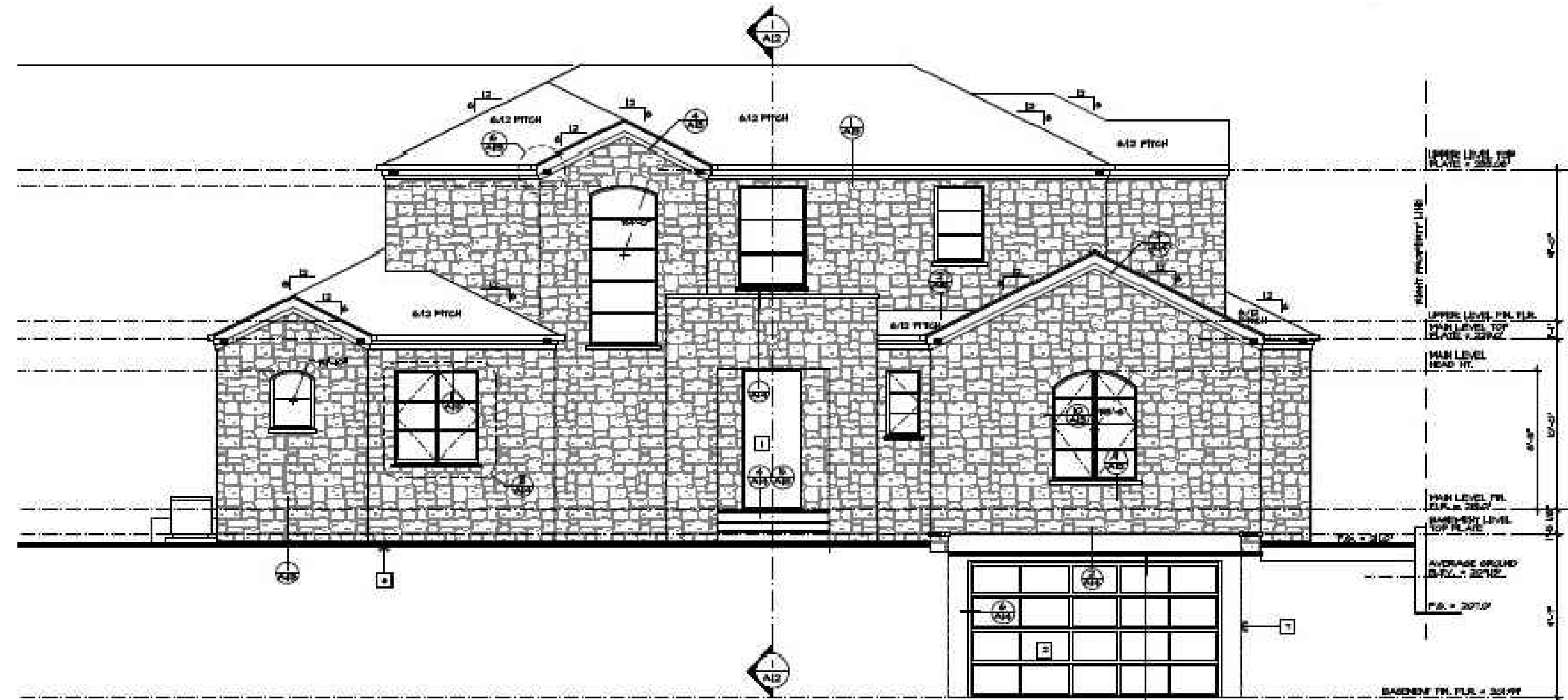


NEW RESIDENCE FOR :
ALLARD RESIDENCE

1060 RODEO ROAD, PEBBLE BEACH CA
 APN 007-323-020-000
 LOT 28, BLOCK 3, DEL REY TERRACE
 TRACT 195



Mark Penney
 Mark Penney
 Principal
 5-23-25

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DATE BY

REVISIONS:

SHEET CONTENTS:
COVER SHEET

JOB NO. : 23-12.01
 DATE : 04-15-25
 ISSUE : PERMIT
 DRAWN : TM
 CHECKED : TP

PROJECT:
 NEW RESIDENCE FOR :
ALLARD RESIDENCE
 1060 RODEO ROAD, PEBBLE BEACH CA
 LOT 28, BLOCK 3, DEL REY TERRACE
 TRACT 195

SHEET NO. :
A1

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VICINITY MAP

CODE COMPLIANCE

ALL CONSTRUCTION TO COMPLY WITH LOCAL CODES AND ORDINANCES AND THE FOLLOWING:
 2022 CALIFORNIA BUILDING CODE (CBC)
 2022 CALIFORNIA RESIDENTIAL CODE (CRC)
 2022 CALIFORNIA ELECTRICAL CODE (CEC)
 2022 CALIFORNIA MECHANICAL CODE (CMC)
 2022 CALIFORNIA PLUMBING CODE (CPC)
 2022 CALIFORNIA FIRE CODE (CFC)
 2022 CALIFORNIA ENERGY CODE (CEC)
 2022 CALIFORNIA GREEN BUILDING STANDARD CODE (CGBC)

CONTRA COSTA COUNTY FIRE PROTECTION DISTRICT SAFETY & MUNICIPAL CODES.

NOTE: A FIRE SUPPRESSION SYSTEM IS REQUIRED

PROJECT DATA

LOT AREA 1	2,206.56118 ACRES	2,206.56118 ACRES
APN	007-323-020-000	007-323-020-000
SUBDIVISION	MONTEREY PENINSULA COUNTRY CLUB SUBD. 2	MONTEREY PENINSULA COUNTRY CLUB SUBD. 2
OCCUPANCY	RS	RS
CONSTRUCTION TYPE	NO	NO
HIGH FIRE HAZARD	NO	NO
SETBACKS:	REQUIRED:	REQUIRED:
FRONT:	20'-0"	20'-0"
SIDE:	10'-0" MIN/20'-0" AGG	10'-0"
REAR:	10'-0"	10'-0"
LIVING AREA:	PROPOSED:	PROPOSED:
BASEMENT (GARAGE), BASEMENT UNFINISHED:	1748 SF	681 SF
BASEMENT TOTAL (DOES NOT CONTRIBUTE TO TOTAL LIVING AREA)	2424 SF	
MAIN LEVEL LIVING:	1817 SF	
UPPER LEVEL LIVING:	1286 SF	
COVERED ENTRY:	74 SF	
TOTAL PRIMARY DWELLING LIVING AREA:	3144 SF	
ADU:	742 SF	
FAR:		
LIVING AREA	= 3144 SF	= 0.344 OR 35%
LOT AREA	= 8498 SF	
LOT COVERAGE:		
BLDG FOOTPRINT	= 1811 SF	= 0.210 OR 21.0%
LOT AREA	= 8498 SF	
EARTHWORKS:		
LAND DISTURBANCE AREA	4470 SF	
CUT	1070 CY	
FILL	160 CY	

ABBREVIATIONS

(A) #	AT	(B) (E)	(C) JST.	(D) JST.	(E) S.A.D.	SEE ARCHITECTURAL
ADP/L	ANCHOR BOLT	EA	JST.	JOINT	DRWS	DRWS
ADJ.	ADJUSTABLE	ELEC.	(K)	LANDSCAPING	S.E.D.	SEE ELECTRICAL DRWS.
A.F.F.	ABOVE FINISHED FLOOR	ELEV.	(L)	LANDSCAPING	S.M.D.	SEE MECHANICAL DRWS.
A.G.	AGGREGATE	EXP.	LANDSCAPING	LANDSCAPING	S.P.D.	SEE PLUMBING DRWS.
ALT.	ALTERNATE	DNB	LANDSCAPING	LANDSCAPING	S.S.D.	SEE STRUCTURAL DRWS.
ALUM.	ALUMINUM	E.P.S.	LANDSCAPING	LANDSCAPING	S.C.	SOLID CORE
A.M.P.	AMPERAGE	EQ.	LANDSCAPING	LANDSCAPING	S.G.	SOLID GORE
A.P.A.	AMERICAN PLYWOOD ASSOCIATION	EXT.	LANDSCAPING	LANDSCAPING	SD	SMOKE DETECTOR
APPROX.	APPROXIMATE	EXT.	LANDSCAPING	LANDSCAPING	SECT.	SECTION
AS	AS SHOWN	FDL	LANDSCAPING	LANDSCAPING	S.F./SQ.F.T.	SQUARE FOOT
ASTM	AMERICAN SOCIETY OF TESTING MATERIALS	FD	LANDSCAPING	LANDSCAPING	SFR	SHEAR
ARCHITECTURAL	ARCHITECTURAL	F.F.	LANDSCAPING	LANDSCAPING	SHR	SHEET
(B) B.F.F.	BELOW FINISHED	F.F.L	LANDSCAPING	LANDSCAPING	SHT	SHEATHING
BLDG.	BUILDING	FLASHING	LANDSCAPING	LANDSCAPING	SHR	SHEAR
BLKS.	BLOCKING	FLR.	LANDSCAPING	LANDSCAPING	SHR	SHEAR
BSM.	BEAM	F.L.	LANDSCAPING	LANDSCAPING	SHR	SHEAR
BTM/BOTT.	BOTTOM	F.L.	LANDSCAPING	LANDSCAPING	SHR	SHEAR
B.T.M.	BETWEEN	F.L.	LANDSCAPING	LANDSCAPING	SHR	SHEAR
(C) CAB	CABINET	F.O.C.	LANDSCAPING	LANDSCAPING	SHR	SHEAR
CALCS.	CALCULATIONS	F.O.S.	LANDSCAPING	LANDSCAPING	SHR	SHEAR
C.C.	CENTER TO CENTER	FR.	LANDSCAPING	LANDSCAPING	SHR	SHEAR
CENPLAST.	CENTR. PLASTER	FR.	LANDSCAPING	LANDSCAPING	SHR	SHEAR
CH.	CHASE	FR.	LANDSCAPING	LANDSCAPING	SHR	SHEAR
CL.	CLEAR	FR.	LANDSCAPING	LANDSCAPING	SHR	SHEAR
CL.	CENTERLINE	FR.	LANDSCAPING	LANDSCAPING	SHR	SHEAR
CL.	CLEAR	FR.	LANDSCAPING	LANDSCAPING	SHR	SHEAR
CL.	CLEAR	FR.	LANDSCAPING	LANDSCAPING	SHR	SHEAR
C.M.U.	CONCRETE MASONRY UNITS	FR.	LANDSCAPING	LANDSCAPING	SHR	SHEAR
COL.	COLUMN	FR.	LANDSCAPING	LANDSCAPING	SHR	SHEAR
CONC.	CONCRETE	FR.	LANDSCAPING	LANDSCAPING	SHR	SHEAR
CONN.	CONNECTION	FR.	LANDSCAPING	LANDSCAPING	SHR	SHEAR
CONT.	CONTINUOUS	FR.	LANDSCAPING	LANDSCAPING	SHR	SHEAR
CONTR.	CONTRACTOR	FR.	LANDSCAPING	LANDSCAPING	SHR	SHEAR
CONTR.	CONTRACTOR	FR.	LANDSCAPING	LANDSCAPING	SHR	SHEAR
(D) DEL.	DOUBLE	FR.	LANDSCAPING	LANDSCAPING	SHR	SHEAR
DEL. PL.	DOUBLE PLATE	FR.	LANDSCAPING	LANDSCAPING	SHR	SHEAR
DET.	DETAIL	FR.	LANDSCAPING	LANDSCAPING	SHR	SHEAR
DR.	DRAWING	FR.	LANDSCAPING	LANDSCAPING	SHR	SHEAR
D.P.	DIAPHRAGM	FR.	LANDSCAPING	LANDSCAPING	SHR	SHEAR
DIA.	DIAMETER	FR.	LANDSCAPING	LANDSCAPING	SHR	SHEAR
DIAM.	DIAMETER	FR.	LANDSCAPING	LANDSCAPING	SHR	SHEAR
DN.	DOWN	FR.	LANDSCAPING	LANDSCAPING	SHR	SHEAR
D.S.	DOWNSPOUT	FR.	LANDSCAPING	LANDSCAPING	SHR	SHEAR
DWG.	DRAWING	FR.	LANDSCAPING	LANDSCAPING	SHR	SHEAR

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SEE ALSO STRUCTURAL NOTES BY STRUCTURAL ENGINEER. WHERE CONFLICTS OCCUR, STRUCTURAL ENGINEER'S NOTES SHALL GOVERN.

A - GENERAL REQUIREMENTS

- A1 CONSTRUCTION, WORKMANSHIP, AND MATERIALS SHALL CONFORM TO NOTES IN THIS SET OF CONSTRUCTION DOCUMENTS. ALL APPLICABLE LOCAL CODES AND ORDINANCES, 2022 CALIFORNIA BUILDING CODE (CBC), 2022 CALIFORNIA RESIDENTIAL CODE (CRC), 2022 CALIFORNIA ELECTRICAL CODE (CEC), 2022 CALIFORNIA MECHANICAL CODE (CMC), 2022 CALIFORNIA PLUMBING CODE (CPC), 2022 CALIFORNIA ENERGY CODE (CEC), 2022 CALIFORNIA FIRE CODE (CFC) AND THE 2022 CALIFORNIA GREEN BUILDING STANDARD (CGSBC).
A2 IN THE EVENT OF CONFLICT BETWEEN PERTINENT CODES AND REGULATIONS AND REFERENCED STANDARDS OF THESE SPECIFICATIONS, THE MORE STRINGENT PROVISIONS SHALL GOVERN.
A3 CONTRACTOR AND SUBCONTRACTORS SHALL VISIT THE SITE PRIOR TO BIDDING AND SHALL VERIFY ALL JOB SITE CONDITIONS AND DIMENSIONS, AND REPORT TO THE DESIGNER ANY DISCREPANCIES BETWEEN ON-SITE CONDITIONS AND THE CONSTRUCTION DOCUMENTS (INCLUDING SPECIFICATIONS) PRIOR TO PROCEEDING WITH THE AFFECTED PORTION OF THE WORK.
A4 UNLESS SPECIFICALLY NOTED IN CONTRACT, TALON DESIGN GROUP, INC. WILL NOT BE OBSERVING THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR FINAL DIMENSIONS, QUANTITIES, COORDINATION OF THE WORK OF ALL TRADES, QUALITY CONTROL, AN CONSTRUCTION STANDARDS FOR THIS PROJECT.
A5 THE CONTRACTOR OR HIS REPRESENTATIVE SHALL BE AT THE SITE TO SUPERVISE AND COORDINATE CONSTRUCTION AT ALL TIMES WHILE WORK IS IN PROGRESS.
A6 ALL CONTRACTORS SHALL BE REQUIRED TO MAINTAIN WORKER'S COMPENSATION INSURANCE AS REQUIRED BY CALIFORNIA LAW, ALSO PUBLIC LIABILITY AND PROPERTY DAMAGE INSURANCE OF ADEQUATE COVERAGE, AS WELL AS FIRE, THEFT AND VANDALISM INSURANCE DURING CONSTRUCTION P TO THE CERTIFICATE OF OCCUPANCY.
A7 THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING CONSTRUCTION OF THE PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY CONTINUOUSLY AND NOT LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND INDEMNIFY, AND HOLD THE OWNER AND DESIGNER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR DESIGNER. THE OWNER AND THE DESIGNER SHALL BE NAME AS ADDITIONAL INSUREDS ON THE CONTRACTOR'S LIABILITY INSURANCE COVERAGE.
A8 THE CONTRACTOR SHALL OBTAIN ALL APPROVALS AND PERMITS FROM AUTHORITIES HAVING JURISDICTION PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL PREPARE A SCHEDULE FOR CONSTRUCTION AND SHALL SUBMIT TO THE DESIGNER FOR REVIEW.
A9 APPROVALS BY BUILDING INSPECTORS SHALL NOT CONSTITUTE AUTHORITY TO DEVIATE FROM THESE PLANS AND SPECIFICATIONS.
A10 CONTRACTOR AND SUBCONTRACTORS ARE TO REFER TO THE COMPLETE SET OF ALL CONSTRUCTION DOCUMENTS PRIOR TO COMMENCEMENT OF WORK TO ELIMINATE POSSIBLE FUTURE ERRORS AND OMISSIONS.
A11 OMISSIONS, IN THE EVENT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS, THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS THAT OF SIMILAR SHOWN CONDITIONS. IF FEATURES ARE STILL UNCLEAR, CONTACT THE DESIGNER FOR CLARIFICATION.
A12 PRIOR TO THE START OF CONSTRUCTION, CONTRACTOR SHALL CONSULT NECESSARY REPRESENTATIVES OF AUTHORITIES HAVING JURISDICTION AS WELL AS GAS, ELECTRICITY, WATER, TELEPHONE AND CABLE COMPANIES CONCERNING AVAILABILITY AND HOOKUP OF ALL UTILITIES.
A13 ALL MANUFACTURED MATERIALS, COMPONENTS, FASTENERS, ASSEMBLIES, ETC. SHALL BE HANDLED AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND PROVISIONS OF APPLICABLE I.C.C. RESEARCH RECOMMENDATIONS. WHERE SPECIFIC MANUFACTURED PRODUCTS ARE CALLED FOR, PRODUCTS OF EQUAL QUALITY THAT MEET APPLICABLE STANDARDS AND SPECIFICATIONS AND THAT ARE APPROVED BY THE DESIGNER MAY BE USED.
A14 UNDER NO CIRCUMSTANCES SHALL ANY SHEETS (DRAWINGS, PRINTS, PLANS, ETC.) MARKED 'BID SET' OR 'PRELIMINARY NOT FOR CONSTRUCTION' BE USED FOR ACTUAL CONSTRUCTION. GENERAL CONTRACTOR SHALL PROVIDE SUBCONTRACTORS WITH MARKED 'CONSTRUCTION DOCUMENTS', OR LATEST EDITION OF PRINTS AS CONFIRMED BY THE DESIGNER.
A15 SUBCONTRACTORS SHALL DISPOSE OF RUBBISH CAUSED BY THEIR WORK, AND KEEP PREMISES JOB SITE CLEAN OF SUCH RUBBISH. CONTRACTOR SHALL KEEP PREMISES 'BROOM CLEAN' AT ALL TIMES.
A16 SHOP DRAWINGS AND OTHER SUBMITTALS PREPARED BY CONTRACTORS IN CONNECTION WITH SOME PORTION OF THE WORK ARE TO BE SUBMITTED TO THE OWNER AND APPROVED PRIOR TO COMMENCEMENT OF CONSTRUCTION OR INSTALLMENT. ANY REVIEW OF SUBMITTALS BY THE OWNER OR THEIR REPRESENTATIVES IS FOR COMPLIANCE WITH DESIGN INTENT ONLY. VERIFICATION OF DIMENSIONS AND CONFORMITY WITH ON SITE CONDITIONS IS THE RESPONSIBILITY OF THE CONTRACTOR.
A17 DESIGNER OR ENGINEER STAMPED PLANS CANNOT BE MODIFIED IN ANY WAY EXCEPT BY THE DESIGNER OR ENGINEER.
A18 SITE INFORMATION FOR THESE DRAWINGS WAS TAKEN FROM A SURVEY BY OTHERS, PROVIDED BY THE OWNER. REFERENCE IS HEREBY MADE TO THAT SOURCE AND TO THAT DRAWING FOR ADDITIONAL INFORMATION.
A19 CIVIL ENGINEERING DRAWINGS ARE PROVIDED UNDER SEPARATE CONTRACT AND THE CONTRACTOR IS HEREBY REFERRED TO THEM FOR SUPPLEMENTAL INFORMATION.
A20 STRUCTURAL ENGINEERING DRAWINGS ARE PROVIDED UNDER SEPARATE CONTRACT AND THE CONTRACTOR IS HEREBY REFERRED TO THEM FOR SUPPLEMENTAL INFORMATION.
A21 GEOTECHNICAL INFORMATION IS PROVIDED UNDER SEPARATE CONTRACT AND THE CONTRACTOR IS HEREBY REFERRED TO THAT REPORT BY OTHERS.
A22 TITLE 24 DESIGN INFORMATION INCLUDING DESIGN CRITERIA FOR HVAC AND PLUMBING SYSTEMS IS PROVIDED UNDER SEPARATE CONTRACT AND THE CONTRACTOR IS HEREBY REFERRED TO THAT REPORT BY OTHERS.

B - HVAC NOTES:

- B1 HEATING, VENTILATION AND AIR CONDITIONING DRAWINGS OR NOTES INCLUDED HEREIN ARE FOR REFERENCE ONLY. THE CONTRACTOR SHALL PROVIDE DESIGN/BUILD DOCUMENTATION AS REQUIRED FOR THESE ITEMS. THIS DOCUMENTATION SHALL BE IN ACCORDANCE WITH THESE DRAWINGS, AN IN CONFORMANCE WITH ALL CODES AND ORDINANCES, CONTRACTOR SHALL OBTAIN ALL PERMITS FOR THIS WORK.
B2 THE MECHANICAL SUBCONTRACTOR SHALL VERIFY LOCATION OF ALL FAUS, EXTERIOR CONDENSER UNITS, INTERIOR REGISTERS AND RETURN AIR GRILLS WITH OWNER PRIOR TO COMMENCING THE WORK.
B3 TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MINIMUM OF 3' FROM ANY OPENINGS INTO THE BUILDING (IE DRYERS, BATH AND UTILITY FANS, ETC.) SUCH AS DOORS, WINDOWS, OPENING SKYLIGHTS OR ATTIC VENTS). CMC 504.5.
B4 BATHROOMS SHALL BE MECHANICALLY VENTILATED WITH AN ENERGY STAR EXHAUST FAN, AND MUST BE CONTROLLED BY A HUMIDITY CONTROL. (CAL Green 4.506.1)
B5 WHERE FURNACES/FORCED AIR UNITS ARE LOCATED IN AN ATTIC OR CRAWL SPACE SPACE, PER CMC 504.4 AND 407.10, PROVIDE:
• AN ACCESS OPENING AND PASSAGEWAY NOT LESS THAN THE LARGEST SYSTEM COMPONENT AND NOTLESS THAN 30" X 30"
• A PASSAGEWAY NOT EXCEEDING 20' WHERE PASSAGE HEIGHT IS LESS THAN 6' IN HEIGHT
• AN UNOBSTRUCTED PASSAGE WIDTH OF 24"
• A LEVEL WORKING PLATFORM OF NOT LESS THAN 30"X30" IN FRONT OF THE SERVICE SIDE OF THE APPLIANCE, UNLESS THE APPLIANCE CAN BE SERVICED FROM THE ACCESS OPENING.
• A 120V OUTLET AND LIGHT FIXTURE NEAR THE APPLIANCE
• SWITCH CONTROLLING LIGHT FIXTURE AT ENTRANCE TO PASSAGEWAY
• PROVIDE A NON-CORROSIVE DRIP PAN WITH OVERFLOW AND COMPENSATE LINE TO THE OUTSIDE
• CLEARANCE FROM THE COMBUSTIBLES SHALL BE IN ACCORDANCE WITH 2022 C.M.C. AND 2022 C.P.C.
B6 ALL AIR DUCTS PENETRATING SEPARATION WALL OR CEILING BETWEEN GARAGE AND LIVING AREA SHALL BE 26 GAUGE MINIMUM PER SECT. 406.1.4.
B7 VENT THE CLOTHES DRYER TO THE OUTSIDE SUCH THAT IT HAS SMOOTH 1/4 INCH METAL DUCT NOT TO EXCEED 14 FEET LENGTH WITH A MAXIMUM OF TWO 90 DEGREE BENDS PER CMC 504.3.2.2. MORE THAN TWO BENDS REQUIRE REDUCTION OF THE 14 FEET BY 2 FEET/BEND. PROVIDE A BACK DRAFT DAMPER PER CMC 504.1
B8 ALL FIXED APPLIANCES ARE TO BE SECURELY FASTENED INTO PLACE AGAINST LATERAL MOVEMENT PER 2022 C.M.C.
B9 FURNACES LOCATED IN THE GARAGE MUST BE SET ON A RAISED PLATFORM AT LEAST 18 INCHES ABOVE THE FLOOR AND HAVE PROTECTION BARRIERS (BOLLARDS WHERE REQUIRED) AGAINST PHYSICAL DAMAGE.

- B10 DUCT WORK SHALL USE PRESSURE-SENSITIVE TAPES, MASTICS, AEROSOL SEALANTS OR OTHER CLOSURE SYSTEMS MEETING APPLICABLE UL 181A AND B REQUIREMENTS. DRAWINGS USED WITH FLEXIBLE DUCTS SHALL BE EITHER STAINLESS STEEL, NORM-DRIVEN HOSE CLAMPS OR UV-RESISTANT NYLON DUCT TIES. IN ADDITION, DRAWBANDS MUST HAVE A MINIMUM TENSILE STRENGTH RATINGS OF 150 POUNDS AND BE TIGHTENED AS RECOMMENDED BY THE MANUFACTURER.
B11 PROVIDE A KITCHEN RANGE HOOD OVER RANGE. INSTALLED DIRECTLY TO THE OUTSIDE EXHAUSTING A MINIMUM OF 100 CFM PER CMC AND ENERGY CODE. THE FAN MUST BE LISTED AT 3 SONE OR LESS FOR NOISE. THE RATING MUST BE BASED ON A WATER COLUMN OF .25 OR GREATER (EXCEPTION: IF THE FAN EXHAUSTS IN EXCESS OF 4000 CFM, THE 3 SONE RATINGS IS NOT REQUIRED. SEE ENERGY COMPLIANCE MANUAL SECTION 4.6.5, 4.6.7, CALIFORNIA ENERGY CODE (ISEC), ASHRAE 62.2
B12 WHERE A LAUNDRY ROOM HAS A GAS FIRED CLOTHES DRYER, PROVIDE A MAKE-UP AIR OPENING IN THE DOOR OF A MINIMUM OF 100 SQ. INCHES PER CMC 504.4.1
B13 GAS FIRED FURNACES MUST BE PROVIDED WITH COMBUSTION AIR PER CMC 501

C - PLUMBING NOTES:

- C1 PLUMBING DRAWINGS OR NOTES INCLUDED HEREIN ARE FOR REFERENCE ONLY. THE CONTRACTOR SHALL PROVIDE DESIGN/BUILD DOCUMENTATION AS REQUIRED FOR THESE ITEMS. THIS DOCUMENTATION SHALL BE IN ACCORDANCE WITH THESE DRAWINGS, AND IN CONFORMANCE WITH ALL CODES AND ORDINANCES, CONTRACTOR SHALL OBTAIN ALL PERMITS FOR THIS WORK.
C2 HOT AND COLD RUNNING WATER IS REQUIRED.
C3 PLUMBING CLEAN-OUTS:
• UNDER FLOOR CLEAN-OUTS SHALL BE WITHIN 20 FEET OF THE CRAWL SPACE ACCESS, ACCESS DOOR OR TRAP DOOR ETC.
• CLEAN-OUTS SHALL BE WATER TIGHT AND AIR TIGHT
• EXTEND THE GROUND CLEAN-OUTS TO THE EXTERIOR OF THE BUILDING, MAKE THEM WATER-TIGHT AND GAS-TIGHT AND THEY MUST BE ABOVE GROUND
C4 SINKS AND WATER CLOSETS TO HAVE FLEXIBLE PIPE TO WATER SUPPLY.
C5 FIXTURE FLOW RATES: SHOWER HEADS SHALL HAVE A MAXIMUM FLOW RATE OF 1.8 GPM @ 80 PSI. LAVATORY FAUCETS SHALL HAVE A MAXIMUM FLOW RATE OF 1.2 GPM @ 60 PSI. KITCHEN FAUCETS SHALL HAVE A MAXIMUM FLOW RATE OF 1.8 GPM @ 60 PSI. GRAVITY TANK-TYPE WATER CLOSERS SHALL HAVE MAXIMUM OF 1.29 GALLON/FLUSH
C6 THERE MUST BE AT LEAST 15 INCHES BETWEEN THE CENTER OF PLUMBING FIXTURES SUCH AS WATER CLOSETS OR SINKS AND THE NEAREST WALL OR OBJECT.
C7 CONSULT OWNER FOR ALL PLUMBING FIXTURE MAKES, MODELS, COLORS AND MANUFACTURERS.
C8 CONSULT OWNER FOR HEIGHTS OF ALL SHOWER HEADS.
C9 POSITION SHOWER VALVE CONTROLS SUCH THAT BATHER CAN ADJUST PRIOR TO STEPPING INTO SHOWER COMPARTMENT. POSITION SHOWER HEAD SUCH THAT IT DOES NOT SPRAY DIRECTLY AT THE ENTRANCE TO THE SHOWER ENCLOSURE
C10 SHOWERS AND TUB/SHOWERS SHALL BE PROVIDED WITH PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE CONTROLS.
C11 DRAIN PIPES FROM UPPER LEVEL TO BE WRAPPED IN INSULATION FOR SOUND DAMPENING.
C12 ALL PLUMBING SHALL BE SEPARATED FROM STRUCTURE WITH PLUMBING PIPE ISOLATORS.
C13 AT SHOWERS AND TUB/SHOWERS THE MOISTURE RESISTANT UNDERLAYMENT SHALL BE INSTALLED TO A MIN. HEIGHT OF 12" ABOVE DRAIN INLET. AT ALL TUB/SHOWERS PROVIDE A SMOOTH HARD NON-ABSORBENT SURFACE (e.g. CERAMIC TILE) TO THE MIN. HEIGHT OF 12" ABOVE DRAIN INET.
C14 FINISHED FLOOR OF SHOWER RECEPTOR SHALL SLOPE UNIFORMLY FROM THE SIDES TOWARDS THE DRAIN, NOT MORE THAN 1/4" PER FT. AND NOT MORE THAN 1/2" PER FT.
C15 PLUMBER TO PROVIDE VERTICAL FIXTURE VENT OR LOOP VENT FOR ISLAND DOUBLE-COMPARTMENT SINK, CPC 904.0.
C16 INSULATE WATER SYSTEM PIPING AND TANKS PER CEC SECTION 150.0 (j)

D - GAS AND FIREPLACE NOTES:

- D1 PROVIDE GAS SHUT OFF VALVE AS REQUIRED.
D2 MECHANICAL CONTRACTOR SHALL PROVIDE GAS METER/LINE DETAILS, INCLUDING BUT NOT LIMITED TO:
• LOCATION OF METER
• TOTAL DEVELOPED LENGTH OF PIPING
• PIPING MATERIALS
• PIPE SIZING FOR MAIN AND BRANCHES PER 2022 CFC SECTION 1216 AND TABLE 1216.2(1)
• ALL GAS APPLIANCES AND CORRESPONDING BTU/H
A1) APPLIANCE DEMAND IN CU FT. OF GAS, EACH PIECE AND TOTAL DEMAND AT METER
• PROTECTION FROM WEATHER IF APPLICABLE
D3 NO GAS PIPING SHALL BE INSTALLED IN OR ON THE GROUND UNDER ANY BUILDING OR STRUCTURE.
D4 A PRESSURE TEST IS REQUIRED FOR GAS LINES PRIOR TO THE FINAL (MIN. 10PSI) FOR 15 MINUTES.
D5 GAS CONSUMING APPLIANCES ARE NOT ALLOWED TO BE LOCATED IN BEDROOMS, BATHROOMS AND SLEEPING AREAS UNLESS SPECIFICALLY LISTED FOR SUCH USE.
D6 MANUFACTURED FIREPLACES CANNOT BE LOCATED IN BEDROOMS, BATHROOMS OR ANY OTHER SLEEPING AREAS UNLESS LISTED FOR USE IN THOSE LOCATIONS.
D7 WOODSTOVES OR PELLET STOVES MUST COMPLY WITH U.S. EPA NEW SOURCE PERFORMANCE STANDARDS (NSPS) EMISSION LIMITS AND COMPLY WITH APPLICABLE LOCAL ORDINANCES.
D8 ALL GAS FIREPLACES MUST MEET THE REQUIREMENTS OF CGSBC SECTION 4503 - THEY SHALL BE DIRECT-VENT SEALED COMBUSTION TYPE.
D9 PROVIDE APPROVED EXCESSIVE GAS SHUT-OFF DEVICES (MOTION SENSITIVE) SUCH AS EARTHQUAKE AND TO BE TRIGGERED AFTER 300,000 BTU FLOW) DOWNSTREAM OF THE METER.
D10 PROVIDE APPROVED EXCESSIVE GAS SHUT-OFF DEVICE (NON-MOTION) SENSITIVE TO BE TRIGGERED WHEN THE GAS FLOW EXCEEDS THE DESIGN FLOW LIMIT) AT EACH CONNECTION OF A GAS APPLIANCE TO A GAS LINE. THIS IS IN ADDITION TO THE INSTALLATION OF GAS SHUT-OFF DEVICE DOWNSTREAM OF THE GAS METER.

E - GLAZING AND EGRESS:

- E1 SLIDING GLASS DOORS, BOTH FIXED AND SLIDING PANELS MUST BE FULLY TEMPERED FLOAT GLASS. LEAVE LABELS ATTACHED UNTIL FINAL INSPECTION.
E2 ALL WINDOWS WITHIN 18" OF FINISHED FLOOR OR TUB PLATFORM SHALL BE FULLY TEMPERED FLOAT GLASS. LEAVE LABELS ATTACHED UNTIL FINAL INSPECTION.
E3 ALL SHOWER DOORS AND SLIDING GLASS TUB DOORS SHALL BE 3/8" MINIMUM FULLY TEMPERED CLEAR GLASS OR 1/4" MINIMUM LAMINATED CLEAR SAFETY GLASS. GLASS ENCLOSURE DOORS AND PANELS MUST BE LABELED CATEGORY II, SLING DOOR OUTWARD. NET AREA OF SHOWER RECEPTOR SHALL BE NOT LESS THAN 71 SQUARE FEET OF FLOOR AREA AND BE ABLE TO ENCOMPASS A 30" DIAMETER CIRCLE.
E4 ALL GLAZING INDOORS AND ENCLOSURES FOR HOT TUBS, whirlpools, SAUNAS, STEAM ROOMS, BATH TUBS, AND SHOWERS, WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A STANDING SURFACE AND DRAIN INLET SHALL BE TEMPERED GLASS.
E5 GLAZING ADJACENT TO THE LANDING OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 36 INCHES ABOVE THE LANDING AND WITHIN A 60 INCH HORIZONTAL ARC LESS THAN 180 DEGREES FROM THE BOTTOM TREAD NOSING MUST BE SAFETY GLAZING PER R308.4.1.
E6 WHERE A WINDOW SILL IS LOCATED HIGHER THAN 12" ABOVE ADJACENT GRADE OR FINISHED SURFACE ON THE OPPOSITE SIDE, THE LOWEST PART OF THE OPENING SHALL BE 24" MIN. ABOVE THE ROOM FINISH FLOOR SURFACE, WHERE SUCH OPENINGS ARE LOCATED WITHIN 24" OF THE FINISHED FLOOR, OPERABLE SECTIONS OF THE WINDOW SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4" SPHERE.
E7 ALL SKYLIGHTS WITHIN BUILDING TO BE DOUBLE-GLAZED. ALL GLASS IN SKYLIGHTS SHALL BE FULLY TEMPERED SAFETY GLASS OR WIRE GLASS. APPROVED PLASTICS MAY BE USED. SKYLIGHTS TO COMPLY WITH CHAPTER 24 OF THE 2022 EDITION OF THE CALIFORNIA BUILDING CODE.
E8 THE LANDING AT THE REQUIRED EGRESS DOOR SHALL NOT EXCEED 7.15' BELOW THE TOP OF THE DOOR THRESHOLD PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING; IF THE DOOR DOES SWING OVER THE LANDING, THE THRESHOLD SHALL NOT BE MORE THAN 15" BELOW THE TOP OF THE THRESHOLD PROVIDED THE DOOR AND SCREEN DOORS ARE PERMITTED TO SWING OVER THE LANDING PER CRC R311.3.3.

- E9 THE LANDING AT DOORS OTHER THAN THE REQUIRED EGRESS DOOR SHALL NOT EXCEED 7.15' BELOW THE TOP OF THE DOOR THRESHOLD PER CRC R311.3.2
E10 ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5'7" SQ. FEET. MINIMUM NET OPENING HEIGHT SHALL BE 24" MINIMUM NET WIDTH 20" WITH FINISHED SILL HEIGHT NOT MORE THAN 44" ABOVE THE FLOOR.
E11 EMERGENCY ESCAPE/RESCUE OPENINGS WITH A FINISHED SILL HEIGHT BELOW THE ADJACENT GROUND LEVEL SHALL BE PROVIDED WITH A WINDOW WELL IN ACCORDANCE WITH 2022 CRC SECT. R310. THE MINIMUM HORIZONTAL AREA OF THE WINDOW WELL SHALL BE 9 SF. WITH A MINIMUM DIMENSION OF 36". THE AREA OF THE WINDOW WELL SHALL ALLOW THE EMERGENCY ESCAPE AND RESCUE OPENING TO BE FULLY OPENED. WINDOW WELLS WITH A VERTICAL DEPTH OF MORE THAN 44" SHALL BE EQUIPPED WITH AN APPROVED PERMANENTLY ATTACHED LADDER OR STEPS. LADDERS OR RUNGS SHALL HAVE AN INSIDE WIDTH OF AT LEAST 12". SHALL PROJECT AT LEAST 3" FROM THE WALL AND SHALL BE SPACED NO MORE THAN 18" ON CENTER VERTICALLY FOR THE FULL HEIGHT OF THE WINDOW WELL. LADDER OR STEPS SHALL NOT ENDOGAGE INTO THE REQUIRED DIMENSIONS OF THE WINDOW WELL BY MORE THAN 6". LADDER OR STEPS SHALL NOT BE OBSTRUCTED BY THE EMERGENCY ESCAPE AND RESCUE OPENING.
E12 STAIR RISER HEIGHT SHALL BE 7.15" MAXIMUM AND 4" MINIMUM. STAIR TREAD DEPTH SHALL BE 10" MINIMUM.
E13 WINDOW TREADS SHALL HAVE A MINIMUM TREAD DEPTH OF 10" MEASURED AT A POINT 12" FROM THE SIDE WHERE THE TREADS ARE NARROWER, NO PART OF THE WINDER TREAD CAN BE LESS THAN 6"

F - WATER HEATER NOTES:

- F1 GAS FIRED WATER HEATERS MUST BE INSTALLED WITH SEISMIC STRAPS PER 2022 CPC 501 AND BE PROVIDED WITH COMBUSTION AIR PER CPC 506
F2 CARRY THE OVERFLOW LINE OF THE WATER HEATER (TANK TYPE OR TANKLESS) P & T VALVE TO THE OUTSIDE.
F3 WATER HEATER IN A CRAWL SPACE OR GARAGE MUST BE SET ON A RAISED PLATFORM AT LEAST 18 INCHES FROM THE FLOOR.
F4 MECHANICAL CONTRACTOR SHALL PROVIDE SEALED COMBUSTION UNITS. a) FURNACES b) WATER HEATERS
F5 WATER HEATER RELIEF VALVES TO BE PROVIDED WITH A DRAIN. THE DRAIN SHALL EXTEND FROM THE VALVE TO THE OUTSIDE OF THE BUILDING TO GRAVITY DRAIN WITH END OF PIPE NOT MORE THAN 2" NOR LESS THAN 6" ABOVE THE GROUND AND POINTING DOWN, PER 2022 CFC SECTION 08.5.
F6 WATER HEATER SYSTEMS USING GAS OR PROPANE SHALL INCLUDE THE FOLLOWING:
• 120V ELECTRICAL RECEPTACLE WITHIN 3' FROM THE WATER HEATER AND ACCESSIBLE TO THE WATER HEATER WITH NO OBSTRUCTIONS.
• A CAT, III OR IV VENT, OR B VENT WITH STRAIGHT PIPE BETWEEN THE OUTSIDE TERMINATION AND THE SPACE WHERE THE WATER HEATER IS INSTALLED.
• A CONDENSATION DRAIN THAT IS NO MORE THAN 2" HIGHER THAN THE BASE OF THE INSTALLED WATER HTR. AND ALLOWS NATURAL DRAINING W/OUT PUMP ASSISTANCE.
• A GAS SUPPLY WITH A CAPACITY OF AT LEAST 200,000 BTU PER HOUR.

G - INSULATION:

- G1 REFER TO TITLE 24 REPORT FOR MINIMUM INSULATION REQUIREMENTS
G2 INSULATION INSTALLER SHALL POST IN A CONSPICUOUS LOCATION IN THE BUILDING A CERTIFICATE SIGNED BY THE INSTALLER AND BUILDER STATING THAT THE INSTALLATION AND THE MATERIALS INSTALLED, CONFORM WITH THE REQUIREMENTS OF TITLE 24.
G3 GOLD WALLS: BUILDING COMPONENTS SEPARATING LIVING SPACE AND AN ADJACENT UNHEATED GARAGE, STORAGE ROOM, ATTIC OR CRAWL SPACE TO BE INSULATED THE SAME AS ROOF, WALLS, OR FLOOR OF DWELLING AS OCCURS.
G4 DUCTS MUST BE CONSTRUCTED, INSTALLED, AND INSULATED AS PER 2022 CMC.
G5 ALL INSULATION MATERIALS SHALL HAVE A FLAME SPREAD RATINGS NOT TO EXCEED 25 AND A SMOKE DENSITY NOT TO EXCEED 450.

H - GYPSUM DRYWALL:

- H1 GYPSUM BOARD WORK AND MATERIALS SHALL MEET ALL REQUIREMENTS OF A.N.S.I. NO. 91-1, FOR THE "APPLICATION AND FINISHING OF WALLBOARD" JOINT COMPOUND SYSTEM MIXED, APPLIED, AND FINISHED IN COMPLIANCE WITH MANUFACTURER'S PRINTED DIRECTIONS TO BE INVISIBLE AFTER FINISHED, INCLUDING ALL METAL CORNER BEADS AND TRIM.
H2 USE 5/8" DRYWALL FOR ALL WALLS AND CEILINGS
H3 ALL AREAS UNDER STAIRWAYS USE 5/8" TYPE "X" GYPSUM WALLBOARD.
H4 GARAGE SEPARATION WALLS AND CEILINGS SHALL BE SHEATHED WITH 5/8" TYPE "X" GYPSUM WALLBOARD WITH TAPERED JOINTS.

J - TILE:

- J1 ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CERAMIC TILE INSTITUTE'S "MOST CURRENT" HANDBOOK AND A.N.S.I. A108.
J2 UNLESS NOTED OTHERWISE ON THE DRAWINGS, USE "DUROROCK" OR "WONDERBOARD" BACKING BOARD WHERE TILE IS TO BE APPLIED TO WALLS.
J3 PROVIDE MATERIALS OBTAINED FROM ONLY ONE SOURCE FOR EACH TYPE OF TILE AND COLOR TO MINIMIZE VARIATIONS IN APPEARANCE AND QUALITY.
J4 GROUT JOINTS FOR MARBLE AND GRANITE TILE SHALL BE HELD AS TIGHT AS POSSIBLE AND SHALL BE UNIFORM IN WIDTH.
J5 GROUT JOINTS FOR CERAMIC TILE SHALL BE AS PER MANUFACTURER'S RECOMMENDATIONS AND SHALL BE UNIFORM IN WIDTH.
J6 WHERE TILE MEETS ANOTHER FLOORING MATERIAL (IE, CARPET, WOOD), CONCEALED STRIPPING AS REQUIRED SHALL BE USED TO FORM THE TIGHTEST POSSIBLE JOINTING. DOOR THRESHOLDS SHALL BE CORRECTLY LOCATED AND CENTERED UNDER THE CLOSED DOOR LINE. EXPOSED SCREWS & NAILS ARE NOT ACCEPTABLE.

K - CAULKING AND SEALANTS:

- K1 APPLY IN STRICT ACCORDANCE WITH MANUFACTURER'S PRINTED INSTRUCTIONS.
K2 SEAL ALL JOINTS AROUND OPENINGS TO PROVIDE A WATERTIGHT AND AIRTIGHT SEAL. CLEAN JOINTS THOROUGHLY. AREAS ADJACENT TO JOINTS SHALL BE MASKED IF NECESSARY TO OBTAIN A NEAT SEALER LINE, FREE OF STAINS ON ADJACENT SURFACES. JOINTS GREATER THAN 1" IN DPTH SHALL BE FILLED WITH BACK-UP MATERIAL.
K3 ALL LOCATIONS INDICATED ON DRAWINGS AND WHEREVER AIR, WATER, OR DUST MAY INFILTRATE BETWEEN CONSTRUCTION MEMBERS AND AS DIRECTED BY BUILDER SHALL BE CAULKED. SET EXTERIOR EDGES OR ALL EXTERIOR THRESHOLDS IN SEALANT TO PROVIDE WEATHER TIGHT SEAL.
K4 CAULK AND/OR SEAL ALL EXPOSED EXTERIOR AND INTERIOR JOINTS ABOVE AND BELOW GRADE AND ALL THOSE EXTERIOR AND INTERIOR JOINTS AND APPENDAGES CONCEALED BY OTHER BUILDING MATERIALS, FLASHINGS, ETC. WITH CAULKING AND/OR SEALANT MATERIAL AT EXPOSED AREAS. I. COLOR AS NEAR AS POSSIBLE TO MATCH ABUTTING NATURAL OR PAINTED FINISHES.
K5 CAULKING AND SEALANT COMPOUNDS INDICATED ON DRAWINGS SHALL BE STANDARD DRY WALL PRODUCTS, INC. OR AS OTHERWISE APPROVED AND COMPLYING WITH THE APPLICABLE FEDERAL SPECIFICATIONS. NEOPRENE SEALING TAPES AND STRIPS SHALL BE AS MANUFACTURED BY DUPONT, EASTOMER CHEMICALS DEPARTMENT.

L - GENERAL CONSTRUCTION:

- L1 ALL INTERIOR FINISHES INCLUDING FINISHED CARPENTRY AND TRIMS NOT INDICATED ON THESE DRAWINGS IS TO BE CONFIRMED BY THE CONTRACTOR WITH THE OWNER. SEE ALSO OWNER'S INTERIOR DESIGNER'S DOCUMENTS IF APPLICABLE.
L2 REFER TO INCLUDED CALGREEN DOCUMENTATION FOR ADDITIONAL GUIDANCE
L3 DIMENSIONS, UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE SHOWN AS FOLLOWS: FACE OF WALL AT MASONRY; FACE OF STUD AT INTERIOR WOOD FRAMING; FACE OF PLYWOOD AT EXTERIOR WOOD FRAMING; CENTER LINE OF WINDOW AND DOOR OPENINGS OR AS SPECIFICALLY NOTED ON FLASHING DETAILS. DRAWINGS SHALL NOT BE SCALED TO DETERMINE ANY DIMENSIONS. REFER ONLY TO WRITTEN INFORMATION AND DETAIL DRAWINGS OR USE FIGURED DIMENSIONS. ANY DIMENSIONAL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE DESIGNER PRIOR TO CONSTRUCTION.

- L4 PROVIDE FIRE BLOCKING IN FLUE CHASE AT FLOOR/CEILING AND ROOF/CEILING (MAX. 10' - 0" INTERVALS).
L5 ALL HOSE BIBBS SHALL HAVE NON-REMOVABLE BACKFLOW PREVENTION DEVICES.
L6 ALL MUDSILLS SHALL BE PRESSURE TREATED LUMBER
L7 THERE SHALL BE A MINIMUM OF 8" CLEARANCE BETWEEN THE MUDSILL AND THE EXTERIOR DIRT GRADE.
L8 GRADE SHALL SLOPE AWAY FROM FOUNDATION A MIN. OF 5% PER 10 FEET. SEE GRADING AND DRAINAGE PLANS.
L9 PROVIDE KEEP SCREED AT BOTTOM OF EXTERIOR PLASTER - MAINTAIN AT LEAST 4" BETWEEN KEEP SCREED AND DIRT; MAINTAIN AT LEAST 2" BETWEEN KEEP SCREED AND PAVED AREAS.
L10 STUCCO LATH SHALL BE "KEY MESH BOND LATH" SELF FURRED PAPER BACKED LATH STAPLED TO ALL STUDS, TOP AND BOTTOM PLATES, AND BLOCKING WITH 16 GAUGE STAPLES 6" O.C.



Mark Penney
Principal
5-23-25

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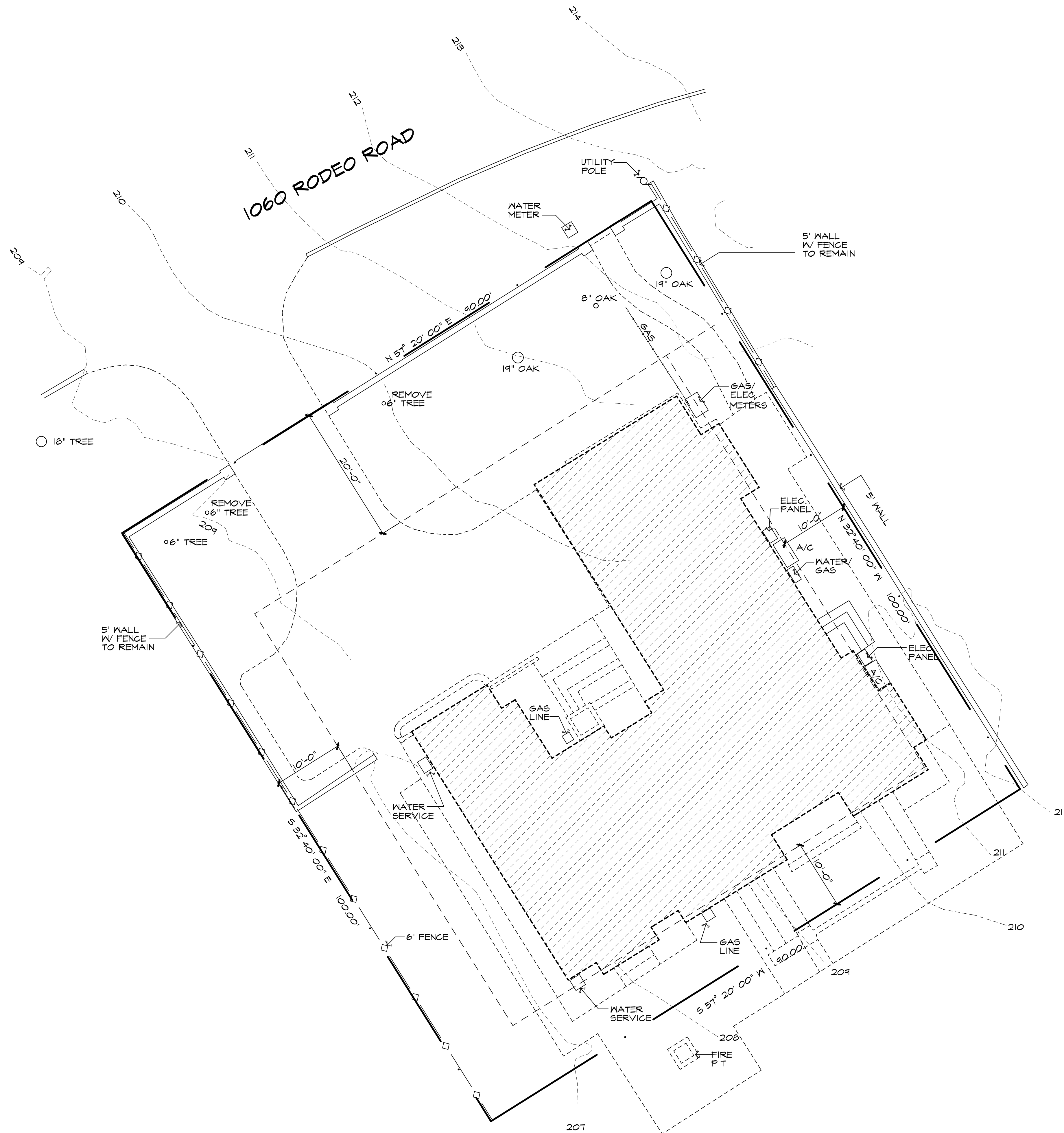
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SHEET CONTENTS:
GENERAL PLAN NOTES

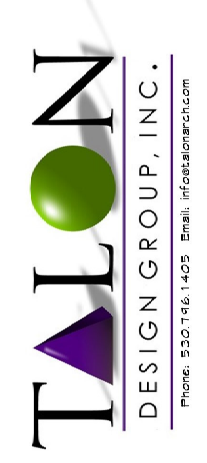
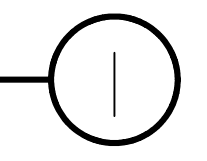
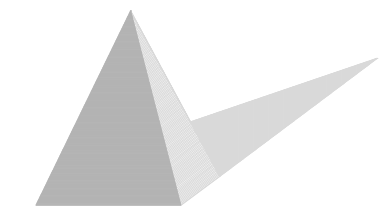
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DATE : 05-14-25
ISSUE : PERMIT
DRAWN : MM
CHECKED : MP

PROJECT:
NEW RESIDENCE FOR:
ALLARD RESIDENCE
1060 ROBELO ROAD, FEBBLE BEACH CA
APN 007-323-020-000
BLOCK 5, DEL REY TERRACE TRACT 1B

SHEET NO.:
A2



DEMOLITION SITE PLAN
 NORTH SCALE: 1/8" = 1'-0"



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 Principal
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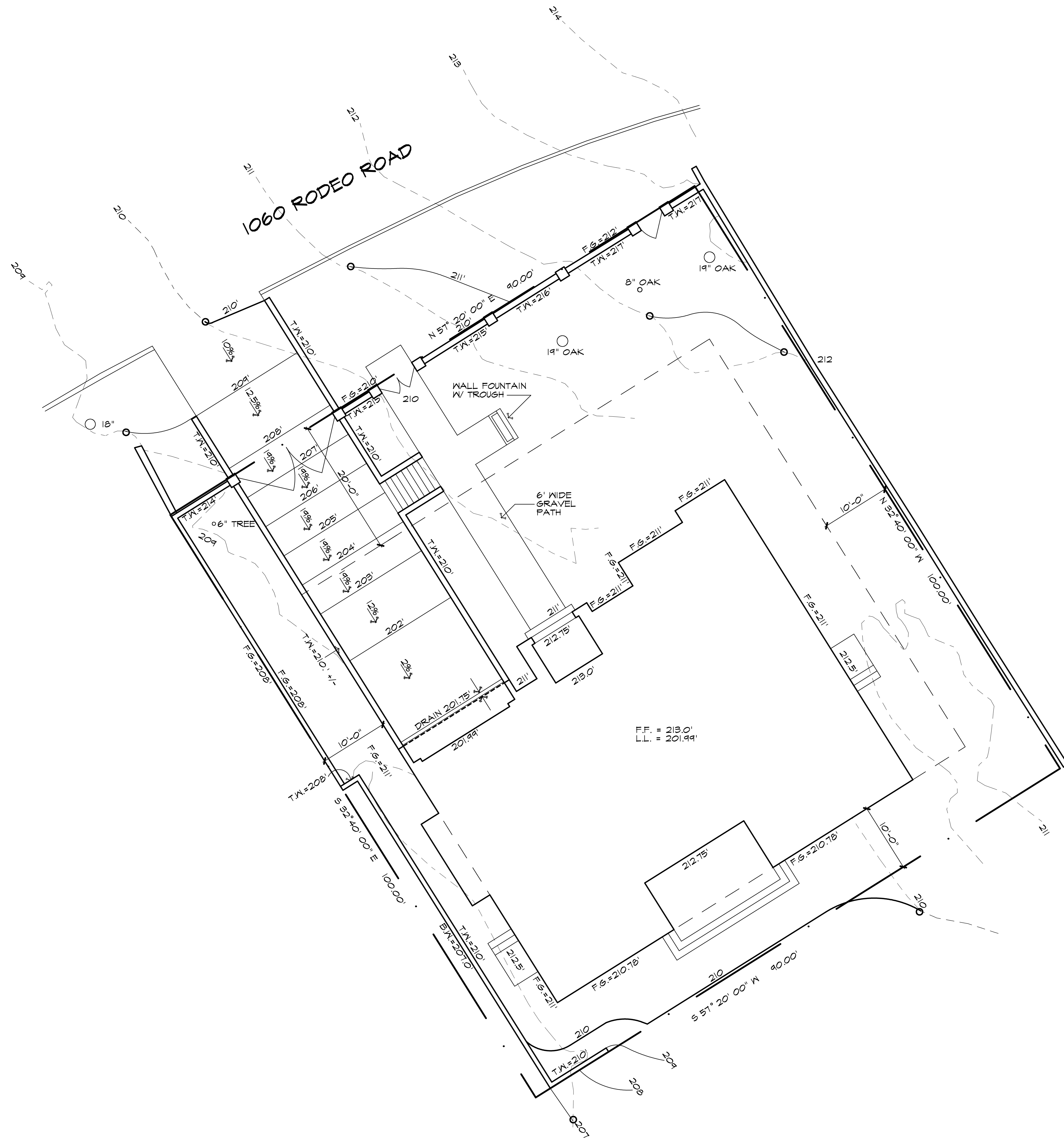
REVISIONS:	DATE	BY

DEMOLITION SITE PLAN

JOB NO. : 23-12.01
 DATE : 05-14-25
 ISSUE : PERMIT
 DRAWN : MM
 CHECKED : MP

PROJECT:
 NEW RESIDENCE FOR:
ALLARD RESIDENCE
 1060 RODEO ROAD, PEBBLE BEACH CA
 APN 007-323-020-000
 BLOCK 5, DEL REY TERRACE TRACT 145

SHEET NO. :
A3



PROPOSED SITE PLAN

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



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REVISIONS:	DATE	BY

PROPOSED SITE PLAN

JOB NO. : 23-12.01
 DATE : 05-14-25
 ISSUE : PERMIT
 DRAWN : MM
 CHECKED : MP

PROJECT:
 NEW RESIDENCE FOR:
ALLARD RESIDENCE
 1060 RODEO ROAD, FEBELE BEACH CA
 APN 007-323-020-000
 BLOCK 5, DEL REY TERRACE TRACT 118

SHEET NO.:

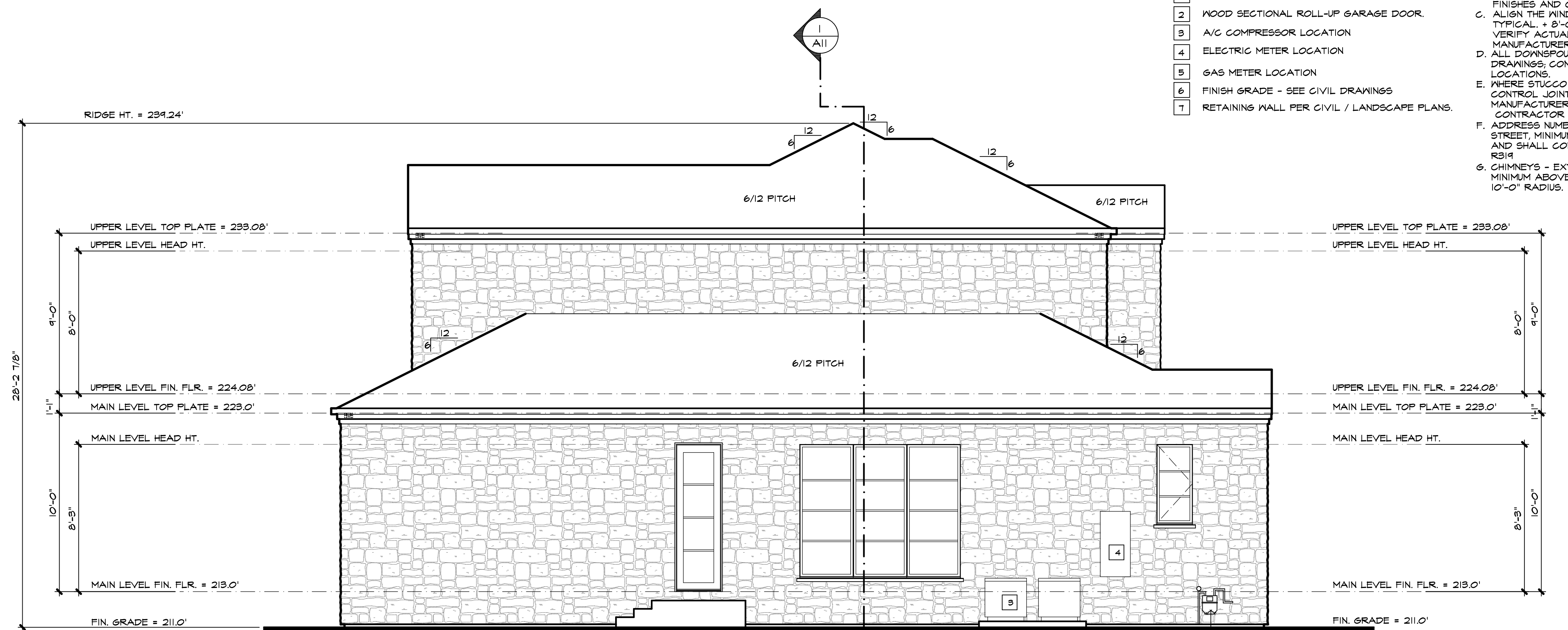
A4

ELEVATION KEYNOTES

- 1 GLASS ENTRY DOOR UNIT - TEMPERED.
- 2 WOOD SECTIONAL ROLL-UP GARAGE DOOR.
- 3 A/C COMPRESSOR LOCATION
- 4 ELECTRIC METER LOCATION
- 5 GAS METER LOCATION
- 6 FINISH GRADE - SEE CIVIL DRAWINGS
- 7 RETAINING WALL PER CIVIL / LANDSCAPE PLANS.

GENERAL ELEVATION NOTES

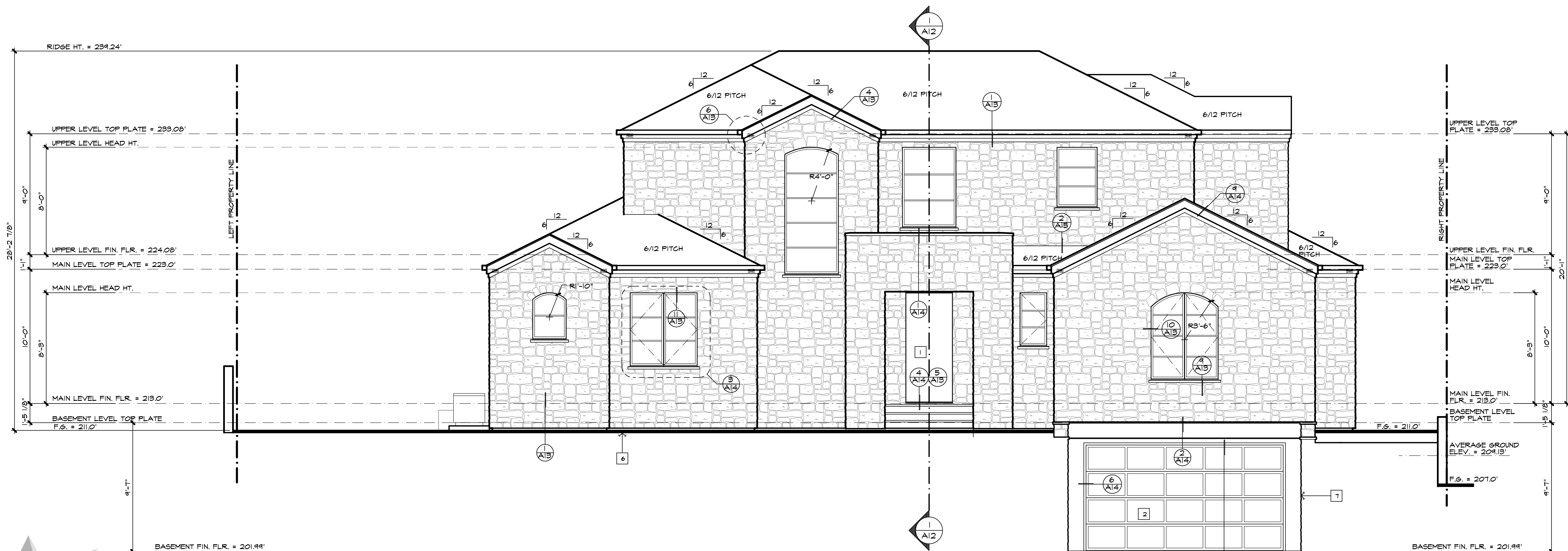
- A. SEE ALSO GENERAL NOTES SHEET A2.
- B. CONTRACTOR SHALL VERIFY ALL EXTERIOR MATERIALS, FINISHES AND COLORS WITH OWNER.
- C. ALIGN THE WINDOW HEADS WITH THE TOP OF DOORS TYPICAL. + 8'-0" NOMINAL U.N.O. ON ALL BUILDING LEVELS. VERIFY ACTUAL FRAMING HEIGHTS WITH SELECTED DOOR MANUFACTURERS ROUGH OPENING SPECIFICATIONS.
- D. ALL DOWNSPOUTS TO DISCHARGE AS INDICATED ON CIVIL DRAWINGS; CONTRACTOR TO VERIFY DOWNSPOUT LOCATIONS.
- E. WHERE STUCCO FINISH OCCURS, PROVIDE EXPANSION AND CONTROL JOINTS AT EXTERIOR PLASTER WALLS PER MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS. CONTRACTOR TO VERIFY ALL LOCATIONS.
- F. ADDRESS NUMBERS - MUST BE CLEARLY VISIBLE FROM THE STREET, MINIMUM 4" HIGH, HAVE A MINIMUM STROKE OF 1/2", AND SHALL CONTRAST WITH THEIR BACKGROUND PER CRC R319.
- G. CHIMNEYS - EXTEND ALL FIREPLACE FLUE PIPES 2'-0" MINIMUM ABOVE ALL PORTIONS OF BUILDING WITHIN A 10'-0" RADIUS.



EAST ELEVATION

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

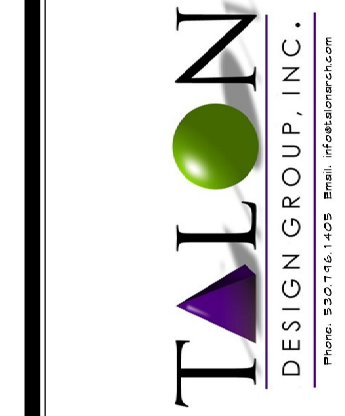
2



NORTH ELEVATION

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

1



COUNTY STAMP:

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REVISIONS:

DATE	BY

SHEET CONTENTS:

ELEVATIONS

JOB NO. : 23-12-01
 DATE : 05-14-25
 ISSUE : PERMIT
 DRAWN : MM
 CHECKED : MP

PROJECT:
 NEW RESIDENCE FOR
ALLARD RESIDENCE
 1060 ROSCOE ROAD, FEEBLE BEACH CA
 APN 007-023-020-000
 LOT 25, BLOCK 5, DEL REY TERRACE TRACT, HB

SHEET NO.:

A5

Mark Penney
Mark Penney
Principal
5-23-25

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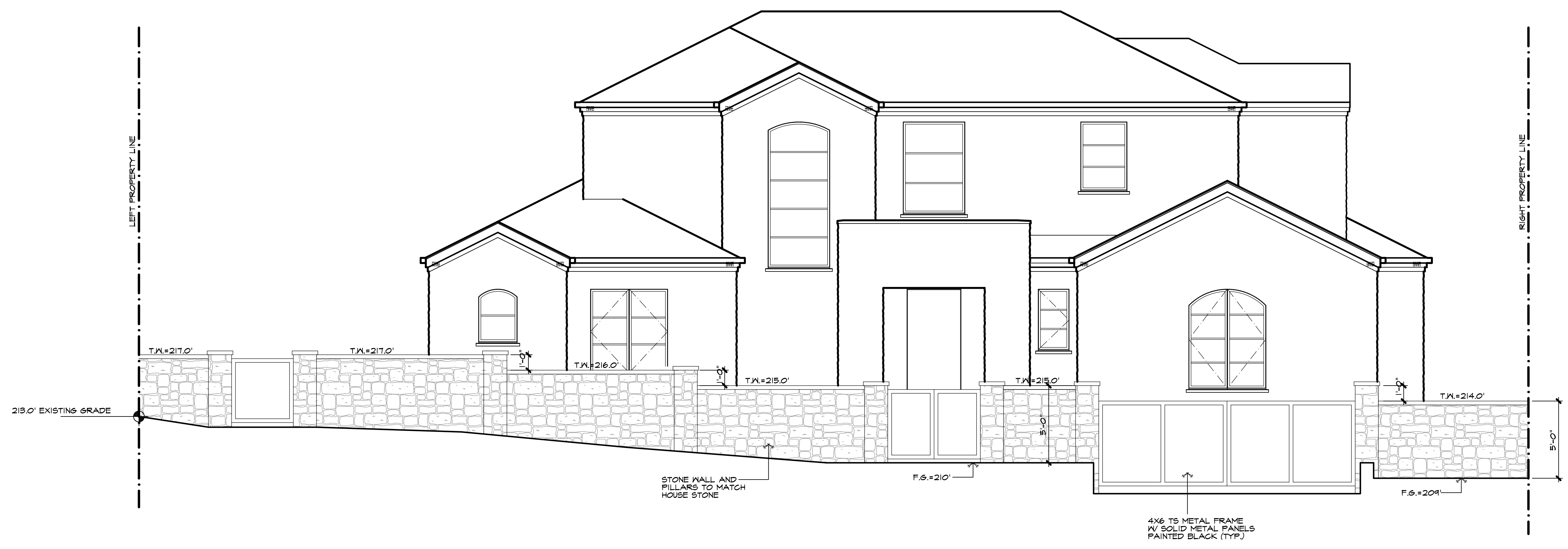
SHEET CONTENTS:
ELEVATIONS

JOB NO. : 25-12.01
DATE : 05-14-25
ISSUE : PERMIT
DRAWN : MM
CHECKED : MP

PROJECT:
NEW RESIDENCE FOR
**ALLARD
RESIDENCE**
10600 ROSCOE ROAD, PEBBLE BEACH CA
APN 007-023-020-000
LOT 25, BLOCK 3, DEL REY TERRACE
TRACT, HB

SHEET NO.:

A5.1



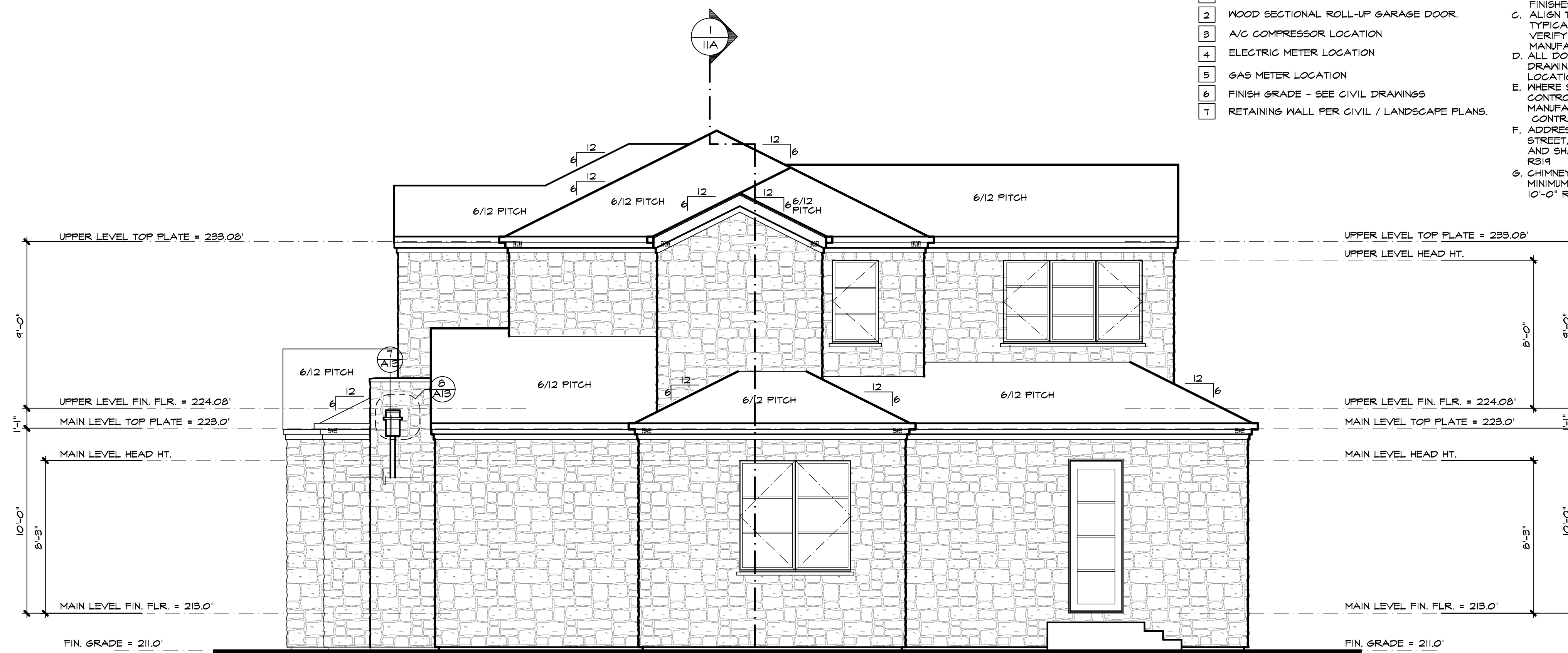
NORTH ELEVATION FROM STREET W/ GATE/FENCE SHOWN
SCALE: 1/4" = 1'-0"

ELEVATION KEYNOTES

- 1 GLASS ENTRY DOOR UNIT - TEMPERED.
- 2 WOOD SECTIONAL ROLL-UP GARAGE DOOR.
- 3 A/C COMPRESSOR LOCATION
- 4 ELECTRIC METER LOCATION
- 5 GAS METER LOCATION
- 6 FINISH GRADE - SEE CIVIL DRAWINGS
- 7 RETAINING WALL PER CIVIL / LANDSCAPE PLANS.

GENERAL ELEVATION NOTES

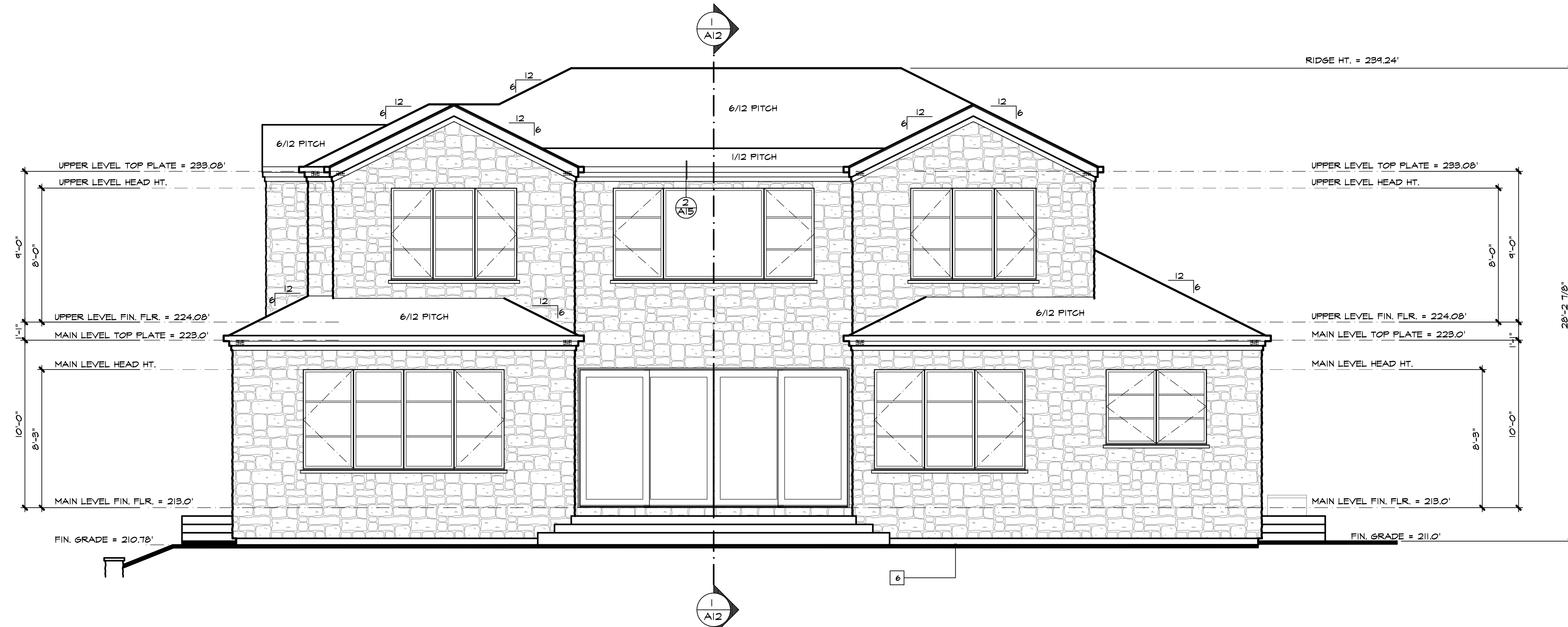
- A. SEE ALSO GENERAL NOTES SHEET A2.
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- G. CHIMNEYS - EXTEND ALL FIREPLACE FLUE PIPES 2'-0" MINIMUM ABOVE ALL PORTIONS OF BUILDING WITHIN A 10'-0" RADIUS.



WEST ELEVATION

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

2



SOUTH ELEVATION

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

1



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REVISIONS:	DATE	BY

ELEVATIONS

JOB NO. : 23-12.01
DATE : 05-14-25
ISSUE : PERMIT
DRAWN : MM
CHECKED : MP

PROJECT:
NEW RESIDENCE FOR
ALLARD RESIDENCE
1060 ROSCOE ROAD, FEEBLE BEACH CA
APN 007-023-020-000
LOT 25, BLOCK 3, DEL REY TERRACE TRACT, HB

SHEET NO.:

A6

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REVISIONS:	DATE	BY

SHEET CONTENTS:
BASEMENT FLOOR PLAN

JOB NO. : 23-12.01
DATE : 05-14-25
ISSUE : PERMIT
DRAWN : MM
CHECKED : MP

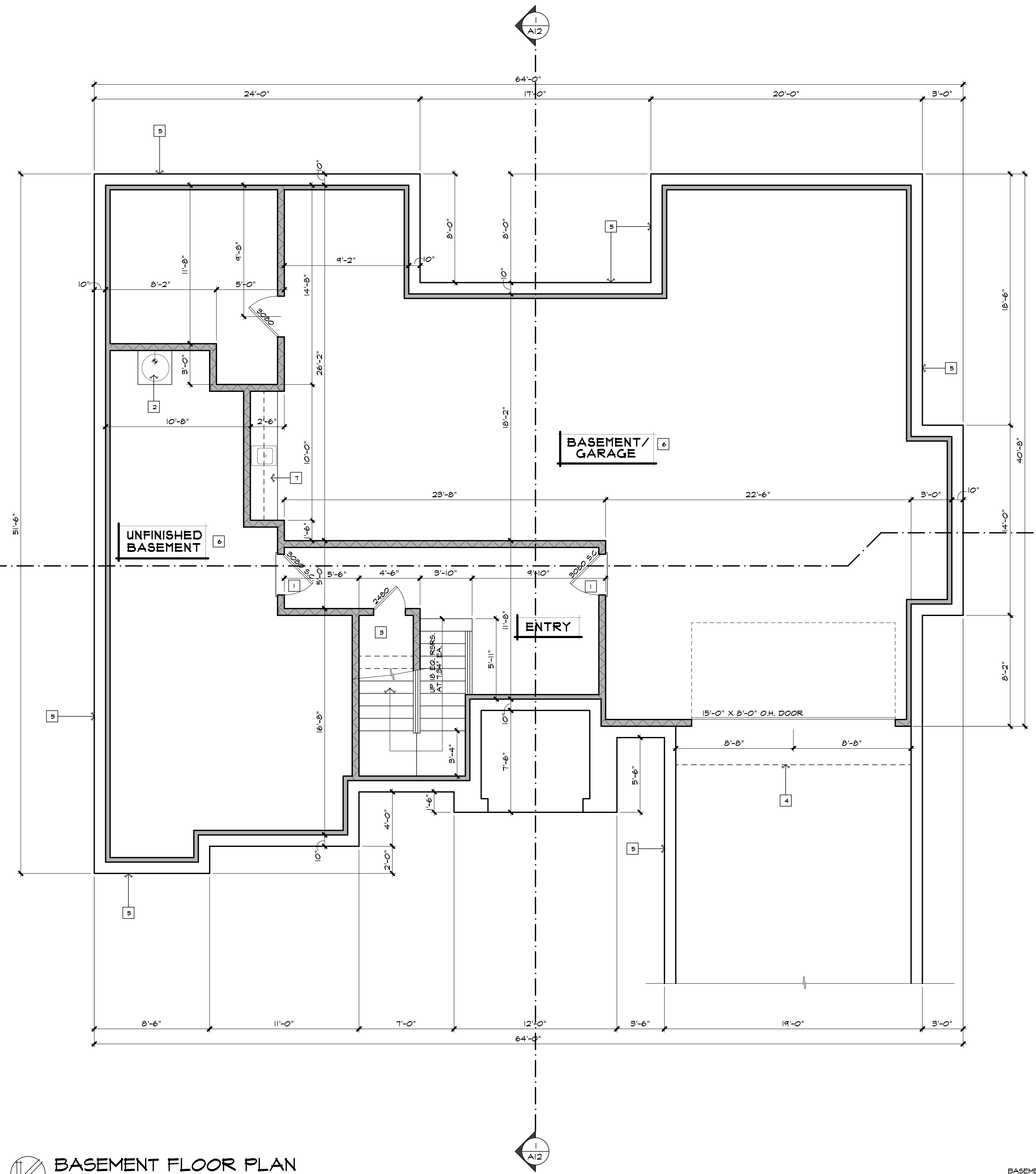
PROJECT:
NEW RESIDENCE FOR:
ALLARD RESIDENCE
1060 ROSCOE ROAD, FEBELE BEACH CA
APN 007-0323-020-000
BLOCK 5, DEL REY TERRACE
TRACT 118

SHEET NO.:

A1

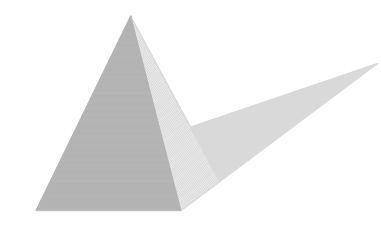
BASEMENT PLAN KEYNOTES

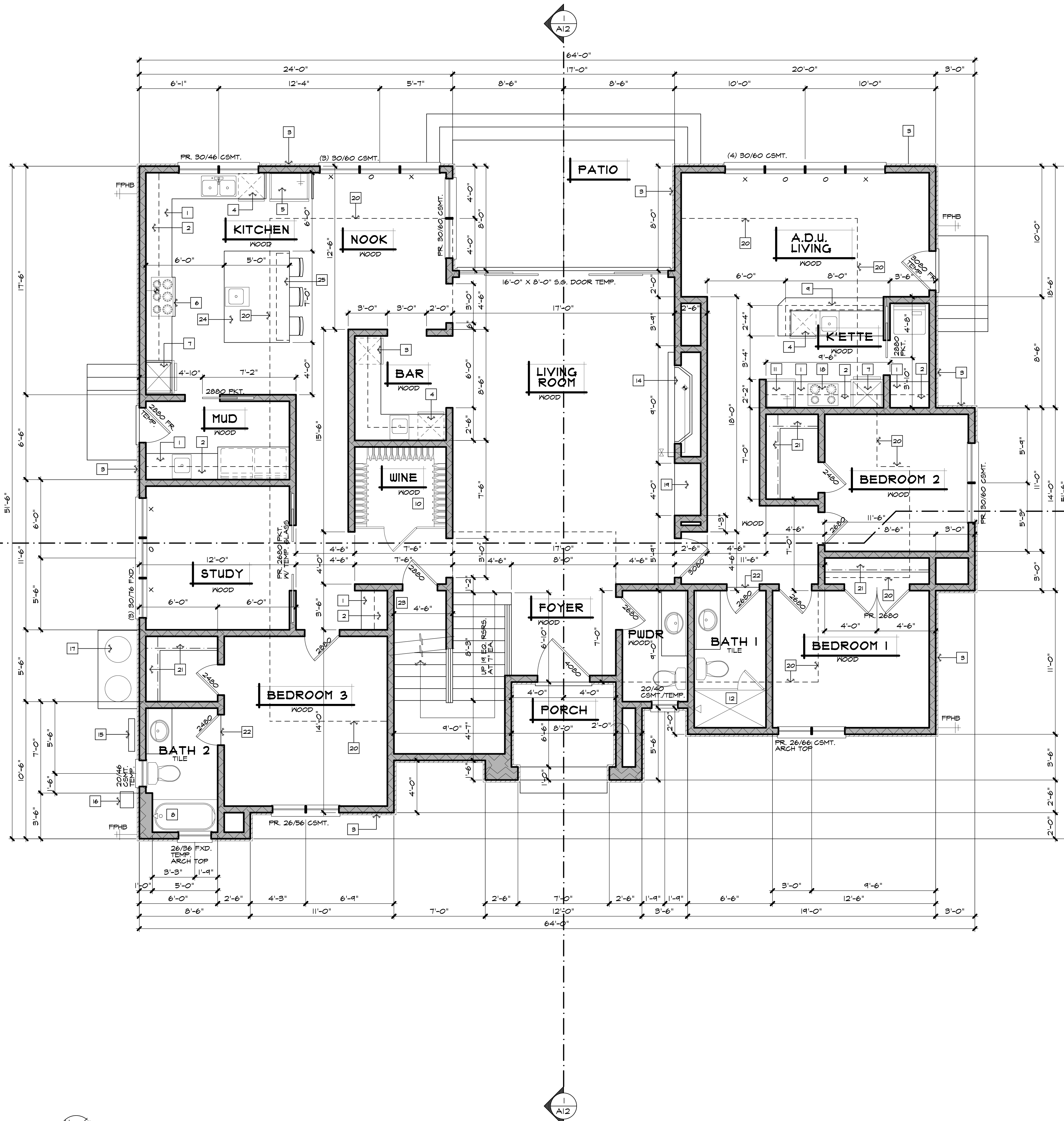
- 1 20 MINUTE RATED SOLID CORE DOOR GASKETED WITH SELF CLOSURE AND SELF-LATCHING.
- 2 WATER HEATER TO SIT ON 30" X 30" X 18" HIGH PLATFORM. REF. DETAILS FOR ANCHORAGE INFORMATION.
- 3 PROVIDE 5/8" SHEETROCK BENEATH STAIRS.
- 4 LINE OF FLOOR ABOVE SHOWN DASHED.
- 5 REFER TO STRUCTURAL DRAWINGS FOR BASEMENT WALL CONSTRUCTION INFORMATION.
- 6 5/8" TYPE "X" GYP. BD. ON ALL GARAGE CEILINGS, WALLS, BEAMS AND COLUMNS.
- 7 BUILT-INS PER OWNER.



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

BASEMENT GARAGE = 1,743 S.F.
UNFINISHED BASEMENT = 681 S.F.
BASEMENT TOTAL = 2,424 S.F.
(DOES NOT CONTRIBUTE TO TOTAL LIVING AREA)





FLOOR PLAN NOTES

- A. SEE "GENERAL NOTES" SHEET A2 FOR ADDITIONAL INFORMATION.
- B. ALL FLOOR FINISHES ARE PER OWNER SELECTION.
- C. UNO DIMENSIONS AT EXTERIOR WALLS ARE TO FACE OF FLYWOOD/FACE OF FOUNDATION. AT INTERIOR PARTITIONS, DIMENSIONS ARE TO FACE OF STUD.
- D. UNO WALL NIBS ADJACENT TO HINGE SIDE OF DOORS ARE 6"

SYMBOLS LEGEND

- GAS STUB OUT
- FIREPLACE GAS KEY
- HOSE BIB WITH BACK FLOW PREVENTOR
- WASHER/DRYER SPACE: VERIFY COMPLETE WATER HOOK-UP WITH RECESSED OUTLETS. SEE AS GENERAL NOTES BT
- WATER HEATER - SEE A2 GENERAL NOTES SECTION F
- F.A.U. ON 18" HIGH PLATFORM WITH SEISMIC STRAPS TO WALL. TOP OF PLATFORM TO BE 1 1/8" T & S FLYWOOD. FACE AND SIDES TO HAVE (1) LAYER 5/8" TYPE 'X' GYP. BD.

MAIN FLOOR PLAN KEYNOTES

- 1 BASE CABINETS.
- 2 UPPER CABINETS.
- 3 ADHERED THIN STONE VENEER OVER 3/4" 2-COAT STUCCO BASE OVER EXPANDED METAL LATH.
- 4 ENERGY STAR DISHWASHER AS SELECTED BY OWNER
- 5 ENERGY STAR 36" BUILT-IN REFRIG/FREEZER AS SELECTED BY OWNER.
- 6 GAS RANGE WITH HOOD OVER. VENT THRU WALL TO EXTERIOR
- 7 WALL OVENS W/ MICROWAVE AS SELECTED BY OWNER
- 8 TUB/SHOWER COMBO - EXTEND TILE MIN. 12" ABOVE DRAIN INLET.
- 9 ENERGY STAR UNDERCOUNTER REFRIGERATOR.
- 10 BUILT-IN WINE STORAGE W/ TEMP. GLASS ENCLOSURE - CONSULT OWNER FOR MANUF.
- 11 ENERGY STAR 24" BUILT-IN REFRIG/FREEZER AS SELECTED BY OWNER.
- 12 TEMPERED CLEAR GLASS SHOWER ENCLOSURE W/ TEMP. GLASS DOOR.
- 13 TILE SHOWER WITH SEAT - EXTEND TILE MIN. 12" ABOVE DRAIN INLET.
- 14 PRE-FAB SEALED UNIT DIRECT VENT GAS APPLIANCE FIREPLACE PER OWNER'S SELECTION
- 15 ELECTRICAL METER LOCATION.
- 16 GAS METER LOCATION.
- 17 AIR CONDITIONER CONDENSER UNIT LOCATION.
- 18 ENERGY STAR 24" ELECTRIC RANGE AS SELECTED BY OWNER.
- 19 BUILT-IN SHELVING - CONSULT OWNER.
- 20 LINE OF FLOOR ABOVE SHOWN DASHED.
- 21 SHELF AND ROD.
- 22 FLOOR MATERIAL TRANSITION
- 23 PROVIDE 5/8" TYPE 'X' GYP. BD. ON ALL WALLS AND CEILINGS BENEATH STAIRS.
- 24 ISLAND COUNTERTOP WITH CABINETS BELOW.
- 25 ISLAND COUNTERTOP WITH KNEESPACE BELOW.

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

1,817 SF LIVING
74 SF FRONT PORCH
742 SF A.D.U.

TALON
DESIGN GROUP, INC.
PHONE: 352.744.1425 FAX: 352.744.1426

Mark Penney
Mark Penney
Principal
5-23-25

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DATE BY _____

SHEET CONTENTS:
MAIN LEVEL FLOOR PLAN

JOB NO. : 23-12.01
DATE : 05-14-25
ISSUE : PERMIT
DRAWN : MM
CHECKED : MP

PROJECT: NEW RESIDENCE FOR:
ALLARD RESIDENCE
1060 RODEO ROAD, FEEBLE BEACH CA
APN 007-023-020-000
BLOCK 5, DEL REY TERRACE TRACT 118

SHEET NO.:
A8

SHEETMETAL / FLASHING NOTES

- A. UNLESS OTHERWISE NOTED, PROVIDE 26 GA GALVANIZED SHEET METAL (G.S.M.) ALL VALLEYS, EAVES, ROOF PENETRATIONS AND ROOF/WALL INTERSECTIONS. (TYPICAL)
- B. ALL FLASHINGS TO MEET REQUIREMENTS OF ASTM A525, MILL PREPARED TO RECEIVE PAINT FINISH, FABRICATED AND INSTALLED IN ACCORDANCE WITH LATEST EDITION OF SMACNA REQUIREMENTS.
- C. PROVIDE GALVANIZED SHEET METAL (G.S.M.) OR COPPER SIDE WALL FLASHING AT FULL PERIMETER OF CHIMNEYS, AND G.S.M. AT HIGH SIDE.
- D. PROVIDE G.S.M. GUTTERS CONTINUOUS AT ALL EAVES. PROVIDE EXPOSED G.S.M. DOWNSPOUTS AS NOTED ON ROOF PLAN. SEE DETAILS FOR GUTTER PROFILE.

ROOF PLAN GENERAL NOTES

- A. SEE ALSO GENERAL NOTES SHEET A2.
- B. UNLESS OTHERWISE NOTED, ROOFING SHALL BE STANDING SEAM METAL ROOF OVER MANUFACTURER RECOMMENDED UNDERLAYMENT.
- C. ALL ROOF PENETRATIONS, PIPES, VENTS, FLUES, ETC., TO THE EXTENT POSSIBLE SHALL BE BEHIND MAIN RIDGE OF ROOF OR SO AS NOT TO BE VISIBLE FROM FRONT OF HOUSE. CONTRACTOR TO VERIFY ALL ROOF PENETRATION LOCATIONS WITH OWNER BEFORE START OF CONSTRUCTION.
- D. ENGINEER THE ROOF SYSTEM TO HANDLE AN ADDITIONAL LOAD AS DETERMINED BY A STRUCTURAL ENGINEER TO ACCOMMODATE THE ADDITIONAL WEIGHT OF REQUIRED PHOTOVOLTAIC (PV) SYSTEM. SEE ELECTRICAL NOTES FOR FURTHER REQUIREMENTS.
- E. ALL DOWNSPOUTS TO DISCHARGE AS INDICATED ON CIVIL DRAWINGS; CONTRACTOR TO VERIFY DOWNSPOUT LOCATIONS.

VENTILATION REQUIREMENTS

UN-VENTED ATTICS AND ENCLOSED RAFTER ASSEMBLIES SHALL BE EXECUTED PER IRC R806.5. A MINIMUM R-5 OF RIGID BOARD OR AIR IMPERMEABLE SPRAY FOAM INSULATION SHALL BE APPLIED DIRECTLY TO THE U/S OF THE ROOF SHEATHING THE BALANCE OF THE INSULATION MAY BE AIRPERMEABLE AND MUST PROVIDE A MINIMUM TOTAL R-VALUE AS INDICATED IN THE TITLE 24 REPORT.



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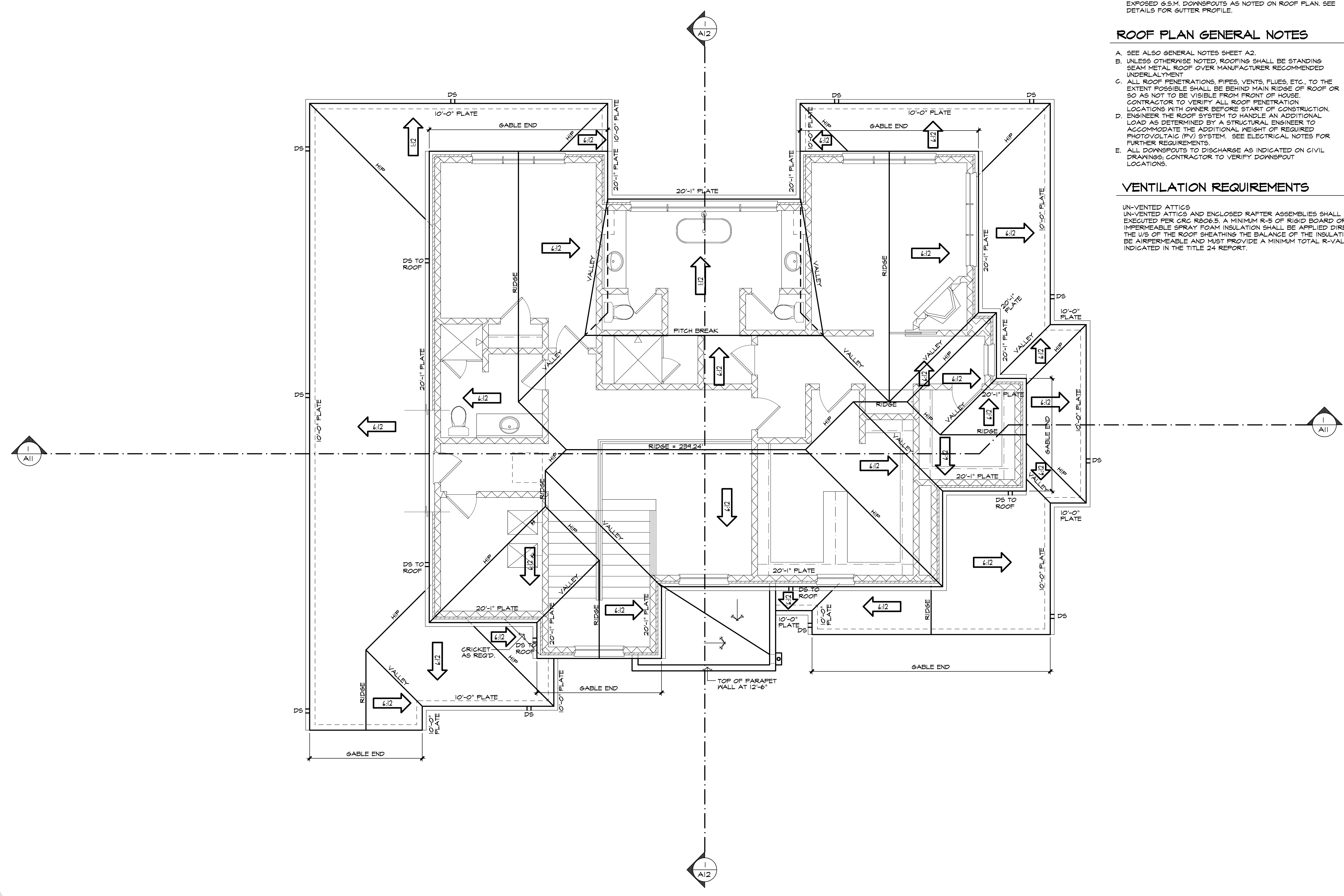
SHEET CONTENTS:
ROOF PLAN

JOB NO. : 23-12.01
 DATE : 05-14-25
 ISSUE : PERMIT
 DRAWN : MM
 CHECKED : MP

PROJECT:
 NEW RESIDENCE FOR:
ALLARD RESIDENCE
 10660 ROSCOE ROAD, FEBBLE BEACH CA
 APN 007-1323-020-000
 BLOCK 5, DEL REY TERRACE TRACT 118

SHEET NO.:

A10



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

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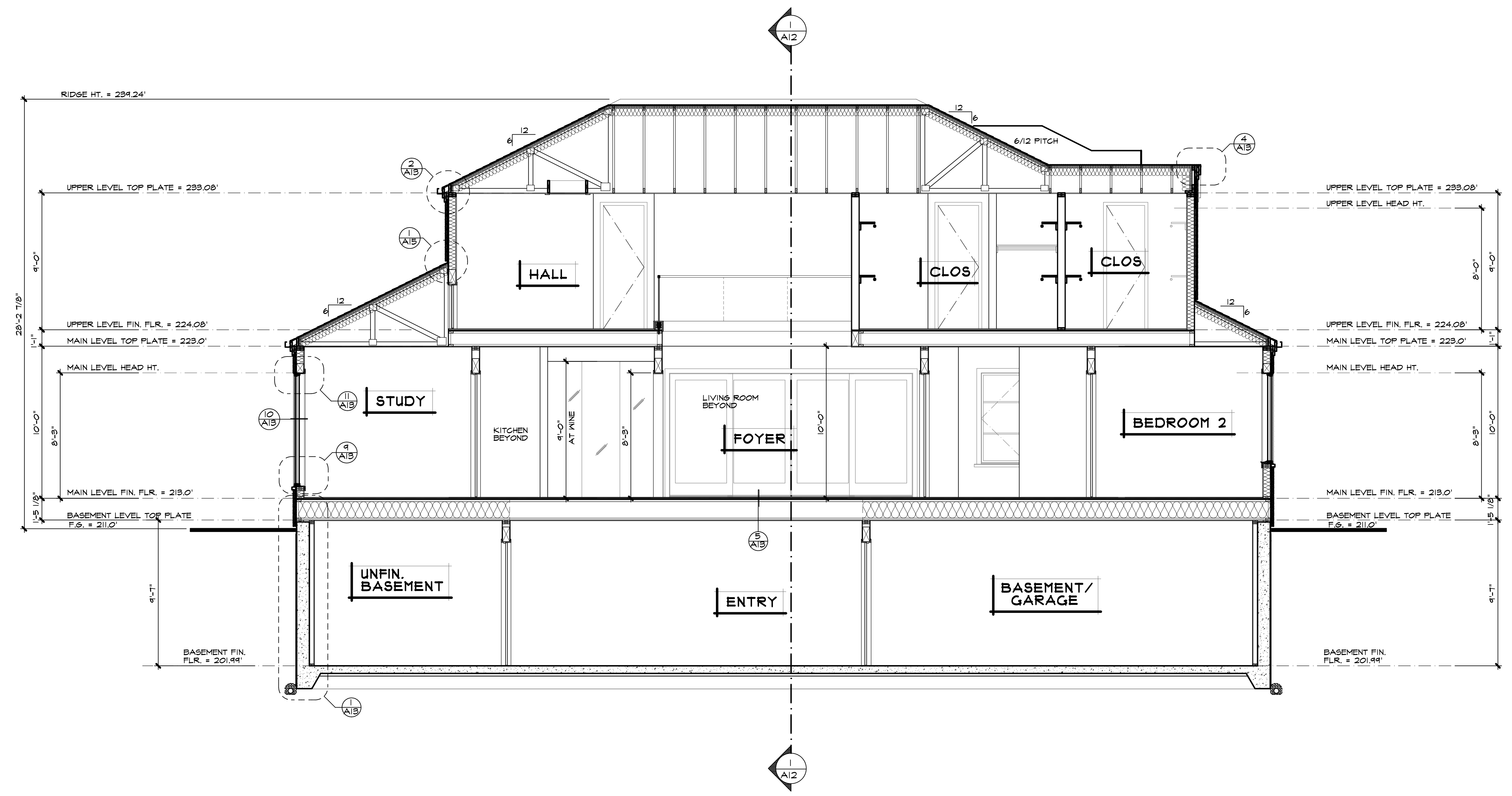
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JOB NO. :	23-12.01
DATE :	05-14-25
ISSUE :	PERMIT
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CHECKED :	MP

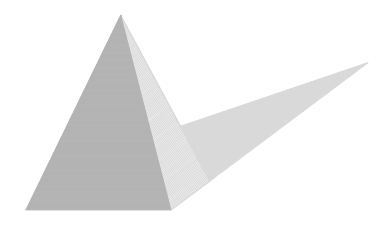
PROJECT:
NEW RESIDENCE FOR:
ALLARD RESIDENCE
1060 RODEO ROAD, PEBBLE BEACH CA
LOT 28, BLOCK 3, DEL REY TERRACE
TRACT 145

SHEET NO.:

A11



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



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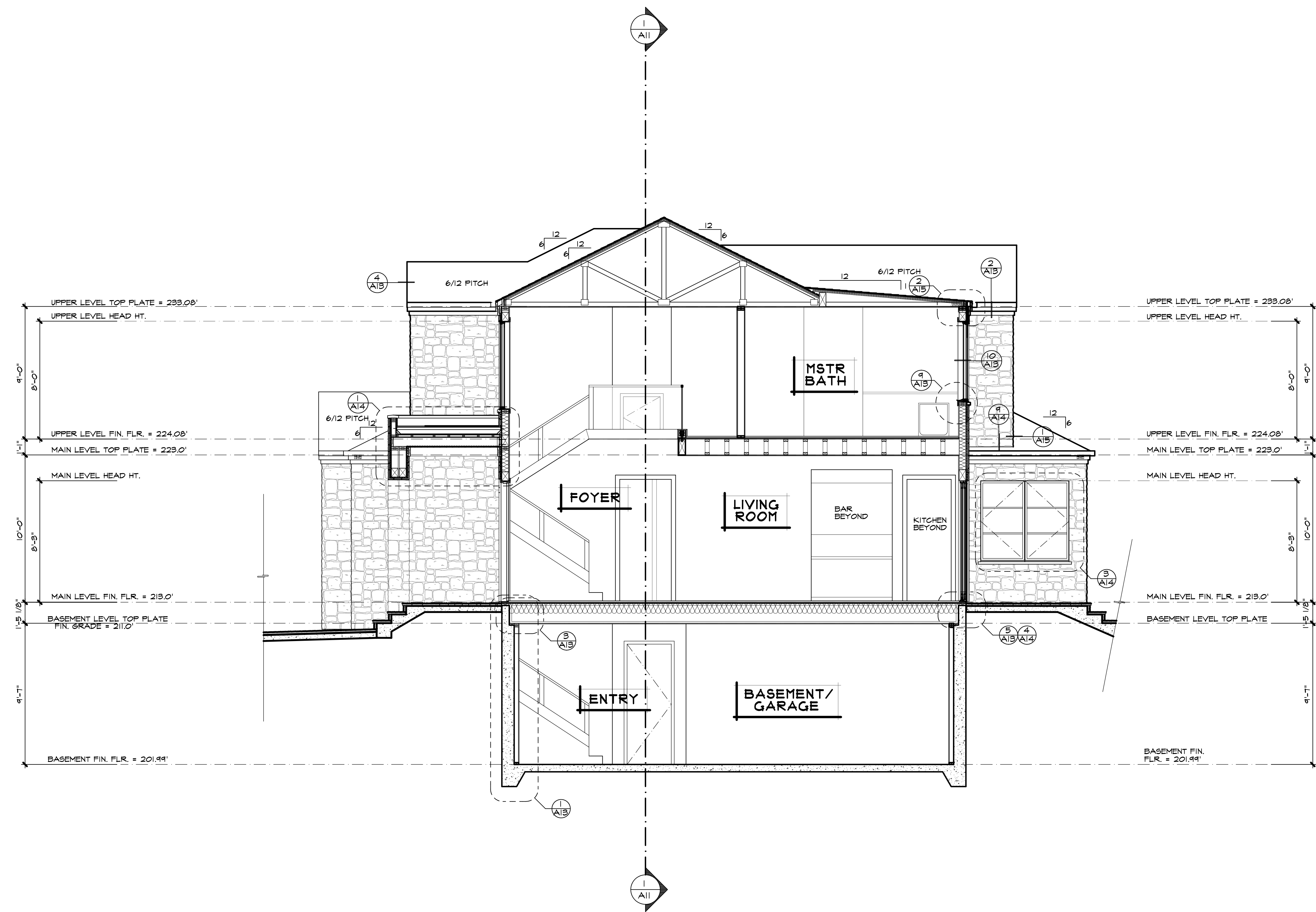
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SECTIONS

JOB NO. : 23-12.01
DATE : 05-14-25
ISSUE : PERMIT
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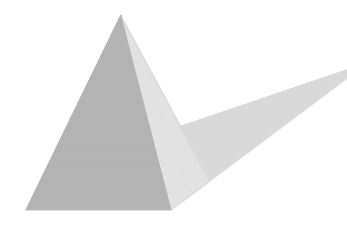
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NEW RESIDENCE FOR:
**ALLARD
RESIDENCE**
1060 RODEO ROAD, PEBBLE BEACH CA
LOT 28, BLOCK 3, DEL REY TERRACE
TRACT 145

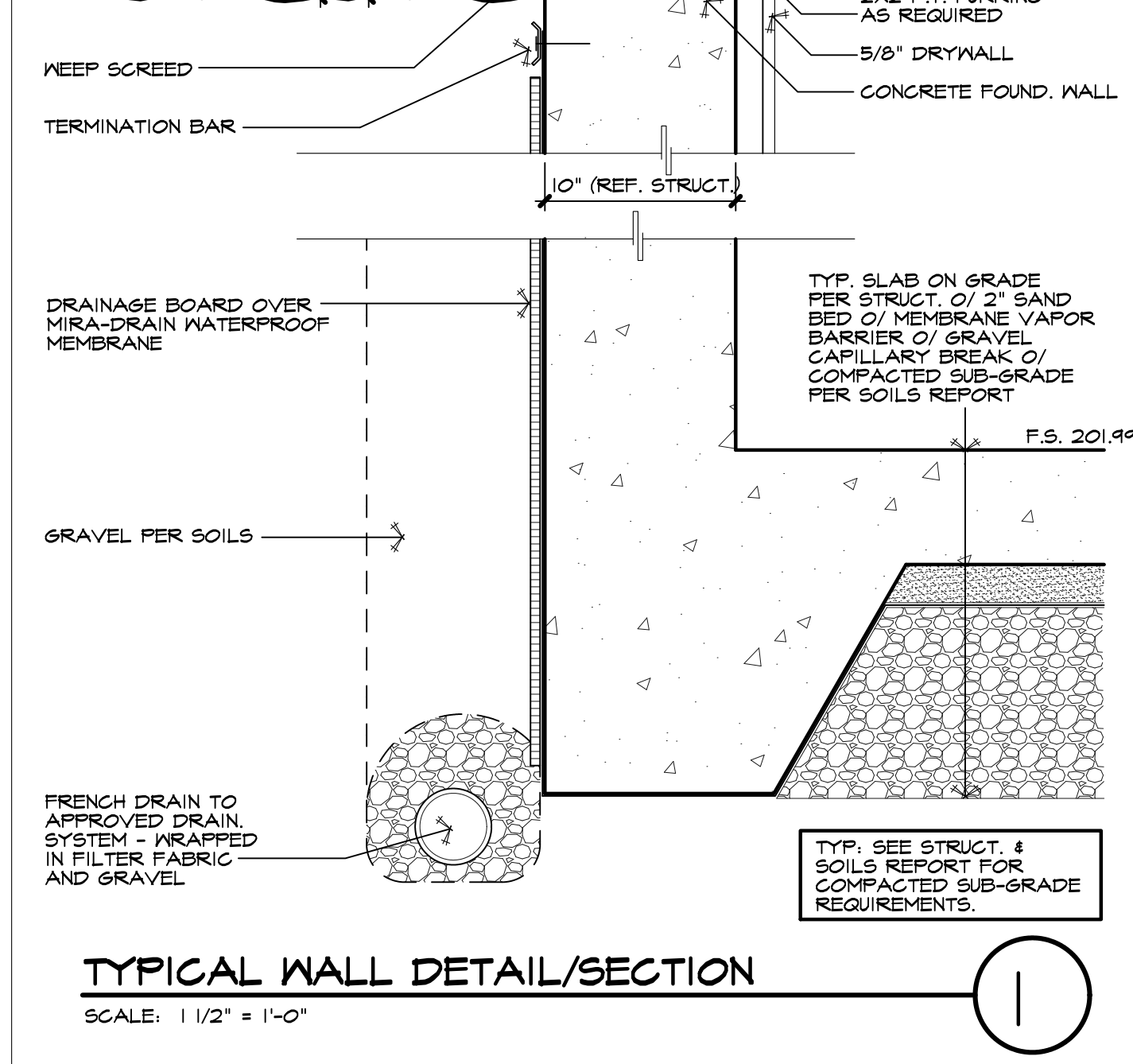
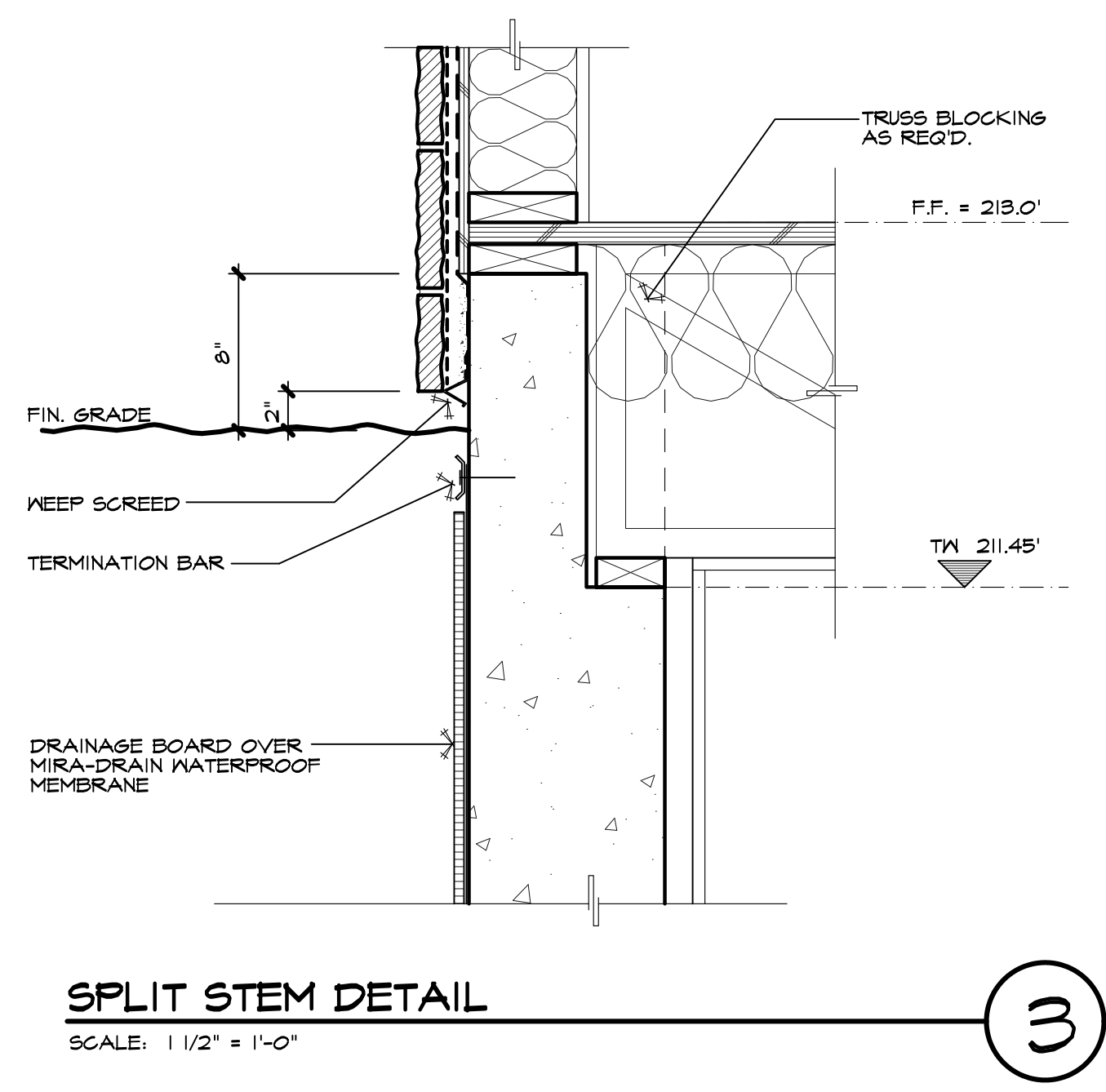
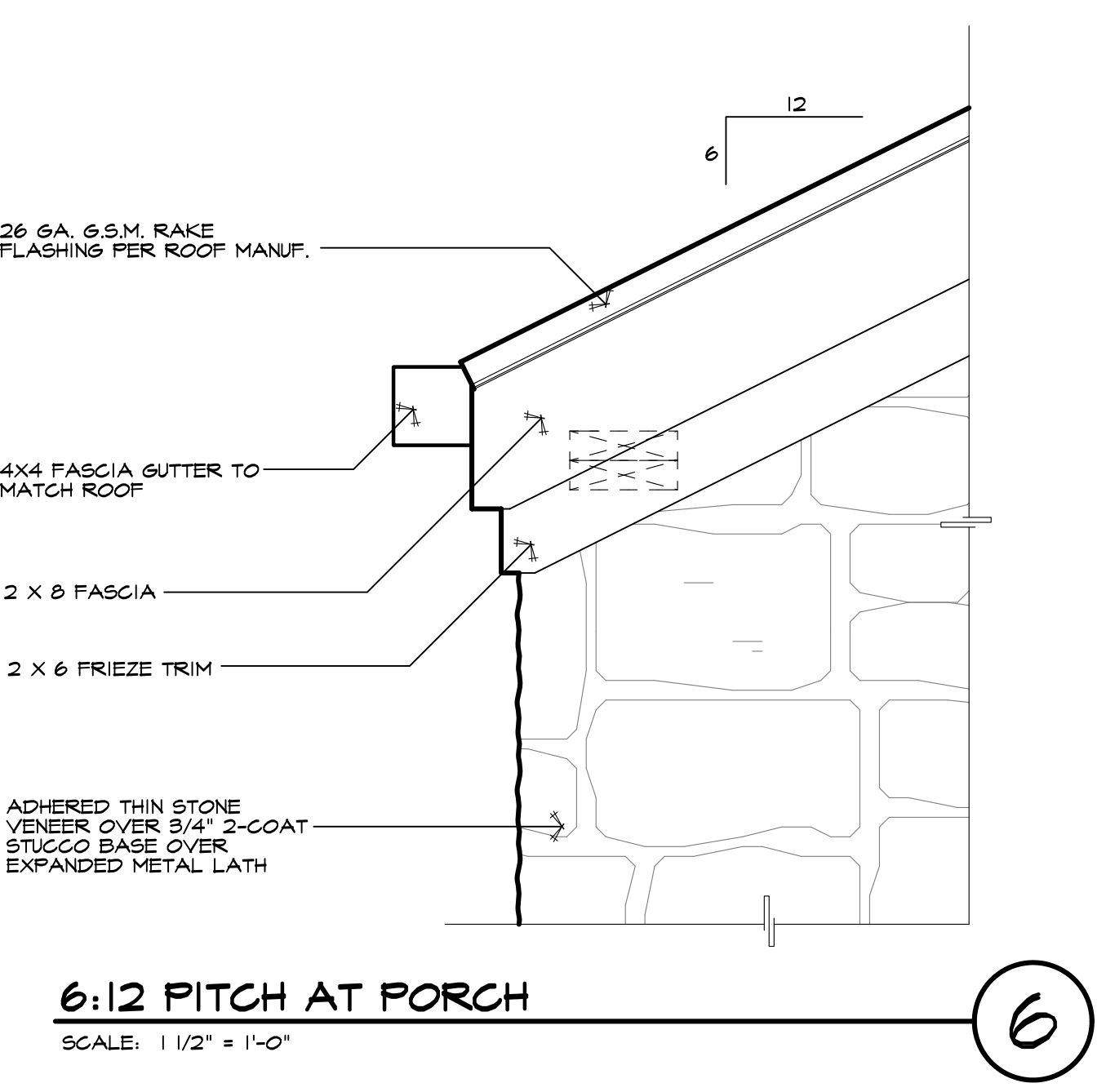
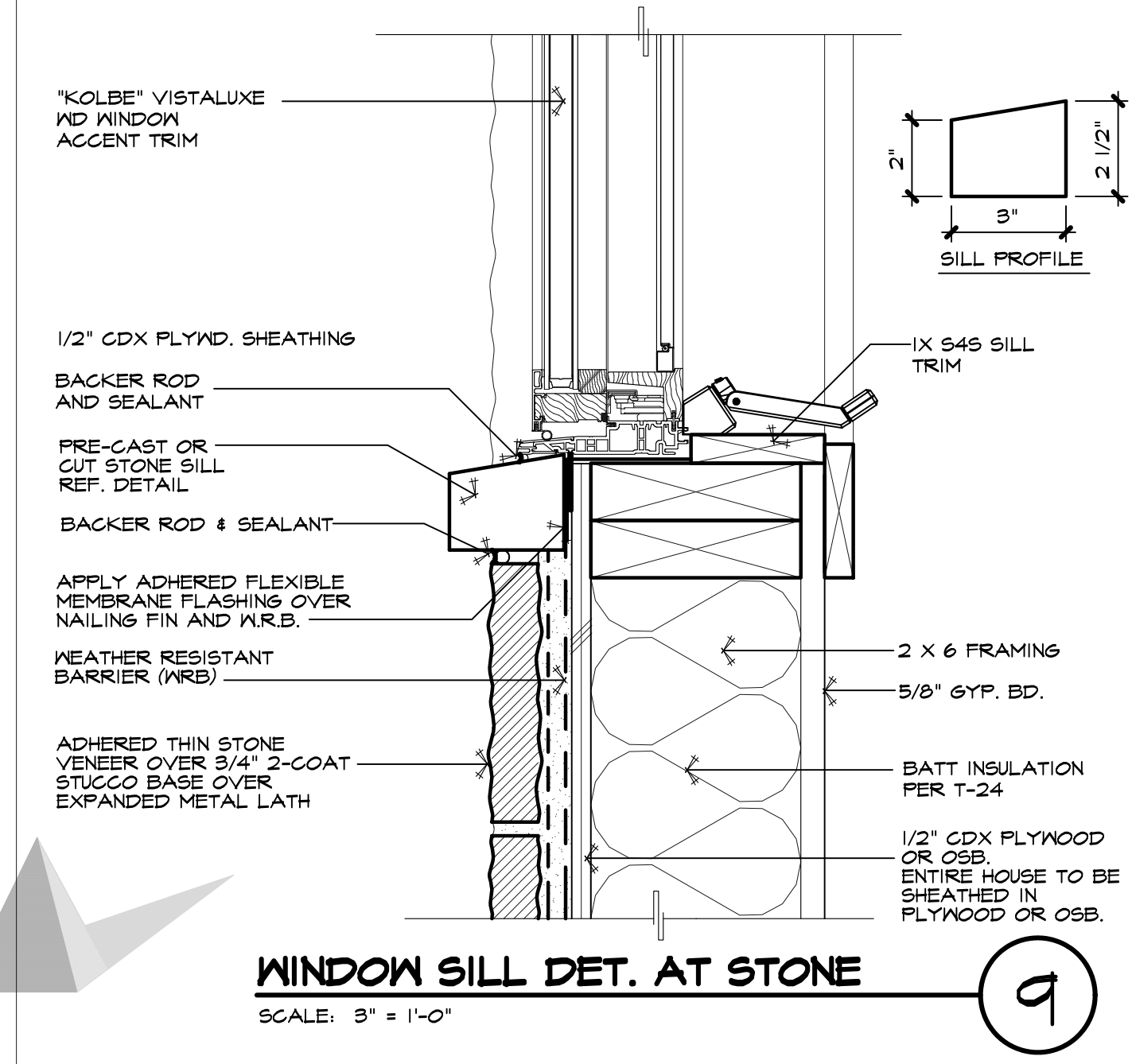
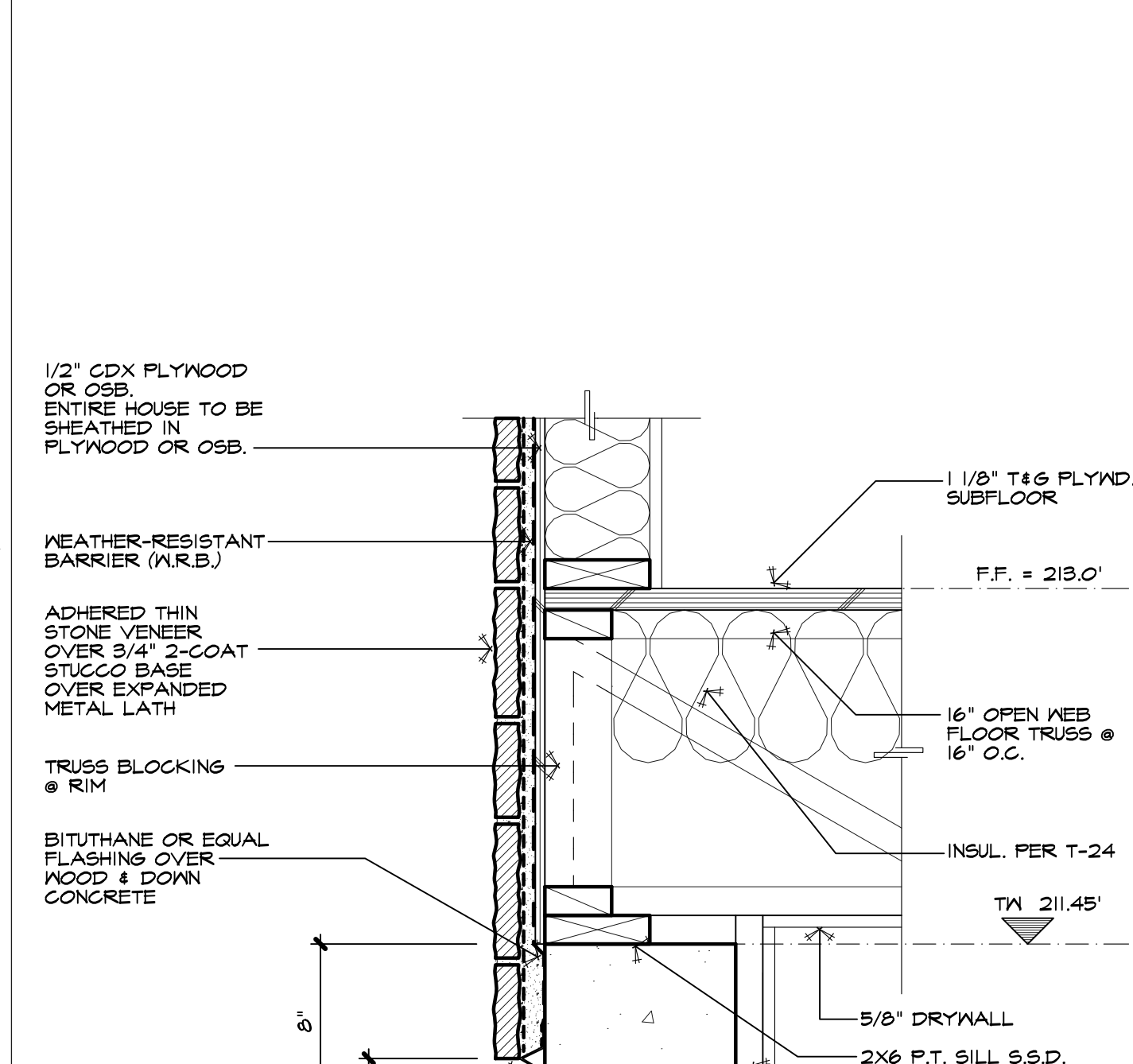
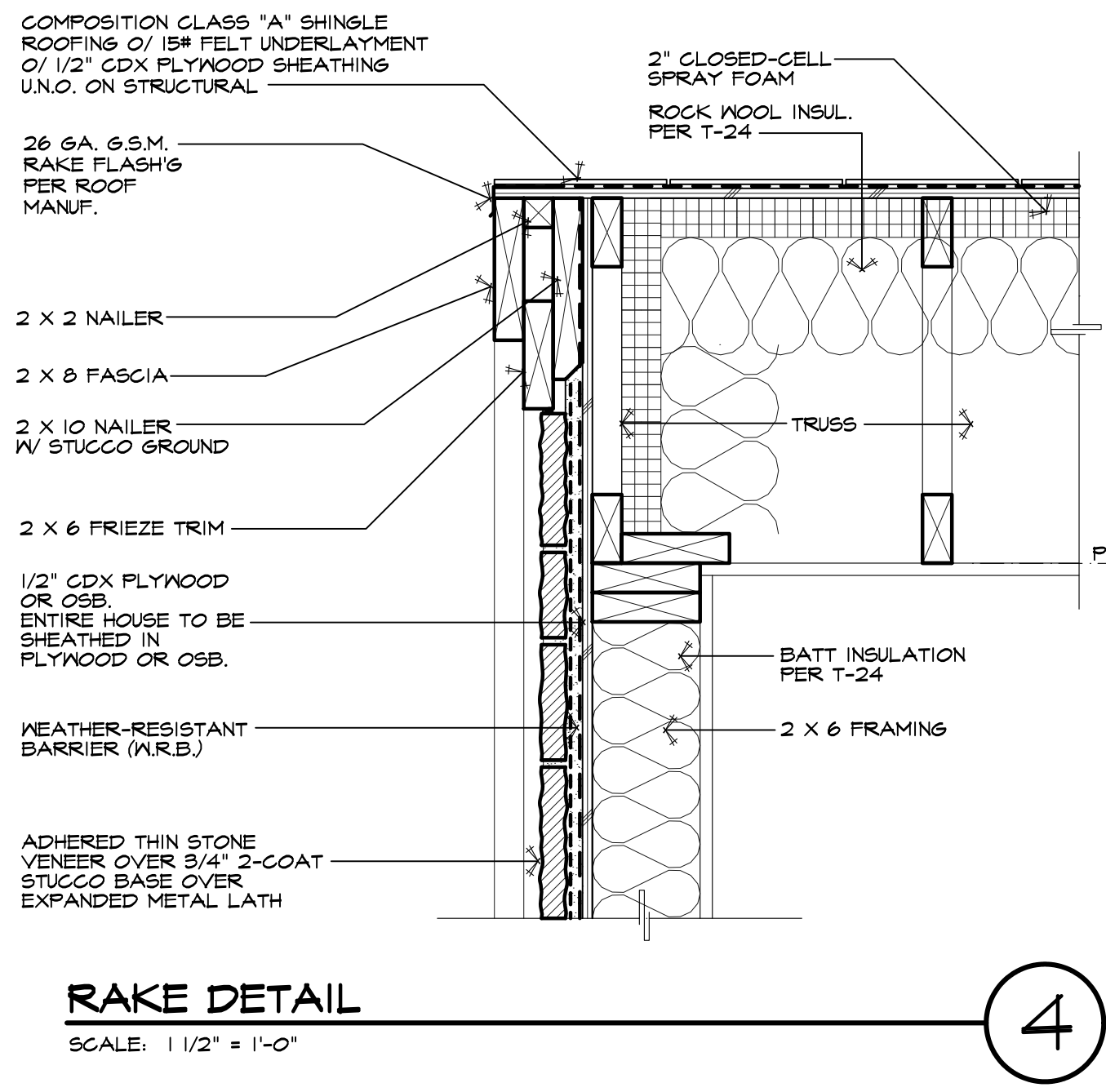
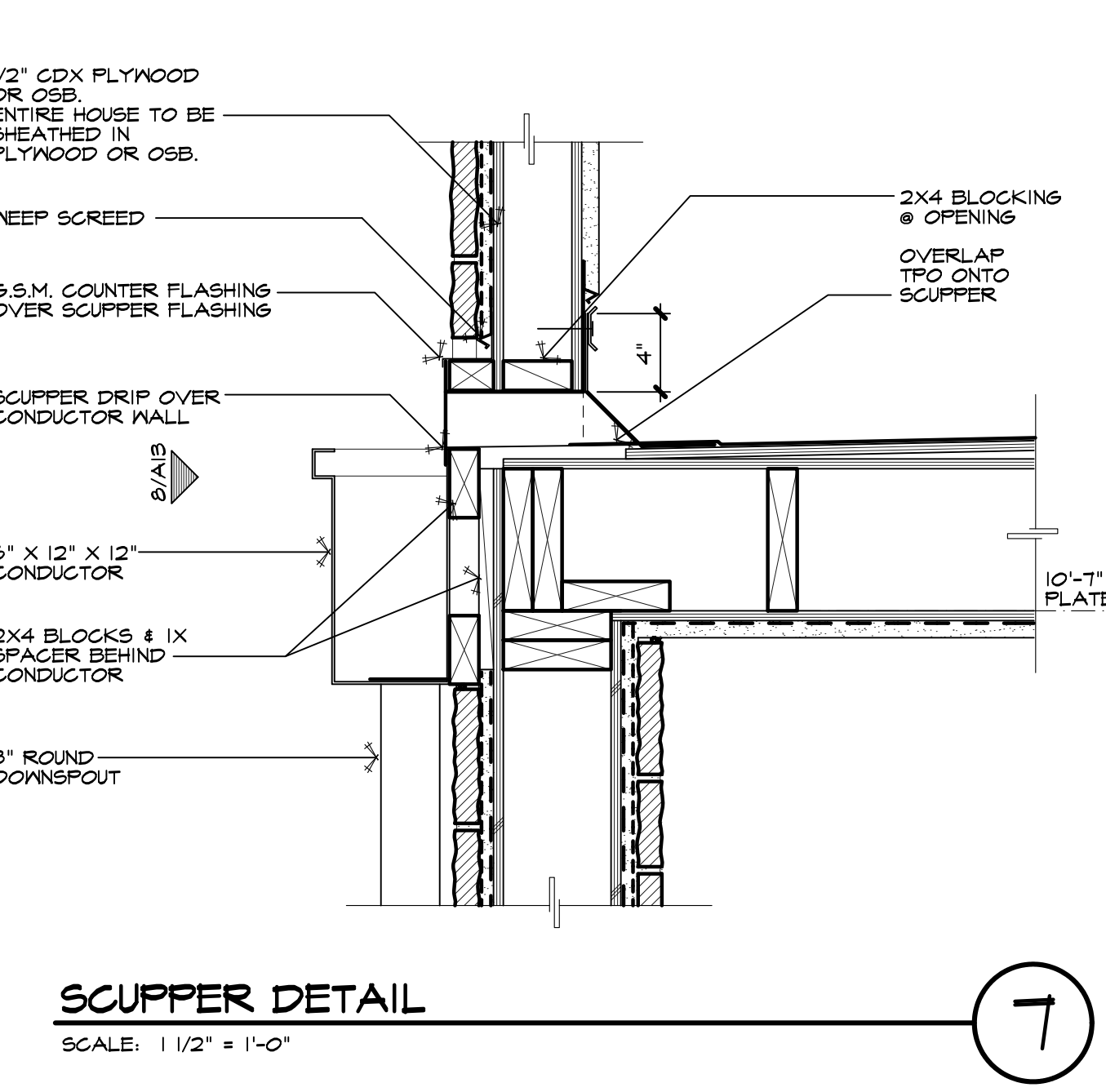
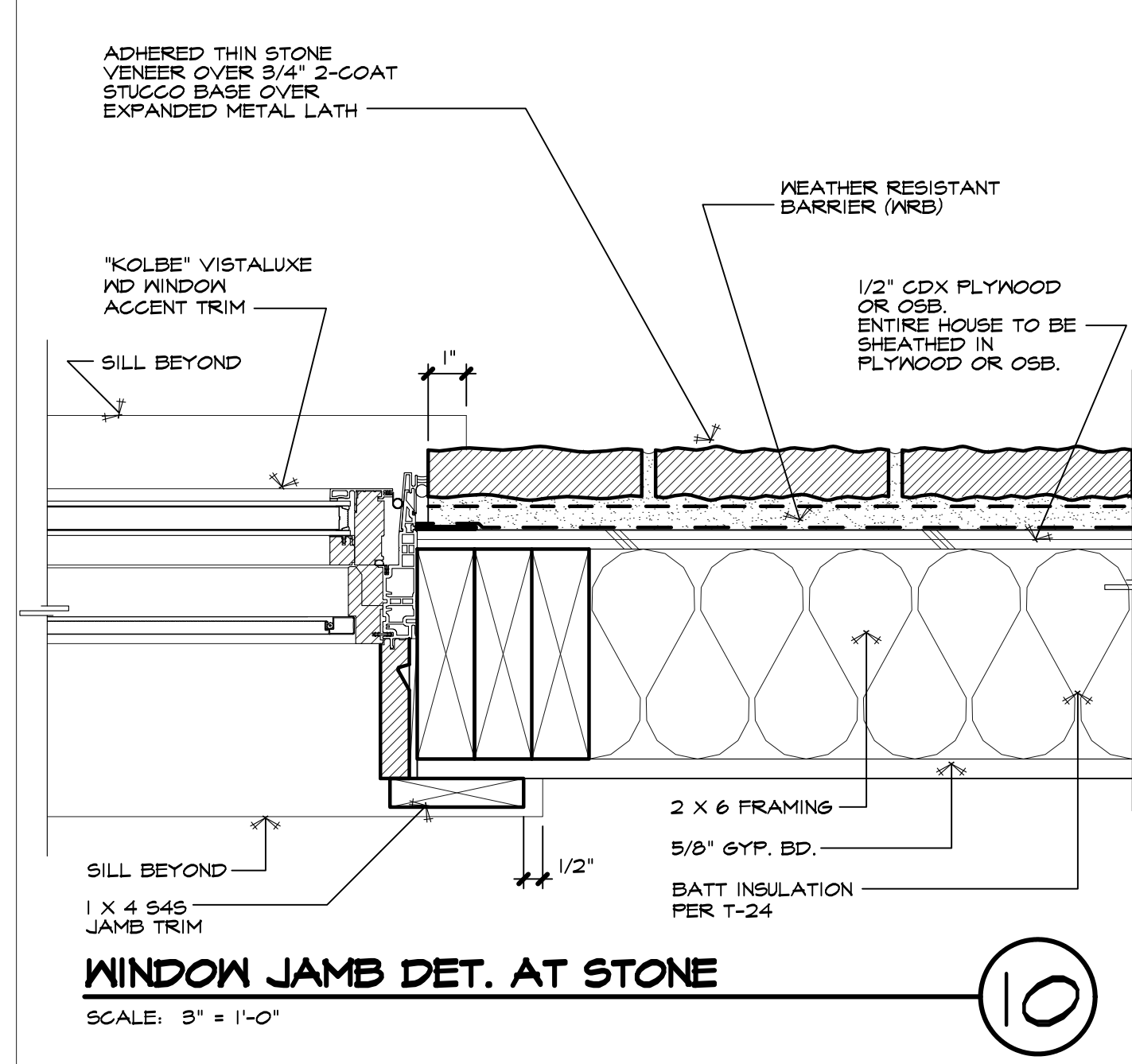
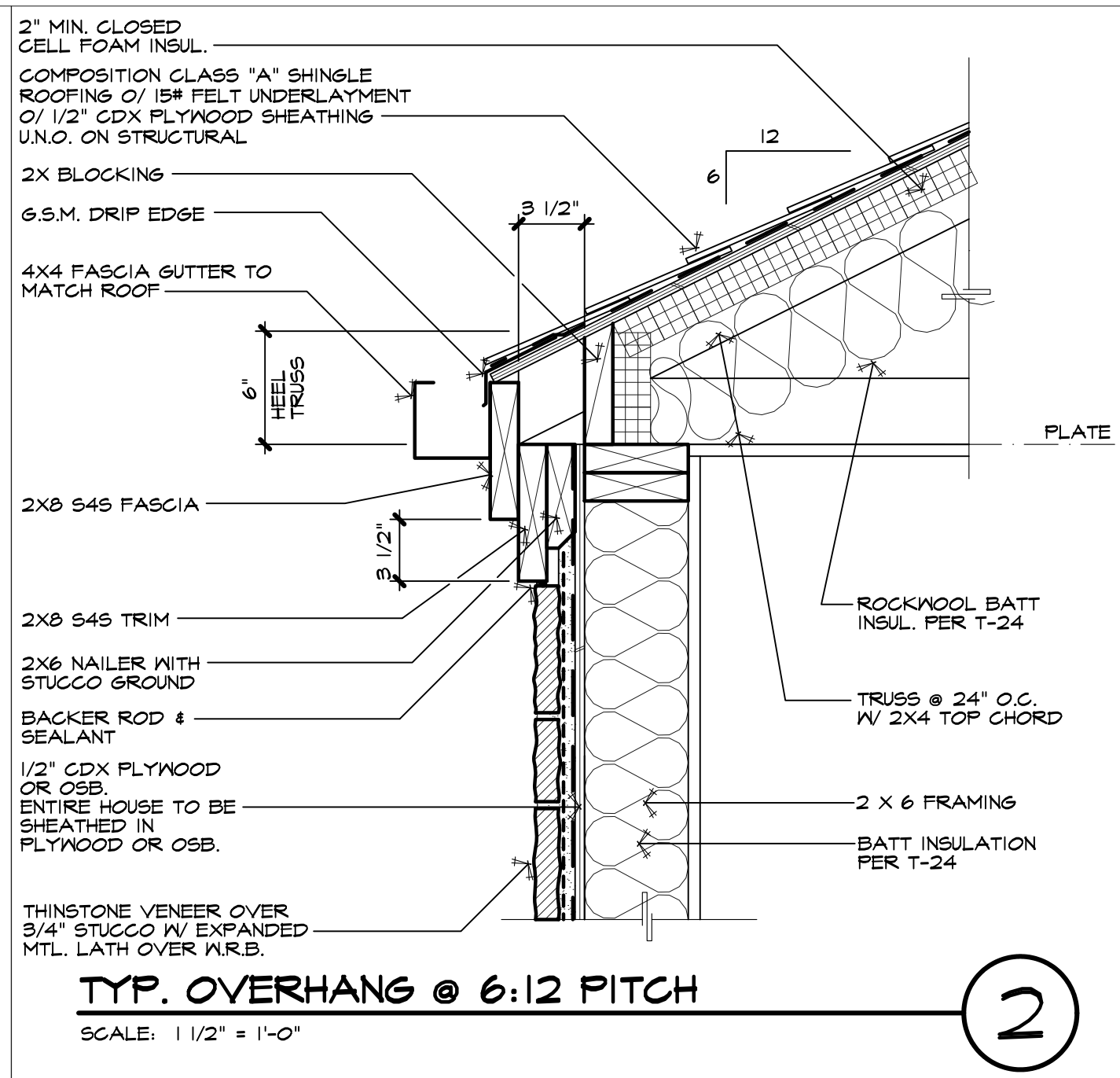
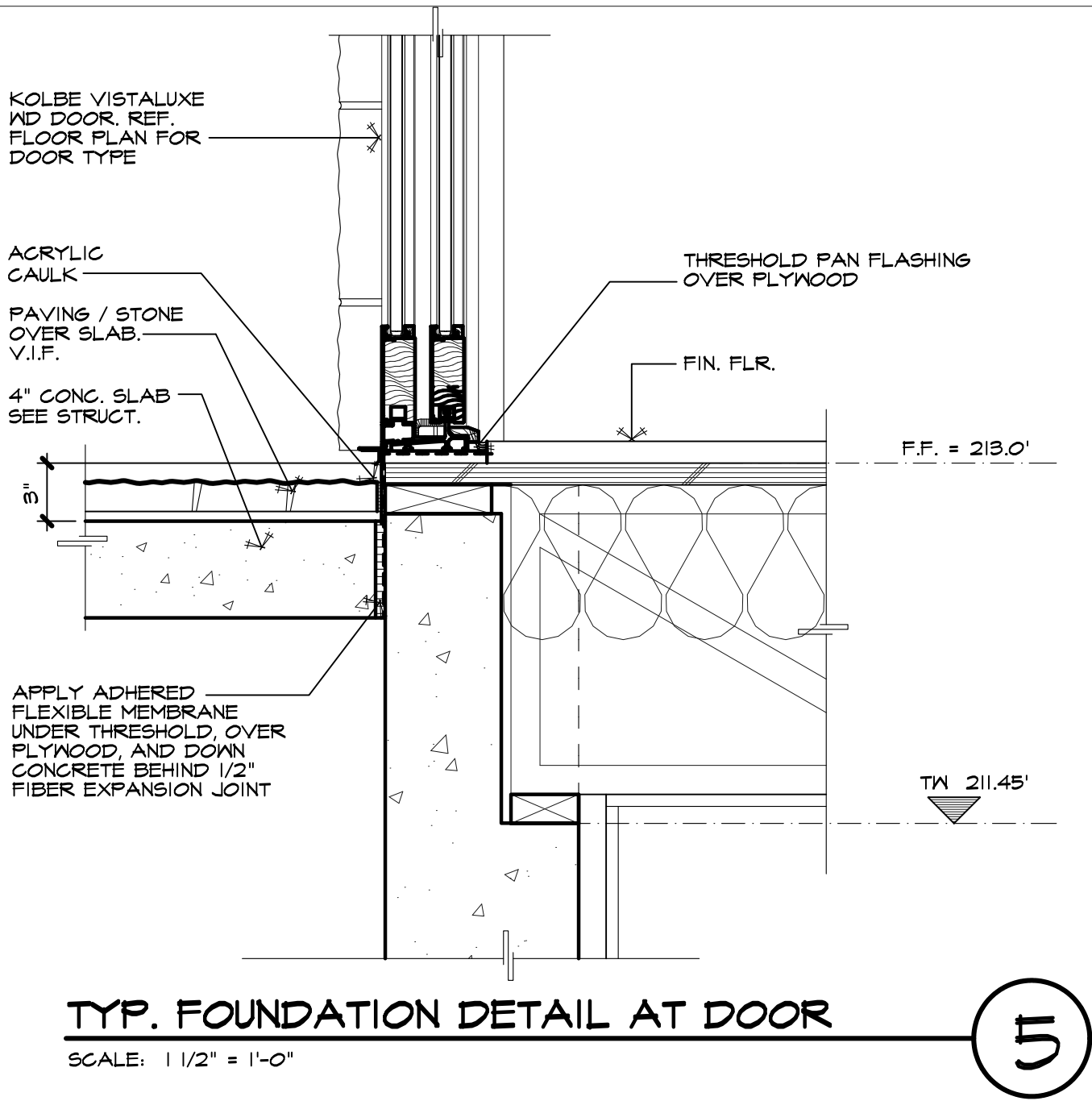
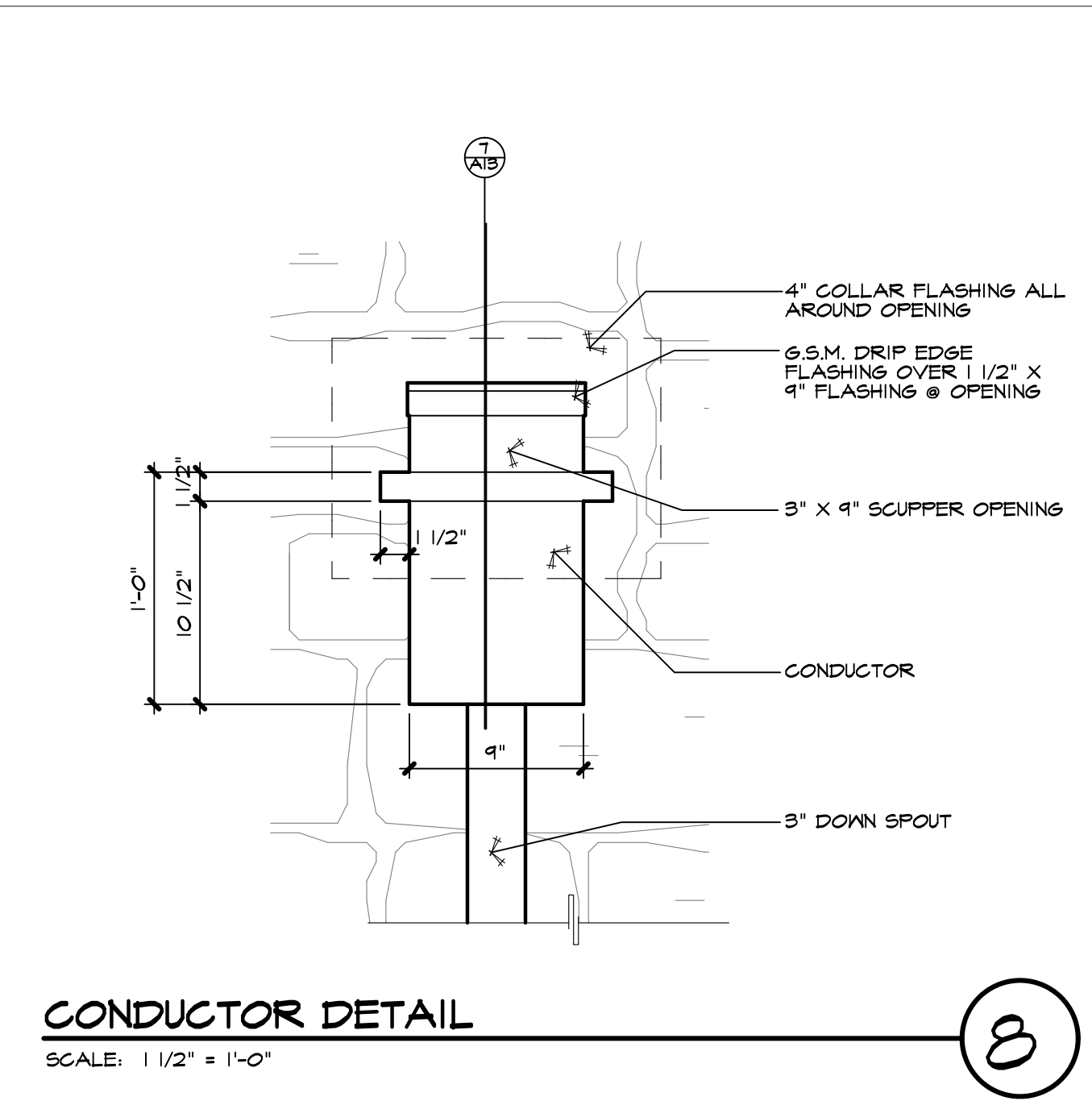
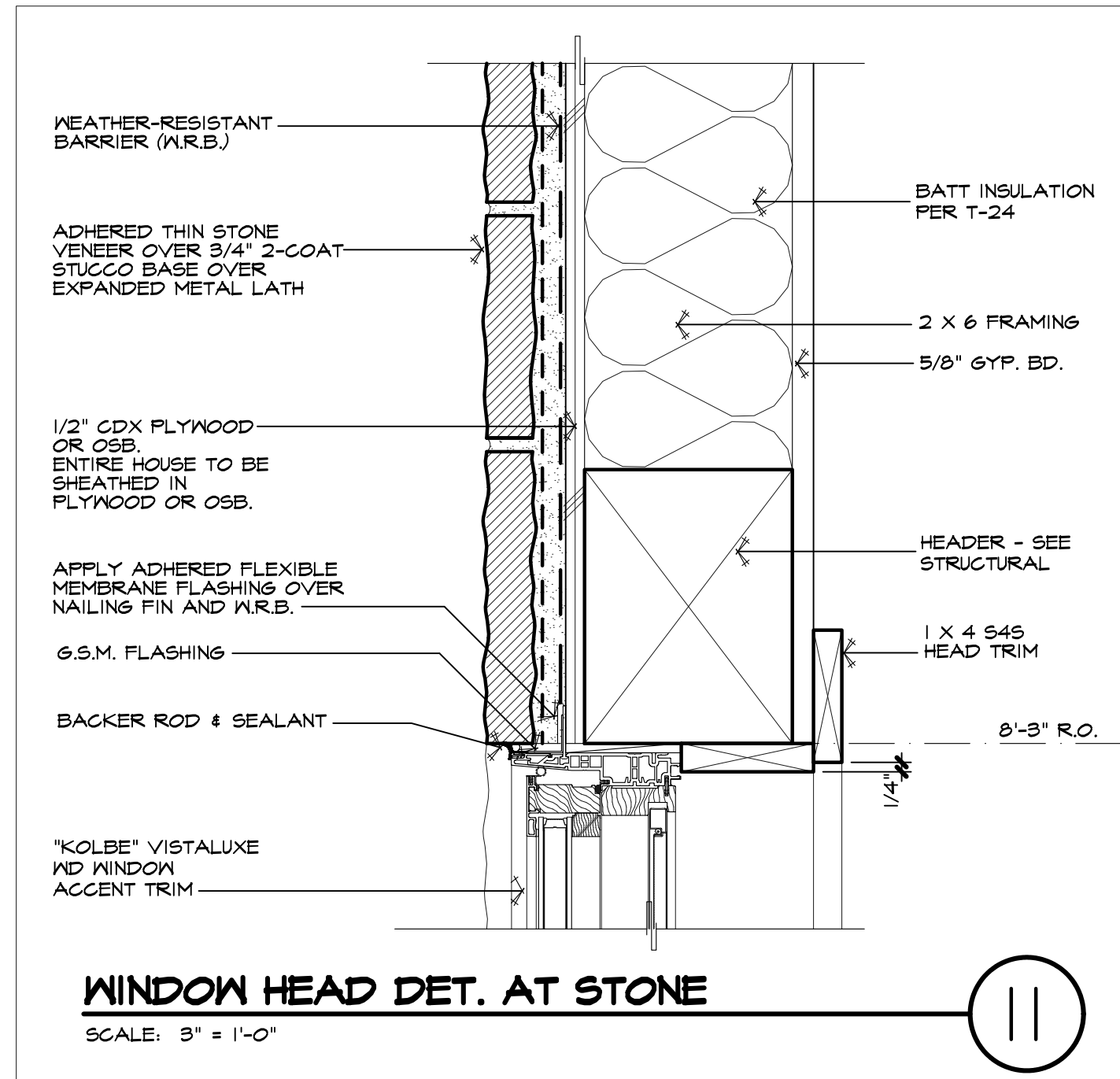
SHEET NO.:

A/2



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





TALON DESIGN GROUP, INC.
1060 S. DEL REY TERRACE, SUITE 100, LOS ANGELES, CA 90025

Mark Penney
Principal
5-23-25

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DATE BY REVISIONS:

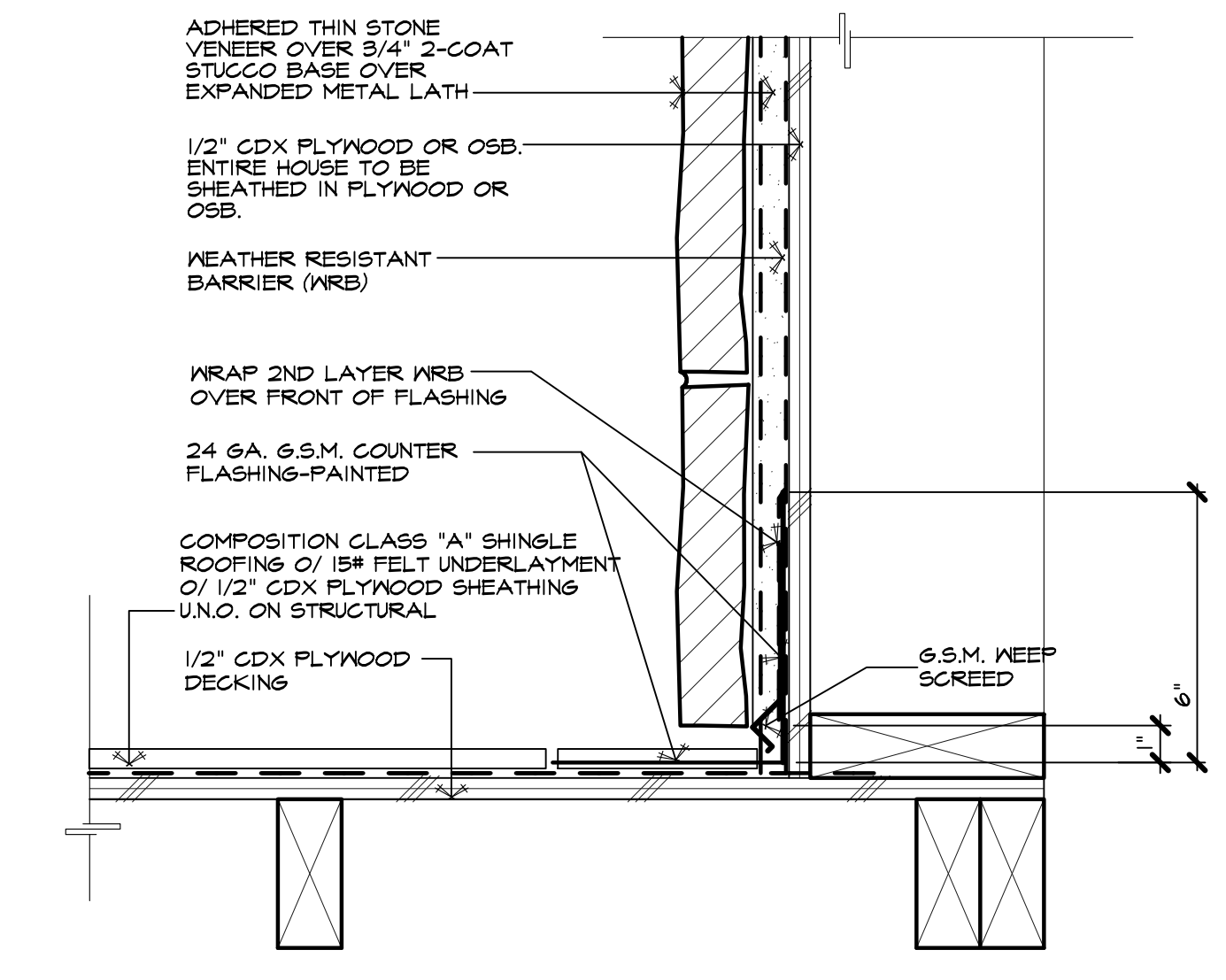
ARCHITECTURAL DETAILS

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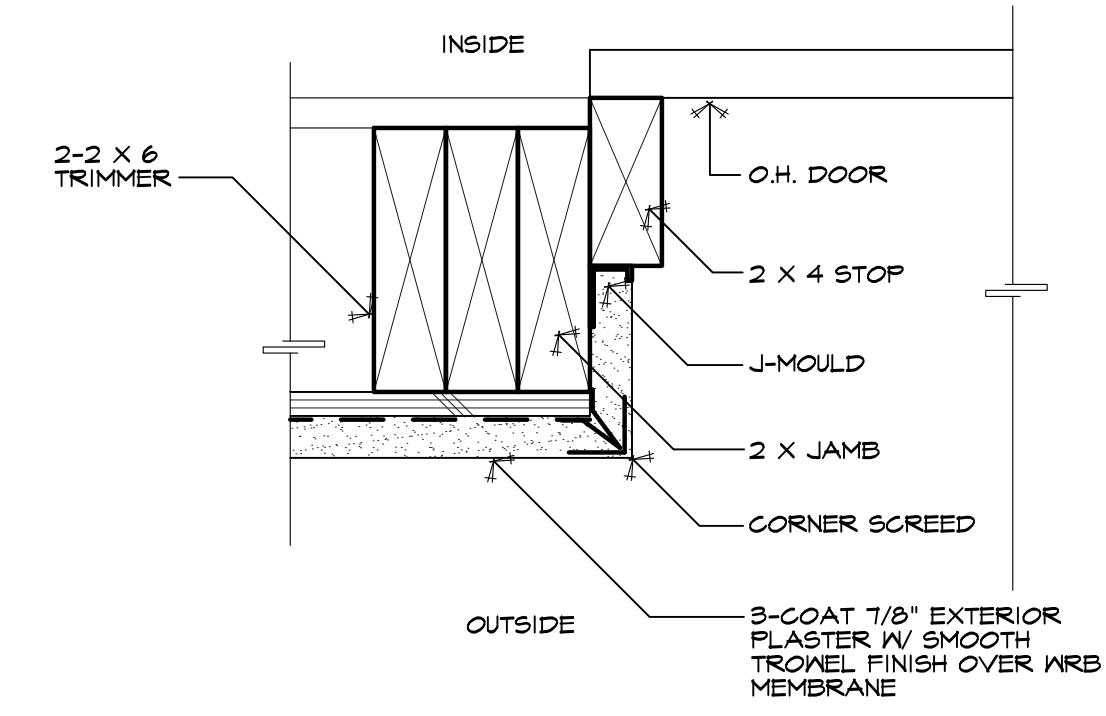
JOB NO. : 23-12.01
DATE : 05-14-25
ISSUE : PERMIT
DRAWN : MM
CHECKED : MP

PROJECT: NEW RESIDENCE FOR: ALLARD RESIDENCE
1060 S. DEL REY TERRACE, SUITE 100, LOS ANGELES, CA 90025

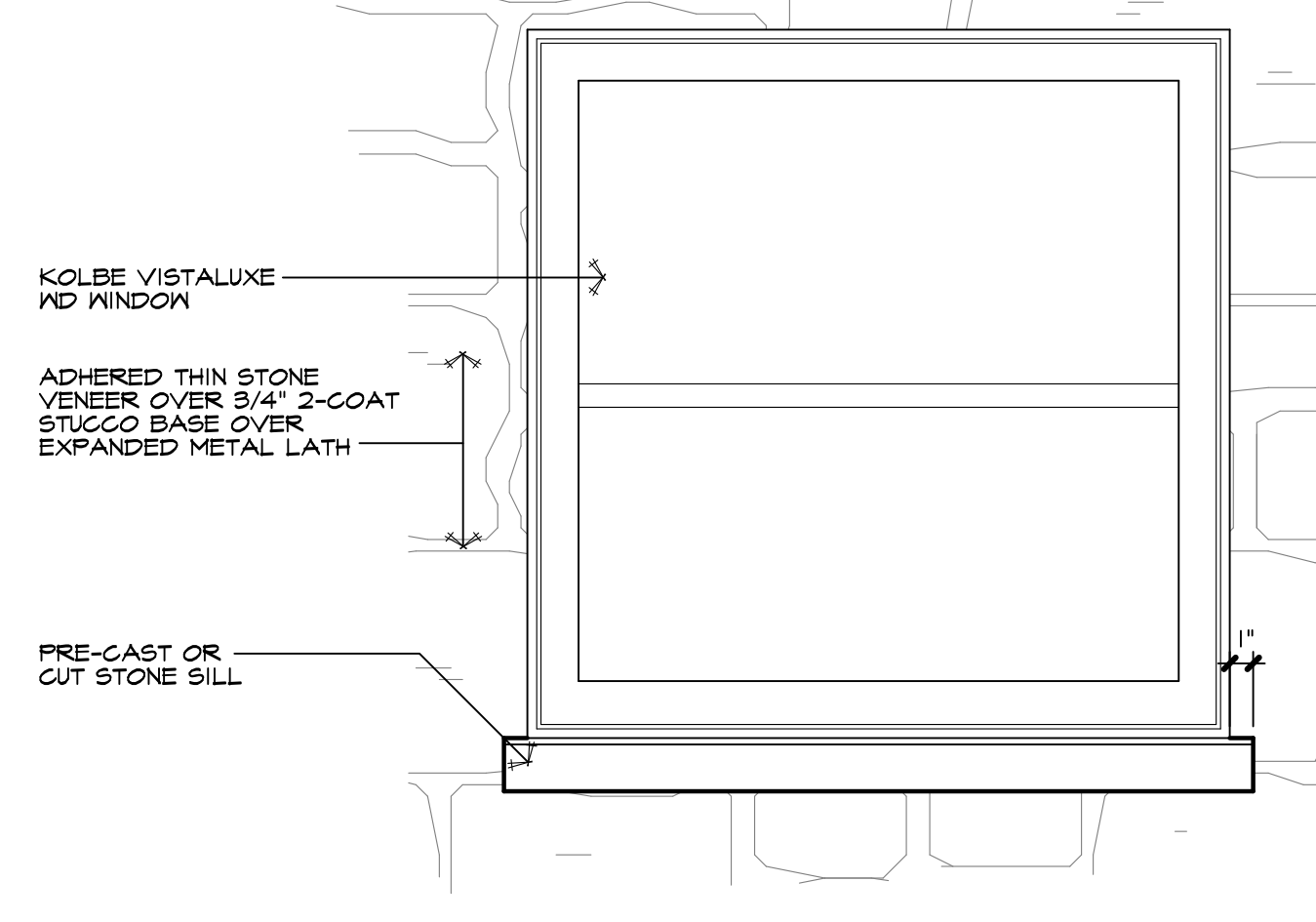
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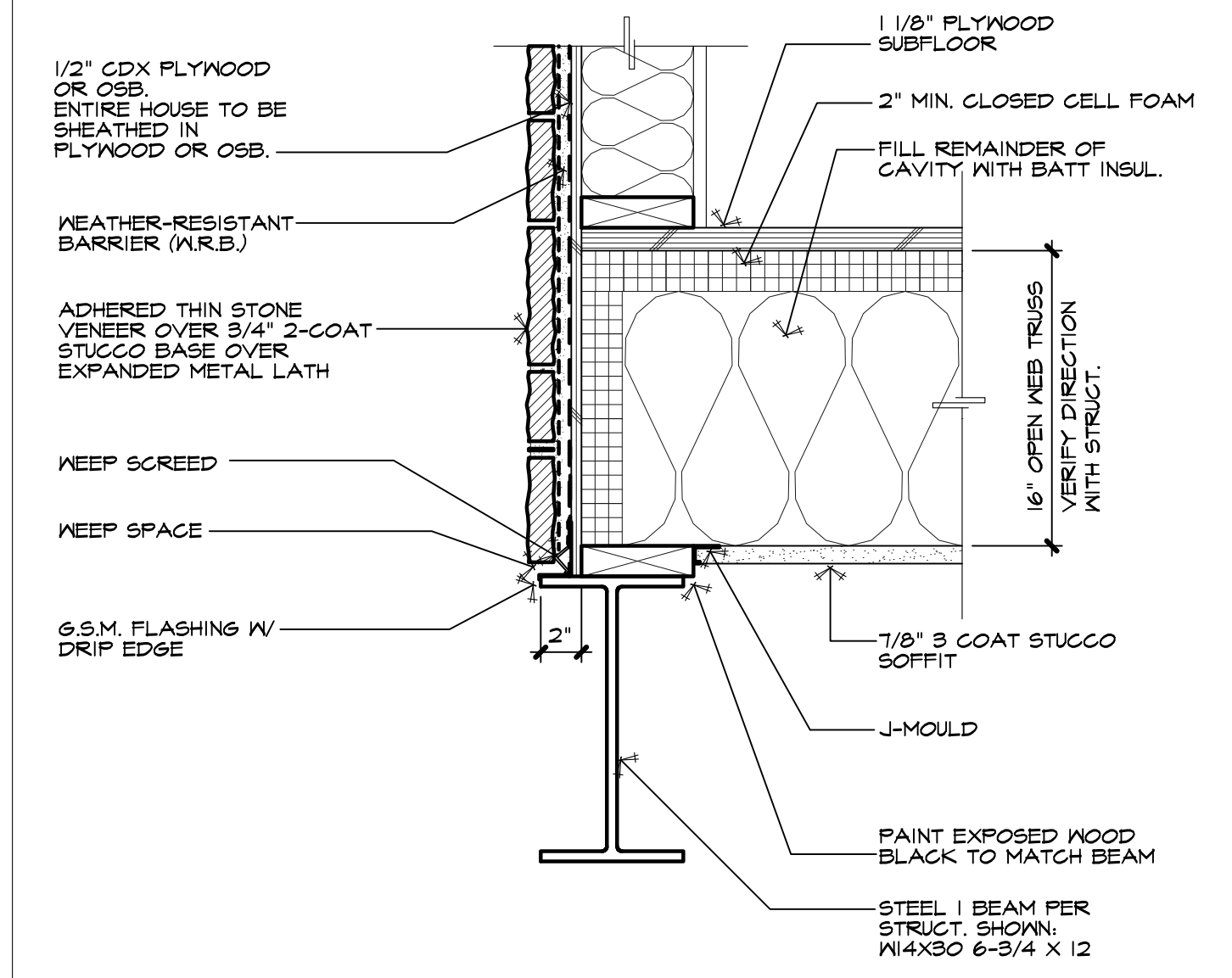
WALL/ROOF FLASHING DET'L AT STONE 9
SCALE: 3" = 1'-0"



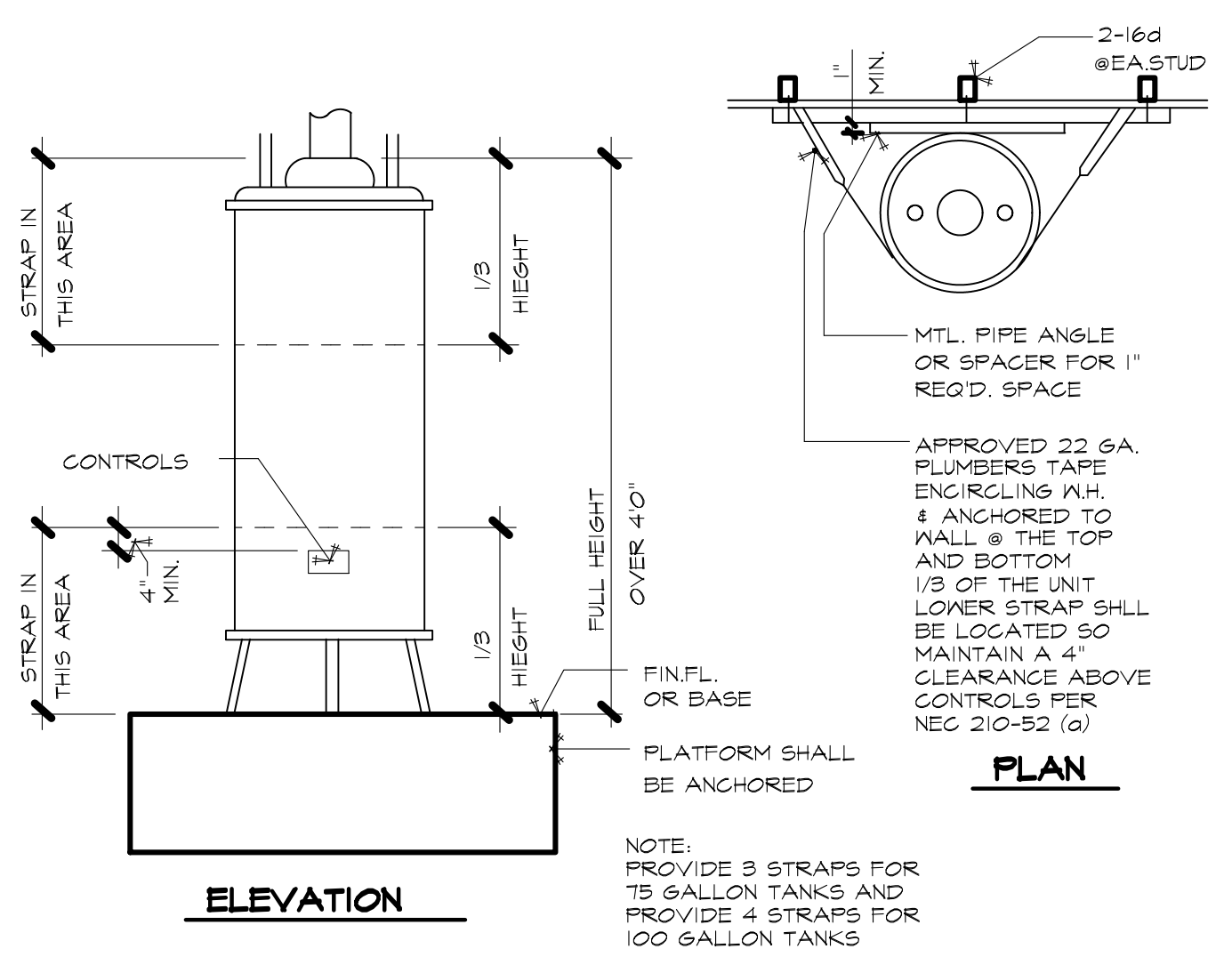
GARAGE DOOR JAMB DETAIL 6
SCALE: 3" = 1'-0"



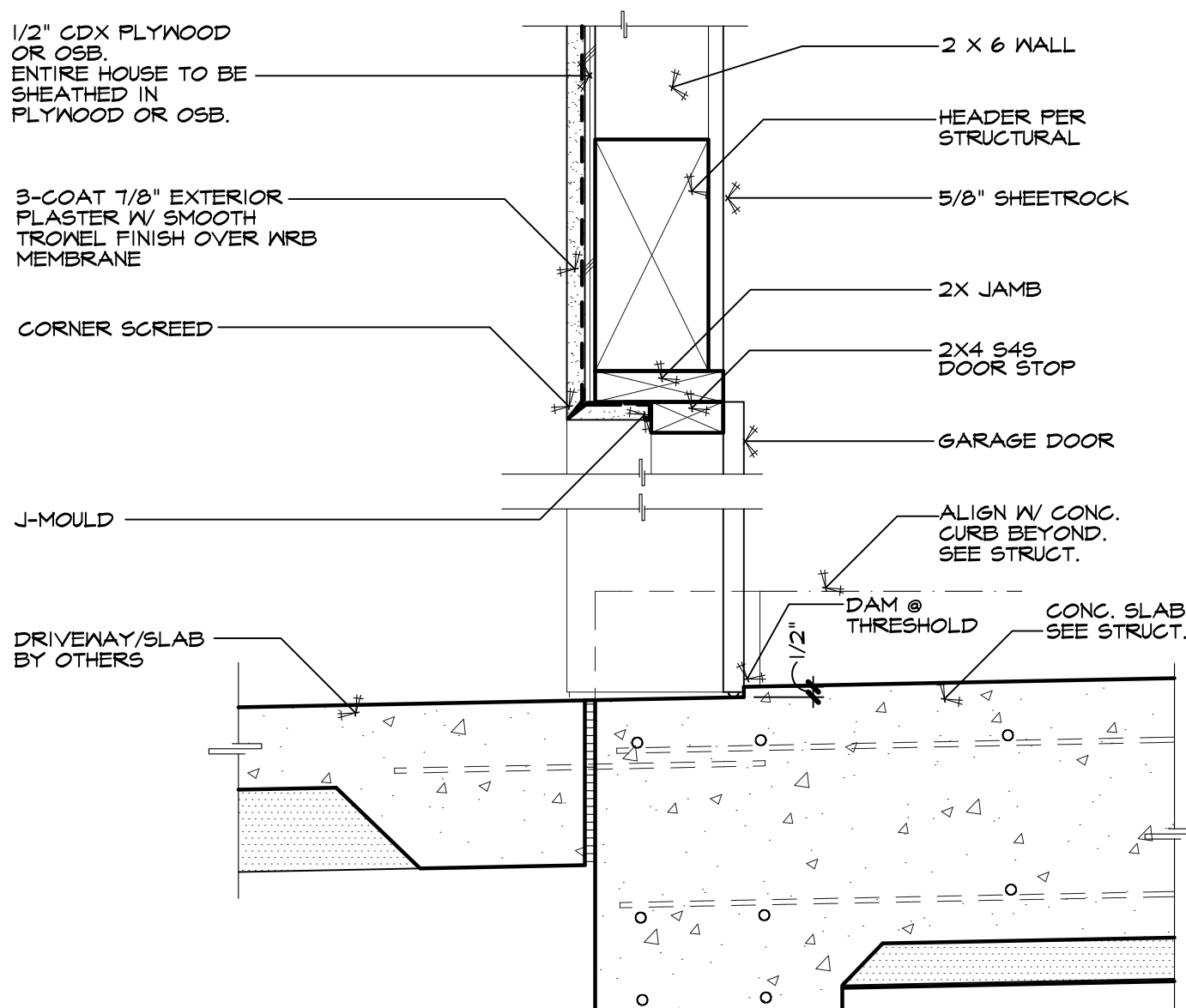
WINDOW ELEVATION @ STONE 3
SCALE: 1 1/2" = 1'-0"



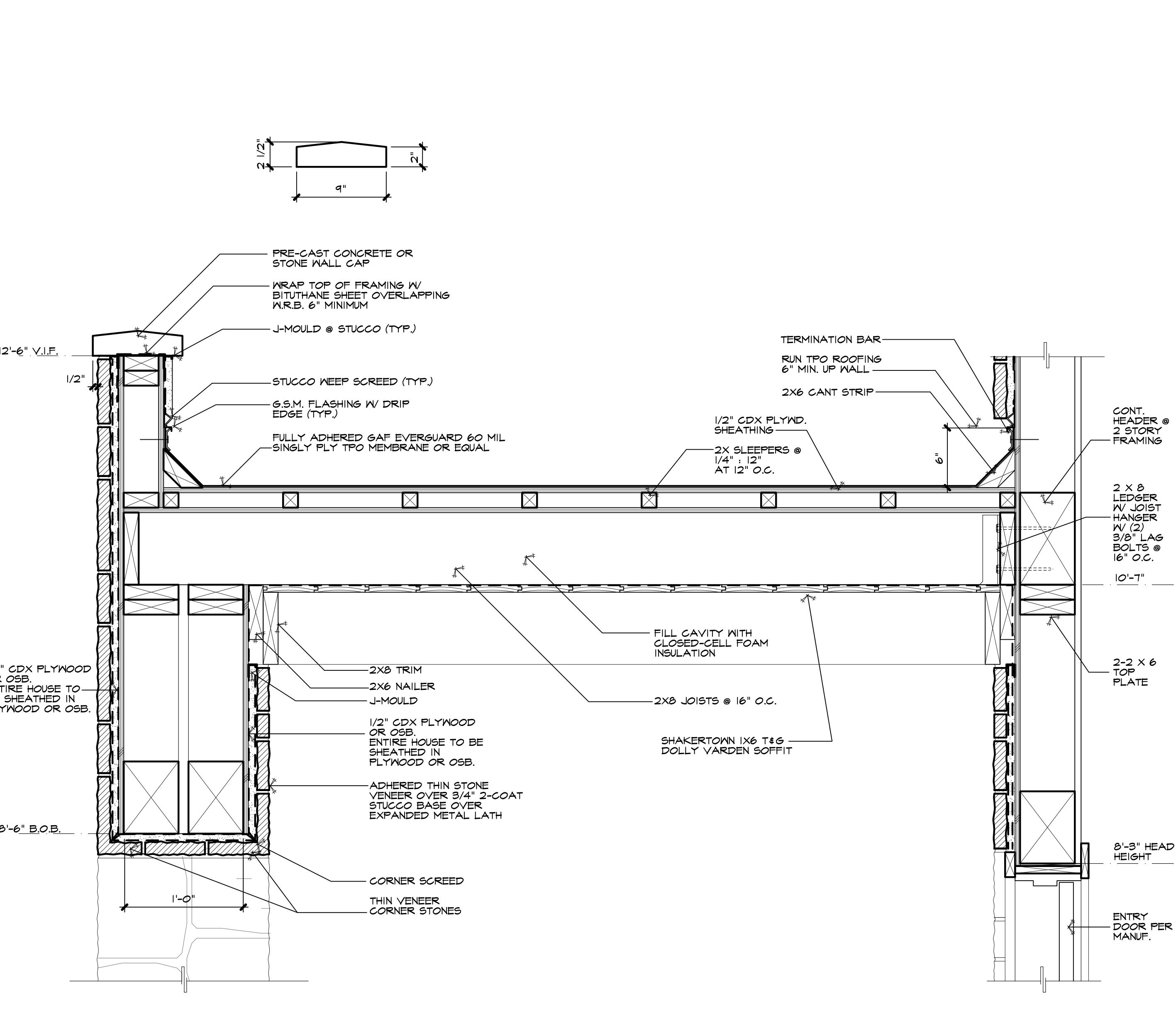
DETAIL @ DRIVE UNDER GARAGE 2
SCALE: 1 1/2" = 1'-0"



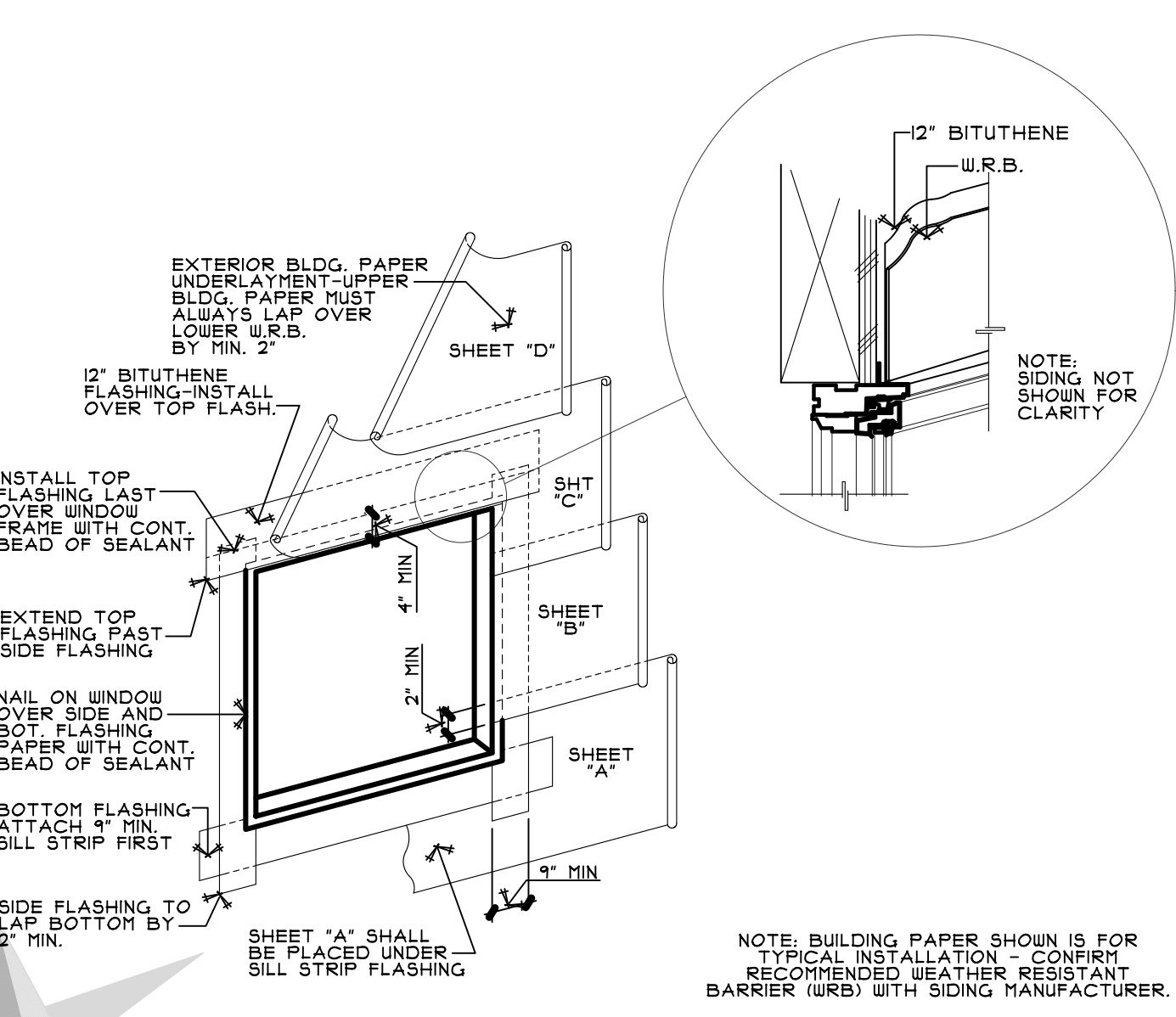
WATER HEATER ANCHORAGE DET. 8
NOT TO SCALE



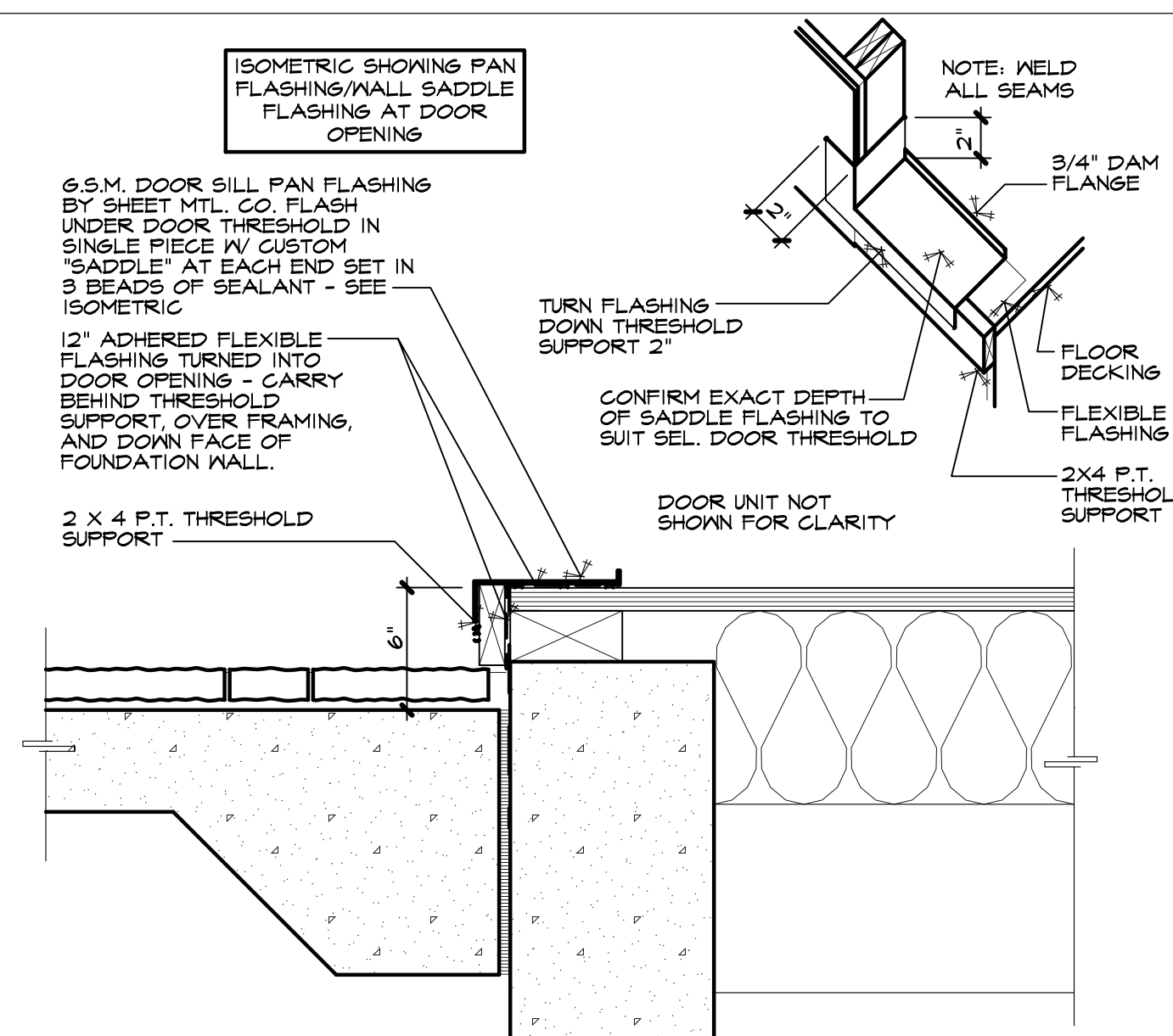
GARAGE DOOR DETAIL 5
SCALE: 1 1/2" = 1'-0"



DETAIL AT PARAPET ENTRY 1
SCALE: 1 1/2" = 1'-0"



WINDOW FLASHING DET. 7
NO SCALE



TYP. DOOR SILL FLASHING 4
SCALE: 3" = 1'-0"



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SHEET CONTENTS:
ARCHITECTURAL DETAILS

JOB NO.: 23-12-01
DATE: 05-14-25
ISSUE: PERMIT
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PROJECT:
NEW RESIDENCE FOR:
ALLARD RESIDENCE
1060 ROSEWOOD ROAD, FEEBLE BEACH CA
APN 007-323-030-000
TRACT 118, BLOCK 5, DEL REY TERRACE

SHEET NO.:
A14

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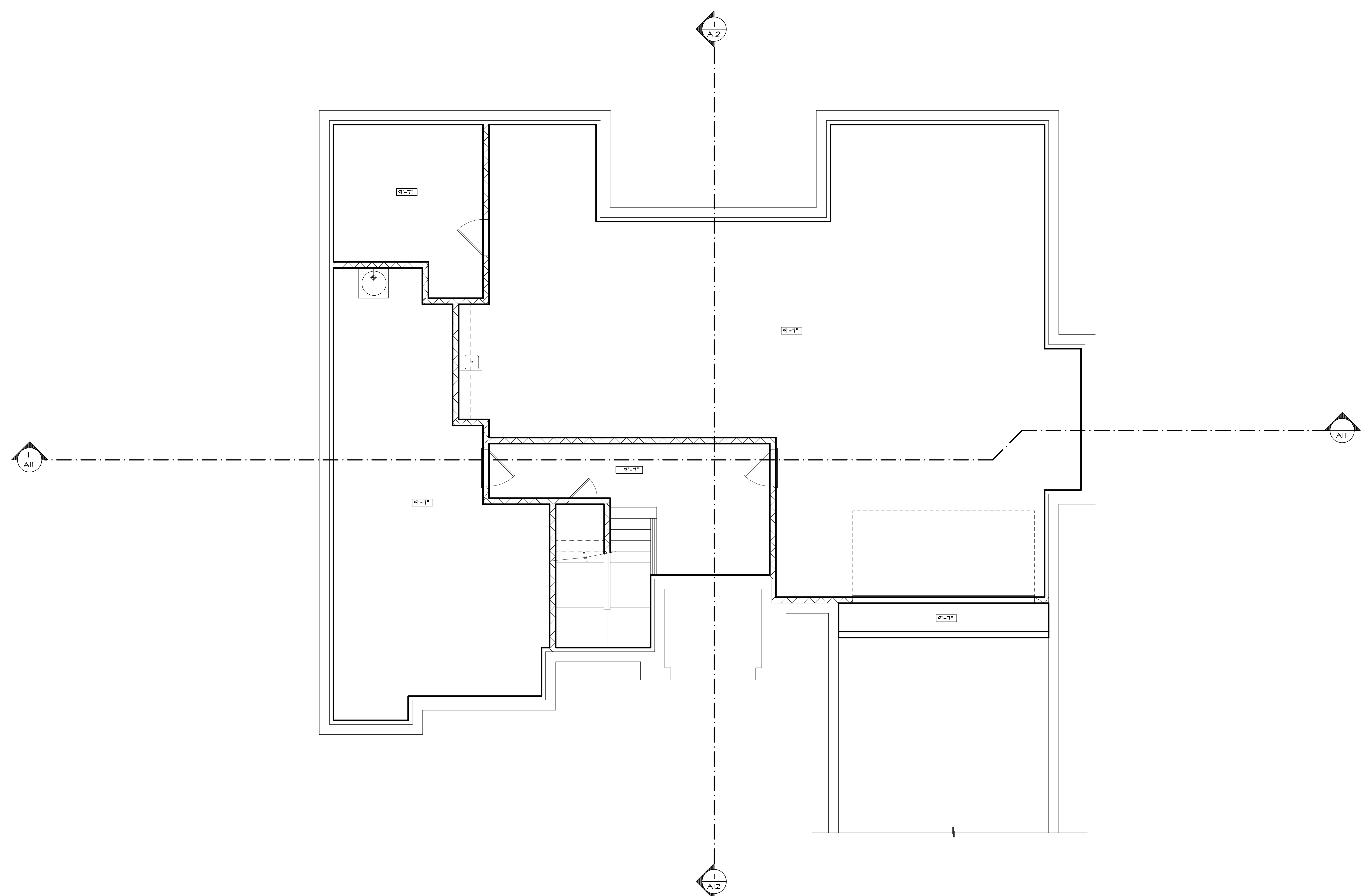
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BASEMENT REFLECTED CEILING PLAN

JOB NO. :	23-12.01
DATE :	05-14-25
ISSUE :	PERMIT
DRAWN :	MM
CHECKED :	MP

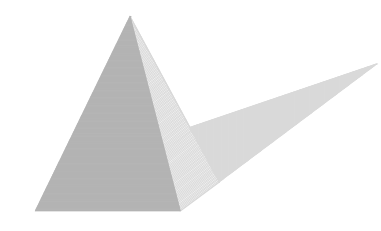
PROJECT:
NEW RESIDENCE FOR:
ALLARD RESIDENCE
1060 ROSCOE ROAD, FEEBLE BEACH CA
APN 0071323-020-000
BLOCK 5, DEL REY TERRACE TRACT 118

SHEET NO.:

A/6



BASEMENT REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"



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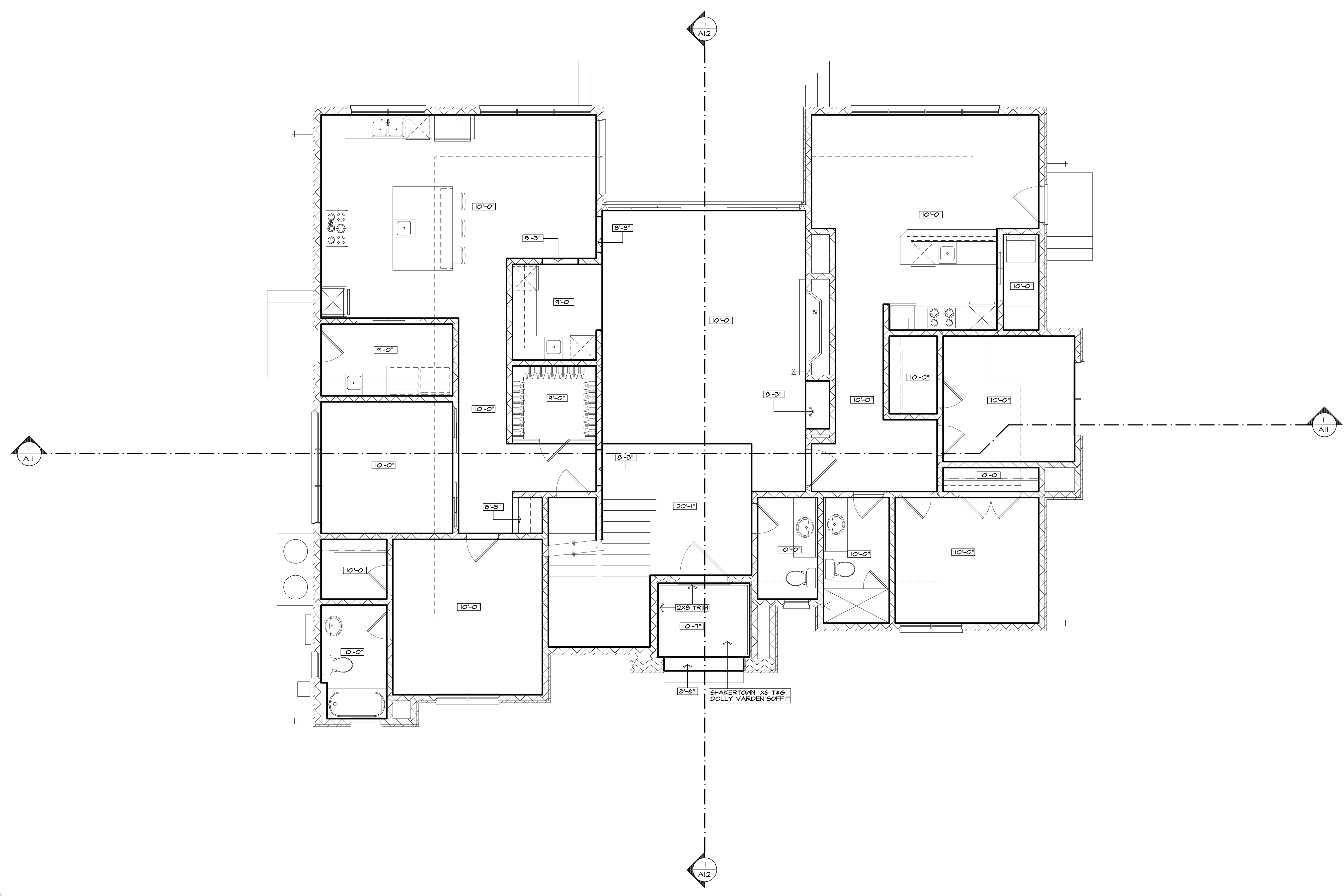
SHEET CONTENTS:
**MAIN LEVEL
REFLECTED
CEILING PLAN**

JOB NO. :	23-12.01
DATE :	05-14-25
ISSUE :	PERMIT
DRAWN :	MM
CHECKED :	MP

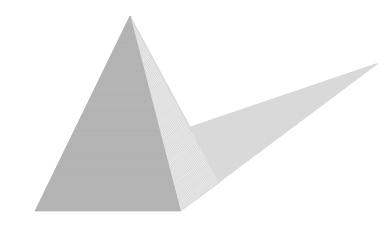
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NEW RESIDENCE FOR:
**ALLARD
RESIDENCE**
1060 ROSCOE ROAD, FEEBLE BEACH CA
APN 0071323-020-000
BLOCK 5, DEL REY TERRACE
TRACT 118

SHEET NO.:

A17



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



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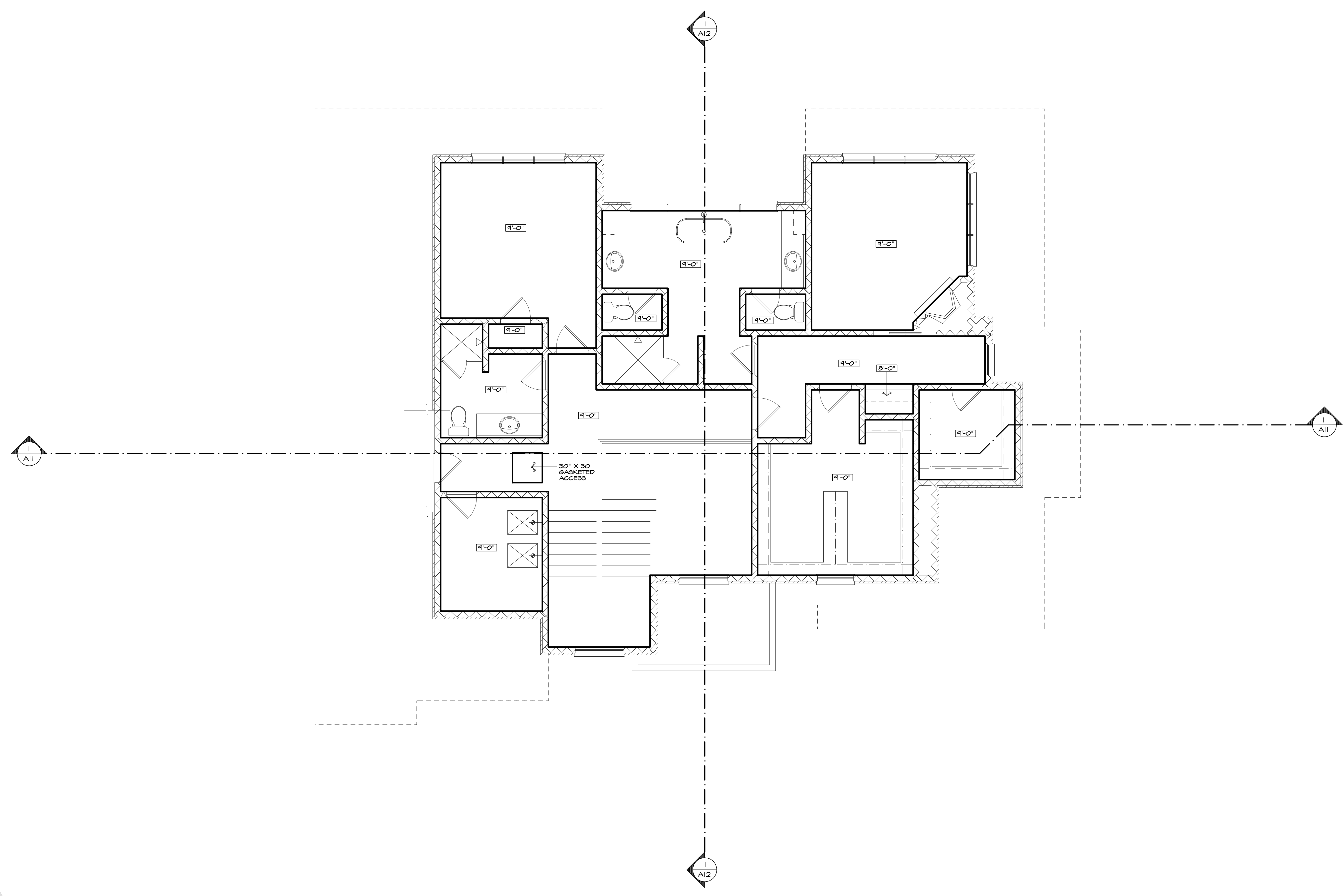
SHEET CONTENTS:
**UPPER LEVEL REFLECTED
CEILING PLAN**

JOB NO. :	23-12.01
DATE :	05-14-25
ISSUE :	PERMIT
DRAWN :	MM
CHECKED :	MP

PROJECT:
NEW RESIDENCE FOR:
**ALLARD
RESIDENCE**
10600 ROSCOE ROAD, FEEBLE BEACH CA
APN 0071323-020-000
BLOCK 5, DEL REY TERRACE
TRACT 118

SHEET NO.:

A / 8



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

ELECTRICAL NOTES

- A - GENERAL:**
- A1. SEE ALSO GENERAL NOTES SHEET A2. CONSTRUCTION WORKMANSHIP AND MATERIALS SHALL CONFORM TO ALL APPLICABLE LOCAL AND STATE CODES, 2022 CALIFORNIA RESIDENTIAL CODE (CRC), 2022 CALIFORNIA ELECTRICAL CODE (CEC), 2022 CALIFORNIA GREEN BUILDING STANDARDS G02, THE 2022 CALIFORNIA ENERGY CODE, AND THE CALIFORNIA FIRE CODE (CFC).
 - A2. ELECTRICAL SYSTEM SHALL BE DESIGN-BUILD. ELECTRICAL CONTRACTOR SHALL PROVIDE ALL DOCUMENTATION AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION IN ORDER TO OBTAIN ALL NECESSARY PERMITS.
 - A3. CONSULT WITH OWNER FOR SPECIALTY ELECTRICAL FEATURES SUCH AS CENTRAL VACUUM SYSTEM, INTERCOM, SECURITY SYSTEM, OR SMART HOME FEATURES PRIOR TO CONSTRUCTION.
 - A4. ELECTRICAL CONTRACTOR IS RESPONSIBLE TO PROVIDE POWER TO ALL MECHANICAL SYSTEMS AND APPLIANCES AS REQUIRED PER MANUFACTURER'S SPECIFICATIONS.
 - A5. ALL ELECTRICAL EQUIPMENT SHALL BE UL LISTED OR CERTIFIED BY A NATIONALLY RECOGNIZED TESTING AGENCY.
 - A6. ELECTRICAL SYSTEM SHALL HAVE A CONCRETE ENCLOSED ELECTRODE (UFER) ELECTRICAL GROUND.
 - A7. ALL CIRCUITS ARE REQUIRED TO BE LABELED AND PROPERLY IDENTIFIED AT THE SUB-PANEL. VERIFY PANEL LOCATIONS WITH OWNER PRIOR TO COMMENCING THE WORK.
 - A8. PROVIDE A WORKING SPACE (36 INCHES DEEP, 30 INCHES WIDE, 6 1/2 FEET TALL) IN FRONT OF THE SUB-PANEL.
 - A9. SERVICE DISCONNECTION MEANS SHALL BE A MINIMUM RATING OF 100 AMP, 3-WIRE (CEC 290.74(C)). CONTRACTOR TO SPECIFY SIZE OF THE ELEC. SERVICE PER CEC 220.240.24 AND 230.74. CONFIRM PANEL IS MIN. 100 AMP AND SIZED ADEQUATELY FOR THE SCOPE OF WORK.

- A10. PROVIDE ACCOMMODATION FOR PV SYSTEM AS FOLLOWS:**
- ELECTRICAL CONDUIT AND CABLE PULL STRINGS SHALL BE INSTALLED FROM THE ROOF/ATTIC AREA TO THE BUILDING'S MAIN ELECTRICAL PANELS
 - AN AREA SHALL BE PROVIDED NEAR THE MAIN ELECTRICAL PANEL FOR THE INSTALLATION OF AN "INVERTER" PHOTOVOLTAIC CONVERTER TO CONVERT THE DIRECT CURRENT OUTPUT FROM THE PHOTOVOLTAIC PANELS TO ALTERNATING CURRENT
- A11. CONTRACTOR TO CONFIRM WITH OWNER HOME-RUN LOCATION FOR CABLE/TELEPHONE/WIRELESS ROUTER AND ANY SPECIALIZED EQUIPMENT RELATING TO ANY OR SMARTHOME EQUIPMENT**
- B - OUTLETS & CIRCUITS:**
- B1. 240V OUTLETS REQUIRE METAL BOXES. PROVIDE METAL OR ONE-HOUR RATED BOXES AT WALLS AND CEILINGS BETWEEN THE GARAGE AND HOUSE.
 - B2. PROVIDE (1) SWITCH TO LIGHT AND (1) OUTLET TO UNDER FLOOR CRAWL SPACES AND ATTIC SPACES AT EACH ACCESS POINT.
 - B3. ALL NOTED HEIGHTS FOR ELECTRICAL BOXES TO BE FROM FINISHED FLOOR TO BOTTOM OF BOXES.
 - B4. OUTLET BOXES ON OPPOSITE SIDES OF FIRE RATED WALLS TO BE SEPARATED BY A HORIZONTAL DISTANCE OF AT LEAST 24".
 - B5. PROVIDE GFCI PROTECTED OUTLETS OUTDOORS, IN BATHROOMS, IN THE GARAGE (NON-DEDICATED) AND IN THE KITCHEN.
 - B6. ALL AREAS ON A KITCHEN COUNTER TO BE WITHIN 24" OF AN ELECTRICAL OUTLET. ISLAND AND PENINSULAR COUNTERS 12" AND WIDER SHALL HAVE AT LEAST 1 RECEPTACLE OUTLET FOR EACH 48" OF COUNTER TOP.

- B7. ANY POINT ALONG A WALL IN A HABITABLE ROOM MUST BE WITHIN 6' OF AN OUTLET.**
- B8. RECEPTACLES (15-20 AMP, 115V OR 230V) INSTALLED IN KET LOCATIONS (OUTDOOR) SHALL HAVE AN ENCLOSURE THAT IS WEATHERPROOF WHETHER OR NOT THE ATTACHMENT PLUG CAP IS INSERTED (i.e. BUBBLE COVER TYPE). CEC 406.8 (B)(2).**
- B9. ALL 15 AMP AND 20 AMP DWELLING UNIT RECEPTACLE OUTLETS SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES. CEC 406.11**
- B10. ALL 120V, SINGLE PHASE 15 & 20 AMP BRANCH CIRCUITS SUPPLYING OUTLETS AND DEVICES INSTALLED IN DWELLINGS UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY REAS OR SIMILAR ROOMS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. CEC 210.12B**
- B11. ALL NEW 15 AND 20 AMP, 125 VOL RECEPTACLES IN AREAS OF THE BASEMENT NOT INTENDED AS HABITABLE ROOMS AND LIMITED TO STORAGE AREAS AND WORK AREAS TO BE GFCI PROTECTED. CEC 210.8**
- B12. ALL NEW 15 AND 20 AMP, 125 VOL RECEPTACLES IN AREAS OF THE BASEMENT NOT INTENDED AS HABITABLE ROOMS AND LIMITED TO STORAGE AREAS AND WORK AREAS TO BE GFCI PROTECTED. CEC 210.8**
- B13. EV CHARGER - NEWLY CONSTRUCTED DWELLINGS ATTACHED PRIVATE GARAGES SHALL COMPLY WITH EV INFRASTRUCTURE REQUIREMENTS IN CHAP. 4, DIVISION 41 OF THE CALIFORNIA GREEN BUILDING STANDARDS CODE PER RS04.8.**

C - LIGHTING:

- C1. ALL LIGHTING, INTERIOR AND EXTERIOR, TO BE HIGH EFFICACY PER CEC TABLE 150.0(K)(A)
- C2. LIGHTING INSTALLED IN HABITABLE SPACES SUCH AS BEDROOMS, DINING ROOMS, LIVING ROOMS, SUNROOMS, KITCHENS AND SIMILAR SPACES SHALL BE CONTROLLED BY EITHER DIMMERS OR VACANCY SENSORS. EXCEPTIONS - CLOSETS LESS THAN 70SF AND HALLWAYS
- C3. LIGHTING INSTALLED IN BATHROOMS, ATTACHED AND DETACHED GARAGES, UTILITY, AND LAUNDRY ROOMS SHALL HAVE AT LEAST ONE LIGHT FIXTURE CONTROLLED BY A VACANCY SENSOR
- C4. ALL LIGHTING INSTALLED IN CLOSETS SHALL BE LED LISTED FOR STORAGE AREA
- C5. ANY ROOM GREATER THAN 50 SF WHICH DOES NOT HAVE PERMANENTLY INSTALLED LIGHTING AND HAS RECEPTACLES INSTALLED, SHALL HAVE AT LEAST ONE SWITCHED RECEPTACLE INSTALLED.
- C6. ALL EXTERIOR LUMINAIRES SHALL HAVE ALL OF THE FOLLOWING CONTROLS PER CEC 150.0(K)(9A): MOTION SENSORS PLUS PHOTO-CONTROL OR ASTRONOMICAL TIME CLOCK OR ENERGY MANAGEMENT CONTROL SYSTEM (EMCS) PLUS A MANUAL ON/OFF SWITCH THAT DOES NOT OVERRIDE THE "ON" IN THE AUTOMATIC CONTROLS
- C7. LIGHT FIXTURES ABOVE THE TUB/SHOWER AND ON THE EXTERIOR OF THE BUILDING SHALL BE WET OR DAMP LOCATION RATED PER CEC 410.0(A) AND (D).
- C8. VACANCY SENSOR - MANUAL ON MOTION SENSOR SWITCH SHALL HAVE A MANUAL ON OCCUPANCY SENSOR AND MOTION SENSOR THAT COMPLIES WITH CEC SECTION 118 (6) AND SHALL NOT HAVE A CONTROL THAT ALLOWS THE LUMINAIRES TO BE TURNED ON AUTOMATICALLY OR THAT HAS AN OVERRIDE ALLOWING THE LUMINAIRES TO BE ALWAYS ON.

D - SMOKE ALARMS/DETECTORS:

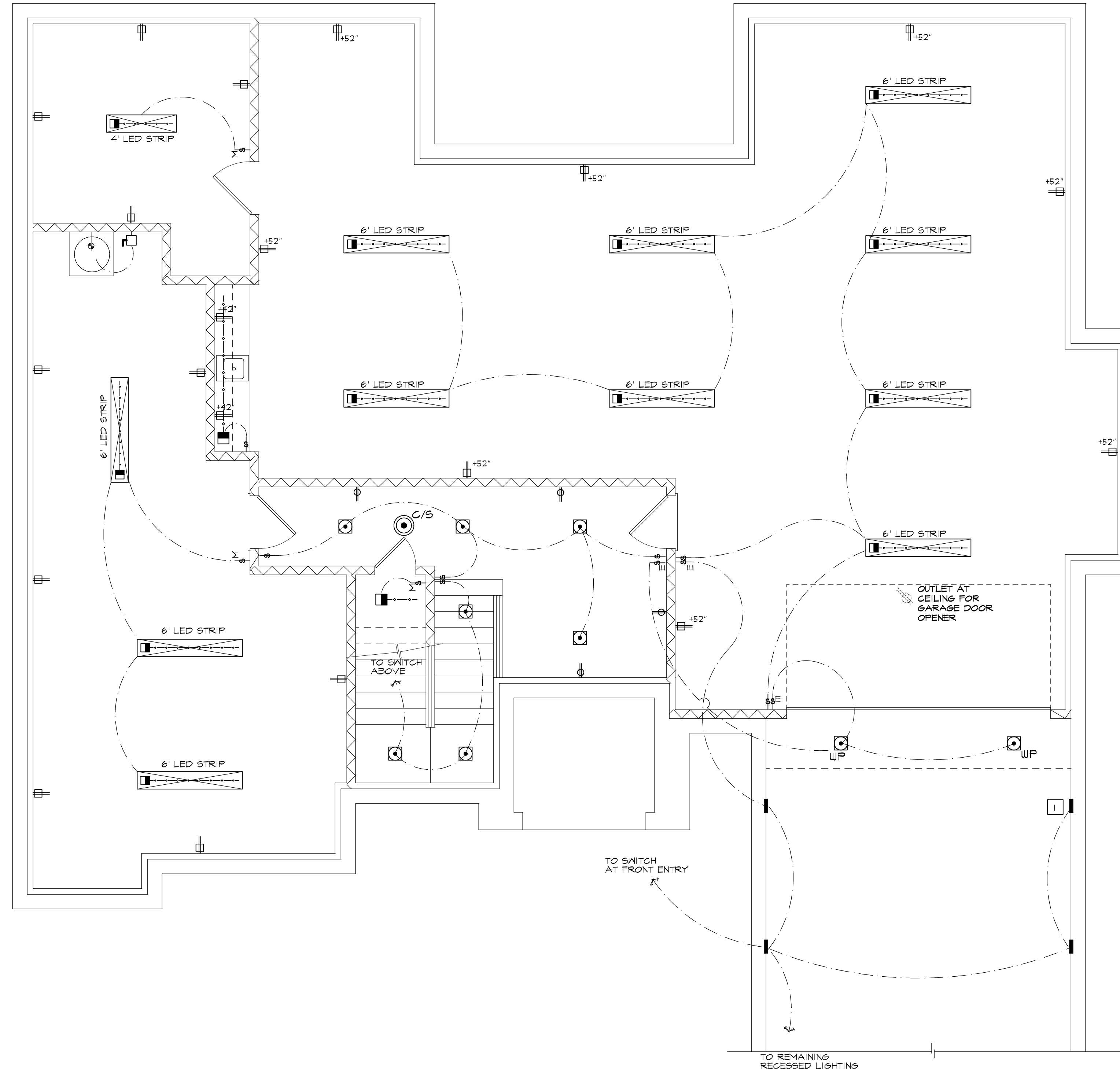
- D1. SMOKE AND CARBON MONOXIDE ALARMS ARE 120V, HARD-WIRED/INTERCONNECTED WITH BATTERY BACK-UP AND ARE AUDIBLE IN ALL SLEEPING ROOMS.
- D2. PROVIDE SMOKE/CARBON MONOXIDE ALARMS IN ALL BEDROOMS AND IN THE HALLWAY ADJACENT TO BEDROOMS AND AT EACH FLOOR INCLUDING BASEMENTS PER CRC R314 AND R315.
- D3. WHERE ALTERATIONS, REPAIRS, OR ADDITIONS REQUIRING A PERMIT OCCUR OR WHERE ONE OR MORE SLEEPING ROOMS ARE ADDED OR CREATED IN EXISTING DWELLINGS, THE INDIVIDUAL DWELLING UNIT SHALL BE EQUIPPED WITH SMOKE ALARMS LOCATED AS REQUIRED FOR NEW DWELLINGS PER R314.2.2
- D4. SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 8 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY SECT. R314.3
- D5. COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE PERMITTED TO BE USED IN LIEU OF SMOKE ALARMS PER R314.5.

ELECTRICAL LEGEND

- RECESSED WALL WASHER FIXTURE
- SURFACE-MOUNTED LIGHT (CEILING)
- LIGHTING OUTLET BOX FOR PADDLE FAN SUPPORT
- RECESSED LIGHT FIXTURE (WP INDICATES WATER PROOF)
- DUPLEX OUTLET WITH GROUND-FAULT INTERRUPTER AT 15' U.O.
- STANDARD DUPLEX OUTLET AT 15' U.O.
- STANDARD DUPLEX OUTLET-1/2 HOT AT 15' U.O.
- STANDARD WATERPROOF DUPLEX OUTLET WITH GROUND FAULT INTERRUPTER AT 15' U.O.
- STANDARD FLOOR OUTLET
- STANDARD FLOOR OUTLET - 1/2 HOT
- STANDARD 220 VOLT OUTLET AT 18" A.F.F.
- STANDARD QUADRAPLEX OUTLET
- COMBINATION SMOKE / CARBON MONOXIDE DETECTOR
- CARBON MONOXIDE DETECTOR - WALL MOUNTED AT 15'
- STANDARD LIGHT SWITCH
- STANDARD LIGHT SWITCH W/ MANUAL ON MOTION SENSOR (VACANCY SENSOR)
- STANDARD SWITCH W/ DIMMER CONTROL
- STANDARD SWITCH TO EXTERIOR LIGHTING
- BUTTON SWITCH - DOOR JAMB OPERATED
- BRACKET/SCONCE LIGHT (WALL MOUNTED)
- LED STRIP FIXTURE
- UNDER COUNTER LED STRIP LIGHTING
- PENDANT FIXTURE
- TELEVISION LOCATION - CONSULT OWNER FOR EXACT POWER AND OTHER WIRING REQUIREMENTS
- AUTOMOBILE EV CHARGER OUTLET
- THERMOSTAT J-BOX MOUNTED AT 48" A.F.F.
- CEILING MOUNTED EXHAUST FAN
- PANASONIC "WHISPER GREEN SELECT" CONTINUOUS VENTILATION FAN.
- PANASONIC "SELECT CYCLOER" MODEL SAG25-06 CONT. VENT FAN CONTROLLER, FUSED DISCONNECTION SWITCH
- ELECTRICAL SUB-PANEL
- GARBAGE DISPOSAL
- SURFACE MOUNTED LED UTILITY FIXTURE - 2 TUBE BULB
- WHOLE HOUSE FAN, PROVIDE WALL MOUNT CONTROL. SEE TITLE 24
- CEILING PADDLE FAN
- ATTIC - PROVIDE SWITCH/LIGHT/OUTLET IN ATTIC
- CRAWL - PROVIDE SWITCH/LIGHT/OUTLET IN CRAWL SPACE

ELECTRICAL KEYNOTES

- DRIVEWAY RECESSED LIGHTING AT +/- 8'-0" O.C. (V.I.F.).



BASEMENT LEVEL ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"
NORTH

TALON
DESIGN GROUP, INC.
PHONE: 952.142.4425 FAX: 952.142.4426

Mark Penney
Mark Penney
Principal
5-23-25

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REVISIONS:

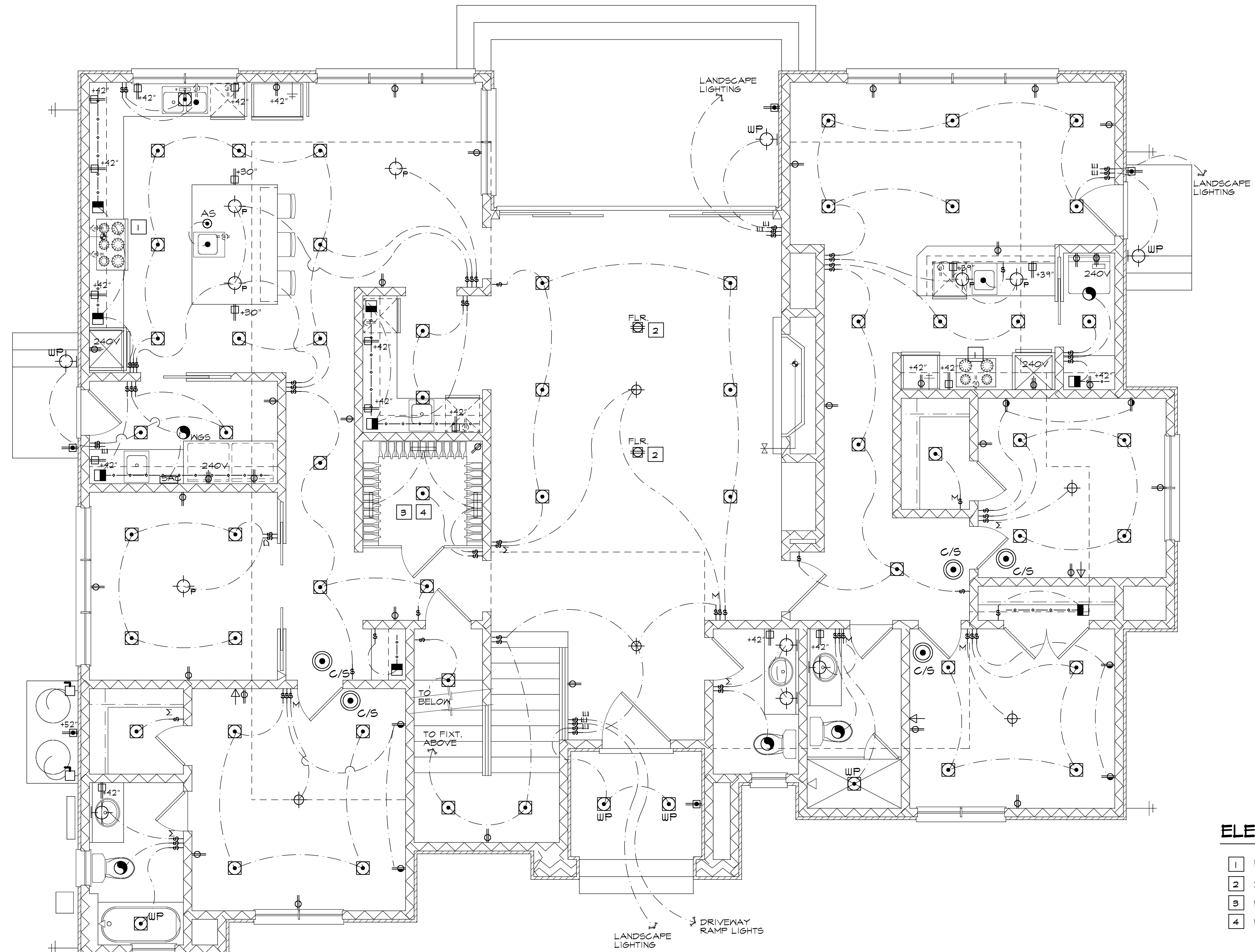
DATE	BY

SHEET CONTENTS:
BASEMENT LEVEL ELECTRICAL PLAN

JOB NO. : 23-12.01
DATE : 05-14-25
ISSUE : PERMIT
DRAWN : MM
CHECKED : MP

PROJECT:
NEW RESIDENCE FOR:
ALLARD RESIDENCE
1060 ROSECO ROAD, FEEBLE BEACH CA
APN 007-323-020-000
BLOCK 5, DEL REY TERRACE TRACT 188

SHEET NO.:
A/9



ELECTRICAL LEGEND

- RECESSED WALL WASHER FIXTURE
- SURFACE-MOUNTED LIGHT (CEILING)
- LIGHTING OUTLET BOX FOR PADDLE FAN SUPPORT
- RECESSED LIGHT FIXTURE (WP INDICATES WATER PROOF)
- DUPLEX OUTLET WITH GROUND-FAULT INTERRUPTER AT 15' U.N.O.
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- WHOLE HOUSE FAN, PROVIDE WALL MOUNT CONTROL, SEE TITLE 24
- CEILING PADDLE FAN
- ATTIC PROVIDE SWITCH/LIGHT/OUTLET IN ATTIC
- CRAWL PROVIDE SWITCH/LIGHT/OUTLET IN CRAWL SPACE

ELECTRICAL KEYNOTES

- 1 FOR RANGE HOOD OVER - CONFIRM EXACT REQUIREMENTS WITH MANUF.
- 2 DOUBLE FLOOR OUTLET - CONFIRM EXACT LOCATION ON SITE W/ OWNER
- 3 PROVIDE POWER TO WINE COOLER PER MANUF. INSTRUCTIONS.
- 4 PROVIDE LED FIXTURES AT WINE SHELVES PER OWNER.



Mark Penney
 Mark Penney
 Principal
 5-23-25

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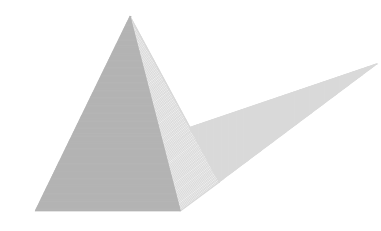
REVISIONS:	DATE	BY

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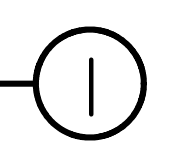
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 DATE : 05-14-25
 ISSUE : PERMIT
 DRAWN : MM
 CHECKED : MP

PROJECT:
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ALLARD RESIDENCE
 10600 ESCOPE ROAD, FEEBLE BEACH CA
 APN 007-1329-020-000
 BLOCK 5, DEL REY TERRACE TRACT 118

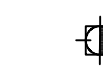
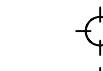
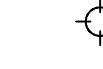

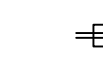
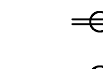
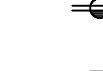
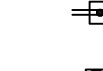
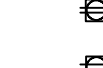
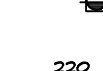
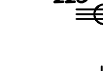
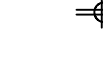



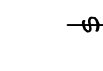
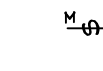
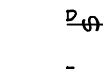
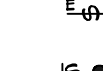

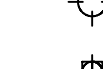
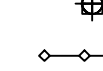
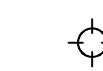




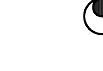
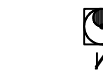
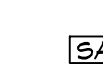

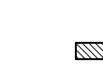



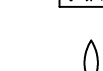
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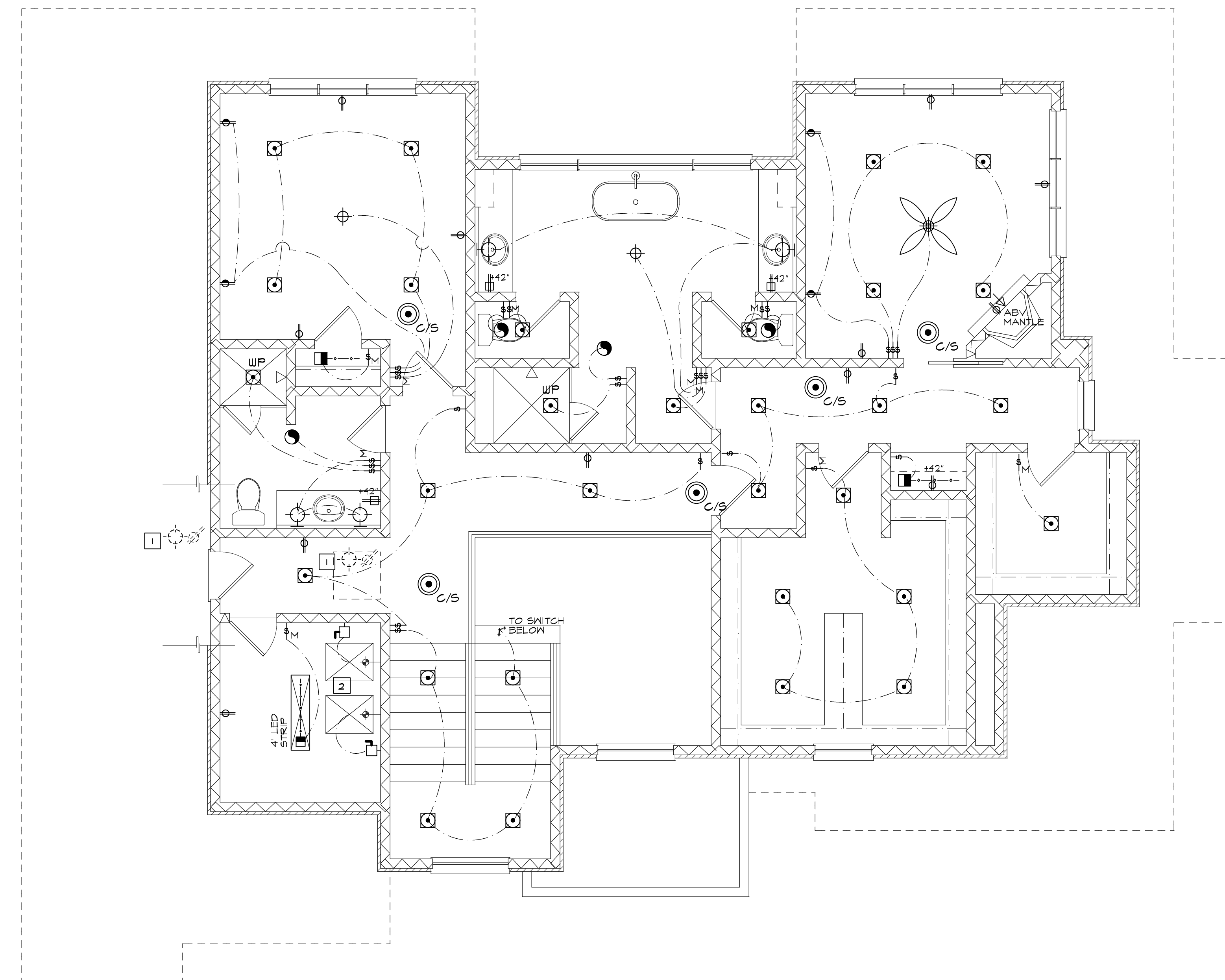


MAIN LEVEL ELECTRICAL PLAN
 SCALE: 1/4" = 1'-0"



ELECTRICAL LEGEND

-  RECESSED WALL WASHER FIXTURE
-  SURFACE-MOUNTED LIGHT (CEILING)
-  LIGHTING OUTLET BOX FOR PADDLE FAN SUPPORT
-  RECESSED LIGHT FIXTURE (NP INDICATES WATER PROOF)
-  DUPLEX OUTLET WITH GROUND-FAULT INTERRUPTER AT 15' U.O.
-  STANDARD DUPLEX OUTLET AT 15' U.O.
-  STANDARD DUPLEX OUTLET-1/2 HOT AT 15' A.F.F. U.O.
-  STANDARD WATERPROOF DUPLEX OUTLET WITH GROUND FAULT INTERRUPTER AT 15' U.O.
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-  STANDARD 220 VOLT OUTLET AT 18' A.F.F.
-  STANDARD QUADRAPLEX OUTLET
-  COMBINATION SMOKE / CARBON MONOXIDE DETECTOR
-  CARBON MONOXIDE DETECTOR - WALL MOUNTED AT 15'
-  STANDARD LIGHT SWITCH
-  STANDARD LIGHT SWITCH W/ MANUAL ON MOTION SENSOR (VACANCY SENSOR)
-  STANDARD SWITCH W/ DIMMER CONTROL
-  STANDARD SWITCH TO EXTERIOR LIGHTING
-  BUTTON SWITCH - DOOR JAMB OPERATED
-  BRACKET/SCONCE LIGHT (WALL MOUNTED)
-  LED STRIP FIXTURE
-  UNDER COUNTER LED STRIP LIGHTING
-  PENDANT FIXTURE
-  TELEVISION LOCATION - CONSULT OWNER FOR EXACT POWER AND OTHER WIRING REQUIREMENTS
-  AUTOMOBILE EV CHARGER OUTLET
-  THERMOSTAT J-BOX MOUNTED AT 48" A.F.F.
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-  PANASONIC "WHISPER GREEN SELECT" CONTINUOUS VENTILATION FAN.
-  PANASONIC "SELECT CYCLOR" MODEL SAG2K-06 CONT. VENT FAN CONTROLLER FUSED DISCONNECTION SWITCH
-  ELECTRICAL SUB-PANEL
-  GARBAGE DISPOSAL
-  SURFACE MOUNTED LED UTILITY FIXTURE - 2 TUBE BULB
-  WHOLE HOUSE FAN. PROVIDE WALL MOUNT CONTROL. SEE TITLE 24.
-  CEILING PADDLE FAN
-  ATTIC PROVIDE SWITCH/LIGHT/OUTLET IN ATTIC
-  CRAWL PROVIDE SWITCH/LIGHT/OUTLET IN CRAWL SPACE



ELECTRICAL KEYNOTES

- 1 LOCATE SWITCH / OUTLET & KEYLESS IN ATTIC.
- 2 CONFIRM FAU REQUIREMENTS WITH MANUFACTURER



Mark Penney
 Mark Penney
 Principal
 5-23-25

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REVISIONS:	DATE	BY

SHEET CONTENTS:
MAIN LEVEL ELECTRICAL PLAN

JOB NO. :	23-12.01
DATE :	05-14-25
ISSUE :	PERMIT
DRAWN :	MM
CHECKED :	MP

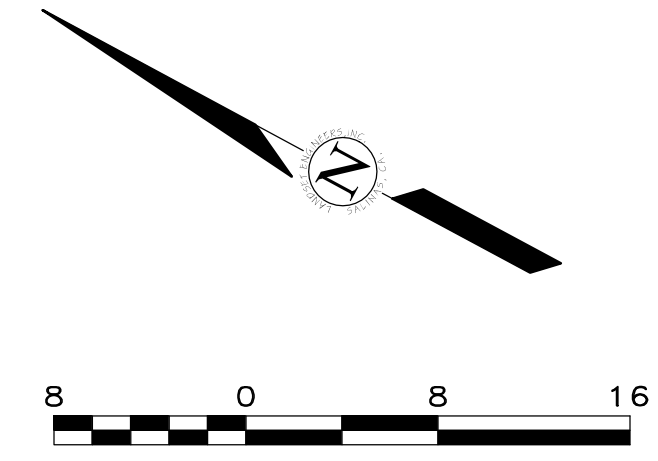
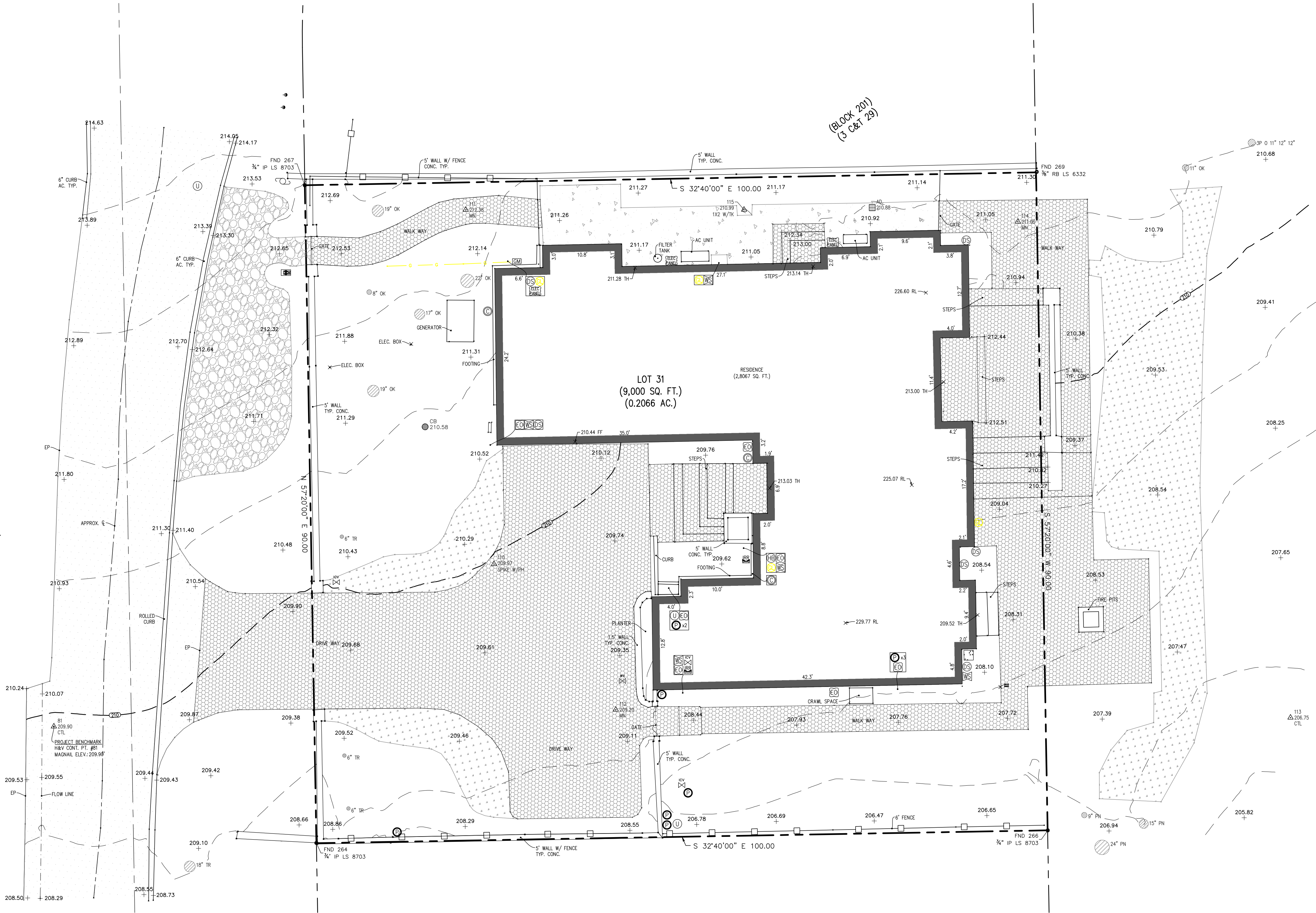
PROJECT:
 NEW RESIDENCE FOR:
ALLARD RESIDENCE
 10600 ROSCOE ROAD, FIEBEL BEACH CA
 APN 0071323-020-000
 BLOCK 5, DEL REY TERRACE TRACT 118

SHEET NO.:

A21

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

RODEO ROAD
(A 50' WIDE PRIVATE ROAD)



LEGEND:

---	PROPERTY BOUNDARY
- - - -	ADJACENT PROPERTY BOUNDARY
---	ORIGINAL PROPERTY BOUNDARY
- - - -	EASEMENT (TYPE AS SHOWN)
---	ROADWAY CENTERLINE
---	MAJOR CONTOUR LINE (5' INTERVAL)
---	MINOR CONTOUR LINE (1' INTERVAL)
---	FENCE
---	GAS LINE
■	BUILDING
■	ASPHALT CONCRETE
■	PORTLAND CEMENT CONCRETE
■	GRASS
■	GRAVEL
■	NATURAL GROUND SURFACE/ LANDSCAPED AREA

⊙	CONDUIT	⊙	IRRIGATION BOX	⊙	FOUND MONUMENT (TYPE NOTED)
⊙	CLEANOUT	⊙	LANDSCAPE LIGHT	⊙	SURVEY H&V CONTROL POINT
⊙	DOWNSPOUT	⊙	STREETLIGHT	+	100.00' SPOT ELEVATION
⊙	ELECTRICAL HUB	⊙	PG&E BOX	---	X100.00' RL RIDGELINE
⊙	ELECTRIC METER	⊙	PG&E GAS MANHOLE	---	X100.00' FT FINISHED FLOOR
⊙	ELECTRICAL OUTLET	⊙	PIPE	---	X100.00' TH THRESHOLD
⊙	ELECTRICAL PANEL	⊙	STORM DRAIN MANHOLE	⊙	TREE (TYPE/SIZE AS MARKED)
⊙	ELECTRIC MANHOLE	⊙	SANITARY SEWER CLEANOUT	⊙	SYMBOL CENTER IS APPROX CENTER OF TREE
⊙	FUSEBOX	⊙	SANITARY SEWER MANHOLE		
⊙	GAS LINE	⊙	TELEPHONE BOX		
⊙	GAS METER	⊙	UTILITY HUB		
⊙	GAS VALVE	⊙	WATER METER		
⊙	HOSE BIB	⊙	WATER SERVICE		
⊙	FIRE HYDRANT	⊙	WATER VALVE		
⊙	IRRIGATION CONTROL VALVE				

ABBREVIATIONS:

AC	= ASPHALT CONCRETE	FND	= FOUND
AD	= AREA DRAIN	GR	= GRATE
BLDG	= BUILDING	MON	= MONUMENT
BRK	= BRICK	MTL	= METAL
BRKR	= BREAKER	OK	= OAK
BSW	= BACK OF SIDEWALK	PN	= PINE
CB	= CATCH BASIN	RL	= RIDGE LINE
CL	= CENTERLINE	RW	= RETAINING WALL
CMU	= CONCRETE MASONRY UNIT	RWD	= REDWOOD
CONC	= CONCRETE	STN	= STONE
CTL	= CONTROL	TH	= THRESHOLD
CYP	= CYPRESS	TR	= TREE
DG	= DECOMPOSED GRANITE	TYP	= TYPICAL
ELEC	= ELECTRIC	UTIL	= UTILITY
EP	= EDGE OF PAVEMENT	WD	= WOOD
ESMT	= EASEMENT		
FF	= FINISHED FLOOR		
FL	= FLOWLINE		

GENERAL NOTES:

- ELEVATIONS ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK IS SURVEY H&V CONTROL POINT #81, A MAGNETIC NAIL LOCATED 39' NORTHERLY AND 5' EASTERLY FROM THE MOST WESTERLY CORNER. ELEVATION = 209.90' AS SHOWN.
- NOT ALL UNDERGROUND UTILITIES WERE LOCATED. ONLY VISIBLE FACILITIES ABOVE AND FLUSH WITH THE SURFACE ARE SHOWN. SUB-SURFACE UTILITY LINES DRAWN MAY NOT BE COMPLETE AND SHOULD BE VERIFIED BY FIELD RECONNAISSANCE. UNDERGROUND UTILITY LOCATIONS CAN BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES, PUBLIC AGENCIES, OWNER'S AS-BUILT DRAWINGS, ETC., AND SHOULD BE THOROUGHLY COMPILED AND DEEMED COMPLETE WITHIN THE PROJECT AREA PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.
- TREE TYPES ARE INDICATED WHEN KNOWN. TREE DIAMETERS ARE LABELED IN INCHES AS MEASURED AT 3' ABOVE THE GROUND. SYMBOL IS APPROXIMATE CENTER OF TREE. TREES SMALLER THAN 6" ARE NOT SHOWN.
- THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY (03/27/24) AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER AND/OR THEIR REPRESENTATIVES.
- BUILDING CORNERS SHOWN WERE LOCATED AT THE OUTERMOST FACE OF TRIM. DIMENSIONS SHOWN REPRESENT THE BUILDING AT GROUND LEVEL. SQUARE FOOTAGE WAS CALCULATED USING THE OUTERMOST BUILDING FOOTPRINT AS MEASURED. BUILDING OVERHANG(S) ARE NOT SHOWN.
- THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY. PROPERTY LINES SHOWN HEREON WERE COMPILED FROM RECORD INFORMATION AND FROM FIELD TIES TO EXISTING BOUNDARY MONUMENTATION. THE LOCATION OF THESE LINES IS SUBJECT TO CHANGE, PENDING THE RESULTS OF A COMPLETE BOUNDARY SURVEY.

CONTACT INFORMATION:

CLIENT:
KELCON BUILDERS
ATTN: KELLY HOWELL
1454 PLUMAS LANE
SEASIDE, CA 93955

SITE LOCATION:
1060 RODEO ROAD
PEBBLE BEACH, CA 93955

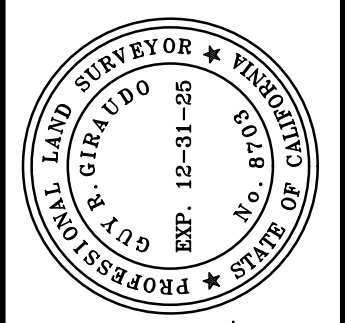
APN: 007-323-020

TOPOGRAPHIC MAP
OF
THAT CERTAIN PARCEL DESCRIBED IN DOCUMENT NO. 2021038197
OFFICIAL RECORDS OF MONTEREY COUNTY
PEBBLE BEACH, CALIFORNIA
FOR
KELCON BUILDERS

SCALE: 1" = 8'
DATE: APR 2024
JOB NO. 1166-02

SHEET	1
OF	1 SHEETS

No.	DATE	BY	REVISION
	04/11/24	AL	RELEASED TO CLIENT



APPROVED BY:
Guy R. Girardo
GUY R. GIRARDO
P.L.S. No. 8703



