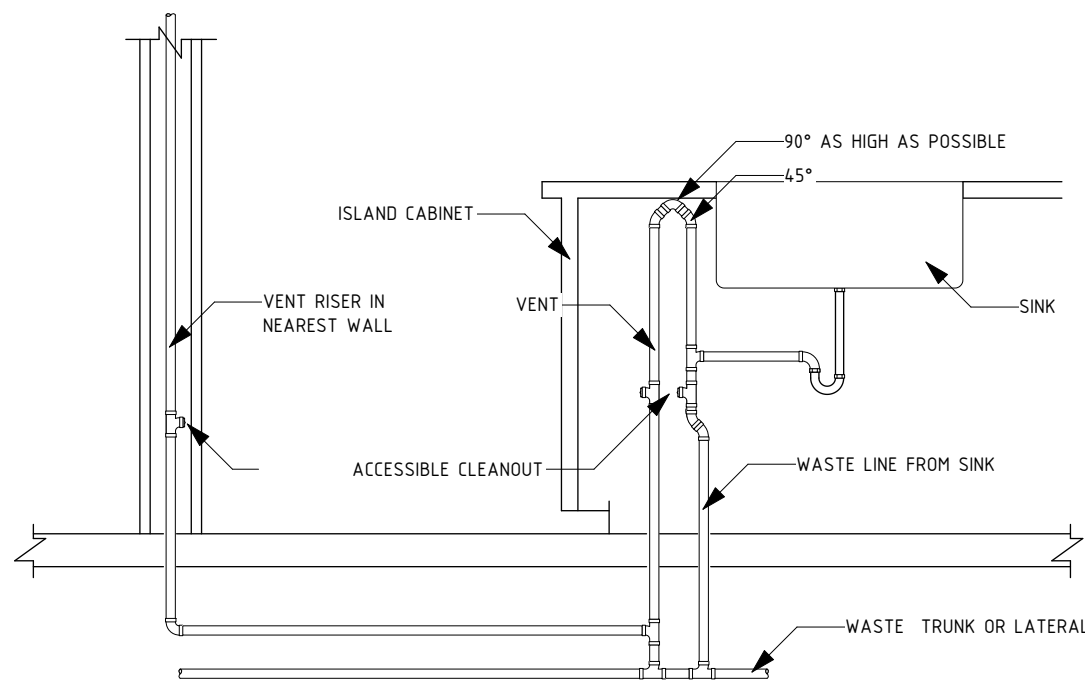


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2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)

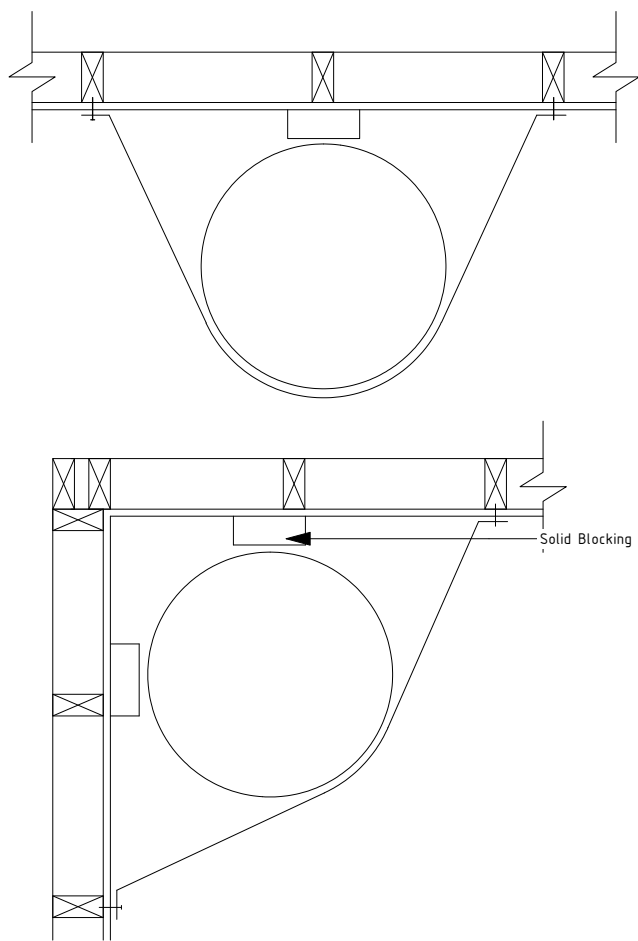
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ISLAND VENT DETAIL



1 ISLAND VENTING

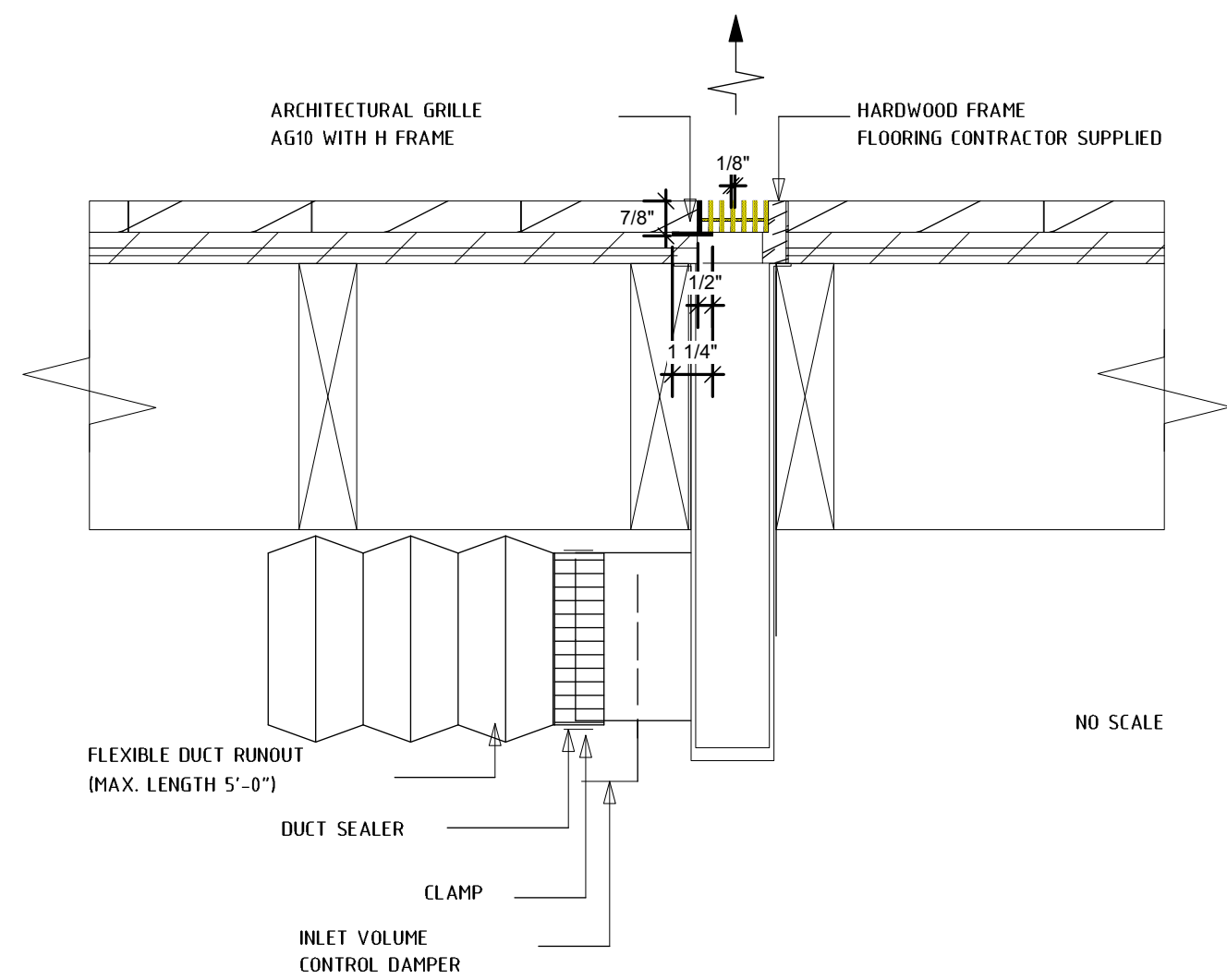
WATER HEATER/STORAGE TANK STRAPPING



PROVIDE 18 Ga. SEISMIC STRAPPING OF WATER HEATER OR STORAGE TANK. STRAP UPPER AND LOWER 1/3 OF TANK NOT CLOSER THAN 4" FROM ANY CONTROL BOX OR VALVE. THREE STRAPS REQUIRED ON TANKS OF 100 GALLONS BLOCK BEHIND TANK. IF STUDS NOT AVAILABLE SECURE TO HORIZONTAL 2X4S SPANNING STUDS. SECURE WITH 1/4" BY 3" LAG BOLTS

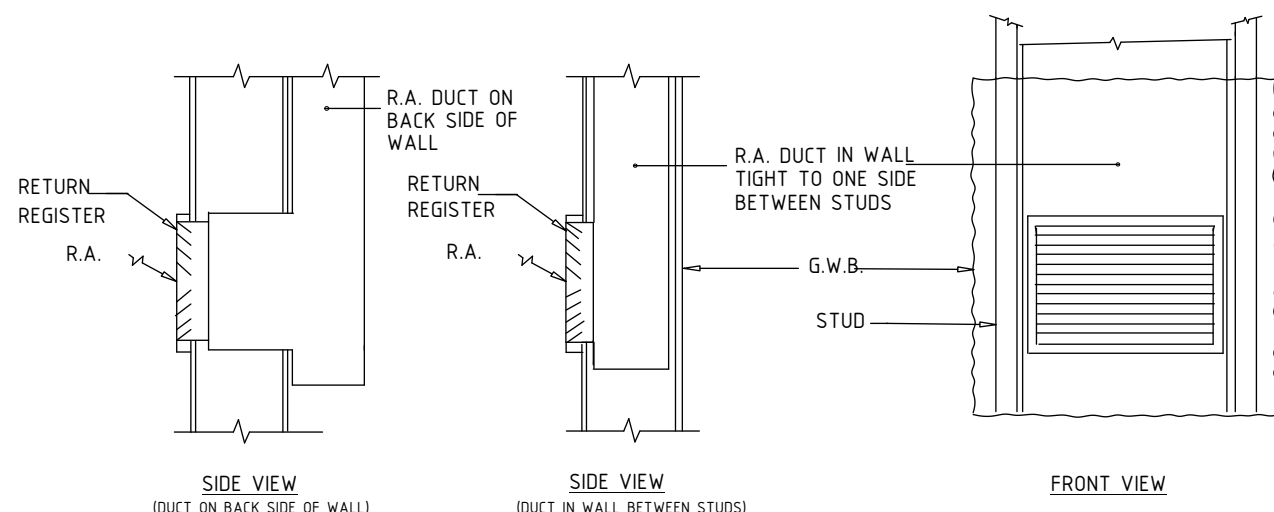
2 TANK STRAPPING

TYP. REFRIGERANT LINE INSTALLATION



5 FLOOR REGISTER INSTALLATION

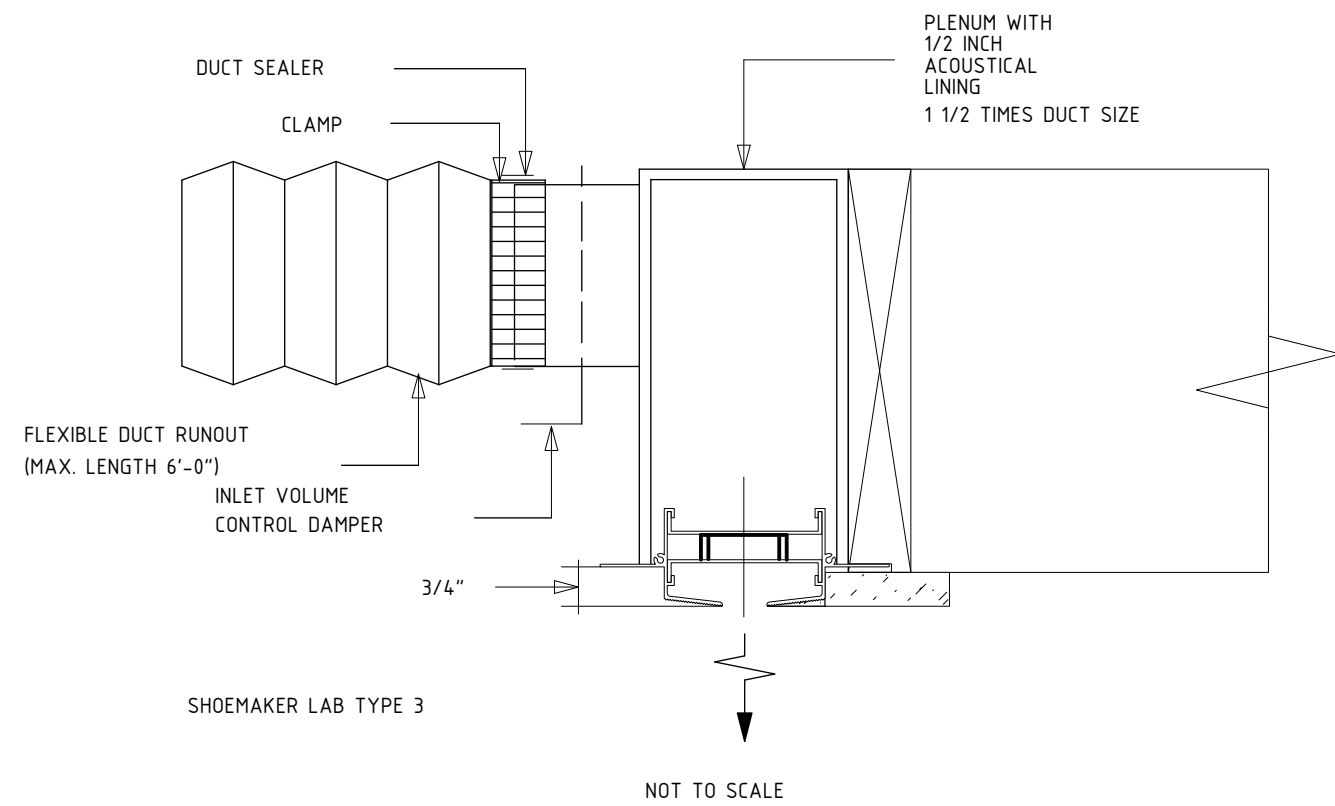
TYP. WALL MOUNTED RETURN AIR GRILLE DETAIL



TYP. WALL MOUNTED RETURN AIR GRILLE DETAIL

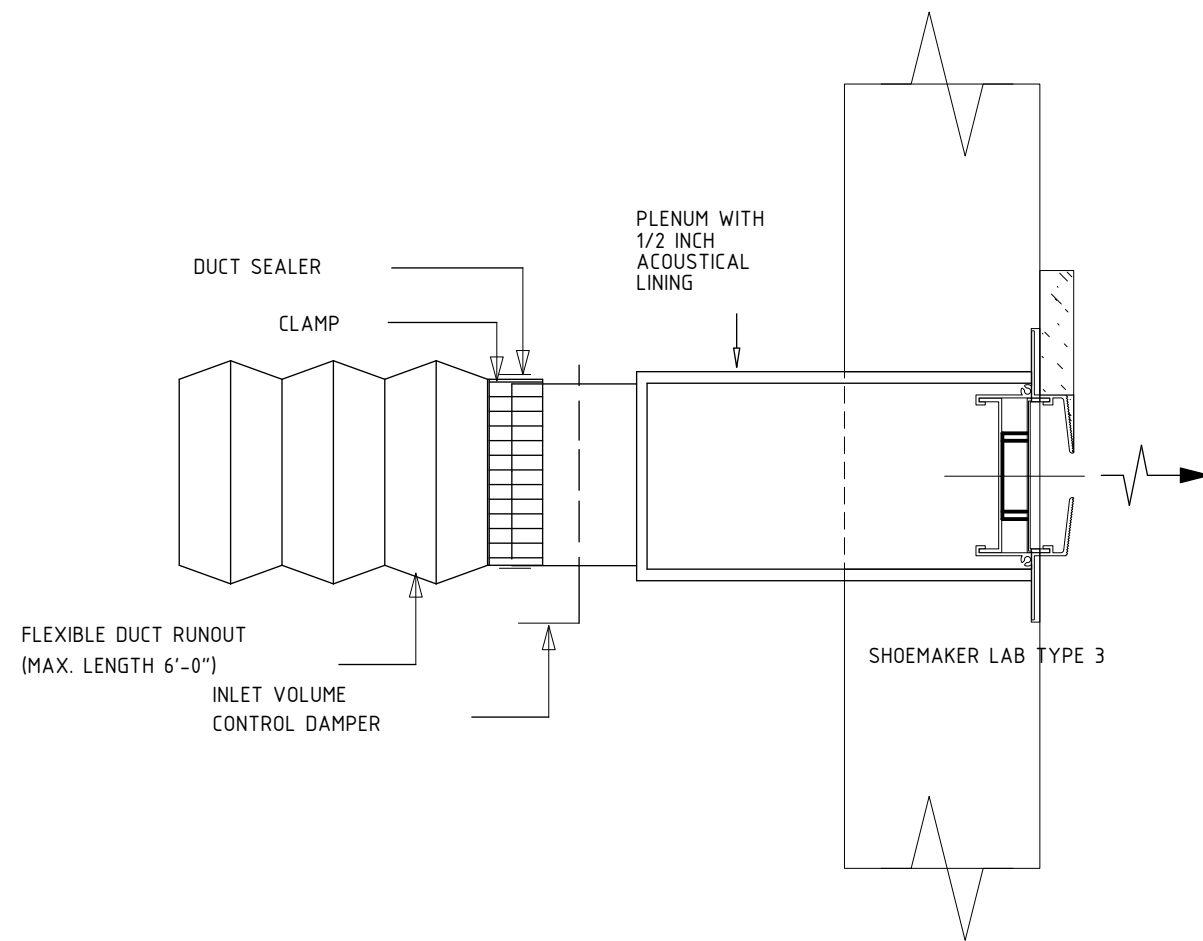
6 SIDE WALL GRILLE INSTALLATION

LINEAR DIFFUSER INSTALLATION



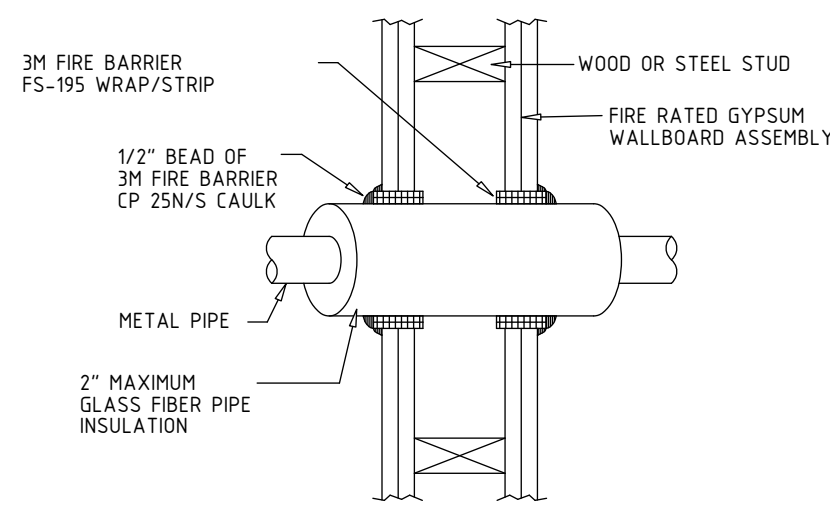
3 LINEAR DIFFUSER CEILING Typ.

LINEAR DIFFUSER INSTALLATION



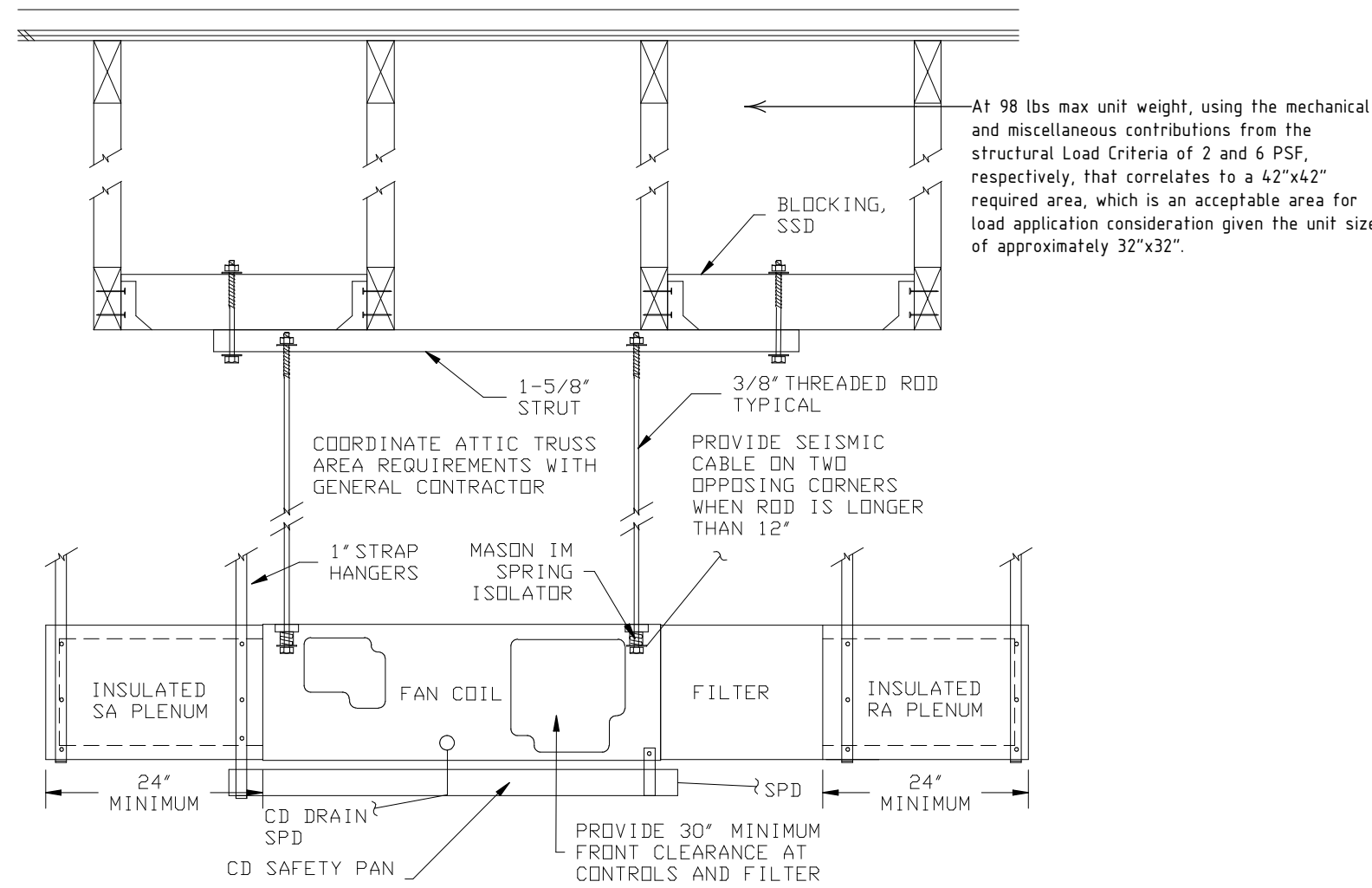
4 LINEAR DIFFUSER SIDE WALL Typ.

TYP. PENETRATION FIRESTOP



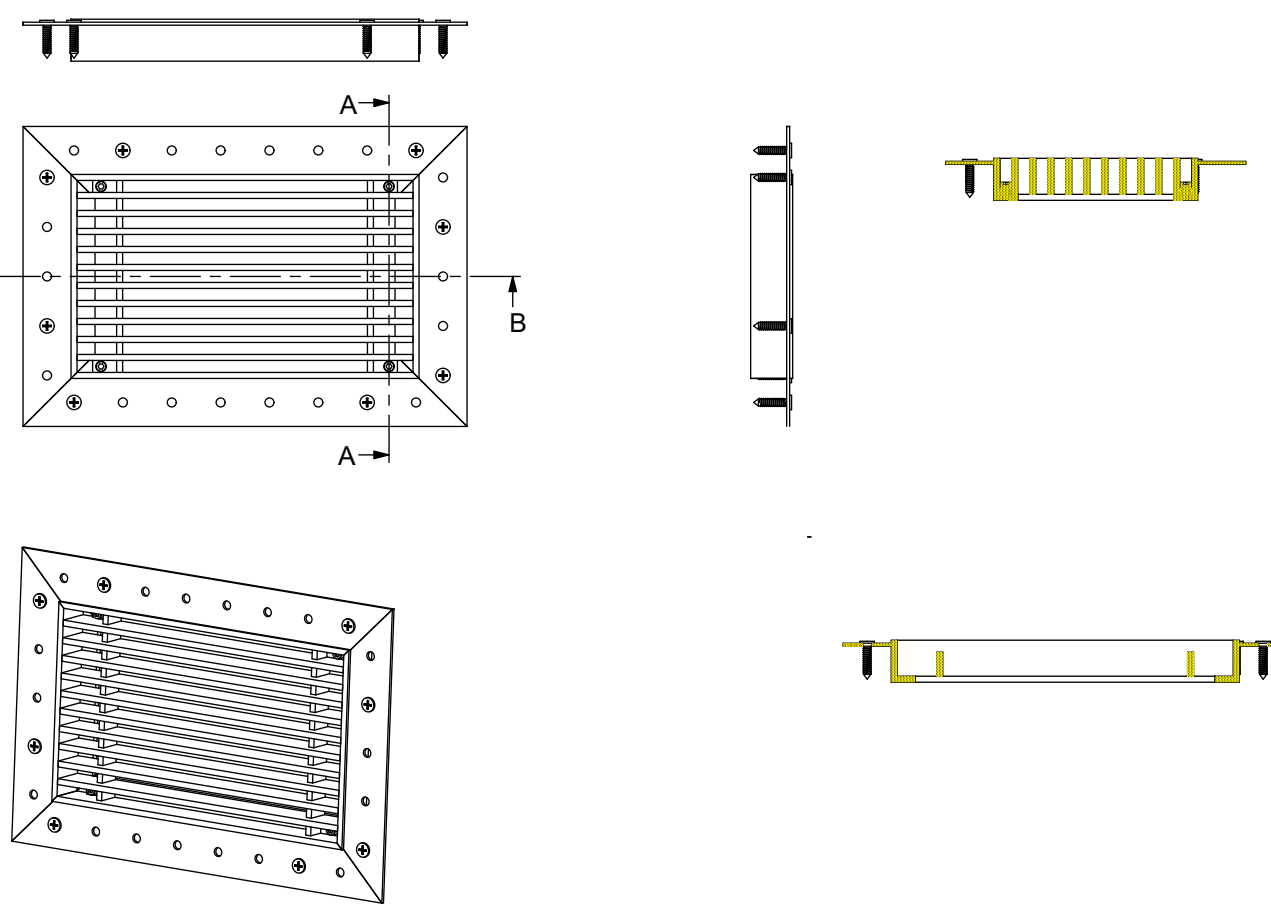
TYP. PENETRATION FIRESTOP FOR INSULATED METAL PIPE THROUGH A GYPSUM WALLBOARD ASSEMBLY

7 FIRESTOP - PIPE PENETRATIONS



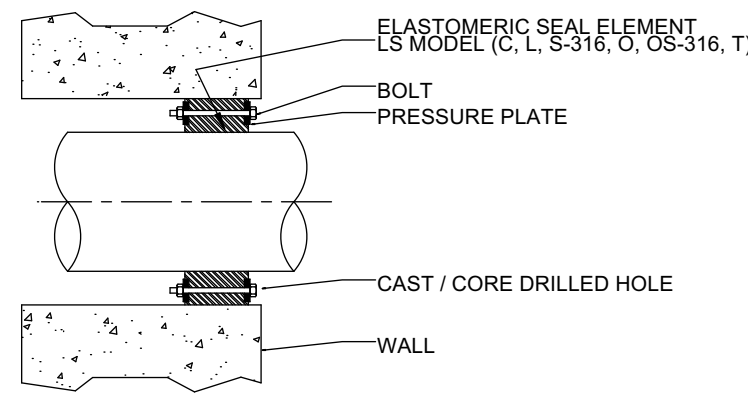
8 TYPICAL HORIZONTAL FAN COIL INSTALLATION

9 CUSTOM EXHAUST GRILLE Typ...



10 MUD-IN GRILLE DETAILS Typ...

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11 RIDGID PIPE PENETRATION THROUGH CONCRETE

DETAILS
NO SCALE

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Philip Neumann Energy Design 415.680.7015 philip@philipneumann.com Monterey, CA 93940		1520 CYPRESS PEBBLE BEACH, CA 93953	
Drawing are for coordination only. Design build mechanical contractor or qualified tradesperson must verify all dimensions and equipment listing found in this drawing. Contractor to verify conditions and equipment listing found in this drawing. Contractor to verify conditions and equipment listing found in this drawing. Contractor to verify conditions and equipment listing found in this drawing.		SEPTEMBER 3, 2023 APN: 008-521-005-000	
1520 CYPRESS		DETAILS	
ISSUE/REVISIONS:		M 0.3	



MECHANICAL KEYED NOTES

1. VENTILATION EXHAUST TERMINATIONS SHALL BE NO LESS THAN 3 FEET FROM OPENINGS TO THE BUILDING
2. TYPICAL SENSOR - THERMOSTAT - CONTROLLER LOCATION IN WALL SENSORS TO BE PLACED ON INTERIOR WALLS OUT OF DRAFT OR DIRECT SUNLIGHT AWAY FROM HEAT SOURCES SUCH AS HIGH VOLTAGE DIMMERS 48-50" 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
3. BATHROOM EXHAUST FANS, EACH BATHROOM SHALL BE MECHANICALLY VENTILATED AND SHALL COMPLY WITH THE FOLLOWING: 1.ENERGY STAR BATH FAN PANASONIC WHISPER GREEN FV-05-11VX1 VARIABLE SPEED FAN - SET TO 5 ACH (TYP OR EQUAL) PROVIDE CONDENSATION CONTROL FV-CSVK1 2.UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL. A HUMIDITY CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50 PERCENT TO A MAXIMUM OF 80 PERCENT. A HUMIDITY CONTROL MAY UTILIZE MANUAL OR AUTOMATIC MEANS OF ADJUSTMENT 3.A HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO THE EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL (I.E., BUILT-IN). (CG 4.506.1) VENTING EXTERIOR TERMINATIONS TO BE MINIMUM OF 36" FROM ANY BUILDING OPENING
4. SHOWERS AND TUB/SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE THERMOSTATIC MIXING OR PRESSURE BALANCE TYPE. CPC SECTION 4.08.3
5. 301.4 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.
6. DYER VENT SHALL BE A MINIMUM OF 4" EXHAUSTED TO THE OUTSIDE OF BUILDING. LENGTH LIMITATIONS, UNLESS OTHERWISE PERMITTED OR REQUIRED BY DRYER MANUFACTURER'S INSTRUCTION AND APPROVED BY THE AUTHORITY HAVING JURISDICTION, DOMESTIC DRYER MOISTURE EXHUST DUCTS SHALL NOT EXCEED A TOTAL COMBINED HORIZONTAL AND VERTICAL LENGTH OF 14 FEET (4267 MM) INCLUDING TWO 90 DEGREE (1/2) RADII ELBOWS. A LENGTH OF 2 FEET (610 MM) SHALL BE DEDUCTED FOR EACH 90 DEGREE IN EXCESS OF TWO. FOR LENGTHS BEYOND THIS MAXIMUM PROVIDE MECHANICAL DUCT BOOSTER FAN. PROVIDE BACKDRAFT DAMPER PER ICA ENERGY CODE (50001) AND PROVISIONS OF CMC 504.3 PROVIDE NO SOLID MAKEUP AIR OPENING FOR DOMESTIC DRYERS
7. GAS APPLIANCES CONNECTED TO A PIPING SYSTEM SHALL HAVE AN ACCESSIBLE, APPROVED MANUAL SHUTOFF VALVE WITH A NO DISPLACEABLE VALVE MEMBER, OR A LISTED GAS CONVENIENCE OUTLET, INSTALLED WITHIN 6 FEET OF THE EQUIPMENT IT SERVES. WHEN A CONNECTOR IS USED, THE VALVE SHALL BE INSTALLED UPSTREAM OF THE CONNECTOR. A UNION OR FLANGED CONNECTION SHALL BE PROVIDED DOWNSTREAM FROM THIS VALVE TO PERMIT REMOVAL OF CONTROLS. SHUTOFF VALVES SERVING DECORATIVE GAS APPLIANCES SHALL BE PERMITTED TO BE INSTALLED IN PREPLACES IF LISTED FOR SUCH USE. (CPC 1211.5)
8. RANGE HOOD TO OUTSIDE - PROVIDE THE LARGER OF:
a. 5 ACH (ASHRAE 62.2 SECTION 4.6.5)
b. 1 CFM PER 100 Btu/h BASED ON CAPACITY OF GAS APPLIANCES IN KITCHEN INSTALL AS PER REQUIREMENTS OF CMC 504.2 AND CMC TABLE 4.03.7
9. AS PER CALGREEN CODE 4-503.1 FIREPLACES, 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 INDICATION THEY ARE CERTIFIED TO MEET THE EMISSION LIMITS. WOODSTOVES, PELLET STOVES AND FIREPLACES SHALL ALSO COMPLY WITH APPLICABLE LOCAL ORDINANCES.

MECHANICAL LEGEND AND GENERAL NOTES

- 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. SUPPLY REGISTERS REPRESENTED AS 500 FPM MIN50% OPEN AREA STYLE REGISTER/DIFFUSER NOTE: REGISTER MAY APPEAR GRAPHICALLY SIZED IN ELEVATION VIEW
- 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.
- C. DUCT SIZING SHOWN REPRESENTS 04" W.C. OF STATIC IN FLEXIBLE DUCT WITH NO COMPRESSION. SUBCONTRACTOR MAY ADJUST TO FIT FRAMING CONDITIONS BUT MAINTAINING DUCT VELOCITY BELOW SMACNA STANDARDS AND AVAILABLE STATIC PRESSURE OF AIR HANDLER. SEE "LOW PRESSURE DUCT SIZING CHART" M 0.1
- 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-1R.
- E. PROPERLY SEAL ANY PENETRATIONS THROUGH FIRE AND/OR SHOCK RATED PARTITIONS WITH U.L. APPROVED METHODS AND MATERIALS.
- F. PROJECT REQUIRES VOLUNTARY AND MANDATORY HERS INSPECTIONS. SEE CF-1R AND SCHEDULE ON M 0.1 FOR APPLICABLE INSPECTIONS
- G. REGISTER LEGEND: LSW-LOW SIDE WALL HSW-HIGH SIDE WALL, C-CEILING F-FLOOR M-MILLWORK TK-TOE KICK

MAIN FLOOR HVAC
1/4"=1'

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Drawings are for coordination only. Design build mechanical contractor or qualified subcontractor shall verify all equipment, materials, and methods of installation against the design documents. It is to be used as a design reference and not a construction document. The contractor shall be responsible for obtaining all necessary permits and for compliance with all applicable codes and regulations. The contractor shall be responsible for obtaining all necessary permits and for compliance with all applicable codes and regulations. The contractor shall be responsible for obtaining all necessary permits and for compliance with all applicable codes and regulations.

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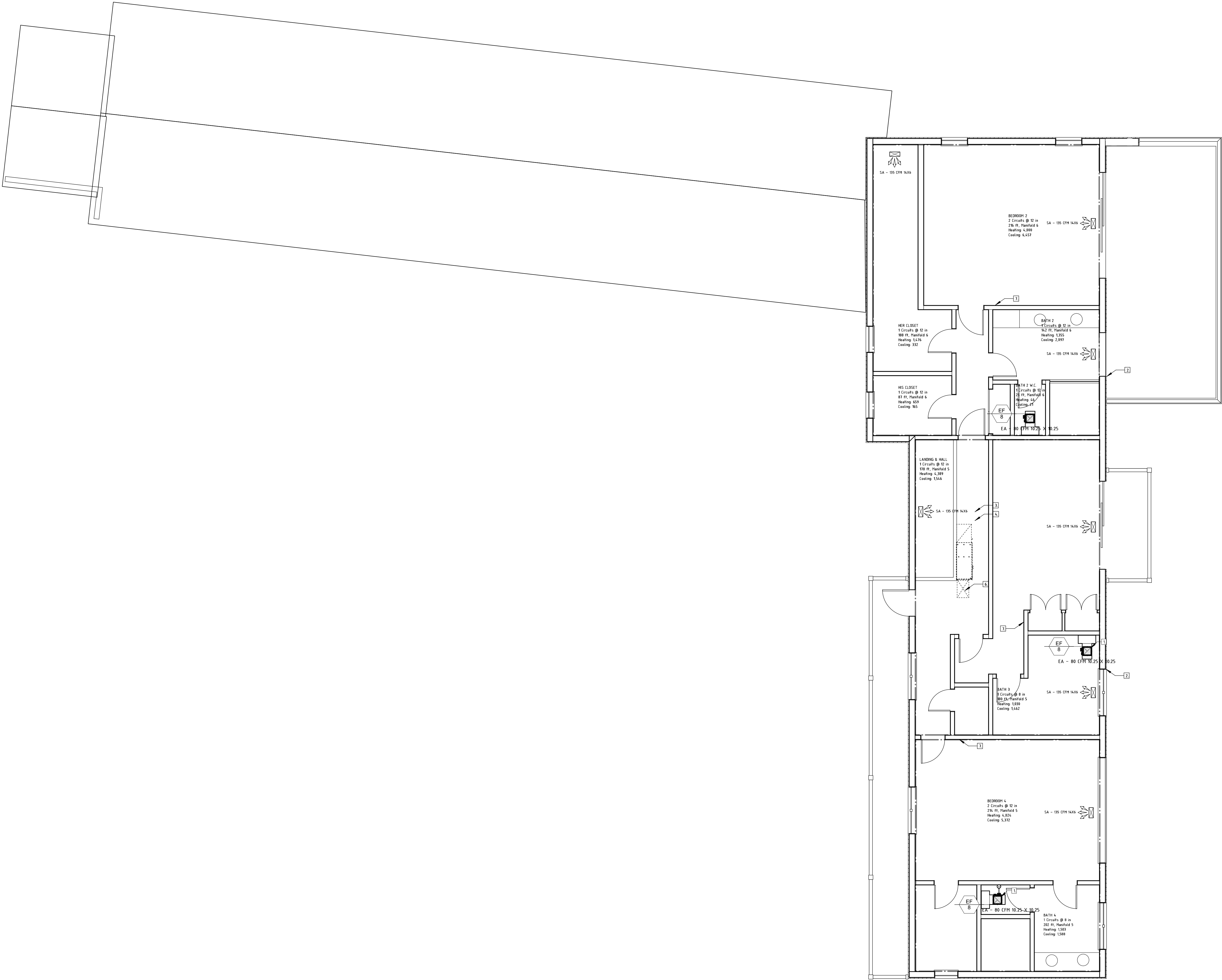
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MAIN FLOOR HVAC

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04-12-24

M 1.1



MECHANICAL SHEET & KEYED NOTES

1

BATHROOM EXHAUST FANS, EACH BATHROOM SHALL BE MECHANICALLY VENTILATED AND SHALL COMPLY WITH THE FOLLOWING:
ENERGY STAR BATH FAN PANASONIC WHISPER GREEN FV-05-11VX2 VARIABLE SPEED FAN - SET TO 5 ACH (1 TYP)
PROVIDE CONDENSATION CONTROL, FV-CSVK1
2. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL.
3. A 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.
4. A HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO THE EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL I.E., BUILT-IN (EG 4.506.1)
5. VENTING EXTERIOR TERMINATIONS TO BE MINIMUM OF 36" FROM ANY BUILDING OPENING

2

VENTILATION EXHAUST TERMINATIONS SHALL BE NO LESS THAN 3 FEET FROM OPENINGS TO THE BUILDING AS PER CMC 402.5

3

301.6 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

306.4.4 LIGHTING AND CONVENIENCE OUTLET.
A PERMANENT 120-VOLT RECEPTACLE OUTLET AND LIGHTING FIXTURE SHALL BE INSTALLED NEAR THE APPLIANCE. 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.
ENSURE THAT 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.
PULL DUCTING TAUT AND PROVIDE ADEQUATE SUPPORTS PER CODE.
COORDINATE WITH OTHER SERVICES TO AVOID CRUSHING DUCTS.

7

TYPICAL SENSOR - THERMOSTAT - CONTROLLED LOCATION
IN WALL SENSORS OR THERMOSTATS TO BE PLACED ON INTERIOR WALLS OUT OF DRAFT OR DIRECT SUNLIGHT
AWAY FROM HEAT SOURCES SUCH AS HIGH VOLTAGE DIMMERS
4'-8" ABOVE FINISHED FLOOR
THERMOSTATS OR DIGITAL CONTROLS TO BE PLACE 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

MECHANICAL LEGEND AND GENERAL NOTES

A.

RETURN AIR GRILLES AND REGISTERS SHOWN AS BOOT SIZE OR OPEN AREA REQUIRED. SIZE SHOWN REPRESENTS SIZING OF 350 FPM WITH A MINIMUM OF 50% OPEN AREA REGISTER STYLE.

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.

C.

DUCT SIZING SHOWN REPRESENTS .04" W.E. OF STATIC. SUBCONTRACTOR MAY ADJUST TO FIT FRAMING CONDITIONS BUT MAINTAINING DUCT VELOCITY BELOW SMACNA STANDARDS AND AVAILABLE STATIC PRESSURE OF AIR HANDLER. SEE "LOW PRESSURE DUCT SIZING CHART" M 0.1

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-R.

E.

FOR FINAL PLACEMENT OF REGISTERS AND GRILLES - PLEASE REFER TO ARCHITECT, ARCHITECTURAL RCPs AND ELEVATIONS

F.

DUCT SIZING SHOWN FOR RIGID DUCT - FOR FLEXIBLE DUCT SUBSTITUTION INCREASE DIAMETER FOR LENGTH AND PERCENTAGE OF COMPRESSION OF DUCTS

UPPER FLOOR HVAC
NO SCALE

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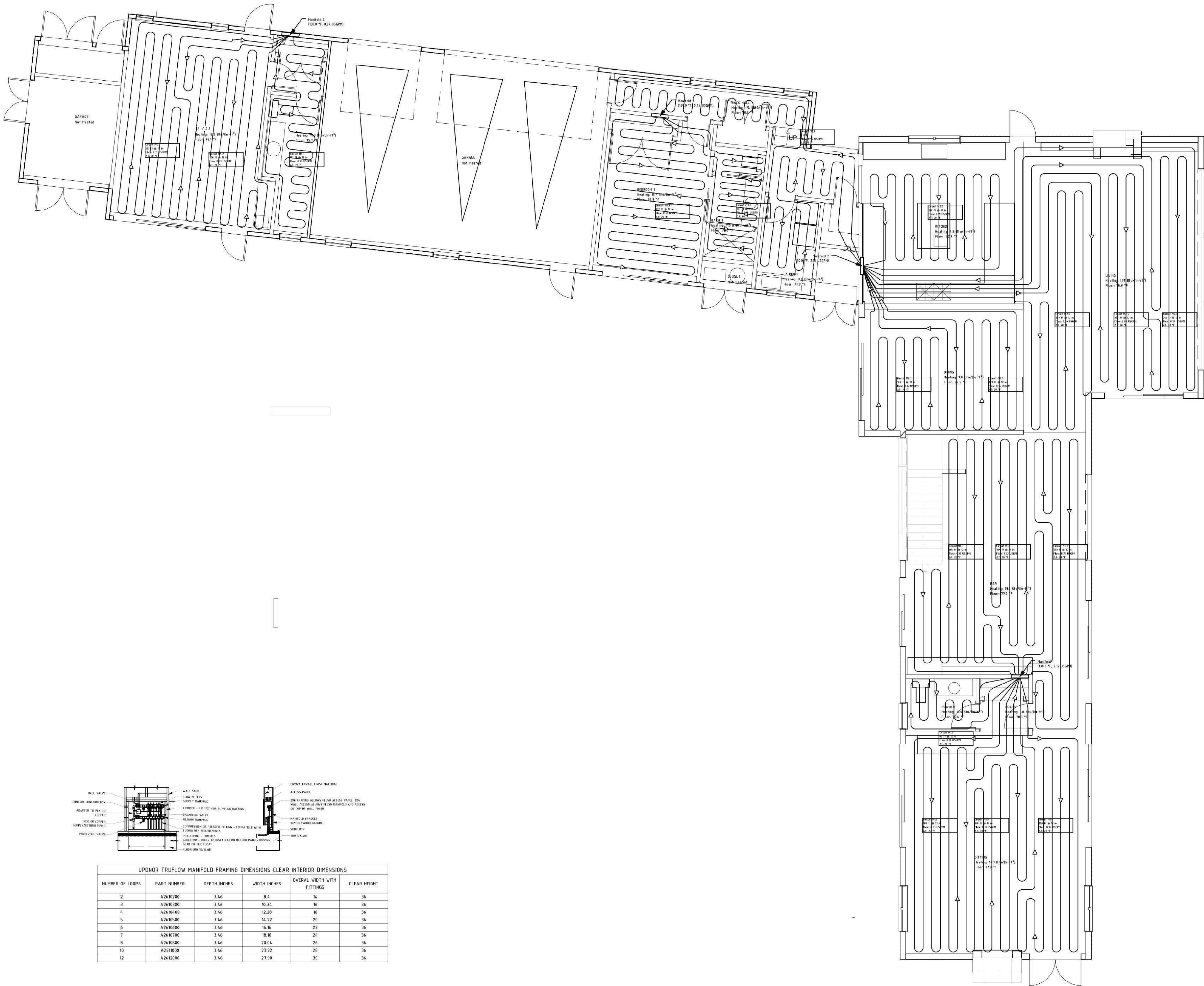
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04-12-24

M 1.2



UPONOR TRUFLOW MANIFOLD FRAMING DIMENSIONS CLEAR INTERIOR DIMENSIONS					
NUMBER OF LOOPS	PART NUMBER	DEPTH INCHES	WIDTH INCHES	OVERALL WIDTH WITH FITTINGS	CLEAR HEIGHT
2	A2610700	3.46	8.4	14	36
3	A2610300	3.46	10.34	16	36
4	A2610400	3.46	12.28	18	36
5	A2610500	3.46	14.22	20	36
6	A2610600	3.46	16.16	22	36
7	A2610700	3.46	18.10	24	36
8	A2610800	3.46	20.04	26	36
10	A2611000	3.46	23.92	28	36
12	A2612000	3.46	27.80	30	36

MAIN LEVEL RADIANT PLAN
NO SCALE

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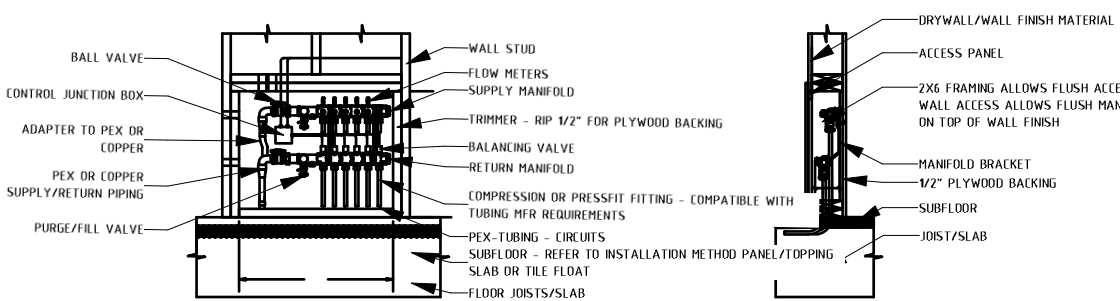
MAIN LEVEL RADIANT PLAN

M 2.0

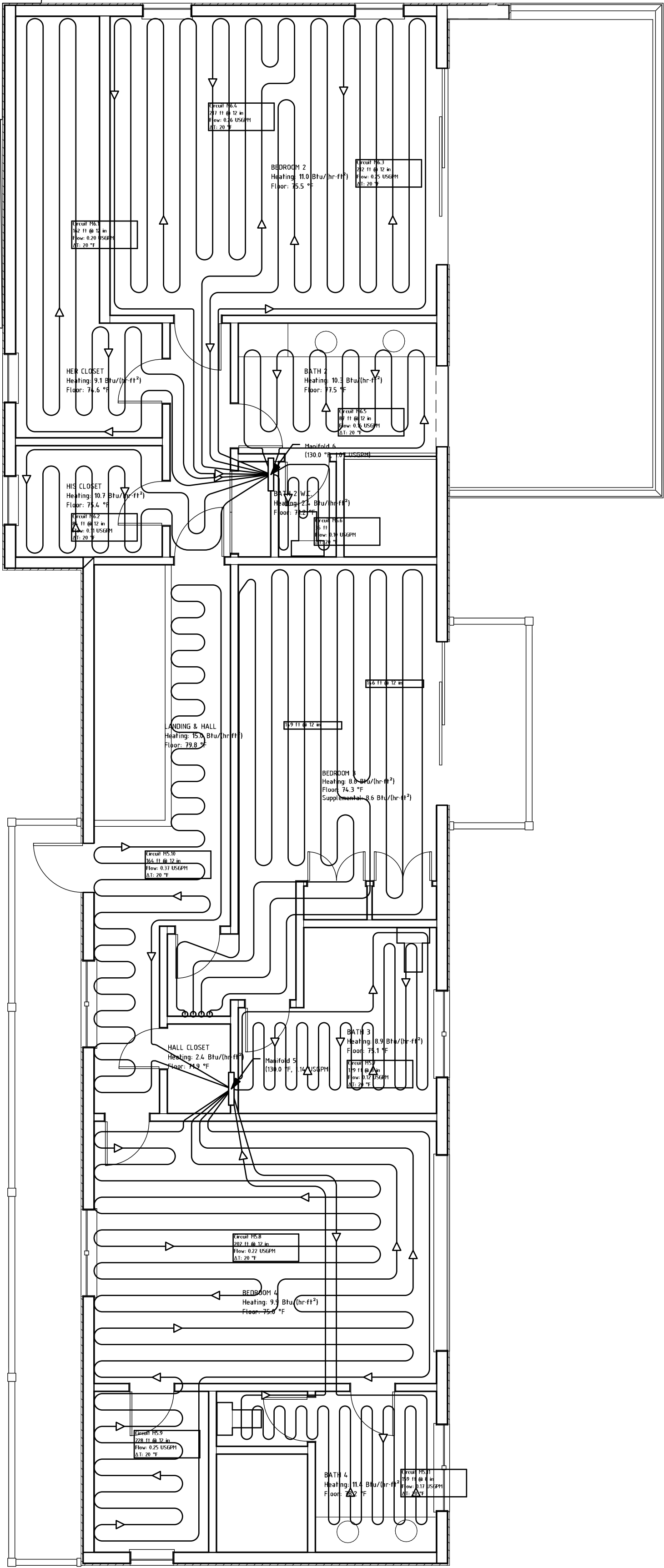
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UPONOR TRUFLOW MANIFOLD FRAMING DIMENSIONS CLEAR INTERIOR DIMENSIONS					
NUMBER OF LOOPS	PART NUMBER	DEPTH INCHES	WIDTH INCHES	OVERALL WIDTH WITH FITTINGS	CLEAR HEIGHT
2	A2610200	3.66	8.6	14	36
3	A2610300	3.66	10.34	16	36
4	A2610400	3.66	12.28	18	36
5	A2610500	3.66	14.22	20	36
6	A2610600	3.66	16.16	22	36
7	A2610700	3.66	18.10	24	36
8	A2610800	3.66	20.04	26	36
10	A2611000	3.66	23.92	28	36
12	A2612000	3.66	27.90	30	36



UPPER FLOOR RADIANT
NO SCALE

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M 2.1

STRUCTURAL ENGINEER

HALTERMAN ENGINEERING
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STAMP

FOR COMMENT &
COORDINATION - NOT
FOR CONSTRUCTION

PROJECT NAME / LOCATION

1535 Palmero Way
Pebble Beach, CA

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 BRACING OR SHORING IS 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:

- STRUCTURAL AND MISCELLANEOUS STEEL
 - MILL CERTIFICATIONS FOR ALL STEEL AND ALL FASTENERS.
 - SHOP DRAWINGS INCLUDING AT A MINIMUM ASTM MATERIAL DESIGNATIONS, MEMBER SIZES, SIZES AND TYPES OF WELDS, SIZES AND TYPES OF BOLTS, AND DIMENSIONS.
 - WELD PROCEDURE SPECIFICATIONS FOR EACH TYPE OF WELD TO BE USED AND PRODUCT DATA FOR WELDING FILLER METAL. ONLY SUBMIT RELEVANT WPS FORMS.
 - MANUFACTURER'S PRODUCT DATA FOR PRIMER AND FINISH PAINT, INCLUDING COLOR CHARTS.
 - 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

- MATERIAL CERTIFICATES FOR REINFORCING STEEL.

3) PREFABRICATED TRUSSES

- 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

- MIX DESIGNS FOR EACH TYPE OF CONCRETE ON THE PROJECT INCLUDING RESULTS OF SLUMP, COMPRESSION, AND OTHER PROJECT SPECIFIC CRITERIA
- MATERIAL CERTIFICATES
- PROPOSED CONSTRUCTION AND CONTROL JOINT LOCATIONS
- 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:

- CONCRETE:
 - SAMPLE AND TEST CONCRETE AS FOLLOWS:
 - FABRICATE SPECIMENS FOR STRENGTH TESTS PER ACI 318.
 - PERFORM SLUMP AND AIR CONTENT TESTS.
 - DETERMINE TEMPERATURE OF THE CONCRETE.
 - REINFORCING STEEL
 - PLACEMENT
 - OBTAIN AND REVIEW MILL TEST REPORTS.
 - CONCRETE PLACEMENT (CONTINUOUS INSPECTION).
 - CAST-IN-PLACE ANCHOR BOLTS.
 - CURING TEMPERATURE AND TECHNIQUES AND DURATION.
 - REVIEW MIX DESIGN FOR EACH CLASS OF CONCRETE.
 - REVIEW THE TICKET OF EACH BATCH OF CONCRETE DELIVERED.
- ALL STRUCTURAL WELDING INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:
 - CONTINUOUS INSPECTION FOR ALL BUTT WELDS, COMPLETE AND PARTIAL PENETRATION WELDS, GROOVE WELDS AND PLUG WELDS, INCLUDING WELDING OF REINFORCEMENT.
 - CONTINUOUS INSPECTION OF ALL FILLET WELDS EXCEEDING 5/16".
 - PERIODIC VISUAL INSPECTION OF THE FOLLOWING ITEMS:
 - SINGLE-PASS FILLET WELDS NOT EXCEEDING 5/16".
- POST INSTALLED ANCHORS.
- STRUCTURAL WOOD
 - 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.
- 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 APPLICABLE. 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:

- FOUNDATION REINFORCEMENT AND CONSTRUCTION
 - STRUCTURAL STEEL AND WOOD FRAMING
 - 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 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

- SEISMIC IMPORTANCE FACTOR, I: 1.0
- RISK CATEGORY: II
- USGS MCEP SPECTRAL RESPONSE ACCELERATIONS
 - S_s = 1.273 g
 - S₁ = 0.481 g
- SITE CLASS: D
- ASCE 7 DESIGN SPECTRAL RESPONSE COEFFICIENTS:
 - S_{DS} = 0.849 g
- SEISMIC DESIGN CATEGORY: D
- BASIC SEISMIC FORCE RESISTING SYSTEM: PLYWOOD SHEAR WALLS
- RESPONSE MODIFICATION FACTOR, R: 6.5
- SEISMIC RESPONSE COEFFICIENT, C_s (AT STRENGTH LEVEL): 13.1% G
- ANALYSIS PROCEDURE USED: EQUIVALENT LATERAL FORCE PROCEDURE

E. WIND:

- RISK CATEGORY: II
- BASIC WIND SPEED: 91 MPH
- WIND DIRECTIONALITY FACTOR, K_d: 0.85
- EXPOSURE CATEGORY TYPE: D
- TOPOGRAPHIC FACTOR, K_z: 1.0
- ENCLOSURE CLASSIFICATION: ENCLOSED
- INTERNAL PRESSURE COEFF (GC_{pi}): ±0.18

F. FOUNDATIONS:
1) SPREAD/STRIP FOOTINGS: 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 WHERE PRACTICALLY 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 CONCRETES IS CAST, EXCAVATE SOFTENED MATERIAL AND REPLACE WITH PROPERLY COMPACTED BACKFILL 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 LATALLY 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 OTHERWISE NOTED, COMPLY WITH CONSTRUCTION TOLERANCES AS SPECIFIED IN ACI 117 "SPECIFICATION FOR TOLERANCES FOR CONCRETE CONSTRUCTION AND MATERIALS".

B. REINFORCE ALL CONCRETE. INSTALL ALL INSERTS, BOLTS, ANCHORS, AND REINFORCING AND SECURELY TIE PRIOR TO PLACING CONCRETE.

C. PORTLAND CEMENT SHALL CONFORM TO ASTM C-150 TYPE I OR II.

D. CONCRETE SHALL BE HARDROCK CONCRETE AND CONFORM TO ALL REQUIREMENTS OF ASTM C-33, UNLESS OTHERWISE NOTED. FLY ASH SHALL COMPLY WITH ASTM C618; SLAG SHALL COMPLY WITH ASTM C699. PROPORTION CONCRETE IN ACCORDANCE WITH ACI 211.1, INCLUDING ANY REQUIRED ADMIXTURES. CONCRETE SHALL SATISFY THE FOLLOWING PROPERTIES:

LOCATION	MIN. STRENGTH @ 28 DAYS PSI	MAX. AGGREGATE SIZE - INCHES	MAX. SLUMP INCHES	MAX. W/C/M RATIO
FOUNDATIONS, SLAB-ON-GRADE	3000	3/4"	4	0.50
MISCELLANEOUS	3000	3/8"	4	0.50

9. REINFORCING STEEL

A. ALL REINFORCING STEEL BARS, UNLESS OTHERWISE NOTED, SHALL CONFORM WITH THE LATEST STANDARD SPECIFICATIONS FOR DEFORMED BILLET STEEL FOR CONCRETE REINFORCEMENT, ASTM DESIGNATION A615 AND SHALL BE MINIMUM GRADE 60.

B. SUITABLE DEVICES (DOBIES, CHAIRS, ETC.) OF SOME STANDARD MANUFACTURE SHALL BE USED TO HOLD REINFORCEMENTS IN ITS TRUE HORIZONTAL AND VERTICAL POSITIONS. THESE DEVICES SHALL BE SUFFICIENTLY RIGID AND NUMEROUS TO PREVENT DISPLACEMENT OF THE REINFORCING DURING PLACING OF CONCRETE. ALL SUCH DEVICES HAVE PRIOR APPROVAL FROM THE ARCHITECT AND ENGINEER.

C. LAP SPLICE ALL BARS IN CONCRETE PER STANDARD DETAILS SCHEDULE, USING LAP TYPE "TOP" UNLESS OTHERWISE NOTED. WHEN LAPPING BARS OF DIFFERENT SIZES, USE THE LAP LENGTH OF THE LARGER BAR.

D. HOOK DISCONTINUOUS ENDS OF REINFORCING STEEL PER TYPICAL DETAIL, UNLESS OTHERWISE NOTED.

E. DETAIL ACCORDING TO THE LATEST ACI STANDARD 315, MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES. PLACE REINFORCEMENT PER ACI 301, "SPECIFICATION FOR STRUCTURAL CONCRETE", UNLESS OTHERWISE NOTED.

F. REBAR SHALL ONLY BE BENT ONCE. REBAR SHALL NOT BE BENT AND STRAIGHTENED FOR CONSTRUCTION UNLESS EXPLICITLY NOTED ON THE CONSTRUCTION DOCUMENTS.

G. MAINTAIN COVERAGE TO FACE OF BARS, INCLUDING SLEEVES AND PENETRATIONS, AS FOLLOWS, UNLESS OTHERWISE NOTED:

- 3 INCHES WHERE CONCRETE IS DEPOSITED AGAINST EARTH EXCEPT SLAB-ON-GRADE.
- 2 INCHES FOR FORMED CONCRETE WHICH IS EXPOSED TO EARTH OR WEATHER FOR #6 BAR THROUGH #18 BAR. REDUCED TO 1-1/2 FOR #5 BAR, W31 OR D31 WIRE AND SMALLER.
- 1-1/2 INCHES FOR SLAB-ON-GRADE.

10. NON-SHRINK GROUT

A. NON-SHRINK GROUT SHALL ACHIEVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS (F_{cu}) OF 7,000 PSI.

B. NON-SHRINK GROUT SHALL COMPLY WITH ONE OF THE FOLLOWING.

- DRY PACK NON-SHRINK GROUT SHALL BE EUCLID CHEMICAL COMPANY'S "EUCO-NS", L&M CRYSTEX, MASTER BUILDERS' "MASTERFLOW 713", SIMPSON'S "FX-228", OR FIVE STAR GROUT.
- WHERE HIGH FLUIDITY OR INCREASED PLACING TIME IS REQUIRED, USE EUCLID CHEMICAL COMPANY'S "EUCO HI-FLOW GROUT" OR MASTER BUILDERS' "MASTERFLOW 928".

C. COMPLY WITH MANUFACTURER'S INSTALLATION RECOMMENDATIONS AND REQUIREMENTS.

11. FRAMING LUMBER

A. ALL FRAMING LUMBER (EXCEPT REDWOOD) SHALL BE GRADED PER WCLIB GRADING RULES NO. 17. REDWOOD FRAMING SHALL BE GRADED PER THE REDWOOD INSPECTION SERVICE "STANDARD SPECIFICATIONS FOR GRADES OF CALIFORNIA REDWOOD LUMBER."

B. ALL FRAMING LUMBER SHALL HAVE A MAXIMUM MOISTURE CONTENT OF 19% AT TIME OF INSTALLATION.

C. ALL POSTS AND BEAMS SHALL BE DOUGLAS FIR, #1.

D. ALL FLOOR AND ROOF JOISTS SHALL BE DOUGLAS FIR, #1.

E. ALL STUDS, PLATES, ETC., SHALL BE DOUGLAS FIR, CONSTRUCTION GRADE.

F. ENGINEERED WOOD PRODUCTS MAY BE USED AS SUBSTITUTES FOR SAWN LUMBER UPON REQUEST BY THE CONTRACTOR AND APPROVAL FROM THE ARCHITECT AND ENGINEER OF RECORD. CONTRACTOR SHALL SUBMIT MANUFACTURER'S TESTING REPORTS FOR APPROVAL.

12. ENGINEERED WOOD PRODUCTS (EWP)

A. ALL ENGINEERED WOOD PRODUCTS (EWP) SUPPLIED ON THIS PROJECT SHALL BE SUPPLIED BY ONE MANUFACTURER.

B. ALL MICROLAM LVL FRAMING MEMBERS SHALL BE FABRICATED BY TRUS JOIST WITH THE FOLLOWING ALLOWABLE STRESSES: F_b = 2600 PSI, F_v = 285 PSI, E = 2,000,000 PSI. MOISTURE CONTENT AT THE TIME OF FABRICATION SHALL NOT EXCEED 9%.

C. ALL PARALLAM PSL FRAMING MEMBERS SHALL BE FABRICATED BY TRUS JOIST WITH THE FOLLOWING ALLOWABLE STRESSES: F_b = 2900 PSI, F_v = 290 PSI, E = 2,200,000 PSI. MOISTURE CONTENT AT THE TIME OF FABRICATION SHALL NOT EXCEED 9%.

D. FIELD NOTCHING AND BORING OF LVL MEMBERS IS NOT ALLOWED UNLESS APPROVED BY ENGINEER.

13. PLYWOOD (PW)

A. EACH PANEL SHALL BE IDENTIFIED WITH THE APPROPRIATE GRADE, TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION, AND SHALL MEET THE REQUIREMENTS OF THE LATEST EDITION OF THE U.S. PRODUCT STANDARD PS-1. PLYWOOD GRADE SHALL CONFORM TO CD-X FOR PLYWOOD, UNLESS OTHERWISE NOTED.

B. WHERE PLYWOOD IS PERMANENTLY EXPOSED TO WEATHER, IT SHALL BE EXTERIOR TYPE. OTHERWISE, PANEL SHEATHING SHALL BE EXPOSURE 1. PLYWOOD TO BE CC GRADE AT LOCATIONS EXPOSED TO WEATHER; CC OR CD GRADE ELSEWHERE.

C. PANELS TO BE 5-PLY MINIMUM, EXCEPT 3/8" PANELS TO BE 3-PLY MINIMUM.

D. PLYWOOD SHEETS AT FLOORS AND ROOFS SHALL BE LAID WITH FACE GRAIN PERPENDICULAR TO JOISTS AND RAFTERS. PLYWOOD AT FLOORS SHALL BE GLUED TO FRAMING BELOW (USE SOLVENT BASED GLUE COMPLYING WITH ASTM D3498 AND VOLATILE ORGANIC COMPOUND (VOC) LIMITS PER CALGREEN). LN-950 BY LIQUID NAILS OR APPROVED EQUIVALENT. UNLESS OTHERWISE SPECIFIED BY THE ARCHTIECT, PROVIDE RING-SHANK NAILS AT FLOOR AND ROOF SHEATHING. ALTERNATELY, PROVIDE WSNTL SCREWS (#9x2.5") @ 6" O.C. U.O.N.; SCREWS SHALL BE INSTALLED W/IN 10-MINUTES OF APPLYING ADHESIVE.

E. PLYWOOD SHEETS ON WALLS SHALL BE LAID WITH LONG DIMENSION VERTICAL. BLOCK ALL EDGES WITH A MINIMUM OF 3X BLOCK AND/MEMBERS. ALL NAILING SHALL HAVE 3/8 INCH EDGE DISTANCE FOR FRAMING, BLOCKING AND PLYWOOD EDGES. USE SMOOTH-SHANK NAILS FOR PLYWOOD WALL SHEATHING.

F. PROVIDE 1/8" GAP BETWEEN PANELS UNLESS OTHERWISE NOTED.

14. ROUGH CARPENTRY

A. FOR SCHEDULE OF MINIMUM NAILING TABLE 2304.10.1 OF THE 2022 CBC 16d VINYL COATED SINKERS MAY BE SUBSTITUTED FOR 16d BOX OR COMMON NAILS FOR ROUGH FRAMING. SINKERS SHALL NOT BE USED WITH METAL CONNECTORS.

B. SILLS AND LEDGERS ON CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED DOUGLAS FIR. SILLS AND LEDGERS SHALL BE FASTENED TO THE CONCRETE WITH A MINIMUM OF TWO FASTENERS PER PIECE AND A FASTENER NO FURTHER THAN 9 INCHES FROM END OF EACH PIECE, UNLESS OTHERWISE NOTED.

C. PLACE JOISTS WITH CROWN UP.

D. RE-TIGHTEN ALL BOLTS PRIOR TO CLOSING IN WALLS.

E. WHEN METAL CONNECTORS, ANCHORS OR FASTENERS ITEMS ARE EXPOSED TO WEATHER AND/OR PRESSURE TREATED LUMBER THE METAL ITEMS ARE TO BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. THE COATING WEIGHTS FOR ZINC-COATED FASTENERS SHALL BE IN ACCORDANCE WITH ASTM A153. SEE ADDITIONAL COATING REQUIREMENTS AS NOTED IN THE PRESSURE TREATMENT SECTION.

F. DOUBLE ALL JOISTS UNDER ALL PARALLEL PARTITIONS UNLESS NOTED OTHERWISE.

G. BLOCK ALL JOISTS AT SUPPORTS AND UNDER ALL PARTITIONS WITH MINIMUM 2x SOLID BLOCKING. BLOCK AND BRIDGE ROOF JOISTS AT 10 FEET AND FLOOR JOISTS AT 8 FEET UNLESS OTHERWISE NOTED.

H. 2x JOISTS SHALL BE SISTERED (VERTICAL NAIL LAMINATED) WITH SDWS 0.220x3 MIN. LENGTH AT 6" O.C. IN (2) ROWS STAGGERED UNLESS OTHERWISE NOTED.

I. ALL POSTS LOCATED OVER WOOD WALLS SHALL HAVE A POST OF EQUAL OR GREATER SIZE LOCATED IN THE WALL DIRECTLY BELOW UNLESS OTHERWISE NOTED.

J. THE STRUCTURAL DESIGN ASSUMES THAT ALL FLOORS AND ROOFS ARE CONSTRUCTED AND LOADED WITH FINISHES (OR EQUIVALENT WEIGHT) FOR A MINIMUM OF SEVEN (7) DAY PRIOR TO THE TIME OF DOOR AND WINDOW INSTALLATION.

K. ALL TIMBER FASTENERS NOT SPECIFICALLY DETAILED ON THE DRAWINGS SHALL BE SIMPSON STRONG-TIE'S STANDARD FASTENERS INSTALLED PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.

L. ALL STRUCTURAL WOOD WALLS SHALL BE FRAMED WITH 2x6 MINIMUM STUDS AT 16" ON CENTER UNLESS OTHERWISE NOTED.

M. PRE-DRILL HOLES AS REQUIRED TO PREVENT SPLITTING OF WOOD.

15. PRESSURE TREATMENT

A. ALL LUMBER EXPOSED TO WEATHER SHALL BE PRESSURE TREATED IN ACCORDANCE WITH A.W.P.A. STANDARD U1, WITH A PRESERVATIVE AND RETENTION SUITABLE FOR THE APPLICATION (SEE BELOW). ALL CUT ENDS SHALL ALSO BE FIELD TREATED WITH A PRESERVATIVE. AS AN ALTERNATE, CONTRACTOR MAY USE REDWOOD OF EQUIVALENT STRENGTH PROPERTIES AS THOSE SHOWN ABOVE, AND AN APPROVED PRIMER. THE FOLLOWING USE CATEGORIES SHALL BE REQUIRED BASED ON THE APPLICATION:
1) UC1 – INTERIOR DRY
2) UC2 – INTERIOR DAMP
3) UC3A – EXTERIOR ABOVE GROUND – PROTECTED
4) UC3B – EXTERIOR ABOVE GROUND - UNPROTECTED
5) UC4A – GROUND CONTACT, GENERAL USE

D. WHEN METAL CONNECTOR, ANCHOR OR FASTENER ITEMS ARE IN CONTACT WITH PRESSURE TREATED LUMBER AND/OR CORROSIVE ENVIRONMENTS THE CONTRACTOR SHALL USE CORROSION RESISTANT METAL ITEMS AS NOTED:

- WHEN LUMBER IS TREATED WITH CHROMATED COPPER ARSENATE (CCA-C) OR DOT SODIUM ARSENATE (SBX) THE METAL ITEMS SHALL HAVE A MINIMUM G90 (0.90 OZ/SQFT) ZINC COATING OR ENGINEER APPROVED EQUIVALENT.
- WHEN LUMBER IS TREATED WITH ALKALINE COPPER QUAT (ACQ-C OR ACQ-D), COPPER AZOLE (CBA-A OR CA-B) OR OTHER BORATE (NON-DOT) TREATMENT THE METAL ITEMS SHALL HAVE A MINIMUM G185 (1.85 OZ/SQFT) ZINC COATING OR ENGINEER APPROVED EQUIVALENT.
- WHEN LUMBER IS TREATED WITH OTHER TREATMENTS (NOT AMMONIACAL COPPER ZINC ARSENATE (ACZA) SEE 4 BELOW) OR IS EXPOSED TO CORROSIVE ENVIRONMENTS NOT LIST ABOVE THE METAL ITEMS SHALL BE TYPE 316L STAINLESS STEEL OR ENGINEER APPROVED EQUIVALENT.
- AMMONIACAL COPPER ZINC ARSENATE (ACZA) IS NOT PERMITTED UNLESS APPROVED BY THE ENGINEER.
- CONTRACTOR IS TO CONFIRM LUMBER PRESSURE TREATMENT TYPE PRIOR TO PURCHASE OF METAL ITEMS.

GENERAL NOTES

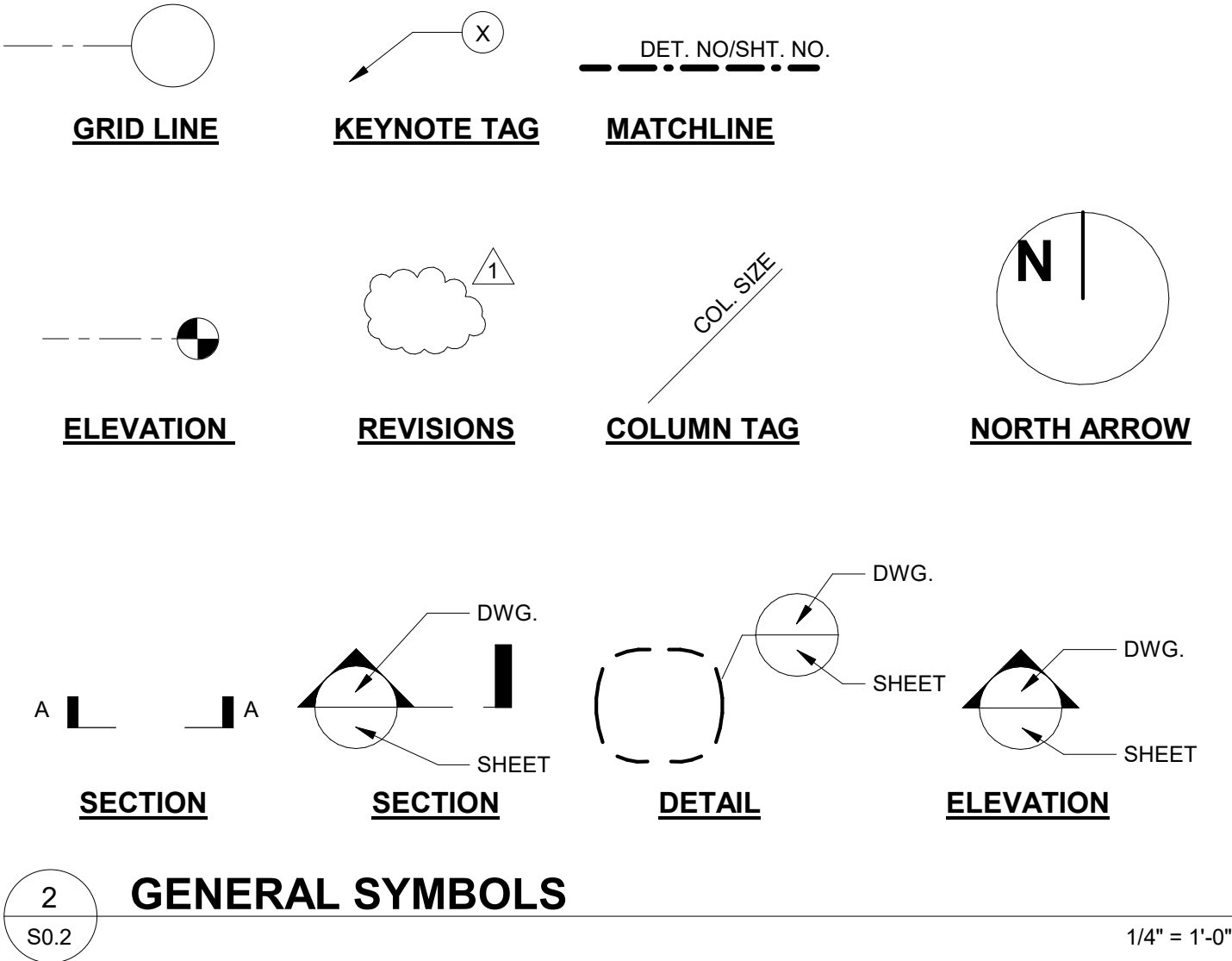
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16.STRUCTURAL STEEL

- A. STRUCTURAL STEEL SHALL CONFORM TO FOLLOWING ASTM DESIGNATIONS, UNLESS OTHERWISE NOTED:
- 1) PLATES AND BARS, INCLUDING DOUBLER PLATES, CONTINUITY PLATES, BASE PLATES, GUSSET PLATES, AND SHEAR TABS: ASTM A572 GRADE 50.
 - 2) WIDE FLANGES (W): ASTM A992 (Fy = 50 KSI).
 - 3) MISCELLANEOUS (M), AMERICAN STANDARD (S), CHANNEL (C), MISCELLANEOUS CHANNEL (MC), AND ANGLES (L): ASTM A36 (Fy = 36 KSI).
 - 4) RECTANGULAR HSS: ASTM A500, Gr. C (Fy = 46 KSI), OR ASTM A1085 (Fy = 50 KSI).
- B. STRUCTURAL FASTENERS INCLUDING BOLTS, THREADED RODS, AND ANCHOR RODS SHALL CONFORM TO THE FOLLOWING ASTM DESIGNATIONS, UNLESS OTHERWISE NOTED.
- 1) ERECTION, GROUTED, AND TIMBER CONNECTION BOLTS: ASTM A307 WITH WELDABILITY SUPPLEMENT S1 GRADE A.
 - 2) THREADED RODS: ASTM A36.
 - 3) ANCHOR RODS AND ANCHOR BOLTS: ASTM F1554 GRADE 36.
 - 4) NUTS SHALL COMPLY WITH ASTM A563.
 - 5) WELDED THREADED STUDS SHALL BE NELSON TYPE CPL OR CFL FLUX-LOADED AS MANUFACTURED BY NELSON (OR APPROVED EQUAL). STUDS SHALL BE MADE FROM COLD-WORKED LOW CARBON STEEL COMFORMING TO ASTM A108 GRADES 1010-1020 W/ MINIMUM TENSILE STRENGTH OF 61 KSI. STUD WELDING SHALL BE PERFORMED IN ACCORDANCE WITH AWS D1.1-10.
- C. ALL STRUCTURAL STEEL MEMBERS EXPOSED TO WEATHER OR CALLED OUT AS HOT DIP GALVANIZED (HDG) ON PLAN OR STRUCTURAL STEEL MEMBERS LOCATED IN EXTERIOR ENVIRONMENTS SHALL BE HDG IN ACCORDANCE WITH ASTM A 123. ANY MEMBER THAT HAS HAD ITS HDG COATING DAMAGED OR REMOVED DURING TRANSPORT OR ERECTION SHALL HAVE ITS COATING REPAIRED USING ZRC GALVILITE REPAIR COMPOUND OR EQUAL. REPAIR GALVANIZING AFTER WELDING IN ACCORDANCE WITH ASTM A780.
- D. PAINT STEEL (EXCEPT GALVANIZED STEEL AND PORTIONS TO BE ENCASED IN CONCRETE) WITH ONE COAT OF PRIMER STANDARD TNEMEC P10-99 OR EQUIVALENT SUBJECT TO ENGINEER'S APPROVAL. ALTERNATES WILL BE CONSIDERED UPON REQUEST AND SUBMISSION OF THE MANUFACTURER'S SPECIFICATIONS.
- E. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST AISC 'SPECIFICATIONS' FOR DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS.
- F. WELDING SHALL CONFORM TO THE LATEST EDITION OF THE ANSIAAWS D1.1 STRUCTURAL WELDING CODE. USE E70XX ELECTRODES.

17.EPOXY GROUTING OF DOWELS, REBAR AND ANCHOR BOLTS

- A. INSTALLATION OF POST-INSTALLED DOWELS, REBAR AND ANCHOR BOLTS (EPOXY ANCHORS) SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS (MPII). WHERE THERE IS A CONFLICT BETWEEN THESE NOTES AND THE MPII, SEE MPII FOR CLARIFICATION.
- B. EPOXY ANCHORS SHALL MEET THE REQUIREMENTS OF ACI 355.4 AND THE FOLLOWING INSTALLATION REQUIREMENTS, UNLESS OTHERWISE NOTED.
- 1) MINIMUM AGE OF CONCRETE: 21 DAYS
 - 2) CONCRETE TEMPERATURE RANGE: 50-80 DEGREES FAHRENHEIT
 - 3) MOISTURE CONDITION OF CONCRETE: DRY
- C. EPOXY GROUTING WILL BE USED IN ALL LOCATIONS WHERE EITHER ALL-THREAD ROD OR REBAR ARE BEING EMBEDDED INTO EXISTING CONCRETE.
- D. IN CONCRETE, HOLES SHALL BE DRILLED WITH ROTARY HAMMER UNLESS NOTED OTHERWISE.
- E. UNLESS OTHERWISE NOTED, EPOXY TYPES SHALL BE AS FOLLOWS:
FOR DOWELS AND REBAR IN CONCRETE, EPOXY SHALL BE:
a. HILTI HIT-RE 500 V3
- FOR ANCHOR BOLTS IN CONCRETE, EPOXY SHALL BE
a. SIMPSON SET-XP
b. HILTI HIT-HY 200
- 1) WHEN INSTALLING ANCHORS, USE CARE AND CAUTION TO AVOID CUTTING OR DAMAGING THE EXISTING REINFORCING BARS.
 - 2) IF REINFORCEMENT IS ENCOUNTERED DURING DRILLING, ABANDON AND SHIFT THE HOLE LOCATION TO AVOID THE REINFORCEMENT. PROVIDE A MINIMUM OF 2 ANCHOR DIAMETERS OR 1 INCH, WHICHEVER IS LARGER, OF SOUND CONCRETE BETWEEN THE DOWEL AND THE ABANDONED HOLE. FILL THE ABANDONED HOLE WITH NON-SHRINK GROUT. IF THE ANCHOR OR DOWEL MAY NOT BE SHIFTED AS NOTED, THE ENGINEER WILL DETERMINE A NEW LOCATION.
 - 3) LOCATE EXISTING REINFORCEMENT AND CONFIRM FINAL ANCHOR LOCATIONS PRIOR TO FABRICATING PLATES, MEMBERS, OR OTHER STEEL ASSEMBLIES ATTACHED WITH ANCHORS.



A.B.	ANCHOR BOLT	LLV	LONG LEG VERTICAL
ADD'L	ADDITIONAL	LV	LEVEL
ADJ.	ADJACENT	LVL	LAMINATED VENEER LUMBER
A.F.F.	ARCHITECTURAL FINISHED FLOOR	L.W.	LIGHT WEIGHT
APPROX.	APPROXIMATE	MAX.	MAXIMUM
ARCH.	ARCHITECT	M.B.	MACHINE BOLT
BLDG.	BUILDING	MECH.	MECHANICAL
BLKG.	BLOCKING	MIN.	MINIMUM
BM.	BEAM	MISC.	MISCELLANEOUS
B.N.	BOUNDARY NAILING	MTL.	METAL
B.O.	BOTTOM OF	(N)	NEW
BTWN.	BETWEEN	N.S.	NEAR SIDE
C.	CENTERLINE	N.T.S.	NOT TO SCALE
C.F.	CUBIC FEET	N.W.	NORMAL WEIGHT
C.I.P.	CAST IN PLACE	O.C.	ON CENTER
C.J.	CONSTRUCTION JOINT	OPNG.	OPENING
CLR.	CLEAR	PAR.	PARALLEL
CMU	CONCRETE MASONRY UNIT	PERP.	PERPENDICULAR
COL.	COLUMN	PL	PLATE
CNTRS.NK.	COUNTER SUNK	PSL	PARALLEL STRAND LUMBER
COLL.	COLLECTOR	PLYWD.	PLYWOOD
CONC.	CONCRETE	P.T.	PRESSURE TREATED
COND.	CONDITION	REF.	REFERENCE
CONN.	CONNECTION	REINF.	REINFORCING
CONT.	CONTINUOUS	REQ'D	REQUIRED
DBL	DOUBLE	REV.	REVISION
DET.	DETAIL	S.A.D.	SEE ARCHITECTURAL DRAWINGS
DIA. Ø	DIAMETER	S.C.D.	SEE CIVIL DRAWINGS
DIAPH.	DIAPHRAGM	SCH.	SCHEDULE
DIM.	DIMENSION	SHT.	SHEET
DN.	DOWN	SHTG.	SHEATHING
DWG.	DRAWING	SIMP.	SIMPSON
(E)	EXISTING	SIM.	SIMILAR
EA.	EACH	S.O.G.	SLAB ON GRADE
E/E	EACH END	SPEC.	SPECIFICATIONS
E/F	EACH FACE	SQ.	SQUARE
EL.	ELEVATION	STAG.	STAGGERED
EMB.	EMBEDMENT	STD.	STANDARD
E.N.	EDGE NAILING	STIFF.	STIFFENER
EQ.	EQUAL	STL.	STEEL
EQUIV.	EQUIVALENT	S.W.	SHEAR WALL
E/S	EACH SIDE	SYMM.	SYMMETRIC
EW	EACH WAY	T&B	TOP AND BOTTOM
EXT.	EXTERIOR	T&G	TONGUE AND GROOVE
FDN.	FOUNDATION	THK.	THICK
FIN.	FINISH	THRD.	THREADED
FLR.	FLOOR	THRU	THROUGH
F.N.	FIELD NAILING	T.O.	TOP OF
F.S.	FAR SIDE	TRNSV.	TRANSVERSE
F.T.	FEET	TYP.	TYPICAL
FTG.	FOOTING	U.O.N	UNLESS OTHERWISE NOTED
GA.	GAUGE	VERT.	VERTICAL
GALV.	GALVANIZED	V.I.F.	VERIFY IN FIELD
G.L.	GRID LINE	W/	WITH
GLB	GLUED LAMINATED BEAM	WD.	WOOD
HD	HOLDOWN	W/O	WITHOUT
H.D.G.	HOT DIP GALVANIZED	W.P.	WORKING POINT
HDR.	HEADER	WT.	WEIGHT
HORIZ.	HORIZONTAL		
HT.	HEIGHT		
HSS	HOLLOW STRUCTURAL STEEL		
LONG.	LONGITUDINAL		

1 ABBREVIATIONS

N.T.S.

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STRUCTURAL ENGINEER

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HE PROJECT NO:	23059.01
Title	
Sheet	

GENERAL NOTES &
ABBREVIATIONS

S0.2

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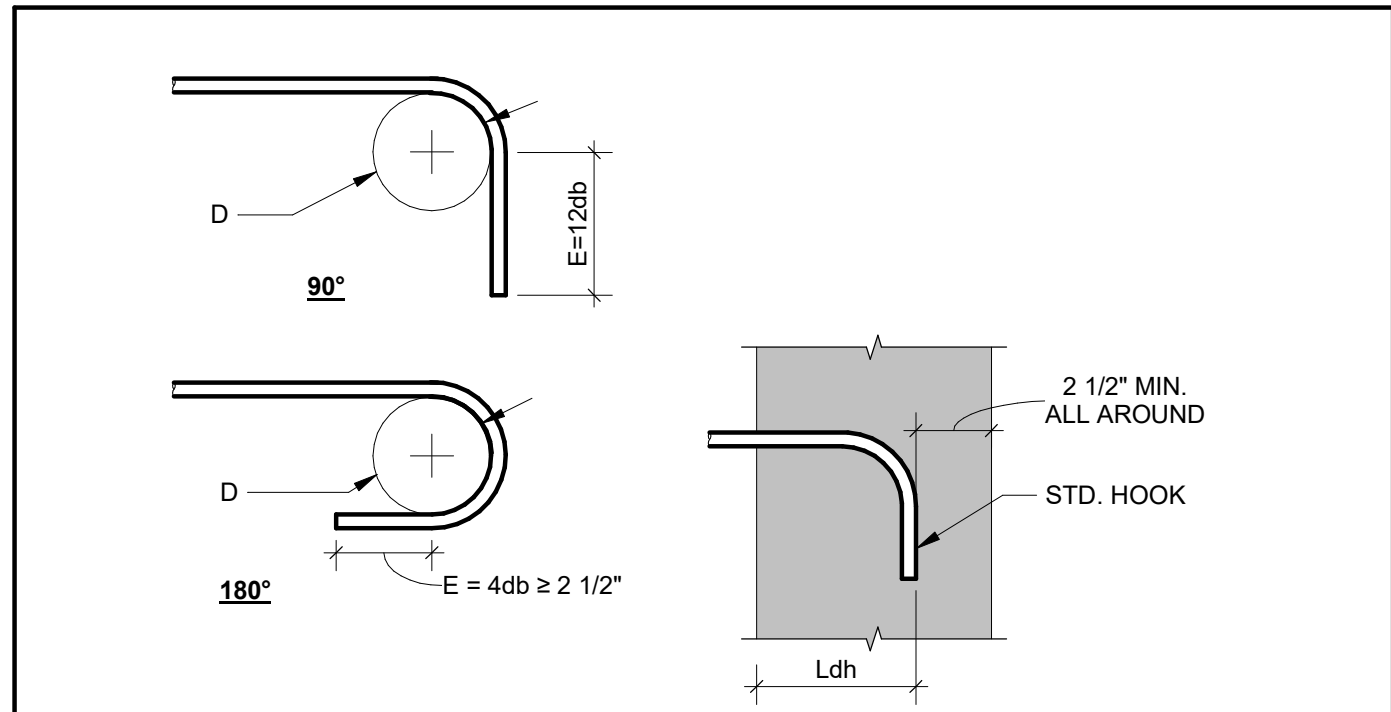
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■ PROJECT No. 23059.01

■ DRAWING TITLE

TYPICAL CONCRETE
DETAILS

S1.1A



BAR SIZE	D (BEND ø)	E (HOOK EXTENSION)		Ldh (HOOK DEVELOPMENT LENGTH)		
		90° BEND	180° BEND	f'c=3000psi	f'c=4000psi	f'c≥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:

- db = BAR DIAMETER
- UNCOATED BARS
- NORMAL WEIGHT CONCRETE
- MULTIPLY HOOK DEVELOPMENT LENGTH BY 1.33 FOR LIGHTWEIGHT CONCRETE
- DO NOT FIELD BEND REINFORCEMENT PARTIALLY EMBEDDED IN CONCRETE

2
S1.1A

STANDARD HOOK DIM. / DEVELOPMENT SCHED.

N.T.S.

The diagram illustrates two types of lap splices for reinforcing bars. On the left, a 'STRAIGHT LAP' is shown where two horizontal bars overlap. A dimension line below the overlap is labeled 'Ls'. To the left of the bars, there is a note 'D H 50' with a curved arrow pointing to the top bar. On the right, an 'OFFSET' splice is shown where the top bar is offset vertically from the bottom bar. A dimension line indicates the vertical offset is '1/6 MIN.'.

CLASS B TENSION LAP SPLICE FOR GRADE 60 REINFORCING (INCHES)

BAR SIZE	f _c =2500 PSI		f _c =3000 PSI		f _c =4000 PSI		f _c ≥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"

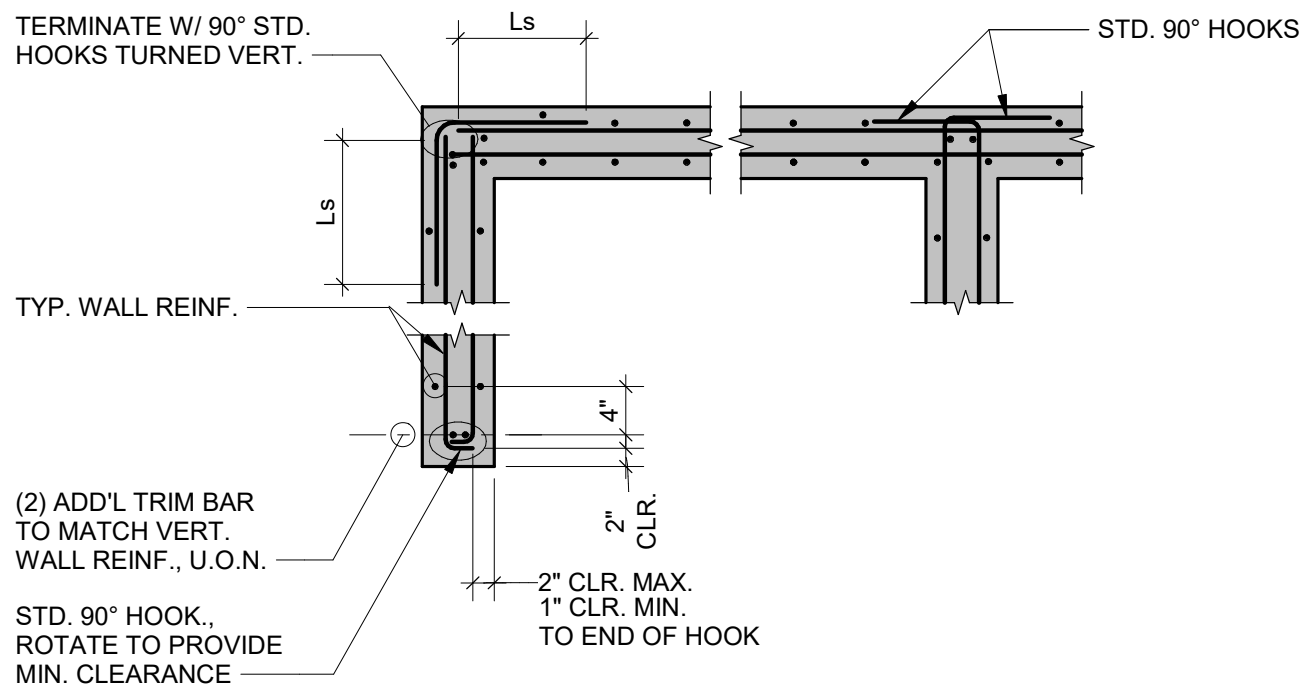
NOTES:

- THIS TABLE CONTAINS MIN. LENGTHS FOR LAP SPLICES & BAR DEVELOPMENT NOT OTHERWISE SPECIFIED ON THESE DRAWINGS. THESE LENGTHS MAY BE REDUCED IN CERTAIN SITUATIONS, SUBJECT TO PRIOR REVIEW & APPROVAL OF THE ENGINEER.
- SPLICE LENGTHS ARE FOR NORMAL WEIGHT CONC. W/ GRADE 60 REINF.
- SPLICE LENGTHS ARE FOR UNCOATED BARS
- USE "TOP" FOR WALL BOUNDARIES & WHEN MORE THAN 12" OF FRESH CONC. IS PLACED BELOW SPLICE, "OTHER" FOR ALL OTHER SITUATIONS
- PROVIDE MIN. COVER PER GENERAL NOTES, BUT NOT LESS THAN 1x BAR DIAMETER

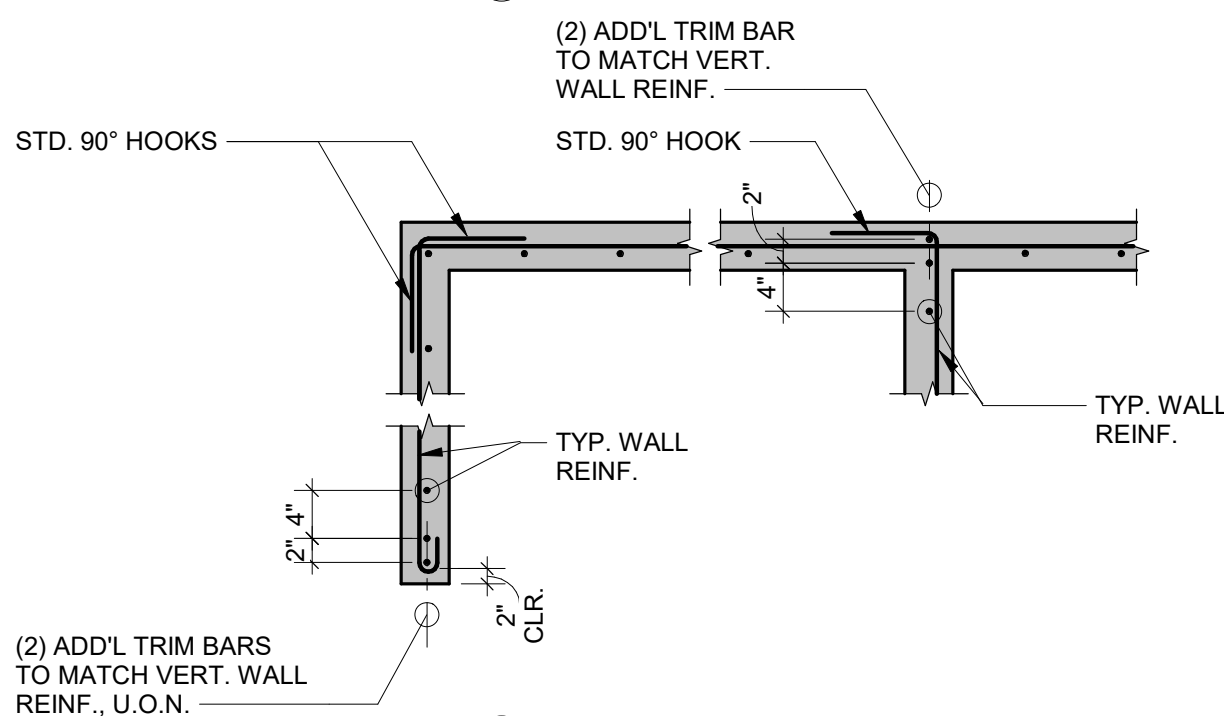
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S1.1A

LAP SPLICE / DEVELOPMENT SCHEDULE

NO SCALE



A DOUBLE CURTAIN REINF. AT WALL

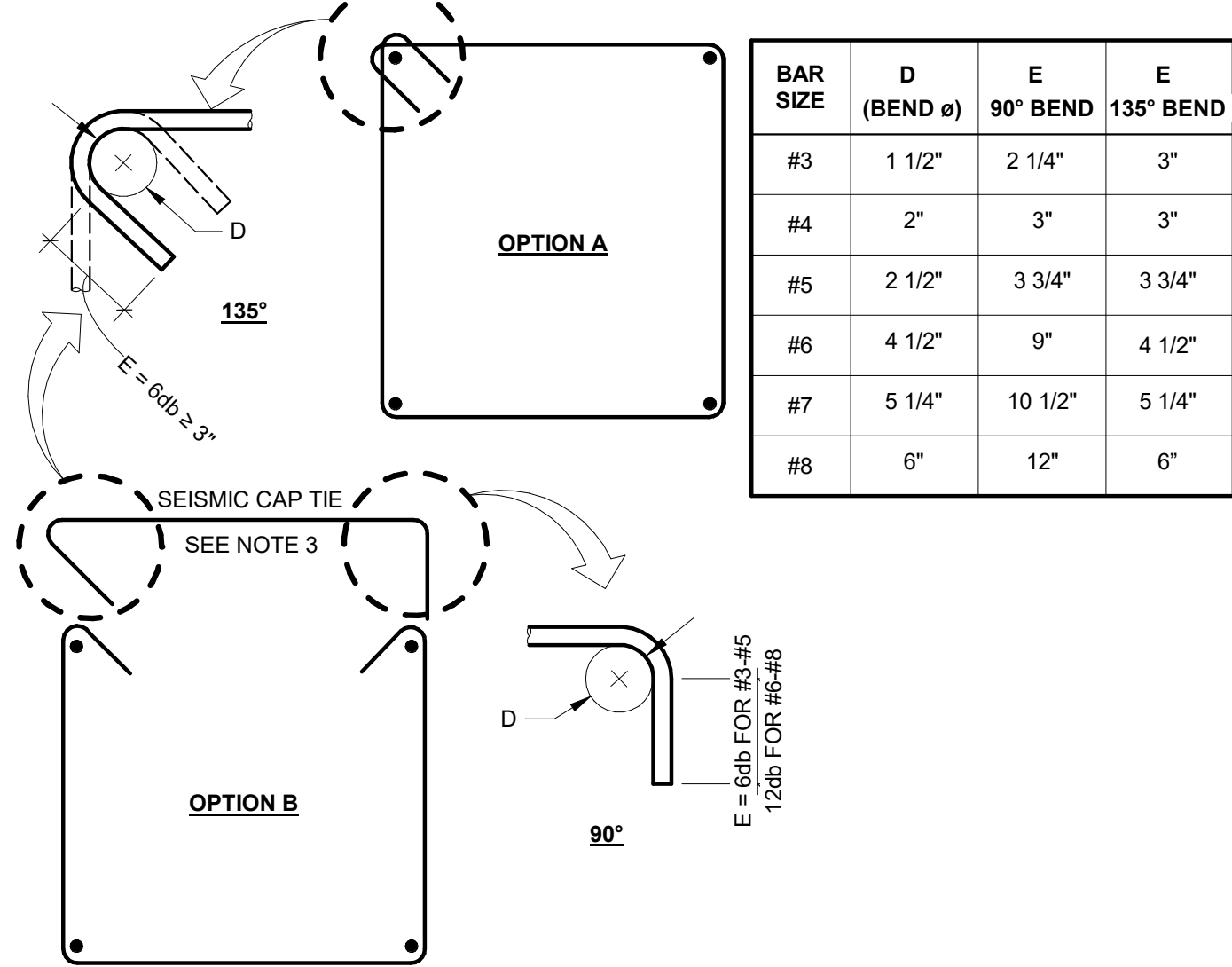


B SINGLE CURTAIN REINF. AT WALL

4
S1.1A

WALL REINFORCING AT CORNERS AND INTERSECTIONS

N.T.S.



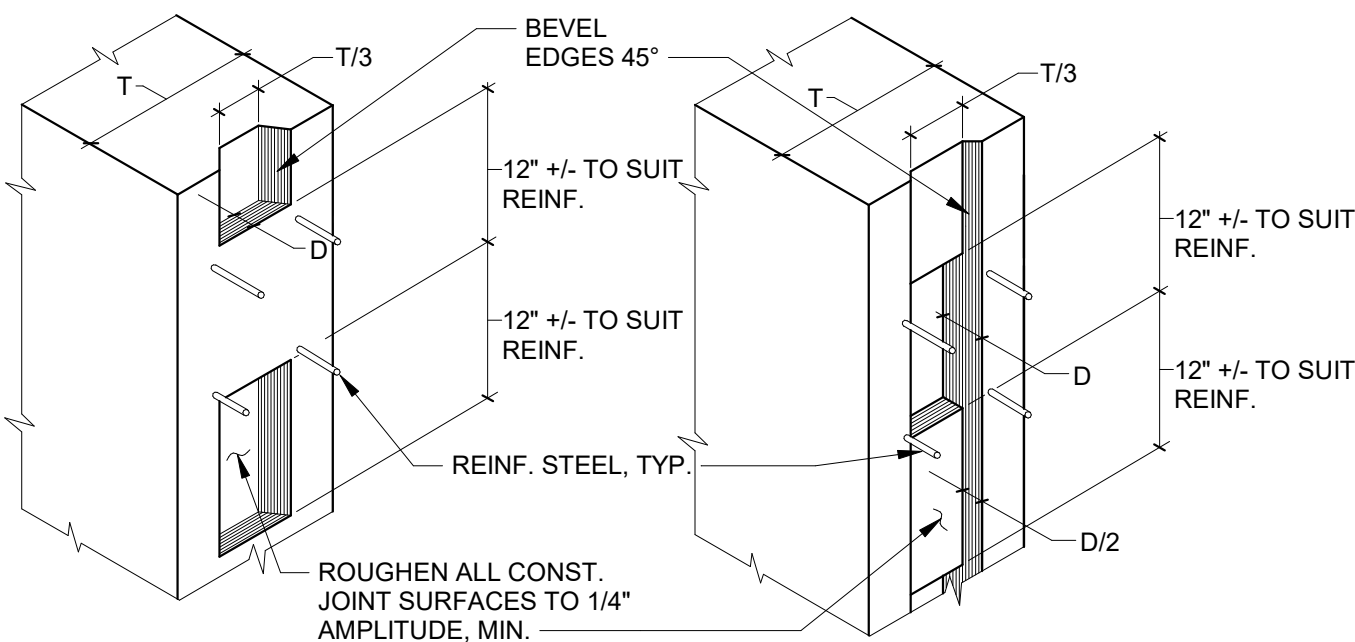
NOTES:

- db = BAR DIAMETER
- EITHER OPTION A OR OPTION B IS ACCEPTABLE FOR USE IN ALL COLS. & BMS.
- THE CAP TIE IN OPTION B MUST HAVE THE 90° HOOK ALTERNATED IN ADJACENT TIES

3
S1.1A

SEISMIC STIRRUP / TIE SCHEDULE

N.T.S.



KEY TYPE #1

TYP. FOR WALLS

KEY TYPE #2

FOR SLABS, RETAINING WALLS &
EXTERIOR WALLS BELOW GRADE

KEY SCHEDULE	
T	D
< 8"	3/4"
8"-16"	1 1/2"
>16"	2 1/2"

NOTE:

- DETAILS APPLY TO BOTH HORIZ. & VERT. CONSTRUCTION JOINTS

6
S1.1A

CONSTRUCTION JOINTS IN CONCRETE WALLS & SLABS

1" = 1'-0"

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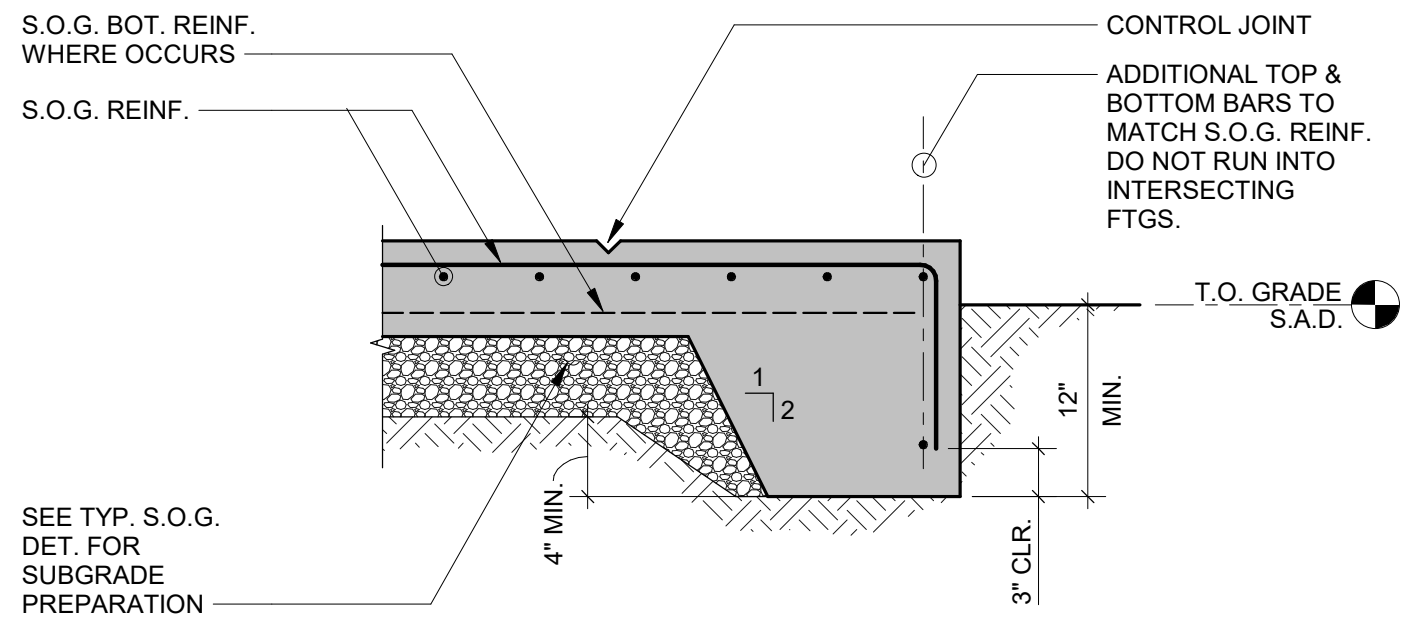
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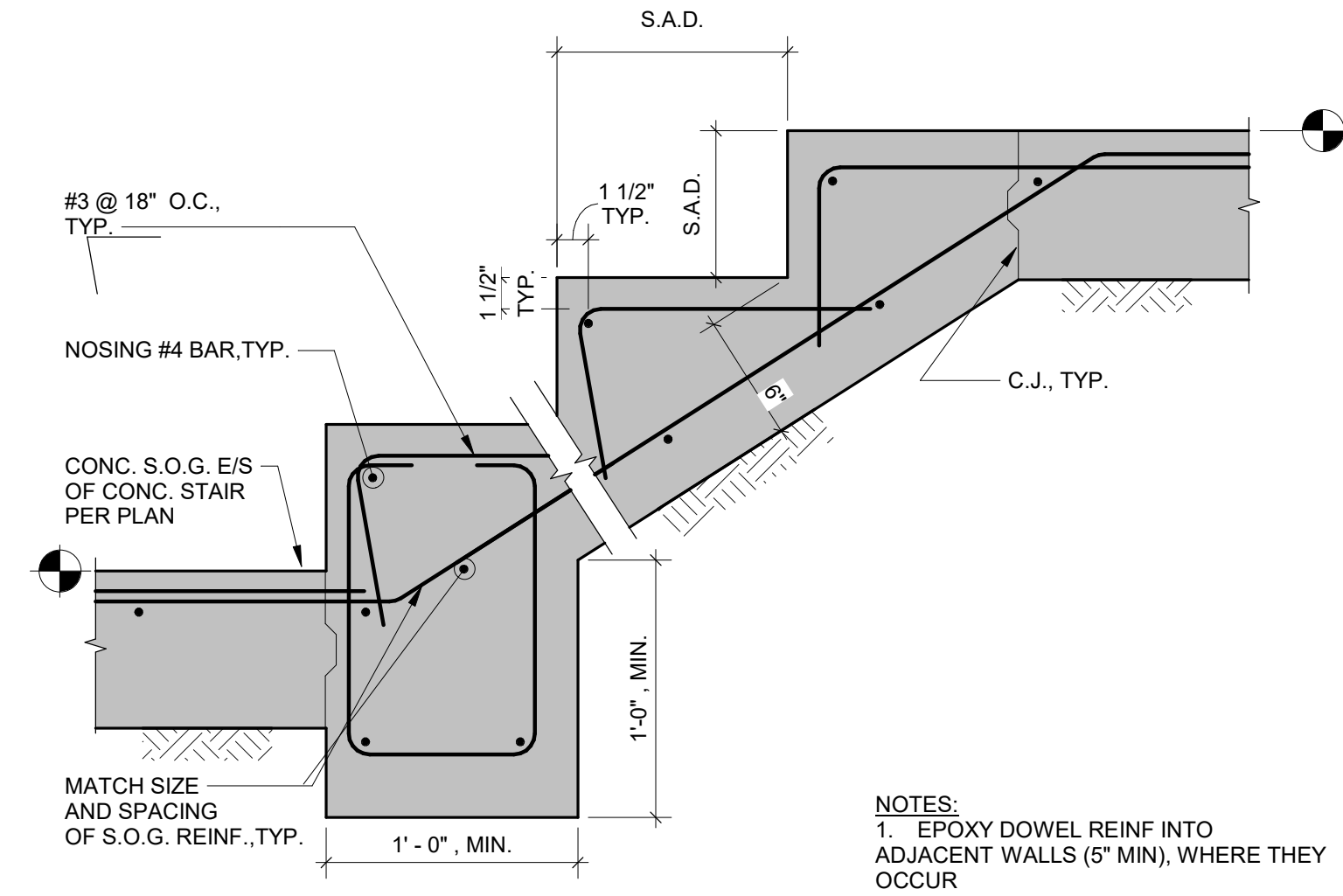
DRAWING TITLE

TYPICAL CONCRETE
DETAILS

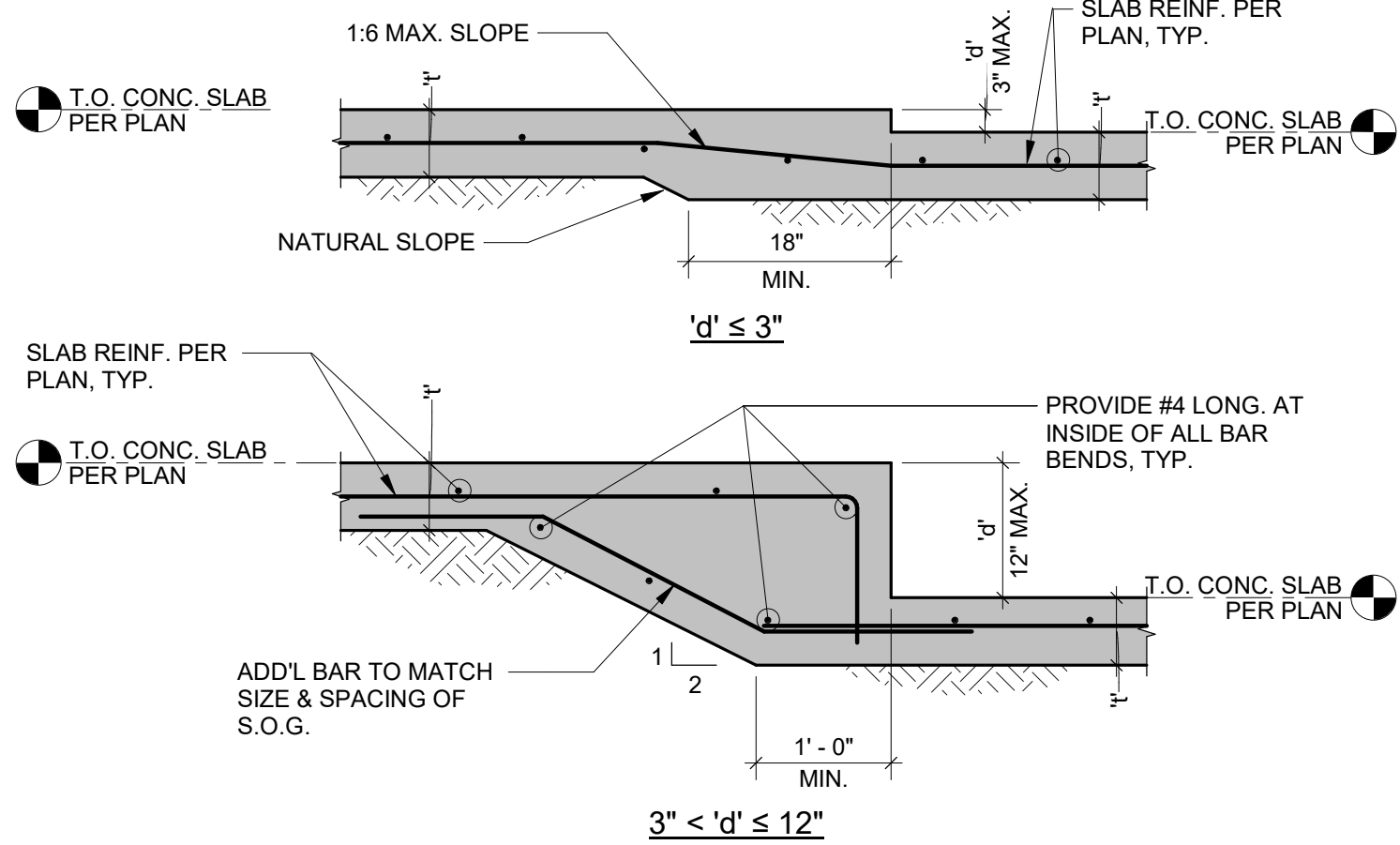
S1.1B



6 SLAB ON GRADE AT FREE EDGE
S1.1B 1" = 1'-0"

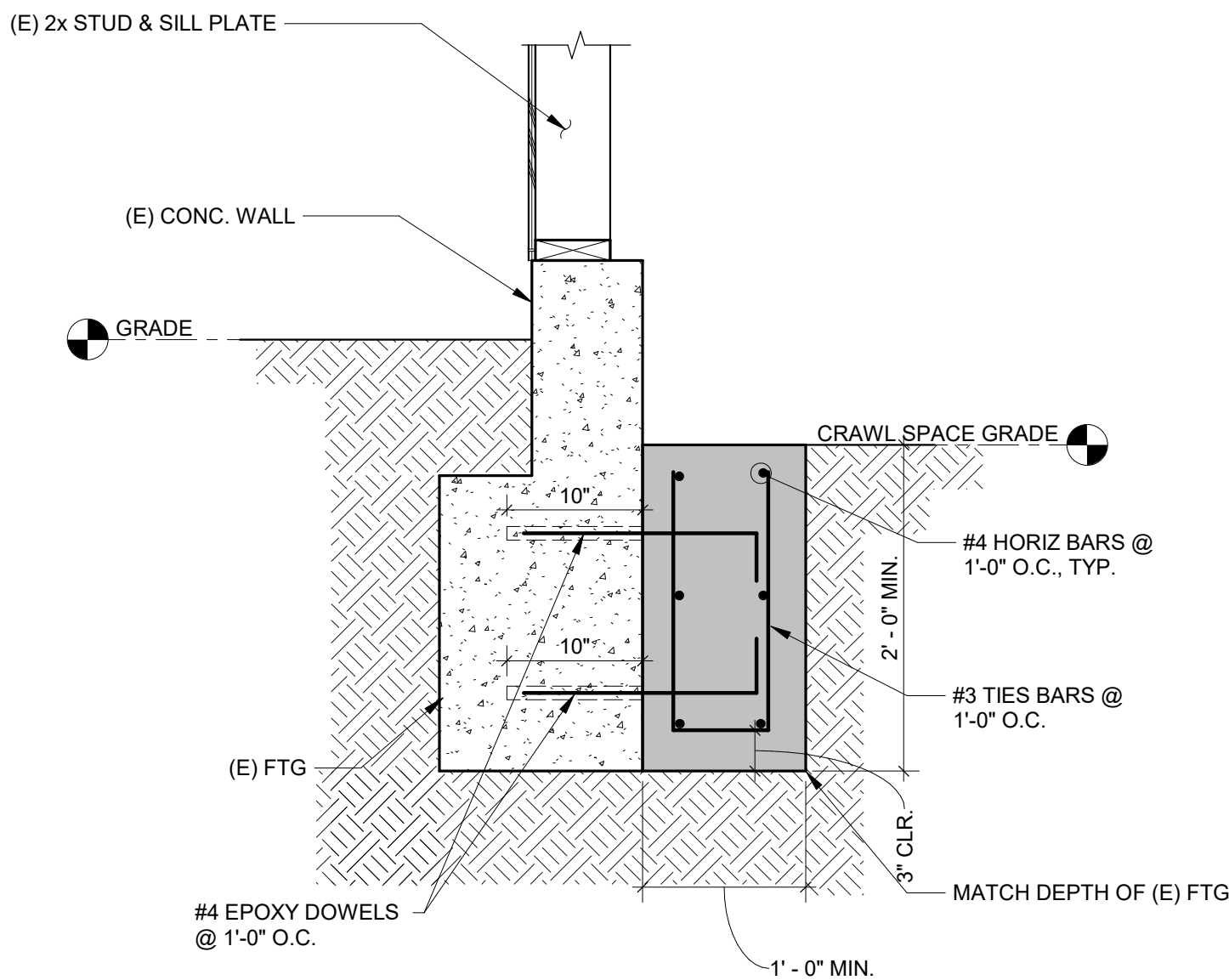


3 TYPICAL CONC. STEPS/STAIR
S1.1B 1 1/2" = 1'-0"

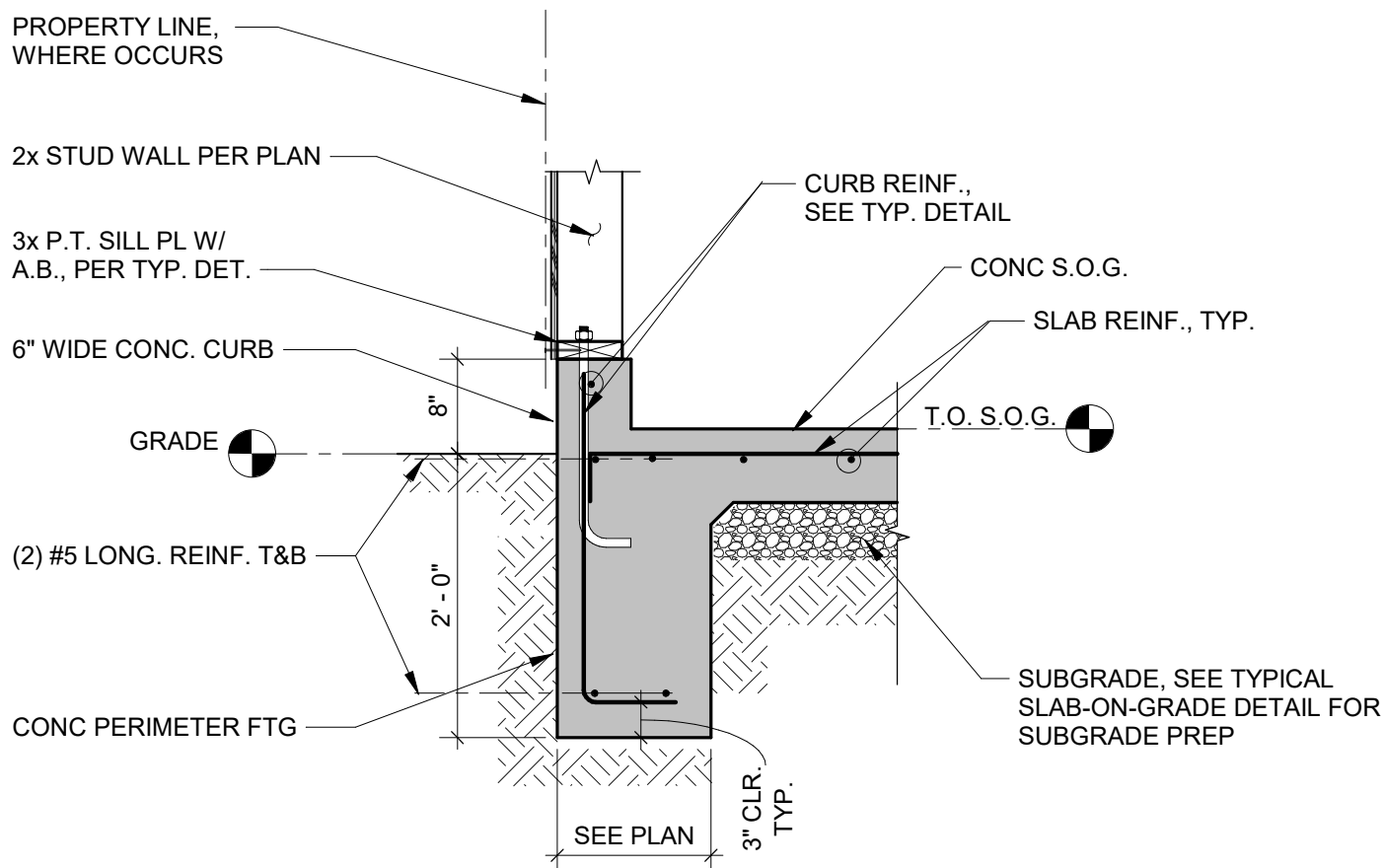


NOTES:
1. COORDINATE LOCATION, DEPTH, EXTENT, AND EDGE CONDITIONS OF DEPRESSION WITH ARCHITECTURAL DRAWINGS.
2. SEE TYP. S.O.G. DETAIL FOR SLAB THICKNESS 't', REINF. & SUBGRADE PREPARATION, TYP.

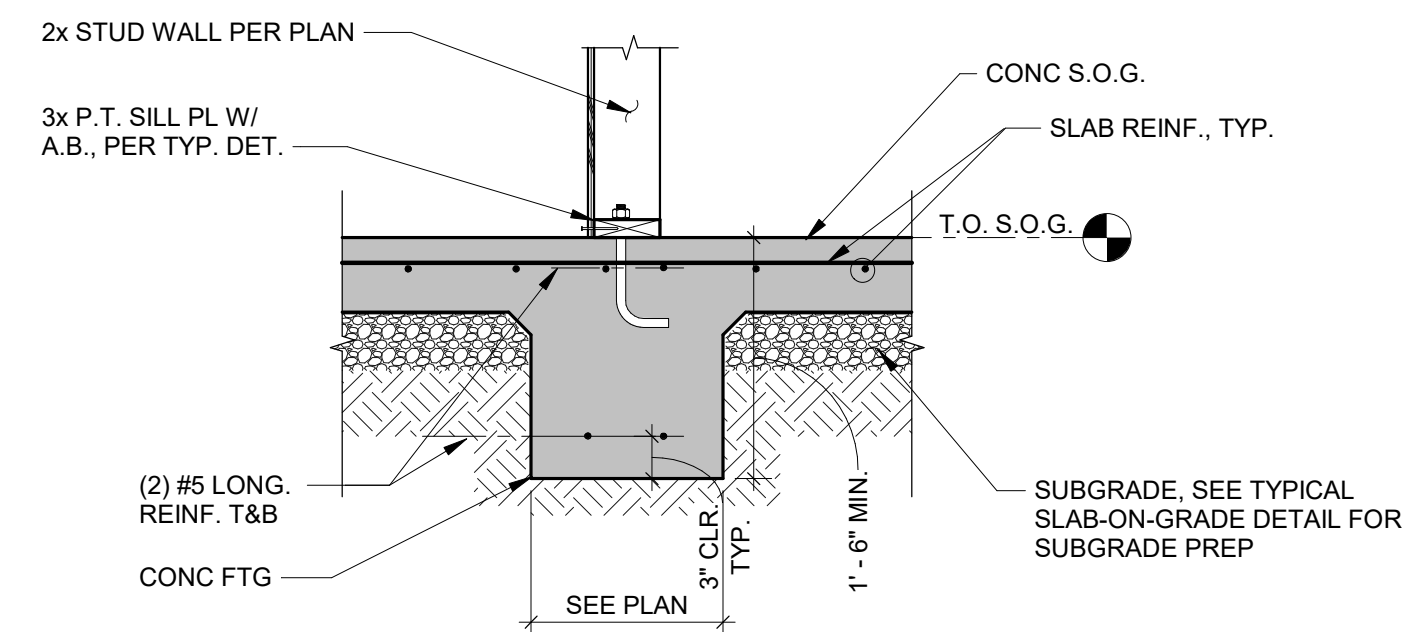
8 CONC. SLAB ON GRADE DEPRESSION
S1.1B 3/4" = 1'-0"



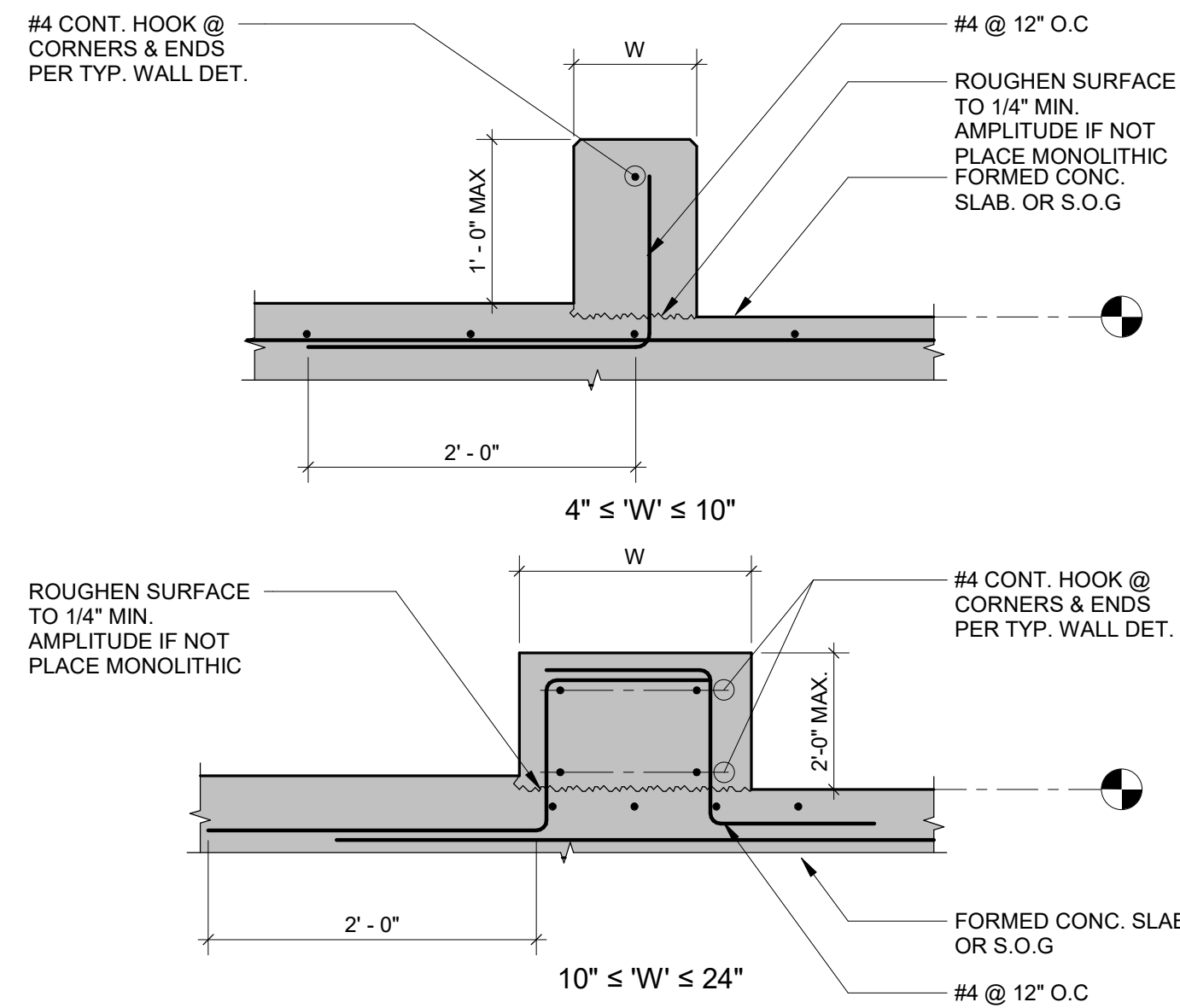
7 FOOTING STRENGTHENING DETAIL
S1.1B 1" = 1'-0"



5 CONTINUOUS PERIMETER FTG W/ S.O.G.
S1.1B 3/4" = 1'-0"

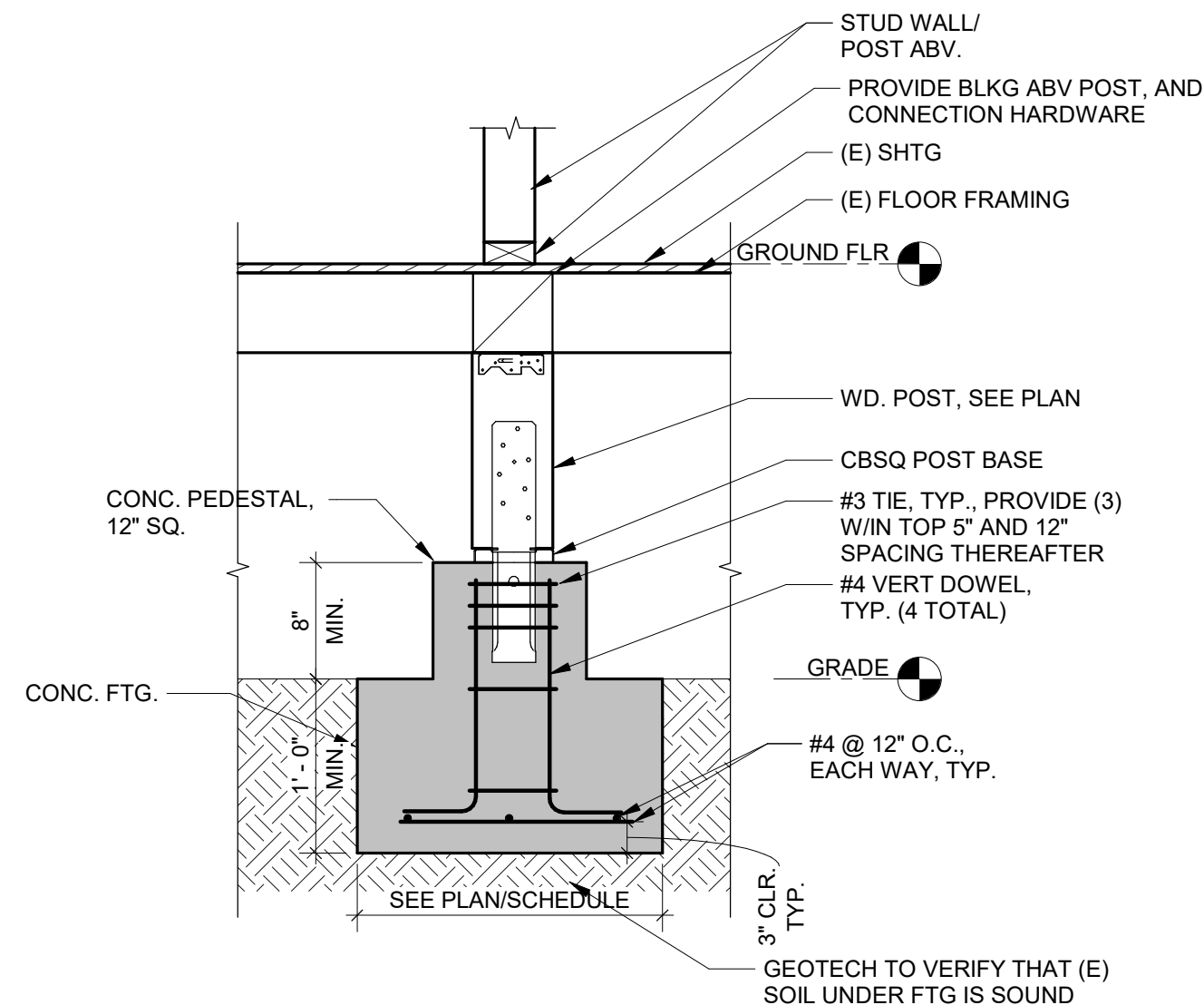


4 CONT. INT. FTG W/ STUD WALL ABOVE
S1.1B 3/4" = 1'-0"

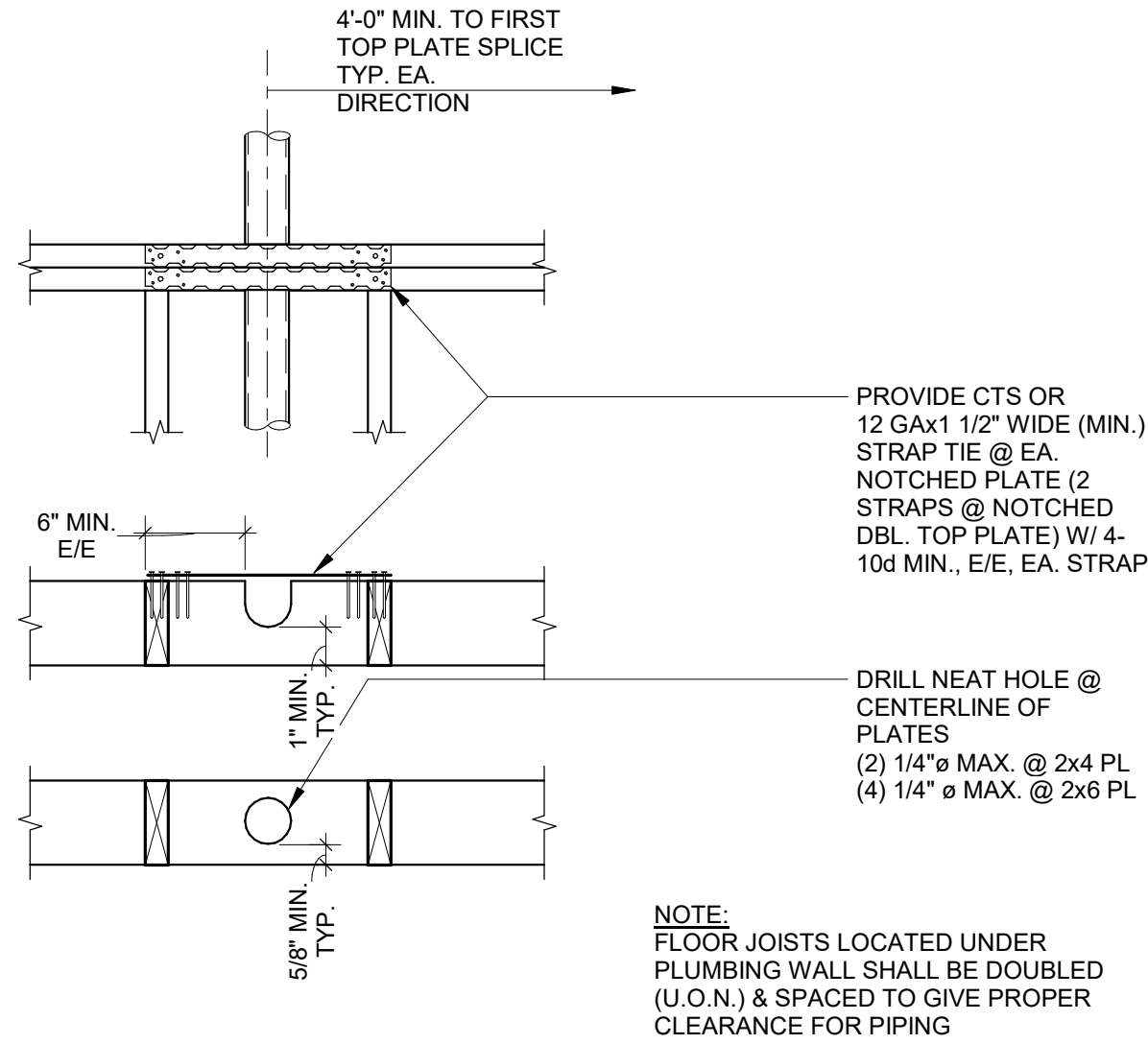


NOTES:
1. SEE ARCH. & MECH. DWGS. FOR CURB LOCATIONS, DIMENSINOS, CHAMFERS & INSERTS.

2 CONC. CURB
S1.1B 1" = 1'-0"



1 TYPICAL PAD FTG DETAIL
S1.1B 1" = 1'-0"



9
S1.2A

HOLES & 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:

- CEILING JOISTS SHALL BE DOUG FIR #1 U.O.N.
- 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.

8
S1.2A

TYPICAL CEILING JOIST SCHEDULE

N.T.S.

MEMBER	HANGER	
	FACE MOUNT	TOP FLANGE
2x ROOF RAFTER	LUS OR U ³	JB OR HUTF ³
DBL. 2x ROOF RAFTER	HU ³	HUTF ³
LVL ROOF RAFTER	HU ³	LBV ³
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:

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

7
S1.2A

TYPICAL HANGER SCHEDULE

N.T.S.

HEADER SIZE							
MAX ¹ SPAN "W"	SUPPORTING ROOF			MAX ¹ 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

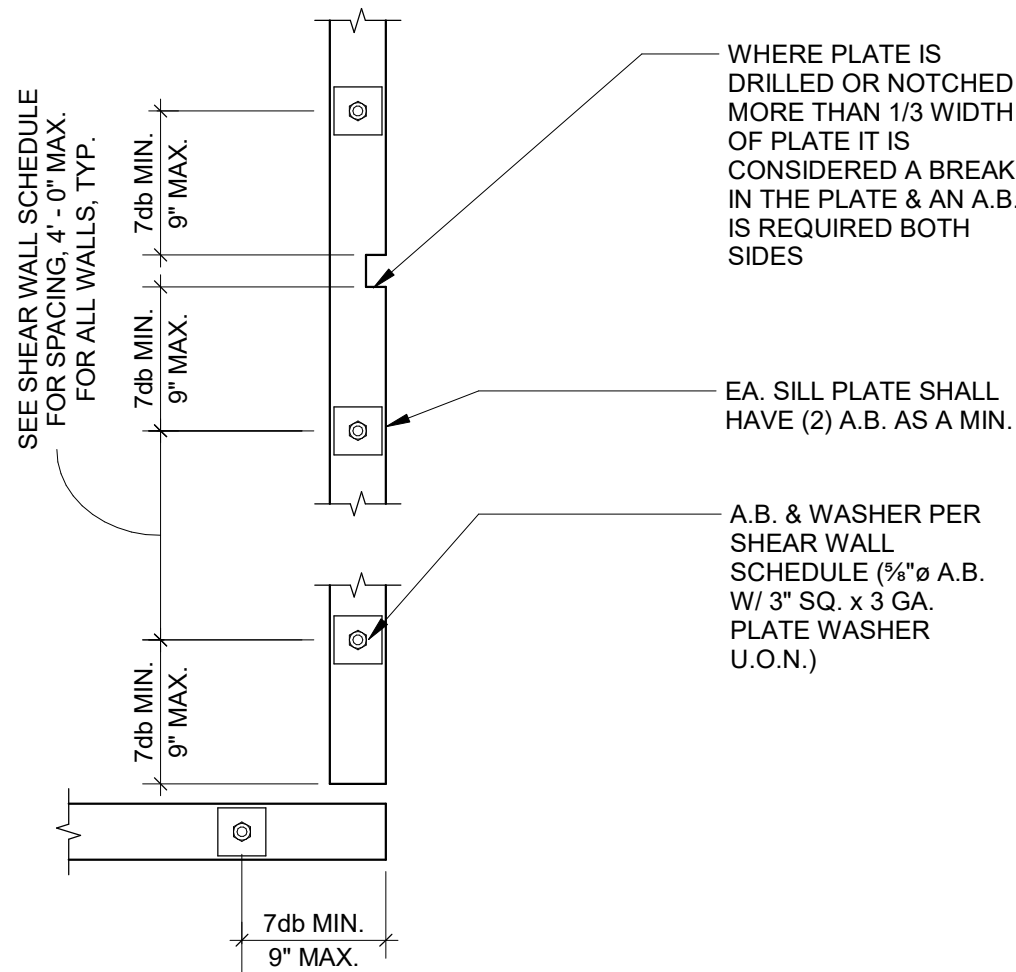
NOTES:

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

6
S1.2A

TYPICAL HEADER SCHEDULE

1" = 1'-0"



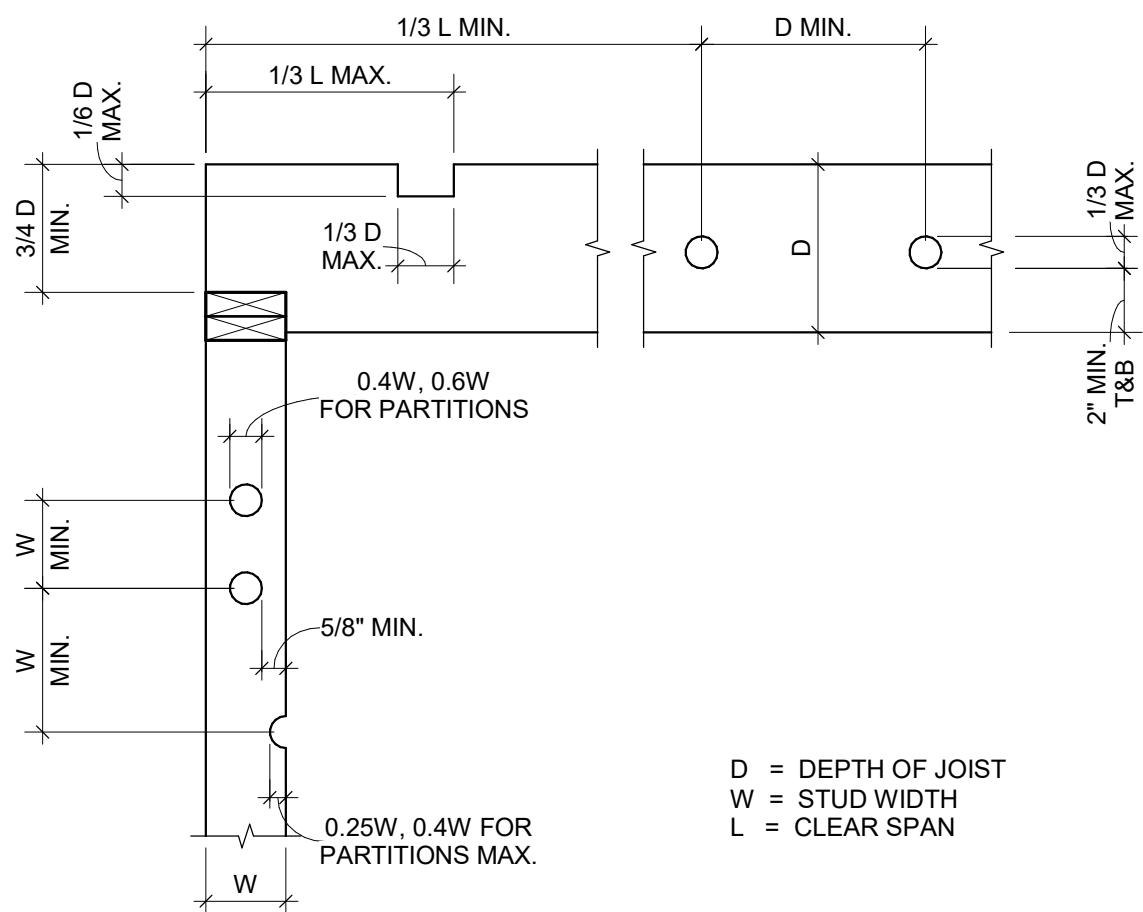
NOTES:

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

5
S1.2A

TYP. SILL BOLTING LAYOUT

1" = 1'-0"



4
S1.2A

HOLES & NOTCHES IN STUDS & JOIST

N.T.S.

NAILING SCHEDULE	
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 GIRDER & 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

1
S1.2A

NAILING SCHEDULE

N.T.S.

Stocker & Allaire

General Contractors, Inc.

21 MANDEVILLE COURT
MONTEREY, CA 93940

office@stockerallaire.com
(831) 375-1890

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

■ SCALE AS NOTED
IF PRINT SIZE IS
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■ PROJECT No. 23059.01

■ DRAWING TITLE

TYPICAL WOOD
DETAILS

S1.2A

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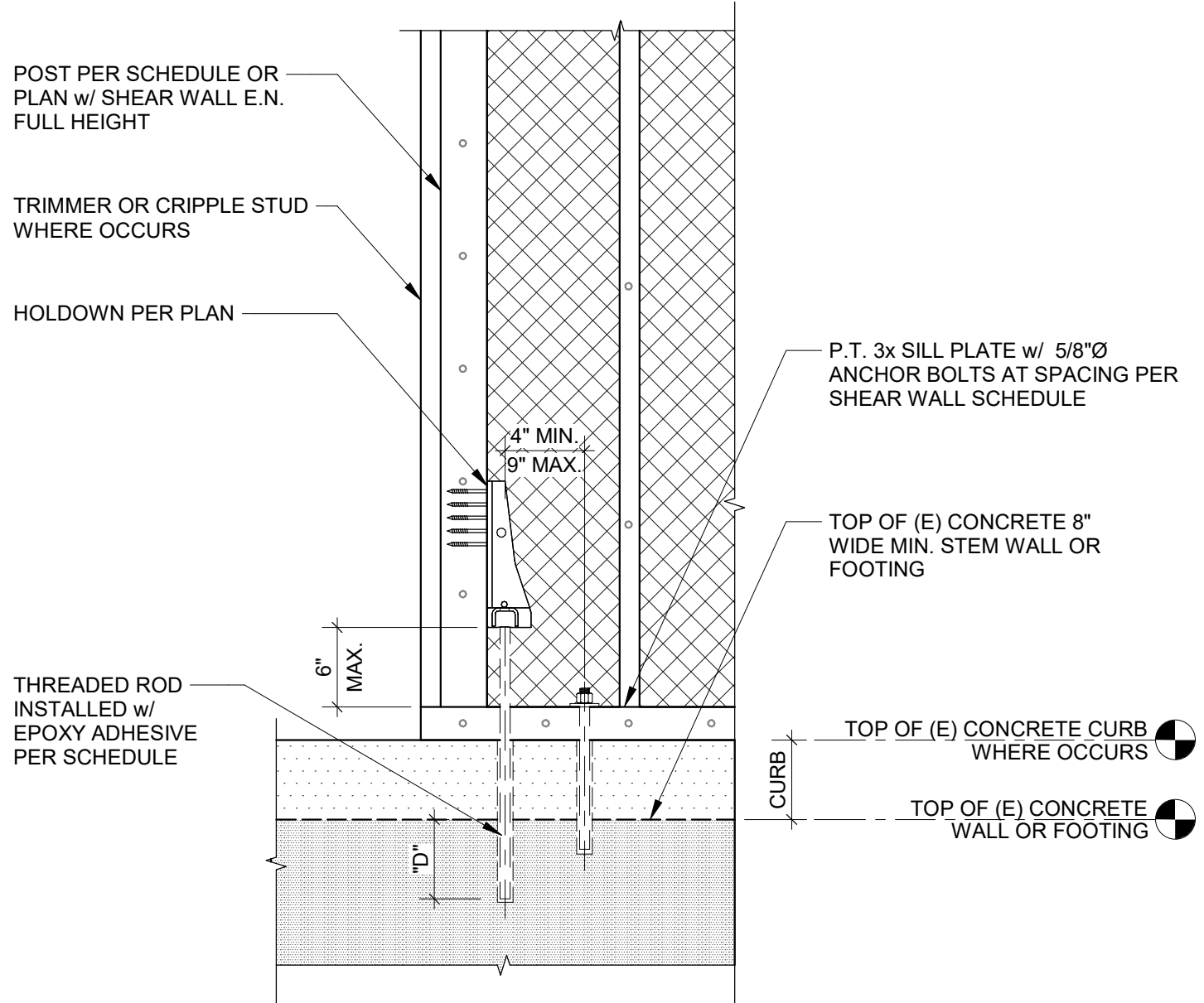
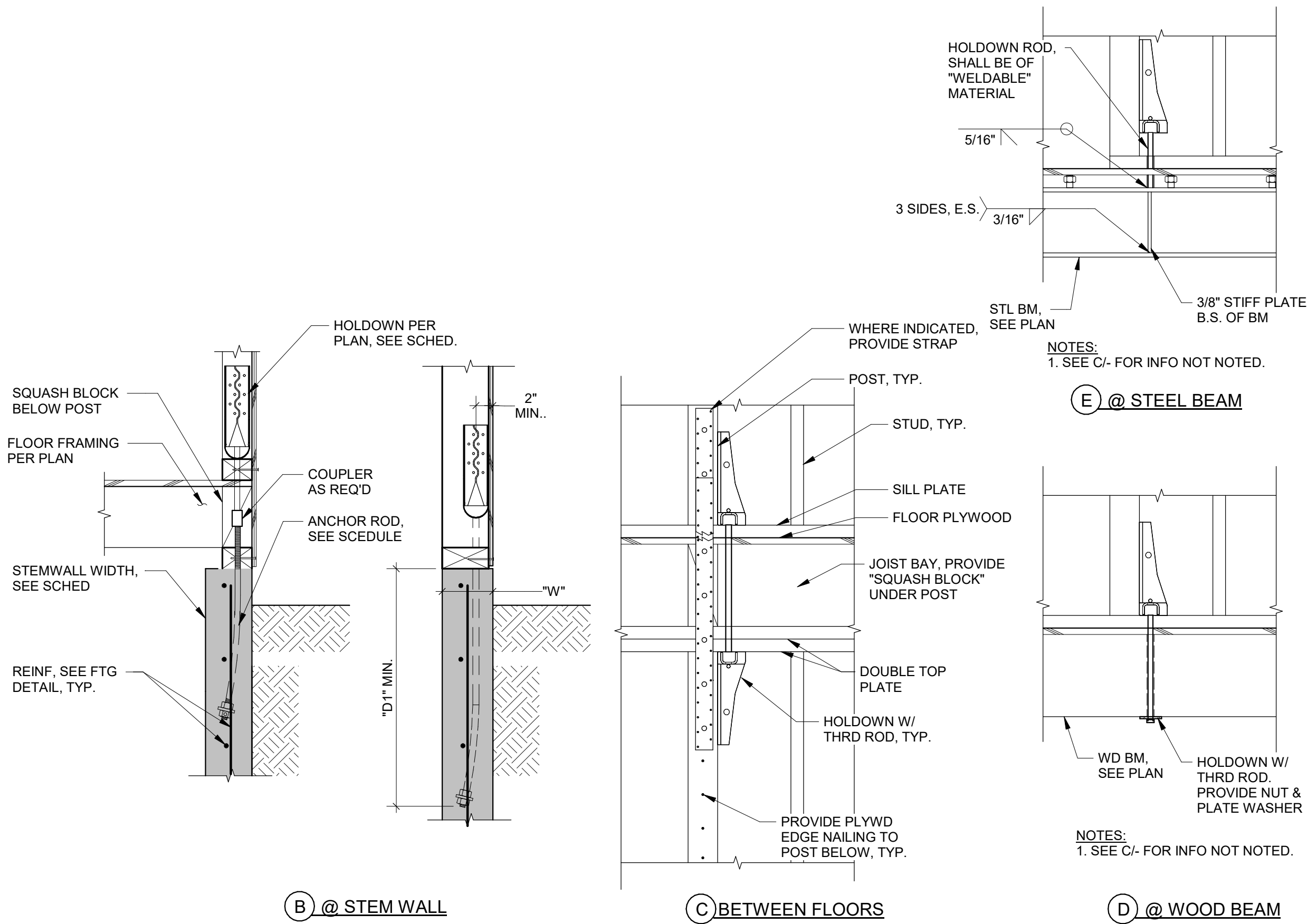
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■ PROJECT No. 23059.01

■ DRAWING TITLE

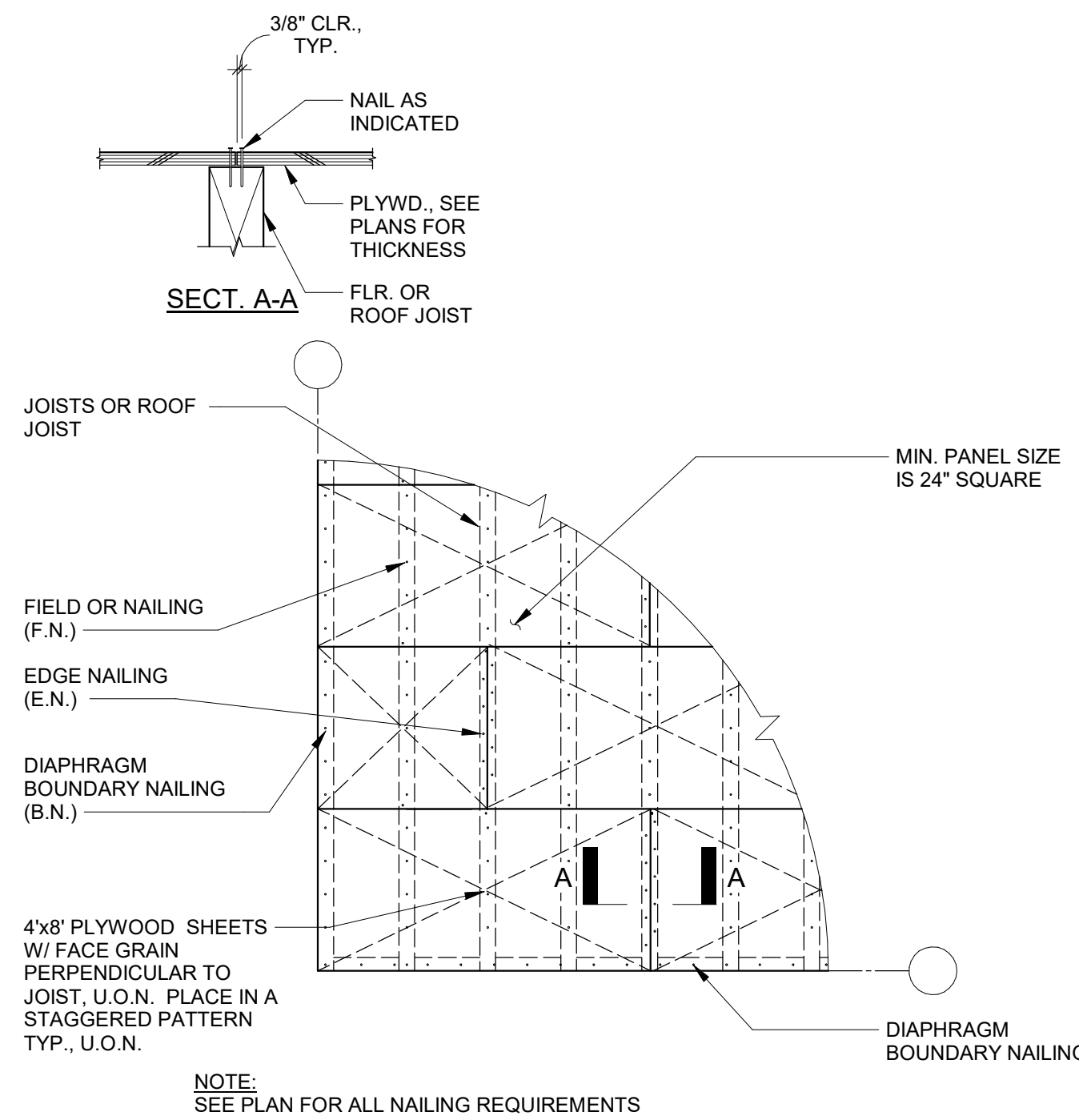
TYPICAL WOOD
DETAILS

S1.2B

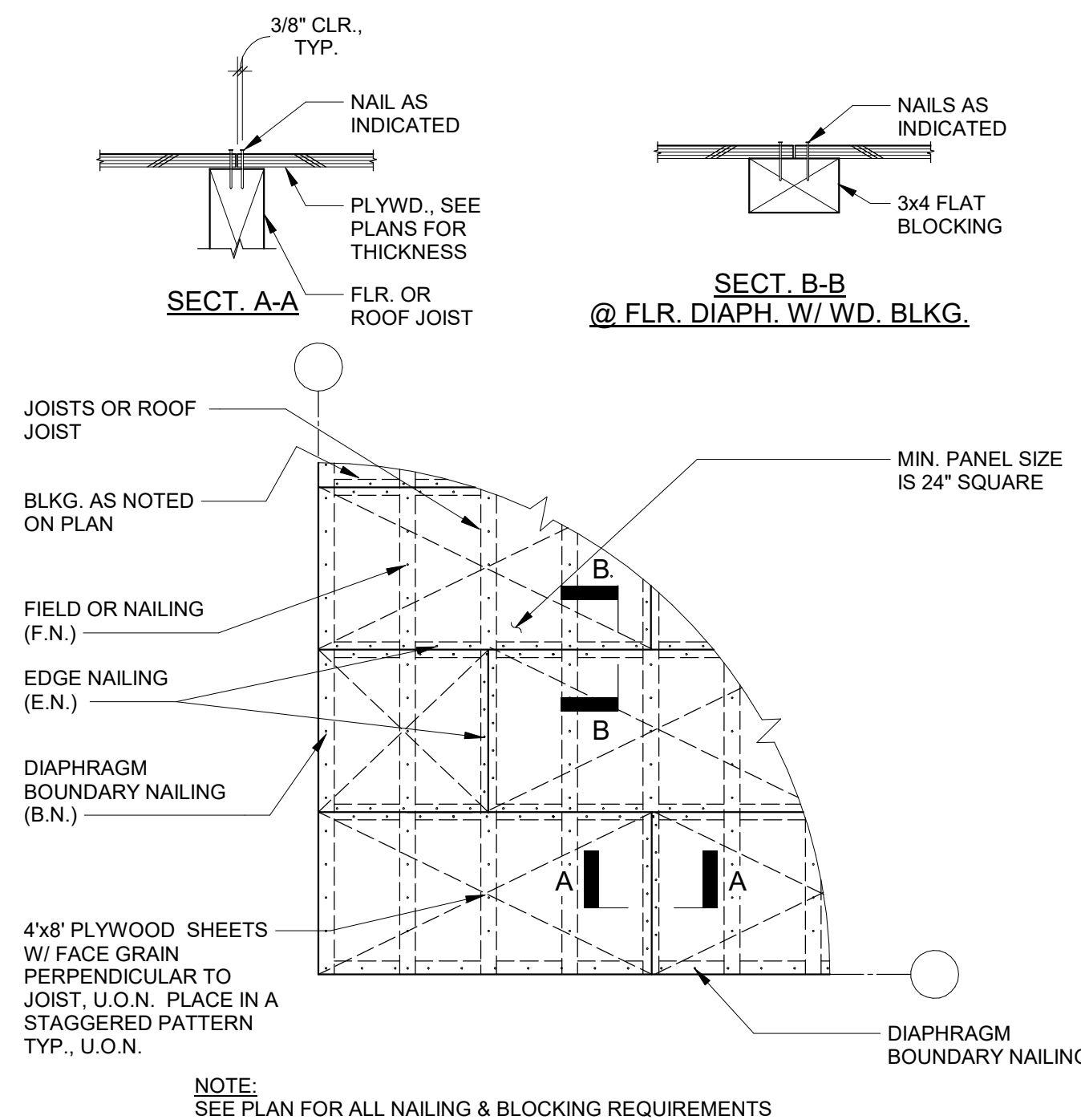


HOLDOWN TO EXISTING CONCRETE SCHEDULE					
HOLDOWN SIZE	MIN. END POST SIZE		THREADED ROD (2)	EMBEDMENT DEPTH "D"	DIRECT TENSION TEST LOAD (LB) (3)
	2x4 WALL	2x6 WALL			
HDU2	4x4	4x6	5/8"Ø	10"	7,690
HDU4	4x4	4x6	5/8"Ø	16"	11,420
HDU5	4x4	4x6	5/8"Ø	16"	14,120
HDU8	4x6	6x6	7/8"Ø	18"	19,680
HDQ2	4x6	6x6	7/8"Ø	21"	23,080
HDU11	4x8	6x8	1"Ø	24"	27,940
HDU14	4x8	6x8	1"Ø	24"	35,980

- NOTES:
- SPECIAL INSPECTION IS REQUIRED FOR THE INSTALLATION OF HOLDOWN ANCHORS IN CONCRETE WITH EPOXY. SEE EPOXY MANUFACTURER'S REQUIREMENTS FOR EPOXY ANCHOR INSTALLATION, SPECIAL INSPECTION, AND TESTING REQUIREMENTS.
 - THREADED ROD ANCHOR BOLTS SHALL BE F1554 GRADE 36.
 - IF SPECIAL INSPECTION OF BOLT INSTALLATION IN CONCRETE IS NOT PROVIDED, THEN PROVIDE DIRECT TENSION TEST AS FOLLOWS:
 - APPLICABILITY: AN INDEPENDENT TESTING COMPANY HIRED BY THE OWNER SHALL TENSION TEST HOLDOWN EPOXY ANCHORS.
 - TEST LOADS: DIRECT TENSION TEST TO DIRECT TENSION TEST LOAD LISTED IN THE TABLE ABOVE.
 - TEST FREQUENCY: TEST ALL ANCHORS.
 - TEST ACCEPTANCE CRITERIA: TEST ANCHORS WITH A HYDRAULIC RAM/JACK AND MAINTAIN THE TEST LOAD FOR A MINIMUM 5 MINUTES. ANCHORS SHALL EXHIBIT NO DISCERNABLE MOVEMENT DURING THE TENSION TEST AS EVIDENCED BY LOOSENING OF THE WASHER UNDER THE NUT. THE DISTANCE BETWEEN THE ANCHOR AND TEST APPARATUS SUPPORT SHALL NOT BE LESS THAN 75% OF THE EMBEDMENT DEPTH.



2
S1.2B
TYP. FLR. & ROOF PLYWD. UNDIAPHRAGM NAILING @ UNBLOCKED DIAPHRAGMS
N.T.S.



1
S1.2B
TYP. FLR. & ROOF PLYWD. DIAPHRAGM NAILING @ BLOCKED DIAPHRAGMS
N.T.S.

7
S1.2B
HOLDOWN ANCHORAGE AT FOUNDATION

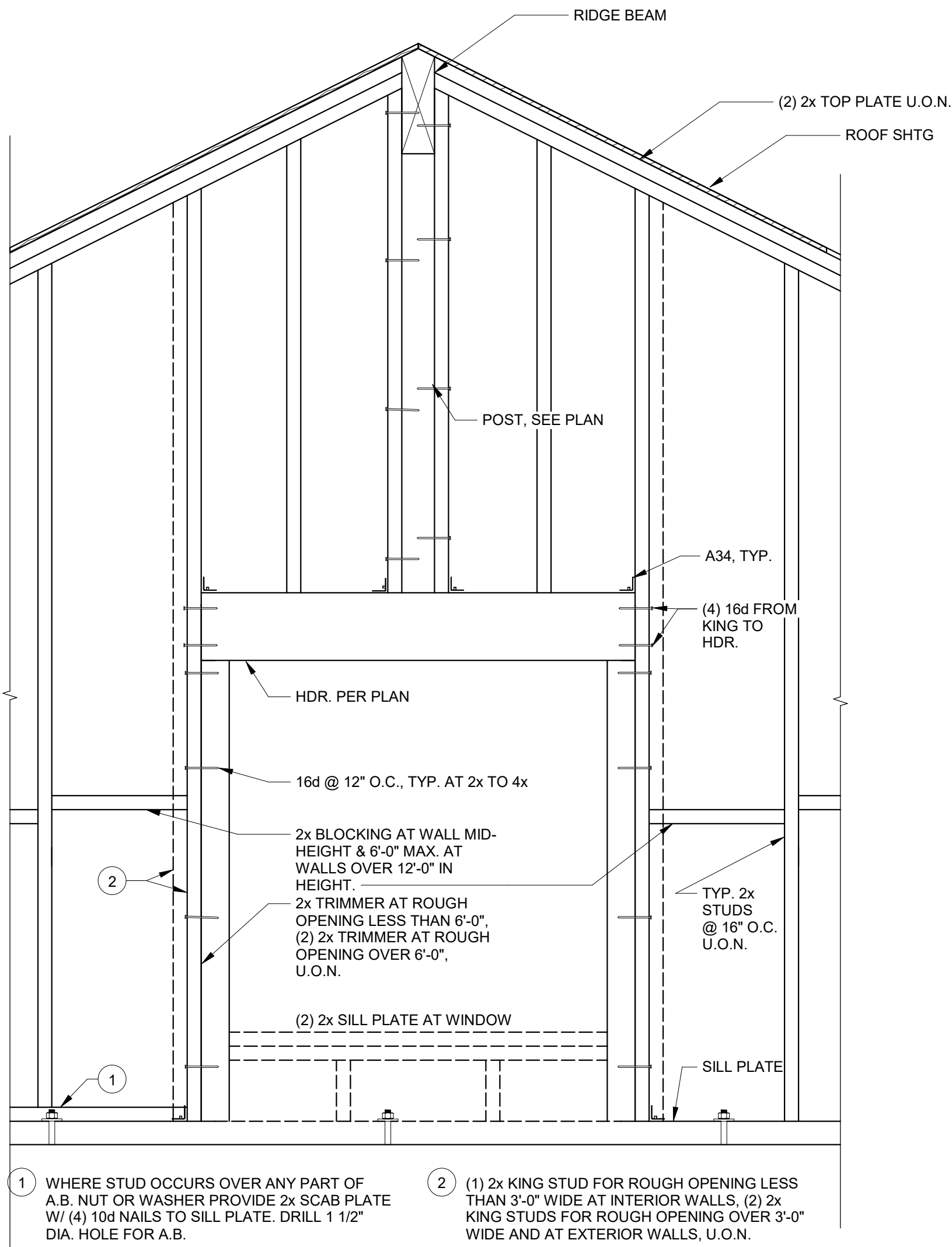
N.T.S.

4
S1.2B
HOLDOWN TO EXISTING CONCRETE

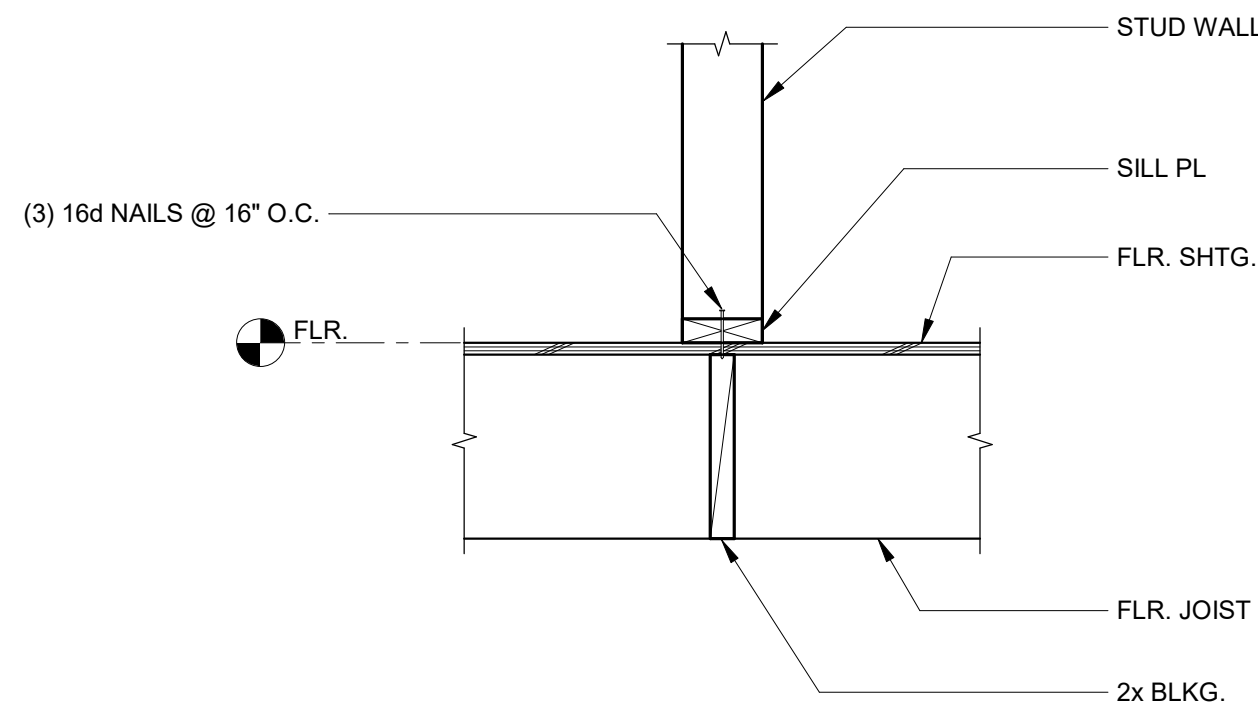
N.T.S.

1
S1.2B
TYP. FLR. & ROOF PLYWD. DIAPHRAGM NAILING @ BLOCKED DIAPHRAGMS

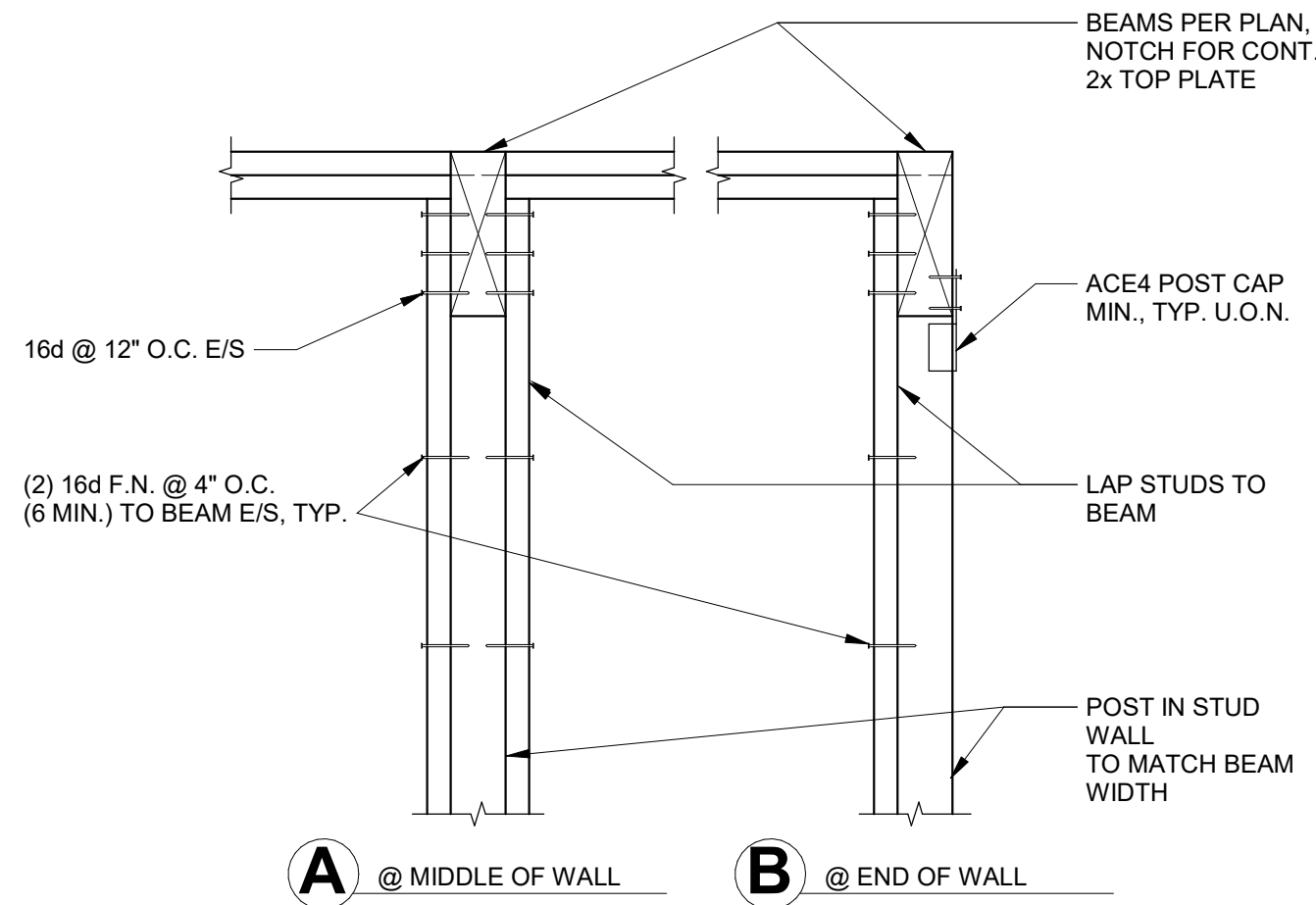
N.T.S.



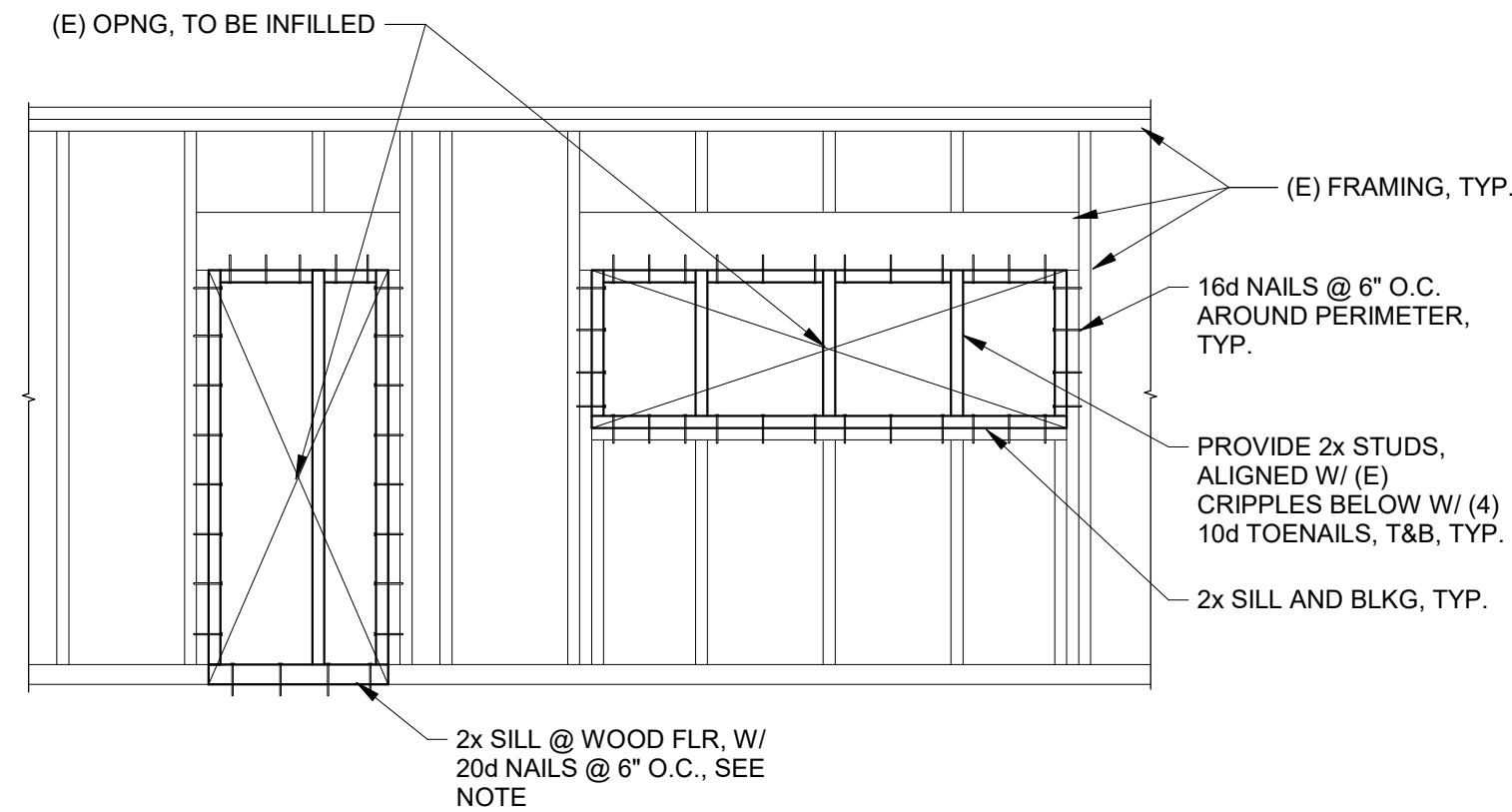
8
S1.2C
TYPICAL FRAMING @ GABLE WINDOW
N.T.S.



7
S1.2C
TYPICAL PERPENDICULAR WALL ON JOIST DETAIL
1" = 1'-0"

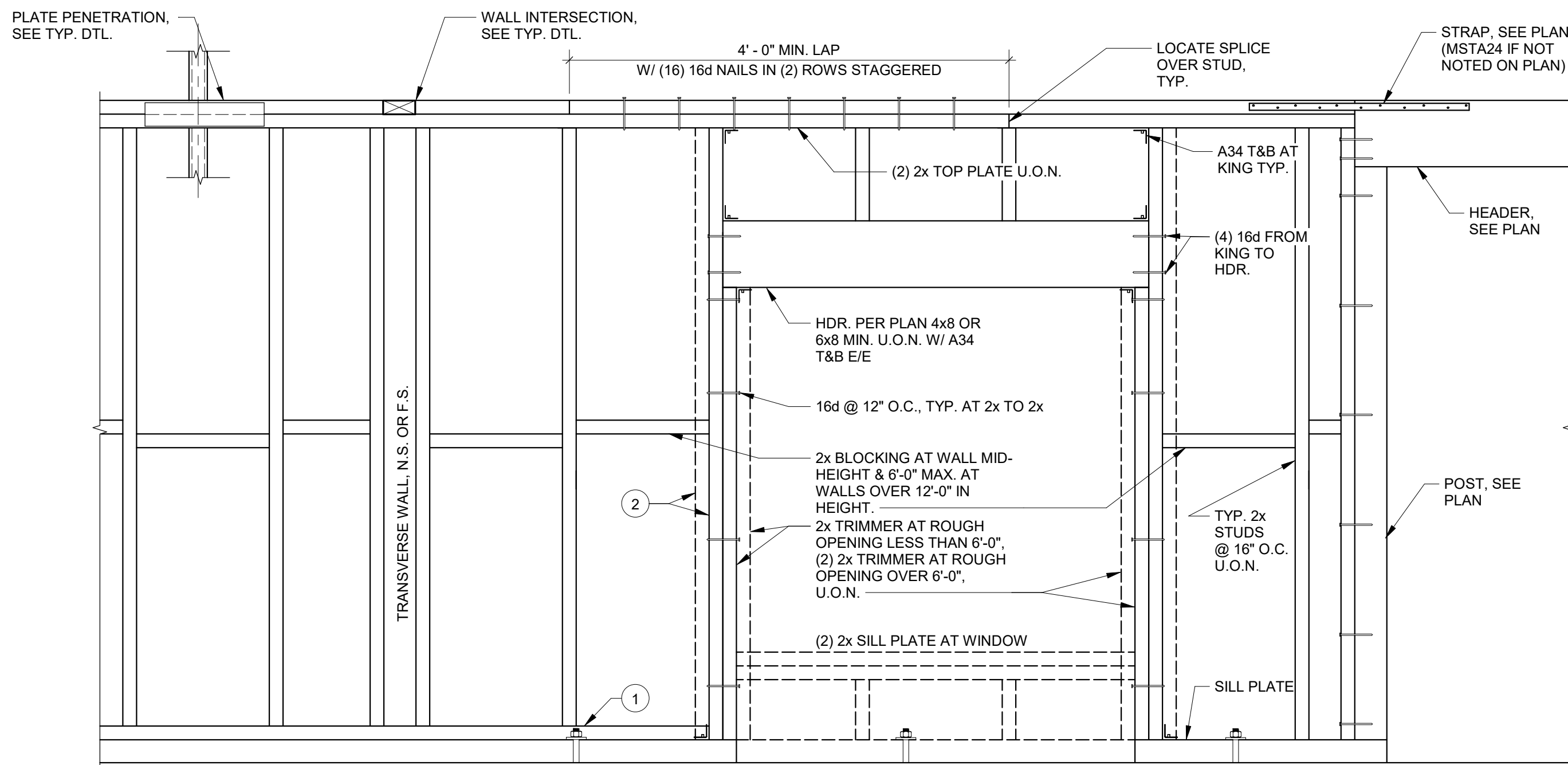


6
S1.2C
BEAM SUPPORT @ STUD BEARNIG WALL
1" = 1'-0"



NOTES:
1. @ EXTERIOR WALLS, PROVIDE PLYWD SHG TO MATCH (E) SHG THICKNESS. PROVIDE 10d NAILS @ 6" O.C. @ EDGES & 12" O.C. @ INTERMEDIATE MEMBERS (FIELD NAILING).
2. WHERE SILL SITS ATOP CONCRETE STEM, PROVIDE 3x PT SILL W/ 5/8" DIA EPOXY ANCHORS W/ 7" EMBED @ 24" O.C. MAX SPACING.

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



1 WHERE STUD OCCURS OVER ANY PART OF A.B. NUT OR WASHER PROVIDE 2x SCAB PLATE W/ (4) 10d NAILS TO SILL PLATE. DRILL 1 1/2" DIA. HOLE FOR A.B.

2 (1) 2x KING STUD FOR ROUGH OPENING LESS THAN 3'-0" WIDE AT INTERIOR WALLS, (2) 2x KING STUDS FOR ROUGH OPENING OVER 3'-0" WIDE AND AT EXTERIOR WALLS, U.O.N.

1
S1.2C
TYPICAL STUD WALL FRAMING
N.T.S.

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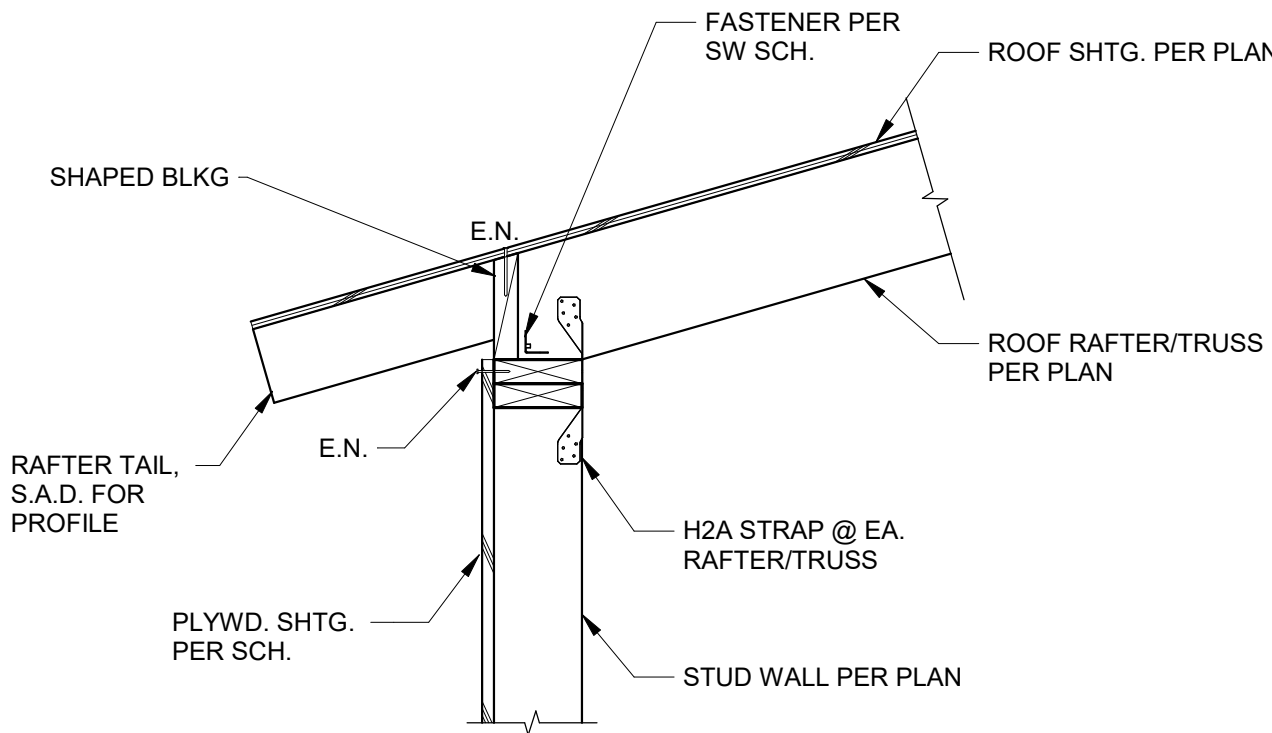
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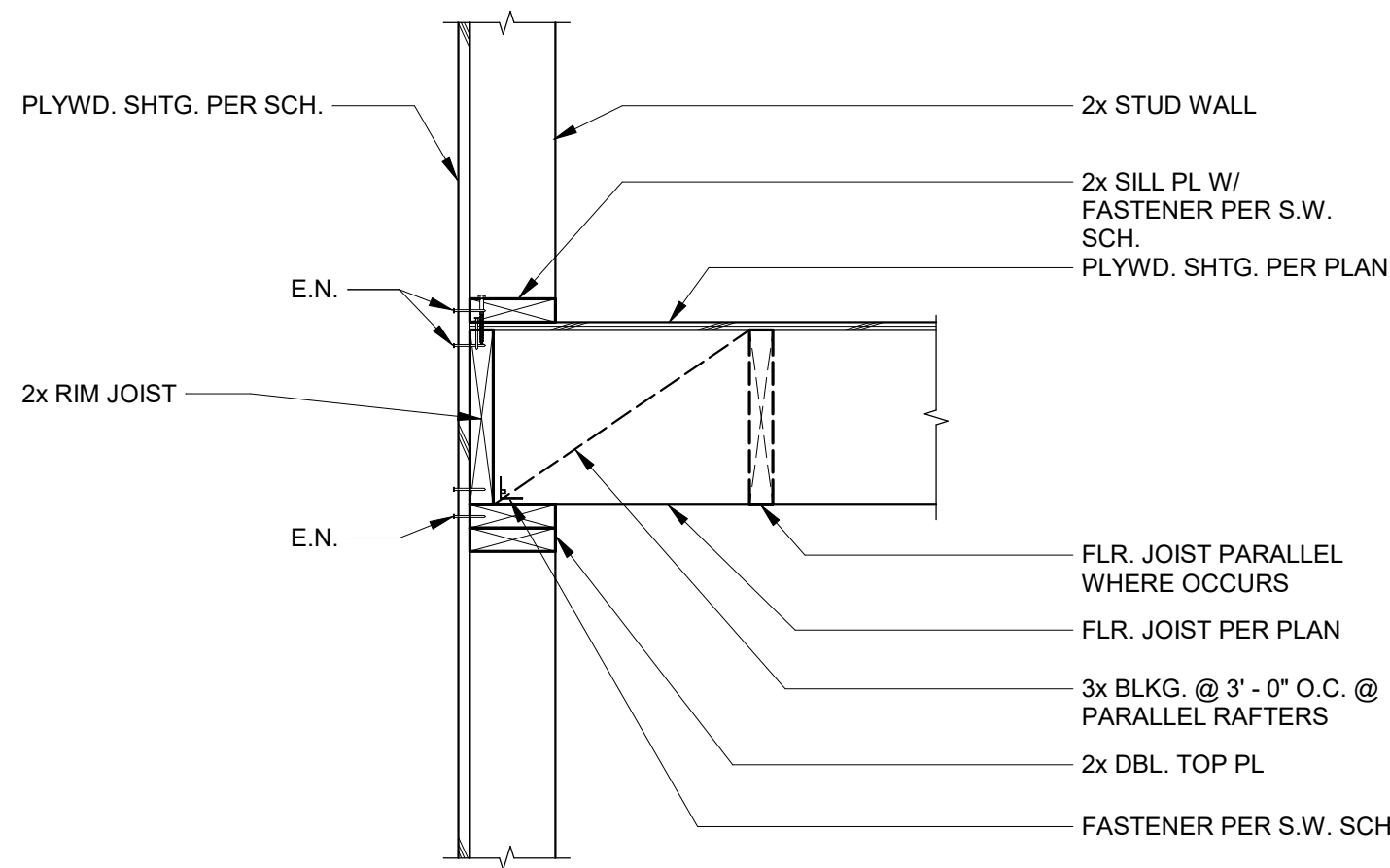
DRAWING TITLE

TYPICAL WOOD
DETAILS

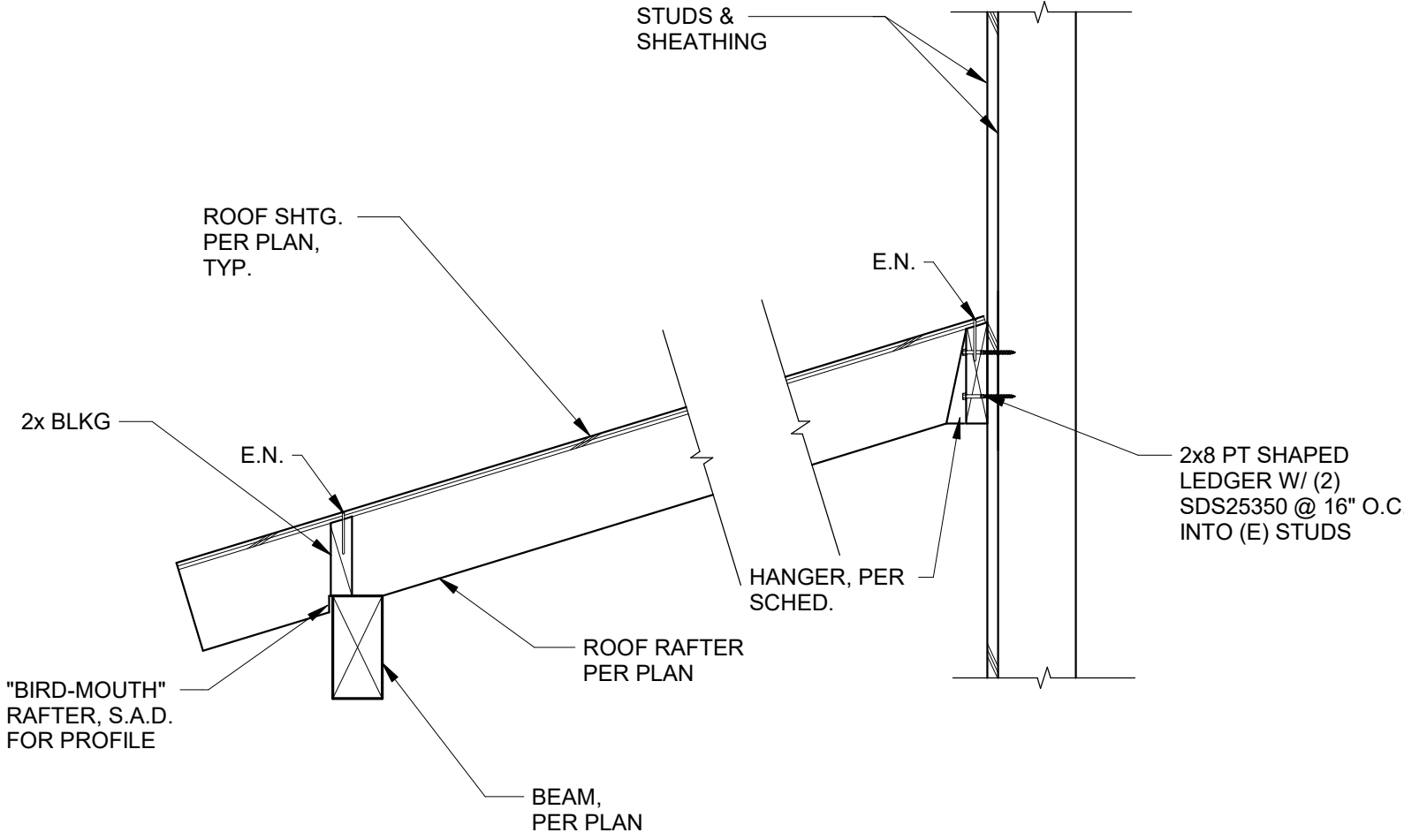
S1.2D



6 TYP. RAFTER-TO-WALL DETAIL 1" = 1'-0"

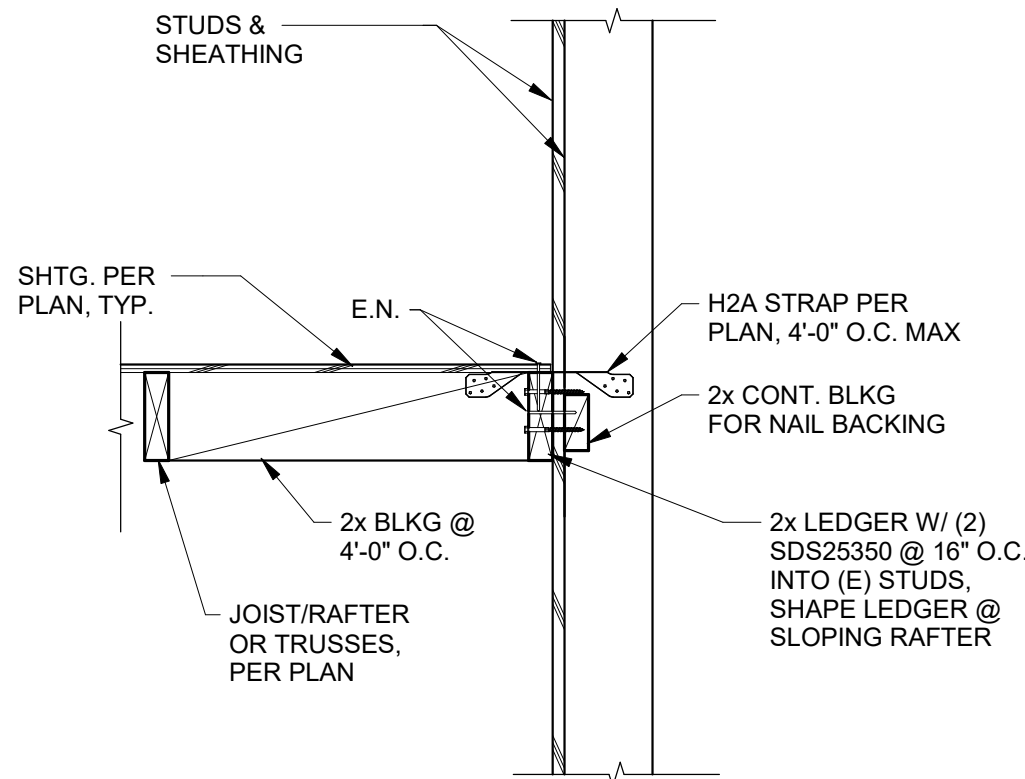


5 TYP. FLOOR FRAMING 1" = 1'-0"



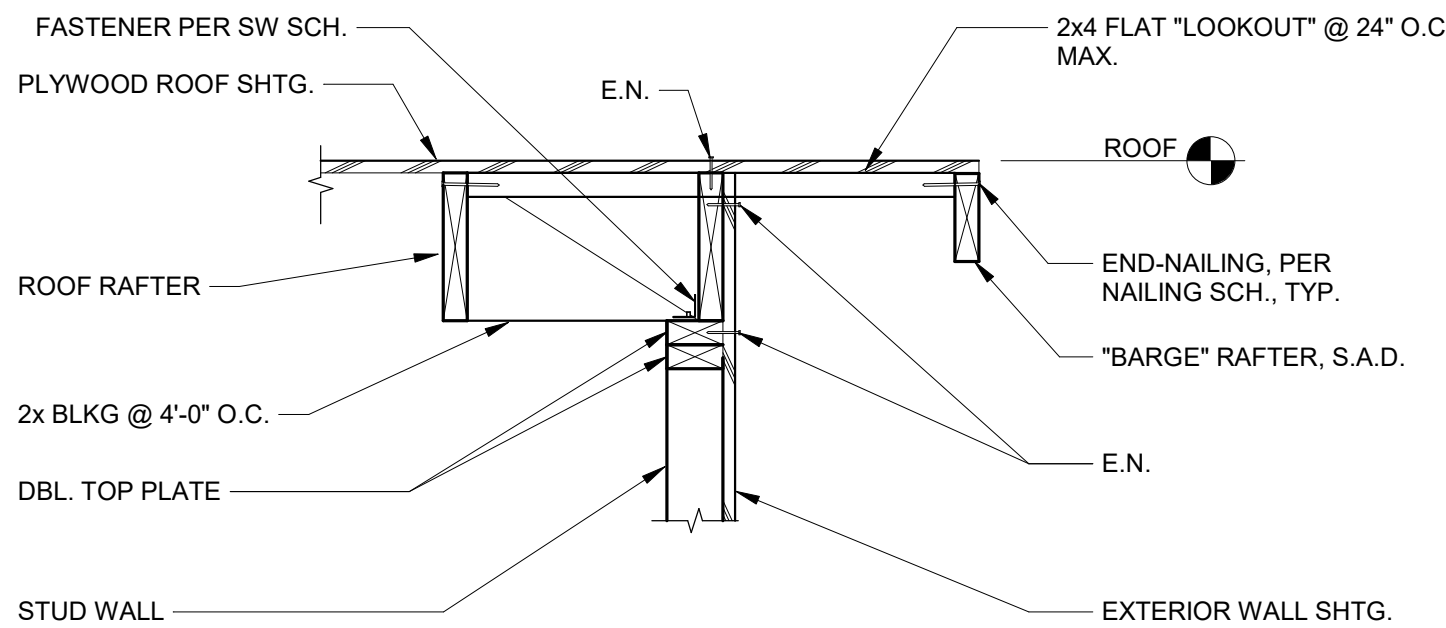
NOTES:
1) SEE OTHER DETAILS FOR INFO NOT NOTED
2) SEE ARCHITECTURAL DWGS FOR FLASHING & WATERPROOFING

3 ROOF DETAIL @ AWNING 1" = 1'-0"



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

2 TYPICAL WOOD LEDGER CONNECTION DETAIL 1" = 1'-0"



NOTE:
1. ARCHITECTURAL DETAILS NOT SHOWN

1 TYPICAL RAKE OUTRIGGER DETAIL 1" = 1'-0"

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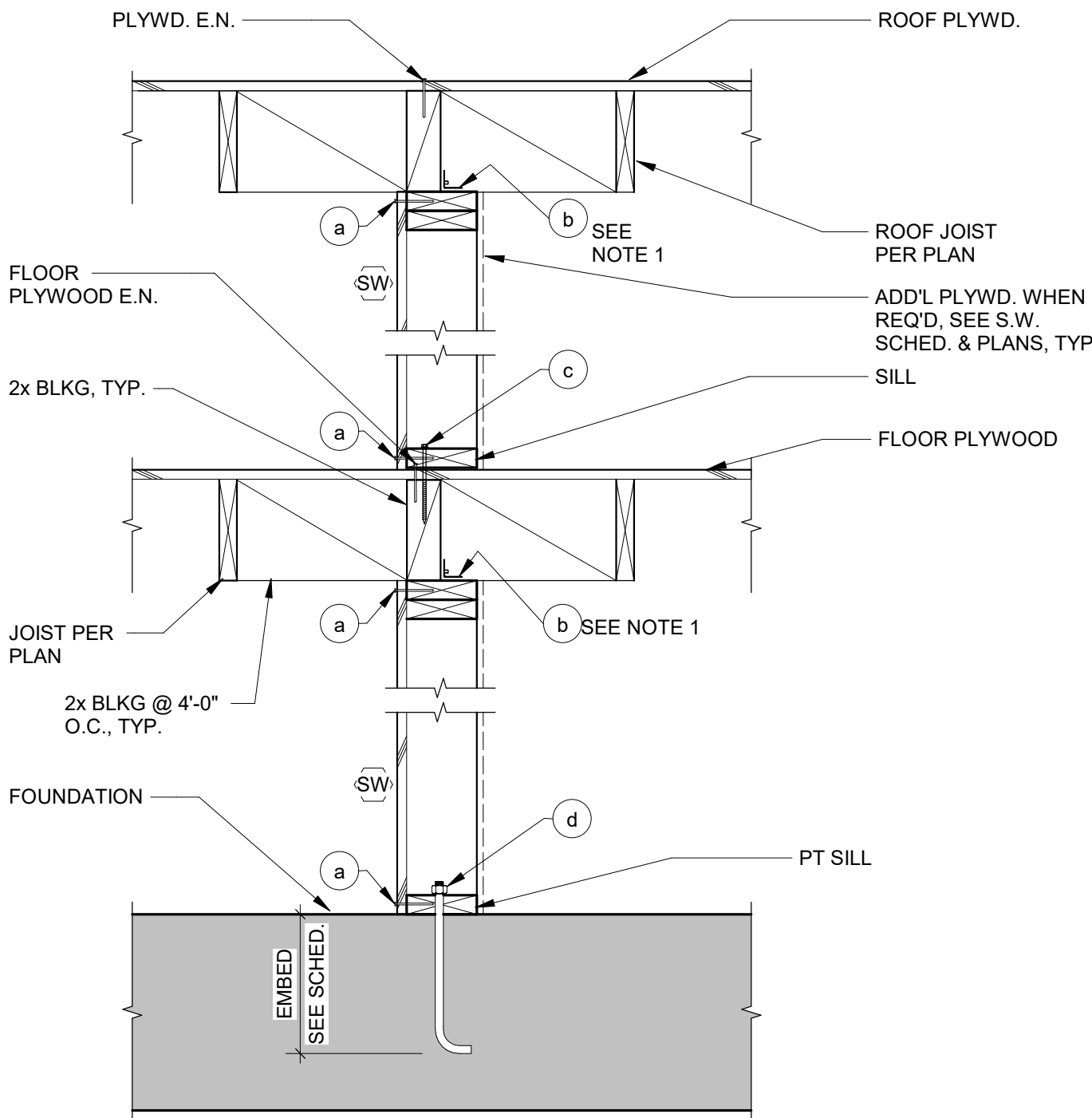
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TYPICAL WOOD
DETAILS

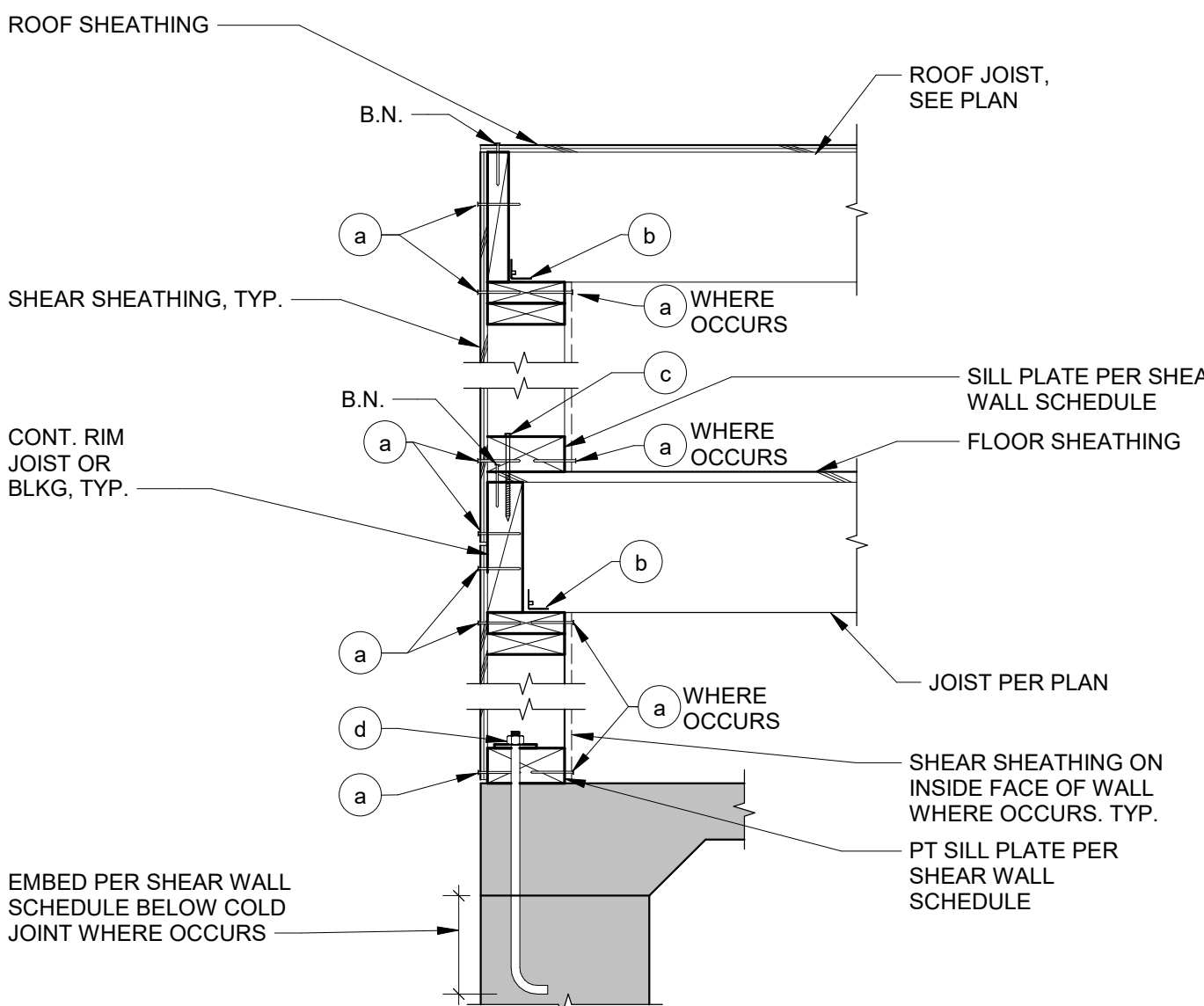
S1.2E



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

6 TYPICAL INTERIOR SHEAR WALL

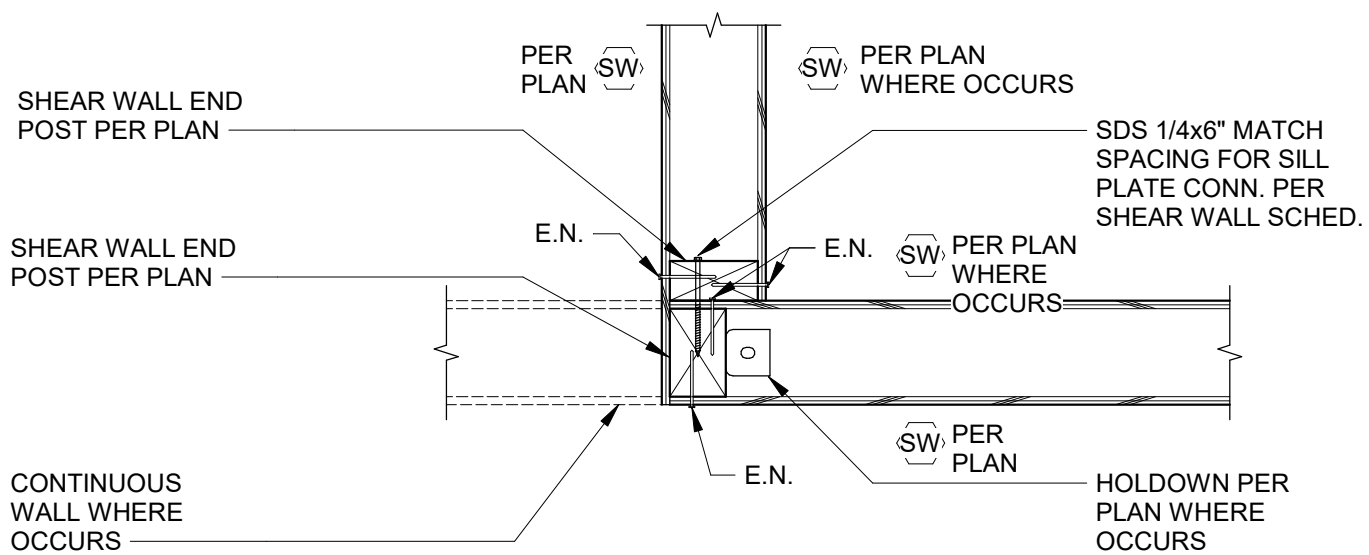
1" = 1'-0"



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

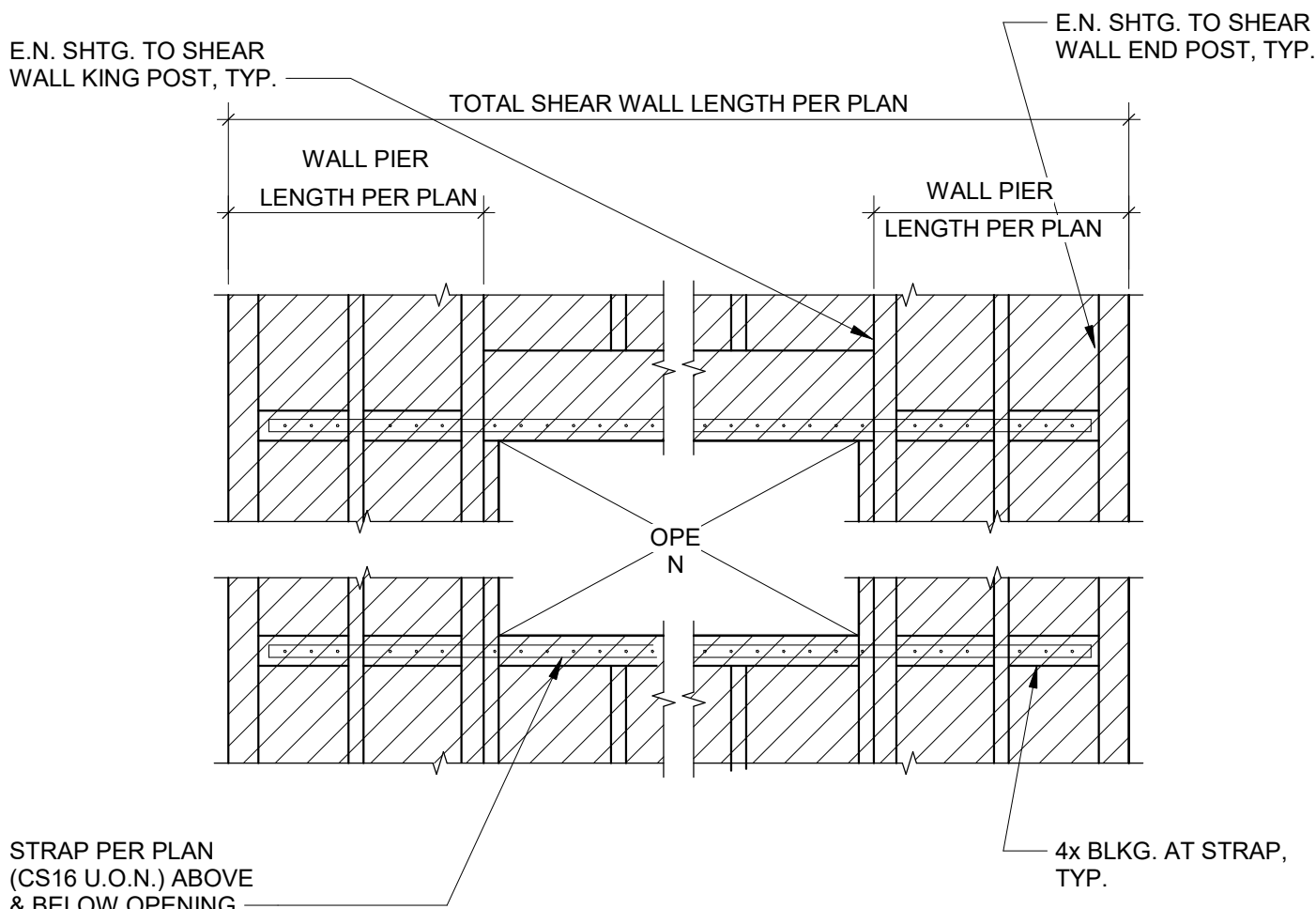
5 TYPICAL EXTERIOR SHEAR WALL

1" = 1'-0"



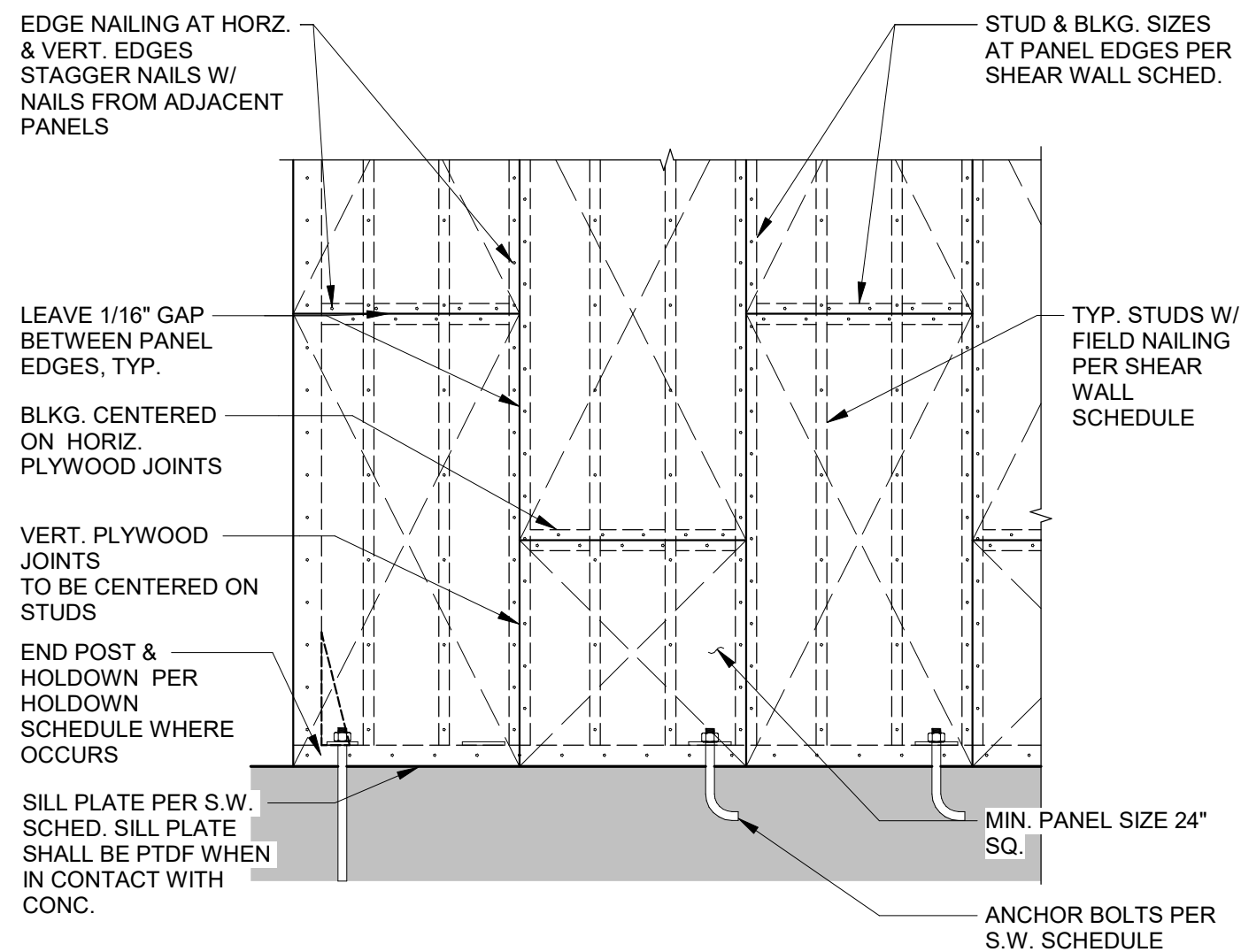
4 SHEAR WALL INTERSECTION

1" = 1'-0"



3 OPENING REINF. @ WOOD S.W.

1" = 1'-0"



2 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	10d @ 6" O.C. B/S	620	12" O.C.	8" O.C.	32" O.C.
4	10d @ 4" O.C. B/S	920	8" O.C.	6" O.C.	24" O.C.

- NOTES:
- USE 1/2" CDX PLYWD
 - 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.
 - 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.
 - ALL FDN. ANCHOR BOLTS ARE 3/4" 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 3/4" ALL THREAD ROD WITH SIMPSON SET-XP EPOXY MAY BE USED. ANCHORS SHALL HAVE A MIN. EMBEDMENT OF 7", A MIN. EDGE DISTANCE OF 1 1/2" AND SHALL HAVE A 3" SQ. x 3 GA. PLATE WASHER AT THE SILL. CONTRACTOR MAY USE BP3/4-3 OR BP3/4-3 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.
 - 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 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.

1 SHEAR WALL SCHEDULE

N.T.S.

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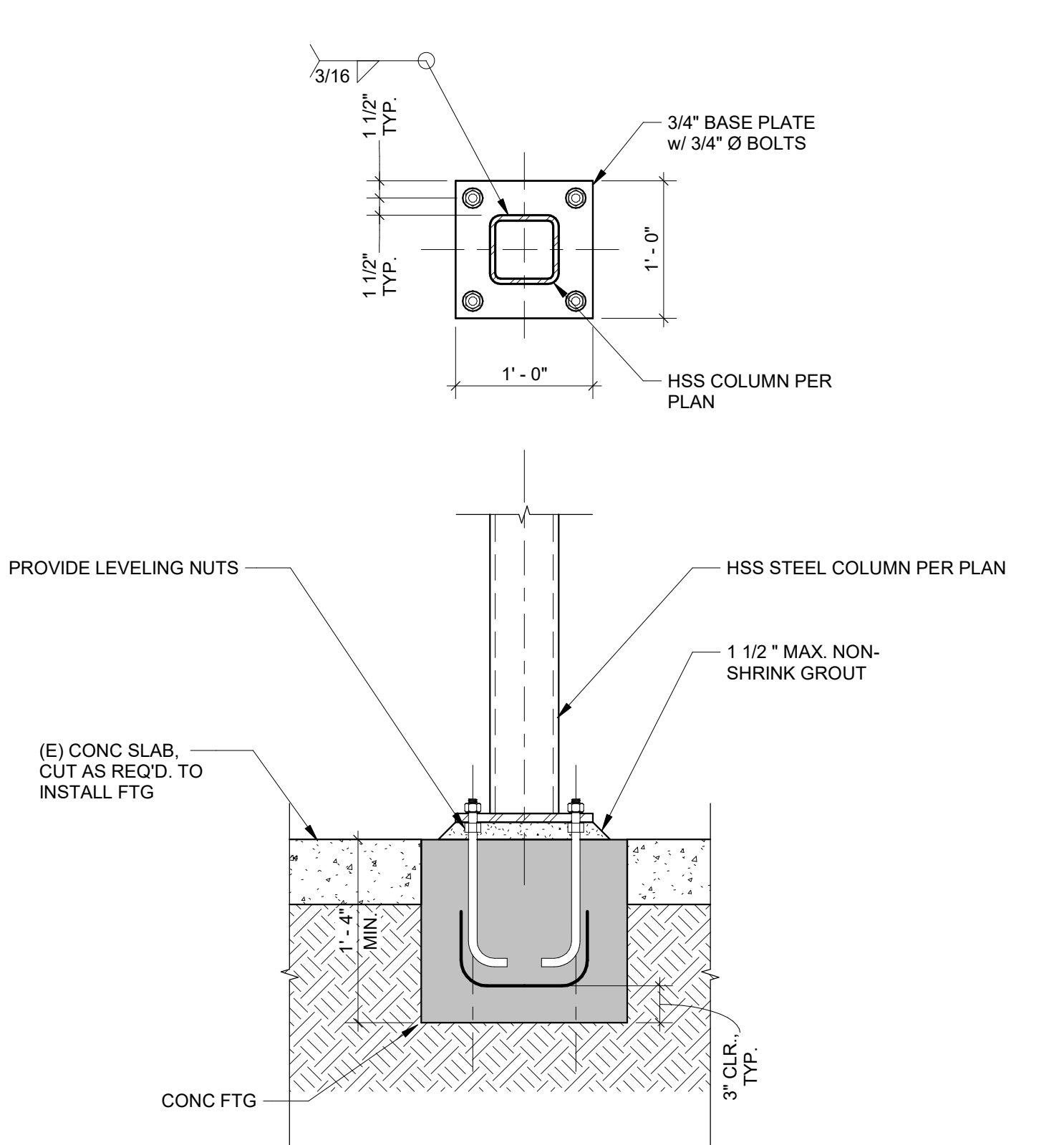
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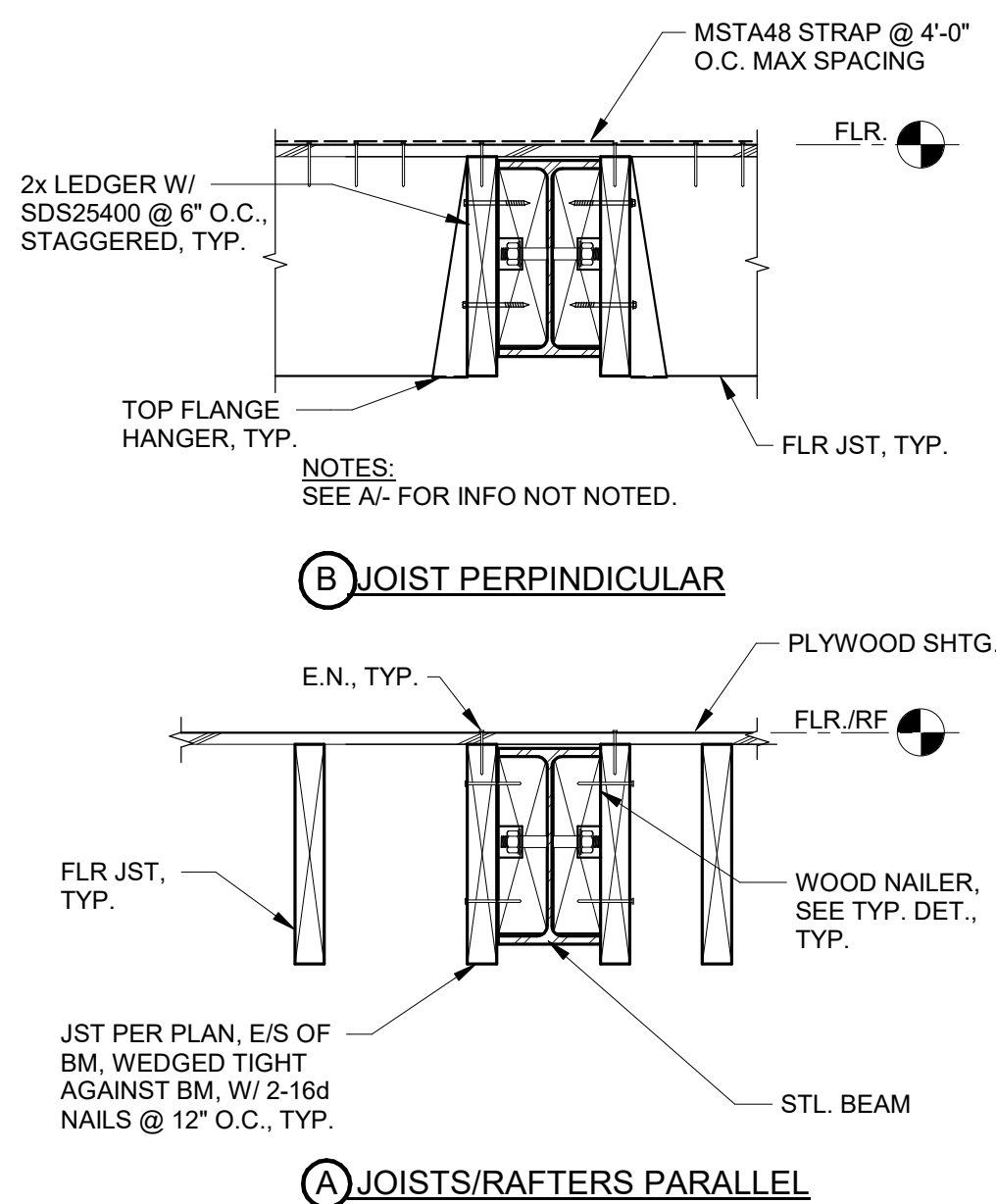
TYPICAL STEEL
DETAILS

S1.3A



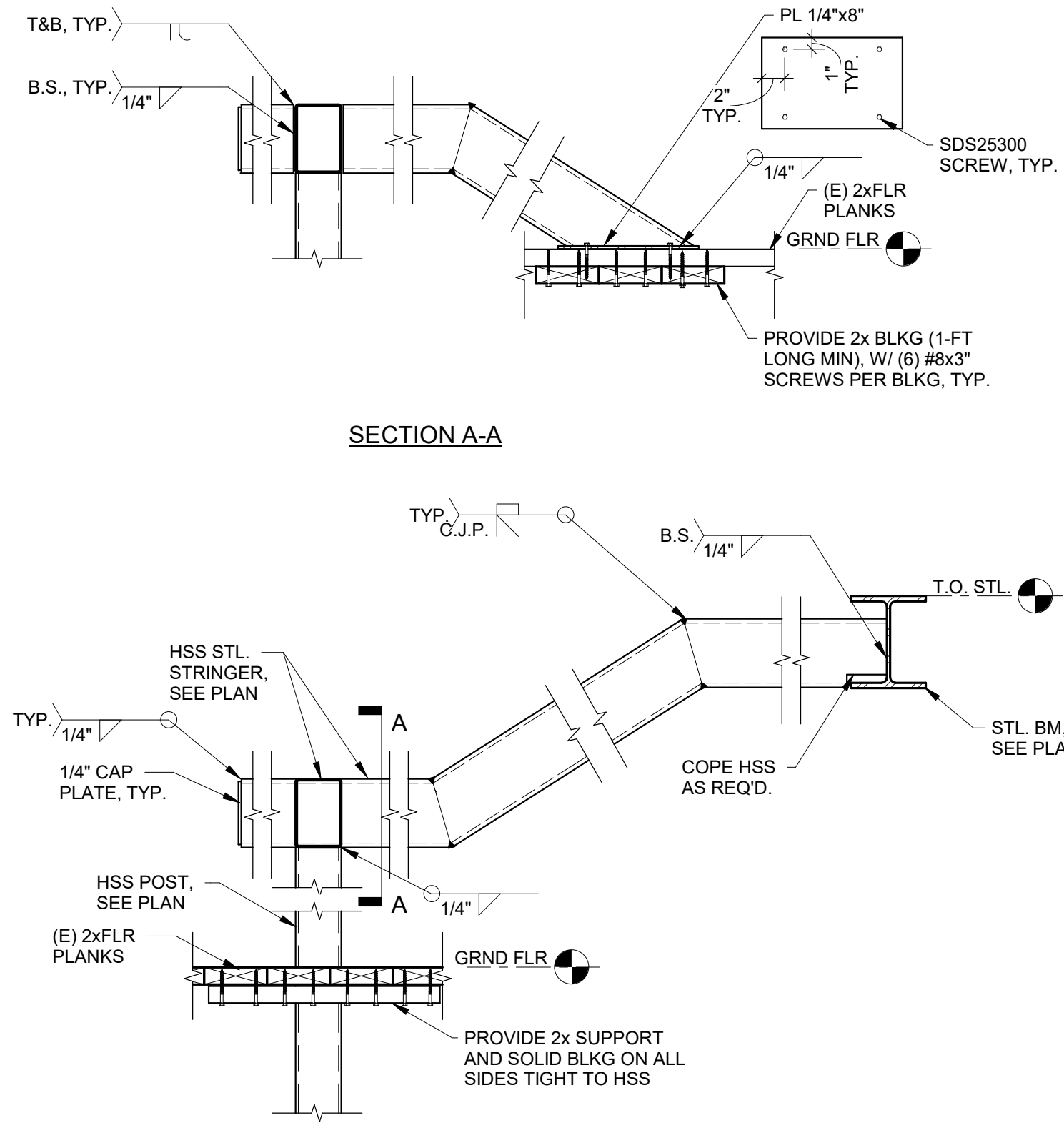
8 HSS COLUMN BASE PLATE CONNECTION

N.T.S.



7 FLUSH FRAMED STL BM DTL @ FLOOR/ROOF

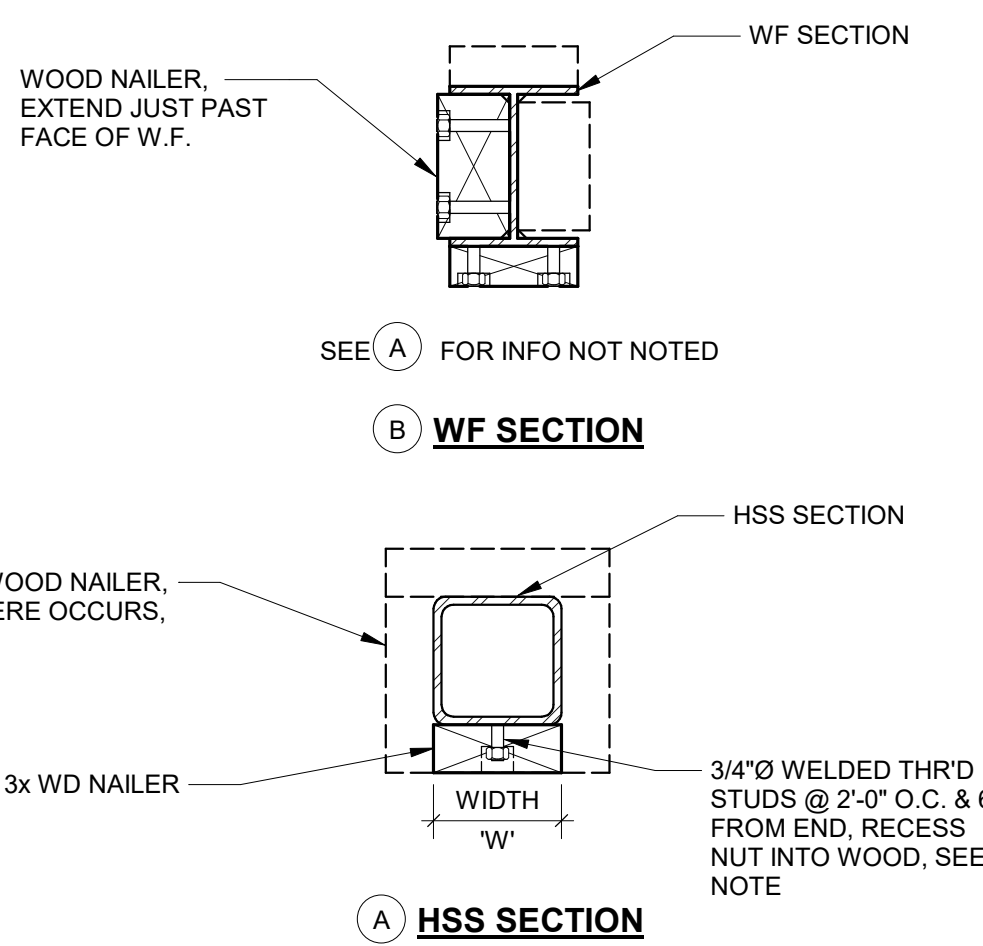
1" = 1'-0"



NOTES:
1. SEE OTHER DETAILS FOR INFO NOT NOTED.
2. S.A.D. FOR HEIGHTS OF ELEMENTS AND FOR TREAD DETAILS

5 STEEL STRINGER CONNECTION DETAILS

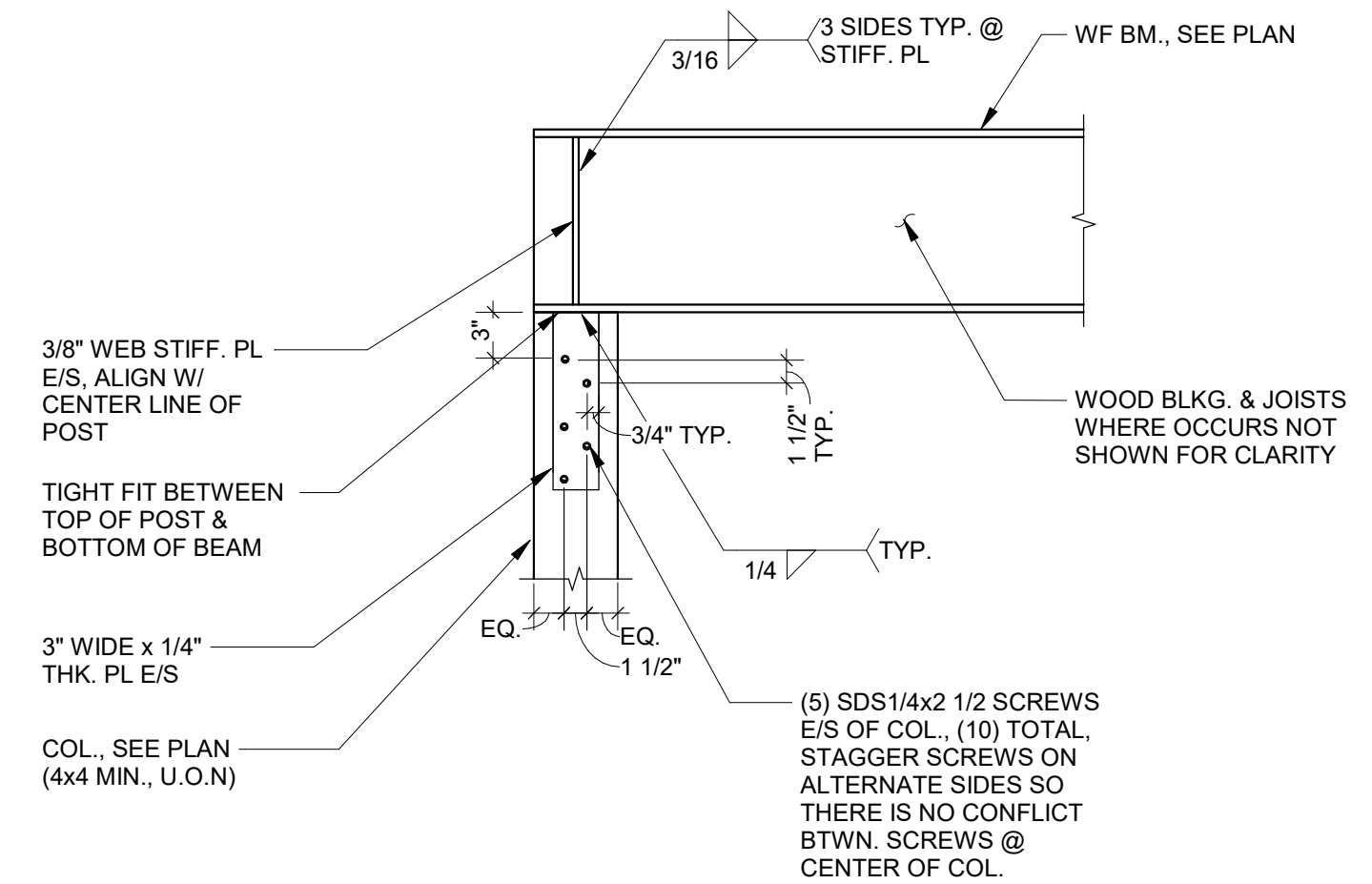
1" = 1'-0"



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

4 TYP. WOOD NAILER DET.

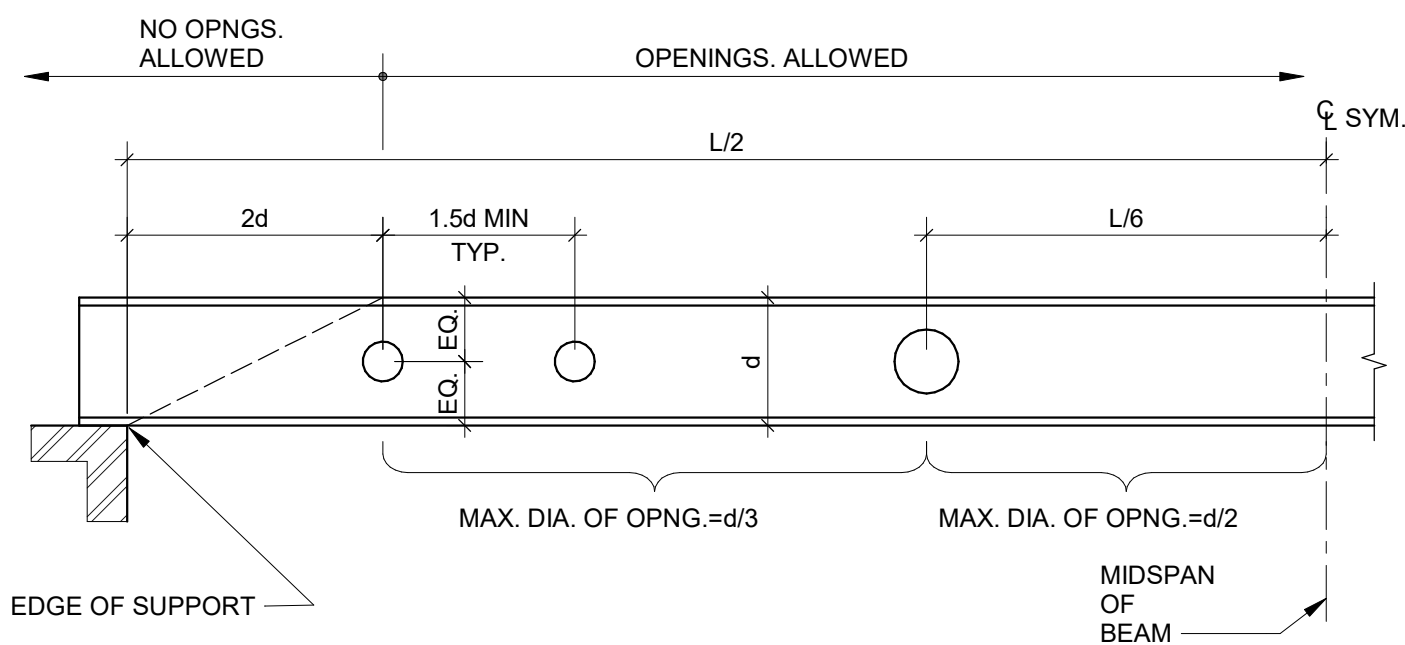
1" = 1'-0"



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



1 STEEL BEAM WEB OPENING

N.T.S.

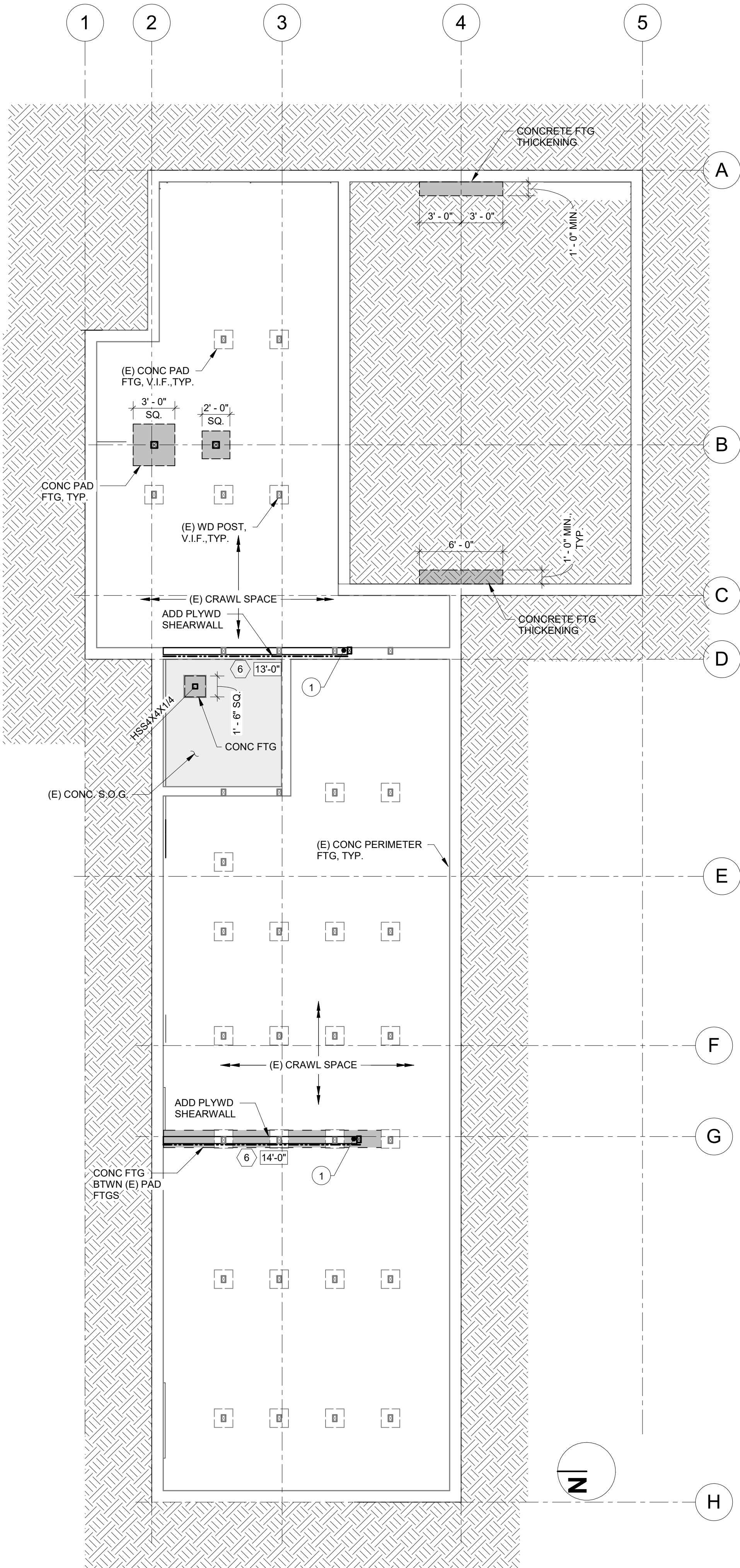
SHEET NOTES:

1. 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.
2. SEE ARCHITECTURAL DRAWINGS FOR ELEVATIONS AND DIMENSIONS NOT NOTED, CURB LOCATIONS AND HEIGHTS, SLOPE OF ELEMENTS, LOCATIONS OF NON-STRUCTURAL WALLS, ETC.
3. SEE OTHER DRAWINGS FOR WATERPROOFING AND DRAINAGE DETAILS.
4. 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
5. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS IN THE FIELD AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
6. U.O.N., WOOD STUD WALLS SHALL BE:
A) 2x6 STUDS @ 16" O.C. @ GROUND FLOOR
B) 2x4 STUDS @ 16" O.C. @ 2ND FLOOR
7. 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.
8. WHERE CONTINUOUS COIL STRAPS ARE SPECIFIED, PROVIDE CONTINUOUS JST OR 2x BLKG.
9. 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
10. AS NOTED IN GENERAL NOTES, PROVIDE JSTS UNDER ALL PARALLEL WALLS OR PROVIDE BLOCKING UNDER PERPENDICULAR WALL

LEGEND:

- STRUCTURAL CONC. WALL
- STRUCTURAL STUD WALL
- STRUCTURAL WALL BELOW
- BEAM
- STL BM MOMENT CONNECTION
- HDR (A) OR (B)
SEE TYPICAL DETAIL
- SIMPSON STRAP, CS16 4-FT LONG MIN., U.O.N.
- SHEAR WALL SHEATHING
- SHEAR WALL MARK, SEE SCH. 1/ S1.2E
MIN. SHEAR WALL LENGTH
- POST/ COLUMN ABOVE (TAGGED)
- POST/ COLUMN BELOW
- JOIST FRAMING
- HOLDOWN, SEE SCHEDULE AND DTL 7/ S1.2B
- FOOTING
- WSWH24x10
SIMPSON STRONG WALL
- JOIST HANGER, SEE TYPICAL DETAIL
- HIDDEN FLANGE JOIST HANGER
- INVERTED JOIST HANGER
- STEP

HOLDOWN SCHEDULE	
MARK	HOLDOWN TYPE
①	HDU4
②	MSTC66 STRAP



FOR COMMENT &
COORDINATION - NOT
FOR CONSTRUCTION

1535 Palmero Way
Pebble Beach, CA

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

HOUSE FOUNDATION
PLAN

STRUCTURAL ENGINEER

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

415-676-9390

www.haltermanengineering.com

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PROJECT NAME / LOCATION

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ISSUE / REVISION

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

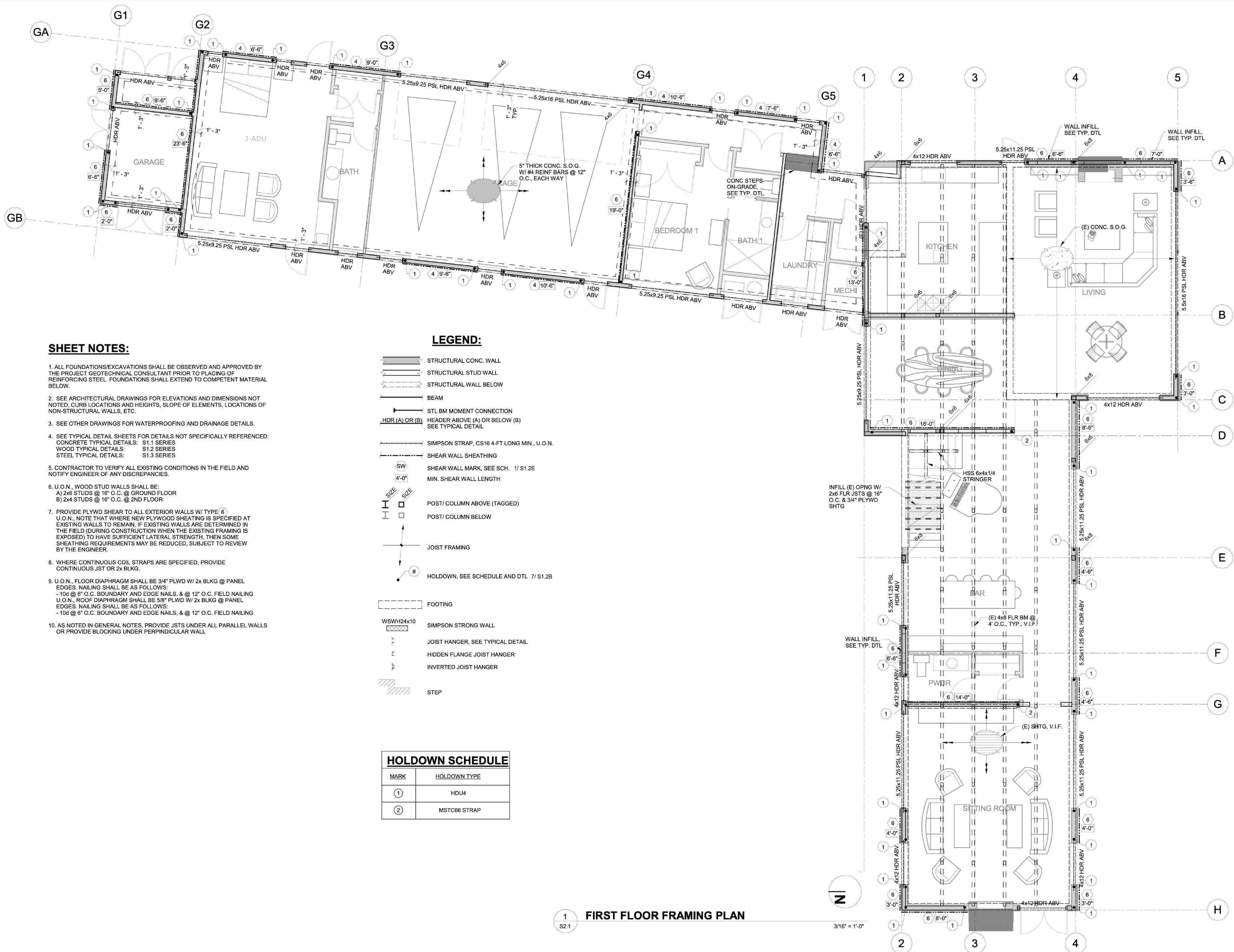
SCALE AS NOTED
IF PRINT SIZE IS
24"x36"

PROJECT No. 23059.01

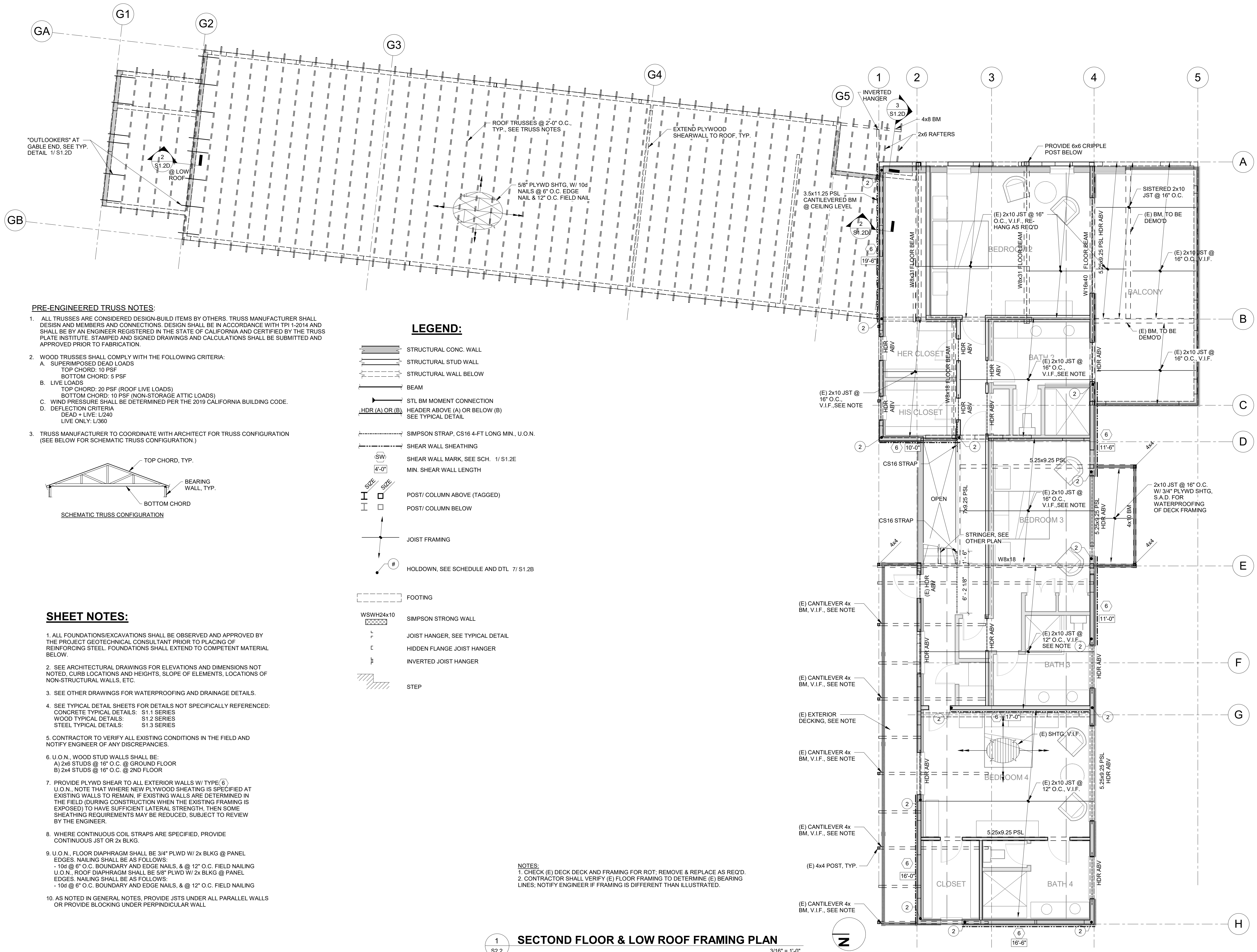
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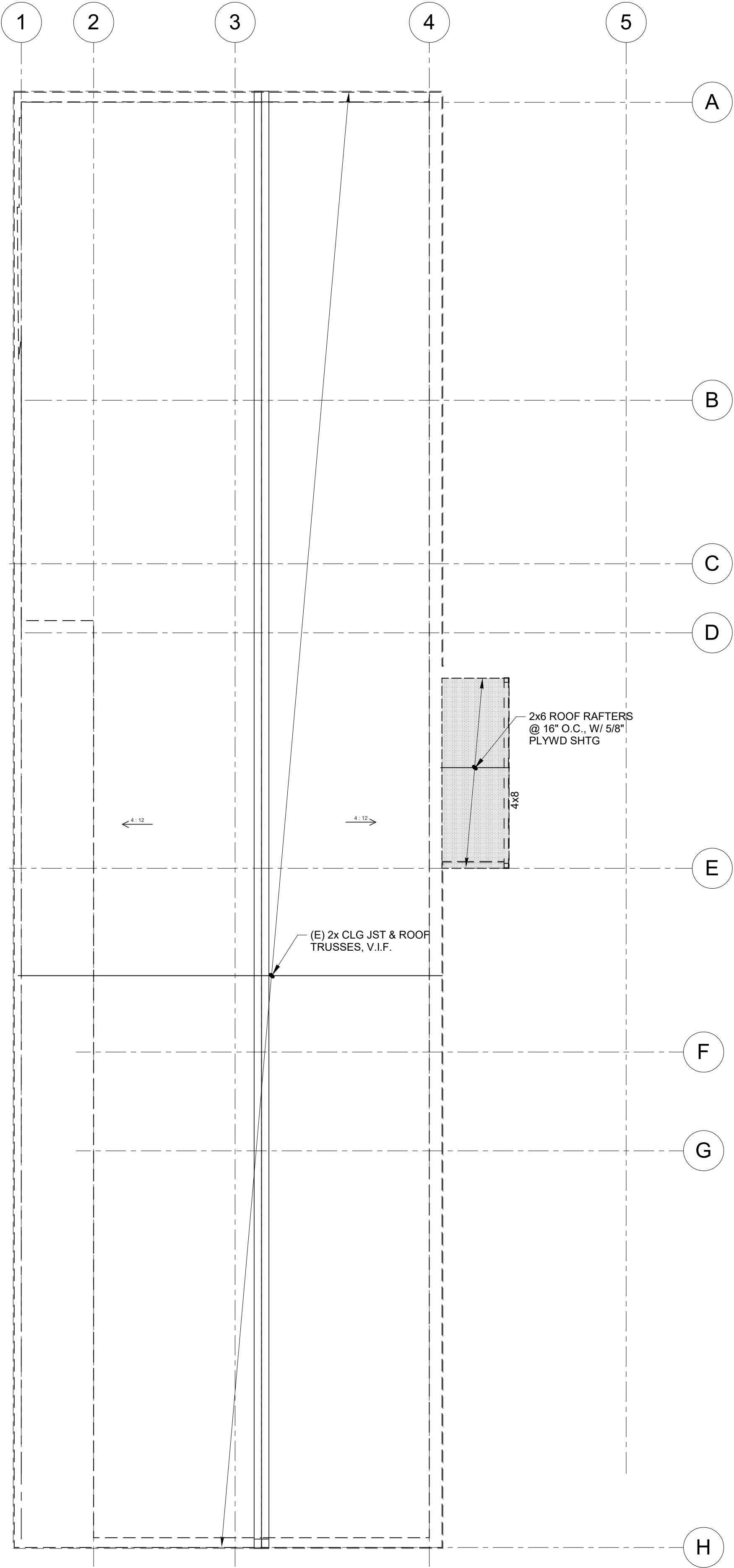
FIRST FLOOR
FRAMING PLAN

S2.1



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

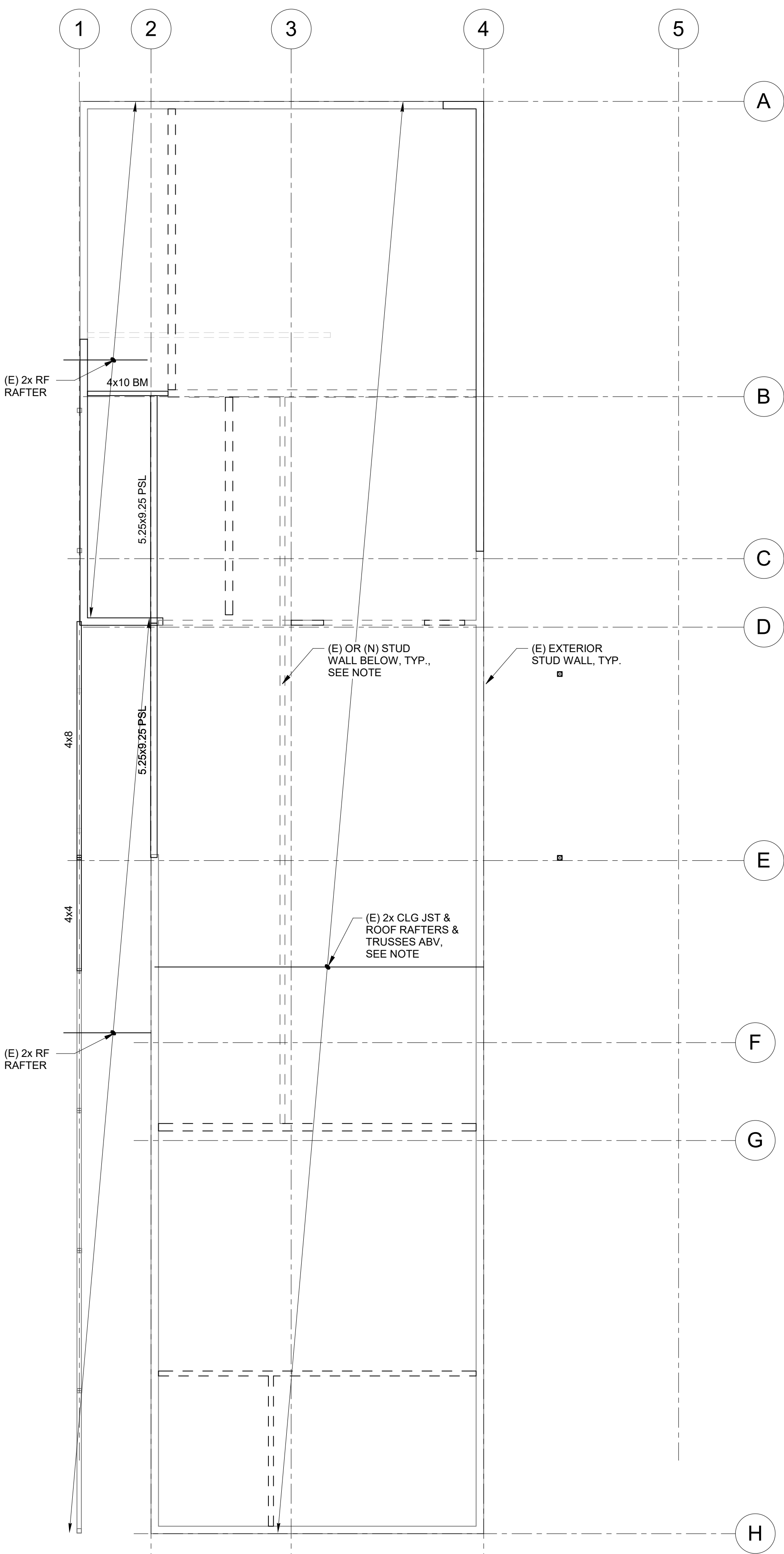




2
S2.3

ROOF FRAMING PLAN

3/16" = 1'-0"



1
S2.3

HOUSE CEILING FRAMING PLAN

3/16" = 1'-0"



3
S2.3

EXISTING ROOF FRAMING DETAIL

3/8" = 1'-0"

LEGEND:

- STRUCTURAL CONC. WALL
- STRUCTURAL STUD WALL
- STRUCTURAL WALL BELOW
- BEAM
- STL BM MOMENT CONNECTION
- HDR (A) OR (B) HEADER ABOVE (A) OR BELOW (B) SEE TYPICAL DETAIL
- SIMPSON STRAP, CS16 4-FT LONG MIN., U.O.N.
- SHEAR WALL SHEATHING
- (SW) SHEAR WALL MARK, SEE SCH. 1/ S1.2E
- 4'-0" MIN. SHEAR WALL LENGTH
- POST/ COLUMN ABOVE (TAGGED)
- POST/ COLUMN BELOW
- JOIST FRAMING
- HOLDOWN, SEE SCHEDULE AND DTL 7/ S1.2B
- FOOTING
- WSWH24x10 SIMPSON STRONG WALL
- JOIST HANGER, SEE TYPICAL DETAIL
- HIDDEN FLANGE JOIST HANGER
- INVERTED JOIST HANGER
- STEP

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DRAWING TITLE

HOUSE CEILING AND
ROOF FRAMING
PLAN

S2.3