Attachment A

MONTEREY COUNTY
EAST GARRISON LIBRARY

13993 Sherman Boulevard,
Marina, CA 93933

ABBREVIATIONS

&	AND			STD.	STANDARD
∠	ANGLE	H.B.	HOSE BIB	STAG.	STAGGERED
@	AT	HBD.	HARDBOARD	STOR.	STORAGE
℄	CENTERLINE	H.A.	HOLLOW CORE	STRUCT.	STRUCTURAL
Ø	DIAMETER OR ROUND	HDR.	HEADER	SUSP.	SUSPENDED
⊥	PERPENDICULAR	HDWR.	HARDWARE	SYM.	SYMMETRY(ICAL)
℄	PROPERTY LINE	H.M.	HOLLOW METAL	SYS.	SYSTEM
#	POUND OR NUMBER	HORZ.	HORIZONTAL		
		H.S.	HEAVY SHEET	T.	TREAD
A.B.	ANCHOR BOLT	HT.	HEIGHT	T.B.	TOWEL BAR
A.B.S.	ACRYLONITRILE BUTADIENE	HTG.	HEATING	T.B.D.	TO BE DETERMINED
ABV.	ABOVE	H.W.	HOT WATER	T.C.	TOP OF CURB
A.A.	ASPHALTIC CONCRETE	HWD.	HARDWOOD	TEL.	TELEPHONE
A/C	AIR CONDITIONING	HVAC.	HEATING/VENTILATING/AIR	TEMP.	TEMPERED
ACOUS.	ACOUSTICAL		CONDITIONING	T.E.N.	TYPICAL EDGE NAILING
ADJ.	ADJUSTABLE			T & G	TONGUE & GROOVE
A.F.F.	ABOVE FINISH FLOOR	I.C.C.	INTERNATIONAL CODE	THK.	THICKNESS)
AGGR.	AGGREGATE		COUNCIL	THRESH.	THRESHOLD
ALUM.	ALUMINUM	ID.	INSIDE DIAMETER	T.J.I.	TRUSS JOIST INTERNATIONAL
ANOD.	ANODIZED	INCL.	INCLUDE(D) (ING)	T.O.	TOP OF
A.P.A	AMERICAN PLYWOOD	INSUL.	INSULATE(D) (ING)	T.P.H.	TOILET PAPER HOLDER
	ASSOCIATION	INT.	INTERIOR	T.Q.	TOP OF PAVEMENT
APPROX.	APPROXIMATE	INV.	INVERT	TV	TELEVISION
ARCH.	ARCHITECTURAL			T.W.	TOP OF WALL
A.S.	ADJUSTABLE SHELF	JAN.	JANITOR	TYP.	TYPICAL
		J.H.	JOIST HANGER		
BD.	BOARD	JT.	JOINT	U/L	UNDERWRITER'S LABORATORY
BIT.	BITUMINOUS			U.N.O.	UNLESS NOTED OTHERWISE
BLDG.	BUILDING	KIT.	KITCHEN	U.O.N.	UNLESS OTHERWISE NOTED
BLK.	BLOCK			UR.	URINAL
BLKG.	BLOCKING	L.	LENGTH		
BM.	BEAM	LAM.	LAMINATE	V.I.F.	VERIFY IN FIELD
B.M.	BENCH MARK	LAV.	LAVATORY		
BOT.	BOTTOM	L.B.	LAG BOLT	W.	WEST/WIDTH/WIDE
BRG.	BEARING	LOC.	LOCATE(ION)	W.	WITH
BTWN.	BETWEEN	L.V.L.	LAMINATED VENEER LUMBER	W.C.	WATER CLOSET
B.U.R.	BUILD-UP ROOFING	L.W.	LIGHTWEIGHT	WD	WOOD
B.W.	BOTH WAYS			WDW.	WINDOW
		MAS.	MASONRY	W.H.	WATER HEATER
CAB.	CABINET	MAT.	MATERIAL(S)	WI.	WOODWORK INSTITUTE
C.B.	CATCH BASIN	MAX.	MAXIMUM	W/O	WITHOUT
CBC	CALIFORNIA BUILDING CODE	M.B.	MACHINE BOLT	W.P.	WATERPROOF(ING)
CEM.	CEMENT	M.C.	MEDICINE CABINET	W.R.	WATER RESISTANT
CER.	CERAMIC	M.H.	MAN HOLE	W.S.	WOOD SCREW
CFCI.	CONTRACTOR FURNISHED,	MECH.	MECHANICAL	WSCT.	WAINSCOT
	CONTRACTOR INSTALLED	MEMB.	MEMBRANE	WT.	WEIGHT
C.F.	CUBIC FEET	MEZZ.	MEZZANINE	W.W.M.	WELDED WIRE MESH
C.I.	CAST IRON	MFR.	MANUFACTURE(ER)		
C.J.	CONTROL JOINT	MIN.	MINIMUM		
CL.	CLOSET	MIR.	MIRROR		
CLG.	CEILING	MISC.	MISCELLANEOUS		
CLKG.	CAULKING	MLDG.	MOLDING/MOULDING		
CLR.	CLEAR(ANCE)	M.I.W.	MALLEABLE IRON WASHER		
C.M.U.	CONCRETE MASONRY UNIT	M.O.	MASONRY OPENING		
COL.	COLUMN	MTD.	MOUNTED		
COMP.	COMPOSITION	MET.	METAL		
CONC.	CONCRETE	MULL.	MULLION		
CONN.	CONNECTION				
CONSTR.	CONSTRUCTION	N.	NORTH		
CONT.	CONTINUOUS	(N)	NEW		
COR.	CORRUGATED	NAT.	NATURAL		
C.O.T.G.	CLEAN-OUT TO GRADE	N.I.C.	NOT IN CONTRACT		
CSMT.	CASEMENT	NOM.	NOMINAL		
CSWK.	CASEWORK	N.T.S.	NOT TO SCALE		
C.T.	CERAMIC TILE				
CTR.	COUNTER	O/	OVER		
CTSK.	COUNTERSINK	OBS.	OBSCURE		
C.Y.	CUBIC YARD	O.C.	ON CENTER(S)		
		O.D.	OUTSIDE DIAMETER		
DBL.	DOUBLE	OFF.	OFFICE		
DEPT.	DEPARTMENT	OFCI.	OWNER FURNISHED,		
DET.	DETAIL		CONTRACTOR INSTALLED		
DF.	DRINKING FOUNTAIN	OFOI.	OWNER FURNISHED,		
D.F.	DOUGLAS FIR		OWNER INSTALLED		
D.G.	DECOMPOSED GRANITE	O.H.	OVER HANG		
D.H.	DOUBLE HUNG	O.H.M.S.	OVALHEAD MACHINE SCREW		
DIAG.	DIAGONAL	O.H.W.S.	OVALHEAD WOOD SCREW		
DIA.	DIAMETER	OPNG.	OPENING		
DIMEN.	DIMENSION	OPP.	OPPOSITE		
DISP.	DISPENSER/DISPOSER				
DN.	DOWN	P.A.F.	POWDER ACTUATED FASTENER		
DR.	DOOR	P.B.	PANIC BAR		
DRWG.	DRAWING	PART. TBD	PARTICLE BOARD		
D.S.B.	DBL. STRENGTH B GRADE	PCF.	POUNDS PER CUBIC FOOT		
	(GLASS)	P.D.	POWDER DRIVEN		
D.S.	DOWNSPOUT	P.G.	PAINT GRADE		
DWR.	DRAWER	PERF.	PERFORATE		
D.W.	DISH WASHER	PLF.	POUNDS PER LINEAR FOOT		
		PLAS. LAM.	PLASTIC LAMINATE		
E.	EAST	PLAS.	PLASTER		
EA.	EACH	PLYWD.	PLYWOOD		
E.J.	EXPANSION JOINT	PR.	PAIR		
ELEV.	ELEVATION, ELEVATOR	PSF	POUNDS PER SQUARE FOOT		
ELEC.	ELECTRIC(AL)	PSI	POUNDS PER SQUARE INCH		
EMER.	EMERGENCY	P.T.	PRESSURE TREATED		
ENCL.	ENCLOSURE	PART.	PARTITION		
EQUIP.	EQUIPMENT N.I.C. W/ WITH	P.T. DISP.	PAPER TOWEL DISPENSER		
EWC.	ELECTRIC WATER COOLER	P.V.C.	POLYVINYL CHLORIDE		
(E)	EXISTING				
EXH.	EXHAUST	R.	RISER		
EXP.	EXPOSED/EXPANSION	R.A.	RETURN AIR		
EXT.	EXTERIOR	RAD.	RADIUS		
		R.D.	ROOF DRAIN		
F.A.	FIRE ALARM	REG.	REGISTER		
FAST.	FASTEN(ER)	REF.	REFRIGERATOR		
F.A.	FLAT BAR	REINF.	REINFORCED		
F.D.	FLOOR DRAIN	REQD.	REQUIRED		
FEC.	FIRE EXTINGUISHER CABINET	REQMT.	REQUIREMENT		
F.F.	FINISH FLOOR	RESIL.	RESILIENT		
F.G.	FINISH GRADE	REV.	REVERSED		
FND.	FOUNDATION	R.H.M.S.	ROUNDHEAD MACHINE SCREW		
F.E.	FIRE EXTINGUISHER	R.H.W.S.	ROUNDHEAD WOOD SCREW		
F.	FIBERGLASS	RM.	ROOM		
FIN.	FINISH(ED)	R.O.	ROUGH OPENING		
F.H.M.S.	FLATHEAD MECHANICAL	R.O.W.	RIGHT OF WAY		
	SCREW	R.S.	RESAWN		
F.H.W.S.	FLATHEAD WOOD SCREW	RUB.	RUBBER		
FLASH.	FLASHING	RWD.	REDWOOD		
FLR.	FLOOR(ING)	R.W.L.	RAIN WATER LEADER		
FLUOR.	FLUORESCENT				
F.O.	FACE OF	S.	SOUTH		
F.O.B.	FACE OF BLOCK	S.B.	SOLID BLOCKING		
F.O.C.	FACE OF CONCRETE	S.C.	SOLID CORE		
F.O.F.	FACE OF FINISH	SCHED.	SCHEDULE		
F.O.M.	FACE OF MASONRY	S.A.	STORM DRAIN		
F.O.S.	FACE OF STUD	SECT.	SECTION		
F.P.	FIREPLACE	SERV.	SERVICE		
F.R.P.	FIBERGLASS REINF. PANEL	S.F.	SQUARE FOOT		
F.S.	FULL SIZE	S.G.	STAIN GRADE		
FT.	FOOT/FEET	SH.	SHELF/SHELVING		
FTG.	FOOTING	SHWR.	SHOWER		
FURR.	FURRED(ING)	SHT.	SHEET		
FUT.	FUTURE	SHT'G.	SHEATHING		
		SIM.	SIMILAR		
GA.	GAUGE/GAGE	S.S.	STAINLESS STEEL SERVICE		
GALV.	GALVANIZED		SINK		
G.B.	GRAB BAR	S.S.D.	SEE STRUCTURAL DRAWINGS		
G.I.	GALVANIZED IRON	S.M.	SHEET METAL		
GL.	GLASS/GLAZING	S.M.S.	SHEET METAL SCREW		
G.L.B.	GLUE-LAM BEAM	SPEC.	SPECIFICATION		
GR.	GRADE(ING)	SQ.	SQUARE		
G.W.B.	GYPSUM WALLBOARD	STL.	STEEL		

LEGEND

- EARTH
- ROCK
- SAND, MORTAR, PLASTER
- CONCRETE BLOCK
- CAST-IN-PLACE (C.I.P.) CONCRETE
- (E) STUD WALL
- (N) STUD WALL
- (E) STUD WALL TO BE REMOVED
- SOUND INSULATED STUD WALL
- METAL
- WOOD FINISH
- WOOD FRAMING CONTINUOUS MEMBER
- WOOD BLOCKING
- PLYWOOD
- GYPSUM WALLBOARD
- A.C. PAVING

SYMBOLS

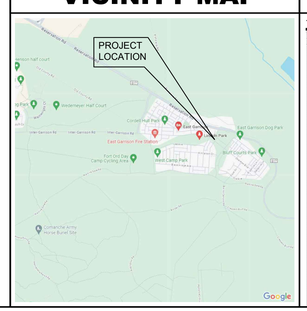
- XXX — DOOR SYMBOL
- XX — WINDOW SYMBOL
- X — KEY TAG
- XX — DEMOLITION TAG
- MATCH LINE
- WORK POINT, DATUM POINT OR CONTROL
- XX — VERTICAL OR HORIZONTAL DIAPHRAGM KEY
- SECTION
  - SECTION IDENTIFICATION
  - SHEET WHERE SECTION IS DRAWN
- DETAIL
  - DETAIL IDENTIFICATION
  - SHEET WHERE DETAIL IS DRAWN
- FINISH GRADE (SPOT)
  - ELEVATION
  - SURFACE
- PROPERTY LINE
- REVISION
- EXISTING GRADE (SPOT)
  - ELEVATION
  - SURFACE

DEFERRED SUBMITTALS

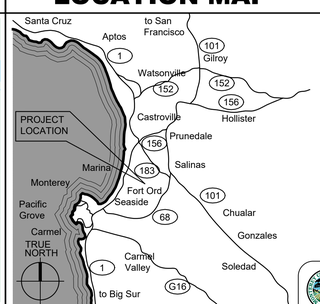
GENERAL CONTRACTOR SHALL PROVIDE THE FOLLOWNG SUBMITTALS FOR REVIEW & APPROVAL BY ARCHITECT & BUILDING OFFICIAL PRIOR TO INSTALLATION:

1. FIRE SPRINKLER DESIGN DRAWINGS, SPECIFICATIONS, AND CALCULATIONS IN ACCORDANCE W/ NFPA 13.
2. FIRE ALARM DESIGN DRAWINGS AND SPECIFICATIONS IN ACCORDANCE WITH NFPA 72.
3. PHOTOVOLTAIC DESIGN AND ATTACHMENT TO STRUCTURE
4. PREFABRICATED WOOD ROOF TRUSSES

VICINITY MAP



LOCATION MAP



PROJECT TEAM

OWNER

COUNTY OF MONTEREY
168 W. ALISAL STREET
SALINAS, CA 93901
ph: (831) 755-8964
Email: PETRUTIUA@countyofmonterey.gov
Contact: ANDREI F. PETRUTIU

ARCHITECT

WALD, RUHNKE & DOST ARCHITECTS, LLP
2340 GARDEN ROAD, SUITE 100
MONTEREY, CA 93940
ph: (831) 649-4642 fax: (831) 649-3530
Email: christopherb@wrdarch.com
Contact: CHRIS BARLOW

CIVIL ENGINEER

KIMLEY-HORN
4637 CHABOT DR. #300
PLEASANTON, CA 95112
ph: (925) 421-1296
Email: Tony.Villalobos@kimley-horn.com
Contact: TONY VILLALOBOS

LANDSCAPE ARCHITECT

KIMLEY-HORN
4637 CHABOT DR. #300
PLEASANTON, CA 95112
ph: (925) 421-1296
Email: Tony.Villalobos@kimley-horn.com
Contact: TONY VILLALOBOS

STRUCTURAL ENGINEER

EXFORMA DESIGN
2656 NICHOLSON ST.
SAN LEANDRO, CA 94577
ph: (925) 305-1814
Email: dkenny@exformadesign.com
Contact: DANIEL KENNY

HEAVY TIMBER FRAME

NEW ENERGY WORKS
117 SE TAYLOR ST. SUITE 202
PORTLAND, OR 97214
ph: (503) 719-4800
Email: evan@newenergyworks.com
Contact: Evan Clow

ELECTRICAL ENGINEER

AURUM CONSULTING ENGINEERS
60 GARDEN COURT, SUITE 210
MONTEREY, CA 93940
ph: (831) 646-3330
Email: eldridge@acemb.com
Contact: ELDRIDGE BELL

MECHANICAL-PLUMBING

MONTEREY ENERGY GROUP
26465 CARMELO RANCHO BLVD., #8
CARMEL, CA 93923
ph: (831) 250-9095
Email: ryan@meg4.com
Contact: RYAN KNIGHT

GEOTECHNICAL

EARTH SYSTEMS
1514 MOFFITT STREET, STE A
SALINAS, CA 95023
ph: (831) 422-8547
Email: gbarnett@earthsystems.com
Contact: GEORGE BARNETT

PROJECT INFORMATION

PROJECT:	MONTEREY COUNTY EAST GARRISON LIBRARY	BUILDING AREA:	4,256 S.F.
LOCATION:	STREET ADDRESS MONTEREY, CA 93940	OCCUPANCY:	ASSEMBLY GROUP A-3 & B
APN:	031-164-130-000	CONSTRUCTION:	TYPE V-B
ZONING:	SP-D		
LOT SIZE:	0.565 ACRES = 24,643 S.F.		

APPLICABLE BUILDING CODES & STANDARDS

CALIFORNIA CODE OF REGULATIONS (CCR):

2022 CALIFORNIA ADMINISTRATIVE CODE (CAC), CCR TITLE 24, PART 1

2022 CALIFORNIA BUILDING CODE (CBC), CCR TITLE 24, PART 2, *VOLUMES 1 AND 2*

2022 CALIFORNIA ELECTRICAL CODE (CEC), CCR TITLE 24, PART 3

2022 CALIFORNIA MECHANICAL CODE (CMC), CCR TITLE 24, PART 4

2022 CALIFORNIA PLUMBING CODE (CPC), CCR TITLE 24, PART 5

2022 CALIFORNIA ENERGY CODE (CEC), CCR TITLE 24, PART 6

PART 7 VACANT

2022 CALIFORNIA HISTORICAL BUILDING CODE (CHBC), CCR TITLE 24, PART 8

2022 CALIFORNIA FIRE CODE (CFC), CCR TITLE 24, PART 9

2022 CALIF. GREEN BUILDING STANDARDS CODE (CALGreen), CCR TITLE 24, PART 11

2022 CALIFORNIA REFERENCED STANDARDS CODE, CCR TITLE 24, PART 12

CCR TITLE 19, PUBLIC SAFETY, DIVISION 1, STATE FIRE MARSHAL

PARTIAL LIST OF APPLICABLE STATE STANDARDS

2022 NFPA 13, AUTOMATIC SPRINKLER SYSTEMS (CA AMENDED)

2022 NFPA 72, NATIONAL FIRE ALARM AND SIGNALLING CODE (CA AMENDED)

EXITING:
THIS BUILDING OR SPACE SHALL PROVIDE A READILY DISTINGUISHABLE MEANS OF EGRESS COMPLYING WITH CHAPTER 10 AND CHAPTER 11 (WHERE APPLICABLE FOR ACCESSIBILITY PURPOSE) OF THE CURRENT ADOPTED EDITION OF THE CALIFORNIA BUILDING CODE. THE EXIT SYSTEM SHALL MAINTAIN A CONTINUOUS, UNOBSTRUCTED AND UNDIMINISHED PATH OF EXIT TRAVEL FROM ANY OCCUPIED POINT WITHIN THE BUILDING TO A PUBLIC WAY.

SCOPE OF WORK

NEW SINGLE STORY PUBLIC LIBRARY BUILDING AND ASSOCIATED SITE IMPROVEMENTS.

GENERAL NOTES

1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL DIMENSIONS, GRADES, AND OTHER CONDITIONS, AND SHALL CORRELATE AT THE JOB SITE ALL SUCH ITEMS. GENERAL CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR CLARIFICATION AND CORRECTION PRIOR TO BEGINNING ANY WORK.
2. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK AND THE COORDINATION OF ALL TRADES AND GOVERNING AGENCIES, AND SHALL PROVIDE ALL MATERIALS AND LABOR (SHOWN OR INFERRED) ON THESE PLANS TO RENDER THE WORK COMPLETE.
3. IT SHALL BE THE GENERAL CONTRACTORS RESPONSIBILITY FOR THE SUPERVISION OF THE WORK.
4. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE SUPERVISION OF THE WORK OR THE PROPER EXECUTION OF THE SAME.
5. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. ANY AND ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY, PRIOR TO COMMENCEMENT OF WORK.
6. THESE DRAWINGS SHALL BE CONSIDERED SUBSTANTIALLY COMPLETE. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE ALL LABOR AND MATERIALS NECESSARY TO RENDER THE WORK COMPLETE, AS IS THE INTENT OF THESE DRAWINGS, EITHER SHOWN OR INFERRED HEREIN, THROUGH PROPER AND ESTABLISHED CONSTRUCTION PRACTICES.
7. ANY PROPOSED WORK THAT TAKES PLACE AFTER NORMAL BUSINESS HOURS SHALL BE MADE IN WRITING AT LEAST SEVEN (7) WORKING DAYS IN ADVANCE. REQUESTS SHALL BE DIRECTED TO THE ARCHITECT.
8. PROVIDE ALL REQUIRED FIRE BLOCKING IN ACCORDANCE WITH SECTION 708 OF THE CURRENT ADOPTED EDITION OF C.B.C.

FIRE SPRINKLER NOTES

1. DRAWINGS AND SUPPORTIVE CALCULATIONS FOR AN AUTOMATIC FIRE SPRINKLER SYSTEM AND A FIRE ALARM SYSTEM ARE REQUIRED TO BE PREPARED AND SUBMITTED BY THE INSTALLING LICENSED FIRE PROTECTION CONTRACTOR (C-16) TO THE LOCAL JURISDICTION FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
2. CONTRACTOR SHALL PROVIDE AND LOCATE A "KNOX BOX" PER FIRE DEPARTMENT RECOMMENDATIONS. PROVIDE EMERGENCY ACCESS KEY(S) INCLUDING BUT NOT LIMITED TO A GRAND MASTER KEY FOR ALL ROOMS, ACCESS KEY TO THE FIRE ALARM PANEL, AND SPECIAL ACCESS KEYS (WHERE APPLICABLE) AS PART OF THE "KNOX BOX" INVENTORY.
3. ALL PLAN SUBMITTALS REQUIRING FIRE SPRINKLERS, FIRE SERVICE UNDERGROUND, FIRE ALARMS AND ALARM SYSTEMS SHALL BE SUBMITTED TO, AND APPROVED BY LOCAL JURISDICTION FIRE DEPARTMENT BEFORE A FRAMING INSPECTION SHALL BE GRANTED BY THE BUILDING DEPARTMENT.
4. BUILDING(S) SHALL BE OF APPROVED ADDRESS NUMBERS. BUILDING NUMBERS AND/OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE PROVIDE IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE, AND SHALL BE OF ARABIC NUMBERS OR ALPHABETICAL LETTERS. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE.
5. WHEN A FIRE ALARM SYSTEM IS REQUIRED, VISIBLE ALARM NOTIFICATION APPLIANCES SHALL BE PROVIDED IN PUBLIC USE AREAS AND COMMON USE AREAS. [907.5.2.3 CBC]
6. WHEN A FIRE ALARM SYSTEM IS REQUIRED, AUDIBLE ALARM NOTIFICATION APPLIANCES SHALL BE PROVIDED AND SHALL SOUND A DISTINCTIVE SOUND THAT IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT OF A FIRE ALARM.
7. WHEN A FIRE ALARM SYSTEM IS PROVIDED, DUCT SMOKE DETECTORS SHALL BE CONNECTED TO THE BUILDING'S FIRE ALARM CONTROL UNIT. ACTIVATION OF A DUCT SMOKE DETECTOR SHALL INITIATE A VISIBLE AND AUDIBLE SUPERVISORY SIGNAL AT A CONSTANTLY ATTENDED LOCATION. DUCT SMOKE DETECTORS SHALL NOT BE USED AS A SUBSTITUTE FOR REQUIRED OPEN-AREA DETECTION.
8. THESE PLANS ARE IN COMPLIANCE WITH CALIFORNIA BUILDING & FIRE CODES (2022 EDITION) & CENTRAL FIRE PROTECTION DISTRICT AMENDMENTS

Monterey County Building Services
Approved
Nuckles! on Mar 16, 2026

SHEET INDEX

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A005	CAL-GREEN CHECKLIST
A006	CAL-GREEN CHECKLIST
A007	CAL-GREEN CHECKLIST
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A402	EXTERIOR ELEVATIONS - PATIO
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A502	INTERIOR ELEVATIONS
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A820	EXTERIOR DETAILS
A839	WINDOW & SHADE POCKET DETAILS 1
A840	DOOR DETAILS
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A842	DOOR & WINDOW FLASHING SEQUENCE
A900	ACCESSIBILITY DETAILS
A908	INTERIOR DETAILS 1
A909	INTERIOR DETAILS
A910	INTERIOR DETAILS
A911	CEILING DETAILS
A914	RATED WALL FIRE-STOPPING DETAILS
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HT-0.1	JOINERY STANDARDS
HT-.02	ISOMETRIC VIEW
HT-1.0	POST PLAN
HT-1.1	BENT 1, BENT 2
HT-1.2	BENT 3
HT-2.0	SECTION 1
HT-2.1	SECTION 2
HT-2.2	SECTION 3
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STRUCTURAL	
S1.0	GENERAL NOTES
S1.1	CITY FORMS
S1.2	CITY FORMS
S1.3	TRUSS GEOMETRY & LOADING 1
S1.4	TIMBER FRAME GEOMETRY & LOADING 1
S2.0	FOUNDATION PLAN
S2.1	FRAMING PLAN
S2.2	FRAMING PLAN
S2.3	FRAMING PLAN
S3.0	TYPICAL FOUNDATION DETAILS
S3.1	TYPICAL FRAMING DETAILS
S3.2	DETAILS
S3.3	DETAILS
ELECTRICAL	
E001	SYMBOLS, ABBREVIATIONS, NOTES, LIGHT FIXTURE SCH.
E002	CA. ENERGY COMPLIANCE TITLE 24 (BLDG. INTERIOR)
E003	CA. ENERGY COMPLIANCE TITLE 24 (BLDG. INTERIOR)
E004	ELECTRICAL SITE PLAN
E101	ELECTRICAL SINGLE LINE DIAGRAM & DETAILS
E102	PANELBOARD SCHEDULES & PHENOLIC LABELS
E201	ELECTRICAL SITE PLAN
E401	POWER & SYSTEMS PLAN 1
E402	POWER & SYSTEMS PLAN - ROOF 1
E501	LIGHTING PLAN
E601	ELECTRICAL DETAILS
E602	ELECTRICAL DETAILS
E603	ELECTRICAL DETAILS
E604	ELECTRICAL DETAILS
E605	ELECTRICAL DETAILS
E606	ELECTRICAL DETAILS
MECHANICAL	
M0.1	NOTES
M0.2	ENERGY COMPLIANCE
M0.3	ENERGY COMPLIANCE
M0.4	ENERGY COMPLIANCE
M2.1	HVAC PLAN
PLUMBING	
P0.1	LEGENDS, SCHEDULES, NOTES & DETAILS
P0.2	PLUMBING SPECIFICATIONS
P2.1	WASTE & VENT PLAN & HPWH VENTING DETAILS
P2.2	DOMESTIC WATER PLAN

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WR&D
WALD RUHNKE & DOST
ARCHITECTS LLP

2340 GARDEN ROAD, SUITE 100
MONTEREY, CALIFORNIA 93940
PHONE: 831.649.4642
FAX: 831.649.3530
WWW.WRDARCH.COM

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LICENSED ARCHITECT
CHRISTOPHER BARLOW
No. C31466
REN. 1/31/27
STATE OF CALIFORNIA

A.P.N.: 031-164-130-000

MONTEREY COUNTY
EAST GARRISON LIBRARY

MONTEREY COUNTY
13993 SHERMAN BLVD.
MARINA, CA 93933

JOB NO.: 23159

PRINT DATE:

PLOT DATE: 12.23.2025
DRAWN BY: MH
CHECKED BY: CB

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BACKCHECK #1: 1 11/21/2025

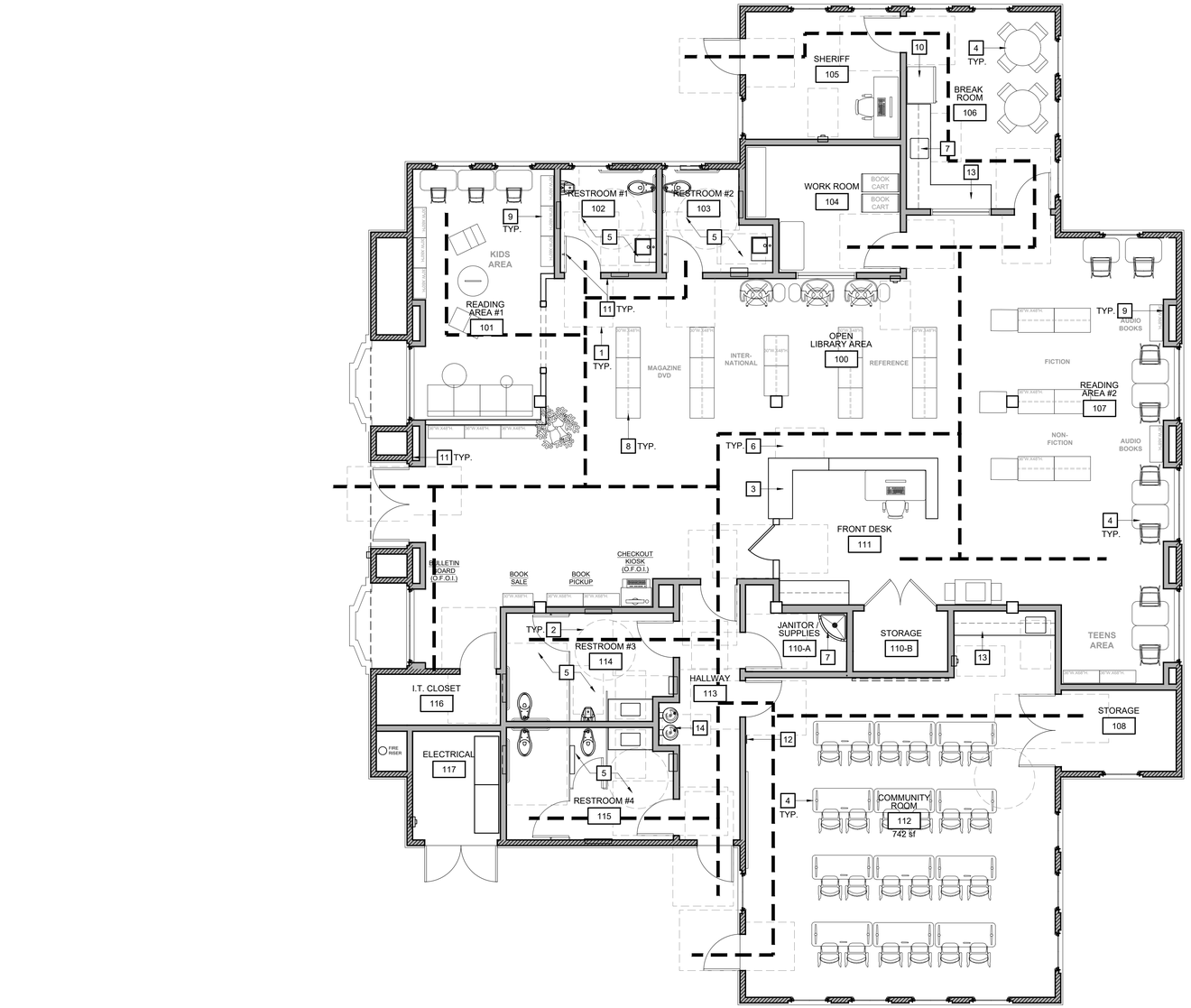
SHEET NAME:

COVER SHEET

SHEET NO.:

A001

FILE NAME: 23159-A001



PLAN NORTH

BUILDING ACCESSIBILITY DIAGRAM

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

Monterey County
Building Services
Approved
NucklesE on Mar 16, 2026

KEY NOTES

THE KEY NOTES THAT FOLLOW APPLY TO THE DRAWING ON THIS SHEET ONLY. REFER TO FOLLOWING SHEETS FOR NOTES THAT ARE APPLICABLE TO THOSE DRAWINGS.

1. ACCESSIBLE DOOR CLEARANCE PER 6/A900.
2. WHEELCHAIR TURNING SPACE PER 5/A900.
3. 34" MAX. HEIGHT ACCESSIBLE COUNTER PER 1,2,3/A909.
4. ACCESSIBLE FURNITURE (AT LEAST ONE OF EACH TYPE), 34" MAX. HEIGHT WITH KNEE AND TOE CLEARANCE PROVIDED.
5. RESTROOM WITH ACCESSIBLE FIXTURES, SEE ENLAGRED FLOOR PLANS.
6. 30" x 48" CLEAR FLOOR SPACE, POSITIONED FOR FORWARD OR PARALLEL APPROACH AS SHOWN.
7. ACCESSIBLE SINK PER 2/A900.
8. LIBRARY BOOK STACKS, MAX. HEIGHT 54" (11B-225.2.3)
9. LIBRARY BOOK STACKS, WHERE HEIGHT EXCEEDS 54" AN ATTENDANT WILL BE AVAILABLE TO ASSIST PERSONS WITH DISABILITIES (EXCEPTION #1 SECTION 11B-225.2.3)
10. REFRIGERATOR COMPLYING WITH 11B-804.6.6
11. TACTILE EGRESS & ACCESSIBILITY SIGNAGE. SEE A003 FOR EGRESS SIGNS AND DETAIL 12/A900 AT RESTROOMS.
12. ASSISTIVE LISTENING DEVICE SIGN PER 4/A900. (ASSISTIVE LISTENING SYSTEM TO BE PROVIDED BY THE OWNER)
13. 34" MAX. HEIGHT COUNTER PER 4,5,6/A910.
14. ACCESSIBLE HI-LO DRINKING FOUNTAIN PER 9/A900.

ACCESSIBLE PATH

ACCESSIBLE PATH OF TRAVEL (P.O.T.)

ACCESSIBLE PATH OF TRAVEL AS INDICATED ON PLAN IS A BARRIER FREE ACCESS ROUTE WITHOUT ANY ABRUPT LEVEL CHANGES EXCEEDING ½" IF BEVELED AT 1:2 MAX. SLOPE, OR VERTICAL LEVEL CHANGES NOT EXCEEDING ¼" MAX. AND AT LEAST 48" IN WIDTH. SURFACE IS STABLE, FIRM, AND SLIP RESISTANT. CROSS SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL IS LESS THAN 5%, UNLESS OTHERWISE INDICATED. ACCESSIBLE PATH OF TRAVEL SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM, AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE 27" AND LESS THAN 80".

GENERAL NOTES

1. REFER TO PROPOSED FLOOR PLANS FOR ALL NEW WORK, THIS DIAGRAM IS INTENDED PRIMARILY FOR PLAN CHECK TO DEMONSTRATE COMPLIANCE WITH THE APPLICABLE ACCESSIBILITY REQUIREMENTS.

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WR&D
WALD RUHNKE & DOST
ARCHITECTS LLP

2340 GARDEN ROAD, SUITE 100
MONTEREY, CALIFORNIA 93940
PHONE: 831.649.4642
FAX: 831.649.3530
WWW.WRDARCH.COM

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CHRISTOPHER BARROW
No. C31466
REN. 1/31/27
STATE OF CALIFORNIA

A.P.N.: 031-164-130-000

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13993 SHERMAN BLVD.
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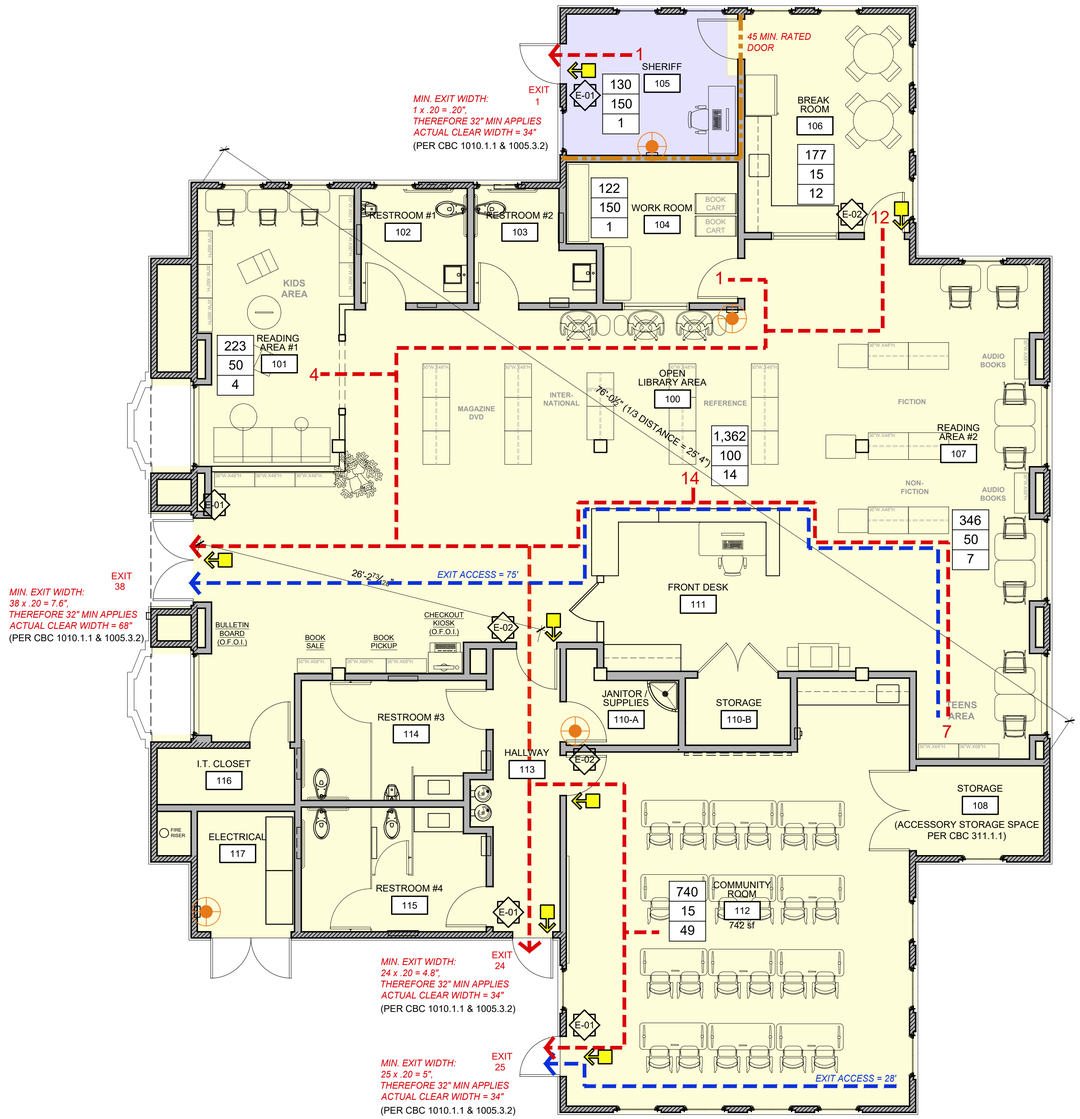
BACKCHECK #1: 1 11/21/2025

SHEET NAME:
BUILDING ACCESSIBILITY DIAGRAM

SHEET NO.:
A002

FILE NAME: 23159-A002



PLAN NORTH

LIFE-SAFETY DIAGRAM

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

Monterey County
Building Services
Approved
NucklesE on Mar 16, 2026

LEGEND

- 800 / 200 / 4 — AREA / OCCUPANT LOAD FACTOR / OCCUPANT LOAD
- EXIT 48 — OCCUPANT LOAD PER EXIT
- EXIT ACCESS = 76' — PATH OF EGRESS
- EXIT ACCESS TRAVEL DISTANCE (TABLE 1017.2)
  MAXIMUM ALLOWABLE: 250' (PLAN COMPLIES, MAX. DISTANCES SHOWN).
- INTERNALLY ILLUMINATED EXIT SIGN. (SEE ELECTRICAL DRAWINGS)
- FIRE EXTINGUISHER IN SEMI-RECESSED CABINET PER 1/A910
  (PER [F] TABLE 906.3(1) 75' MAX. DISTANCE OF TRAVEL TO EXTINGUISHER)
- 1-HR. RATED FIRE BARRIER WALL (CBC 707) PER DETAIL 4/A800

BLDG CODE SUMMARY

OCCUPANCY CLASSIFICATION: A-3, B

CONSTRUCTION TYPE: TYPE V-B

BEARING WALLS, EXTERIOR:	0
BEARING WALLS, INTERIOR:	0
PRIMARY STRUCTURAL FRAME:	0
PARTITIONS, PERMANENT, NON-BEARING:	0
FLOORS & FLOOR-CEILING:	0
ROOFS & ROOF-CEILINGS:	0

THIS BUILDING WILL BE EQUIPPED WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH 2022 NFPA-13

ALLOWABLE AREA FACTOR, HEIGHT, NO. OF STORIES

ALLOWABLE AREA FACTOR:	24,000 S.F.
ALLOWABLE HEIGHT:	60'
ALLOWABLE NO. OF STORIES:	2

OCCUPANCY LEGEND

		FLOOR AREA	%
A-3	ASSEMBLY	4,116 S.F.	96.7 %
B	BUSINESS	140 S.F.	3.3 %
	TOTALS	4,256 SF GROSS AREA	100 %

EGRESS SIGNAGE

SIGN #	ROOM #	SIGN DESCRIPTION	TYPE	DETAIL
E-03	SEE PLAN	EXIT SIGN	ON WALL	8B/A900
E-02	SEE PLAN	EXIT ROUTE SIGN	ON WALL	8A/A900

REFER TO FLOOR PLANS FOR ANY ADDITIONAL SIGNAGE, THIS DIAGRAM INCLUDES EGRESS SIGNAGE ONLY.

GENERAL NOTES

1. REFER TO PROPOSED FLOOR PLANS FOR ALL NEW WORK, THIS DIAGRAM IS FOR LIFE SAFETY/ EGRESS REQUIREMENTS ONLY.

2. REFER TO DOOR SCHEDULE A301 AND HARDWARE SPECIFICATIONS FOR DOORS TO BE EQUIPPED WITH PANIC DEVICES.

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WR&D
WALD RUHNKE & DOST ARCHITECTS LLP
2340 GARDEN ROAD, SUITE 100
MONTEREY, CALIFORNIA 93940
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SHEET NAME: LIFE-SAFETY DIAGRAM

SHEET NO.: A003

FILE NAME: 23159-A003

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

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

Y | N/A | RESPON. PARTY

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

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

301.3 NONRESIDENTIAL ADDITIONS AND ALTERATIONS. [BSC-CG] The provisions of individual sections of Chapter 5 apply to newly constructed buildings, building additions of 1,000 square feet or greater, and/or building alterations with a permit valuation of $200,000 or above (for occupancies within the authority of California Building Standards Commission). Code sections relevant to additions and alterations shall only apply to the portions of the building being added or altered within the scope of the permitted work.

A code section will be designated by a banner to indicate where the code section only applies to newly constructed buildings [N] or to additions and/or alterations [A]. When the code section applies to both, no banner will be used.

301.3.1 Nonresidential additions and alterations that cause updates to plumbing fixtures only:

Note: On and after January 1, 2014, certain commercial real property, as defined in Civil Code Section 1101.3, shall have its noncompliant plumbing fixtures replaced with appropriate water-conserving plumbing fixtures under specific circumstances. See Civil Code Section 1101.1 *et seq.* for definitions, types of commercial real property affected, effective dates, circumstances necessitating replacement of noncompliant plumbing fixtures, and duties and responsibilities for ensuring compliance.

301.3.2 Waste Diversion. The requirements of Section 5.408 shall be required for additions and alterations whenever a permit is required for work.

301.4 PUBLIC SCHOOLS AND COMMUNITY COLLEGES. (see GBSC)
301.5 HEALTH FACILITIES. (see GBSC)

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.

SECTION 303 PHASED PROJECTS

303.1 PHASED PROJECTS. For shell buildings and others constructed for future tenant improvements, only those code measures relevant to the building components and systems considered to be new construction (or newly constructed) shall apply.

303.1.1 Initial Tenant improvements. The provisions of this code shall apply only to the initial tenant improvements to a project. Subsequent tenant improvements shall comply with the scoping provisions in Section 301.3 non-residential additions and alterations.

ABBREVIATION DEFINITIONS:

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

CHAPTER 5
NONRESIDENTIAL MANDATORY MEASURES

DIVISION 5.1 PLANNING AND DESIGN

SECTION 5.101 GENERAL

5.101.1 SCOPE
The provisions of this chapter outline planning, design and development methods that include environmentally responsible site selection, building design, building siting and development to protect, restore and enhance the environmental quality of the site and respect the integrity of adjacent properties.

SECTION 5.102 DEFINITIONS

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

CUTOFF LUMINAIRES. Luminaires whose light distribution is such that the candela per 1000 lamp lumens does not numerically exceed 25 (2.5 percent) at an angle of 90 degrees above nadir, and 100 (10 percent) at a vertical angle of 80 degrees above nadir. This applies to all lateral angles around the luminaire.

ELECTRIC VEHICLE (EV). [BSC-CG, HCD] An automotive-type vehicle for on-road use, such as passenger automobiles, buses, trucks, vans, neighborhood electric vehicles, electric motorcycles and the like, primarily powered by an electric motor that draws current from a rechargeable storage battery, fuel cell, photovoltaic array or other source of electric current. Plug-in hybrid electric vehicles (PHEV) are considered electric vehicles. For purposes of the California Electrical Code, off-road, self-propelled electric vehicles, such as industrial trucks, hoists, lifts, transports, golf carts, airline ground support equipment, tractors, boats and the like, are not included.

ELECTRIC VEHICLE (EV) CAPABLE SPACE. [BSC-CG, DSA-SS and HCD] A vehicle space with electrical panel space and load capacity to support a branch circuit and necessary raceways, both underground and/or surface mounted, to support EV charging.

ELECTRIC VEHICLE (EV) CHARGER. [BSC-CG, HCD] Off-board charging equipment used to charge an electric vehicle.

ELECTRIC VEHICLE CHARGING SPACE (EV SPACE). [HCD] A space intended for future installation of EV charging equipment and charging of electric vehicles.

ELECTRIC VEHICLE CHARGING STATION (EVCS). [BSC-CG, DSA-SS, HCD] One or more electric vehicle charging spaces served by EVSE or receptacle(s).

ELECTRIC VEHICLE (EV) READY SPACE. [HCD] A vehicle space which is provided with a branch circuit; any necessary raceways, both underground and/or surface mounted; to accommodate EV charging, terminating in a receptacle or a charger.

ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE).[BSC-CG, DSA-SS and HCD] The conductors, including the ungrounded, grounded and equipment grounding conductors and the electric vehicle connectors, attachment plugs, personnel protection system, and all other fittings, devices, power outlets or apparatus installed specifically for the purpose of transferring energy between the premises wiring and the electric vehicle.

SECTION 5.105 DECONSTRUCTION AND REUSE OF EXISTING STRUCTURES

5.105.1 Scope. [BSC-CG] Effective July 1, 2024, alteration(s) to existing building(s) where the combined altered floor area is 100,000 square feet or greater shall comply with either Section 5.105.2, 5.409.2, or 5.409.3. Addition(s) to existing building(s) where the total floor area combined with the existing building(s) is 100,000 square feet or greater shall comply with either Section 5.105.2, Section 5.409.2, or Section 5.409.3. Effective January 1, 2026, the combined floor area shall be 50,000 square feet or greater.

[DSA-SS] Alteration(s) to existing building(s) where the combined altered floor area is 50,000 square feet or greater shall comply with either Section 5.105.2, 5.409.2, or 5.409.3. Addition(s) to existing building(s) where the total floor area combined with the existing building(s) is 50,000 square feet or greater shall comply with either Section 5.105.2, Section 5.409.2, or Section 5.409.3.

Exception [BSC-CG, DSA-SS]: Combined addition(s) to existing building(s) of two times the area or more of the existing building(s) is not eligible to meet compliance with Section 5.105.2.

5.105.2 Reuse of existing building. An alteration or addition to an existing building shall maintain at a minimum 45 percent combined of the existing building's primary structural elements (foundations; columns, beams, walls, and floors; and lateral elements) and existing building enclosure (roof framing, wall framing and exterior finishes). Window assemblies, insulation, portions of buildings deemed structurally unsound or hazardous, and hazardous materials that are remediated as part of the project shall not be included in the calculation.

5.105.2.1 Verification of compliance. Documentation shall be provided in the construction documents to demonstrate compliance with Section 5.105.2.

Note: Sample Worksheet WS-3 in Chapter 8 may be used to assist in documenting compliance with this section.

5.105.3 Deconstruction (Reserved).

Y | N/A | RESPON. PARTY

SEE CIVIL DRAWINGS, & CONTRACTOR TO COMPLY WITH BMP'S

SEE SITE PLAN A101 & SITE DETAILS A104

SEE SITE PLAN A101 & CIVIL & ELECTRICAL DRAWINGS

SECTION 5.106 SITE DEVELOPMENT

5.106.1 STORM WATER POLLUTION PREVENTION FOR PROJECTS THAT DISTURB LESS THAN ONE ACRE OF LAND. Newly constructed projects and additions which disturb less than one acre of land, and are not part of a larger common plan of development or sale, shall prevent the pollution of storm water runoff from the construction activities through one or more of the following measures:

5.106.1.1 Local ordinance. Comply with a lawfully enacted storm water management and/or erosion control ordinance.

5.106.1.2 Best Management Practices (BMPs). Prevent the loss of soil through wind or water erosion by implementing an effective combination of erosion and sediment control and good housekeeping BMPs.

1. Soil loss BMPs that should be considered for implementation as appropriate for each project include, but are not limited to, the following:
   a. Scheduling construction activity during dry weather, when possible.
   b. Preservation of natural features, vegetation, soil, and buffers around surface waters.
   c. Drainage swales or lined ditches to control stormwater flow.
   d. Mulching or hydroseeding to stabilize disturbed soils.
   e. Erosion control to protect slopes.
   f. Protection of storm drain inlets (gravel bags or catch basin inserts).
   g. Perimeter sediment control (perimeter silt fence, fiber rolls).
   h. Sediment trap or sediment basin to retain sediment on site.
   i. Stabilized construction exits.
   j. Wind erosion control.
   k. Other soil loss BMPs acceptable to the enforcing agency.
2. Good housekeeping BMPs to manage construction equipment, materials, non-stormwater discharges and wastes that should be considered for implementation as appropriate for each project include, but are not limited to, the following:
   a. Dewatering activities.
   b. Material handling and waste management.
   c. Building materials stockpile management.
   d. Management of washout areas (concrete, paints, stucco, etc.).
   e. Control of vehicle/equipment fueling to contractor's staging area.
   f. Vehicle and equipment cleaning performed off site.
   g. Spill prevention and control.
   h. Other housekeeping BMPs acceptable to the enforcing agency.

5.106.2 STORMWATER POLLUTION PREVENTION FOR PROJECTS THAT DISTURB ONE OR MORE ACRES OF LAND. Comply with all lawfully enacted stormwater discharge regulations for projects that (1) disturb one acre or more of land, or (2) disturb less than one acre of land but are part of a larger common plan of development sale.

Note: Projects that (1) disturb one acre or more of land, or (2) disturb less than one acre of land but are part of the larger common plan of development or sale must comply with the post-construction requirements detailed in the applicable National Pollutant Discharge Elimination System (NPDES) General permit for Stormwater Discharges Associated with Construction and Land Disturbance Activities issued by the State Water Resources Control Board or the Lahontan Regional Water Quality Control Board (for projects in the Lake Tahoe Hydrologic Unit).

The NPDES permits require postconstruction runoff (post-project hydrology) to match the preconstruction runoff (pre-project hydrology) with the installation of postconstruction stormwater management measures. The NPDES permits emphasize runoff reduction through on-site stormwater use, interception, evapotranspiration, and infiltration through nonstructural controls, such as Low Impact Development (LID) practices, and conversation design measures. Stormwater volume that can be addressed using nonstructural practices is required to be captured in structural practices and be approved by the enforcing agency.

Refer to the current applicable permits on the State Water Resources Control Board website at: www.waterboards.ca.gov/constructionstormwater. Consideration to the stormwater runoff management measures should be given during the initial design process for appropriate integration into site development.

5.106.4 BICYCLE PARKING. For buildings within the authority of California Building Standards Commission as specified in Section 103, comply with Section 5.106.4.1. For buildings within the authority of the Division of the State Architect pursuant to Section 105, comply with Section 5.106.4.2

5.106.4.1 Bicycle parking. [BSC-CG] Comply with Sections 5.106.4.1.1 and 5.106.4.1.2; or meet the applicable local ordinance, whichever is stricter.

5.106.4.1.1 Short-term bicycle parking. If the new project or an addition or alteration is anticipated to generate visitor traffic, provide permanently anchored bicycle racks within 200 feet of the visitors' entrance, readily visible to passers-by, for 5% of new visitor motorized vehicle parking spaces being added, with a minimum of one two-bike capacity rack.
Exception: Additions or alterations which add nine or less visitor vehicular parking spaces.

5.106.4.1.2 Long-term bicycle parking. For new buildings with tenant spaces that have 10 or more tenant-occupants, provide secure bicycle parking for 5 percent of the tenant-occupant vehicular parking spaces with a minimum of one bicycle parking facility.

5.106.4.1.3 For additions or alterations that add 10 or more tenant-occupant vehicular parking spaces, provide secure bicycle parking for 5 percent of the tenant vehicular parking spaces being added, with a minimum of one bicycle parking facility.

5.106.4.1.4 For new shell buildings in phased projects provide secure bicycle parking for 5 percent of the anticipated tenant-occupant vehicular parking spaces with a minimum of one bicycle parking facility.

5.106.4.1.5 Acceptable bicycle parking facility for Sections 5.106.4.1.2, 5.106.4.1.3, and 5.106.4.1.4 shall be convenient from the street and shall meet one of the following:

1. Covered, lockable enclosures with permanently anchored racks for bicycles;
2. Lockable bicycle rooms with permanently anchored racks; or
3. Lockable, permanently anchored bicycle lockers.

Note: Additional information on recommended bicycle accommodations may be obtained from Sacramento Area Bicycle Advocates.

5.106.4.2 Bicycle parking. [DSA-SS] For public schools and community colleges, comply with Sections 5.106.4.2.1 and 5.106.4.2.2

5.106.4.2.1 Student bicycle parking. Provide permanently anchored bicycle racks conveniently accessed with a minimum of four two-bike capacity racks per new building.
5.106.4.2.2 Staff bicycle parking. Provide permanent, secure bicycle parking conveniently accessed with a minimum of two staff bicycle parking spaces per new building. Acceptable bicycle parking facilities shall be convenient from the street or staff parking area and shall meet one of the following:

1. Covered, lockable enclosures with permanently anchored racks for bicycles;
2. Lockable bicycle rooms with permanently anchored racks; or
3. Lockable, permanently anchored bicycle lockers.

5.106.5.3 Electric vehicle (EV) charging. [N] [BSC-CG] Construction to provide electric vehicle infrastructure and facilitate electric vehicle charging shall comply with Section 5.106.5.3.1 EV capable spaces, Section 5.106.5.3.2 Electric vehicle charging stations and associated Table 5.106.5.3.1, or Section 5.106.5.3.6 Electric vehicle charging stations (EVCS)—Power allocation method and associated Table 5.106.5.3.6 and shall be provided in accordance with regulations in the *California Building Code* and the *California Electrical Code*.

Exceptions:
1. On a case-by-case basis where the local enforcing agency has determined compliance with this section is not feasible based upon one of the following conditions:
   a. Where there is no local utility power supply
   b. Where the local utility is unable to supply adequate power.
   c. Where there is evidence suitable to the local enforcement agency substantiating the local utility infrastructure design requirements, directly related to the implementation of Section 5.106.5.3, may adversely impact the construction cost of the project.
2. Parking spaces accessible only by automated mechanical car parking systems are not required to comply with this code section.

5.106.5.3.1 EV capable spaces. [N] EV capable spaces shall be provided in accordance with Table 5.106.5.3.1 and the following requirements:

1. Raceways complying with the California Electrical Code and no less that 1-inch (25 mm) diameter shall be provided and shall originate at a service panel or a subpanel(s) serving the area, and shall terminate in close proximity to the proposed location of the EV capable and into a suitable listed cabinet, box,enclosure or equivalent. A common raceway may be used to serve multiple EV charging spaces.
2. A service panel or subpanel (s) shall be provided with panel space and electrical load capacity for a dedicated 208/240 volt, 40-ampere minimum branch circuit for each EV capable space, with delivery of 30-ampere minimum to an installed EVSE at each EVCS.
3. The electrical system and any on-site distribution transformers shall have sufficient capacity to supply full rated amperage at each EV capable space.
4. The service panel or subpanel circuit directory shall identify the reserved overcurrent protective device space(s) as "EV CAPABLE." The raceway termination location shall be permanently and visibly marked as "EV CAPABLE."

Note: A parking space served by electric vehicle supply equipment or designed as a future EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by an enforcement agency. See vehicle Code Section 22511.2 for further details.

Y | N/A | RESPON. PARTY

TABLE 5.106.5.3.1

TOTAL NUMBER OF ACTUAL PARKING SPACES	NUMBER OF REQUIRED EV CAPABLE SPACES	NUMBER OF EVCS (EV CAPABLE SPACES PROVIDED WITH EVSE)[A,2]
0-9	0	0
10-25	4	0
26-50	8	2
51-75	13	3
76-100	17	4
101-150	25	6
151-200	35	9
201 AND OVER	20 percent of actual parking spaces[1]	25 percent of EV capable spaces[1]

1. Calculation for spaces shall be rounded up to the nearest whole number.
2. The number of required EVCS (EV capable spaces provided with EVSE) in column 3 count toward the total number of required EV capable spaces shown in column 2.
3. At least one Level 2 EVSE shall be provided.

5.106.5.3.2 Electric vehicle charging stations (EVCS) EV capable spaces shall be provided with electric vehicle supply equipment (EVSE) to create EVCS in the number indicated in Table 5.106.5.3.1. The EVCS required by Table 5.106.5.3.1 shall be provided with Level 2 EVSE or DCFC as permitted in Section 5.106.5.3.2.1. At least one Level 2 EVSE shall be provided.

One EV charger with multiple connectors capable of charging multiple EVs simultaneously shall be permitted if the electrical load capacity required by Section 5.106.5.3.1 for each EV capable space is accumulatively supplied to the EV charger.

The installation of each DCFC EVSE shall be permitted to reduce the minimum number of required EV capable spaces without EVSE or EVCS with Level 2 EVSE by five and reduce proportionally the required electrical load capacity to the service panel or subpanel.

5.106.5.3.2.1 The installation of each DCFC EVSE shall be permitted to reduce the minimum number of required EV capable spaces without EVSE or EVCS with Level 2 EVSE by five and reduce proportionally the required electrical load capacity to the service panel or subpanel.

5.106.5.3.2.2 The installation of two low power Level 2 EV charging receptacles shall be permitted to reduce the minimum number of required EV capable spaces without EVSE in Table 5.106.5.3.1 by one.

5.106.5.3.3 Use of automatic load management systems (ALMS).
ALMS shall be permitted for EVCS. When ALMS is installed, the required electrical load capacity specified in Section 5.106.5.3.1 for each EVCS may be reduced when serviced by an EVSE controlled by an ALMS. Each EVSE controlled by an ALMS shall deliver a minimum 30 amperes to an EV when charging one vehicle and shall deliver a minimum 3.3 kW while simultaneously charging multiple EVs.

5.106.5.3.4 Accessible EVCS.
When EVSE is installed, accessible EVCS shall be provided in accordance with the *California Building Code*, Chapter 11B, Section 11B-228.3.

Note: For EVCS signs, refer to Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

5.106.5.3.4 Accessible electric vehicle charging station (EVCS). When EVSE is installed, accessible EVCS shall be provided in accordance with the *California Building Code*, Chapter 11B, Section 11B-228.3.

5.106.5.3.5 Electric vehicle charging station signage. Electric vehicle charging stations shall be identified by signage or pavement markings in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

Power allocation method shall include the following:
1. Use any kVA combination of EV capable spaces, low power Level 2, Level 2 or DCFC EVSEs.
2. At least one Level 2 EVSE shall be provided.

5.106.5.3.6 Electric vehicle charging stations (EVCS)—power allocation method. The power allocation method may be used as an alternative to the requirements in Section 5.106.5.3.1, Section 5.106.5.3.2 and associated Table 5.106.5.3.1. Use Table 5.106.5.3.6 to determine the total power in kVA required based on the total number of actual parking spaces.

TABLE 5.106.5.3.6

TOTAL NUMBER OF ACTUAL PARKING SPACES	MINIMUM TOTAL kVA @ 6.6 kVA	TOTAL kVA REQUIRED IN ANY COMBINATION OF EV CAPABLE,3,4 LOW POWER LEVEL 2, LEVEL 2, 1, 2 OR DCFC
0-9	0	0
10-25	26.4	26.4
26-50	52.8	52.8
51-75	85.8	85.8
76-100	112.2	112.2
101-150	165	165
151-200	231	231
201 AND OVER	20 percent of actual parking spaces x 6.6	Total required kVA = P × .20 × 6.6 Where P = Parking spaces in facility

1. Level 2 EVSE @ 6.6 kVA minimum.
2. At least one Level 2 EVSE shall be provided.
3. Maximum allowed kVA to be utilized for EV capable spaces is 75 percent.
4. If EV capable spaces are utilized, they shall meet the requirements of Section 5.106.5.3.1 EV capable spaces.

5.106.5.4 Additions or alterations to existing buildings or parking facilities [A]. [BSC-CG] Existing buildings or parking facilities being modified by one of the following shall comply with Section 5.106.5.4.1 or 5.106.5.4.2. When EVSE is installed, accessible EVCS shall be provided in accordance with the *California Building Code*, Chapter 11B, Section 11B-228.3.

1. When the scope of construction work includes an increase in power supply to an electric service panel as part of a parking facility addition or alteration.
2. When a new photovoltaic system is installed covering existing parking spaces.
3. When additions or alterations to existing buildings are triggered pursuant to code Section 301.3 and the scope of work includes an increase in power supply to an electric service panel.

Exceptions:
1. On a case-by-case basis where the local enforcing agency has determined compliance with this section is not feasible based upon one of the following conditions:
   a. Where there is no local utility power supply.
   b. Where the local utility is unable to supply adequate power.
   c. Where there is evidence suitable to the local enforcement agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 5.106.5.3, may adversely impact the construction cost of the project.
   d. Where demonstrated as impracticable excluding local utility service or utility infrastructure issues.
2. Remote parking facilities that do not have access to the building service panel.
3. Parking area lighting upgrades where no trenching is part of the scope of work.
4. Emergency repairs, including but not limited to water line break in parking facilities, natural disaster repairs, etc.

5.106.5.4.1 Existing buildings or parking areas without previously installed EV capable infrastructure [A]. When EV capable infrastructure does not exist at an existing parking facility or building, and the parking facility or building undergoes an addition or alteration listed in Section 5.106.5.4, construction shall include electric vehicle charging in compliance with either Section 5.106.5.3 and associated Table 5.106.5.3.1, or Section 5.106.5.3.6 and associated Table 5.106.5.3.6 for the total number of actual parking spaces being added or altered.

5.106.5.4.2 Existing buildings or parking areas with previously installed EV capable infrastructure [A]. When EV capable infrastructure is available at an existing parking facility or building, and the parking facility or building is undergoing an addition or alteration listed in Section 5.106.5.4, construction shall include electric vehicle charging in compliance with either Section 5.106.5.3 and associated Table 5.106.5.3.1, or Section 5.106.5.3.6 and associated Table 5.106.5.3.6 utilizing the existing EV capable allocated power and infrastructure for the total number of actual parking spaces being added or altered. If the area being added or altered exceeds the existing EV capable capacity, allocated power and infrastructure, provide additional EV charging as needed to comply with this section.

Y | N/A | RESPON. PARTY

5.106.5.5 Electric vehicle (EV) charging: medium-duty and heavy-duty. [N] [BSG-CG] Construction shall comply with Section 5.106.5.5.1 to facilitate future installation of electric vehicle supply equipment (EVSE). Construction for warehouses, grocery stores and retail stores, office buildings, and manufacturing facilities with planned off-street loading spaces shall also comply with Section 5.106.5.5.1 for future installation of medium- and heavy-duty EVSE.

Exceptions:
1. On a case-by-case basis where the local enforcing agency has determined compliance with this section is not feasible based upon one of the following conditions:
   a. Where there is no local utility power supply.
   b. Where the local utility is unable to supply adequate power.
   c. Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 5.106.5.3, may adversely impact the construction cost of the project.

When EVSE(s) is/are installed, it shall be in accordance with the *California Building Code*, the *California Electrical Code* and as follows:

5.106.5.5.1 Electric vehicle charging readiness requirements for warehouses, grocery stores, office buildings, and manufacturing facilities and retail stores with planned off-street loading spaces. [N]

In order to avoid future demolition when adding EV supply and distribution equipment, spare raceway(s) or busway(s) and adequate capacity for transformer(s), service panel(s) or subpanel(s) shall be installed at the time of construction in accordance with the *California Electrical Code*. Construction plans and specifications shall include, but are not limited to, the following:

1. The transformer, main service equipment and subpanels shall meet the minimum power requirement in Table 5.106.5.5.1 to accommodate the dedicated branch circuits for the future installation of EVSE.

2. The construction documents shall indicate one or more location(s) convenient to the planned off-street loading space(s) reserved for medium- and heavy-duty ZEV charging cabinets and charging dispensers, and a pathway reserved for routing of conduit from the termination of the raceway(s) or busway(s) to the charging cabinet(s) and dispenser(s), as shown in Table 5.106.5.5.1.

3. Raceway(s) or busway(s) originating at a main service panel or a subpanel(s) serving the area where potential future medium- and heavy-duty EVSE will be located and shall terminate in close proximity to the potential future location of the charging equipment for medium- and heavy-duty vehicles.

4. The raceway(s) or busway(s) shall be of sufficient size to carry the minimum additional system load to the future location of the charging for medium- and heavy-duty ZEVs as shown in Table 5.106.5.5.1.

TABLE 5.106.5.5.1 RACEWAY CONDUIT AND PANEL POWER REQUIREMENTS FOR MEDIUM- AND HEAVY-DUTY EVSE [N]

BUILDING TYPE	BUILDING SIZE (SQ. FT.)	NUMBER OF OFF-STREET LOADING SPACES	ADDITIONAL CAPACITY REQUIRED (KVA) FOR RACEWAY & BUSWAY AND TRANSFORMER & PANEL
Grocery	10,000 to 90,000	1 or 2	200
		3 or Greater	400
	Greater than 90,000	1 or Greater	400
Manufacturing Facilities	10,000 to 50,000	1 or 2	200
	10,000 to 50,000	3 or Greater	400
	Greater than 50,000	1 or Greater	400
Office Buildings	10,000 to 135,000	1 or 2	200
	10,000 to 135,000	3 or Greater	400
	Greater than 135,000	1 or Greater	400
Retail	10,000 to 135,000	1 or 2	200
		3 or Greater	400
	Greater than 135,000	1 or Greater	400
Warehouse	20,000 to 256,000	1 or 2	200
		3 or Greater	400
	Greater than 256,000	1 or Greater	400

5.106.5.6 Electric vehicle (EV) charging at public schools and community colleges. [DSA-SS] Electric vehicle infrastructure and electric vehicle charging stations shall comply with Section 5.106.5.6 and shall be provided in accordance with regulations in the California Building Code and the California Electrical Code.

Exceptions:
1. On a case-by-case basis where compliance with this section has been demonstrated to be not feasible based upon one of the following conditions,and with concurrence by the Division of the State Architect (DSA), compliance with Section 5.106.5.6 shall not be required.
   a. Where there is no local utility power supply.
   b. Where the local utility is unable to supply adequate power.
   c. The installation of EVCS is impracticable.
2. Parking spaces accessible only by automated mechanical car parking systems are not required to comply with Section 5.106.5.6.

5.106.5.6.1 EV capable spaces. EV capable spaces shall be provided in accordance with Table 5.106.5.6.1 and the following requirements:

1. Raceways complying with the California Electrical Code and no less than 1-inch (25 mm) diameter shall be provided and shall originate at a service panel or a subpanel(s) serving the area and shall terminate in close proximity to the proposed location of the EV capable space and into a suitable listed cabinet, box, enclosure or equivalent. A common raceway may be used to serve multiple EV capable spaces.

2. A service panel or subpanel(s) shall be provided with panel space and electrical load capacity for a dedicated 208/240 volt, 40-ampere minimum branch circuit for each EV capable space, with delivery of 30-ampere minimum to an installed EVSE at each EVCS.

3. The electrical system and any on-site distribution transformers shall have sufficient capacity to supply full rated amperage at each EV capable space.

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

TABLE 5.106.5.6.1

TOTAL NUMBER OF ACTUAL PARKING SPACES	NUMBER OF REQUIRED EV CAPABLE SPACES	NUMBER OF REQUIRED EVCS[2]
0-9	0	0
10-25	4	1
26-50	8	2
51-75	13	3
76-100	17	4
101-150	25	6
151-200	35	9
201 AND OVER	20 percent of total spaces[1]	25 percent of EV capable spaces[1]

1. Calculation for spaces shall be rounded up to the nearest whole number.
2. Each EVCS shall reduce the number of required EV capable spaces by the same number.

5.106.5.6.2 Electric vehicle charging stations (EVCS). EV capable spaces shall be provided with EVSE to create EVCS in the number indicated in Table 5.106.5.6.1 and shall comply with Section 5.106.5.6.2. EVCS shall be serviced by Level 2 or Direct Current Fast Charging (DCFC) EVSE, or with EVSE in any combination of Level 2 and DCFC. Accessible EVCS shall be provided in accordance with *California Building Code* Chapter 11B.

Monterey County Building Services
Approved
NucleiE on Mar 16, 2026

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WR&D
WALD RUHNKE & DOST ARCHITECTS LLP
2340 GARDEN ROAD, SUITE 100
MONTEREY, CALIFORNIA 93940
PHONE: 831.649.4642
FAX: 831.649.3530
WWW.WRDARCH.COM

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

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

5.106.5.6.2.1 Reduced number of EV capable spaces. The installation of each DCFC EVSE shall be permitted to reduce the minimum number of required EV capable spaces indicated in Table 5.106.5.6.1 by five and reduce proportionally the required electrical load capacity to the service panel or subpanel.

5.106.5.6.2.2 Multiple connectors. EVSE with multiple vehicle connectors capable of charging multiple EVs simultaneously shall be permitted if the electrical load capacity required by Section 5.106.5.6.1 for each EV capable space is accumulatively supplied to the EVSE.

5.106.5.6.2.3 Use of automatic load management systems (ALMS). ALMS shall be permitted for EVCS installed in accordance with Section 5.105.5.6.2. When ALMS is installed, the required electrical load capacity specified in Section 5.106.5.6.1 for each EVCS may be reduced when serviced by an EVSE controlled by an ALMS. Each EVSE controlled by an ALMS shall deliver a minimum 30 amperes to an EV when charging one vehicle and shall deliver a minimum 3.3 kW while simultaneously charging multiple EVs.

5.106.5.6.3 EVCS alternative compliance. In lieu of compliance with Section 5.106.5.6.2, EVCS shall be provided with Level 1, low power Level 2, or Level 2, or any combination of Level 1, low power Level 2 or Level 2 EVSE such that the total power supplied by the combination of EVSE meets the minimum power indicated in Table 5.106.5.6.3, based on the total number of actual parking spaces in each parking facility.

TABLE 5.106.5.6.3

NUMBER OF PARKING SPACES IN A PARKING FACILITY	MINIMUM TOTAL POWER (KVA) REQUIRED FOR EVCS
0-9	0
10-25	7
26-50	14
51-75	20
76-100	27
101-150	40
151-200	60
201 AND OVER	Total required KVA = P × .05 × 6.6 Where P = Parking spaces in facility

5.106.5.6.4 EVCS for alterations of or additions to parking facilities. Alterations of or additions to parking facilities shall provide EVCS in compliance with Section 5.106.5.6.4. The installation of infrastructure for EV capable spaces required to be provided without EVSE shall not be required.

5.106.5.6.4.1 Alterations of and additions to parking facilities. EVCS shall be provided in accordance with the number indicated in Table 5.106.5.6.1 or minimum power indicated in Table 5.106.5.6.3 when the scope of work includes an increase in power supply to an electric panel serving light fixtures illuminating the parking area or when area containing parking spaces is added to a parking facility. The number of required EVCS shall be based on the total number of existing and new parking spaces in the parking facility.

5.106.5.6.4.2 Alterations consisting of the installation of photovoltaic systems. EVCS shall be provided in accordance with the number indicated in Table 5.106.5.6.1 or maximum power indicated in Table 5.106.5.6.3 when a new photovoltaic system is installed in an existing parking facility.

5.106.5.6.5 Requirement to install EVSE. Level 2 EVSE shall be provided in all existing EV capable spaces to create EVCS when a project is required by California Administrative Code Section 4-309 to be submitted for plan approval to the Division of the State Architect. When EVSE is installed in existing EV capable spaces, accessible EVCS shall be provided in accordance with *California Building Code* Chapter 11B.

Exception: Projects in which improvements in parking areas consist only of accessibility improvements are not required to comply with Section 5.106.5.6.5.

SEE ELECTRICAL DRAWINGS

5.106.8 LIGHT POLLUTION REDUCTION. [N]. I Outdoor lighting systems shall be designed and installed to comply with the following:

1. The minimum requirements in the California Energy Code for Lighting Zones 0-4 as defined in Chapter 10, Section 10-114 of the California Administrative Code; and
2. Backlight (B) ratings as defined in IES TM-15-11 (shown in Table A-1 in Chapter 8);
3. Uplight and Glare ratings as defined in California Energy Code (shown in Tables 130.2-A and 130.2-B in Chapter 8) and
4. Allowable BUG ratings not exceeding those shown in Table 5.106.8, [N] or Comply with a local ordinance lawfully enacted pursuant to Section 101.7, whichever is more stringent.

Exceptions: [N]

1. Luminaires that qualify as exceptions in Sections 130.2 (b) and 140.7 of the California Energy Code.
2. Emergency lighting.
3. Building façade meeting the requirements in Table 140.7-B of the California Energy Code, Part 6.
4. Custom lighting features as allowed by the local enforcing agency, as permitted by Section 101.8 Alternate materials, designs and methods of construction.
5. Luminaires with less than 6,200 initial luminaire lumens.

TABLE 5.106.8 [N] MAXIMUM ALLOWABLE BACKLIGHT, UPLIGHT AND GLARE (BUG) RATINGS 1,2

ALLOWABLE RATING	LIGHTING ZONE LZ0	LIGHTING ZONE LZ1	LIGHTING ZONE LZ2	LIGHTING ZONE LZ3	LIGHTING ZONE LZ4
MAXIMUM ALLOWABLE BACKLIGHT RATING 3					
Luminaire greater than 2 mounting heights (MH) from property line	N/A	No Limit	No Limit	No Limit	No Limit
Luminaire back hemisphere is 1-2 MH from property line	N/A	B2	B3	B4	B4
Luminaire back hemisphere is 0.5-1 MH from property line	N/A	B1	B2	B3	B3
Luminaire back hemisphere is less than 0.5 MH from property line	N/A	B0	B0	B1	B2
MAXIMUM ALLOWABLE UPLIGHT RATING (U)					
For area lighting 3	N/A	U0	U0	U0	U0
For all other outdoor lighting,including decorative luminaires	N/A	U1	U2	U3	UR
MAXIMUM ALLOWABLE GLARE RATING 3 (G)					
MAXIMUM ALLOWABLE GLARE RATING 3 (G)	N/A	G1	G2	G3	G4
MAXIMUM ALLOWABLE GLARE RATING 3 (G)	N/A	G0	G1	G1	G2
MAXIMUM ALLOWABLE GLARE RATING 3 (G)	N/A	G0	G0	G1	G1
MAXIMUM ALLOWABLE GLARE RATING 3 (G)	N/A	G0	G0	G0	G1

1. IESNA Lighting Zones 0 and 5 are not applicable; refer to Lighting Zones as defined in the *California Energy Code* and Chapter 10 of the *California Administrative Code*.

2. For property lines that abut public walkways, bikeways, plazas and parking lots, the property line may be considered to be 5 feet beyond the actual property line for purpose of determining compliance with this section. For property lines that abut public roadways and public transit corridors, the property line may be considered to be the centerline of the public roadway or public transit corridor for the purpose of determining compliance with this section.

3. General lighting luminaires in areas such as outdoor parking, sales or storage lots shall meet these reduced ratings. Decorative luminaries located in these areas shall meet *U*-value limits for "all other outdoor lighting"

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5.106.8.1 Facing- Backlight
Luminaries within 2MH of a property line shall be oriented so that the nearest property line is behind the fixture, and shall comply with the backlight rating specified in Table 5.106.8 based on the lighting zone and distance to the nearest point of that property line.

Exception: Corners. If two property lines (or two segments of the same property line) have equidistant point to the luminaire, then the luminaire may be oriented so that the intersection of the two lines (the corner) is directly behind the luminaire. The luminaire shall still use the distance to the nearest points(s) on the property lines to determine the required backlight rating.

5.106.8.2 Facing-Glare.
For luminaires covered by 5.106.8.1, if a property line also exists within or extends into the front hemisphere within 2MH of the luminaire then the luminaire shall comply with the more stringent glare rating specified in Table 5.106.8 based on the lighting zone and distance to the nearest point on the nearest property line within the front hemisphere.

Note: [N]
1.See also *California Building Code*, Chapter 12, Section 1205.6 for college campus lighting requirements for parking facilities and walkways.
2.Refer to Chapter 8 (Compliance Forms, Worksheets and Reference Material) for IES TM-15-11 Table A-1, *California Energy Code* Tables 130.2-A and 130.2-B.
3. Refer to the *California Building Code* for requirements for additions and alterations.

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

1. Swales.
2. Water collection and disposal systems.
3. French drains.
4. Water retention gardens.
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.
   Exception: Additions and alterations not altering the drainage path.

5.106.12 SHADE TREES [DSA-SS]. Shade Trees shall be planted to comply with Sections 5.106.12.1, 5.106.12.2, and 5.106.12.3. Percentages shown shall be measured at noon on the summer solstice. Landscape irrigation necessary to establish and maintain tree health shall comply with Section 5.304.6.

5.106.12.1 Surface parking areas. Shade tree plantings, minimum #10 container size or equal, shall be installed to provide shade over 50 percent of the parking area within 15 years.

Exceptions: Surface parking area covered by solar photovoltaic shade structures with roofing materials that comply with Table A5.106.11.2.2 in Appendix A5 shall be permitted in whole or in part in lieu of shade tree planting.

5.106.12.2 Landscape areas. Shade tress plantings, minimum #10 container size or equal shall be installed to provide shade of 20% of the landscape area within 15 years.

Exceptions: Playfields for organized sport activity are not included in the total area calculation.

5.106.12.3. Hardscape areas. Shade tree plantings, minimum #10 container size or equal shall be installed to provide shade over 20 percent of the hardscape area within 15 years.

Exceptions:
1. Walks, hardscape areas covered by solar photovoltaic shade structures or shade structures with roofing materials that comply with Table A5.106.11.2.2 in Appendix A5 shall be permitted in whole or in part in lieu of shade tree planting.
2. Designated and marked play areas of organized sport activity are not included in the total area calculation.

DIVISION 5.2 ENERGY EFFICIENCY

SECTION 5.201 GENERAL

5.201.1 Scope [BSC-CG]. ***California Energy Code [DSA-SS].*** For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory building standards.

DIVISION 5.3 WATER EFFICIENCY AND CONSERVATION

SECTION 5.301 GENERAL

5.301.1 Scope. The provisions of this chapter shall establish the means of conserving water use indoors, outdoors and in wastewater conveyance.

SECTION 5.302 DEFINITIONS

5.302.1 Definitions. The following terms are defined in Chapter 2 *(and are included here for reference)*

EVAPOTRANSPIRATION ADJUSTMENT FACTOR (ETAF) [DSA-SS]. An adjustment factor when applied to reference evapotranspiration that adjusts for plant factors and irrigation efficiency, which ae two major influences on the amount of water that needs to be applied to the landscape.

FOOTPRINT AREA [DSA-SS]. The total area of the furthest exterior wall of the structure projected to natural grade, not including exterior areas such as stairs, covered walkways, patios and decks.

METERING FAUCET. A self-closing faucet that dispenses a specific volume of water for each actuation cycle. The volume or cycle duration can be fixed or adjustable.

GRAYWATER. Pursuant to Health and Safety Code Section 17922.12, "graywater" means untreated wastewater that has not been contaminated by any toilet discharge, has not been affected by infectious, contaminated, or unhealthy bodily wastes, and does not present a threat from contamination by unhealthful processing, manufacturing, or operating wastes. "Graywater" includes, but is not limited to wastewater from bathtubs, showers, bathroom washbasins, clothes washing machines and laundry tubs, but does not include waste water from kitchen sinks or dishwashers.

MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO). The California ordinance regulating landscape design, installation and maintenance practices that will ensure commercial, multifamily and other developer installed landscapes greater than 2500 square feet meet an irrigation water budget developed based on landscaped area and climatological parameters.

MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO). [HCD] The California model ordinance (California Code of Regulations, Title 23, Division 2, Chapter 2.7), regulating landscape design, installation and maintenance practices. Local agencies are required to adopt the updated MWELO, or adopt a local ordinance at least as effective as the MWELO.

POTABLE WATER. Water that is drinkable and meets the U.S. Environmental Protection Agency (EPA) Drinking Water Standards. See definition in the California Plumbing Code, Part 5.

POTABLE WATER. [HCD] Water that is satisfactory for drinking, culinary, and domestic purposes, and meets the U.S. Environmental Protection Agency (EPA) Drinking Water Standards and the requirements of the Health Authority Having Jurisdiction.

RECYCLED WATER. Water which, as a result of treatment of waste, is suitable for a direct beneficial use or a controlled use that would not otherwise occur [Water Code Section 13050 (n)]. Simply put, recycled water is water treated to remove waste matter attaining a quality that is suitable to use the water again.

SUBMETER. [HCD 1] A secondary device beyond a meter that measures water consumption of an individual rental unit within a multiunit residential structure or mixed-use residential and commercial structure. (See Civic Code Section 1954.202 (g) and Water code Section 517 for additional details.)

WATER BUDGET. Is the estimated total landscape irrigation water use which shall not exceed the maximum applied water allowance calculated in accordance with the Department of Water Resources Model Efficient Landscape Ordinance (MWELO).

SECTION 5.303 INDOOR WATER USE

5.303.1 METERS. Separate submeters or metering devices shall be installed for the uses described in Sections 503.1.1 and 503.1.2.

5.303.1.1 Buildings in excess of 50,000 square feet. Separate submeters shall be installed as follows:

1. For each individual leased, rented or other tenant space within the building projected to consume more than 100 gal/day (380 L/day), including, but not limited to, spaces used for laundry or cleaners, restaurant or food service, medical or dental office, laboratory, or beauty salon or barber shop.

2. Where separate submeters for individual building tenants are unfeasible, for water supplied to the following subsystems:
   a. Makeup water for cooling towers where flow through is greater than 500 gpm (30 L/s).
   b. Makeup water for evaporative coolers greater than 6 gpm (0.04 L/s).
   c. Steam and hot water boilers with energy input more than 500,000 Btu/h (147 kW).

5.303.1.2 Excess consumption. A separate submeter or metering device shall be provided for any tenant within a new building or within an addition that is projected to consume more than 1,000 gal/day.

SEE PLUMBING DRAWINGS

SEE LANDSCAPE DRAWINGS

5.303.3 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the following:

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

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

5.303.3.2 Urinals.
5.303.3.2.1 Wall-mounted Urinals. The effective flush volume of wall-mounted urinals shall not exceed 0.125 gallons per flush.

5.303.3.2.2 Floor-mounted Urinals. The effective flush volume of floor-mounted or other urinals shall not exceed 0.5 gallons per flush.

5.303.3.3 Showerheads. [BSC-CG]
5.303.3.3.1 Single showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

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

5.303.3.3 Showerheads. [BSC-CG]
5.303.3.3.1 Single showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

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

5.303.3.4 Faucets and fountains.
5.303.3.4.1 Nonresidential Lavatory faucets. Lavatory faucets shall have a maximum flow rate of not more than 0.5 gallons per minute at 60 psi.

5.303.3.4.2 Kitchen faucets. Kitchen faucets shall have a maximum flow rate of not more than 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

5.303.3.4.3 Wash fountains. Wash fountains shall have a maximum flow rate of not more than1.8 gallons per minute/20 [rim space (inches) at 60 psi].

5.303.3.4.4 Metering faucets. Metering faucets shall not deliver more than 0.20 gallons per cycle.

5.303.3.4.5 Metering faucets for wash fountains. Metering faucets for wash fountains shall have a maximum flow rate of not more than 0.20 gallons per minute/20 [rim space (inches) at 60 psi].

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

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

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

TABLE H-2

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

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

5.303.4 COMMERCIAL KITCHEN EQUIPMENT.

5.303.4.1 Food Waste Disposers. Disposers shall either modulate the use of water to no more than 1 gpm when the disposer is not in use (not actively grinding food waste/no-load) or shall automatically shut off after no more than 10 minutes of inactivity. Disposers shall use no more than 8 gpm of water.
Note: This code section does not affect local jurisdiction authority to prohibit or require disposer installation.

5.303.5 AREAS OF ADDITION OR ALTERATION. For those occupancies within the authority of the California Building Standards Commission as specified in Section 103, the provisions of Section 5.303.3 and 5.303.4 shall apply to new fixtures in additions or areas of alteration to the building.

5.303.6 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code* and in Chapter 6 of this code.

SECTION 5.304 OUTDOOR WATER USE

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

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

5.304.6 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. For public schools and community colleges, landscape projects as described in Sections 5.304.6.1 and 5.304.6.2 shall comply with the California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO) commencing with Section 490 of Chapter 2.7, Division 2, Title 23, *California Code of Regulations*, except that the evapotranspiration adjustment factor (ETAF) shall be 0.65 with an additional water allowance for special landscape areas (SLA) of 0.35.

Exception: Any project with an aggregate landscape area of 2,500 square feet or less may comply with the prescriptive measures contained in Appendix D of the MWELO.

5.304.6.1 Newly constructed landscapes. New construction projects with an aggregate landscape area equal to or greater than 500 square feet.

5.304.6.2 Rehabilitated landscapes. Rehabilitated landscape projects with an aggregate landscape area equal to or greater than 1,200 square feet.

DIVISION 5.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

SECTION 5.401 GENERAL

5.401.1 SCOPE. The provisions of this chapter specify the requirements of achieving material conservation, resource efficiency, and greenhouse gas (GHG) emission reduction through protection of buildings from exterior moisture, construction waste diversion, employment of techniques to reduce pollution through recycling of materials, the installation of products with lower GHG emissions and building commissioning or testing and adjusting.

SECTION 5.402 DEFINITIONS

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

ADJUST. To regulate fluid flow rate and air patterns at the terminal equipment, such as to reduce fan speed or adjust a damper.

SEE LANDSCAPE DRAWINGS FOR IRRIGATION SEE A842 FOR EXTERIOR WATER-PROOFING DETAILS

BALANCE. To proportion flows within the distribution system, including sub-mains, branches and terminals, according to design quantities.

BUILDING COMMISSIONING. A systematic quality assurance process that spans the entire design and construction process, including verifying and documenting that building systems and components are planned, designed, installed, tested, operated and maintained to meet the owner's project requirements.

BUY CLEAN CALIFORNIA ACT (BCCA). The Buy Clean California Act (BCCA) (Public Contract Code Sections 3500-3505) targets carbon emissions associated with the production of structural steel (hot-rolled sections, hollow structural sections, and plate), concrete reinforcing steel, flat glass, and mineral wool board insulation. The maximum acceptable global warming potential (GWP) limits are established by the Department of General Services (DGS), in consultation with the California Air Resources Board (CARB).

CRADLE-TO-GRAVE. Activities associated with a product or building's life cycle from the extraction stage through disposal stage, and covering modules A1 through C4 in accordance with ISO Standards 14025 and 21930.

ORGANIC WASTE. Food waste, green waste, landscape and pruning wste, nonhazardous wood waste, and food soiled paper waste that is mixed in with food waste.

REFERENCE STUDY PERIOD. The period of use for the building, in years, that will be assumed for life cycle assessment.

TEST. A procedure to determine quantitative performance of a system or equipment

TYPE III ENVIRONMENTAL PRODUCT DECLARATION (EPD). A third-party verified report that summarizes how a product impacts the environment. Type III EPDs can be either product-specific, factory-specific, or industry-wide EPDs. See "Cradle-to-Gate."

FACTORY-SPECIFIC EPD. A product-specific Type III EPD in which the environmental impacts can be attributed to a single manufacturer and manufacturing facility.

INDUSTRY-WIDE EPD (IW-EPD). A Type III EPD in which the environmental impacts are an average of the typical manufacturing impacts for a range of products within the same product category for a group of manufacturers.

PRODUCT-SPECIFIC EPD. A Type III EPD in which the environmental impacts can be attributed to a product design and manufacturer across multiple facilities.

SECTION 5.407 WATER RESISTANCE AND MOISTURE MANAGEMENT

5.407.1 WEATHER PROTECTION. Provide a weather-resistant exterior wall and foundation envelope as required by California Building Code Section 1402.2 (Weather Protection), manufacturer's installation instructions or local ordinance, whichever is more stringent.

5.407.2 MOISTURE CONTROL. Employ moisture control measures by the following methods.

5.407.2.1 Sprinklers. Design and maintain landscape irrigation systems to prevent spray on structures.

5.407.2.2 Entries and openings. Design exterior entries and/or openings subject to foot traffic or wind-driven rain to prevent water intrusion into buildings as follows:

5.407.2.2.1 Exterior door protection. Primary exterior entries shall be covered to prevent water intrusion by using nonabsorbent floor and wall finishes within at least 2 feet around and perpendicular to such openings plus at least one of the following:

1. An installed awning at least 4 feet in depth.
2. The door is protected by a roof overhang at least 4 feet in depth.
3. The door is recessed at least 4 feet.
4. Other methods which provide equivalent protection.

5.407.2.2.2 Flashing. Install flashings integrated with a drainage plane.

SECTION 5.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

5.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65% of the non-hazardous construction and demolition waste in accordance with Section 5.408.1.1, 5.408.1.2 or 5.408.1.3; or meet a local construction and demolition waste management ordinance, whichever is more stringent.

5.408.1.1 Construction waste management plan. Where a local jurisdiction does not have a construction and demolition waste management ordinance, submit a construction waste management plan that:

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

5.408.1.2 Waste Management Company. Utilize a waste management company that can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with this section.

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

Exceptions to Sections 5.408.1.1 and 5.408.1.2:

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist.
3. Demolition waste meeting local ordinance or calculated in consideration of local recycling facilities and markets.

5.408.1.3 Waste stream reduction alternative. The combined weight of new construction disposal that does not exceed two pounds per square foot of building area may be deemed to meet the 65% minimum requirement as approved by the enforcing agency.

5.408.1.4 Documentation. Documentation shall be provided to the enforcing agency which demonstrates compliance with Sections 5.408.1.1, through 5.408.1.3. The waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

Notes:

1. Sample forms found in "A Guide to the California Green Building Standards Code (Nonresidential)" located www.dgs.ca.gov/BSC/Resources/Page-Content/Building-Standards-Commission-Resources-List-Folder/CALGreen may be used to assist in documenting compliance with the waste management plan.
2. Mixed construction and demolition debris processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

SEE SHEET G0.1 FOR LIST OF PROHIBITED UNIVERSAL WASTE MATERIALS

CONTRACTOR SHALL COMPLY

CONTRACTOR SHALL COMPLY

5.408.2 UNIVERSAL WASTE. [A] Additions and alterations to a building or tenant space that meet the scoping provisions in Section 301.3 for nonresidential additions and alterations, shall require verification that Universal Waste items such as fluorescent lamps and ballast and mercury containing thermostats as well as other California prohibited Universal Waste materials are disposed of properly and are diverted from landfills. A list of prohibited Universal Waste materials shall be included in the construction documents.

Note: Refer to the Universal Waste Rule link at: http://www.dtsc.ca.gov/universalwaste/

5.408.3 EXCAVATED SOIL AND LAND CLEARING DEBRIS. 100 percent of trees, stumps, rocks and associated vegetation and soils resulting primarily from land clearing shall be reused or recycled. For a phased project, such material may be stockpiled on site until the storage site is developed.

Exception: Reuse, either on or off-site, of vegetation or soil contaminated by disease or pest infestation.

Notes:

1. If contamination by disease or pest infestation is suspected, contact the County Agricultural Commissioner and follow its direction for recycling or disposal of the material.
2. For a map of know pest and/or disease quarantine zones, consult with the California Department of Food and Agriculture. (www.cdfa.ca.gov)

SECTION 5.409 LIFE CYCLE ASSESSMENT

5.409.1 SCOPE. [BSC-CG] Effective July 1, 2024, projects consisting of newly constructed building(s) with a combined floor area of 100,000 square feet or greater shall comply with either Section 5.409.2 or Section 5.409.3. Alteration(s) to existing building(s) where the combined altered floor area is 100,000 square feet or greater shall comply with either Section 5.105.2, 5.409.2; or 5.409.3. Addition(s) to existing building(s) where the total floor area combined with the existing building(s) is 100,000 square feet or greater shall comply with either Section 5.105.2, Section 5.409.2, or Section 5.409.3. Effective January 1, 2026, the combined floor area shall be 50,000 square feet or greater.

[DSA-SS] Projects consisting of newly constructed building(s) with a combined floor area of 50,000 square feet or greater shall comply with either Section 5.409.2 or Section 5.409.3. Alteration(s) to existing building(s) where the combined altered floor area is 50,000 square feet or greater shall comply with either Section 5.105.2, 5.409.2, or 5.409.3. Addition(s) to existing building(s) where the total floor area combined with the existing building(s) is 50,000 square feet or greater shall comply with either Section 5.105.2, Section 5.409.2, or Section 5.409.3.

DISCLAIMER:*THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.*

UNIVERSAL WASTES:
- ELECTRONIC DEVICES: INCLUDES ANY ELECTRONIC DEVICE THAT IS A HAZARDOUS WASTE (WITH OR WITHOUT A CATHODE RAY TUBE (CRT)), INCLUDING TELEVISIONS, COMPUTER MONITORS, CELLPHONES, VCRS, COMPUTER CPUS AND PORTABLE DVD PLAYERS.
- BATTERIES: MOST HOUSEHOLD-TYPE BATTERIES, INCLUDING RECHARGEABLE NICKEL-CADMIUM BATTERIES, SILVER BUTTON BATTERIES, MERCURY BATTERIES, ALKALINE BATTERIES AND OTHER BATTERIES THAT EXHIBIT A CHARACTERISTIC OF A HAZARDOUS WASTE.
- ELECTRIC LAMPS: FLUORESCENT TUBES AND BULBS, HIGH INTENSITY DISCHARGE LAMPS, SODIUM VAPOR LAMPS AND ELECTRIC LAMPS THAT CONTAIN ADDED MERCURY, AS WELL AS ANY OTHER LAMP THAT EXHIBITS A CHARACTERISTIC OF A HAZARDOUS WASTE. (E.G., LEAD).
- MERCURY-CONTAINING EQUIPMENT: THERMOSTATS, MERCURY SWITCHES, MERCURY THERMOMETERS,PRESSURE OR VACUUM GAUGES, DILATORS AND WEIGHTED TUBING, MERCURY RUBBER FLOORING,MERCURY GAS FLOW REGULATORS, DENTAL AMALGAMS, COUNTERWEIGHTS, DAMPERS AND MERCURY-ADDED NOVELTIES SUCH AS JEWELRY, ORNAMENTS AND FOOTWEAR.
- CRTS: THE GLASS PICTURE TUBES REMOVED FROM DEVICES SUCH AS TELEVISIONS AND COMPUTER MONITORS.
- CRT GLASS: A CATHODE RAY TUBE THAT HAS BEEN ACCIDENTALLY BROKEN OR PROCESSED FOR RECYCLING.
- NON-EMPTY AEROSOL CANS
- PHOTOVOLTAIC MODULES (PV MODULES)

UNIVERSAL WASTES MAY NOT BE DISPOSED OF IN THE TRASH. UNIVERSAL WASTES SHALL BE RECYCLED APPROPRIATELY.

Monterey County Building Services
Approved
NucklesE on Mar 16, 2026

WR&D
WALD RUHNKE & DOST ARCHITECTS LLP
2340 GARDEN ROAD, SUITE 100
MONTEREY, CALIFORNIA 93940
PHONE: 831.649.4642
FAX: 831.649.3530
WWW.WRDARCH.COM

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PRINT DATE:
PLOT DATE: 11.10.2025
DRAWN BY: SC
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SET ISSUED:
PERMIT SUB.: 6/20/2025
BACKCHECK #1: 1 11/21/2025

SHEET NAME:
CAL-GREEN CHECKLIST

SHEET NO.:
A005

FILE NAME: 23159-A005

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
NONRESIDENTIAL MANDATORY MEASURES, SHEET 3 (July 2024 Supplement)

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

5.409.2 Whole building life cycle assessment. Projects shall conduct a cradle-to-grave whole building life cycle assessment performed in accordance with ISO 14040 and ISO 14044, excluding operating energy, and demonstrating a minimum 10-percent reduction in global warming potential (GWP) as compared to a reference baseline building of similar size, function, complexity, type of construction, material specification, and location that meets the requirements of the California Energy Code currently in effect. Software used to conduct the whole building life cycle assessment, including reference baseline building, shall have a data set compliant with ISO 14044, and ISO 21930 or EN 15804, and the software shall conform to ISO 21931 and/or EN 15978. The software tools and data sets shall be the same for evaluation of both the baseline building and the proposed building.

Notes:
1. Software for calculating whole building life cycle assessment is available for free at Athena Sustainable Materials Institute (https://calculatelca.com/software/impact-estimator/) and OneClick LCA-Planetary (www.oneclicklca.com/planetary). Paid versions include, but are not limited to, Sphera GaBi Solutions (gabi.sphera.com), SimaPro (simapro.com), One-Click LCA (www.oneclicklca.com) and Tally for Revit (apps.autodesk.com).

2. ASTM E2921-22 "Standard Practice for Minimum Criteria for Comparing Whole Building Life Cycle Assessments for Use with Building Codes, Standards, and Rating Systems" may be consulted for the assessment.

3. In addition to the required documentation specified in Section 5.409.2.3, Worksheet WS-9 may be required by the enforcing entity to demonstrate compliance with the requirements.

5.409.2.1 Building components. Building enclosure components included in the assessment shall be limited to glazing assemblies, insulation, and exterior finishes. Primary and secondary structural members included in the assessment shall be limited to footings and foundations, and structural columns, beams, walls, roofs, and floors.

5.409.2.2 Reference study period. The reference study period of the proposed building shall be equal to the reference baseline building and shall be 60 years.

5.409.2.3 Verification of compliance. A summary of the GWP analysis produced by the software and Worksheet WS-4 signed by the design professional of record shall be provided in the construction documents as documentation of compliance. A copy of the whole building life cycle assessment which includes the GWP analysis produced by the software, in addition to maintenance and training information, shall be included in the operation and maintenance manual and shall be provided to the owner at the close of construction. The enforcing agency may require inspection and inspection reports in accordance with Sections 702.2 and 703.1 during and at completion of construction to demonstrate substantial conformance. Inspection shall be performed by the design professional of record or third party acceptable to the enforcing agency.

5.409.3 Product GWP compliance—prescriptive path. Each product that is permanently installed and listed in Table 5.409.3 shall have a Type III environmental product declaration (EPD), either product-specific or factory-specific.

TABLE 5.409.3
PRODUCT GWP LIMITS

BUY CLEAN CALIFORNIA MATERIALS PRODUCT CATEGORY[1]	MAXIMUM ACCEPTABLE GWP VALUE (unfabricated) ($GWP_{allowed}$)	UNIT OF MEASUREMENT
Hot-rolled structural steel sections	1.77	MT CO_2e/MT
Hollow structural sections	3.00	MT CO_2e/MT
Steel plate	2.61	MT CO_2e/MT
Concrete reinforcing steel	1.56	MT CO_2e/MT
Flat glass	2.50	kg CO_2e/MT
Light-density mineral wool board insulation	5.83	kg CO_2e/MT
Heavy-density mineral wool board insulation	14.28	kg CO_2e/MT
Concrete, Ready-Mixed[2], [3]		
CONCRETE PRODUCT CATEGORY	**MAXIMUM GWP ALLOWED VALUE ($GWP_{allowed}$)**	**UNIT OF MEASUREMENT**
up to 2499 psi	450	kg CO_2e/m^3
2500−3499 psi	489	kg CO_2e/m^3
3500−4499 psi	566	kg CO_2e/m^3
4500−5499 psi	661	kg CO_2e/m^3
5500−6499 psi	701	kg CO_2e/m^3
6500 psi and greater	799	kg CO_2e/m^3
Concrete, Lightweight Ready-Mixed[2]		
CONCRETE PRODUCT CATEGORY	**MAXIMUM GWP ALLOWED VALUE ($GWP_{allowed}$)**	**UNIT OF MEASUREMENT**
up to 2499 psi	875	kg CO_2e/m^3
2500−3499 psi	956	kg CO_2e/m^3
3500−4499 psi	1039	kg CO_2e/m^3

1. The GWP values of the products listed in Table 5.409.3 are based on 175 percent of Buy Clean California Act (BCCA) GWP values, except for concrete products which are not included in the BCCA.
2. For concrete, 175 percent of the National Ready Mixed Concrete Association (NRMCA) 2022 version 3 Pacific Southwest regional benchmark values are used for the GWP allowed, except for High Early Strength.
3. Concrete High Early Strength ready-mixed shall be calculated at 130 percent of the ready-mixed concrete GWP allowed values for each product category.

5.409.3.1 Products shall not exceed the maximum GWP value specified in Table 5.409.3.

Exception: Concrete may be considered one product category to meet compliance with this section. A weighted average of the maximum GWP for all concrete mixes installed in the project shall be less than the weighted average maximum GWP allowed per Table 5.409.3 using Exception Equation 5.409.3.1. Calculations shall be performed with consistent units of measurement for the material quantity and the GWP value.

For the purposes of this exception, industry-wide EPDs are acceptable.

Exception EQUATION 5.409.3.1

$GWP_{Pi} < GWP_{allowed}$
where
$GWP_{Pi} = \Sigma\ (GWP_{Pi})(v_{Pi})$
and
$GWP_{allowed} = \Sigma\ (GWP_{allowed})(v_{Pi})$
and
$_{Pi}$ = each concrete mix installed in the project
GWP_{Pi} = the GWP for concrete mix $_{Pi}$ per concrete mix EPD, in kg CO2e/m3
$GWP_{allowed}$ = the GWP potential allowed for concrete mix $_{Pi}$ per Table 5.409.3
v_{Pi} = the volume of concrete mix $_{Pi}$ installed in the project, in m3

5.409.3.2 Verification of compliance. Calculations to demonstrate compliance, Type III EPDs for products required to comply, if included in the project, and Worksheet WS-5 signed by the design professional of record shall be provided on the construction documents. Updated EPDs for products used in construction shall be provided to the owner at the close of construction and to the enforcement entity upon request. The enforcing agency may require inspection and inspection reports in accordance with Sections 702.2 and 703.1 during and at completion of construction to demonstrate substantial conformance. Inspection shall be performed by the design professional of record or third party acceptable to the enforcing agency.

SECTION 5.410 BUILDING MAINTENANCE AND OPERATIONS

5.410.1 RECYCLING BY OCCUPANTS. Provide readily accessible areas that serve the entire building and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code 42649.82 (a)(2)(A) et seq. shall also be exempt from the organic waste portion of this section.

5.410.1.1 Additions. All additions conducted within a 12-month period under single or multiple permits, resulting in an increase of 30% or more in floor area, shall provide recycling areas on site.

Exception: Additions within a tenant space resulting in less than a 30% increase in the tenant space floor area.

5.410.1.2 Sample ordinance. Space allocation for recycling areas shall comply with Chapter 18, Part 3, Division 30 of the *Public Resources Code*. Chapter 18 is known as the California Solid Waste Reuse and Recycling Access Act of 1991 (Act).

Note: A sample ordinance for use by local agencies may be found in Appendix A of the document at the CalRecycle's web site.

5.410.2 COMMISSIONING. [N] New buildings 10,000 square feet and over. For new buildings 10,000 square feet and over, building commissioning shall be included in the design and construction processes of the building project to verify that the building systems and components meet the owner's or owner representative's project requirements. Commissioning shall be performed in accordance with this section by trained personnel with experience on projects of comparable size and complexity. For I-occupancies that are not regulated by OSHPD or for I-occupancies and L-occupancies that are not regulated y the California Energy Code Section 100.0 Scope, all requirements in Sections 5.410.2 through 5.410.2.6 shall apply.

Note: For energy-related systems under the scope (Section 100) of the California Energy Code, including heating, ventilation, air conditioning (HVAC) systems and controls, indoor lighting systems and controls, as well as water heating systems and controls, refer to California Energy Code Section 120.8 for commissioning requirements

Commissioning requirements shall include:

1. Owner's or Owner representative's project requirements.
2. Basis of design.
3. Commissioning measures shown in the construction documents.
4. Commissioning plan.
5. Functional performance testing.
6. Documentation and training.
7. Commissioning report.

Exceptions:

1. Unconditioned warehouses of any size.
2. Areas less than 10,000 square feet used for offices or other conditioned accessory spaces within unconditioned warehouses.
3. Tenant improvements less than 10,000 square feet as described in Section 303.1.1.
4. Open parking garages of any size, or open parking garage areas, of any size, within a structure.

Note: For the purposes of this section, unconditioned shall mean a building, area or room which does not provide heating and/or air conditioning.

Informational Notes:

1. . Functional performance testing for heating, ventilation, air conditioning systems and lighting controls must be performed in compliance with the *California Energy Code*.

5.410.2.1 Owner's or Owner Representative's Project Requirements (OPR). [N] The expectations and requirements of the building appropriate to its phase shall be documented before the design phase of the project begins. This documentation shall include the following:
1. Environmental and sustainability goals.
2. Building sustainable goals.
3. Indoor environmental quality requirements.
4. Project program, including facility functions and hours of operation, and need for after hours operation.
5. Equipment and systems expectations.
6. Building occupant and operation and maintenance (O&M) personnel expectations.

5.410.2.2 Basis of Design (BOD). [N] A written explanation of how the design of the building systems meets the OPR shall be completed at the design phase of the building project. The Basis of Design document shall cover the following systems:

1. Renewable energy systems.
2. Landscape irrigation systems.
3. Water reuse system.

5.410.2.3 Commissioning plan. [N] Prior to permit issuance a commissioning plan shall be completed to document how the project will be commissioned. The commissioning plan shall include the following:
1. General project information.
2. Commissioning goals.
3. Systems to be commissioned. Plans to test systems and components shall include:
   a. An explanation of the original design intent.
   b. Equipment and systems to be tested, including the extent of tests.
   c. Functions to be tested.
   d. Conditions under which the test shall be performed.
   e. Measurable criteria for acceptable performance.
4. Commissioning team information.
5. Commissioning process activities, schedules and responsibilities. Plans for the completion of commissioning shall be included.

5.410.2.4 Functional performance testing. [N] Functional performance tests shall demonstrate the correct installation and operation of each component, system and system-to-system interface in accordance with the approved plans and specifications. Functional performance testing reports shall contain information addressing each of the building components tested, the testing methods utilized, and include any readings and adjustments made.

5.410.2.5 Documentation and training. [N] A Systems Manual and Systems Operations Training are required, including Occupational Safety and Health Act (OSHA) requirements in *California Code of Regulations* (CCR), Title 8, Section 5142, and other related regulations.

5.410.2.5.1 Systems manual. [N] Documentation of the operational aspects of the building shall be completed within the systems manual and delivered to the building owner or representative. The systems manual shall include the following:
1. Site information, including facility description, history and current requirements.
2. Site contact information.
3. Basic operations and maintenance, including general site operating procedures, basic troubleshooting, recommended maintenance requirements, site events log.
4. Major systems.
5. Site equipment inventory and maintenance notes.
6. A copy of verifications required by the enforcing agency or this code.
7. Other resources and documentation, if applicable.

5.410.2.5.2 Systems operations training. [N] A program for training of the appropriate maintenance staff for each equipment type and/or system shall be developed and documented in the commissioning report and shall include the following:
1. System/equipment overview (what it is, what it does and with what other systems and/or equipment it interfaces).
2. Review and demonstration of servicing/preventive maintenance.
3. Review of the information in the Systems Manual.
4. Review of the record drawings on the system/equipment.

5.410.2.6 Commissioning report. [N] A report of commissioning process activities undertaken through the design and construction phases of the building project shall be completed and provided to the owner or representative.

5.410.4 TESTING AND ADJUSTING. New buildings less than 10,000 square feet. Testing and adjusting of systems shall be required for new buildings less than 10,000 square feet or new systems to serve an addition or alteration subject to Section 303.1.

5.410.4.2 (Reserved)

Note: For energy-related systems under the scope (Section 100) of the California Energy Code, including heating, ventilation, air conditioning (HVAC) systems and controls, indoor lighting system and controls, as well as water heating systems and controls, refer to California Energy Code Section 120.8 for commissioning requirements and Sections 120.5, 120.6, 130.4, and 140.9(b)3 for additional testing requirements of specific systems.

5.410.4.2 Systems. Develop a written plan of procedures for testing and adjusting systems. Systems to be included for testing and adjusting shall include at a minimum, as applicable to the project:

1. Renewable energy systems.
2. Landscape irrigation systems.
3. Water reuse systems.

5.410.4.3 Procedures. Perform testing and adjusting procedures in accordance with manufacturer's specifications and applicable standards on each system.

5.410.4.3.1 HVAC balancing. In addition to testing and adjusting, before a new space-conditioning system serving a building or space is operated for normal use, the system shall be balanced in accordance with the procedures defined by the Testing Adjusting and Balancing Bureau National Standards; the National Environmental Balancing Bureau Procedural Standards; Associated Air Balance Council National Standards or as approved by the enforcing agency.

5.410.4.4 Reporting. After completion of testing, adjusting and balancing, provide a final report of testing signed by the individual responsible for performing these services.

5.410.4.5 Operation and maintenance (O & M) manual. Provide the building owner or representative with detailed operating and maintenance instructions and copies of guaranties/warranties for each system. O & M instructions shall be consistent with OSHA requirements in CCR, Title 8, Section 5142, and other related regulations.

5.410.4.5.1 Inspections and reports. Include a copy of all inspection verifications and reports required by the enforcing agency.

DIVISION 5.5 ENVIRONMENTAL QUALITY

SECTION 5.501 GENERAL

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

SECTION 5.502 DEFINITIONS

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

ARTERIAL HIGHWAY. A general term denoting a highway primarily for through traffic usually on a continuous route.

A-WEIGHTED SOUND LEVEL (dBA). The sound pressure level in decibels as measured on a sound level meter using the internationally standardized A-weighting filter or as computed from sound spectral data to which A-weighting adjustments have been made.

1 BTU/HOUR. British thermal units per hour, also referred to as Btu. The amount of heat required to raise one pound of water one degree Fahrenheit per hour, a common measure of heat transfer rate. A ton of refrigeration is 12,000 Btu, the amount of heat required to melt a ton (2,000 pounds) of ice at 32^0 Fahrenheit.

COMMUNITY NOISE EQUIVALENT LEVEL (CNEL). A metric similar to the day-night average sound level (Ldn), except that a 5 decibel adjustment is added to the equivalent continuous sound exposure level for evening hours (7pm to 10pm) in addition to the 10 dB nighttime adjustment used in the Ldn.

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

Note: See CCR, Title 17, Section 93120.1.

DAY-NIGHT AVERAGE SOUND LEVEL (Ldn). The A-weighted equivalent continuous sound exposure level for a 24-hour period with a 10 dB adjustment added to sound levels occurring during nighttime hours (10p.m. to 7 a.m.).

DECIBEL (db). A measure on a logarithmic scale of the magnitude of a particular quantity (such as sound pressure, sound power, sound intensity) with respect to a reference quantity.

ELECTRIC VEHICLE (EV). An automotive-type vehicle for on-road use, such as passenger automobiles, buses, trucks, vans, neighborhood electric vehicles, electric motorcycles, and the like, primarily powered by an electric motor that draws current from a rechargeable storage battery, fuel cell, photovoltaic array, or other source of electric current. Plug-in hybrid electric vehicles (PHEV) are considered electric vehicles. For purposes of the *California Electrical Code*, off-road, self-propelled electric vehicles, such as industrial trucks, hoists, lifts, transports, golf carts, airline ground support equipment, tractors, boats, and the like, are not included.

ELECTRIC VEHICLE CHARGING STATION(S) (EVCS)). One or more spaces intended for charging electric vehicles.

ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE). The conductors, including the ungrounded, grounded, and equipment grounding conductors and the electric vehicle connectors, attachment plugs, and all other fittings, devices, power outlets, or apparatus installed specifically for the purpose of transferring energy between the premises wiring and the electric vehicle.

ENERGY EQUIVALENT (NOISE) LEVEL (Leq). The level of a steady noise which would have the same energy as the fluctuating noise level integrated over the time of period of interest.

EXPRESSWAY. An arterial highway for through traffic which may have partial control of access, but which may or may not be divided or have grade separations at intersections.

FREEWAY. A divided arterial highway with full control of access and with grade separations at intersections.

GLOBAL WARMING POTENTIAL (GWP). The radiative forcing impact of one mass-based unit of a given greenhouse gas relative to an equivalent unit of carbon dioxide over a given period of time. Carbon dioxide is the reference compound with a GWP of one.

GLOBAL WARMING POTENTIAL VALUE (GWP VALUE). A 100-year GWP value published by the Intergovernmental Panel on Climate Change (IPCC) in either its Second Assessment Report (SAR) (IPCC, 1995); or its Fourth Assessment A-3 Report (AR4) (IPCC, 2007). The SAR GWP values are found in column "SAR (100-yr)" of Table 2.14.; the AR4 GWP values are found in column "100 yr" of Table 2.14.

HIGH-GWP REFRIGERANT. A compound used as a heat transfer fluid or gas that is: (a) a chlorofluorocarbon, a hdrochlorofluorocarbon, a hydrofluorocarbon, a perfluorocarbon, or any compound or blend of compounds, with a GWP value equal to or greater than 150, or (B) any ozone depleting substance as defined in Title 40 of the Code of Federal Regulations, Part 82, sec.82.3 (as amended March 10, 2009).

LONG RADIUS ELBOW. Pipe fitting installed between two lengths of pipe or tubing to allow a change of direction, with a radius 1.5 times the pipe diameter.

LOW-GWP REFRIGERANT. A compound used as a heat transfer fluid or gas that: (A) has a GWP value less than 150, and (B) is not an ozone depleting substance as defined in Title 40 of the Code of Federal Regulations, Part 82, sec.82.3 (as amended March 10, 2009).

MERV. Filter minimum efficiency reporting value, based on ASHRAE 52.2–1999.

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base REactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundreths of a gram (g O^3/g ROC).

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).

PSIG. Pounds per square inch, guage.

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

SCHRADER ACCESS VALVES. Access fittings with a valve core installed.

SHORT RADIUS ELBOW. Pipe fitting installed between two lengths of pipe or tubing to allow a change of direction, with a radius 1.0 times the pipe diameter.

SUPERMARKET. For the purposes of Section 5.508.2, a supermarket is any retail food facility with 8,000 square feet or more conditioned area, and that utilizes either refrigerated display cases, or walk-in coolers or freezers connected to remote compressor units or condensing units.

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

Note: Where specific regulations are cited from different agencies such as SCAQMD, ARB, etc., the VOC definition included in that specific regulation is the one that prevails for the specific measure in question.

SECTION 5.503 FIREPLACES

5.503.1 FIREPLACES. Install only a direct-vent sealed-combustion gas or sealed wood-burning fireplace, or a sealed woodstove or pellet stove, and refer to residential requirements in the California Energy Code, Title 24, Part 6, Subchapter 7, Section 150. Woodstoves, pellet stoves and fireplaces shall comply with applicable local ordinances.

5.503.1.1 Woodstoves. Woodstoves and pellet stoves shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits.

SECTION 5.504 POLLUTANT CONTROL

5.504.1 TEMPORARY VENTILATION. The permanent HVAC system shall only be used during construction if necessary to condition the building or areas of addition or alteration within the required temperature range for material and equipment installation. If the HVAC system is used during construction, use return air filters with a Minimum Efficiency Reporting Value (MERV) of 8, based on ASHRAE 52.2-1999, or an average efficiency of 30% based on ASHRAE 52.1-1992 Replace all filters immediately prior to occupancy, or, if the building is occupied during alteration, at the conclusion of construction.

5.504.3 Covering of duct openings and protection of mechanical equipment during construction. At the time of rough installation and during storage on the construction site until final startup of the heating, cooling and ventilation equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheetmetal or other methods acceptable to the enforcing agency to reduce the amount of dust, water and debris which may enter the system.

5.504.4 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with Sections 5.504.4.1 through 5.504.4.6.

5.504.4.1 Adhesives, sealants and caulks. Adhesives, sealants, and caulks used on the project shall meet the requirements of the following standards:
1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable, or SCAQMD Rule 1168 VOC limits, as shown in Tables 5.504.4.1 and 5.504.4.2. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products as specified in subsection 2, below.

2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than one pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with Section 94507.

TABLE 5.504.4.1 - ADHESIVE VOC LIMIT[1,2]

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

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

2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168, www.arb.ca.gov/DRDB/SC/CURHTML/R1168.PDF

TABLE 5.504.4.2 - SEALANT VOC LIMIT

Less Water and Less Exempt Compounds in Grams per Liter	
SEALANTS	**CURRENT VOC LIMIT**
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NONPOROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

NOTE: FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THESE TABLES, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

Monterey County
Building Services
Approved
NucklesE on Mar 16, 2026

DISCLAIMER:THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.

WR&D
WALD RUHNKE & DOST
ARCHITECTS LLP

2340 GARDEN ROAD, SUITE 100
MONTEREY, CALIFORNIA 93940
PHONE: 831.649.4642
FAX: 831.649.3530
WWW.WRDARCH.COM

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A006

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2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
NONRESIDENTIAL MANDATORY MEASURES, SHEET 4 (July 2024 Supplement)

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

5.504.4.3 Paints and coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Coatings Suggested Control Measure, as shown in Table 5.504.4.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 5.504.4.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in Subsections 4.21, 4.36 and 4.37 of the 2007 California Air Resources Board Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 5.504.4.3 shall apply.

5.504.4.3.1 Aerosol Paints and coatings. Aerosol paints and coatings shall meet the PWMIR Limits for ROC in Section 94522(a)(3) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(c)(2) and (d)(2) of *California Code of Regulations*, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8 Rule 49.

TABLE 5.504.4.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[2,3]

GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

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

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS
2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.
3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

5.504.4.3.2 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:
1. Manufacturer's product specification
2. Field verification of on-site product containers

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

See California Department of Public Health's website for certification programs and testing labs.
https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material

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

See California Department of Public Health's website for certification programs and testing labs.
https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material

5.504.4.4.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 5.504.4.1.

5.504.4.5 Composite wood products. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure (ATCM) for Composite Wood (17 CCR 93120 et seq.). Those materials not exempted under the ATCM must meet the specified emission limits, as shown in Table 5.504.4.5.

5.504.4.5.3 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:
1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269 or European 636 3S standards.
5. Other methods acceptable to the enforcing agency.

TABLE 5.504.4.5 - FORMALDEHYDE LIMITS[1]

MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

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

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIFORNIA CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.
2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16 INCHES (8 MM).

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

See California Department of Public Health's website for certification programs and testing labs.
https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material

5.504.4.6.1 Verification of compliance. Documentation shall be provided verifying that resilient flooring materials meet the pollutant emission limits.

5.504.4.7 Thermal insulation
Comply with the requirements of the California Department of Public Health, "Standard Method of the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers, "Version 1.2, January 1.2, January 2017 (Emission testing method for California Specification 01350).
See California Department of Public Health's website for certification programs and testing labs.
https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material

5.504.4.7.1 Verification of compliance.
Documentation shall be provided verifying that thermal insulation materials meet the pollutant emission limits.

5.504.4.8 Acoustical ceiling and wall panels.
Comply with the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers, " Version 1.2, January 2017 (Emission testing method for California Specification 01350).
See California Department of Public Health's website for certification programs and testing labs.

5.504.4.8.1 Verification of compliance. Documentation shall be provided verifying that acoustical finish materials meet the pollutant emission limits.

5.504.5.3 Filters. In mechanically ventilated buildings, provide regularly occupied areas of the building with air filtration media for outside and return air that provides at least a Minimum Efficiency Reporting Value (MERV) of 13. MERV 13 filters shall be installed prior to occupancy, and recommendations for maintenance with filters of the same value shall be included in the operation and maintenance manual.

Exceptions: Existing mechanical equipment.

5.504.5.3.1 Labeling. Installed filters shall be clearly labeled by the manufacturer indicating the MERV rating.

5.504.7 ENVIRONMENTAL TOBACCO SMOKE (ETS) CONTROL. Where outdoor areas are provided for smoking, prohibit smoking within 25 feet of building entries, outdoor air intakes and operable windows and within the building as already prohibited by other laws or regulations; or as enforced by ordinances, regulations or policies of any city, county, city and county, California Community College, campus of the California State University, or campus of the University of California, whichever are more stringent. When ordinances, regulations or policies are not in place, post signage to inform building occupants of the prohibitions.

SECTION 5.505 INDOOR MOISTURE CONTROL

5.505.1 INDOOR MOISTURE CONTROL. Buildings shall meet or exceed the provisions of California Building Code, CCR, Title 24, Part 2, Sections 1202 (Ventilation) and Chapter 14 (Exterior Walls). For additional measures, see Section 5.407.2 of this code.

SECTION 5.506 INDOOR AIR QUALITY

5.506.1 OUTSIDE AIR DELIVERY. For mechanically or naturally ventilated spaces in buildings, meet the minimum requirements of Section 120.1 (Requirements For Ventilation) of the *California Energy Code*, or the applicable local code, whichever is more stringent, and Division 1, Chapter 4 of CCR, Title 8.

5.506.2 CARBON DIOXIDE (CO_2) MONITORING. For buildings or additions equipped with demand control ventilation, CO_2 sensors and ventilation controls shall be specified and installed in accordance with the requirements of the California Energy Code, Section 120(c)(4).

5.506.3 Carbon dioxide (CO2) monitoring in classrooms.
(DSA-SS) Each public K-12 school classroom, as listed in Table 120.1-A of the *California Energy Code*, shall be equipped with a carbon dioxide monitor or sensor that meets the following requirements:
1. The monitor or sensor shall be permanently affixed in a tamper-proof manner in each classroom between 3 and 6 feet (914 mm and 1829 mm) above the floor and at least 5 feet (1524 mm) away from door and operable windows.
2. When the monitor or sensor is not integral to an Energy Management Control System (EMCS), the monitor or sensor shall display the carbon dioxide readings on the device. When the sensor is integral to an EMCS, the carbon dioxide readings shall be available to and regularly monitored by facility personnel.
3. A monitor shall provide notification though a visual indicator on the monitor when the carbon dioxide levels in the classroom have exceeded 1,100ppm. A sensor integral to an EMCS shall provide notification to facility personnel through a visual and/or audible indicator when the carbon dioxide levels in the classroom have exceeded 1,100ppm.
4. The monitor or sensor shall measure carbon dioxide levels at minimum 15- minute intervals and shall maintain a record of previous carbon dioxide measurements of not less than 30 days duration.
5. The monitor or sensor used to measure carbon dioxide levels shall have the capacity to measure carbon dioxide levels with a range of 400ppm to 2000ppm or greater.
6. The monitor or sensor shall be certified by the manufacturer to be accurate within 75ppm at 1,000ppm carbon dioxide concentration and shall be certified by the manufacturer to require calibration no more frequently than once every 5 years.

SECTION 5.507 ENVIRONMENTAL COMFORT

5.507.4 ACOUSTICAL CONTROL. Employ building assemblies and components with Sound Transmission Class (STC) values determined in accordance with ASTM E 90 and ASTM E 413, or Outdoor-Indoor Sound Transmission Class (OITC) determined in accordance with ASTM E 1332, using either the prescriptive or performance method in Section 5.507.4.1 or 5.507.4.2.

Exception: Buildings with few or no occupants or where occupants are not likely to be affected by exterior noise, as determined by the enforcement authority, such as factories, stadiums, storage, enclosed parking structures and utility buildings.

Exception: [DSA-SS] For public schools and community colleges, the requirements of this section and all subsections apply only to new construction.

5.507.4.1 Exterior noise transmission, prescriptive method. Wall and roof-ceiling assemblies exposed to the noise source making up the building or addition envelope or altered envelope shall meet a composite STC rating of at least 50 or a composite OITC rating of no less than 40, with exterior windows of a minimum STC of 40 or OITC of 30 in the following locations:

1. Within the 65 CNEL noise contour of an airport.

   Exceptions:

   1. L_{dn} or CNEL for military airports shall be determined by the facility Air Installation Compatible Land Use Zone (AICUZ) plan.
   2. L_{dn} or CNEL for other airports and heliports for which a land use plan has not been developed shall be determined by the local general plan noise element.

2. Within the 65 CNEL or L_{dn} noise contour of a freeway or expressway, railroad, industrial source or fixed-guideway source as determined by the Noise Element of the General Plan.

5.507.4.1.1. Noise exposure where noise contours are not readily available. Buildings exposed to a noise level of 65 dB L_{eq} - 1-hr during any hour of operation shall have building, addition or alteration exterior wall and roof-ceiling assemblies exposed to the noise source meeting a composite STC rating of at least 45 (or OITC 35), with exterior windows of a minimum STC of 40 (or OITC 30).

5.507.4.2 Performance Method. For buildings located as defined in Section 5.507.4.1 or 5.507.4.1.1, wall and roof-ceiling assemblies exposed to the noise source making up the building or addition envelope or altered envelope shall be constructed to provide an interior noise environment attributable to exterior sources that does not exceed an hourly equivalent noise level (Leq-1Hr) of 50 dBA in occupied areas during any hour of operation.

5.507.4.2.1 Site Features. Exterior features such as sound walls or earth berms may be utilized as appropriate to the building, addition or alteration project to mitigate sound migration to the interior.

5.507.4.2.2 Documentation of Compliance. An acoustical analysis documenting complying interior sound levels shall be prepared by personnel approved by the architect or engineer of record.

5.507.4.3 Interior sound transmission. Wall and floor-ceiling assemblies separating tenant spaces and tenant spaces and public places shall have an STC of at least 40.

Note: Examples of assemblies and their various STC ratings may be found at the California Office of Noise Control: www.toolbase.org/PDF/CaseStudies/stc_icc_ratings.pdf.

SECTION 5.508 OUTDOOR AIR QUALITY

5.508.1 Ozone depletion and greenhouse gas reductions. Installations of HVAC, refrigeration and fire suppression equipment shall comply with Sections 5.508.1.1 and 5.508.1.2.

5.508.1.1 Chlorofluorocarbons (CFCs). Install HVAC, refrigeration and fire suppression equipment that do not contain CFCs.

5.508.1.2 Halons. Install HVAC, refrigeration and fire suppression equipment that do not contain Halons.

5.508.2 Supermarket refrigerant leak reduction. New commercial refrigeration systems shall comply with the provisions of this section when installed in retail food stores 8,000 square feet or more conditioned area, and that utilize either refrigerated display cases, or walk-in coolers or freezers connected to remote compressor units or condensing units. The leak reduction measures apply to refrigeration systems containing high-global-warming potential (high-GWP) refrigerants with a GWP of 150 or greater. New refrigeration systems include both new facilities and the replacement of existing refrigeration systems in existing facilities.

Exception: Refrigeration systems containing low-global warming potential (low-GWP) refrigerant with a GWP value less than 150 are not subject to this section. Low-GWP refrigerants are nonozone-depleting refrigerants that include ammonia, carbon dioxide (CO_2), and potentially other refrigerants.

5.508.2.1 Refrigerant piping. Piping compliant with the California Mechanical Code shall be installed to be accessible for leak protection and repairs. Piping runs using threaded pipe, copper tubing with an outside diameter (OD) less than 1/4 inch, flared tubing connections and short radius elbows shall not be used in refrigerant systems except as noted below.

5.508.2.1.1 Threaded pipe. Threaded connections are permitted at the compressor rack.

5.508.2.1.2 Copper pipe. Copper tubing with an OD less than 1/4 inch may be used in systems with a refrigerant charge of 5 pounds or less.

5.508.2.1.2.1 Anchorage. One-fouth-inch OD tubing shall be securely clamped to a rigid base to keep vibration levels below 8 mils.

5.508.2.1.3 Flared tubing connections. Double-flared tubing connections may be used for pressure controls, valve pilot lines and oil.

Exception: Single-flared tubing connections may be used with a multiring seal coated with industrial sealant suitable for use with refrigerants and tightened in accordance with manufacturer's recommendations.

5.508.2.1.4 Elbows. Short radius elbows are only permitted where space limitations prohibit use of long radius elbows.

5.508.2.2 Valves. Valves Valves and fittings shall comply with the *California Mechanical Code* and as follows.

5.508.2.2.1 Pressure relief valves. For vessels containing high-GWP refrigerant, a rupture disc shall be installed between the outlet of the vessel and the inlet of the pressure relief valve.

5.508.2.2.1.1 Pressure detection. A pressure gauge, pressure transducer or other device shall be installed in the space between the rupture disc and the relief valve inlet to indicate a disc rupture or discharge of the relief valve.

5.508.2.2.2 Access valves. Only Schrader access valves with a brass or steel body are permitted for use.

5.508.2.2.2.1 Valve caps. For systems with a refrigerant charge of 5 pounds or more, valve caps shall be brass or steel and not plastic.

5.508.2.2.2.2 Seal caps. If designed for it, the cap shall have a neoprene O-ring in place.

5.508.2.2.2.2.1 Chain tethers. Chain tethers to fit ovr the stem are required for valves designed to have seal caps.

Exception: Valves with seal caps that are not removed from the valve during stem operation.

5.508.2.3 Refrigerated service cases. Refrigerated service cases holding food products containing vinegar and salt shall have evaporator coils of corrosion-resistant material, such as stainless steel; or be coated to prevent corrosion from these substances.

5.508.2.3.1 Coil coating. Consideration shall be given to the heat transfer efficiency of coil coating to maximize energy efficiency.

5.508.2.4 Refrigerant receivers. Refrigerant receivers with capacities greater than 200 pounds shall be fitted with a device tha indicates the level of refrigerant in the receiver.

5.508.2.5 Pressure testing. The system shall be pressure tested during installation prior to evacuation and charging.

5.508.2.5.1 Minimum pressure. The system shall be charged with regulated dry nitrogen and appropriate tracer gas to bring system pressure up to 300 psig minimum.

5.508.2.5.2 Leaks. Check the system for leaks, repair any leaks, and retest for pressure using the same gauge.

5.508.2.5.3 Allowable pressure change. The system shall stand, unaltered, for 24 hours with no more than a +/- one pound pressure change from 300 psig, measured with the same gauge.

5.508.2.6 Evacuation. The system shall be evacuated after pressure testing and prior to charging.

5.508.2.6.1 First vacuum. Pull a system vacuum down to at least 1000 microns (+/- 50 microns), and hold for 30 minutes.

5.508.2.6.2 Second vacuum. Pull a second system vacuum to a minimum of 500 microns and hold for 30 minutes.

5.508.2.6.3 Third vacuum. Pull a third vacuum down to a minimum of 300 microns, and hold for 24 hours with a maximum drift of 100 microns over a 24-hour period.

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

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

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

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

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

Notes:

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

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

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

703 VERIFICATIONS

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

WR&D
WALD RUHNKE & DOST
ARCHITECTS LLP
2340 GARDEN ROAD, SUITE 100
MONTEREY, CALIFORNIA 93940
PHONE: 831.649.4642
FAX: 831.649.3530
WWW.WRDARCH.COM

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LICENSED ARCHITECT
CHRISTOPHER BAGLEY
No. C31466
REN. 1/31/27
STATE OF CALIFORNIA

MONTEREY COUNTY
EAST GARRISON LIBRARY

MONTEREY COUNTY
13993 SHERMAN BLVD.
MARINA, CA 93933

A.P.N.: 031-164-130-000

JOB NO.: 23159
PRINT DATE:
PLOT DATE: 11.10.2025
DRAWN BY: SC
CHECKED BY: SC
SET ISSUED:
PERMIT SUB.: 6/20/2025
BACKCHECK #1: 1 11/21/2025

SHEET NAME: CAL-GREEN CHECKLIST
SHEET NO.: A007
FILE NAME: 23159-A007

Monterey County Building Services
Approved
NucklesE on Mar 16, 2026

DISCLAIMER: *THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.*

TYPICAL ABBREVIATIONS

AB	-	AGGREGATE BASE	LF	-	LINEAR FEET
AC	-	ASPHALT CONCRETE, ACRE	LP	-	LOW POINT
AD	-	AREA DRAIN	MAX	-	MAXIMUM
AHJ	-	AUTHORITY HAVING JURISDICTION	MEP	-	MECHANICAL / ELECTRICAL / PLUMBING
ARCH	-	ARCHITECTURAL	MIN	-	MINIMUM
ASPH	-	ASPHALT CONCRETE	MH	-	MANHOLE
BFP	-	BACKFLOW PREVENTER	N	-	NORTH
BGL	-	BOTTOM OF GRAVEL LAYER	NO.	-	NUMBER
BM	-	BENCHMARK	N.T.S.	-	NOT TO SCALE
BMP	-	BEST MANAGEMENT PRACTICE	O.C.	-	ON CENTER
BLDG	-	BUILDING	O.C.E.W	-	ON CENTER EACH WAY
BW	-	BACK OF WALK	PCC	-	PORTLAND CEMENT CONCRETE
BS	-	BOTTOM OF STAIR	PIV	-	POST INDICATOR VALVE
CB	-	CATCH BASIN	P/L	-	PROPERTY LINE
CITY	-	EAST GARRISON	POC	-	POINT OF CONNECTION
C/L	-	CENTERLINE	PUE	-	PUBLIC UTILITY EASEMENT
CO	-	CLEANOUT	PVC	-	POLYVINYL CHLORIDE
COMM	-	COMMUNICATION	R	-	RIDGE, RADIUS
CONC	-	CONCRETE	REF	-	REFER TO
CY	-	CUBIC YARD	RCP	-	REINFORCED CONCRETE PIPE
DI	-	DRAIN INLET	RW	-	RECLAIMED WATER
DIP	-	DUCTILE IRON PIPE	R/W	-	RIGHT-OF-WAY
DMA	-	DRAINAGE MANAGEMENT AREA	S	-	SEWER, SOUTH
DS	-	DOWNSPOUT	SD	-	STORM DRAIN
DTL	-	DETAIL	SF	-	SQUARE FEET
DW	-	DOMESTIC WATER	SPPWC	-	"GREENBOOK" STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION
DWG	-	DRAWING			
E	-	EAST			
EC	-	END OF CURVE	STA	-	STATION
EG	-	EXISTING GRADE	STD	-	STANDARD
ELEC	-	ELECTRIC	SS	-	SANITARY SEWER
ESMT	-	EASEMENT	SSPWC	-	"GREENBOOK" STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION
EP	-	EDGE OF PAVEMENT			
EX	-	EXISTING			
FDC	-	FIRE DEPARTMENT CONNECTION	SSWR	-	SANITARY SEWER
FF	-	FINISHED FLOOR	SW	-	SIDEWALK
FG	-	FINISHED GRADE	T	-	TELEPHONE, TRANSFORMER
FH	-	FIRE HYDRANT	TC	-	TOP OF CURB
FL	-	FLOW LINE	TCM	-	TREATMENT CONTROL MEASURE
FS	-	FINISHED SURFACE	TEMP	-	TEMPORARY
FW	-	FIRE WATER	TG	-	TOP OF GRATE
GB	-	GRADE BREAK	TGL	-	TOP OF GRAVEL LAYER
GI	-	GREASE INTERCEPTOR	TS	-	TOP OF STAIR
HDPE	-	HIGH-DENSITY POLYETHYLENE	TSL	-	TOP OF SOIL LAYER
HP	-	HIGH POINT	TW	-	TOP OF WALL
IMP	-	INTEGRATED MANAGEMENT PRACTICE	TYP	-	TYPICAL
			VIF	-	VERIFY IN FIELD
INV	-	INVERT	W	-	WATER, WEST
IRR	-	IRRIGATION WATER	XX.XX	-	PROPOSED ELEVATION
JB	-	JUNCTION BOX	(XX.XX)	-	EXISTING ELEVATION

SITE INFORMATION

ADDRESS: 13993 SHERMAN BLVD, EAST GARRISON, CA 93933
SITE AREA: 0.56 ACRES

FEMA FLOOD ZONE

ZONE: X
DEFINITION: AREAS OF 0.2% ANNUAL CHANCE OF FLOOD; AREAS OF 1% ANNUAL CHANCE OF FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE OF FLOOD.

MAP NUMBER: 06053C0215G
MAP DATE: APRIL 2, 2009

BASIS OF BEARINGS AND BENCHMARK

THE BEARINGS ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM ZONE 4, NAD83 (2010.0) DERIVED FROM GPS SATELLITE DATA. COORDINATES WERE DETERMINED BY A TWO-HOUR PLUS STATIC GPS RECEIVER OCCUPATION AT A SET MAG NAIL AND SS WASHER STAMPED "COUNTY SURVEYOR MONTEREY" LOCATED NEAR THE EASTERLY RETURN OF SHERMAN BOULEVARD AND REYNOLDS STREET (CONTROL POINT NO. 2).

THE COORDINATES AND ELEVATION WERE DETERMINED USING NATIONAL GEODETIC SURVEY OPUS PROCESSING SOFTWARE. ELEVATIONS ARE NAVD88 DATUM.

SURVEY BEARINGS ARE ON THE SAME BASIS AS THOSE SHOWN ON THE SUBDIVISION MAP FOR EAST GARRISON PHASE ONE FILED IN VOLUME 24 OF CITIES & TOWNS, PAGE 7.

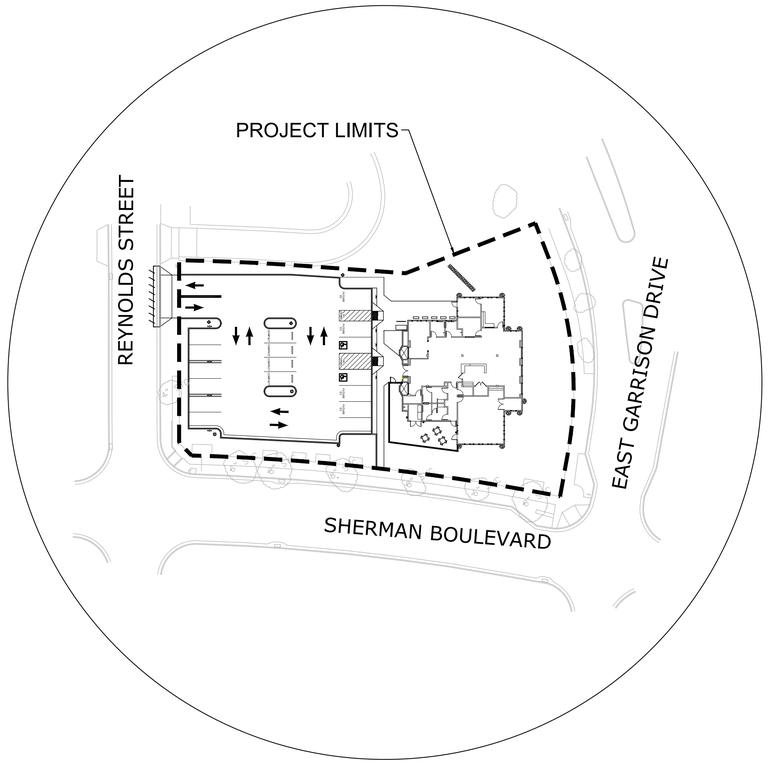
1

EAST GARRISON LIBRARY

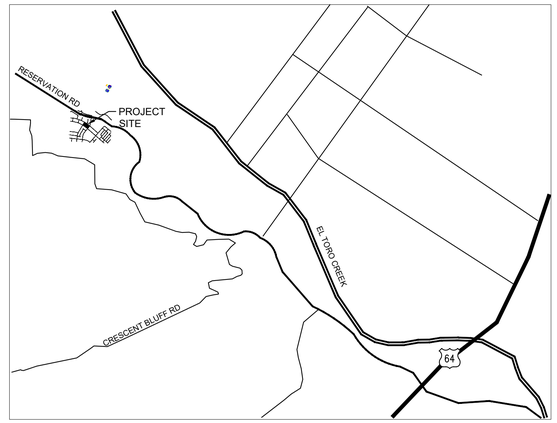
FOR

MONTEREY COUNTY

CORNER OF EAST GARRISON AND SHERMAN BLVD.,
EAST GARRISON, CA 93933



SITE MAP
1" = 60'
NORTH



VICINITY MAP
NOT TO SCALE
NORTH

CIVIL SHEET INDEX

SHEET #	SHEET NAME	6/27/2025	11/21/2025		
C0.00	CIVIL ENGINEERING COVER SHEET	•	•		
C0.01	CIVIL ENGINEERING GENERAL NOTES	•	•		
C0.10	EROSION CONTROL PLAN	•	•		
C0.11	EROSION CONTROL PLAN	•	•		
C1.00	EXISTING CONDITIONS AND DEMOLITION PLANS	•	•		
C2.00	HORIZONTAL CONTROL AND PAVING PLAN	•	•		
C3.00	GRADING AND DRAINAGE PLAN	•	•		
C3.01	SITE SECTIONS	•	•		
C4.00	UTILITY PLAN	•	•		
C5.00	CONSTRUCTION DETAILS	•	•		
C5.01	CONSTRUCTION DETAILS	•	•		

Know what's below. Call before you dig.

Monterey County
Building Services
Approved
NucklesE on Mar 16, 2026

60
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WALD RUHNKE & DOST
ARCHITECTS LLP
2340 GARDEN ROAD, SUITE 100
MONTEREY, CALIFORNIA 93940
PHONE: 831.649.4642
FAX: 831.649.3530
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LICENSED PROFESSIONAL ENGINEER
ANTONIO GERARDO VILLALOBOS
C 96924
CIVIL
STATE OF CALIFORNIA

A.P.N.: 031-164-130-000

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PERMIT SUB.:6/27/2025
BACKCHECK #1: 1 11/21/2025

SHEET NAME:
CIVIL ENGINEERING COVER SHEET

SHEET NO.:
C0.00

FILE NAME:

KIMLEY-HORN (KH) CIVIL GENERAL NOTES

OVERALL:
1. ANY AGENCY SIGNATURE OR APPROVAL ON THESE PLANS DOES NOT CONSTITUTE APPROVAL OF ANY OF THESE NOTES.

2. THE TERMS "CITY" AND "AUTHORITY HAVING JURISDICTION (AHJ)" USED HEREIN SHALL MEAN THE APPROPRIATE CITY, TOWN, COUNTY, OR OTHER LOCAL, STATE, OR FEDERAL JURISDICTION HAVING AUTHORITY OVER ANY PORTION OF THE WORK TO BE DONE IN COMPLETION OF THIS CONTRACT.

3. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE PLANS, CITY STANDARD DETAILS AND THE GREENBOOK SPECIFICATIONS LATEST EDITION, 2018 CALTRANS STANDARD SPECIFICATIONS, AND ALL ISSUED ADDENDA, AND COMMONLY ACCEPTED CONSTRUCTION STANDARDS. IN CASE OF CONFLICTING SPECIFICATIONS OR DETAILS, THE MORE RESTRICTIVE SPECIFICATION AND DETAIL SHALL BE FOLLOWED.

4. THE CONTRACTOR SHALL COMPLY WITH CITY "GENERAL NOTES" FOR CONSTRUCTION, IF EXISTING AND REQUIRED BY THE CITY. FOR INSTANCES WHERE THEY CONFLICT WITH THESE KIMLEY-HORN CIVIL GENERAL NOTES, THEN THE MORE RESTRICTIVE SHALL APPLY.

5. THE CONTRACTOR SHALL BE FAMILIAR WITH ALL FEDERAL, STATE, AND LOCAL REQUIREMENTS RELATED TO THE CONSTRUCTION ACTIVITIES IN COMPLETION OF THIS CONTRACT PRIOR TO STARTING WORK. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE APPLICABLE GOVERNING STANDARDS AND SPECIFICATIONS, THESE PLANS, THE FINAL GEOTECHNICAL REPORT AND ALL ISSUED ADDENDA, AND COMMONLY ACCEPTED CONSTRUCTION STANDARDS. THE CITY SPECIFICATIONS SHALL GOVERN WHERE OTHER SPECIFICATIONS DO NOT EXIST. IN CASE OF CONFLICTING SPECIFICATIONS OR DETAILS, THE MORE RESTRICTIVE SPECIFICATION AND DETAIL SHALL BE FOLLOWED.

6. THE CONTRACTOR SHALL FURNISH ALL MATERIAL AND LABOR TO CONSTRUCT THE IMPROVEMENTS AS SHOWN AND DESCRIBED IN THESE PLANS IN ACCORDANCE WITH THE APPROPRIATE AUTHORITIES' SPECIFICATIONS AND REQUIREMENTS.

7. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL REQUIRED CONSTRUCTION PERMITS, APPROVALS, AND BONDS PRIOR TO CONSTRUCTION.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREPARATION, APPROVAL, AND IMPLEMENTATION OF A TRAFFIC CONTROL PLAN THROUGHOUT THE DURATION OF CONSTRUCTION.

9. THE CONTRACTOR SHALL MAINTAIN AN ADEQUATE AND SIGHTLY APPEARING CONSTRUCTION BARRICADE AT LEAST SIX FEET IN HEIGHT AND SUBSTANTIALLY ENCLOSING THE AREA OF CONSTRUCTION AT ALL TIMES. THIS BARRICADE SHALL NOT IMPEDE ACCESS TO SURROUNDING PROPERTIES AT ANY POINT.

10. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES A COPY OF THE CONTRACT DOCUMENTS INCLUDING BUT NOT LIMITED TO THE PROJECT PLANS, GEOTECHNICAL REPORT AND ADDENDA, PROJECT AND CITY SPECIFICATIONS, CONSTRUCTION PERMITS, AND INSPECTION LOGS AND REPORTS.

11. THE LOCATION OF THE CONTRACTOR'S OFFICE, STORAGE AND STAGING AREAS SHALL BE AGREED ON BY THE OWNER AND CONTRACTOR PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITTING REQUIREMENTS ASSOCIATED WITH THESE USES.

12. THE SCOPE OF WORK FOR CIVIL IMPROVEMENTS SHOWN ON THESE PLANS TERMINATES 5-FEET FROM ANY BUILDING. REFER TO THE BUILDING PLANS AND SPECIFICATIONS FOR IMPROVEMENTS WITHIN 5-FEET OF A BUILDING OR WITHIN A BUILDING FOOTPRINT.

13. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL CONTROL, INCLUDING BENCHMARKS PRIOR TO COMMENCING CONSTRUCTION OR STAKING OF IMPROVEMENTS. PROPERTY LINES AND CORNERS SHALL BE HELD AS THE HORIZONTAL CONTROL AND THE CONTRACTOR SHALL REFERENCE THE SAME BENCHMARKS PROVIDED IN THE PROJECT TOPOGRAPHIC SURVEY.

14. CONTRACTOR SHALL PROVIDE ALL CONSTRUCTION SURVEYING AND STAKING.

15. CONTRACTOR IS RESPONSIBLE FOR COORDINATING INSTALLATION OF ALL FRANCHISE UTILITIES THAT ARE NECESSARY FOR CONSTRUCTION AND SERVICE TO THE PROPOSED DEVELOPMENT.

DESIGN ENGINEER'S NOTES:
1. THE TERM "DESIGN ENGINEER" USED HEREIN SHALL MEAN THE ENGINEER WHO HAS SIGNED AND SEALED HIS/HER RESPECTIVE PLAN SHEETS AND IS IN RESPONSIBLE CHARGE OF THE ENGINEERING DESIGN ON THOSE SHEETS. THE TERM "CONTRACTOR" USED HEREIN SHALL MEAN ANY GENERAL CONTRACTOR OR SUBCONTRACTOR USING THESE PLANS.

2. THE DESIGN ENGINEER SHALL NOT PROVIDE, OBSERVE, COMMENT ON NOR ENFORCE ANY SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, IMPLEMENT, AND MAINTAIN ALL SAFETY MEASURES AND SHALL BE SOLELY RESPONSIBLE FOR ALL REQUIRED SAFETY MEASURES, PROCEDURES AND PROGRAMS AND COMPLYING WITH ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS, AND REGULATIONS. THE CONTRACTOR AGREES THAT SHE/HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS AND SAFETY OF ALL PERSONS AND PROPERTY DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

3. THE DESIGN ENGINEER SHALL HAVE NO RESPONSIBILITY FOR ANY OF THE CONTRACTOR'S MEANS AND METHODS OF CONSTRUCTION, TECHNIQUES, EQUIPMENT CHOICE AND USAGE, SEQUENCE, SCHEDULE, SAFETY PROGRAMS, OR SAFETY PRACTICES, NOR SHALL THE DESIGN ENGINEER HAVE ANY AUTHORITY OR RESPONSIBILITY TO DIRECT OR STOP THE WORK OF ANY CONTRACTOR.

4. ANY CHANGES MADE BY THE CONTRACTOR TO THE CONTRACTUALLY AGREED UPON SCOPE, SCHEDULE AND/OR FEE, WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF THE OWNER, IS THE SOLE RESPONSIBILITY AND LIABILITY OF THE CONTRACTOR. THE DESIGN ENGINEER IS NOT RESPONSIBLE FOR DIRECTING, IMPLICITLY OR EXPLICITLY ANY SUCH CHANGES AND THE CONTRACTOR ASSUMES ALL RISK OF UNDERTAKING ANY SUCH CHANGES.

5. THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE DESIGN ENGINEER AND OWNER, THEIR OFFICERS, AGENTS AND EMPLOYEES, HARMLESS FROM ANY AND ALL CLAIMS, DEMANDS, JUDGMENTS, LOSS, DAMAGES, COSTS, EXPENSES, FEES OR LIABILITY WHATSOEVER, REAL OR ALLEGED, IN CONNECTION WITH, IN WHOLE OR IN PART, DIRECTLY OR INDIRECTLY, THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE OR CONCURRENT NEGLIGENCE OF THE OWNER OR THE DESIGN ENGINEER.

6. IF THERE ARE ANY QUESTIONS REGARDING THESE PLANS, THE CONTRACTOR SHALL ISSUE AN RFI IN WRITING TO THE DESIGN ENGINEER AND THE OWNER, REQUESTING CLARIFICATION BEFORE PERFORMING ANY RELATED OR IMPACTED WORK. ANY ELECTRONIC FILES ARE PROVIDED ONLY FOR THE CONVENIENCE OF THE RECEIVING PARTY AND ARE INTENDED SOLELY FOR THE EXCLUSIVE USE BY THAT PARTY FOR THE PURPOSES EXPRESSLY AUTHORIZED. IN ACCORDANCE WITH STANDARD INDUSTRY PRACTICE, ONLY PRINTED COPIES OF DOCUMENTS DESIGNATED AS "ISSUED FOR CONSTRUCTION", OR EQUIVALENT DESIGNATION, MAY BE RELIED UPON.

7. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR PREPARING ITS BID, IN WHOLE AND IN PART, BASED UPON THE DESIGN SHOWN ON THESE PLANS. THE CONTRACTOR IS NOT AUTHORIZED TO USE ANY QUANTITIES SHOWN ON THESE PLANS WITHOUT THE EXPLICIT WRITTEN PERMISSION OF THE ENGINEER OF RECORD. THE DESIGN ENGINEER MAKES NO WARRANTY OR REPRESENTATION AS TO THE SUITABILITY OF ANY INFORMATION SHOWN HEREON FOR DETERMINING A CONTRACTOR BID.

8. ANYTHING MENTIONED IN THE SPECIFICATIONS, IF ANY, AND NOT SHOWN ON THE DRAWINGS, OR SHOWN ON THE DRAWINGS AND NOT MENTIONED IN THE SPECIFICATIONS, SHALL BE OF LIKE EFFECT AS IF SHOWN OR MENTIONED IN BOTH.

9. THE EXISTENCE, LOCATION, TYPE, CONDITION AND SIZE OF UNDERGROUND AND ABOVEGROUND UTILITIES, FACILITIES OR STRUCTURES ('FACILITIES") SHOWN ON THESE PLANS WAS OBTAINED FROM A SEARCH OF READILY AVAILABLE RECORDS, OR AS PROVIDED BY OTHERS. NO REPRESENTATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID INFORMATION. THE CONTRACTOR SHALL CONFIRM SAID INFORMATION BY FIELD MEASUREMENTS, OBSERVATIONS AND WHATEVER MEANS NECESSARY, PRIOR TO CONSTRUCTION. THE CONTRACTOR WILL IMMEDIATELY INFORM THE DESIGN ENGINEER IN WRITING IF ANY DISCREPANCIES OR CONFLICTING INFORMATION IS FOUND. THE CONTRACTOR SHALL PROTECT THE FACILITIES SHOWN HEREON AND ANY OTHERS NOT OF RECORD OR NOT SHOWN ON THESE PLANS, AS NEEDED. ALL DAMAGES THERETO CAUSED BY THE CONTRACTOR SHALL BE REPAIRED TO THE APPROPRIATE SPECIFICATIONS AND STANDARDS AT THE SOLE EXPENSE OF THE CONTRACTOR.

10. THE CONTRACTOR SHALL MAKE EXPLORATORY EXCAVATIONS AND LOCATE EXISTING UNDERGROUND FACILITIES AS NEEDED, SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF REVISIONS ARE NECESSARY DUE TO THE ACTUAL LOCATION, SIZE, TYPE, OR CONDITION OF EXISTING FACILITIES DIFFERING FROM WHAT IS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE FULLY AND SOLELY RESPONSIBLE FOR ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ALL SUCH FACILITIES WHETHER NOTED ON THESE PLANS OR NOT. THE DESIGN ENGINEER ASSUMES NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING FACILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ANY DAMAGE TO THE EXISTING IMPROVEMENTS AND REPLACEMENT TO THE SATISFACTION OF THE OWNER AND/OR AUTHORITY HAVING JURISDICTION AS NEEDED.

11. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO STARTING WORK ADJACENT TO, ABOVE OR BELOW THEIR FACILITIES AND SHALL COORDINATE ALL WORK WITH UTILITY COMPANY REPRESENTATIVES.

12. THE CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED GRADING ELEMENTS BEFORE THE START OF CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES.

13. EXISTING GROUND IS DEFINED BY THE CONTOURS AND SPOT GRADES ON THE BASE SURVEY. PROPOSED FINISHED GRADE IS DEFINED AS THE FINAL GRADE AS INDICATED ON THE GRADING PLAN(S) AS FINISHED GROUND, FINISHED SURFACE, AND FINISHED FLOOR ELEVATIONS. NO REPRESENTATIONS OF SUCH QUANTITIES OR A BALANCED SITE CONDITION ARE MADE BY THE ENGINEER OF RECORD. THE EARTHWORK QUANTITIES SHOWN ON THESE PLANS ARE FOR PERMITTING PURPOSES ONLY. UNLESS EXPLICITLY STATED OTHERWISE HEREIN, THEY HAVE NOT BEEN FACTORED TO ACCOUNT FOR CHANGES IN VOLUME DUE TO BULKING, CLEARING AND GRUBBING, SHRINKAGE, SUBSIDENCE, OVER-EXCAVATION AND RE-COMPACTION, AND CONSTRUCTION METHODS. NOR DO THEY ACCOUNT FOR THE THICKNESS OF PAVEMENT SECTIONS, STORMWATER QUALITY MEDIA SECTIONS, UTILITY PIPES, TRENCHING AND BEDDING MATERIALS, BUILDING OR WALL FOOTINGS, BUILDING SLABS THICKNESSES AND UNDERLYING BASE OR SAND LAYERS, REUSE OF PULVERIZED MATERIALS THAT WILL UNDERLIE PAVEMENTS, ETC. THE CONTRACTOR IS NOT AUTHORIZED TO USE THE ESTIMATES HEREIN FOR BIDDING AND CONSTRUCTION PURPOSES WITHOUT THE EXPLICIT WRITTEN PERMISSION OF THE ENGINEER OF RECORD

14. PROPOSED BUILDING PAD ELEVATIONS, IF SHOWN, ARE BASED ON INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. CONTRACTOR SHALL CONFIRM SLAB STRUCTURAL SECTION THICKNESSES AND PAD PREPARATION REQUIREMENTS PRIOR TO GRADING FINISHED PADS.

15. THE CONTRACTOR SHALL THOROUGHLY CHECK COORDINATION OF CIVIL, LANDSCAPE, MEP, ARCHITECTURAL AND ALL OTHER PLANS PRIOR TO COMMENCING CONSTRUCTION. SHOULD DISCREPANCIES OR CONFLICTING INFORMATION BE FOUND ON ANY PLANS, OR IN ANY SPECIFICATIONS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND DESIGN ENGINEER IN WRITING BEFORE PROCEEDING WITH THE WORK IN QUESTION.

16. THE PROPOSED BUILDING FOOTPRINT(S) AND OTHER STRUCTURE FOOTPRINTS SHOWN IN THESE PLANS WERE PROVIDED TO THE DESIGN ENGINEER BY THE PROJECT ARCHITECT AT THE TIME OF PREPARATION OF THESE PLANS. THE DESIGN ENGINEER MAKES NO REPRESENTATION AS TO THE ACCURACY OF THESE FOOTPRINTS AND THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFIRMING WITH THE RELEVANT DESIGN TEAM PROFESSIONALS, AND USING THE FINAL, CORRECT VERSION OF THE FOOTPRINTS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFIRMING THE STRUCTURE'S FINAL POSITION ON THE SITE BASED UPON THE FINAL ARCHITECTURAL FOOTPRINT, CIVIL PLANS, SURVEY AND ANY OTHER RELEVANT DOCUMENTS. ANY DIFFERENCES FOUND SHALL BE IMMEDIATELY REPORTED TO THE DESIGN ENGINEER AND OWNER/PROJECT ARCHITECT.

17. THE CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO PROTECT THE PROJECT PROPERTY FROM ANY EROSION AND SILTATION THAT RESULT FROM CONTRACTOR OPERATIONS, BY APPROPRIATE MEANS, OR BY SPECIFIC MEANS DESCRIBED IN THE PROJECT'S PLANS, SPECIFICATIONS OR STORM WATER POLLUTION PREVENTION REPORT, UNTIL SUCH TIME THAT THE PROJECT IS COMPLETED AND ACCEPTED FOR MAINTENANCE BY WHOMEVER IS TO BE ULTIMATELY RESPONSIBLE FOR MAINTENANCE AND THE AGENCY HAVING JURISDICTION. THE DESIGN ENGINEER SHALL HAVE NO RESPONSIBILITY TO DIRECT THE CONTRACTOR REGARDING THE MEANS AND METHODS OF STORMWATER POLLUTION PREVENTION, SEQUENCE, OR SCHEDULE.

18. ALL SHOP DRAWINGS, RFIS AND ANY OTHER DOCUMENTS THAT REQUIRE DESIGN ENGINEER REVIEW SHALL BE SUBMITTED BY THE CONTRACTOR SUFFICIENTLY IN ADVANCE OF CONSTRUCTION OF THAT ITEM, TO ALLOW ADEQUATE REVIEW, COORDINATION AND RESPONSE. SAID DOCUMENTS ARE NOT A DIRECTION FROM THE DESIGN ENGINEER TO MODIFY THE CONTRACTORS SCOPE, SCHEDULE OR PRICE, AND THE CONTRACTOR WARRANTS NOT TO USE THEM AS SUCH.

19. THE CONTRACTOR SHALL ENSURE APPROPRIATE LICENSED PROFESSIONALS HAVE BEEN RETAINED BY THE CONTRACTOR TO PROVIDE ANY/ALL REQUIRED PROJECT CERTIFICATIONS AS MAY BE REQUIRED BY ANY AUTHORITY HAVING JURISDICTION. THE DESIGN ENGINEER WILL NOT PROVIDE ANY PROJECT CERTIFICATIONS UNLESS SPECIFICALLY RETAINED BY THE OWNER TO PROVIDE LIMITED SERVICES.

20. CONTRACTOR SHALL RETAIN A LICENSED SURVEYOR TO DOCUMENT ALL CHANGES TO THE APPROVED CONSTRUCTION DOCUMENTS DURING CONSTRUCTION. THE LICENSED SURVEYOR SHALL PREPARE A SIGNED AND SEALED "AS-BUILT' DRAWING UPON COMPLETION OF CONSTRUCTION. THE DESIGN ENGINEER IS NOT RESPONSIBLE FOR THE PREPARATION IN WHOLE OR IN PART OF THE "AS-BUILT" DRAWINGS.

21. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY MONUMENTATION AND BENCHMARKS WHICH WILL BE DISTURBED OR DESTROYED BY CONSTRUCTION. SUCH POINTS SHALL BE REFERENCED AND REPLACED WITH APPROPRIATE MONUMENTATION BY A LICENSED LAND SURVEYOR OR REGISTERED CIVIL ENGINEER AUTHORIZED TO PRACTICE LAND SURVEYING. A CORNER RECORD OR RECORD OF SURVEY, AS APPROPRIATE, SHALL BE FILED BY THE LICENSED LAND SURVEYOR OR REGISTERED CIVIL ENGINEER AS REQUIRED BY THE MOST CURRENT VERSION OF THE LAND SURVEYORS ACT.

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EXISTING IMPROVEMENTS:
1. THE EXISTENCE, LOCATION, ELEVATIONS, SIZE, TYPE AND CONDITION OF EXISTING IMPROVEMENTS, UTILITIES, GRADES, AND VEGETATION WITHIN AND ADJACENT TO THE PROPOSED WORK INDICATED ON THESE PLANS SHALL BE CONFIRMED BY THE CONTRACTOR BY FIELD MEASUREMENTS AND OBSERVATIONS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY INFORM THE ENGINEER IN WRITING IF ANY DISCREPANCIES OR CONFLICTING INFORMATION IS FOUND.

2. CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND PROVIDING ANY RELOCATION, BRACING, OR PROTECTION OF EXISTING UTILITIES OR IMPROVEMENTS NEEDED TO CONSTRUCT THE PROPOSED IMPROVEMENTS. THIS INCLUDES BUT IS NOT LIMITED TO ADJUSTING THE RIMS OF FACILITIES TO MATCH PROPOSED GRADE, ADJUSTING THE HORIZONTAL OR VERTICAL ALIGNMENT OF UNDERGROUND FACILITIES, OR ADJUSTING THE LOCATION OF POLES OR GUY WIRES.

3. CONTRACTOR SHALL SALVAGE AND PROTECT ANY EXISTING IMPROVEMENTS OR FACILITIES THAT ARE TO BE RELOCATED DURING CONSTRUCTION.

4. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR OR REPLACE ANY PRIVATE PROPERTY OR PUBLIC IMPROVEMENT DAMAGED BY THE CONTRACTOR'S OPERATIONS TO ORIGINAL CONDITION OR BETTER AND ALL ASSOCIATED COSTS SHALL BE BORNE SOLELY BE THE CONTRACTOR.

TESTING AND INSPECTION
1. THE CONTRACTOR IS RESPONSIBLE FOR ALL SOIL, PAVING, AND MATERIALS TESTING AND CERTIFICATION TO SHOW THE WORK CONSTRUCTED WORK MEETS THE PROJECT REQUIREMENTS AND SPECIFICATIONS OF THE APPROPRIATE INSPECTING JURISDICTION, UNLESS NOTED OTHERWISE BY THE OWNER. TESTING SHALL BE PERFORMED BY AN APPROVED INDEPENDENT AGENCY AND TESTING RESULTS SHALL BE SENT DIRECTLY FROM THE TESTING AGENCY TO THE OWNER AND ENGINEER.

2. THE CONTRACTOR SHALL ARRANGE FOR AND INCLUDE IN THEIR BID THE COST OF ALL REQUIRED INSPECTIONS.

3. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES, JURISDICTIONAL AGENCIES, AND/OR UTILITY PROVIDERS SHALL BE PERFORMED AND APPROVED PRIOR TO USE AND ACCEPTANCE OF A FACILITY.

4. THE CONTRACTOR SHALL NOTE THAT IMPROVEMENTS AND FACILITIES SHOWN ON THESE PLANS MAY BE SYMBOLIC IN NATURE FOR PRESENTATION PURPOSES AND NOT TO SCALE. THE CONTRACTOR IS RESPONSIBLE TO COORDINATE THE FINAL SIZES AND LOCATIONS OF ALL IMPROVEMENTS WITH THE APPROPRIATE INSPECTOR.

EROSION CONTROL:
1. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL EROSION CONTROL AND STORMWATER POLLUTION PREVENTION REQUIREMENTS, LAWS, AND ORDINANCES THAT APPLY TO THE CONSTRUCTION SITE LAND DISTURBANCE.

2. ALL STORM WATER POLLUTION PREVENTION MEASURES SHALL BE INSTALLED AS SOON AS PRACTICABLE AND MUST BE IN PLACE PRIOR TO THE START OF LAND DISTURBANCE.

3. CONTRACTOR IS SOLELY RESPONSIBLE FOR INSTALLATION, IMPLEMENTATION, MAINTENANCE, AND EFFECTIVENESS OF ALL EROSION CONTROL DEVICES, BMP'S, AND FOR UPDATING THE EROSION CONTROL PLAN DURING CONSTRUCTION AS FIELD CONDITIONS CHANGE. THE EROSION CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL THE AREA THEY PROTECT HAS BEEN PERMANENTLY STABILIZED.

4. CONTRACTOR SHALL DOCUMENT THE DATES OF INSTALLATION, MAINTENANCE OR MODIFICATION, AND REMOVAL FOR EACH BMP EMPLOYED IN THE SWPPP IF APPLICABLE.
5. AS STORM SEWER INLETS ARE INSTALLED, TEMPORARY EROSION CONTROL DEVICES SHALL BE INSTALLED AT EACH INLET PER APPROVED DETAILS.

6. CONTRACTOR SHALL PROVIDE ADEQUATE EROSION CONTROL DEVICES NEEDED DUE TO PROJECT PHASING.

7. CONTRACTOR SHALL OBSERVE THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES AND MAKE FIELD ADJUSTMENTS AND MODIFICATIONS AS NEEDED TO PREVENT SEDIMENT FROM LEAVING THE SITE. IF THE EROSION CONTROL DEVICES DO NOT EFFECTIVELY CONTROL EROSION AND PREVENT SEDIMENTATION FROM WASHING OFF THE SITE, THEN THE CONTRACTOR SHALL NOTIFY THE ENGINEER.

8. OFF-SITE SOIL BORROW, SPOIL, AND STORAGE AREAS (IF APPLICABLE) ARE CONSIDERED AS PART OF THE PROJECT SITE AND MUST ALSO COMPLY WITH THE EROSION CONTROL REQUIREMENTS FOR THIS PROJECT. THIS INCLUDES THE INSTALLATION OF BMP'S TO CONTROL EROSION AND SEDIMENTATION AND THE ESTABLISHMENT OF PERMANENT GROUND COVER ON DISTURBED AREAS PRIOR TO FINAL APPROVAL OF THE PROJECT. CONTRACTOR IS RESPONSIBLE FOR MODIFYING THE SWPPP AND EROSION CONTROL PLAN TO INCLUDE BMPS FOR ANY OFF-SITE THAT ARE NOT ANTICIPATED OR SHOWN ON THE EROSION CONTROL PLAN.

9. ALL STAGING, STOCKPILES, SPOIL, AND STORAGE SHALL BE LOCATED SUCH THAT THEY WILL NOT ADVERSELY AFFECT STORM WATER QUALITY. PROTECTIVE MEASURES SHALL BE PROVIDED AS NEEDED TO ACCOMPLISH THIS REQUIREMENT, SUCH AS COVERING OR ENCIRCLING THE AREA WITH AN APPROPRIATE BARRIER.
10. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.

11. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ON SITE. DIRT RISING AND SCATTERING IN THE AIR SHALL BE MANAGED BY WATER SPRINKLING. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.

13. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR PUBLIC WATERS.

14. CONTRACTORS SHALL INSPECT ALL EROSION CONTROL DEVICES, BMPS, DISTURBED AREAS, AND VEHICLE ENTRY AND EXIT AREAS WEEKLY AND WITHIN 24 HOURS OF ALL RAINFALL EVENTS OF 0.5 INCHES OR GREATER, AND KEEP A RECORD OF THIS INSPECTION IN THE SWPPP BOOKLET IF APPLICABLE, TO VERIFY THAT THE DEVICES AND EROSION CONTROL PLAN ARE FUNCTIONING PROPERLY
.
15. CONTRACTOR SHALL CONSTRUCT A STABILIZED CONSTRUCTION ENTRANCE AT ALL PRIMARY POINTS OF ACCESS IN ACCORDANCE WITH CITY SPECIFICATIONS. CONTRACTOR SHALL ENSURE THAT ALL CONSTRUCTION TRAFFIC USES THE STABILIZED ENTRANCE AT ALL TIMES FOR ALL INGRESS/EGRESS.

16. SITE ENTRY AND EXITS SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT THE TRACKING AND FLOWING OF SEDIMENT AND DIRT ONTO OFF-SITE ROADWAYS. ALL SEDIMENT AND DIRT FROM THE SITE THAT IS DEPOSITED ONTO AN OFF-SITE ROADWAY SHALL BE REMOVED IMMEDIATELY.

17. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL SILT AND DEBRIS FROM THE AFFECTED OFF-SITE ROADWAYS THAT ARE A RESULT OF THE CONSTRUCTION, AS REQUESTED BY OWNER AND CITY. AT A MINIMUM, THIS SHOULD OCCUR ONCE PER DAY FOR THE OFF-SITE ROADWAYS.

18. WHEN WASHING OF VEHICLES IS REQUIRED TO REMOVE SEDIMENT PRIOR TO EXITING THE SITE, IT SHALL BE DONE IN AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP BMP.

19. CONTRACTOR SHALL INSTALL A TEMPORARY SEDIMENT BASIN FOR ANY ON-SITE DRAINAGE AREAS THAT ARE GREATER THAN 10 ACRES, PER CITY STANDARDS. IF NO ENGINEERING DESIGN HAS BEEN PROVIDED FOR A SEDIMENTATION BASIN ON THESE PLANS, THEN THE CONTRACTOR SHALL ARRANGE FOR AN APPROPRIATE DESIGN TO BE PROVIDED.

20. ALL FINES IMPOSED FOR SEDIMENT OR DIRT DISCHARGED FROM THE SITE SHALL BE PAID BY THE RESPONSIBLE CONTRACTOR.

21. WHEN SEDIMENT OR DIRT HAS CLOGGED THE CONSTRUCTION ENTRANCE VOID SPACES BETWEEN STONES OR DIRT IS BEING TRACKED ONTO A ROADWAY, THE AGGREGATE PAD MUST BE WASHED DOWN OR REPLACED. RUNOFF FROM THE WASH-DOWN OPERATION SHALL NOT BE ALLOWED TO DRAIN DIRECTLY OFF SITE WITHOUT FIRST FLOWING THROUGH ANOTHER BMP TO CONTROL SEDIMENTATION. PERIODIC RE-GRADING OR NEW STONE MAY BE REQUIRED TO MAINTAIN THE EFFECTIVENESS OF THE CONSTRUCTION ENTRANCE.

22. CONTRACTOR SHALL IMMEDIATELY INITIATE STABILIZATION OF DISTURBED POTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY ENDED OR WILL NOT BE RESUMED WITHIN 14 DAYS.

23. CONTRACTOR SHALL FOLLOW GOOD HOUSEKEEPING PRACTICES DURING CONSTRUCTION, ALWAYS CLEANING UP DIRT, LOOSE MATERIAL, AND TRASH AS CONSTRUCTION PROGRESSES.

24. UPON COMPLETION OF FINE GRADING, ALL SURFACES OF DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED. STABILIZATION IS ACHIEVED WHEN THE AREA IS EITHER COVERED BY PERMANENT IMPERVIOUS STRUCTURES, SUCH AS BUILDINGS, SIDEWALK, PAVEMENT, OR A UNIFORM PERENNIAL VEGETATIVE COVER.

25. AT THE CONCLUSION OF THE PROJECT, ALL INLETS, DRAIN PIPE, CHANNELS, DRAINAGEWAYS AND BORROW DITCHES AFFECTED BY THE CONSTRUCTION SHALL BE DREDGED, AND THE SEDIMENT GENERATED BY THE PROJECT SHALL BE REMOVED AND DISPOSED IN ACCORDANCE WITH APPLICABLE REGULATIONS.

STORM WATER DISCHARGE AUTHORIZATION:
1. CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD "SWRCB" CONSTRUCTION GENERAL PERMIT ORDER 2009-009-DWQ OR ORDER 2022-0057-DWQ (EFFECTIVE SEPTEMBER 1, 2023) UNDER CALIFORNIA'S STATEWIDE GENERAL NPDES PERMIT.

2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMPLEMENTATION OF THE SWPPP IF APPLICABLE, INCLUDING POSTING SITE NOTICE, INSPECTIONS, DOCUMENTATION, AND SUBMISSION OF ANY INFORMATION REQUIRED BY THE SWRCB INCLUDING THE NOTICE OF INTENT (NOI).

3. THE NOI CAN BE OBTAINED BY ENTERING THE PROJECT INFORMATION AND UPLOADING THE PROJECT SWPPP ONTO THE SWRCB STORMWATER MULTIPLE APPLICATION AND REPORTS TRACKING SYSTEM (SMARTS) WEBSITE. IF A SWPPP IS NOT REQUIRED FOR THE PROJECT THE OWNER OR CONTRACTOR CAN STILL APPLY FOR AN NOI AND OBTAIN A WASTE DISCHARGER IDENTIFICATION (WDID) NUMBER.

4. A NOTICE OF TERMINATION (NOT) SHALL BE SUBMITTED TO THE AHJ AND THE SWRCB BY ANY PRIMARY OPERATOR WITHIN 30 DAYS AFTER ALL SOIL DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED AND A UNIFORM VEGETATIVE COVER HAS BEEN ESTABLISHED ON ALL UNPAVED AREAS AND AREAS NOT COVERED BY STRUCTURES, A TRANSFER OF OPERATIONAL CONTROL HAS OCCURRED, OR THE OPERATOR HAS OBTAINED ALTERNATIVE AUTHORIZATION UNDER A DIFFERENT PERMIT. A COPY OF THE NOT SHALL BE PROVIDED TO THE OPERATOR OF ANY MS4 RECEIVING DISCHARGE FROM THE SITE.

DEMOLITION:
1. KH DOES NOT WARRANT OR REPRESENT THAT THE DEMOLITION PLAN, WHICH WAS PREPARED BASED ON SURVEY AND UTILITY INFORMATION PROVIDED BY OTHERS, SHOWS ALL IMPROVEMENTS AND UTILITIES, THAT THE IMPROVEMENTS AND UTILITIES ARE SHOWN ACCURATELY, OR THAT THE UTILITIES SHOWN CAN BE REMOVED. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ITS OWN SITE RECONNAISSANCE AND REVIEW OF AVAILABLE REPORTS DESCRIBING SITE CONDITIONS TO SCOPE ITS WORK AND TO CONFIRM WITH THE OWNERS OF IMPROVEMENTS AND UTILITIES THE ABILITY AND PROCESS FOR THE REMOVAL OF THEIR FACILITIES.

2. THE DEMOLITION PLAN IS INTENDED TO GIVE A GENERAL GUIDE TO THE CONTRACTOR, NOTHING MORE. THE GOAL OF THE DEMOLITION IS TO LEAVE THE SITE IN A STATE SUITABLE FOR THE CONSTRUCTION OF THE PROPOSED DEVELOPMENT. REMOVAL OR PRESERVATION OF IMPROVEMENTS, UTILITIES, ETC. TO ACCOMPLISH THIS GOAL ARE THE RESPONSIBILITY OF THE CONTRACTOR.

3. CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS REGARDING THE DEMOLITION OF OBJECTS ON THE SITE AND CONSTRUCTION WASTE REDUCTION, DISPOSAL, AND RECYCLING OF THE DEMOLISHED MATERIALS ON-SITE OR OFF-SITE. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO REVIEW THE SITE, DETERMINE THE APPLICABLE REGULATIONS, RECEIVE THE REQUIRED PERMITS AND AUTHORIZATIONS, AND COMPLY. CONTRACTOR SHALL REVIEW CALGREEN, LATEST EDITION, APPLICABLE SECTION 4.408, A4.408, 5.408, OR A5.408.

4. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT IMPROVEMENTS AND UTILITIES TO BE REMOVED DO NOT SERVE ANY FUNCTION FOR FACILITIES BEYOND THE LIMITS OF DEMOLITION. ANY ITEMS IN QUESTION SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER OF SAID ITEM PRIOR TO DEMOLITION. UTILITIES SERVING FACILITIES TO REMAIN SHALL BE PROTECTED FROM DEMOLITION ACTIVITIES AND CONTRACTOR SHALL ARRANGE FOR DISCONNECTION, REMOVAL, AND SEALING OF UTILITIES SERVING STRUCTURES TO BE DEMOLISHED PRIOR TO DEMOLITION.

5. CONTRACTOR SHALL REMOVE DEMOLISHED MATERIALS FROM THE SITE AS WORK PROGRESSES AND USE CARE IN HANDLING DEBRIS TO ENSURE THE SAFETY OF THE PUBLIC. HAUL ROUTES SHALL BE CLOSELY MONITORED FOR DEBRIS OR TRACKED MATERIALS AND SHALL BE CLEARED DAILY OR MORE FREQUENTLY AS NECESSARY TO MAINTAIN PUBLIC SAFETY.

6. IF DEMOLITION OR CONSTRUCTION ACTIVITY WILL INTERFERE WITH ANY ADJACENT PROPERTY OWNER'S TRAFFIC FLOW, THE CONTRACTOR SHALL COORDINATE WITH THE PROPERTY OWNER TO MINIMIZE THE IMPACT. TEMPORARY RE-ROUTING OF TRAFFIC IS TO BE ACCOMPLISHED BY USING CALTRANS APPROVED TRAFFIC BARRICADES, BARRELS, AND/OR CONES. TEMPORARY SIGNAGE AND FLAGMEN MAY ALSO BE NECESSARY.

GRADING:
1. PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN IN PAVED AREAS REFLECT TOP OF PAVEMENT SURFACE, UNLESS SPECIFICALLY NOTED OTHERWISE. IN LOCATIONS ALONG A CURB LINE, ADD 6-INCHES (OR THE HEIGHT OF THE CURB) TO THE PAVING GRADE FOR TOP OF CURB ELEVATION. PROPOSED SPOT ELEVATIONS AND CONTOURS OUTSIDE PAVEMENT AREAS ARE TO TOP OF FINISHED GRADE. PROPOSED CONTOURS ARE APPROXIMATE. PROPOSED SPOT ELEVATIONS AND DESIGNATED GRADIENT ARE TO BE USED IN CASE OF DISCREPANCY.

2. ALL FINISHED GRADES SHALL TRANSITION UNIFORMLY BETWEEN THE FINISHED ELEVATIONS SHOWN.

3. THE CONTRACTOR SHALL PROVIDE AN APPROPRIATE ELEVATION HOLD-DOWN ALLOWANCE FOR THE THICKNESS OF PAVEMENT, SIDEWALK, BASE COURSES, TOPSOIL, MULCH, STONE, LANDSCAPING, RIP-RAP AND ALL OTHER SURFACE FINISH MATERIALS WHEN PERFORMING GRADING OPERATIONS.

4. ALL GRADING AND EARTHWORK SHALL COMPLY WITH THE PROJECT'S FINAL GEOTECHNICAL REPORT (OR LATEST EDITION), INCLUDING SUBSEQUENT ADDENDA.

5. ALL EXCAVATION IS UNCLASSIFIED AND SHALL INCLUDE ALL MATERIALS ENCOUNTERED. UNUSABLE OR EXCESS EXCAVATED MATERIAL AND ALL WASTE RESULTING FROM SITE CLEARING AND GRUBBING SHALL BE REMOVED FROM THE SITE AND DISPOSED BY THE CONTRACTOR IN A LEGAL MANNER COMPLYING WITH APPLICABLE REGULATIONS. CONTRACTOR SHALL KEEP A RECORD OF WHERE EXCAVATION WAS DISPOSED OF AND THE RECEIVING LANDOWNER'S APPROVAL TO DO SO.

6. BEFORE ANY EARTHWORK IS PERFORMED, THE CONTRACTOR SHALL STAKE OUT AND MARK THE LIMITS OF THE PROJECT'S PROPERTY LINE AND SITE IMPROVEMENTS.

7. EXPOSED SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND SHOULD BE STABILIZED WITHIN 48 HOURS OF COMPLETING FINAL GRADING AND AT ANY OTHER TIME AS NECESSARY TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.

8. CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION, INCLUDING MAINTAINING EXISTING DITCHES OR CULVERTS FREE OF OBSTRUCTIONS AT ALL TIMES.

9. NO EARTHWORK FILL SHALL BE PLACED IN ANY EXISTING DRAINAGE WAY, SWALE, CHANNEL, DITCH, CREEK, OR FLOODPLAIN FOR ANY REASON OR ANY LENGTH OF TIME, UNLESS THESE PLANS SPECIFICALLY INDICATE THIS IS REQUIRED.

10. TEMPORARY CULVERTS MAY BE REQUIRED IN SOME LOCATIONS TO CONVEY RUN-OFF.

11. DUE TO THE POTENTIAL FOR DIFFERENTIAL SOIL MOVEMENT ADJACENT TO THE BUILDING, THE CONTRACTOR SHALL ADHERE TO GEOTECHNICAL REPORT'S RECOMMENDATION FOR SUBGRADE PREPARATION SPECIFIC TO FLATWORK ADJACENT TO THE PROPOSED BUILDING. THE OWNER AND CONTRACTOR ARE ADVISED TO OBTAIN A GEOTECHNICAL ENGINEER RECOMMENDATION SPECIFIC TO FLATWORK ADJACENT TO THE BUILDING, IF NONE IS CURRENTLY EXISTING.

12. CONTRACTOR SHALL ENSURE THAT SUFFICIENT POSITIVE SLOPE AWAY FROM THE BUILDING PAD IS ACHIEVED FOR ENTIRE PERIMETER OF ALL PROPOSED BUILDINGS DURING GRADING OPERATIONS AND IN THE FINAL CONDITION. IF THE CONTRACTOR OBSERVES THAT THIS WILL NOT BE ACHIEVED, THE CONTRACTOR SHALL CONTACT THE ENGINEER TO REVIEW THE LOCATION.

13. ANY WELLS DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES WITHIN 24 HOURS OF DISCOVERY. A WELL ABANDONMENT PERMIT SHALL BE OBTAINED FOR ANY WELLS THAT WILL HAVE NO USE AND MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR.

14. CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND REPLACEMENT OF TOPSOIL AT THE COMPLETION OF FINE GRADING. CONTRACTOR SHALL REFER TO LANDSCAPE ARCHITECTURE PLANS FOR SPECIFICATIONS AND REQUIREMENTS FOR TOPSOIL.

15. CONTRACTOR SHALL ENSURE THAT ALL PLANTING AREAS, INCLUDING ISLANDS WITHIN PAVED AREAS, ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS.

16. CONTRACTOR SHALL FIELD VERIFY ALL PROTECTED TREE LOCATIONS, INDIVIDUAL PROTECTED TREE CRITICAL ROOT ZONES, AND PROPOSED SITE GRADING, AND NOTIFY THE CIVIL ENGINEER AND LANDSCAPE ARCHITECT OF ANY CONFLICTS WITH THE TREE PRESERVATION PLAN PRIOR TO COMMENCING THE WORK.

17. TREE PROTECTION MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY STANDARD TREE PROTECTION DETAILS.

18. CONTRACTOR SHALL REFER TO THE EXISTING CONDITIONS AND DEMOLITION PLAN FOR ALL INFORMATION AND DETAILS REGARDING EXISTING TREES TO BE REMOVED AND PRESERVED.

19. NO TREE SHALL BE REMOVED UNLESS A TREE REMOVAL PERMIT HAS BEEN ISSUED BY THE CITY, OR CITY HAS OTHERWISE CONFIRMED IN WRITING THAT ONE IS NOT NEEDED FOR THE TREE(S). NO TREE SHALL BE REMOVED OR DAMAGED WITHOUT PRIOR AUTHORIZATION OF THE OWNER OR OWNER'S REPRESENTATIVE. EXISTING TREES SHALL BE PRESERVED WHENEVER POSSIBLE AND GRADING IMPACT TO THEM HELD TO A MINIMUM.

20. CONTRACTOR FIELD ADJUSTMENT OF PROPOSED SPOT GRADES IS ALLOWED, IF PRIOR APPROVAL OF THE CIVIL ENGINEER IS OBTAINED.

PAVING, MARKINGS, AND SIGNAGE:
1. ALL PAVING MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THESE PLANS, THE CITY STANDARD DETAILS AND SPECIFICATIONS, THE FINAL GEOTECHNICAL REPORT AND ALL ISSUED ADDENDA, AND COMMONLY ACCEPTED CONSTRUCTION STANDARDS. THE CITY SPECIFICATIONS SHALL GOVERN WHERE OTHER SPECIFICATIONS DO NOT EXIST. IN CASE OF CONFLICTING SPECIFICATIONS OR DETAILS, THE MORE RESTRICTIVE SPECIFICATION AND DETAIL SHALL BE FOLLOWED.

2. DUE TO THE POTENTIAL FOR DIFFERENTIAL SOIL MOVEMENT ADJACENT TO THE BUILDING, THE CONTRACTOR SHALL ADHERE TO GEOTECHNICAL REPORT'S RECOMMENDATION FOR SUBGRADE PREPARATION SPECIFIC TO FLATWORK ADJACENT TO THE PROPOSED BUILDING. THE OWNER AND CONTRACTOR ARE ADVISED TO OBTAIN A GEOTECHNICAL ENGINEER RECOMMENDATION SPECIFIC TO FLATWORK ADJACENT TO THE BUILDING, IF NONE IS CURRENTLY EXISTING.

3. PRIVATE CURB RAMPS ON THE SITE (I.E. OUTSIDE PUBLIC STREET RIGHT-OF-WAY) SHALL CONFORM TO ADA AND CBC STANDARDS.

4. ALL ACCESSIBLE RAMPS, CURB RAMPS, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO ADA AND CBC STANDARDS, LATEST EDITION.

5. ANY COMPONENTS OF THE PROJECT SUBJECT TO RESIDENTIAL USE SHALL ALSO CONFORM TO THE FAIR HOUSING ACT (FHA), AND COMPLY WITH THE FAIR HOUSING ACT DESIGN MANUAL BY THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.

6. CONTRACTOR SHALL CONSTRUCT PROPOSED PAVEMENT TO MATCH EXISTING PAVEMENT WITH A SMOOTH, FLUSH, CONNECTION.

7. CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS FOR FIRE LANES, PARKING STALLS, ACCESSIBLE PARKING SYMBOLS, AND MISCELLANEOUS STRIPING AS SHOWN ON THE PLANS. ALL PAINT AND PAVEMENT MARKINGS SHALL ADHERE TO CITY AND OWNER STANDARDS.

8. REFER TO GEOTECHNICAL REPORT FOR PAVING JOINT LAYOUT PLAN REQUIREMENTS FOR PRIVATE PAVEMENT.

9. REFER TO CITY STANDARD DETAILS AND SPECIFICATIONS FOR JOINT LAYOUT PLAN REQUIREMENTS FOR PUBLIC PAVEMENT.

10. ALL REINFORCING STEEL SHALL CONFORM TO THE GEOTECHNICAL REPORT, CITY STANDARDS, AND ASTM A-615, GRADE 60, AND SHALL BE SUPPORTED BY BAR CHAIRS. CONTRACTOR SHALL USE THE MORE STRINGENT OF THE CITY AND GEOTECHNICAL STANDARDS.

11. ALL JOINTS SHALL EXTEND THROUGH THE CURB.

12. THE MINIMUM LENGTH OF OFFSET JOINTS AT RADIUS POINTS SHALL BE 2 FEET.

13. CONTRACTOR SHALL SUBMIT A JOINTING PLAN TO THE ENGINEER AND OWNER PRIOR TO BEGINNING ANY OF THE PAVING WORK.

14. ALL SAWCUTS SHALL BE FULL DEPTH FOR PAVEMENT REMOVAL AND CONNECTION TO EXISTING PAVEMENT.

15. FIRE LANES SHALL BE MARKED AND LABELED AS A FIRELANE PER CITY STANDARDS.

16. UNLESS THE PLANS SPECIFICALLY DICTATE TO THE CONTRARY, ON-SITE AND OTHER DIRECTIONAL SIGNS SHALL BE ORIENTED SUCH THAT THEY ARE READILY VISIBLE TO THE ONCOMING TRAFFIC FOR WHICH THEY ARE INTENDED.

17. CONTRACTOR IS RESPONSIBLE FOR INSTALLING NECESSARY CONDUIT FOR LIGHTING, IRRIGATION, ETC. PRIOR TO PLACEMENT OF PAVEMENT. ALL CONSTRUCTION DOCUMENTS (CIVIL, MEP, LANDSCAPE, IRRIGATION, AND ARCHITECT) SHALL BE CONSULTED.

18. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE ACCESSIBLE PEDESTRIAN ROUTES (PER ADA, CBC, AND FHA) EXIST TO AND FROM EVERY DOOR AND ALONG SIDEWALKS, ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND ACCESSIBLE ROUTES. IN NO CASE SHALL AN ACCESSIBLE RAMP SLOPE EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPE EXCEED 2.0 PERCENT. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPE EXCEED 5.0 PERCENT. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2.0 PERCENT SLOPE IN ANY DIRECTION.

19. CONTRACTOR SHALL TAKE FIELD SLOPE MEASUREMENTS ON FINISHED SUBGRADE AND FORM BOARDS PRIOR TO PLACING PAVEMENT TO VERIFY THAT ADA AND CBC SLOPE REQUIREMENTS ARE PROVIDED. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PAVING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR ADA AND CBC SLOPE COMPLIANCE ISSUES.

20. THE CONTRACTOR SHALL ADJUST ALL EXISTING AND PROPOSED FIRE HYDRANTS AND TOP RIM ELEVATIONS OF UTILITIES OR OTHER FACILITIES TO MATCH ACTUAL FINISHED GRADES AT THE TIME OF PAVING.

21. LIGHT POLES, SIGNS, AND OTHER OBSTRUCTIONS SHALL NOT ENCROACH WITHIN THE REQUIRED CLEAR WIDTH OF ACCESSIBLE ROUTES.

22. AFTER PLACEMENT OF SUBGRADE AND PRIOR TO PLACEMENT OF PAVEMENT, CONTRACTOR SHALL TEST AND OBSERVE PAVEMENT AREAS FOR EVIDENCE OF PONDING AND INADEQUATE SLOPE FOR DRAINAGE. ALL AREAS SHALL ADEQUATELY DRAIN TOWARDS THE INTENDED STRUCTURE TO CONVEY STORMWATER RUNOFF. CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER AND ENGINEER IF ANY AREAS OF POOR DRAINAGE ARE DISCOVERED.

23. CONTRACTOR FIELD ADJUSTMENTS OF PROPOSED SPOT GRADES IS ALLOWED WITH PRIOR APPROVAL OF THE ENGINEER.

STORM DRAIN, WATER, AND SANITARY SEWER:
1. ALL PUBLIC UTILITY CONSTRUCTION, PIPE, STRUCTURES, AND FITTINGS SHALL ADHERE TO CITY STANDARD DETAILS AND SPECIFICATIONS.
2. ALL PRIVATE UTILITY CONSTRUCTION, PIPE, STRUCTURES, AND FITTINGS SHALL ADHERE TO THE APPLICABLE PLUMBING CODE.
3. TRENCHING AND BACKFILL OF ALL UTILITIES, PUBLIC OR PRIVATE, SHALL BE PER THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL REPORT AND CITY STANDARDS AND SPECIFICATIONS. DISTURBED VEGETATION SHALL BE RESTORED IN KIND, UNLESS SHOWN OTHERWISE.
4. ALL PHASES OF UTILITY INSTALLATION, INCLUDING UNLOADING, TRENCHING, LAYING AND BACK FILLING, SHALL BE DONE IN A FIRST CLASS WORKMANLIKE MANNER. ALL PIPE AND FITTINGS SHALL BE CAREFULLY STORED FOLLOWING MANUFACTURER'S RECOMMENDATIONS. CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE COATING OR LINING IN ANY DUCTILE IRON PIPES OR FITTINGS. ANY PIPE OR FITTING WHICH IS DAMAGED OR WHICH HAS FLAWS OR IMPERFECTIONS WHICH, IN THE OPINION OF THE ENGINEER OR OWNER, RENDERS IT UNFIT FOR USE, SHALL BE CLEARLY MARKED AND IMMEDIATELY REMOVED FROM THE JOB SITE, AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
5. CONTRACTOR SHALL FIELD VERIFY THE SIZE, CONDITION, HORIZONTAL, AND VERTICAL LOCATIONS OF ALL EXISTING STORM DRAIN, WATER AND SANITARY SEWER FACILITIES THAT ARE TO BE CONNECTED TO OR WHICH NEW FACILITIES CROSS, PRIOR TO START OF CONSTRUCTION OF ANY NEW FACILITIES, AND SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS DISCOVERED.
6. CONTRACTOR SHALL VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITY SERVICES ENTERING A BUILDING WITH THE ASSOCIATED BUILDING PLANS AND BUILDING CONTRACTOR.
7. ALL GRAVITY FLOW PIPELINES SHALL BE LAID UPGRADE STARTING FROM THE DOWNSTREAM POINT OF CONNECTION TO EXISTING FACILITIES.
8. FLOW LINE, TOP-OF-CURB, RIM, THROAT, AND/OR GRATE ELEVATIONS OF PROPOSED UTILITY STRUCTURES SHALL BE VERIFIED WITH THE GRADING PLAN AND FIELD CONDITIONS PRIOR TO THEIR INSTALLATION.
9. ALL PVC TO RCP CONNECTIONS AND ALL STORM PIPE CONNECTIONS ENTERING STRUCTURES OR OTHER STORM PIPES SHALL HAVE A CONCRETE COLLAR AND BE GROUTED TO ASSURE THE CONNECTION IS WATERTIGHT.
10. ALL WYE CONNECTIONS AND PIPE BENDS ARE TO BE PREFABRICATED AND INSTALLED PER MANUFACTURERS SPECIFICATIONS.
11. UTILITY PIPE CURVATURE AND ALLOWABLE DEFLECTION AT PIPE JOINTS SHALL BE PER MANUFACTURER'S RECOMMENDATIONS.
12. USE 4 FOOT JOINTS WITH BEVELED ENDS IF RADIUS OF RCP STORM DRAIN IS LESS THAN 100 FEET.
13. FIRE SPRINKLER LINES SHALL BE DESIGNED AND INSTALLED BY A LICENSED FIRE SPRINKLER CONTRACTOR, AND COMPLY TO THE APPLICABLE CODES AND INSPECTIONS REQUIRED. THESE PLANS WERE PREPARED WITHOUT THE BENEFIT OF THE FIRE SPRINKLER DESIGN. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
14. CONTRACTOR SHALL TAKE REQUIRED SANITARY PRECAUTIONS, FOLLOWING ANY CITY, STATE, AND AWWA STANDARDS, TO KEEP WATER PIPE AND FITTINGS CLEAN AND CAPPED AT TIMES WHEN INSTALLATION IS NOT IN PROGRESS.
15. CONTRACTOR SHALL MAINTAIN UTILITY SERVICE TO ALL CUSTOMERS THROUGHOUT CONSTRUCTION (IF NECESSARY, BY USE OF TEMPORARY METHODS APPROVED BY THE CITY AND OWNER). THIS WORK SHALL BE CONSIDERED SUBSIDIARY TO THE PROJECT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
16. THE CONTRACTOR IS RESPONSIBLE TO PROTECT ALL UTILITY LINES CROSSING THE PROJECT. THE CONTRACTOR SHALL REPAIR ALL DAMAGED UTILITIES IMMEDIATELY. ALL REPAIRS OF EXISTING UTILITIES ARE SUBSIDIARY TO THE WORK, AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
17. VALVE ADJUSTMENTS SHALL BE CONSTRUCTED SUCH THAT THE COVERS ARE AT FINISHED SURFACE GRADE OF THE PROPOSED PAVEMENT.
18. THE ENDS OF ALL EXISTING UTILITIES THAT ARE CUT, BUT NOT REMOVED, SHALL BE PLUGGED AND ABANDONED IN PLACE.
19. ALL FIRE HYDRANTS, VALVES, TEES, BENDS, WYES, REDUCERS, FITTINGS, AND ENDS SHALL BE MECHANICALLY RESTRAINED AND/OR THRUST BLOCKED TO CITY STANDARDS.
20. CONTRACTOR SHALL INSTALL A FULL SEGMENT OF WATER OR SEWER PIPE CENTERED AT ALL UTILITY CROSSINGS SO THAT THE JOINTS ARE GREATER THAN 8-FEET FROM THE CROSSING.
21. ALL CROSSINGS AND LOCATIONS WHERE WATER AND SEWER MAINS ARE LESS THAN 10-FEET APART, SHALL COMPLY WITH THE CONSTRUCTION AND MATERIALS STANDARDS AND SPECIFICATIONS OF THE AUTHORITY HAVING JURISDICTION.
22. ALL WATER AND SEWER FACILITIES SHALL BE TESTED IN ACCORDANCE WITH THE CITY, AWWA, AND SWRCB STANDARDS AND SPECIFICATIONS. AT A MINIMUM, THIS SHALL CONSIST OF THE FOLLOWING:
    a. ALL WATERLINES SHALL BE HYDROSTATICALLY TESTED AND CHLORINATED BEFORE BEING PLACED INTO SERVICE. CONTRACTOR SHALL COORDINATE WITH THE CITY FOR THEIR REQUIRED PROCEDURES AND SHALL ALSO COMPLY WITH SWRCB REGULATIONS.
    b. SEWER LINES AND MANHOLES SHALL BE PRESSURE TESTED. CONTRACTOR SHALL COORDINATE WITH THE CITY FOR THEIR REQUIRED PROCEDURES AND SHALL ALSO COMPLY WITH SWRCB REGULATIONS. AFTER COMPLETION OF THESE TESTS, A TELEVISION INSPECTION SHALL BE PERFORMED AND PROVIDED TO THE CITY AND OWNER ON A DVD.
23. CONTRACTOR SHALL INSTALL DETECTABLE WIRING OR MARKING TAPE A MINIMUM OF 12" ABOVE WATER AND WASTEWATER LINES. MARKER DECALS SHALL BE LABELED "CAUTION - WATER LINE", OR "CAUTION - SEWER LINE". DETECTABLE WIRING AND MARKING TAPE SHALL COMPLY WITH CITY STANDARDS, AND SHALL BE INCLUDED IN THE COST OF THE WATER AND WASTEWATER PIPE.
24. DUCTILE IRON PIPE SHALL BE PROTECTED FROM CORROSION BY A LOW-DENSITY POLYETHYLENE LINER WRAP THAT IS AT LEAST A SINGLE LAYER OF 8-MIL. ALL DUCTILE IRON JOINTS SHALL BE BONDED.
25. CONTRACTOR SHALL PROVIDE CLEAN-OUTS FOR PRIVATE SANITARY SEWER LINES AT ALL CHANGES IN DIRECTION AND 100-FOOT INTERVALS, OR AS REQUIRED BY THE APPLICABLE PLUMBING CODE. CLEAN-OUTS REQUIRED IN PAVEMENT OR SIDEWALKS SHALL HAVE CAST IRON COVERS FLUSH WITH FINISHED GRADE.
26. CONTRACTOR SHALL PROVIDE BACKWATER VALVES FOR PLUMBING FIXTURES AS REQUIRED BY THE APPLICABLE PLUMBING CODE (E.G. FLOOR ELEVATION OF FIXTURE UNIT IS BELOW THE ELEVATION OF THE MANHOLE COVER OF THE NEXT UPSTREAM MANHOLE IN THE PUBLIC SEWER). CONTRACTOR SHALL REVIEW BOTH PLUMBING AND CIVIL PLANS TO CONFIRM WHERE THESE ARE REQUIRED.

PROJECT CLOSEOUT:
1. CONTRACTOR SHALL PROVIDE THE NECESSARY ITEMS INCLUDING ANY TESTING, REPORTS, RECORD DRAWINGS, OR CERTIFICATION DOCUMENTS REQUIRED BY THE GOVERNING JURISDICTIONS TO PROPERLY CLOSEOUT THE PROJECT BEFORE IT CAN BE DEEMED COMPLETE.

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2340 GARDEN ROAD, SUITE 100
MONTEREY, CALIFORNIA 93940
PHONE: 831.649.4642
FAX: 831.649.3530
WWW.WRDARCH.COM

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LICENSED PROFESSIONAL ENGINEER
ANTONIO GERARDO VILLALOBOS
C 96924
CIVIL
STATE OF CALIFORNIA

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SHEET NAME:

CIVIL ENGINEERING
GENERAL NOTES

SHEET NO.:

C0.01

FILE NAME:

LEGEND

- PROPERTY LINE
- CENTER LINE
- EASEMENT LINE
- APPROXIMATE CIVIL LIMIT OF WORK LINE
- 100 — EXISTING GROUND CONTOUR
- —X—X—X—X—X— TEMPORARY CHAIN LINK FENCE
- LINEAR SEDIMENT CONTROL MEASURES PER CASQA BMP DETAILS SE-5, SE-6, SE-8, SE-9, SE-12, SE-13, OR SE-14, AS APPLICABLE
- PROPOSED SURFACE FLOW DIRECTION
- STORM DRAIN INLET PROTECTION PER CASQA BMP DETAIL SE-10
- STABILIZED CONSTRUCTION ENTRANCE/EXIT WITH TIRE WASH RACK PER CASQA BMP DETAIL TC-1 AND TC-3
- DELIVERY, STORAGE, WASTE MANAGEMENT, CLEANING, FUELING AND MAINTENANCE AREA PER CASQA BMP DETAILS NS-8, NS-9, NS-10 AND WM-1 THROUGH WM-10. CONTRACTOR TO RESIZE AND RELOCATE AS NECESSARY WITH QSP APPROVAL.

GENERAL NOTE

PROJECT LAND DISTURBANCE: 25,386 SF

EROSION CONTROL NOTES

1. CONTRACTOR SHALL REFER TO THE PROJECT GENERAL NOTES SHEET FOR ADDITIONAL NOTES APPLYING TO THE EROSION CONTROL WORK.
2. ALL REFERENCES TO CASQA BMPS ON THIS PLAN REFER TO BEST MANAGEMENT PRACTICES AS OUTLINED IN THE CALIFORNIA STORMWATER QUALITY ASSOCIATION (CASQA) BMP HANDBOOK, LATEST EDITION.
3. ADDITIONAL BMP MEASURES BEYOND WHAT ARE SHOWN ON THIS PLAN MAY APPLY DURING THE CONSTRUCTION OF THE PROJECT INCLUDING BUT NOT LIMITED TO:
   - EC-1, SCHEDULING
   - EC-2, PRESERVATION OF EXISTING VEGETATION
   - EC-3, HYDRAULIC MULCH
   - EC-7, GEOTEXTILES AND MATS
   - WE-1, WIND EROSION CONTROL
   - NS-1, WATER CONSERVATION PRACTICES
   - NS-3, PAVING AND GRINDING OPERATIONS
   - NS-6, ILLICIT CONNECTION/DISCHARGE
   - NS-7, POTABLE WATER/IRRIGATION
   - NS-12, CONCRETE CURING
   - NS-13, CONCRETE FINISHING
   - SE-7, STREET SWEEPING AND VACUUMING
4. ALL BMPS ON THIS PLAN ARE SHOWN SCHEMATICALLY. FINAL LOCATIONS SHALL BE DETERMINED IN THE FIELD BY THE CONTRACTOR AS CONDITIONS DICTATE.
5. INLET PROTECTION SHALL BE INSTALLED AT ALL INLETS THAT MAY BE SUSCEPTIBLE TO CONSTRUCTION INFLUENCE.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTING, RELOCATING, AND MAINTAINING ALL BMPS AND MEASURES AS STATED ON THIS SITE MAP IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR AFTER FINAL STABILIZATION OF THE SITE.

MAINTENANCE NOTES

THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTING, RELOCATING, AND MAINTAINING ALL BMPS AND MEASURES AS STATED ON THIS SITE MAP IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR AFTER FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION MEASURES CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENT OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED AND REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.
2. CONSTRUCTION ENTRANCES/EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF SEDIMENT OUTSIDE OF THE CONSTRUCTION AREA. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE ENTRANCES/EXITS AS CONDITIONS DEMAND.
3. TEMPORARY PARKING AND STORAGE AREAS SHALL BE KEPT IN GOOD CONDITIONS (SUITABLE FOR SUCH USES). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AND STORAGE AREAS AS CONDITIONS DEMAND.

CONTRACTOR SHALL MAINTAIN A TEMPORARY CHAIN LINK FENCE WITH GREEN SCREEN AT PROJECT LIMITS DURING ALL CONSTRUCTION & MOBILIZATION ACTIVITIES.

CONTRACTOR SHALL BE RESPONSIBLE FOR TRAFFIC CONTROL AND PEDESTRIAN CONTROL AT PROJECT LIMITS AND WHILE PERFORMING WORK IN THE PUBLIC RIGHT-OF-WAY.

CONTRACTOR TO USE BEST MANAGEMENT PRACTICES TO ENSURE COMPLIANCE WITH NPDES AND WATER MANAGEMENT DISTRICT REGULATIONS FOR STORMWATER DISCHARGE FROM ALL CONSTRUCTION ACTIVITIES AND DEWATERING OPERATIONS.

EROSION CONTROL NOTES

1. SE-10, STORM DRAIN INLET PROTECTION. SEE DETAIL 1 AND 3 ON SHEET C0.11.
2. STABILIZED CONSTRUCTION ENTRANCE/EXIT. SEE DETAIL 5 AND PER ON SHEET C0.11.
3. TC-5, FIBER ROLL. SEE DETAIL 2 ON SHEET C0.11.
4. SE-7, STREET SWEEPING AND VACUUMING.
5. TC-3, ENTRANCE/OUTLET TIRE WASH, SEE DETAIL 4 AND PER ON SHEET C0.11.

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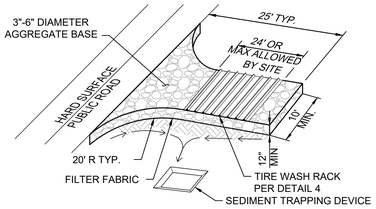
SHEET NAME:
EROSION CONTROL PLAN

SHEET NO.:
C0.10

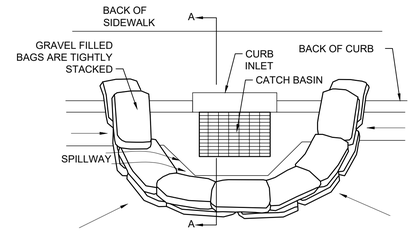
FILE NAME:



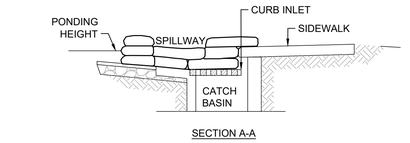
NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

STABILIZED CONSTRUCTION ENTRANCE 05
N.T.S.



PLAN VIEW

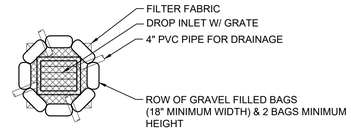


SECTION A-A

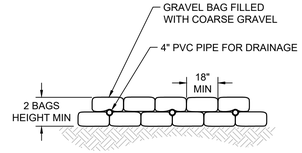
NOTES:

1. PLACE CURB TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREET SEGMENTS, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
2. SANDBAGS, OF EITHER BURLAP OR WOVEN GEOTEXTILE FABRIC, ARE FILLED WITH GRAVEL, LAYERED AND PACKED TIGHTLY.
3. LEAVE ONE SANDBAG GAP IN THE TOP ROW TO PROVIDE A SPILLWAY FOR OVERFLOW.
4. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

CURB INLET SEDIMENT BARRIER 03
N.T.S.



PLAN

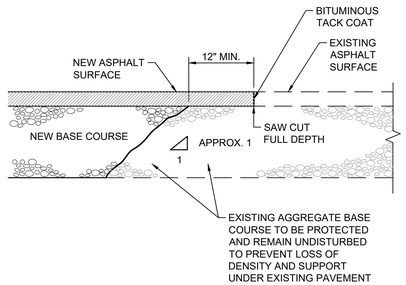


SECTION

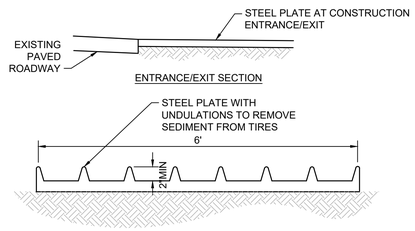
NOTES:

1. GRAVEL BAG MATERIAL: POLYPROPYLENE, POLYETHYLENE OR POLYMIDE WOVEN FABRIC, MINIMUM UNIT WEIGHT 4 OUNCES PER SQUARE YARD, MULLEN BURST STRENGTH EXCEEDING 300 PSI AND ULTRAVIOLET STABILITY EXCEEDING 70%
2. GRAVEL BAG SHALL BE FILLED WITH 3/4" ROCK OR 1/4" PEA GRAVEL.
3. PLACE SEVERAL LAYERS OF SAND BAGS (12" MINIMUM HIGH) OVERLAPPING THE BAGS AND PACKING THEM TIGHTLY TOGETHER.
4. LEAVE GAP OF ONE BAG ON THE TOP ROW TO SERVE AS A SPILLWAY.
5. PLACE WIRE MESH OVER AND 1' (MINIMUM) BEYOND THE INLET STRUCTURE.
6. PLACE FILTER FABRIC OVER WIRE MESH. FILTER FABRIC SHALL BE MANUFACTURED FROM UV RESISTANT POLYPROPYLENE, NYLON, POLYESTER, OR ETHYLENE FABRIC WITH AN EQUIVALENT OPENING SIZE NOT GREATER THAN 20 SIEVE AND WITH A MINIMUM FLOW RATE OF 40 GALLONS/MINUTE/SQ. FT.
7. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT.

DROP INLET SEDIMENT BARRIER 01
N.T.S.



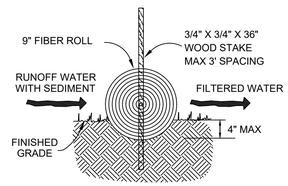
SAWCUT PAVING 06
N.T.S.



ENTRANCE/EXIT SECTION

STEEL PLATE DETAIL

TIRE WASH RACK 04
N.T.S.



NOTES:

1. PREPARE SLOPE BEFORE THE FIBER ROLL PROCEDURE IS STARTED.
2. FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3" TO 4" DEEP, OR AS SHOWN ON PLANS.
3. USE A STRAIGHT BAR TO DRIVE HOLES THROUGH THE FIBER ROLL AND INTO THE SOIL FOR WOODEN STAKES.
4. DRIVE THE STAKE THROUGH THE PREPARED HOLE INTO THE SOIL. LEAVE ONLY ONE OR TWO INCHES OF STAKE EXPOSED ABOVE FIBER ROLL.
5. INSTALL STAKES THREE FEET ON CENTER THROUGH THE LENGTH OF THE FIBER ROLL.
6. ADJACENT FIBER ROLLS SHALL TIGHTLY ABUT AND OVERLAP A MINIMUM OF 3 FEET.
7. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND FIBER ROLL.

STAKED FIBER ROLL 02
N.T.S.

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WALD RUHNKE & DOST
ARCHITECTS LLP
2340 GARDEN ROAD, SUITE 100
MONTEREY, CALIFORNIA 93940
PHONE: 831.649.4642
FAX: 831.649.3530
WWW.WRDARCH.COM

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C 96924
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STATE OF CALIFORNIA

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PLOT DATE: 11.20.2025
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SET ISSUED:
PERMIT SUB.:6/27/2025
BACKCHECK #1: 1 1/21/2025

SHEET NAME:
EROSION CONTROL DETAILS

SHEET NO.:
C0.11

FILE NAME:

Monterey County Building Services
Approved
NucklesE on Mar 16, 2026

LEGEND

- PROPERTY LINE
- CENTER LINE
- EASEMENT LINE
- PAVEMENT SAWCUT AND JOIN LINE, PER DETAIL 6, SHEET C0.11
- APPROXIMATE LIMIT OF DEMOLITION
- CLEAR AND GRUB
- REMOVE (E) AC PAVEMENT AND BASE COURSE
- REMOVE (E) PCC PAVEMENT AND BASE COURSE AT NEAREST SCORE JOINT
- DEMOLISH EXISTING TREE
- PROTECT-IN-PLACE EXISTING TREE

EXISTING UTILITY NOTE

EXISTING UTILITIES ARE SHOWN ON THESE PLANS AS THEY ARE BELIEVED TO EXIST BASED ON AVAILABLE RECORDS BY OTHERS. THE OWNER AND ENGINEER DO NOT ACCEPT RESPONSIBILITY FOR THEIR ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE, LOCATION, DEPTH, AND DIMENSION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UNDERGROUND SERVICE ALERT, POTHOLING, AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATIONS OF UTILITIES AT ALL PROPOSED UTILITY CROSSINGS, AREAS OF EXCAVATION, AND WHERE CONSTRUCTION MAY BE AFFECTED BY THE LOCATION OR DEPTH OF THE UTILITY. DISCREPANCIES OR POTENTIAL CONFLICTS WITH PROPOSED IMPROVEMENTS MUST BE REPORTED TO AND RESOLVED BY THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

DEMOLITION NOTES

1. CONTRACTOR SHALL REFER TO THE PROJECT GENERAL NOTES FOR ADDITIONAL NOTES APPLYING TO THE DEMOLITION WORK.
2. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS WITHIN THE LIMITS OF PROPOSED IMPROVEMENTS UNLESS OTHERWISE INDICATED. THIS INCLUDES REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL. SURFACE PAVEMENT INDICATED TO BE REMOVED MAY OVERLAY OTHER HIDDEN STRUCTURES, SUCH AS BASE COURSES, ADDITIONAL LAYERS OF PAVEMENT, FOUNDATIONS OR WALLS, THAT ARE ALSO TO BE REMOVED.
3. CONTRACTOR SHALL PROVIDE FULL DEPTH SAW CUTS AT EDGES OF EXISTING PAVEMENT AND SIDEWALK REMOVAL LOCATIONS. ALL CONCRETE PAVEMENT SHALL BE REMOVED TO THE NEAREST SCORE JOINT.
4. BELOW-GRADE AREAS AND VOIDS RESULTING FROM DEMOLITION SHALL BE FILLED COMPLETELY. USE SATISFACTORY SOIL MATERIALS CONSISTING OF STONE, GRAVEL, AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER.
5. EROSION CONTROL AND STORMWATER POLLUTION PREVENTION MEASURES SHALL BE ESTABLISHED PRIOR TO ANY WORK ON SITE INCLUDING DEMOLITION.
6. CONTRACTOR SHALL REFER TO ARBORIST REPORT AND TREE PROTECTION PLAN TO IDENTIFY ALL TREES TO BE REMOVED OR PRESERVED AND PROTECTIVE MEASURES REQUIRED FOR TREES THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITY. ALL TREES TO BE REMOVED SHALL BE CONFIRMED WITH OWNER.
7. CONTRACTOR SHALL DEMOLISH AND REMOVE ANY EXISTING UTILITIES REQUIRED TO COMPLETE THE PROPOSED WORK. EXISTING UTILITIES MAY BE ABANDONED IN PLACE IF ABANDONMENT DOES NOT RESULT IN ANY CONFLICT WITH THE PROPOSED WORK AND IS APPROVED BY THE OWNER. EXISTING UTILITIES TO BE ABANDONED SHALL BE CUT AND SEALED.

DEMOLITION KEYNOTES

1. DEMOLISH AND REMOVE EXISTING TREE.
2. EXISTING AT&T PULL BOX TO BE RELOCATED.

PROTECTION KEYNOTES

1. EXISTING ELECTRICAL UTILITY TO BE PROTECTED IN PLACE.
2. EXISTING TREE TO BE PROTECTED IN PLACE.
3. EXISTING DRY UTILITIES TO BE PROTECTED IN PLACE.
4. EXISTING FENCE TO BE PROTECTED IN PLACE.
5. EXISTING COMM UTILITY TO BE PROTECTED IN PLACE.

GRAPHIC SCALE IN FEET
0 5 10 20

NORTH

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WR&D
WALD RUHNKE & DOST ARCHITECTS LLP
2340 GARDEN ROAD, SUITE 100
MONTEREY, CALIFORNIA 93940
PHONE: 831.649.4642
FAX: 831.649.3530
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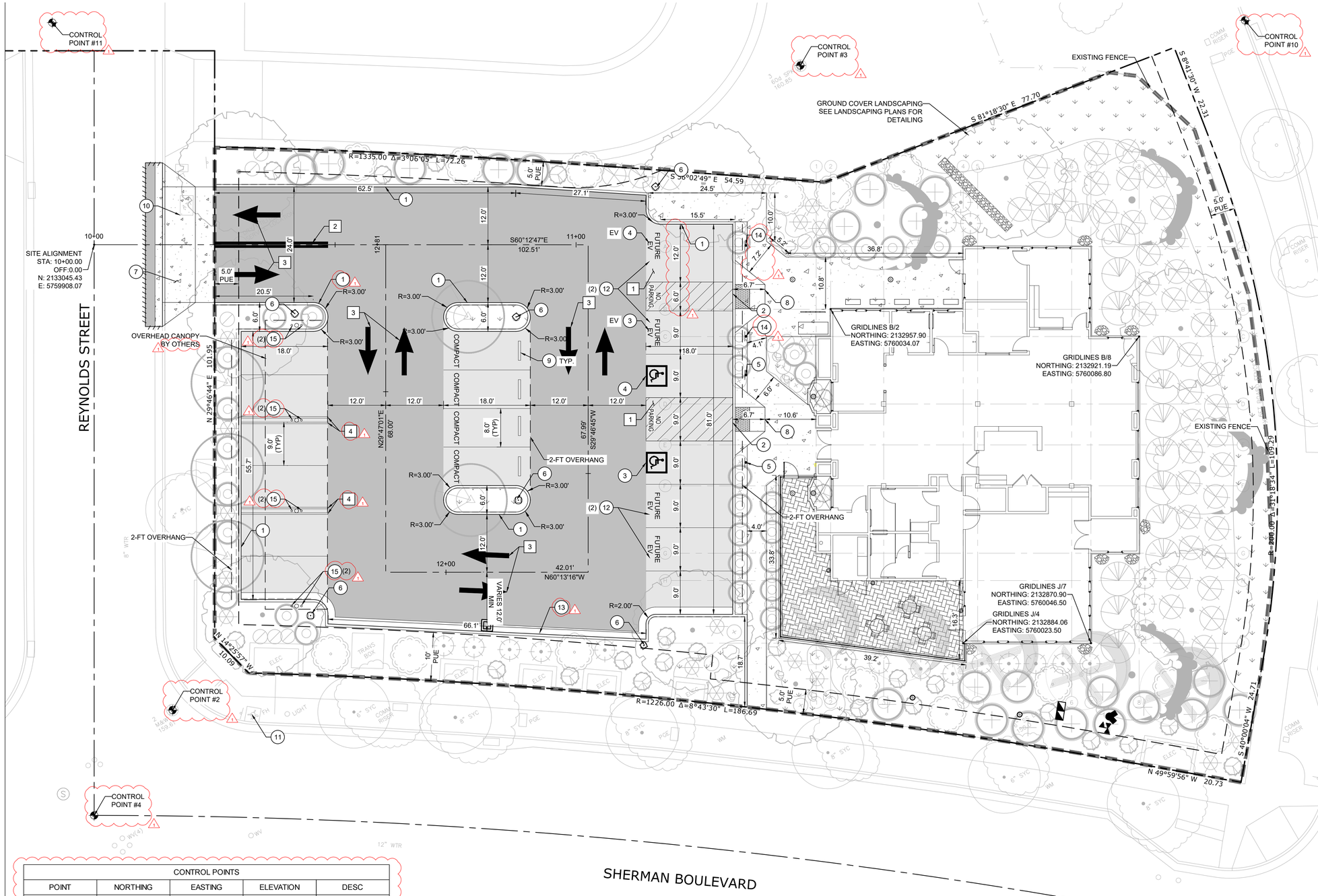
SHEET NAME:	EXISTING CONDITIONS AND DEMOLITION PLANS
SHEET NO.:	C1.00
FILE NAME:	



CONTROL POINTS				
POINT	NORTHING	EASTING	ELEVATION	DESC
2	2132953.467	5759874.196	159.61	M&W CSM OPUS
3	2133004.948	5760053.721	160.85	60d spk
4	2132942.577	5759849.213	159.61	CL mon LS8002
6	2132787.588	5760035.269	155.29	M&W WE
7	2132788.045	5760062.856	155.24	IP 1in PP unread
8	2132904.790	5760149.974	150.77	CL Mon LS8002
9	2132934.789	5760154.890	151.01	Mag at arrow HV
10	2132967.243	5760138.476	150.51	N&T LS8002
11	2133089.760	5759923.427	163.14	60d spk HV

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LEGEND

- PROPERTY LINE
- CENTER LINE
- EASEMENT LINE
- PAVEMENT SAWCUT AND JOIN LINE, PER DETAIL 6, SHEET C0.11
- 2-FT OVERHANG
- APPROXIMATE CIVIL LIMIT OF WORK
- PEDESTRIAN CONCRETE; SEE DETAIL 6, SHEET C5.00
- ASPHALT CONCRETE (PARKING STALLS); SEE DETAIL 6, SHEET C5.00
- ASPHALT CONCRETE (DRIVE AISLES); SEE DETAIL 8, SHEET C5.00
- SEE LANDSCAPE PLANS.

NOTES

1. REFER TO ARCHITECTURAL PLANS FOR DIMENSIONS OF BUILDINGS.

CONSTRUCTION NOTES

1. INSTALL 6" VERTICAL CURB PER COUNTY OF MONTEREY DETAIL 9, SHEET C5.01.
2. INSTALL 0" FLUSH CURB PER COUNTY OF MONTEREY DETAIL 9, SHEET C5.01.
3. INSTALL ACCESSIBLE PARKING STALL PER DETAIL 5, SHEET C5.00.
4. INSTALL VAN ACCESSIBLE STALL PER DETAIL 5, SHEET C5.00.
5. INSTALL ACCESSIBLE SIGN POST PER DETAIL 2, SHEET C5.00.
6. INSTALL LIGHTING PER ELECTRICAL PLANS.
7. INSTALL DRIVEWAY PER COUNTY OF MONTEREY DETAIL 12, SHEET 5.01.
8. INSTALL CURBEND CAP WITH 6-INCH RADIUS.
9. INSTALL 3-FT WIDE LT DIKE PER COUNTY OF MONTEREY DETAIL 9, SHEET C5.01.
10. ADJUST EXISTING VAULT TO GRADE. REPLACE EXISTING LID WITH TRAFFIC RATED LID.
11. EXISTING FIRE HYDRANT.
12. INSTALL (FUTURE) EV PARKING.
13. INSTALL TYPE A CURB AND GUTTER PER COUNTY OF MONTEREY DETAIL 9, SHEET C5.01.
14. INSTALL EV PARKING SIGNAGE PER DETAIL 18, SHEET C5.01. SIGN POST PER DETAIL 2, SHEET C5.00.
15. PROPOSED BOLLARD. REFER TO ARCHITECTURAL PLANS.

STRIPING NOTES

1. INSTALL 12" WHITE STRIPES @ 45°, 36" O.C.
2. INSTALL 6" TWO-WAY YELLOW RETROREFLECTIVE STRIPING PER CALTRANS STANDARD PLAN A20A, DETAIL 21.
3. INSTALL PAVEMENT MARKINGS PER CALTRANS STANDARD PLAN DETAIL A24A.
4. INSTALL 6" WHITE STRIPES.

PARKING SUMMARY

TOTAL SITE	17
STANDARD:	7
COMPACT:	4
ACCESSIBLE:	2
FUTURE EV:	4

60
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2340 GARDEN ROAD, SUITE 100
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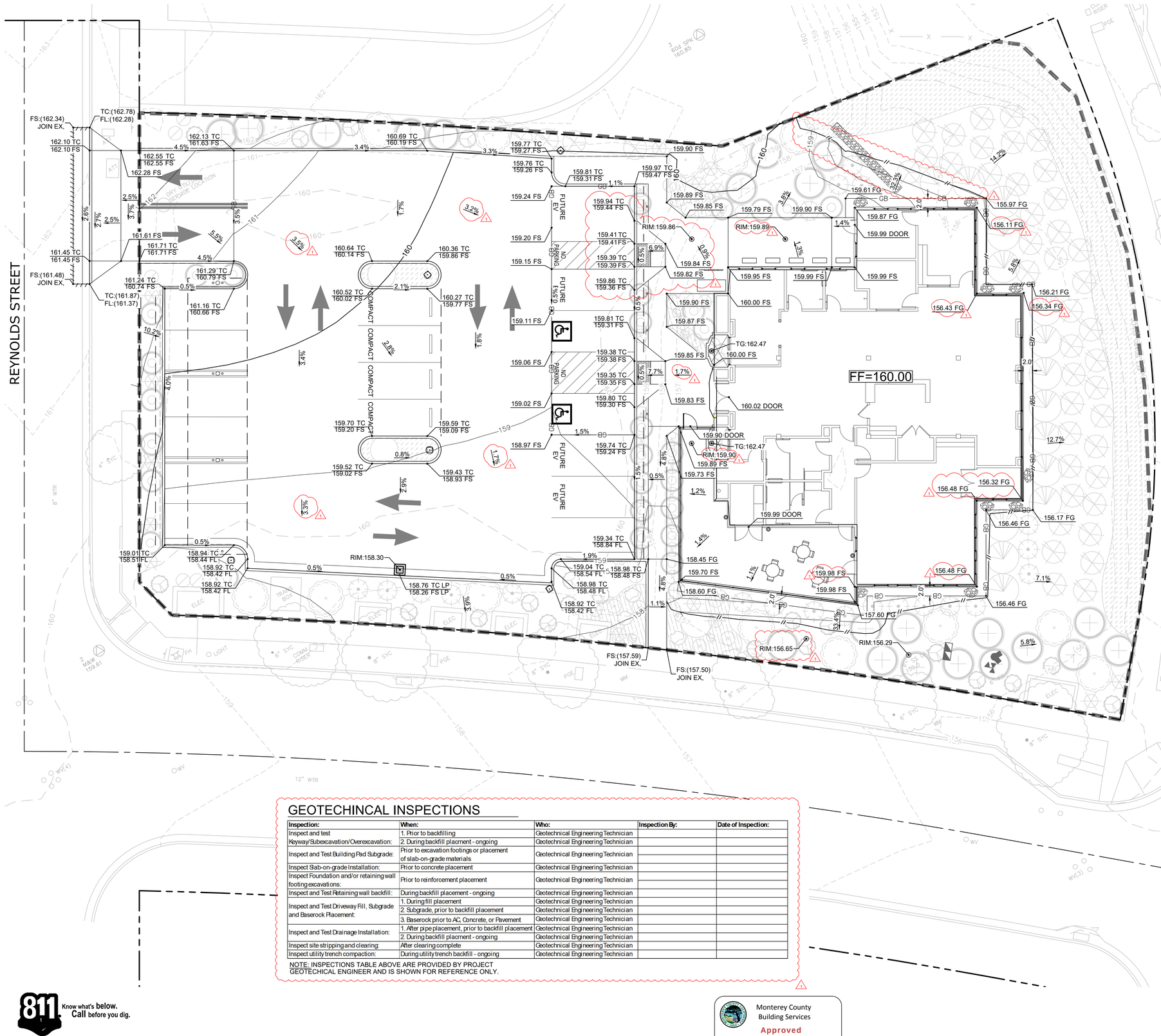
SHEET NAME:
HORIZONTAL CONTROL AND PAVING PLAN

SHEET NO.: C2.00

FILE NAME:

NORTH

GRAPHIC SCALE IN FEET
0 5 10 20



LEGEND

- PROPERTY LINE
- CENTER LINE
- EASEMENT LINE
- APPROXIMATE CIVIL LIMIT OF WORK LINE
- PROPOSED BUILDING WALL AND OVERHANG
- PAVEMENT SAWCUT AND JOIN LINE
- 100 EXISTING GROUND CONTOUR
- 100 PROPOSED GROUND CONTOUR
- R PROPOSED RIDGE LINE
- GB PROPOSED GRADE BREAK LINE
- PROPOSED DAYLIGHT LINE
- FS:(100.00) EXISTING SPOT ELEVATION
- FS:100.00 PROPOSED SPOT ELEVATION
- (1.0%) EXISTING GROUND SLOPE
- 1.0% PROPOSED GROUND SLOPE
- STORM DRAIN INLET, CLEANOUT
- SANITARY SEWER AREA DRAIN, CLEANOUT

GRADING NOTES

1. CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
2. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE OR FINISHED SURFACE OF PAVEMENT UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR TO COORDINATE WITH EXCAVATION, LANDSCAPE, AND PAVING SUBCONTRACTORS REGARDING TOPSOIL THICKNESS FOR LANDSCAPE AREAS AND PAVEMENT SECTION THICKNESS FOR PAVED AREAS TO ENSURE ADEQUATE CUT TO ESTABLISH SUBGRADE ELEVATIONS.
3. MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5.0% AND CROSS SLOPE SHALL NOT EXCEED 2.0% AT ALL ACCESSIBLE ROUTES. MAXIMUM SLOPE AT ACCESSIBLE PARKING SPACES, LOADING ZONES, AND LANDINGS SHALL NOT EXCEED 2.0% IN ANY DIRECTION.
4. MATCH EXISTING ELEVATIONS AT PROPERTY LIMITS.
5. CURB HEIGHTS ARE 6" UNLESS OTHERWISE NOTED. TOP OF CURB SHALL MATCH EXISTING CURB HEIGHT AT JOIN LOCATIONS AND TRANSITION OVER TWO FEET OF CURB RUN.

ESTIMATED EARTHWORK

CUT:	451 CY
FILL:	944 CY
NET:	493 CY (FILL)

NOTE: THE EARTHWORK QUANTITIES ABOVE ARE FOR PERMIT PURPOSES ONLY. THE CONTRACTOR IS NOT AUTHORIZED TO USE THE ESTIMATES HEREIN FOR BIDDING AND CONSTRUCTION PURPOSES WITHOUT THE EXPLICIT WRITTEN PERMISSION OF THE ENGINEER OF RECORD. NO REPRESENTATIONS OF SUCH QUANTITIES OR A BALANCED SITE CONDITION ARE MADE BY THE ENGINEER OF RECORD.

UNLESS EXPLICITLY STATED OTHERWISE HEREIN, THE ABOVE QUANTITIES ARE APPROXIMATE. IN PLACE VOLUMES CALCULATED FROM THE EXISTING GROUND TO THE PROPOSED FINISHED GRADE. EXISTING GROUND IS DEFINED BY THE CONTOURS AND SPOT GRADES ON THE BASE SURVEY. PROPOSED FINISHED GRADE IS DEFINED AS THE FINAL GRADE AS INDICATED ON THE GRADING PLAN(S) AS FINISHED GROUND, FINISHED SURFACE, AND FINISHED FLOOR ELEVATIONS.

UNLESS EXPLICITLY STATED OTHERWISE HEREIN, THE ABOVE GRADING QUANTITIES HAVE NOT BEEN FACTORED TO ACCOUNT FOR CHANGES IN VOLUME DUE TO BULKING, CLEARING AND GRUBBING, SHRINKAGE, SUBSIDENCE, OVER-EXCAVATION AND RE-COMPACTION, AND CONSTRUCTION METHODS. NOR DO THEY ACCOUNT FOR THE THICKNESS OF PAVEMENT SECTIONS, STORMWATER QUALITY MEDIA SECTIONS, UTILITY PIPES, TRENCHING AND BEDDING MATERIALS, BUILDING OR WALL FOOTINGS, BUILDING SLAB THICKNESSES AND UNDERLYING BASE OR SAND LAYERS, REUSE OF PULVERIZED MATERIALS THAT WILL UNDERLIE NEW PAVEMENTS, ETC.

ANY OVEREXCAVATION AND RECOMPACTION DEPTHS AND VOLUMES, SHRINKAGE FACTORS, PAVEMENT SECTIONS, BUILDING PAD SECTIONS, AND BULKING FACTORS ARE BASED ON A SEPARATE GEOTECHNICAL REPORT. ANY BUILDING SLAB THICKNESSES ARE BASED ON THE SEPARATE BUILDING STRUCTURAL ENGINEERING PLANS. ANY UTILITY, STORMWATER MITIGATION, AND FOOTING SPOILS ARE BASED ON ESTIMATES PROVIDED BY THE OWNER OR CONTRACTOR.

GEOTECHINCAL INSPECTIONS

Inspection:	When:	Who:	Inspection By:	Date of Inspection:
Inspect and test Keyway/Subexcavation/Overexcavation:	1. Prior to backfilling	Geotechnical Engineering Technician		
	2. During backfill placment - ongoing	Geotechnical Engineering Technician		
Inspect and Test Building Pad Subgrade:	Prior to excavation footings or placement of slab-on-grade materials	Geotechnical Engineering Technician		
Inspect Slab-on-grade Installation:	Prior to concrete placement	Geotechnical Engineering Technician		
Inspect Foundation and/or retaining wall footing excavations:	Prior to reinforcement placement	Geotechnical Engineering Technician		
Inspect and Test Retaining wall backfill:	During backfill placement - ongoing	Geotechnical Engineering Technician		
Inspect and Test Driveway Fill, Subgrade and Baserock Placement:	1. During fill placement	Geotechnical Engineering Technician		
	2. Subgrade, prior to backfill placement	Geotechnical Engineering Technician		
	3. Baserock prior to AC, Concrete, or Pavement	Geotechnical Engineering Technician		
Inspect and Test Drainage Installation:	1. After pipe placement, prior to backfill placement	Geotechnical Engineering Technician		
	2. During backfill placment - ongoing	Geotechnical Engineering Technician		
Inspect site stripping and clearing:	After clearing complete	Geotechnical Engineering Technician		
Inspect utility trench compaction:	During utility trench backfill - ongoing	Geotechnical Engineering Technician		

NOTE: INSPECTIONS TABLE ABOVE ARE PROVIDED BY PROJECT GEOTECHICAL ENGINEER AND IS SHOWN FOR REFERENCE ONLY.

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WR&D
WALD RUHNKE & DOST ARCHITECTS LLP
2340 GARDEN ROAD, SUITE 100
MONTEREY, CALIFORNIA 93940
PHONE: 831.649.4642
FAX: 831.649.3530
WWW.WRDARCH.COM

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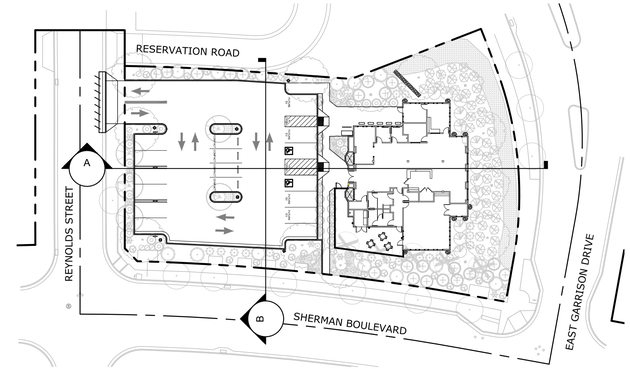
SHEET NAME: GRADING AND DRAINAGE PLAN

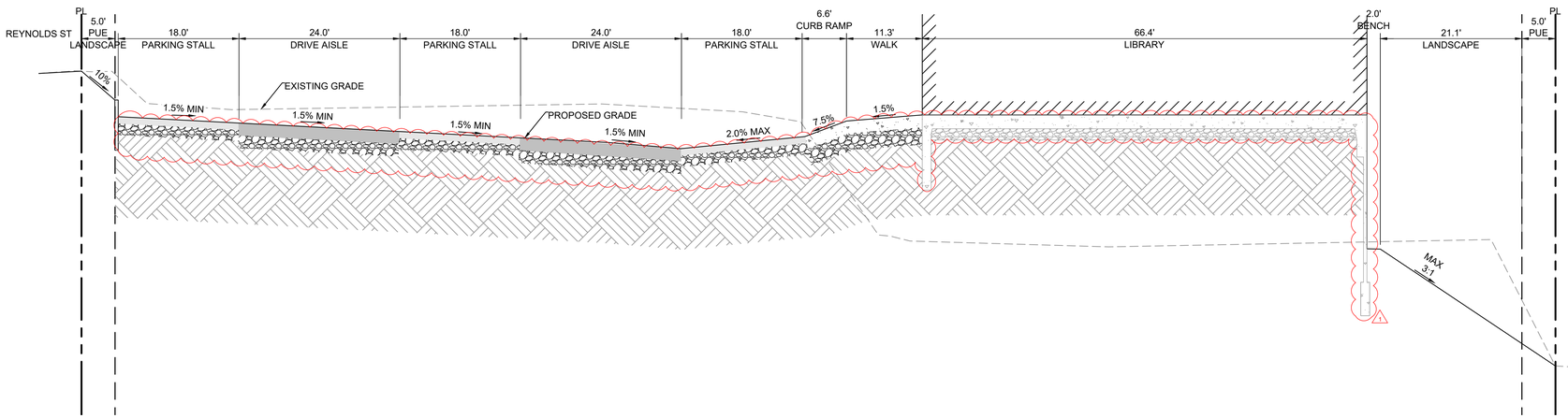
SHEET NO.: C3.00

FILE NAME:



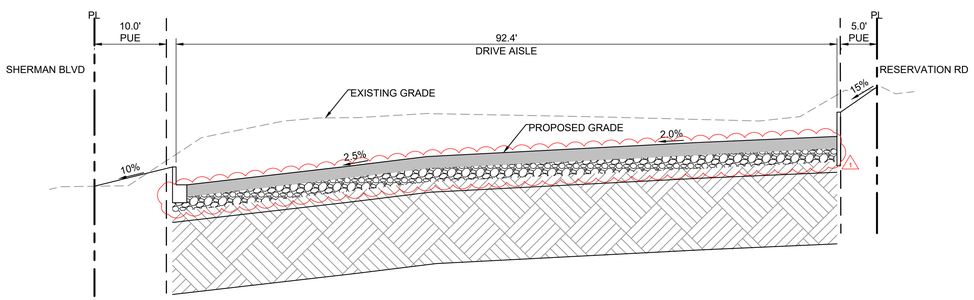
KEY MAP
SCALE: NTS

NORTH



SITE SECTION WEST-EAST
HORIZ SCALE: 1"=10' VERT SCALE: 1"=2'

A



SITE SECTION NORTH-SOUTH
HORIZ SCALE: 1"=10' VERT SCALE: 1"=2'

B

LEGEND

- PEDESTRIAN CONCRETE; SEE DETAIL 6, SHEET C5.00
- ASPHALT CONCRETE (PARKING STALLS); SEE DETAIL 6, SHEET C5.00
- ASPHALT CONCRETE (DRIVE AISLES); SEE DETAIL 6, SHEET C5.00
- CLASS II AGGREGATE BASE; SEE DETAIL 6, SHEET C5.00 1
- COMPACTED SOIL

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WALD RUHNKE & DOST ARCHITECTS LLP
2340 GARDEN ROAD, SUITE 100
MONTEREY, CALIFORNIA 93940
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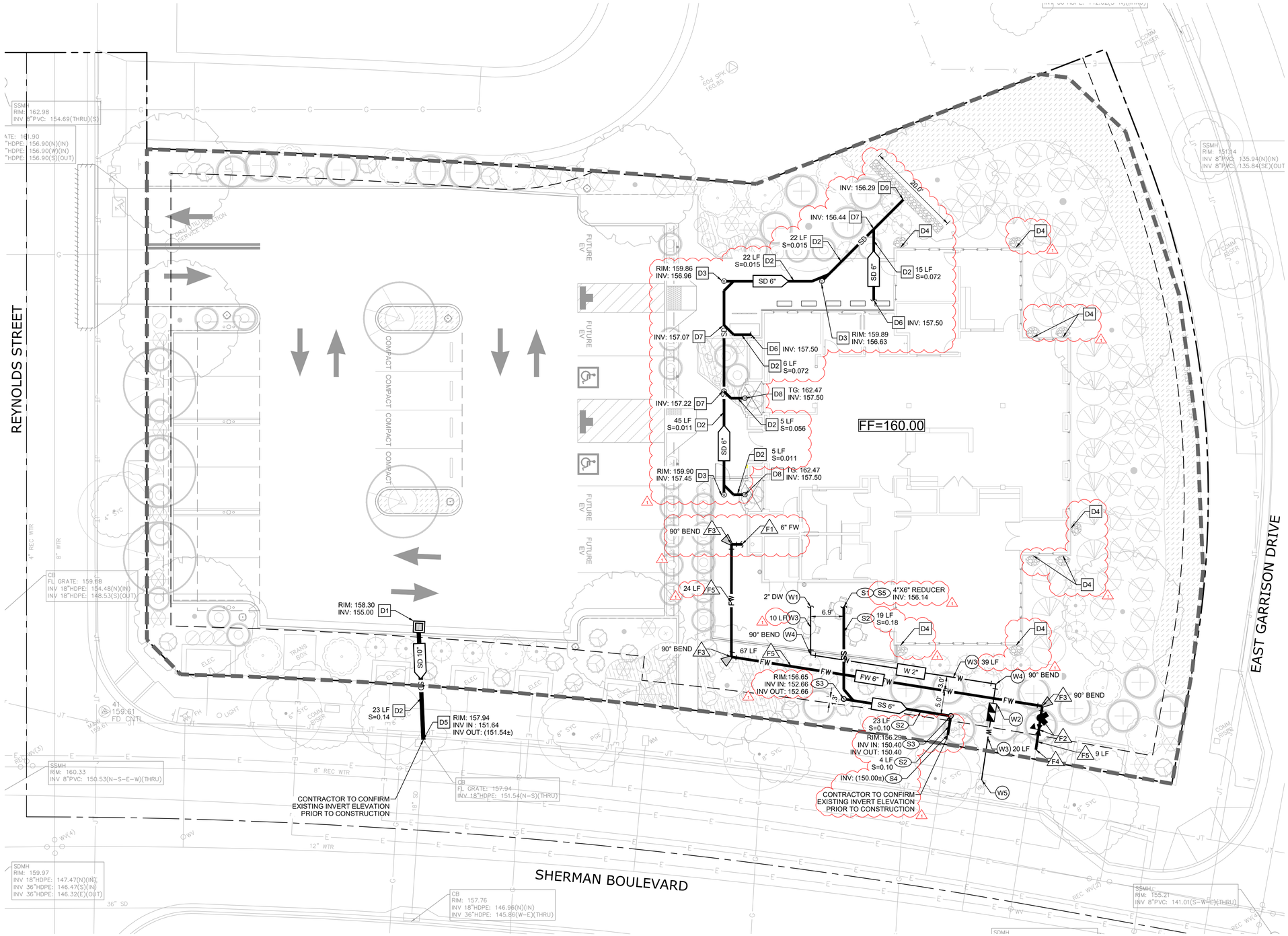
SHEET NO.: C3.01

FILE NAME:



LEGEND

- PROPERTY LINE
- CENTER LINE
- EASEMENT LINE
- APPROXIMATE CIVIL LIMIT OF WORK
- SD — PROPOSED STORM DRAIN PIPE
- STORM DRAIN INLET, CLEAN OUT
- SD — PROPOSED SANITARY SEWER PIPE
- CLEAN OUT
- W — PROPOSED WATER PIPE
- BEND, TEE
- BACKFLOW PREVENTER
- POST INDICATOR VALVE, FDC

EXISTING UTILITY NOTE

EXISTING UTILITIES ARE SHOWN ON THESE PLANS AS THEY ARE BELIEVED TO EXIST BASED ON AVAILABLE RECORDS BY OTHERS. THE OWNER AND ENGINEER DO NOT ACCEPT RESPONSIBILITY FOR THEIR ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE, LOCATION, DEPTH, AND DIMENSION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UNDERGROUND SERVICE ALERT, POTHOLING, AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATIONS OF UTILITIES AT ALL PROPOSED UTILITY CROSSINGS, AREAS OF EXCAVATION, AND WHERE CONSTRUCTION MAY BE AFFECTED BY THE LOCATION OR DEPTH OF THE UTILITY. DISCREPANCIES OR POTENTIAL CONFLICTS WITH PROPOSED IMPROVEMENTS MUST BE REPORTED TO AND RESOLVED BY THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

UTILITY NOTES

1. ALL DIMENSIONS ARE FROM CENTER OF PIPE TO CENTER OF PIPE UNLESS OTHERWISE NOTED.
2. ALL WATER AND SANITARY SEWER CONSTRUCTION IN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE AUTHORITY HAVING JURISDICTION.

STORM NOTES

- D1 INSTALL 24"x24" CATCH BASIN PER COUNTY DETAIL 15,SHEET C5.01.
- D2 INSTALL PVC SDR 35 STORM DRAIN PIPE. SIZE AND SLOPE PER PLAN. TRENCH PER DETAIL 13, SHEET 5.01.
- D3 INSTALL STORM DRAIN CLEANOUT PER DETAIL 8, SHEET C5.00.
- D4 DOWNSPOUT SPLASH PAD. SEE DETAIL 14, SHEET C5.01.
- D5 CONNECT TO EXISTING STORM DRAIN INLET.
- D6 RAINWATER LEADER PER DETAIL 16, SHEET C5.01.
- D7 WYE CONNECTION TO STORM DRAIN LINE.
- D8 INSTALL AREA DRAIN WITH ATRIUM GRATE PER DETAIL 10, SHEET C5.00.
- D9 INSTALL ROCK TRENCH DISSIPATOR PER DETAIL 17, SHEET C5.01.

SEWER NOTES

- S1 SANITARY SEWER POINT OF CONNECTION. REFER TO PLUMBING PLANS FOR CONTINUATION.
- S2 INSTALL SANITARY SEWER CLEANOUT PER DETAIL 8, SHEET C5.00.
- S3 INSTALL PVC SDR35 SANITARY SEWER PIPE. SIZE, LENGTH AND SLOPE PER PLAN. TRENCH PER DETAIL 13, SHEET C5.01.
- S4 CONNECT TO EXISTING SEWER LINE STUB OUT.
- S5 PVC SDR35 OR COMPATIBLE REDUCER, SIZE PER PLAN.

FIRE NOTES

- F1 FIRE SPRINKLER POINT OF CONNECITON. REFER TO PLUMBING PLANS FOR CONTINUATION.
- F2 INSTALL POST INDICATOR VALVE AND FIRE DEPARTMENT CONNECTION PER DETAIL 7 SHEET C5.00.
- F3 INSTALL THRUST BLOCKS. ANGLE PER PLAN. SEE DETAIL 9, SHEET C5.00.
- F4 CONNECT TO EXISTING FIRE LINE STUB OUT.
- F5 INSTALL PVC C900 FIRE WATER PIPE. SIZE AND LENGTH PER PLAN. TRENCH PER DETAIL 13, SHEET C5.01.

WATER NOTES

- W1 DOMESTIC WATER POINT OF CONNECTION. REFER TO PLUMBING PLANS FOR CONTINUATION.
- W2 INSTALL 2" BACKFLOW PREVENTER. SEE MARINA COAST WAETR DISTRICT DETAIL L-3, SHEET C5.01.
- W3 INSTALL 2" DOMESTIC WATER PIPE. SIZE AND LENGTH PER PLAN. TRENCH PER DETAIL 13, SHEET C5.01.
- W4 FITTING AS NOTED. DIAMETER TO MATCH LINE SIZE.
- W5 CONNECT TO EXISTING WATER METER.

GRAPHIC SCALE IN FEET
0 5 10 20

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NucklesE on Mar 16, 2026

WR&D
WALD RUHNKE & DOST ARCHITECTS LLP
2340 GARDEN ROAD, SUITE 100
MONTEREY, CALIFORNIA 93940
PHONE: 831.649.4642
FAX: 831.649.3530
WWW.WRDARCH.COM

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LICENSED PROFESSIONAL ENGINEER — ANTONIO GERARDO VILLALOBOS — C 96924 — CIVIL — STATE OF CALIFORNIA

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PLOT DATE: 12.3.2025
DRAWN BY:
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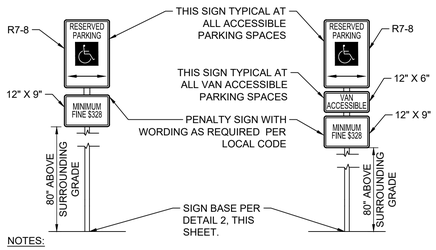
SET ISSUED:
PERMIT SUB.:6/27/2025
BACKCHECK #1: 1 11/21/2025

SHEET NAME: UTILITY PLAN

SHEET NO.: C4.00

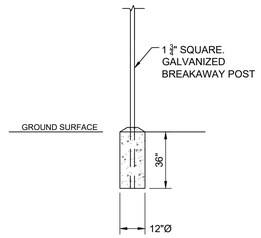
FILE NAME:



NOTES:

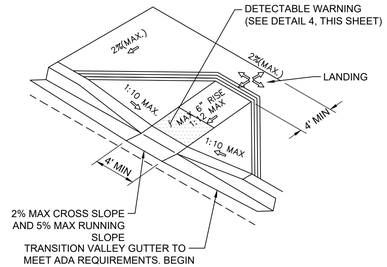
1. SIGNS SHALL CONFORM WITH THE MOST CURRENT CALIFORNIA MUTCD STANDARDS.
2. SIGNS SHALL BE MOUNTED ON A POST PER DETAIL 5 HEREON.

ACCESSIBLE PARKING SIGN DETAIL 1
N.T.S.

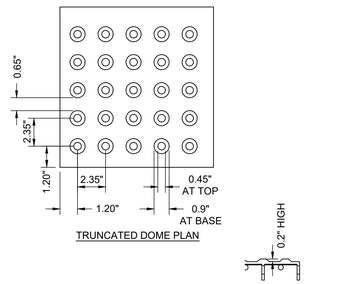


SINGLE POST

SIGN BASE DETAIL 2
N.T.S.



ACCESIBLE RAMP DETAIL 3
N.T.S.



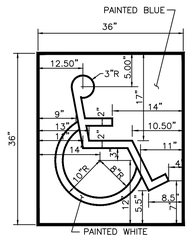
TRUNCATED DOME PLAN

TRUNCATED DOME SECTION

NOTES:

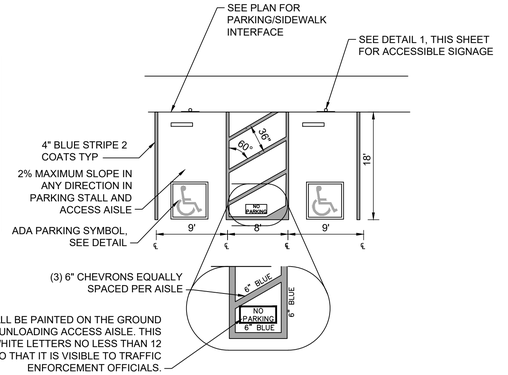
1. CONTRACTOR TO REFERENCE MANUFACTURERS GUIDELINES FOR INSTALLATION OF TRUNCATED DOMES.
2. COLOR TO BE YELLOW UNLESS NOTED OTHERWISE

TRUNCATED DOMES 4
N.T.S.



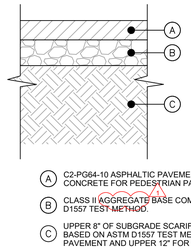
INTERNATIONAL SYMBOL OF ACCESS STRIPING DETAIL

LOCATED AT EDGE OF PARKING SPACE (PER CBC SECTION 11B-502.6.4)



THE WORDS "NO PARKING" SHALL BE PAINTED ON THE GROUND WITHIN EACH LOADING AND UNLOADING ACCESS AISLE. THIS NOTICE SHALL BE PAINTED IN WHITE LETTERS NO LESS THAN 12 INCHES HIGH AND LOCATED SO THAT IT IS VISIBLE TO TRAFFIC ENFORCEMENT OFFICIALS.

ACCESSIBLE PARKING STRIPING 5
N.T.S.



NOTES:

1. MATCH EXISTING PAVEMENT SECTION IF MORE STRINGENT THAN SECTION PER THIS DETAIL.
2. CONTRACTOR TO PROVIDE R-VALUE OF COMPACTED SUBGRADE TO ENGINEER PRIOR TO PAVEMENT OPERATIONS, IN ORDER TO MAKE ANY NECESSARY ADJUSTMENTS TO THE PAVEMENT SECTION.
3. ALL TREAD SURFACES SHALL BE SLIP-RESISTANT.

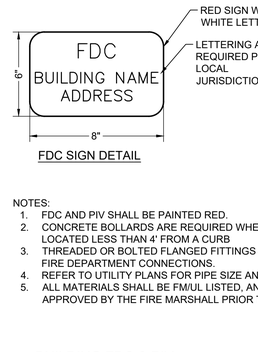
(A) C2-PG64-10 ASPHALTIC PAVEMENT, 3,000 PSI STANDARD DUTY TYPE 1 PORTLAND CEMENT CONCRETE FOR PEDESTRIAN PAVEMENT.

(B) CLASS II AGGREGATE BASE COMPACTED TO 95% MAXIMUM DRY DENSITY BASED ON ASTM D1557 TEST METHOD.

(C) UPPER 8" OF SUBGRADE SCARIFIED AND RECOMPACTED TO 95% MAXIMUM DRY DENSITY BASED ON ASTM D1557 TEST METHOD FOR AREAS TO RECEIVE ASPHALT CONCRETE PAVEMENT AND UPPER 12" FOR ALL OTHER AREAS

	PARKING AREA AC (TI=4)	HEAVY DUTY AC (TI=7)	PEDESTRIAN CONCRETE
(A)	2.5"	4"	4"
(B)	4"	4.5"	6"

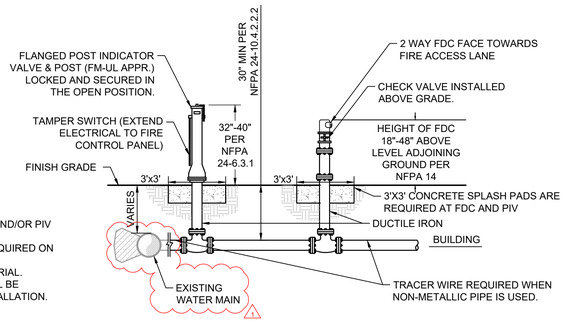
PAVEMENT SECTIONS 6
N.T.S.



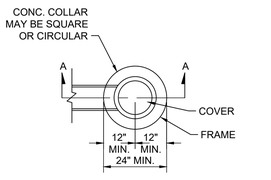
FDC SIGN DETAIL

NOTES:

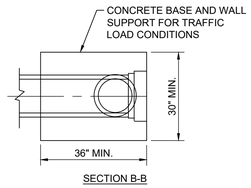
1. FDC AND PIV SHALL BE PAINTED RED.
2. CONCRETE BOLLARDS ARE REQUIRED WHEN FDC AND/OR PIV LOCATED LESS THAN 4' FROM A CURB
3. THREADED OR BOLTED FLANGED FITTINGS ARE REQUIRED ON FIRE DEPARTMENT CONNECTIONS.
4. REFER TO UTILITY PLANS FOR PIPE SIZE AND MATERIAL.
5. ALL MATERIALS SHALL BE FM/UL LISTED, AND SHALL BE APPROVED BY THE FIRE MARSHALL PRIOR TO INSTALLATION.



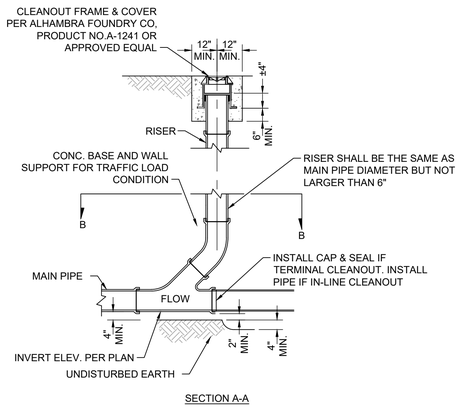
BUILDING FDC & PIV 7
N.T.S.



PLAN VIEW

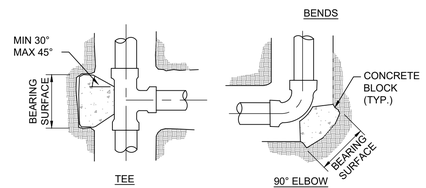


SECTION B-B



SECTION A-A

CLEANOUT DETAIL 8
N.T.S.



TEE

90° ELBOW

45° ELBOW

NOTES:

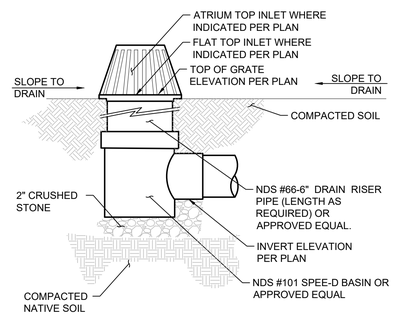
1. ALL TRUST/ANCHOR BLOCKS SHALL BEAR AGAINST UNDISTURBED SOIL.
2. CONCRETE SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 2000 PSI
3. ALL ANCHOR RODS AND ANCHOR BOLTS SHALL BE A MINIMUM ¾" DIA. & ANCHOR STRAPS SHALL BE 1/2" X 2" BAR.
4. TRUST BLOCK DESIGN IS BASED ON WATER PRESSURE OF 150 P.S.I., AND A MAXIMUM ALLOWABLE SOIL BEARING VALUE OF 2000 P.S.F. FOR MAXIMUM SOIL BEARING VALUES OF 1000 P.S.F. INCREASE BEARING VALUES BY A FACTOR OF 2.
5. THE RATIO WIDTH TO HEIGHT OF TRUST BLOCKS SHALL NOT EXCEED 1.5 TO 1.

THRUST BLOCK BEARING AREAS - S.F.

MAIN SIZE	TEE *	BEND 90°	BEND 45°	BEND 22.5°	BEND 11.25°
4"	4	4	4	3	2
6"	4	4	4	3	2
8"	5	7	4	3	2
10"	9	12	6	4	3
12"	12	16	9	6	3

*INCLUDES TEES, PLUGS, CAPS, HYDRANTS & VALVES.

THRUST BLOCK DETAIL 9
N.T.S.



AREA DRAIN: ROUND GRATE w/ NDS SPEE-D BASIN INLET & OUTLET PIPE 10
N.T.S.

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WALD RUHNKE & DOST
ARCHITECTS LLP

2340 GARDEN ROAD, SUITE 100
MONTEREY, CALIFORNIA 93940
PHONE: 831.649.4642
FAX: 831.649.3530
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SHEET NAME: CONSTRUCTION DETAILS

SHEET NO.: C5.00

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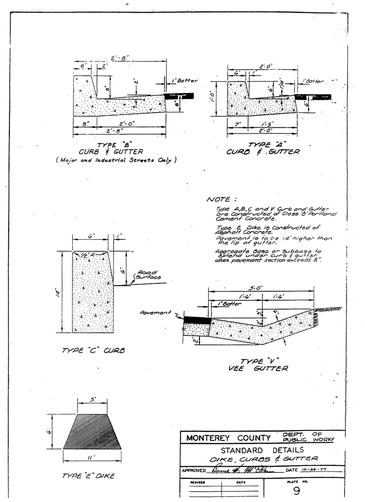

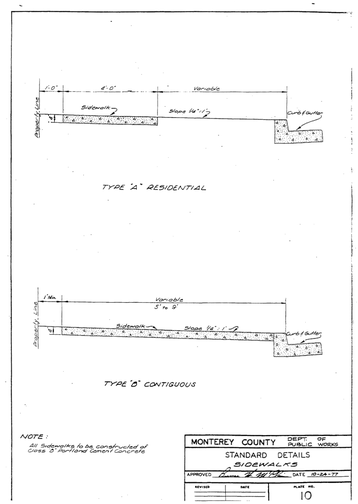

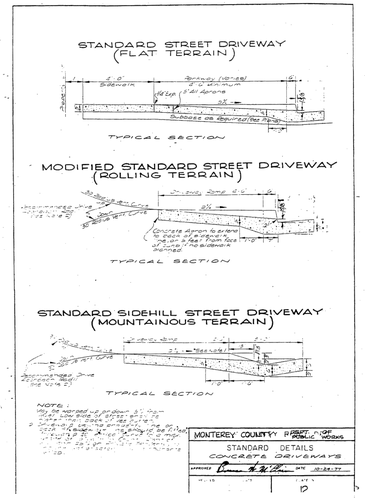

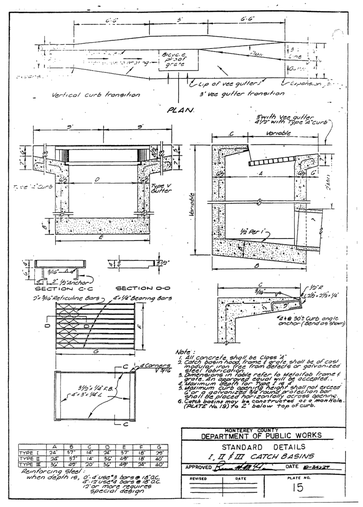

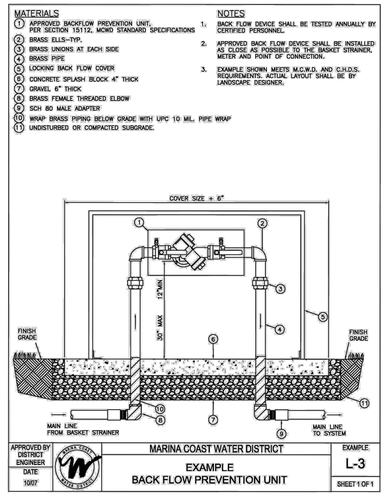

NOTES:
1. EXCAVATION, BACKFILL AND RE-PAVING OF TRENCHES SHALL CONFORM TO THE STANDARD SPECIFICATIONS UNLESS OTHERWISE INDICATED BY THE PLANS, PERMIT, SPECIAL PROVISIONS, OR THE ENGINEER.
2. UNLESS OTHERWISE INDICATED IN THE SPECIAL PROVISIONS, THE NEW PERMANENT PAVEMENT SHALL CONFORM TO THE TYPE AND THICKNESS OF THE PAVEMENT REMOVED.

PIPE BEDDING AND TRENCH DETAIL 13
N.T.S.

NOTES:
1. AFTER COBBLE IS SET, REMOVE EXCESSIVE CONCRETE IN JOINTS BETWEEN COBBLE. THERE SHALL BE NO PROTRUSIONS OF CONCRETE.
2. MATCH SLOPE AND EDGE OF CONCRETE BASE WITH ADJACENT FINISH GRADE PER CIVIL GRADING PLAN.
3. INSTALL COBBLE WITH FACE OF STONES IN CONTACT WITH EACH OTHER AND IN RANDOM PATTERN TO RE-DIRECT AND DISSIPATE STORM WATER AND TO MINIMIZE EROSION IN PLANTING AREA.
4. MOCK-UP ONE ENERGY DISSIPATER FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION OF ALL ENERGY DISSIPATERS.

PIPE OUTLET 4-6" DOWNSPOUT SPLASH PAD 14
N.T.S.

LIGHT POLE FOUNDATION 15
1/2" = 1'-0"

RAIN WATER LEADER POINT OF CONNECTION 16
N.T.S.

PIPE BEDDING AND TRENCH DETAIL 17
N.T.S.

NOTES:
1. SIGNS SHALL BE REFLECTORIZED.
2. SIGNS IDENTIFYING VAN ACCESSIBLE SPACES SHALL CONTAIN THE DESIGNATION "VAN ACCESSIBLE". SIGNS LOCATED SIGNS SHALL BE 80 INCHES MINIMUM ABOVE THE FINISHED FLOOR OR GROUND SURFACE MEASURED TO THE BOTTOM OF THE SIGN.

EV SIGNAGE 18
N.T.S.

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CONSTRUCTION DETAILS

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C5.01

FILE NAME:

GENERAL LANDSCAPE NOTES

1. THE WORK SHALL BE DONE IN ACCORDANCE WITH THE PLANS AND THE MOST CURRENT EDITION OF THE APPLICABLE CITY AND/OR REGIONAL STANDARDS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN COPIES OF THESE STANDARDS, SPECIFICATIONS AND DRAWINGS, AS WELL AS ALL OTHER STANDARDS AND SPECIFICATIONS WHICH MAY BE NECESSARY TO COMPLETE AND ACCURATELY INTERPRET THESE PLANS.
2. ALL QUANTITIES LISTED IN THE LANDSCAPE SCHEDULE ARE FOR THE CONVENIENCE OF THE CONTRACTOR. IN THE CASE OF ANY DISCREPANCIES, PLANS SHALL OVERRIDE THE LANDSCAPE AND BID SCHEDULE QUANTITIES. CONTRACTOR SHALL VERIFY QUANTITIES SHOWN ON THE PLANS AND BASE THEIR BID ACCORDINGLY.
3. RESPONSIBILITY FOR ESTABLISHING SUBGRADES IS NOT INCLUDED IN THIS WORK. INSPECT SUBGRADES PRIOR TO COMMENCING WORK TO CONFIRM SUBGRADE DEPTHS AND GRADES. ADVISE LANDSCAPE ARCHITECT OF DISCREPANCIES WITH DRAWINGS OR SPECIFICATIONS. ALL PLANTING AREAS SHALL BE LEFT FREE OF CONSTRUCTION DEBRIS AND/OR TOXIC MATERIAL AND GRADED TO A LEVEL TO PERMIT LANDSCAPE CONSTRUCTION. TRENCHES OR OTHER FILLED EXCAVATIONS SHALL BE COMPACTED PRIOR TO LANDSCAPE INSTALLATION.
4. SITE GRADING NECESSITATED BY THE WORK AS IT PROGRESSES AND NOT SPECIFICALLY CALLED OUT ON THE PLANS WILL BE CONSIDERED INCIDENTAL WORK.
5. ALL LANDSCAPE AREAS SHALL BE UNIFORMLY GRADED SO THAT FINISHED SURFACES CONFORM TO THE TYPICAL SECTIONS AND PROPOSED GRADES SHOWN. FINISHED SURFACES SHALL BE REASONABLY SMOOTH, COMPACTED, AND FREE FROM IRREGULAR SURFACE DRAINAGE. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING THE FINISH GRADE AND SHALL BEAR FINAL RESPONSIBILITY FOR PROPER SURFACE DRAINAGE OF PLANTED AREAS.
6. AFTER ROUGH GRADING HAS OCCURRED, CONTRACTOR SHALL OBTAIN AN AGRONOMIC SOILS REPORT AND SUBMIT TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO AMENDMENTS AND/OR PLANTING. CONTRACTOR SHALL APPLY RECOMMENDATIONS UNLESS OTHERWISE NOTED BY LANDSCAPE ARCHITECT.
7. BACKFILL MIX SHALL BE PLACED IN 6" LIFTS AND TAMPED INTO PLACE AROUND THE PLANT. NO TRANSPLANTING SHALL BE DONE WHEN SOIL IS EXCESSIVELY WET. DO NOT COUNTERSINK AROUND CACTI OR SUCCULENTS. PROVIDE POSITIVE DRAINAGE AWAY FROM PLANT.
8. EXCAVATE PITS, AS SHOWN ON DRAWINGS AND DETAILS. LOOSEN HARD SUBSOIL IN BOTTOM OF PIT. TEST DRAINAGE OF TREE, SHRUB AND PLANT PITS BY FILLING WITH WATER TWICE IN SUCCESSION. THE RETENTION OF WATER IN PLANTING PITS FOR MORE THAN TWENTY-FOUR (24) HOURS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. SUBMIT IN WRITING A PROPOSAL FOR THE CORRECTION TO THE OWNER'S REPRESENTATIVE FOR APPROVAL BEFORE PROCEEDING WITH WORK.
9. IF ROCK, UNDERGROUND CONSTRUCTION, ADVERSE DRAINAGE CONDITIONS, OR OTHER OBSTRUCTIONS ARE ENCOUNTERED IN EXCAVATION FOR PLANTING OF ANY PLANT MATERIAL, NOTIFY THE OWNER'S REPRESENTATIVE. NEW LOCATIONS MAY BE SELECTED BY THE OWNER'S REPRESENTATIVE, OR INSTRUCTIONS MAY BE ISSUED TO DIRECT REMOVAL OF OBSTRUCTION. PROCEED WITH WORK ONLY AFTER APPROVAL OF THE OWNER'S REPRESENTATIVE.
10. DO NOT MAKE SUBSTITUTIONS. IF SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY FROM AT LEAST FIVE SOURCES TO THE OWNER'S REPRESENTATIVE, TOGETHER WITH PROPOSAL FOR USE OF EQUIVALENT MATERIAL FOR FINAL APPROVAL.
11. ALL PLANT MATERIAL AND SPECIFICATIONS TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK STANDARDS UNLESS OTHERWISE NOTED.
12. LAY OUT INDIVIDUAL TREE AND PLANT LOCATIONS AND AREAS FOR MULTIPLE PLANTINGS, STAKE LOCATIONS AND OUTLINE AREAS AND SECURE THE OWNER'S REPRESENTATIVE'S ACCEPTANCE BEFORE START OF PLANTING WORK. MAKE MINOR ADJUSTMENTS AS DIRECTED.
13. ALL SHRUBS SHALL HAVE A FULL HEAD THAT COVERS THE CAN DIAMETER (CAN FULL) AND A MINIMUM OF THREE STEMS/BRANCHES.
14. FINISH GRADE FOR PLANTED AREAS SHALL BE 1" BELOW ALL CURBS, WALKS AND PAVING WITH SMOOTH EVEN LINES AT EDGES OF STRUCTURES.
15. FINISH LANDSCAPE GRADES SHALL SLOPE AT A 2% GRADE AWAY FROM CURBS, WALKS, AND WALLS.
16. ALL LANDSCAPE AREAS SHALL RECEIVE A 3" DEPTH OF MULCH, UNLESS OTHERWISE NOTED ON THESE PLANS. TREES TO HAVE A 6" DIAMETER RING AROUND TRUNK FREE OF MULCH. MULCH SHALL EXTEND UNDER ALL SHRUBS AND PLANTS. APPLY PRE-EMERGENT HERBICIDE PRIOR TO AND AFTER MULCH INSTALLATION.
17. PROVIDE SAMPLES OF PROPOSED MULCH SHOWING COLOR, GRADATION SIZE RANGE AND TEXTURE INCLUDING PROPOSED SOURCE. PROVIDE 1/2 CUBIC FOOT SAMPLE OF EACH.
18. ANY ROCK MULCH OR DECOMPOSED GRANITE SHALL NOT CONTAIN LUMPS OR BALLS OF CLAY, CALICHE, ORGANIC MATTER OR CALCAREOUS COATING. PROVIDE WEED BARRIER UNDER ALL DG AND/OR ROCK MULCH. THE CONTRACTOR SHALL ENSURE THAT SUFFICIENT QUANTITY IS AVAILABLE FROM A SINGLE SOURCE TO COMPLETE THE PROJECT. THE OWNER'S REPRESENTATIVE SHALL APPROVE SAMPLES PRIOR TO ORDERING.
19. NO JOB WILL BE CONSIDERED COMPLETE UNTIL ALL CURBS, PAVEMENT AND SIDEWALKS HAVE BEEN SWEPT CLEAN OF ALL DIRT AND DEBRIS ACCORDING TO PLANS.
20. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ANY PERMITS REQUIRED. (SEE THE CITY GENERAL CONDITIONS)
21. ALL CONSTRUCTION ROADS AND COMPACTED AREAS DEVELOPED THROUGH CONSTRUCTION THAT ARE WITHIN THE LANDSCAPE AREAS SHALL BE SCARIFIED AND LOOSENED TO A DEPTH OF 12" PRIOR TO LANDSCAPE AND IRRIGATION WORK BEGINNING
22. PLANTINGS WITHIN THE SIGHT VISIBILITY TRIANGLE LINE SHALL BE MAINTAINED SO THAT NO LIMBS HANG LOWER THAN SEVEN (7) FEET AND SHRUBS OR OTHER PLANTS PLANTED WITHIN THE SIGHT VISIBILITY TRIANGLE LINE SHALL BE NO TALLER THAN TWO (2) FEET AT FULL GROWTH.

I HAVE COMPLIED WITH THE CRITERIA IN MWELO AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

Camille Gremillion

CAMILLE GREMILLION, PLA 7060

TREE PROTECTION NOTES

1. THE LIMITS OF ALL TREE PROTECTION ZONES SHALL BE STAKED IN THE FIELD. A 6'-0" HIGH CHAIN LINK FENCE WITH POSTS SUNK INTO THE GROUND SHALL BE ERECTED TO ENCLOSE THE TREE PROTECTION ZONE.
2. THE TREE PROTECTION ZONE (TPZ) IS DEFINED AS THE LARGER OF THE DRIP LINE OF THE TREE OR THE DISTANCE FROM THE TRUNK EQUAL TO ONE (1) FOOT FOR EACH INCH OF TRUNK DIAMETER MEASURED AT FOUR AND A HALF (4.5) FEET ABOVE EXISTING GRADE (AKA DBH; DIAMETER AT BREAST HEIGHT).
3. FENCES ARE TO REMAIN UNTIL ALL SITE WORK HAS BEEN COMPLETED. FENCES MAY NOT BE RELOCATED OR MOVED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.
4. STRUCTURES AND UNDERGROUND FEATURES TO BE REMOVED WITHIN THE TREE PROTECTION ZONE SHALL USE THE SMALLEST EQUIPMENT POSSIBLE, AND OPERATE FROM OUTSIDE THE TREE PROTECTION ZONE.
5. IF TEMPORARY HAUL OR ACCESS ROADS MUST PASS OVER THE ROOT AREA OF TREES TO BE RETAINED, A ROAD BED OF 6" OF MULCH OR GRAVEL SHALL BE CREATED TO PROTECT THE SOIL. THE ROAD BED MATERIAL SHALL BE REPLENISHED AS NECESSARY TO MAINTAIN A 6" DEPTH.
6. CONSTRUCTION TRAILERS AND TRAFFIC AND STORAGE AREAS MUST REMAIN OUTSIDE FENCED AREAS AT ALL TIMES.
7. NO MATERIALS, EQUIPMENT, WASTE OR WASHOUT WATER MAY BE DEPOSITED, STORED, OR PARKED WITHIN THE TREE PROTECTION ZONE. NO DEBRIS OR GARBAGE MAY BE DUMPED OR BURIED WITHIN THE TREE PROTECTION ZONE.
8. ANY GRADING, CONSTRUCTION, DEMOLITION OR OTHER WORK THAT IS EXPECTED TO ENCOUNTER TREE ROOTS, MUST BE MONITORED BY THE LANDSCAPE ARCHITECT.
9. ALL UNDERGROUND UTILITIES AND DRAIN OR IRRIGATION LINES SHALL BE ROUTED OUTSIDE THE TREE PROTECTION ZONE. IF REROUTING IS NOT POSSIBLE, TRENCHING WITHIN THE TPZ IS TO BE PERFORMED BY AIRSPADE UNDER THE SUPERVISION AND DIRECTION OF A LICENSED ARBORIST. IF AT ANY TIME, TWENTY-FIVE (25) PERCENT OF THE AREA WITHIN THE ROOT PROTECTION ZONE WOULD BE SEPARATED FROM THE TREE BY A TRENCH, THE LINE SHALL BE LOCATED BY BORING.
10. NO ROOTS LARGER THAN ONE INCH (1.5") DIAMETER SHALL BE CUT UNLESS REVIEWED AND APPROVED BY LICENSED ARBORIST. ALL SMALLER ROOTS THAT REQUIRE CUTTING SHALL BE CUT WITH PRUNING SAWS (NO TRENCHES OR BACKHOES). CUTS SHALL BE MADE FLUSH WITH THE SIDE OF THE EXCAVATION.
11. MINOR ROOT DAMAGE DURING GRADING OR CONSTRUCTION SHALL BE PRUNED TO SOUND TISSUE AND CUT CLEANLY WITH A SAW. CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT IMMEDIATELY IN THE EVENT OF EXTENSIVE ROOT DAMAGE.
12. ADDITIONAL TREE PRUNING REQUIRED FOR CLEARANCE DURING CONSTRUCTION MUST BE PERFORMED BY A QUALIFIED ARBORIST OR AT THE DIRECTION OF THE LANDSCAPE ARCHITECT AND NOT BY CONSTRUCTION PERSONNEL.
13. EROSION CONTROL DEVICES SUCH AS SILT FENCING, DEBRIS BASINS, AND WATER DIVERSION STRUCTURES SHALL BE INSTALLED TO PREVENT SILTATION AND/OR EROSION WITHIN THE TREE PROTECTION ZONE.
14. SPOIL FROM TRENCHES OR OTHER EXCAVATIONS SHALL NOT BE PLACED WITHIN THE TREE PROTECTION ZONE, EITHER TEMPORARILY OR PERMANENTLY.
15. IF INJURY SHOULD OCCUR TO ANY TREE DURING CONSTRUCTION, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY IN ORDER TO RECOMMEND EVALUATION BY A LICENSED ARBORIST. PROCUREMENT OF A LICENSED ARBORIST SHALL BE AT NO ADDITIONAL COST TO THE OWNER.

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LANDSCAPE ARCHITECT NOTES

1. THE TERM "LANDSCAPE ARCHITECT" USED HEREIN SHALL MEAN THE LANDSCAPE ARCHITECT WHO HAS SIGNED AND SEALED THESE PLANS AND IS IN RESPONSIBLE CHARGE OF THE LANDSCAPE ARCHITECTURE DESIGN. THE TERM "CONTRACTOR" USED HEREIN SHALL MEAN ANY GENERAL CONTRACTOR OR SUBCONTRACTOR USING THESE PLANS. ANY AGENCY SIGNATURE OR APPROVAL ON THESE PLANS DOES NOT CONSTITUTE APPROVAL OF ANY OF THESE NOTES.
2. THE LANDSCAPE ARCHITECT WILL NOT PROVIDE, OBSERVE, COMMENT ON NOR ENFORCE ANY SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY MEASURES AND SHALL BE SOLELY RESPONSIBLE FOR SAME AND COMPLYING WITH ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS, AND REGULATIONS. THE CONTRACTOR AGREES THAT SHE/HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS AND SAFETY OF ALL PERSONS AND PROPERTY DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
3. THE LANDSCAPE ARCHITECT SHALL HAVE NO RESPONSIBILITY FOR ANY OF THE CONTRACTOR'S MEANS AND METHODS OF CONSTRUCTION, TECHNIQUES, EQUIPMENT CHOICE AND USAGE, SEQUENCE, SCHEDULE, SAFETY PROGRAMS, OR SAFETY PRACTICES, NOR SHALL THE LANDSCAPE ARCHITECT HAVE ANY AUTHORITY OR RESPONSIBILITY TO STOP OR DIRECT THE WORK OF ANY CONTRACTOR.
4. THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE LANDSCAPE ARCHITECT AND OWNER, THEIR AGENTS AND EMPLOYEES, HARMLESS FROM ANY AND ALL CLAIMS, DEMANDS, JUDGMENTS, LOSS, DAMAGES, COSTS, EXPENSES, FEES OR LIABILITY WHATSOEVER, REAL OR ALLEGED, IN CONNECTION WITH, IN WHOLE OR IN PART, DIRECTLY OR INDIRECTLY, THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE LANDSCAPE ARCHITECT.
5. IF THERE ARE ANY QUESTIONS REGARDING THESE PLANS, THE CONTRACTOR SHALL REQUEST IN WRITING FROM THE LANDSCAPE ARCHITECT AND THE OWNER, AN INTERPRETATION BEFORE DOING ANY RELATED OR IMPACTED WORK.
6. THE CONTRACTOR SHALL TAKE THE NECESSARY STEPS TO PROTECT THE PROPERTY FROM ANY EROSION AND SILTATION THAT RESULT FROM CONTRACTOR OPERATIONS BY APPROPRIATE MEANS UNTIL SUCH TIME THAT THE PROJECT IS COMPLETED AND ACCEPTED FOR MAINTENANCE BY WHOMEVER IS TO BE ULTIMATELY RESPONSIBLE FOR MAINTENANCE.
7. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO STARTING WORK NEAR THEIR FACILITIES AND SHALL COORDINATE WORK WITH UTILITY COMPANY REPRESENTATIVES.
8. THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM A SEARCH OF READILY AVAILABLE RECORDS. NO REPRESENTATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID UTILITY INFORMATION. THE CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN HEREON AND ANY OTHERS NOT OF RECORD OR NOT SHOWN ON THESE PLANS. ALL DAMAGES THERETO CAUSED BY THE CONTRACTOR SHALL BE REPAIRED TO THE APPROPRIATE SPECIFICATIONS AND STANDARDS AT THE SOLE EXPENSE OF THE CONTRACTOR.
9. THE LOCATION, ELEVATIONS, SIZE, TYPE AND CONDITION OF EXISTING IMPROVEMENTS ADJACENT TO THE PROPOSED WORK INDICATED ON THESE PLANS SHALL BE CONFIRMED BY THE CONTRACTOR BY FIELD MEASUREMENTS AND OBSERVATIONS PRIOR TO CONSTRUCTION OF NEW WORK. THE CONTRACTOR WILL IMMEDIATELY INFORM THE LANDSCAPE ARCHITECT IN WRITING IF ANY DISCREPANCIES OR CONFLICTING INFORMATION IS FOUND.
10. THE CONTRACTOR SHALL MAKE EXPLORATORY EXCAVATIONS AND LOCATE EXISTING UNDERGROUND FACILITIES AS NEEDED, SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF REVISIONS ARE NECESSARY DUE TO THE ACTUAL LOCATION, SIZE, TYPE, OR CONDITION OF EXISTING FACILITIES DIFFERING FROM WHAT IS SHOWN ON THESE PLANS.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ANY DAMAGE TO THE EXISTING IMPROVEMENTS AND REPLACEMENT TO THE SATISFACTION OF THE OWNER.
12. SHOULD CONFLICTING INFORMATION BE FOUND ON THE PLANS THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING IMMEDIATELY BEFORE PROCEEDING WITH THE WORK IN QUESTION.
13. ANYTHING MENTIONED IN THE SPECIFICATIONS, IF ANY, AND NOT SHOWN ON THE DRAWINGS, OR SHOWN ON THE DRAWINGS AND NOT MENTIONED IN THE SPECIFICATIONS, SHALL BE OF LIKE EFFECT AS IF SHOWN OR MENTIONED IN BOTH.

Monterey County Building Services
Approved
NucklesE on Mar 16, 2026

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WR&D
WALD RUHNKE & DOST ARCHITECTS LLP
2340 GARDEN ROAD, SUITE 100
MONTEREY, CALIFORNIA 93940
PHONE: 831.649.4642
FAX: 831.649.3530
WWW.WRDARCH.COM

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LICENSED LANDSCAPE ARCHITECT
Camille Gremillion
11/30/2026
11/20/2025
STATE OF CALIFORNIA

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SET ISSUED:
PERMIT SUB.:6/27/2025
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SHEET NAME: LANDSCAPE NOTES

SHEET NO.: L1.00

FILE NAME:

LANDSCAPE SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	HEIGHT/SPREAD	CAL.	WUCOLS	SIZE AT MATURITY
TREES							
	4	ARBUTUS UNEDO / STRAWBERRY TREE SHRUB	15 GAL.	7'-8' HT. X 2'-3' SPR.	2" CAL.	LOW	10-15' HT. X 10-15' SPR.
	5	EXISTING TREE TO BE REMOVED	N/A	N/A	N/A	N/A	N/A
	10	EXISTING TREE TO REMAIN / PROTECT IN PLACE	N/A	N/A	N/A	N/A	N/A
	5	LAURUS X 'SARATOGA' / SARATOGA HYBRID LAUREL	15 GAL.	7'-8' HT. X 2'-3' SPR.	2" CAL.	LOW	20-30' HT. X 15-25' SPR.
	9	QUERCUS AGRIFOLIA / COAST LIVE OAK	15 GAL.	7'-8' HT. X 2'-3' SPR.	2" CAL.	LOW	20-70' HT. X 20-70' SPR.

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT.	SPACING	WUCOLS
SHRUBS					
	45	ARCTOSTAPHYLOS X 'PACIFIC MIST' / PACIFIC MIST MANZANITA	1 GAL.	60" O.C.	VERY LOW
	21	CEANOTHUS GRISEUS HORIZONTALIS / CARMEL CREEPER	1 GAL.	84" O.C.	LOW
	14	CEANOTHUS X 'CONCHA' / CONCHA WILD LILAC	5 GAL.	96" O.C.	VERY LOW
	21	DIPLACUS AURANTIACUS 'JELLY BEAN WHITE' / JELLY BEAN WHITE MONKEYFLOWER	5 GAL.	60" O.C.	LOW
	15	FRANGULA CALIFORNICA / CALIFORNIA COFFEEBERRY	5 GAL.	84" O.C.	LOW
	31	HEUCHERA ELEGANS / ALUM ROOT	5 GAL.	36" O.C.	LOW
	9	IRIS DOUGLASIANA / DOUGLAS IRIS	5 GAL.	36" O.C.	LOW
	24	SALVIA LEUCANTHA 'ALL PURPLE' / ALL PURPLE MEXICAN BUSH SAGE	5 GAL.	60" O.C.	LOW
	29	SALVIA MELLIFERA / BLACK SAGE	5 GAL.	60" O.C.	VERY LOW
BOULDERS					
	5	2' X 2' X 2' BOULDER LYNGSO OR OTHER APPROVED EQUIVALENT	-		
	4	3' X 3' X 3' BOULDER LYNGSO OR OTHER APPROVED EQUIVALENT	-		
GRASSES					
	17	LEYMUS ARENARIUS 'GLAUCUS' / BLUE LYME GRASS	1 GAL.	24" O.C.	LOW

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT.	SPACING	WUCOLS
GROUND COVERS					
	47	BACCHARIS PILULARIS 'PIGEON POINT' / PIGEON POINT COYOTE BRUSH	5 GAL.	72" O.C.	LOW
	37	ERIGERON GLAUCUS 'SEA BREEZE' / SEA BREEZE SEASIDE DAISY	1 GAL.	12" O.C.	LOW
MATERIALS					
	107 LF	ROOT BARRIER	-	-	-
		WOOD BARK MULCH			

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WALD RUHNKE & DOST
ARCHITECTS LLP

2340 GARDEN ROAD, SUITE 100
MONTEREY, CALIFORNIA 93940
PHONE: 831.649.4642
FAX: 831.649.3530
WWW.WRDARCH.COM

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LICENSED LANDSCAPE ARCHITECT
Camille Guthrie
11/30/2026
11/20/2025
Date
STATE OF CALIFORNIA

A.P.N.: 031-164-130-000

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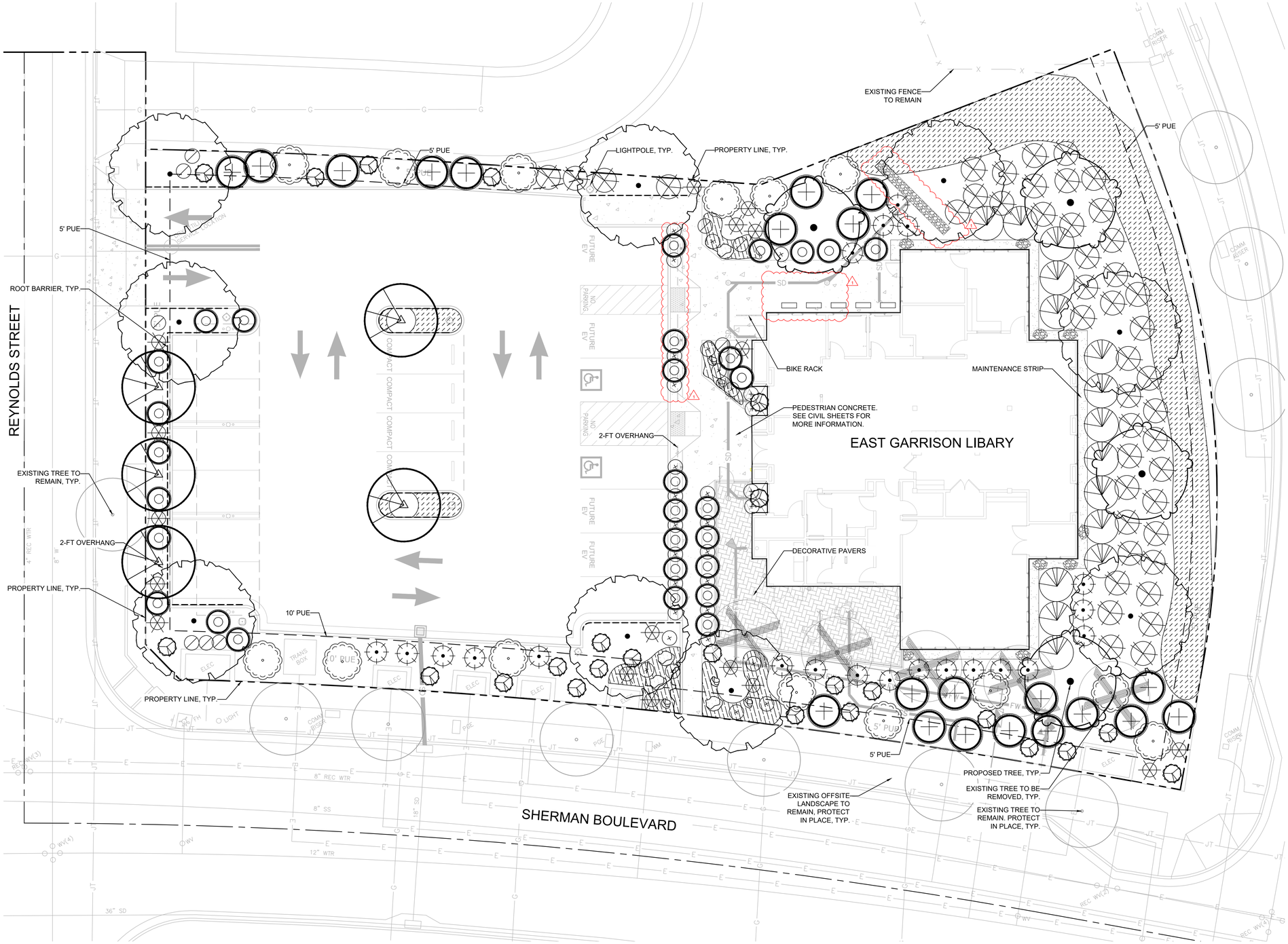
LANDSCAPE SCHEDULE

SHEET NO.:
L1.01

FILE NAME:



LANDSCAPE LEGEND

SYMBOL	BOTANICAL NAME
TREES	
	ARBUTUS UNEDO
	EXISTING TREE TO BE REMOVED
	EXISTING TREE TO REMAIN
	LAURUS X 'SARATOGA'
	QUERCUS AGRIFOLIA
SHRUBS	
	ARCTOSTAPHYLOS X 'PACIFIC MIST'
	CEANOTHUS GRISEUS HORIZONTALIS
	CEANOTHUS X 'CONCHA'
	DIPLACUS AURANTIACUS 'JELLY BEAN WHITE'
	FRANGULA CALIFORNICA
	HEUCHERA ELEGANS
	IRIS DOUGLASIANA
	SALVIA LEUCANTHA 'ALL PURPLE'
	SALVIA MELLIFERA
BOULDERS	
	2' X 2' X 2' BOULDER
	3' X 3' X 3' BOULDER
GRASSES	
	LEYMUS ARENARIUS 'GLAUCUS'
GROUND COVERS	
	BACCHARIS PILULARIS 'PIGEON POINT'
	ERIGERON GLAUCUS 'SEA BREEZE'
MATERIALS	
	ROOT BARRIER
	WOOD BARK MULCH

WR&D
WALD RUHNKE & DOST ARCHITECTS LLP
2340 GARDEN ROAD, SUITE 100
MONTEREY, CALIFORNIA 93940
PHONE: 831.649.4642
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LICENSED LANDSCAPE ARCHITECT — CAMILLE GUTHRIE — 11/30/2026 — 11/20/2025 — DATE — STATE OF CALIFORNIA

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SHEET NO.: L1.02

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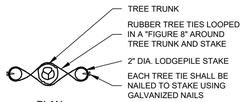
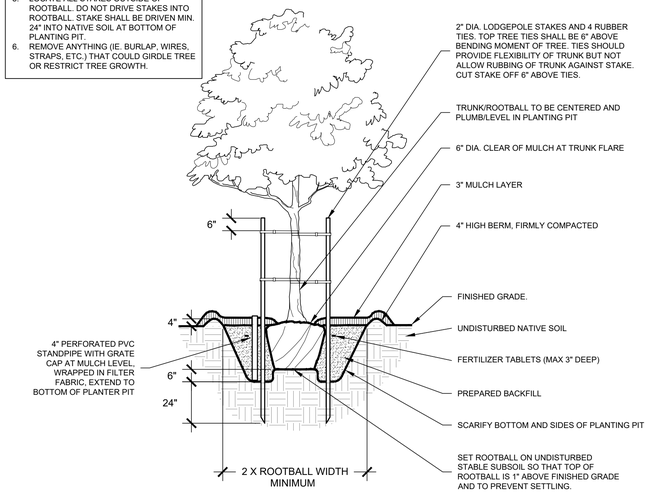
NOTES:
1. REFERENCE PLANTING SPECIFICATIONS/ SPECIAL PROVISIONS FOR ADDITIONAL INFORMATION.
2. DOUBLE STAKE ALL TREES #15 (15 GAL.) SIZE AND LARGER.
3. FOR SINGLE STAKED TREES, PLACE STAKE ON WINDWARD SIDE OF TREE.
4. FOR DOUBLE STAKED TREES, PLACE STAKES PERPENDICULAR TO WINDWARD SIDE OF TREE.
5. LOCATE ALL STAKES OUTSIDE OF ROOTBALL. DO NOT DRIVE STAKES INTO ROOTBALL. STAKE SHALL BE DRIVEN MIN. 24" INTO NATIVE SOIL AT BOTTOM OF PLANTING PIT.
6. REMOVE ANYTHING (IE. BURLAP, WIRES, STRAPS, ETC.) THAT COULD GIRDLE TREE OR RESTRICT TREE GROWTH.



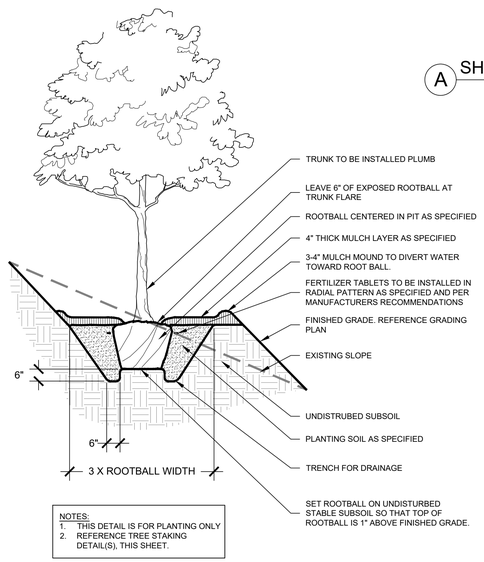
PLAN



SECTION

C TYPICAL TREE PLANTING

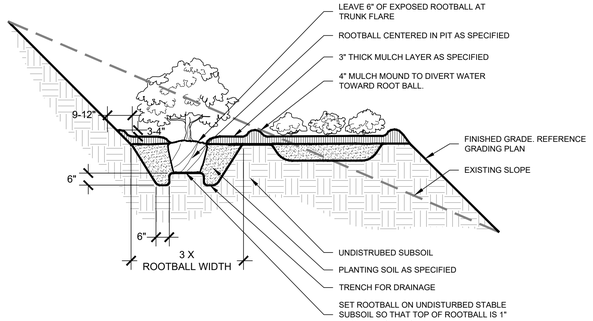
NTS



NOTES:
1. THIS DETAIL IS FOR PLANTING ONLY
2. REFERENCE TREE STAKING DETAIL(S), THIS SHEET.

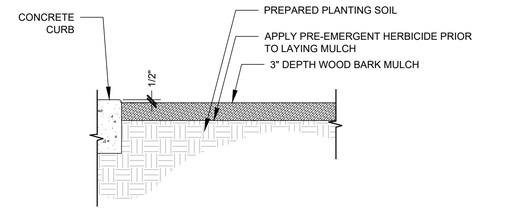
D TREE PLANTING ON SLOPE

NTS



A SHRUB/GROUNDCOVER PLANTING ON SLOPE

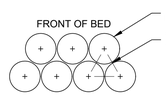
NTS



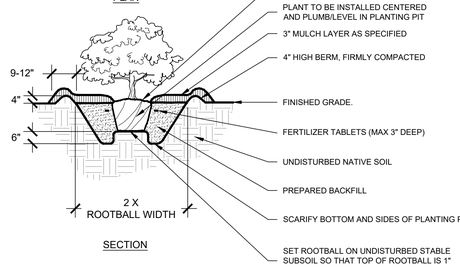
B WOOD BARK MULCH

NTS

NOTES:
1. REFERENCE PLANTING SPECIFICATIONS/ SPECIAL PROVISIONS FOR ADDITIONAL INFORMATION.
2. WHEN SHRUBS MASSED WITH GROUNDCOVER BEDS, ENTIRE BED TO BE AMENDED.
3. WHEN SHRUBS ARE USED IN MASSES, PRUNE ALL SHRUBS TO ACHIEVE UNIFORM MASS/HEIGHT



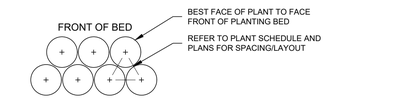
PLAN



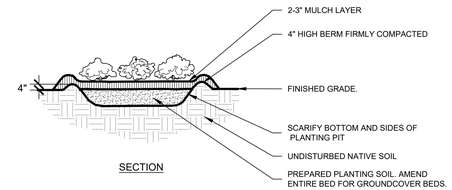
SECTION

E TYPICAL SHRUB PLANTING

NTS



PLAN

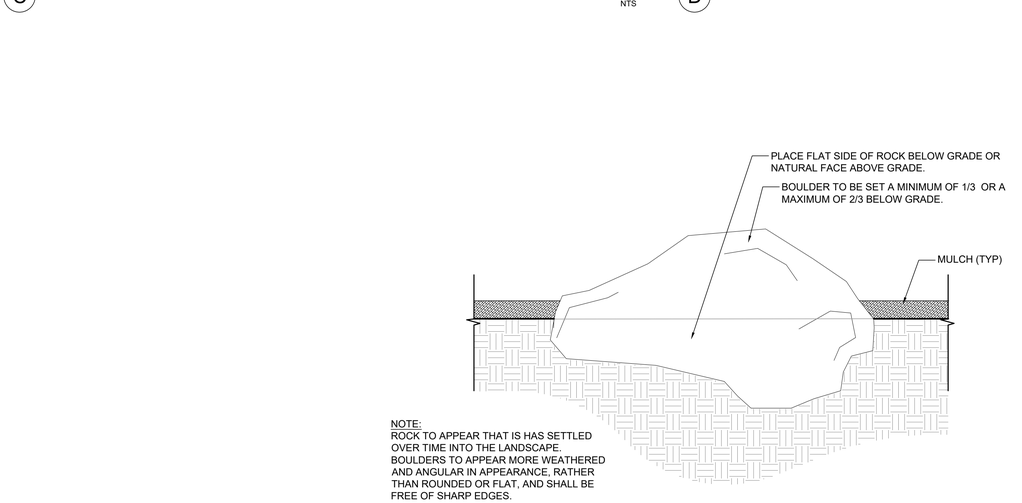


SECTION

NOTES:
1. REFERENCE PLANTING SPECIFICATIONS/ SPECIAL PROVISIONS FOR ADDITIONAL INFORMATION.

F TYPICAL GROUNDCOVER PLANTING

NTS



NOTE:
ROCK TO APPEAR THAT IS HAS SETTLED OVER TIME INTO THE LANDSCAPE. BOULDERS TO APPEAR MORE WEATHERED AND ANGULAR IN APPEARANCE, RATHER THAN ROUNDED OR FLAT, AND SHALL BE FREE OF SHARP EDGES.

G BOULDER DETAIL

NTS

NOTES:

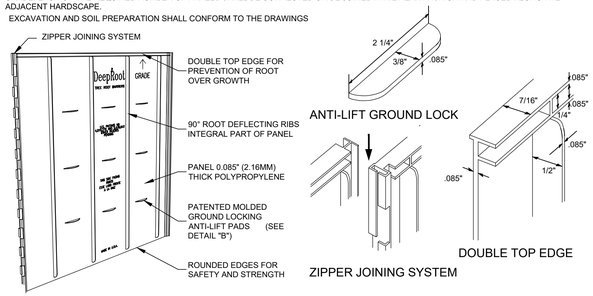
SPECIFIED TREE ROOT BARRIERS ARE A MECHANICAL BARRIER AND ROOT DEFLECTOR TO PREVENT TREE ROOTS FROM DAMAGING ADJACENT PAVING / HARDSCAPE ELEMENTS. ASSEMBLED IN 2' LONG MODULES OR FOR LINEAR APPLICATIONS DIRECTLY BESIDE AN ADJACENT HARDSCAPE AREA TO ONE SIDE OF THE TREES (LINEAR PLANTING STYLE).

MATERIALS:

1. THE CONTRACTOR SHALL FURNISH AND INSTALL TREE ROOT BARRIERS AS SPECIFIED. THE TREE ROOT BARRIERS SHALL BE PRODUCT # UB 24-2 AS MANUFACTURED BY DEEP ROOT PARTNERS, L.P. 530 WASHINGTON STREET, SAN FRANCISCO, CA 94111 (800-458-7668), OR APPROVED EQUAL. THE BARRIER SHALL BE BLACK, INJECTION MOLDED PANELS, OF 0.085" WALL THICKNESS IN MODULES 24" LONG BY 24" DEEP; MANUFACTURED WITH A MINIMUM 50% POST CONSUMER RECYCLED POLYPROPYLENE PLASTIC WITH ADDED ULTRAVIOLET INHIBITORS; RECYCLABLE.

CONSTRUCTION AND INSTALLATION:

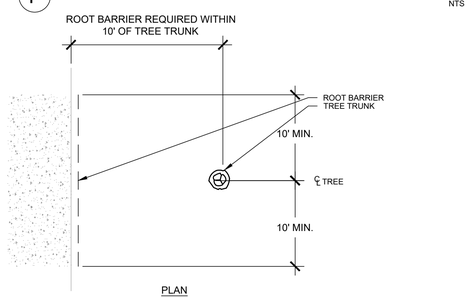
1. THE CONTRACTOR SHALL INSTALL THE TREE ROOT BARRIERS WITH THE NUMBER OF PANELS AND IN THE MANNER SHOWN ON THE DRAWINGS. THE VERTICAL ROOT DEFLECTING RIBS SHALL BE FACING INWARDS TO THE ROOT BALL AND THE TOP OF THE DOUBLE EDGE SHALL BE 1/2" ABOVE GRADE. EACH OF THE REQUIRED NUMBER OF PANELS SHALL BE CONNECTED OR BE JOINED IN A LINEAR FASHION AND PLACED ALONG THE ADJACENT HARDSCAPE.
2. EXCAVATION AND SOIL PREPARATION SHALL CONFORM TO THE DRAWINGS



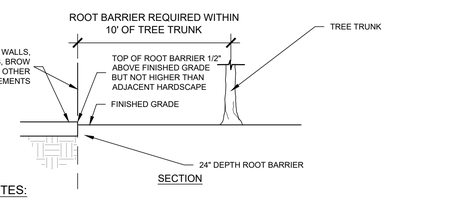
ZIPPER JOINING SYSTEM

H ROOT CONTROL BARRIER

NTS



PLAN



SECTION

NOTES:
1. ROOT BARRIER SHALL BE INSTALLED ADJACENT TO THE IMPROVEMENT AND NOT AROUND THE ROOTBALL.
2. ROOT BARRIER REQUIRED WHEN TREE TRUNK IS WITHIN 10' OF HARDSCAPE, WALLS, BUILDINGS, BROW DITCHES, OR OTHER IMPROVEMENTS

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Monterey County
Building Services
Approved
NucklesE on Mar 16, 2026

WR&D
WALD RUHNKE & DOST
ARCHITECTS LLP
2340 GARDEN ROAD, SUITE 100
MONTEREY, CALIFORNIA 93940
PHONE: 831.649.4642
FAX: 831.649.3530
WWW.WRDARCH.COM

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LICENSED LANDSCAPE ARCHITECT
CAMILLE GIANELLI No. 6482
11/30/2026
11/20/2025
Date
STATE OF CALIFORNIA

60

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BACKCHECK #1: 1 11/21/2025

SHEET NAME:
LANDSCAPE DETAILS

SHEET NO.:
L1.03

FILE NAME:

IRRIGATION NOTES

1. THE SYSTEM HAS BEEN DESIGNED TO PROVIDE 100% COVERAGE. ANY CHANGES MADE IN THE LAYOUT DUE TO FIELD CONDITIONS SHALL BE IN ACCORDANCE WITH THESE STANDARDS. QUANTITIES IN SCHEDULE ARE ESTIMATED. PLAN SHALL TAKE PRECEDENCE.
2. ALL IRRIGATION LINES AND VALVES ARE SHOWN DIAGRAMMATICALLY. ALL LINES AND VALVES TO BE INSTALLED IN PLANTING AREAS WHERE POSSIBLE.
3. CONTRACTOR TO FIELD LOCATE ALL PROPOSED IRRIGATION WATER MAIN LINE LOCATIONS. CONTACT LANDSCAPE ARCHITECT PRIOR TO START OF WORK IF DISCREPANCIES BETWEEN THIS PLAN AND EXISTING CONDITIONS ARE FOUND.
4. LOCATE ALL VALVES INSIDE LANDSCAPE AREAS, ALLOWING ACCESS FOR MAINTENANCE PURPOSES, BUT HIDING THEM FROM PUBLIC VIEW WHENEVER POSSIBLE.
5. ALL PRESSURE MAINLINES UNDER ASPHALT PAVEMENT SHALL BE PLACED WITHIN SLEEVES AS NOTED. WHERE ELECTRIC VALVE CONTROL LINES PASS THROUGH A SLEEVE WITH OTHER MAIN OR LATERAL LINES THEY SHALL BE CONTAINED WITHIN A SEPARATE, SMALLER CONDUIT.
6. CONTRACTOR SHALL PROVIDE "AS-BUILT" DRAWINGS OF THE FINAL INSTALLATION TO OWNER AT SUBSTANTIAL COMPLETION BEFORE RECEIVING FINAL PAYMENT.
7. ALL SLEEVES UTILIZED BY THE IRRIGATION CONTRACTOR, WHETHER INSTALLED BY HIM OR NOT, SHALL BE LOCATED ON THE "AS-BUILT" DRAWINGS. THE DEPTH BELOW FINISH GRADE, TO THE NEAREST FOOT OF EACH END OF EACH SLEEVE SHALL BE NOTED AT EACH SLEEVE LOCATION ON THE "AS-BUILT" DRAWINGS. ALL SLEEVES SHALL BE SIZED TWO PIPE SIZES GREATER THAN PIPE IT CARRIES.
8. IRRIGATION CONTRACTOR SHALL SECURE ANY AND ALL NECESSARY PERMITS FOR THE WORK PRIOR TO COMMENCEMENT OF HIS OPERATIONS ON-SITE. COPIES OF THE PERMITS SHALL BE SENT TO THE OWNER/GENERAL CONTRACTOR. WORK IN THE R.O.W. SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF LOCAL AND/OR STATE HIGHWAY JURISDICTION.
9. VERIFY CONTROLLER AND RAIN SENSOR LOCATION AND MAINLINE POINT OF CONNECTION AT PROJECT SITE WITH OWNER.
10. ELECTRIC SERVICE TO CONTROLLER SHALL BE PROVIDED BY THE GENERAL CONTRACTOR.
11. INSTALLATION OF WORK SHALL BE COORDINATED WITH OTHER CONTRACTORS IN SUCH A MANNER AS TO ALLOW FOR A SPEEDY AND ORDERLY COMPLETION OF ALL WORK ON THE SITE.
12. COORDINATE WITH PLANTING PLAN FOR PLANTER BED LOCATIONS AND TREE LOCATIONS.
13. PRIOR TO THE START OF CONSTRUCTION, CONTRACTOR SHALL COORDINATE WITH DEVELOPER FOR OPERATING PARAMETERS OF MASTER SYSTEM. THIS DESIGN REQUIRES STATIC 58 PSI TO OPERATE. IF THE MASTER SYSTEM CANNOT PROVIDE THESE PARAMETERS, CONTRACTOR SHALL MAKE ADJUSTMENTS TO THE DESIGN BY ADDING CONTROL VALVES, A BOOSTER PUMP, PRESSURE REDUCING VALVE, OR OTHER EQUIPMENT, AS NECESSARY. CONTRACTOR SHALL SUBMIT DESIGN REVISIONS TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO SUBMITTING BID.
14. ALL ON-SITE BURIED RECYCLED WATER PIPING SHALL BE IDENTIFIED BY ONE OF THE FOLLOWING METHODS:
    - 14.1. USING PURPLE-COLORED PVC PIPE WITH CONTINUOUS WORDING: "CAUTION - RECYCLED WATER" PRINTED ON OPPOSITE SIDES OF THE PIPE; PIPE SHALL BE LAID WITH WORDING FACING UPWARDS;
    - 14.2. WARNING TAPE WITH A MINIMUM WIDTH OF 3 INCHES READING: "CAUTION - RECYCLED WATER" (IN BLACK OR WHITE LETTERING ON PURPLE BACKGROUND) SHALL RUN CONTINUOUSLY ON TOP OF PIPING AND SHALL BE ATTACHED TO PIPING WITH PLASTIC TAPE BANDED AROUND THE WARNING TAPE AND THE PIPE EVERY 5 FEET ON CENTER;
    - 14.3. BLUE-COLORED PVC PIPE SHALL NOT BE USED UNLESS THE BLUE COLOR IS COMPLETELY OBSCURED BY ENCASEMENT OF THE PIPE WITH PURPLE POLYETHYLENE WRAP OR OTHER APPROVED METHODS.
15. ALL RECYCLED WATER SYSTEM REMOTE CONTROL VALVES, ISOLATION VALVES, QUICK COUPLING VALVES, STRAINERS, AND PRESSURE REDUCING VALVES SHALL BE INSTALLED BELOW GRADE IN VALVE BOXES WITH PURPLE COVERS. LIDS SHALL PERMANENTLY READ "RECYCLED WATER."
16. ALL RECYCLED WATER METERS, DEVICES, AND VALVES - E.G. ISOLATION VALVES, IRRIGATION CONTROLLERS, REMOTE CONTROL VALVES, PRESSURE REDUCING VALVES, QUICK COUPLING VALVES, FLOW SENSORS, ETC. - SHALL RECEIVE AN IDENTIFICATION OF RECYCLED WATER WARNING TAG READING "WARNING - RECYCLED WATER - DO NOT DRINK."
17. A FINAL REPORT FOR THE TESTING AND ADJUSTING OF ALL NEW SYSTEMS SHALL BE COMPLETED PRIOR TO FINAL APPROVAL BY THE FIELD INSPECTOR. THIS REPORT SHALL BE SIGNED BY THE INDIVIDUAL RESPONSIBLE FOR PERFORMING THESES SERVICES.
18. A LAMINATED DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.
19. A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE SIGNER OF THE LANDSCAPE PLANS, THE SIGNER OF THE IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.
20. AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.

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

I CERTIFY THAT THIS IRRIGATION PLAN COMPLIES WITH ALL MONTEREY COUNTY LANDSCAPING REQUIREMENTS INCLUDING, BUT NOT LIMITED TO, THE USE OF LOW FLOW AND WATER CONSERVING IRRIGATION FIXTURES

Camille Gremillion

CAMILLE GREMILLION, PLA 7060

IRRIGATION MAINTENANCE SCHEDULE

THE IRRIGATION MAINTENANCE SCHEDULE TASKS LISTED BELOW ARE INTENDED AS MINIMUM STANDARDS AND MORE FREQUENT ATTENTION MAY BE REQUIRED DEPENDING ON THE PARTICULAR SITE CONDITIONS. MAINTENANCE SHALL BE DONE TO ENSURE WATER EFFICIENCY. REPAIR OF IRRIGATION EQUIPMENT SHALL BE DONE WITH THE ORIGINALLY SPECIFIED MATERIALS OR APPROVED EQUIVALENTS.

FREQUENCY - QUARTERLY

TASK - CONTROLLER CABINET : OPEN CABINET AND CLEAN OUT DEBRIS AND REPLACE BATTERY AS NECESSARY.CHECK WIRING AND REPAIR AS NEEDED AND CHECK CLOCK AND RESET IF NECESSARY.

FREQUENCY - MONTHLY

TASK - IRRIGATION SCHEDULE: ADJUST SCHEDULE FOR SEASONAL VARIATIONS AND OTHER CONDITIONS WHICH MAY AFFECT THE AMOUNT OF WATER NEEDED TO MAINTAIN PLANT HEALTH. ADJUST AS NECESSARY.

FREQUENCY - QUARTERLY

TASK - POC: VISUALLY INSPECT COMPONENTS FOR LEAKS, PRESSURE SETTINGS, SETTLEMENT OR OTHER DAMAGE AFFECTING THE OPERATION OF A COMPONENT. REPAIR AS NEEDED.

FREQUENCY - QUARTERLY

TASK - REMOTE CONTROL VALVES : ISOLATION VALVES AND QUICK COUPLER VALVES: VISUALLY INSPECT FOR LEAKS, SETTLEMENTS, WIRE CONNECTIONS AND PRESSURE SETTINGS. REPAIR AS NEEDED.

FREQUENCY - QUARTERLY

TASK - MAINLINE AND LATERALS: VISUALLY INSPECT FOR LEAKS OR SETTLEMENTS OF TRENCH.

FREQUENCY - WEEKLY

TASK - FILTERS AND STRAINERS - VISUALLY CHECK FOR ANY BROKEN MALIGNED OR CLOGGED HEADS, HEADS WITH INCORRECT ARC, INADEQUATE COVERAGE OR OVERSPRAY AND LOW HEAD DRAINAGE. REPAIR AS NEEDED.

FREQUENCY - MONTHLY

TASK - FILTERS AND STRAINERS: VISUALLY CHECK FOR LEAKS, BROKEN FITTINGS. CLEAN AND FLUSH SCREENS.

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IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
25Q 50Q 5QH 10H 10F 20F	HUNTER PROS-06-CV-R-MSBN MULTI-STREAM BUBBLER, 6IN. POP-UP, FACTORY INSTALLED DRAIN CHECK VALVE, RECLAIMED BODY CAP, 25=.25GPM, 50=0.5GPM, 10=1.0GPM, 20=2.0GPM.	36	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	HUNTER ICZ-101-25-LF-R DRIP CONTROL ZONE KIT. 1IN. ICV GLOBE VALVE WITH 1IN. HY100 FILTER SYSTEM. PRESSURE REGULATION: 25PSI. FLOW RANGE: .5 GPM TO 15 GPM. 150 MESH STAINLESS STEEL SCREEN. RECLAIMED PURPLE FILTER COVER.	5
P	HUNTER PLD-BV MANUAL FLUSH/SHUT OFF VALVE, BARBED INSERT. TYPICALLY INSTALLED IN 10IN. BOX, WITH ADEQUATE BLANK TUBING TO EXTEND VALVE OUT OF VALVE BOX. USE WITH HDL OR OTHER 3/4IN. DRIPLINE.	5
A	HUNTER PLD-AVR PLD-AVR ALLOWS FOR AIR TO ESCAPE A RESIDENTIAL DRIP IRRIGATION SYSTEM TO PREVENT BLOCKAGE AND WATER HAMMERING. 1/2IN. MPT CONNECTION WITH 80 PSI MAXIMUM RATING.	5
	AREA TO RECEIVE DRIPLINE HUNTER HDL-06-24-R HDL-06-24-R: HUNTER DRIPLINE WITH 0.6 GPH FLOW. LIGHT BROWN TUBING WITH PURPLE STRIPING. EMITTERS AT 24" O.C. DRIPLINE LATERALS SPACED AT 24" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. INSTALL WITH HUNTER PLD BARBED OR PLD-LOC FITTINGS.	8,742 SF

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	HUNTER ICV-G-R 1IN., 1-1/2IN., 2IN., AND 3IN. PLASTIC ELECTRIC REMOTE CONTROL VALVES, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE. WITH RECLAIMED WATER ID, PURPLE HANDLE.	3
	HUNTER HQ-44LRC-R QUICK COUPLER VALVE, PURPLE RUBBER LOCKING COVER FOR RECLAIMED WATER USE, RED BRASS AND STAINLESS STEEL, WITH 1IN. NPT INLET, 2-PIECE BODY.	3
	NIBCO T-113 CLASS 125 BRONZE GATE SHUT OFF VALVE WITH WHEEL HANDLE, SAME SIZE AS MAINLINE PIPE DIAMETER AT VALVE LOCATION. SIZE RANGE - 1/4IN. - 3IN.	7
MV	HUNTER ICV-G-R 1" 1IN., 1-1/2IN., 2IN., AND 3IN. PLASTIC ELECTRIC MASTER VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE. WITH RECLAIMED WATER ID, PURPLE HANDLE.	1
BF	FEBCO 825Y 1" REDUCED PRESSURE BACKFLOW PREVENTER	1
C	HUNTER A2C-1200-M 12-STATION CONTROLLER IN AN OUTDOOR GRAY STEEL WALL MOUNT ENCLOSURE.	1
WS	HUNTER WSS WIRELESS SOLAR, RAIN FREEZE SENSOR WITH OUTDOOR INTERFACE, CONNECTS TO HUNTER PCC, PRO-C, AND I-CORE CONTROLLERS, INSTALL AS NOTED. INCLUDES 10 YEAR LITHIUM BATTERY AND RUBBER MODULE COVER, AND GUTTER MOUNT BRACKET.	1
FS	HUNTER HFS-100 FLOW SENSOR FOR USE WITH ACC CONTROLLER, 1IN. SCHEDULE 40 SENSOR BODY, 24 VAC, 2 AMP.	1
RW	RECYCLED WATER SIGN	3
M	WATER METER 1"	1
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40	1,745 LF
	IRRIGATION MAINLINE: PVC SCHEDULE 40	418.6 LF
	PIPE SLEEVE: PVC CLASS 200 TYPICAL PIPE SLEEVE FOR IRRIGATION PIPE. PIPE SLEEVE SIZE SHALL ALLOW FOR IRRIGATION PIPING AND THEIR RELATED COUPLINGS TO EASILY SLIDE THROUGH SLEEVING MATERIAL. EXTEND SLEEVES 18 INCHES BEYOND EDGES OF PAVING OR CONSTRUCTION.	144.8 LF

Valve Callout
- # — Valve Number
- # — Valve Flow
- #" — Valve Size

Monterey County Building Services
Approved
NucklesE on Mar 16, 2026

CRITICAL ANALYSIS

Generated:	2025-11-18 14:17
P.O.C. NUMBER: 01	
Water Source Information:	
FLOW AVAILABLE	
Water Meter Size:	1"
Flow Available	37.5 GPM
PRESSURE AVAILABLE	
Static Pressure at POC:	65 PSI
Elevation Change:	5.00 ft
Service Line Size:	3"
Length of Service Line:	20 ft
Pressure Available:	63 PSI
DESIGN ANALYSIS	
Maximum Station Flow:	8 GPM
Flow Available at POC:	37.5 GPM
Residual Flow Available:	29.5 GPM
Critical Station:	C5
Design Pressure:	30 PSI
Friction Loss:	2.22 PSI
Fittings Loss:	0.22 PSI
Elevation Loss:	0 PSI
Loss through Valve:	6.6 PSI
Pressure Req. at Critical Station:	39.0 PSI
Loss for Fittings:	0.33 PSI
Loss for Main Line:	3.27 PSI
Loss for POC to Valve Elevation:	0 PSI
Loss for Backflow:	12.1 PSI
Loss for Master Valve:	2.77 PSI
Loss for Water Meter:	0.47 PSI
Critical Station Pressure at POC:	58.0 PSI
Pressure Available:	63 PSI
Residual Pressure Available:	5.01 PSI

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	VALVE LOSS	PSI	PSI @ POC	PRECIP
C1	HUNTER ICV-G-R	1"	BUBBLER	5	254.6	2.5	32.6		30.6 in/h
C2	HUNTER ICZ-101-25-LF-R	1"	AREA FOR DRIPLINE	3.59	252.2	4.06	34.1		0.24 in/h
C3	HUNTER ICZ-101-25-LF-R	1"	AREA FOR DRIPLINE	4.49	157.2	4.66	35.2		0.24 in/h
C4	HUNTER ICZ-101-25-LF-R	1"	AREA FOR DRIPLINE	3.9	159.3	4.27	34.6		0.24 in/h
C5	HUNTER ICZ-101-25-LF-R	1"	AREA FOR DRIPLINE	7.67	163.4	6.6	39.0		0.24 in/h
C6	HUNTER ICV-G-R	1"	BUBBLER	8	165.4	2.8	33.2		30.57 in/h
C7	HUNTER ICZ-101-25-LF-R	1"	AREA FOR DRIPLINE	3.64	177.2	4.09	34.2		0.24 in/h
C8	HUNTER ICV-G-R	1"	BUBBLER	7	179.4	2.7	33.4		30.59 in/h
	Common Wire				418.6				

STATE OF CALIFORNIA ESTIMATED WATER USE

TOTAL WATER USE IS CALCULATED BY SUMMING THE AMOUNT OF WATER ESTIMATED FOR EACH HYDROZONE. WATER USE FOR EACH HYDROZONE IS ESTIMATED WITH THE FOLLOWING FORMULA:

ESTIMATED TOTAL WATER USE (ETWU) = GAL / YEAR PER HYDROZONE

ET ADJUSTMENT FACTOR (ETAF) =
0.55 ETAF FOR RESIDENTIAL LANDSCAPE
0.45 ETAF FOR NON-RESIDENTIAL LANDSCAPE
0.8 ETAF FOR EXISTING NON-REHABILITATED LANDSCAPE
SPECIAL LANDSCAPE SHALL NOT EXCEED 1.0 ETAF

PLANT FACTOR (PF) = WATER USE CLASSIFICATION OF LANDSCAPE SPECIES

HYDROZONE AREA (HA) = (SF OF LANDSCAPE) OR (32 SF / TREE)

CONVERSION FACTOR (CONVERTS ACRE-INCHES PER ACRE PER YEAR TO GALLONS PER SQUARE FOOT PER YEAR = 0.62

IRRIGATION EFFICIENCY (IE) = 0.75 (OVERHEAD SPRAY) 0.81 (DRIP)

SPECIAL LANDSCAPE AREA (SLA) = SF OF EDIBLE PLANTS, RECREATIONAL AREAS, AREAS IRRIGATED WITH RECYCLED WATER, OR WATER FEATURS USING RECYCLED WATER

EVAPOTRANSPIRATION RATE (ETo) = QUANTITY OF WATER EVAPORATED FROM ADJ. SOIL AND TRANSPIRED BY PLANTS OVER A SPECIFIED TIME

ETWU = [(ETo) * (PF) * (HA) * (0.62)] / (IE)

MAWA = (ETo) * (0.62) [ETAF) * (SUM OF SLA & HA)] + [(1-ETAF) * (SLA)]

HYDROZONE "A" (LOW WATER USE - DRIPLINE) STANDARD LANDSCAPE (ON-SITE)

ETO	PF	HA	CONVERSION FACTOR	IE	SLA	ETWU (GAL/YEAR)
38.70	0.30	8,872	0.62	0.81	-	78,842.51

HYDROZONE "B" (LOW WATER USE - BUBBLERS) TREES (ON-SITE)

ETO	PF	HA	CONVERSION FACTOR	IE	SLA	ETWU (GAL/YEAR)
38.70	0.30	576	0.62	0.81	-	5,118.72
					ESTIMATED TOTAL WATER USE (GAL/YEAR)	**83,961.23**

MAXIMUM APPLIED WATER ALLOWANCE (MAWA)

ETO	SUM OF HA	CONVERSION FACTOR	ETAF	SUM OF SLA	MAWA(GAL/YEAR)
38.70	9,448	0.62	0.45		102,012.89
				MAXIMUM APPLIED WATER ALLOWANCE (GAL/YEAR)	**102,012.89**
				MAXIMUM APPLIED WATER ALLOWANCE PERCENT OF ESTIMATED TOTAL WATER USE	**82.30%**

60
WR&D
WALD RUHNKE & DOST ARCHITECTS LLP
2340 GARDEN ROAD, SUITE 100
MONTEREY, CALIFORNIA 93940
PHONE: 831.649.4642
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LICENSED LANDSCAPE ARCHITECT — REGISTERED LANDSCAPE ARCHITECT — Camille Gremillion — 11/30/2026 — 11/20/2025 — Date — STATE OF CALIFORNIA

A.P.N.: 031-164-130-000

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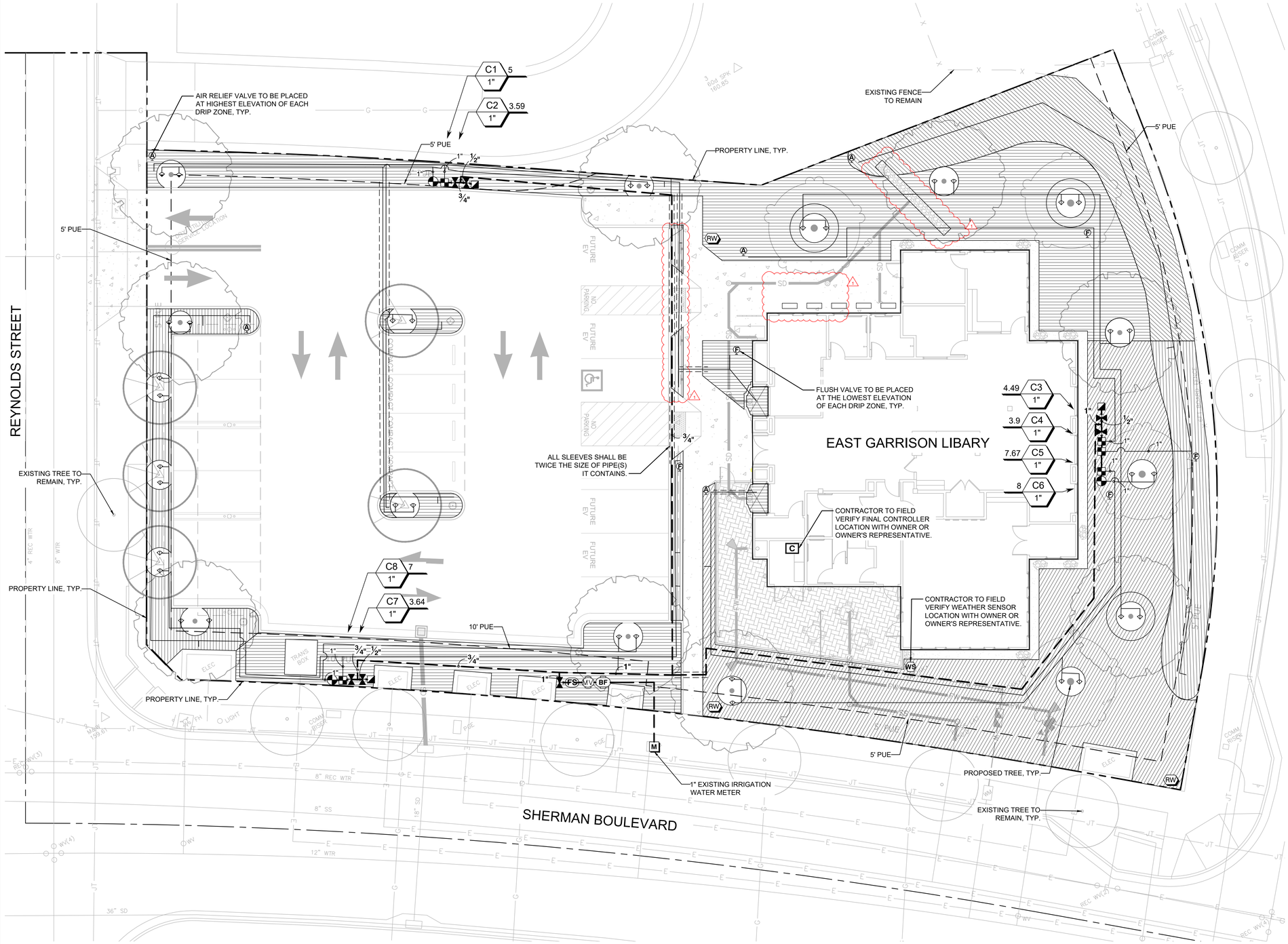
BACKCHECK #1: 1 11/21/2025

SHEET NAME: IRRIGATION NOTES AND SCHEDULE
SHEET NO.: L2.00
FILE NAME:



IRRIGATION LEGEND

SYMBOL	MANUFACTURER/MODEL
25Q 50Q 50H 10H 10F 20F	HUNTER PROS-06-CV-R-MSBN

SYMBOL	MANUFACTURER/MODEL
	HUNTER ICZ-101-25-LF-R
P	HUNTER PLD-BV
A	HUNTER PLD-AVR
	AREA TO RECEIVE DRIPLINE HUNTER HDL-06-24-R

SYMBOL	MANUFACTURER/MODEL
	HUNTER ICV-G-R
	HUNTER HQ-44LRC-R
	NIBCO T-113
MV	HUNTER ICV-G-R 1"
BF	FEBCO 825Y 1"
C	HUNTER A2C-1200-M
WS	HUNTER WSS
FS	HUNTER HFS-100
RW	EXISTING IRRIGATION WATER METER
M	WATER METER 1"

IRRIGATION LATERAL LINE: PVC SCHEDULE 40

IRRIGATION MAINLINE: PVC SCHEDULE 40

PIPE SLEEVE: PVC CLASS 200

Valve Callout
- # Valve Number
- # Valve Flow
- #" Valve Size

WR&D
WALD RUHNKE & DOST ARCHITECTS LLP
2340 GARDEN ROAD, SUITE 100
MONTEREY, CALIFORNIA 93940
PHONE: 831.649.4642
FAX: 831.649.3530
WWW.WRDARCH.COM

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LICENSED LANDSCAPE ARCHITECT
Camille Cruciotti
11/30/2026
11/20/2025
STATE OF CALIFORNIA

A.P.N.: 031-164-130-000

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BACKCHECK #1: 1 11/21/2025

SHEET NAME: IRRIGATION PLAN

SHEET NO.: L2.01

FILE NAME:

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NORTH
GRAPHIC SCALE IN FEET
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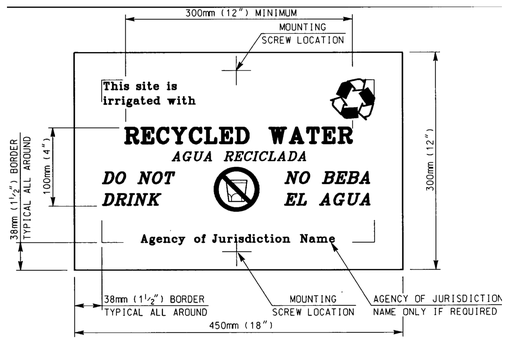
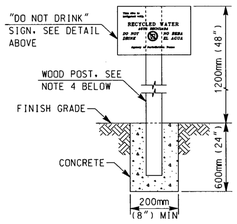
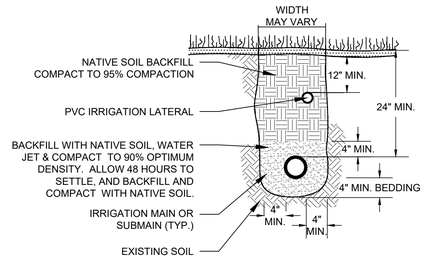


"DO NOT DRINK" SIGN



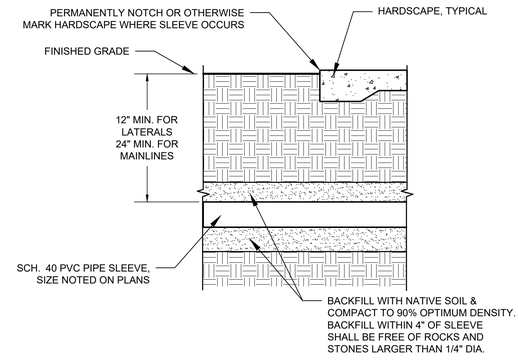
NOTES:

1. CONTRACTOR SHALL VERIFY COUNTY RECYCLED WATER SIGNAGE REQUIREMENTS PRIOR TO INSTALLATION.
2. SIGNS SHALL BE MANUFACTURED OF ALUMINUM SHEET, THICKNESS 1.6 MM (0.063" OR 18 GAUGE).
3. THE SIGN SHALL INCORPORATE A PURPLE BACKGROUND WITH WHITE LETTERS AND SYMBOLS.
4. SIGNS SHALL BE MOUNTED ON A 100MM X 100M (4" X 4") PRESSURE TREATED WOOD POST SET IN CONCRETE. ATTACH THE SIGN TO THE POST USING 6.4MM X 38MM 1 1/4" X 2 1/2 ") ANODIZED LAG SCREWS AND WASHERS (2 EACH).



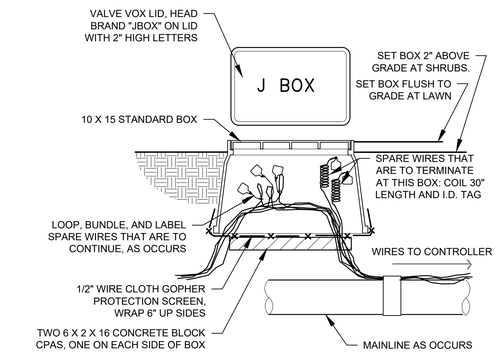
A TRENCHING DETAIL

NTS



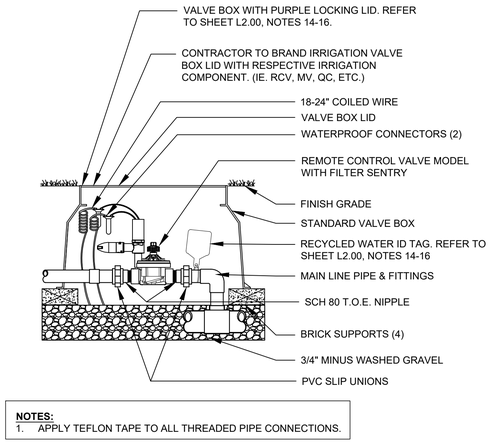
B MAINLINE AND LATERAL PIPE SLEEVING

NTS



C WIRE BUNDLE JUNCTION BOX

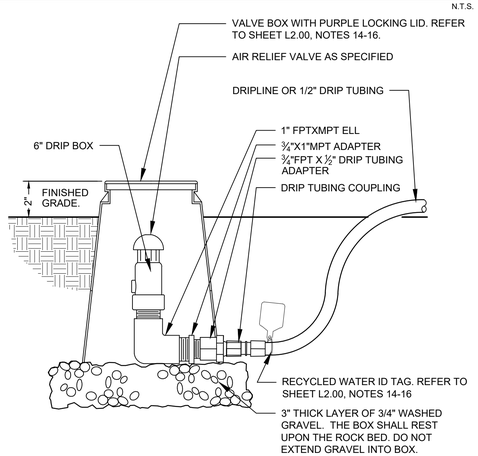
NTS



NOTES:
1. APPLY TEFLON TAPE TO ALL THREADED PIPE CONNECTIONS.

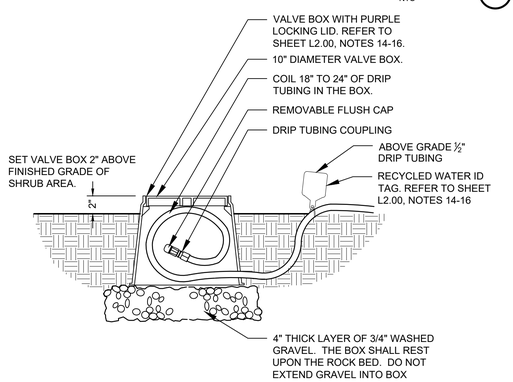
D RECYCLED WATER SIGN

N.T.S.



E REMOTE CONTROL VALVE

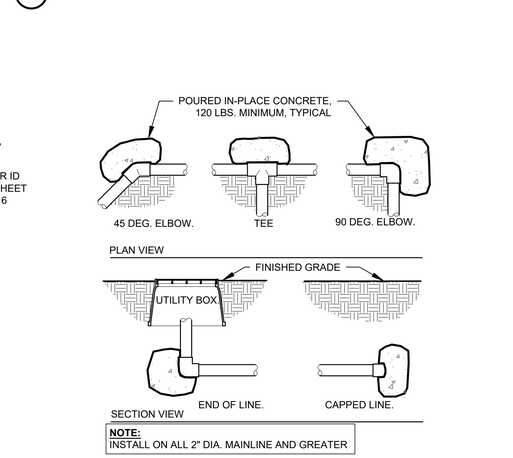
NTS



NOTES:
1. LOCATE FLASH CAP ASSEMBLY AT THE END OF EACH DRIP LINE.
2. ENSURE THAT THE COILED DRIP TUBING IS OF SUFFICIENT LENGTH TO COMPLETELY EXTEND OUT OF THE VALVE BOX WHEN FLUSHING.

F DRIP CONTROL ZONE KIT

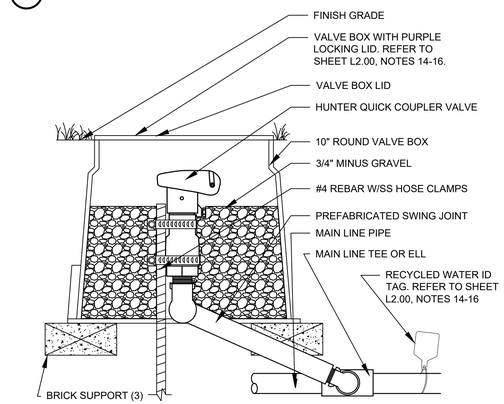
NTS



NOTE:
INSTALL ON ALL 2" DIA. MAINLINE AND GREATER

G ISOLATION GATE VALVE

NTS



NOTE:
1. APPLY TEFLON TAPE TO ALL THREADED PIPE CONNECTIONS.

H DRIP AIR RELIEF VALVE

NTS

I DRIP FLUSH VALVE IN BOX

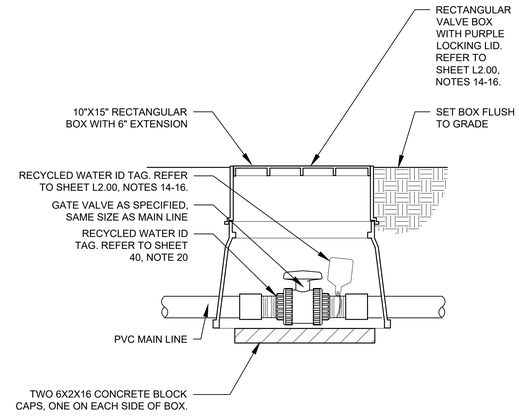
NTS

J THRUST BLOCKING

NTS

K QUICK COUPLER VALVE

N.T.S.



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2340 GARDEN ROAD, SUITE 100
MONTEREY, CALIFORNIA 93940
PHONE: 831.649.4642
FAX: 831.649.3530
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LICENSED LANDSCAPE ARCHITECT — CARMELLA CRISTILLO — 5049 — REGISTERED LANDSCAPE ARCHITECT — 11/30/2026 — 11/20/2025 — STATE OF CALIFORNIA

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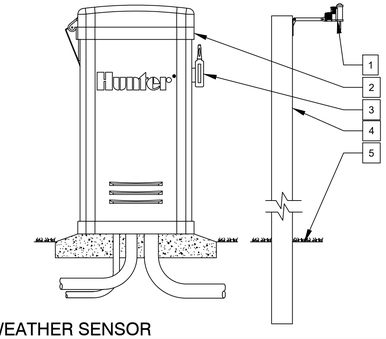
SHEET NAME: IRRIGATION DETAILS

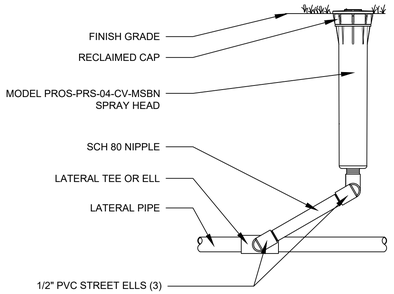
SHEET NO.: L2.02

FILE NAME:

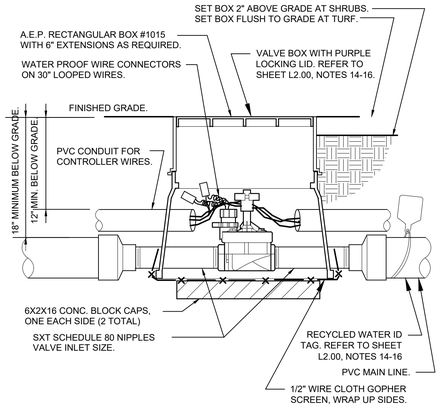
LEGEND:
1. SOLAR SYNC WIRELESS SENSOR
2. SOLAR SYNC COMPATIBLE CONTROLLER
3. SOLAR SYNC WIRELESS RECEIVER
4. POST OR SUITABLE MOUNTING SURFACE
5. FINISHED GRADE



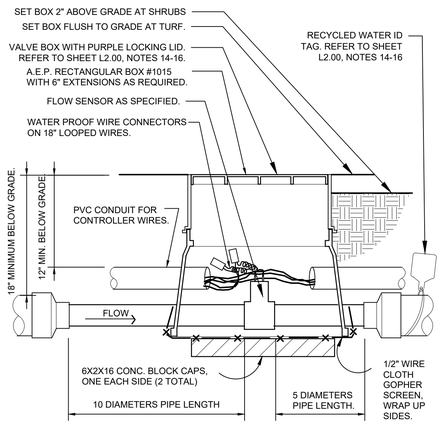
L WEATHER SENSOR
N.T.S.



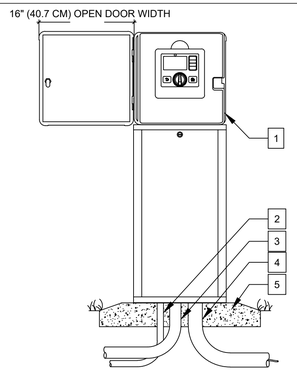
M POPUP BUBBLER AT PLANT PIT
N.T.S.



N MASTER CONTROL VALVE
N.T.S.



O FLOW SENSOR ASSEMBLY
N.T.S.



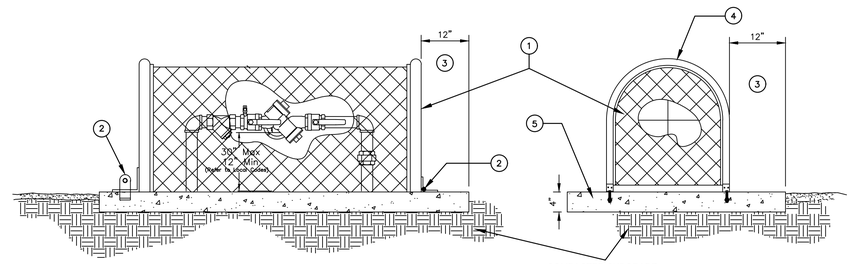
P IRRIGATION CONTROLLER
N.T.S.

LEGEND:
1. IRRIGATION CONTROLLER (ACC2-PED) PER PLAN
2. ELECTRICAL SUPPLY CONDUIT CONNECT TO POWER SOURCE, J-BOX INSIDE CONTROLLER
3. GROUND WIRE CONDUIT GROUND PER ASIC GUIDELINES
4. IRRIGATION CONTROL WIRE IN CONDUIT SIZE AND TYPE PER LOCAL CODES
5. PEDESTAL BASE PER PLAN INSURE POSITIVE DRAINAGE AWAY FROM PEDESTAL

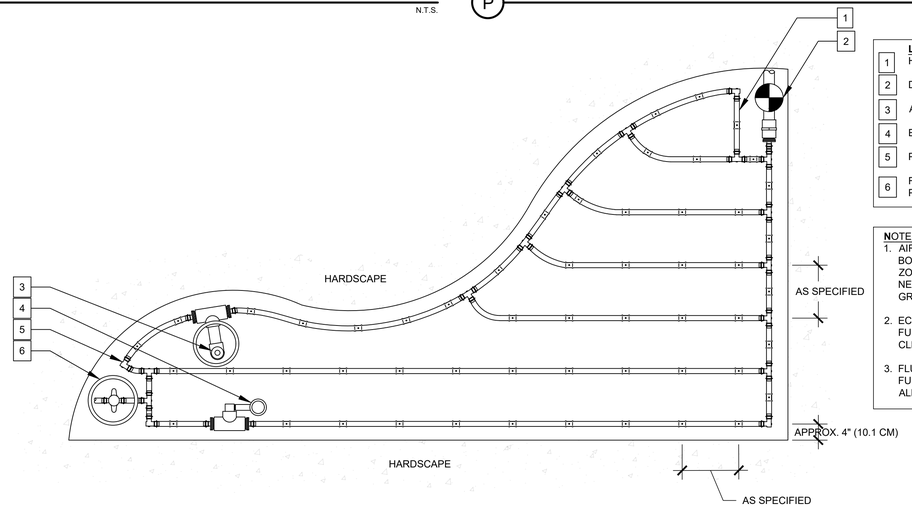
NOTE:
CONTROLLER SHALL BE HARD-WIRED TO GROUNDED 110 VAC POWER SOURCE

BACKFLOW PREVENTION DEVICE NOTES:

1. PROVIDE PRE-MANUFACTURED ENCLOSURE SIZED TOF IT RPBP UNIT SPECIFIED. ACCEPTABLE MANUFACTURERS ARE LEMEUR "BF" SERIES, BPDI "GUARDSHACK" UNITS, OR APPROVED EQUAL.
2. MODIFY PRE-MANUFACTURED UNITS FASTENING SYSTEMS WITH HEAVY DUTY HINGES AND ANCHORING BOLT SYSTEM. SUBMIT SHOP DRAWINGS FOR APPROVAL.
3. PAD TO BE 1' MIN. LARGER THAN ENCLOSURE.
4. SUBMIT CUT SHEETS FOR APPROVAL. UNIT TO HAVE POWDER COATED PAINT FINISH, COLOR SELECTED FROM MANUFACTURER'S STD. COLORS.
5. CONCRETE PAD FOR ENCLOSURE TO BE MAG B CONCRETE. COMPACT SUBGRADE TO 95% OF OPTIMUM MOISTURE.



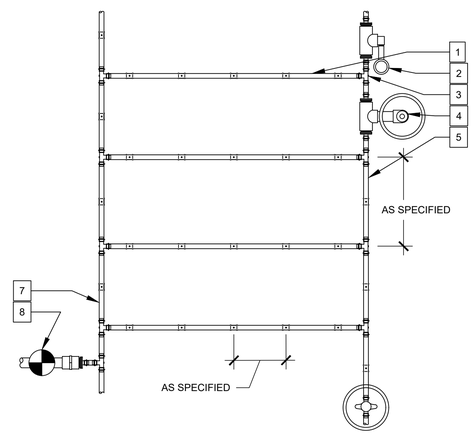
Q BACKFLOW PREVENTION DEVICE
N.T.S.



1	HUNTER DRIPLINE PER PLAN
2	DRIP CONTROL ZONE KIT PER PLAN
3	AIR RELIEF VALVE IN VALVE BOX
4	ECO-INDICATOR ON SWING ARM
5	PLD OR PLD-LOCK FITTING (TYP.)
6	FLUSH POINT (PLD-BV) IN SUBTERRANEAN BOX PER PLAN

NOTES:
1. AIR RELIEF VALVE (PLD-AVR) INSTALLED IN VALVE BOX AT OPTIMAL HIGHEST POINT FROM CONTROL ZONE KIT. MULTIPLE AIR RELIEF VALVES MAY BE NEEDED TO ACCOMMODATE DIFFERENCES IN GRADE.
2. ECO-INDICATOR TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT IN CLEAR VIEW WHEN POPPED UP.
3. FLUSH POINT TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT TO ALLOW FOR MAXIMUM DEBRIS FLUSH IN SYSTEM.

R DRIPLINE - IRREGULAR PLANTED AREA
N.T.S.



1	HUNTER DRIPLINE (HDL) PER PLAN
2	ECO-INDICATOR ON SWING ARM
3	PLD OR PLD-LOC FITTINGS TYP.
4	AIR RELIEF VALVE IN VALVE BOX
5	HDL TUBING EXHAUST HEADER
6	FLUSH POINT (PLD-BV) IN SUBTERRANEAN BOX PER PLAN
7	HDL TUBING SUPPLY HEADER
8	DRIP CONTROL ZONE KIT PER PLAN

NOTES:
1. AIR RELIEF VALVE (PLD-AVR) INSTALLED IN VALVE BOX AT OPTIMAL HIGHEST POINT FROM CONTROL ZONE KIT. MULTIPLE AIR RELIEF VALVES MAY BE NEEDED TO ACCOMMODATE DIFFERENCES IN GRADE.
2. ECO-INDICATOR TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT IN CLEAR VIEW WHEN POPPED UP.
3. FLUSH POINT TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT TO ALLOW FOR MAXIMUM DEBRIS FLUSH IN SYSTEM.

S DRIPLINE - STANDARD LANDSCAPE
N.T.S.

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INSTALLATION DETAIL.pdf

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SHEET NAME: IRRIGATION DETAILS

SHEET NO.: L2.03

FILE NAME:

SECTION 329300
PLANTS

PART 1 - GENERAL

1.1 DESCRIPTION

A. Provide planting work and planting maintenance complete as shown on the drawings and as specified including staking and layout of the landscaping,

1.2 QUALITY ASSURANCE

A. Reference Standards:

1. Ordinances and Regulations: All local, municipal and state laws, codes and regulations governing or relating to all portions of this work are hereby incorporated into and made a part of these Specifications. Anything contained in these Specifications shall not be construed to conflict with any of the above codes, regulations or requirements of the same. However, when these Specifications and Drawings call for or describe materials, workmanship or construction of a better quality, higher standard than is required by the above mentioned codes and regulations, the provisions of these Specifications and Drawings shall take precedence. Furnish without extra charge additional materials and labor required to comply with above rules and regulations.

2. CONTRACTOR shall be familiar with and follow the State of California Model Water Ordinance, California Code of Regulations, Title 23 Waters, Division 2, Department of Water Resources, Chapter 2.7. Also, the CONTRACTOR is responsible to follow all local water ordinances and the Soil Management/Analysis Report with verifying implementation.

3. "Sunset Western Garden Book," Lane Publishing Co., Menlo Park, California; current edition.

4. "American Standards for Nursery Stock," American Association of Nurseryman, 230 Southern Building, Washington, D.C. 20005.

5. US Composting Council Compost analysis Program (CAP)

6. Test Methods for the Evaluation of Composting and Compost (TMECC)

7. International Society of Arboriculture, Guide for Plant Appraisal, latest version.

8. United States Composting Council (USCC) Seal of Testing Assurance (STA) program.

9. TMECC: Refers to "Test Methods for the Examination of Composting and Compost," published by the United States Department of Agriculture and the United States Compost Council (USCC).

10. Manufacturer's recommendations.

B. Qualifications:

1. Experience: Assign a full-time employee to the job as foreman for the duration of the Contract who is certified landscape technician, certification through CLCA or minimum of four (4) years experience in landscape installation and maintenance supervision, with experience or training in turf management, entomology, pest control, soils, fertilizers and plant identification.

2. Labor Force: Provide a landscape installation and maintenance force thoroughly familiar with, and trained in, the work to be accomplished to perform the task in a competent, efficient manner acceptable to the OWNER.

C. Requirements:

1. Supervision: The foreman shall directly supervise the work force at all times and be present during the entire installation. Notify Owner's Representative of all changes in supervision.

2. Identification: Provide proper identification at all times for landscape maintenance firm's vehicles and a labor force uniformly dressed in a manner satisfactory to Owner's Representative.

3. Planting soils and organic amendments shall meet the AACWP requirement for the stormwater treatment measures used with this project work.

D. Plant Material Standards

1. Quality and Size of Plants: Conform to the State of California Grading Code of Nursery Stock, No. 1 grade and American Standards for Nursery Stock," American Association of Nurseryman. Use only nursery-grown stock which is free from insect pests and diseases.

2. Comply with federal and state laws requiring inspection for plant diseases and infestations. Submit inspection certificates required by law with each shipment of plants, and deliver certificates to the OWNER. Obtain clearance from the County Agricultural Commissioner as required by law, before planting plants delivered from outside the County in which planted.

E. Testing Agency/ Soils Report: See Section 329113 SOIL PREPARATION

F. Testing Agency/ Composted Organic Amendment: See Section 329113 SOIL PREPARATION

1.3 SUBMITTALS

A. Product Data: Manufacturer's current catalog cuts and specifications of the following:

1. Fertilizers
2. Tree Tie and Stake
3. Root Barrier
4. Iron Sulfate
5. Filter Fabric
6. 4" Perforated Pipe

B. Samples: Submit following samples along with certificates of compliance / analytical data from approved laboratory for degree of compliance:

1. Plants: Submit typical sample of each variety or entire quantity to site for approval by ENGINEER.

2. Organic Mulch: Submit 1-pint sample with list of ingredients.

3. Organic (Soil) Amendment: Submit 1/2-pint sample with Technical Data Sheet and STA certification.

4. Permeable Backfill or Drain Rock: Submit 1-pint sample.

5. Imported Planting Soil: Submit 1-pint sample

C. Delivery Receipts

1. Provide delivery receipts for quantities of organic soil amendments delivered to the site.

D. Topsoil Analysis (Soil Management) Report

1. After approval of rough grading and topsoil placement, obtain minimum of two representative one quart samples of topsoil taken from accepted site locations at depth of 4" to 6" below finish grade and submit to an accredited Soils Laboratory for evaluation of physical and chemical properties of soil including all major nutrients; pH, salinity, boron, sodium, micronutrients, copper, zinc, manganese and iron; and infiltration rate, soil texture and organic content, along with a summary describing the degree of compliance with the specified requirements. The report shall also include recommendations for modification of the soil for agricultural suitability.

2. Upon request by Owner's Representative, submit documentation verifying implementation of soil analysis report recommendations to the local agency with Certificate of Completion as required by the State of California Model Water Ordinance

E. Subsoil Analysis

1. Besides the above required soil samples, take one representative sample of any subgrade soil that is to receive a layer of imported planting soil over it. The laboratory report shall include the subgrade soil's total combined silt and clay content for determining the total desirable combined silt and clay content of the final imported planting soil cover specified herein.

F. Imported Planting Soil Analysis

1. See Imported Planting Soil Analysis requirements elsewhere in this specification for comparison to existing soil analysis.

G. Approval of Laboratory Report

1. Upon approval of the Laboratory's report by the Owner's Representative, the recommendations in the report shall become a part of the Specifications and the quantities of soil amendment, fertilizer and other additives shall be adjusted to conform with the report at no additional cost to the OWNER. Request Testing Laboratory to send one copy of test results directly to ENGINEER. Note that there is a minimum quantity of organic amendment specified elsewhere in this specification section.

1.4 PROJECT/SITE CONDITIONS

A. Site Visit: At beginning of work, visit and walk the site with the ENGINEER to clarify scope of work and understand existing project/site conditions.

1.5 WARRANTY AND REPLACEMENT

A. Pre-Emergence Weed Killer: Warrant the work against weed growth for a period of four (4) months after application.

B. Warrant all plants and planting to be in a healthy, thriving condition until the end of the maintenance period, and deciduous trees beyond that time until active growth is evident.

C. Replace all dead plants and plants not in a vigorous condition immediately upon discovery
and as directed by the Owner's Representative at CONTRACTOR's expense. Install replacement plants before the final acceptance at the size specified.

D. Warrant all plant material for a period of one year after final acceptance of the maintenance period against plant materials with defects at the time of installation.

E. Warrant plant installation and maintenance by CONTRACTOR against defects for a period of one year.

PART 2 - PRODUCTS

2.1 PLANTS

A. Plant the variety, quantity and size indicated. The total quantity tabulated on the drawings are considered approximate and furnished for convenience only. CONTRACTOR shall perform his/her own plant quantity calculations and shall provide all plants shown on the Drawings.

B. Tag plants of the type or name indicated and in accordance with the standard practice recommended by the American Association of Nurserymen.

C. Install healthy, shapely and well rooted plants with no evidence of having been root-bound, restricted or deformed.

D. Take precautions to ensure that the plants will arrive at the site in proper condition for successful growth. Protect plants in transit from windburn and sunburn. Protect and maintain plants on site by proper storage and watering.

E. Substitutions will not be permitted, except as follows:

1. If proof is submitted to the Owner's Representative that any plant specified is not obtainable, a proposal will be considered for use of nearest equivalent size or variety with an equitable adjustment of contract price.

2. Substantiate and submit proof of plant availability in writing to the Owner's Representative within 10 days after the effective date of Notice to Proceed.

F. Tree Form: Trees shall have a symmetrical form as typical for the species/cultivar and growth form.

1. Central Leader for Single Trunk Trees: Trees shall have a single, relatively straight central leader and tapered trunk, free of co dominant stems and vigorous, upright branches that compete with the central leader. Preferably, the central leader should not have been headed; however, in cases where the original leader has been remove, an upright branch at least ½ the diameter of the original leader just below the pruning point shall be present.

2. Potential Main Branches: Branches shall be evenly distributed radially around and appropriately spaced vertically along the trunk, forming a generally symmetrical crown typical for the species.

3. Headed temporary branches should be distributed around and along the trunk as noted above and shall be no greater than 3/8" diameter, and no greater than ½ diameter of the trunk at point of attachment.

G. Tree Trunk

1. Trunk diameter and taper shall be sufficient so that the tree will remain vertical without the support of a nursery stake.

2. Trunk shall be free of wounds (except properly-made pruning cuts), sunburned areas, conks (fungal fruiting-bodies), wood cracks, bleeding areas, signs of boring insects, galls, cankers and/or lesions.

3. Tree trunk diameter at 6" above the soil surface shall be within the diameter range shown for each container size below, except where shown otherwise:

Container	Trunk Diameter	Soil level from Container Top
24 inch Box	2.0" or larger	1.75 to 2.75"

4. Tree trunks shall be undamaged and uncut with all old abrasions and cuts completely callused over. Do not prune plants prior to delivery.

H. Tree Roots

1. Trunk root collar (root crown) and large roots shall be free of circling and/or kinked roots. CONTRACTOR may be required to remove soil near the root collar in order to verify that circling and/or kinked roots are not present.

2. The tree shall be well rooted in the container. When the trunk is lifted the trunk and root system shall move as one and the rootball shall remain intact.

3. The top-most roots or root collar shall be within 1" above or below the soil surface. The soil level in the container shall be within the limits shown in above table.
4. The rootball periphery shall be free of large circling and bottom-matted roots.
5. On grafted or budded trees, there shall be no suckers from the root stock.

I. Measure trees and shrubs with branches in normal position. Height and spread dimensions indicated refer to the main body of the plant, and not from branch tip to tip.

2.2 FERTILIZERS

A. Commercial fertilizer, pelleted or granular form, conform to the requirements of Chapter 7, Article 2, of the Agricultural Code of the State of California for fertilizing materials as follows:

1. 21 gram planting tablets 20% Nitrogen, 10% Phosphoric Acid and 5% Potash (20-10-5) available from Agriform or 10gm BestPacks packets 20% Nitrogen, 10% Phosphoric Acid and 5% Potash (20-10-5) available from Best Fertilizer Co.

2.3 ORGANIC AMENDMENT FOR IN SITU SOILS (ON-GRADE):

A. Ground Redwood or Ground Fir Bark with the following properties:

1. Percent Passing — Sieve Designation

100	9.51 mm	3/8"
50-60	6.35 mm	1/4"
20-40	4.76 mm	No. 4
0-20	2.38 mm	No. 8 8 mesh

Redwood Sawdust
Dry bulk density, lbs. per cu. yd., 260-280
Nitrogen stabilized - dry weight basis, min. 0.4%
Salinity (ECe): 4.0 maximum
Organic Content: 90% minimum
Reaction (pH): 4.0 minimum

Ground Fir and/or Pine Bark
Dry bulk density, lbs. per cu. yd., Min. 350
Nitrogen stabilized - dry weight basis, min. 0.5%
Salinity (ECe): 4.0 maximum
Organic Content: 90% minimum
Reaction (pH): 4.0 minimum

B. Submit sample along with analytical data from an approved laboratory for degree of compliance to the Owner's Representative within two weeks after award of Contract.

C. The above Ground Redwood or Ground Fir Bark or Ground Pine Bark (ORGANIC AMENDMENT FOR IN SITU SOILS) is the specified organic amendment material required. Acceptance of Composted Yard Waste Amendment in lieu of the above specified ORGANIC AMENDMENT FOR IN SITU SOILS (ON-GRADE) material will be considered if the in situ planting soil salinity and soil structure is favorable for the inclusion of recycled yard waste organic matter, as approved by the Owner's Representative. It is the CONTRACTOR's responsibility to secure test samples of both the planting soil and the proposed composted yard waste amendment (2 quart samples) and submit to Soils and Plant Laboratory for evaluation and recommendations. The composted yard waste amendment sample shall be a grab sample from the currently available material that has been tested within the last 30 days and shall include the composter's Compost Technical Data Sheet that includes lab analytical test results and directions for product use along with list of ingredients. The composted yard waste amendment shall be a mixture of feedstock materials including green material consisting of chipped, shredded, or ground vegetation and mixed food waste, or clean processed recycled wood products. Single source, Biosolids (sewage waste) compost will not be acceptable.

D. Based on the Soils and Plant Laboratory evaluation, the addition of composted yard waste amendment shall not be acceptable if it creates a leaching requirement.

E. The addition of the compost shall result in a final ECe of the amended soil of less than 4.0 dS/m @ 25 degrees C, as determined in a saturation extract. Use the following table to determine the maximum allowable Ece (dS/m of saturation extract) of compost at desired use rate and allowable Ece increase.

DESIRED USE RATE		MAXIMUM ALLOWABLE ECe INCREASE FROM AMENDMENT		
Cu. Yds. Amendment Per 1000 Sq. Ft. for Incorporation to 6" depth	Volume percentage of amendment	1 dS/m	2 dS/m	3 dS/m
		Maximum ECe of Compost		
1	5	14	28	42
2	11	7	14	21
3	16	5	9.5	14
4	22	3.5	7.0	10.5
5	27	3.0	5.5	8.5
6	32	2.5	4.5	7.0

1. Example: Specification calls for 6 cu. Yds. Compost per 1000 sq. ft. for incorporation to 6" depth, and site soil has an ECe of 2.0. In order to avoid exceeding ECe of 4 in final blend, compost ECe shall be less than 4.5 dS/m.

F. Composted Yard Waste Soil Amendment Properties as follows:

1. Gradation:

Percent Passing by Weight	Sieve Designation
90	1/2"
85-100	9.51 mm 3/8"
50-80 2.38 mm	No. 8 8 mesh
0-40 500 micron	No. 35 32 meshes
Maximum length 4 inches	

2. Organic Content: Minimum 45% based on dry weight and determined by ash method.

3. Carbon to nitrogen ratio: Maximum 35:1 if material is claimed to be nitrogen stabilized.

4. pH: 5.5 – 8.0 as determined in saturated paste.

5. Soluble Salts: See above.

6. Moisture Content: 35-60%.

7. Physical Contaminants:
   a) The compost shall be free of contaminants such as glass, metal and visible plastic per Man Made Inert Removal and Classification: TMECC 02.02, %> 4mm fraction. Combined total less than 1.0.
   b) Man Made Inert Removal and Classification: Sharps % > 4mm fraction. (sewing needles, hypodermic needles) Non Detected.

8. Pathogens: TMECC 07.01-B Fecal Coliform Bacteria <1000 MPN/gram dry wt. <1000 (Pass)

A. General
1. Soil in all planting areas shall be moist, but not so moist that it sticks to a hand shovel, and loose and friable to a minimum depth of 12 inches with a relative maximum compaction of 85%. Rip and scarify and dry any areas that do not meet this requirement.

B. Before proceeding with the work: Carefully inspect all areas and verify all dimensions and quantities. Immediately inform the Owner's Representative of any discrepancy between the drawings and specifications and actual conditions and secure approval to proceed.

C. Planting Soil Placement Adjacent to Pavement Areas:

1. All debris shall be removed from the tree wells prior to soil backfill and proposed tree planting. Tree wells and structural soil excavations shall not be contained concrete spoils from concrete installation. Concrete deliver trucks cleaning shall be captured in CONTRACTOR furnished containers for such purposes.

2. Provide planting soil as a final lift in all planting areas within and adjacent to paved areas and other construction where native site soil has been covered by Owner's Representative fill and/or base rock. Remove all engineered fill, base rock and compacted subgrade full depth of compaction and replace with approved planting soil, a minimum lift of 12".

D. Backfill soil for tree wells shall be amended soil equal to the native soil and clean from stones greater than 3" and all construction debris.

E. All planting areas soil shall be loose and friable prior to planting. Rip any overly compacted and re-compacted planting areas in two directions full depth of compacted soil prior to planting.

F. Planting operations shall be performed only during periods when beneficial results can be obtained. When excessive moisture or other unsatisfactory conditions prevail, the work shall be stopped until conditions are satisfactory.

G. Thoroughly wet down the planting areas to settle the soil and confirm irrigation coverage and operation. Allow soil to dry so as to be workable as described herein.

H. Drag to a smooth, even surface. Grade to form all swales. Pitch grade with uniform slope to catch basins, streets, curb, etc., to ensure uniform surface drainage. Areas requiring grading include adjacent transition areas that shall be uniformly sloped between finish elevations. Slope surface away from walls so water will not stand against walls or buildings. Control surface water to avoid damage to adjoining properties or to finished work on the site. Take required remedial measures to prevent erosion of freshly graded areas and until such time as permanent drainage and erosion control features have been installed.

I. Finish Grade: Hold finish grade and/or mulch surface in planting areas 1/2-inch below adjacent pavement surfaces, tops of curbs, manholes, etc. The subgrade of the mulch in mulched planting areas shall be a minus 2 inches for a distance of 12 to 18 inch from the edge of pavement. The remainder of the planting area shall be graded to receive the required 3 inch layer of mulch.

3.2 TREE PLANTING

A. Mark tree and shrub locations on site using stakes, gypsum or similar approved means and secure location approval by the Owner's Representative before plant holes are dug. Review location of plants in relationship to irrigation heads and adjust location(s) that interfere with the function of the spray heads as accepted by the ENGINEER prior to planting.

B. Test drainage of plant beds and pits by filling with water (minimum 6"). The retention of water in planting beds and plant pits for more than two (2) hours shall be brought to the attention of the Owner's Representative. If rock, underground construction work, tree roots, poor drainage, or other obstructions are encountered in the excavation of plant pits, alternate locations may be selected by Owner's Representative.

C. Excavate tree and shrub pits as follows (Note square Tree Pit pattern required below):

1: Excavation for	Width	Depth
Boxed Trees	Box + 18"	Box depth
Container Trees (15 gc)	Can +12"	Can depth

D. Square Tree Pits

1. Tree pits shall be dug in a square pattern with pit walls scarified to promote root penetration into surrounding soil. Drilled tree pits shall be modified to a square shape.

E. Break and loosen the sides and bottom of the pit to ensure root penetration and water test hole for drainage as required above.

F. Backfill plant holes with mix as specified, free from rocks, clods or lumpy material. Backfill native soil free of soil amendments under rootball and foot tamp to prevent settlement. Backfill remainder of the hole with soil mix and place plant tablets or packets fertilizer 3 inches below finish grade and 1/2-inch from roots at the following rates:

1: Size	Rate
24" Box -	6 tablets or packet

G. Carefully remove and set plants without damaging the rootball. Superficially cut edge roots vertically on three sides. Remove bottom of plant boxes before planting. Remove sides of boxes after positioning the plant and partially backfilling.

H. Set plants in backfill with top of the rootball 2 inches above finished grade. Backfill remainder of hole and soak thoroughly by jetting with a hose and pipe section. Water backfill until saturated the full depth of the hole.

I. Stake and/or guy trees as detailed and noted herein. Drive stake(s) until solid (at least 12" beyond bottom of rootball) and remove excess stake protruding above top tree tie to prevent rubbing against branches. Avoid driving stakes through rootball. If subgrade does not accept stakes to a stable degree, delete stakes and guy the trees as specified herein and as detailed. Locate tree ties to avoid contact with tree branches. Locate top tie at tree flex point.

J. Remove any soil from top of plant rootballs and secure Owner's Representative's approval of rootball height prior to mulching.

K. After approval of rootball height, install mulch as required below.

3.3 MULCH

A. Install a 3-inch layer of bark mulch per plans in planted areas (as called out on the drawings) up to edges of pavement, curbs, headers, and project limits. Keep mulch eight (8) inches away from tree trunks.
B. Install sheet mulching underneath all areas to receive mulch with 100% complete coverage. Overlap sheets 6-8 inches.

3.4 ROOT BARRIER

A. Install in linear fashion along and adjacent to the edges of the planting area as detailed or, if not shown, in accordance with manufacturer's recommendations. Set top of barrier at finished decomposed granite surface, as accepted by Owner's Representative.

3.6 WATERING

A. Water all trees, shrubs and ground cover immediately after planting. Apply water to all plants as often and in sufficient amount as conditions may require to keep the plants in a healthy vigorous growing condition until completion of the Contract. Do supplemental hand watering of trees and shrubs during the first 3 weeks of plant establishment.

3.7 PRE-MAINTENANCE PERIOD REVIEW AND APPROVAL OF PLANTING

A. Maintain plants from time of delivery to site until final acceptance of landscape installation.

B. Receive approval of the installed planting prior to commencement of planting establishment maintenance period. Notify the Owner's Representative a minimum of seven (7) days prior to requested review. Before the review, complete the following:
1. Complete all construction work.
2. Present all planted areas neat and clean with all weeds removed and all plants installed and appearing healthy.
3. Plumb all tree stakes.
4. No partial approvals will be given.

3.8 PLANTING ESTABLISHMENT MAINTENANCE

A. General Requirements:
1. Maintenance Period: The planting establishment maintenance period required shall be 120 calendar days after all planting is complete, or if the plant material is not acceptably maintained during the maintenance period. The maintenance period may be suspended at any time upon written notice to the CONTRACTOR that the landscaping is not being acceptably maintained, and the day count suspended until the landscape is brought up to acceptable standards as determined by the Owner's Representative.

2. Planting establishment maintenance immediately follows, coincides with, and is continuous with the planting operations, and continues through turf installation, and after all planting is complete and accepted; or longer where necessary to establish acceptable stands of thriving plants.

3. Keep all walks and paved areas clean. Keep the site clear of debris resulting from landscape work and maintenance operations.

4. Check sprinkler systems at each watering; adjust coverage and clean and repair nonfunctioning heads immediately. Adjust timing of sprinkler controller to prevent runoff and flooding.

5. Maintain adequate moisture depth in soil to ensure vigorous growth, without over-watering. Check rootball of trees and shrubs independent of surrounding soils and hand water as required.

6. Keep Contract areas free from weeds by cultivating, hoeing or hand pulling. Use of chemical weed killers will not relieve the CONTRACTOR of the responsibility of keeping areas free of weeds over 1-inch high at all times.

7. One (1) Year Guarantee: Following the plant establishment period, the Contractor shall provide a warranty which guarantees all trees for one (1) year from date of final acceptance of the contract. The Contractor shall replace any tree which has died, and the tree replacement shall be the same size container as originally designated on the plans.

8. Should the Contractor fail, be neglectful, or be negligent in furnishing the required maintenance and/or maintaining the project site, the Owner may maintain these facilities. The Owner shall charge the Contractor the cost for providing the required maintenance by deducting this cost from the periodic progress payments due the Contractor as these costs are incurred by the Owner.

B. Plant Protection and Replacement
1. Protect all areas against damage, including erosion, trespass, insects, rodents, deer, disease, etc. and provide proper safeguards, including trapping of rodent and applying protective sprays and fencing to discourage deer browsing. Maintain and keep all temporary barriers erected to prevent trespass.

2. Repair all damaged planted areas. Replace plants immediately upon discovery of damage or loss.

3. Any plant material replaced within the last thirty (30) days of the plant establishment period must be maintained by the Contractor for thirty (30) days from the date of replacement

C. Tree Maintenance:

1. Maintain during the entire establishment period by regular watering, cultivating, weeding, repair of stakes and ties, and spraying for insect pests. Prune when requested by the Owner's Representative.

2. Keep watering basins in good condition and weed-free at all times.

3. Replace all damaged, unhealthy or dead trees, with new stock immediately; size as indicated on the drawings.

D. Fertilizing:
1. Observe plant's color, and if a soil pH imbalance is suspected, take soil samples and obtain laboratory analysis for confirmation. Take necessary action recommended in
laboratory analysis such as top dressing with soil sulfur, leaching soil, etc.

3.9 FINAL PLANTING REVIEW AND ACCEPTANCE

A. At the conclusion of the Maintenance Period, schedule a final review with the Owner's Representative, the Owner's maintenance person, and the ENGINEER. On such date, all project improvements and all corrective work shall have been completed. If all project improvements and corrective work are not completed, continue the planting establishment, at no additional cost to the OWNER, until all work has been completed. This condition will be waived by the OWNER under such circumstances wherein the OWNER has granted an extension of time to permit the completion of a particular portion of the work beyond the time of completion set forth in the Agreement.

B. Submit written notice requesting review at least 10 days before the anticipated review.

C. Prior to review, weed and rake all planted areas, repair plant basins, plumb tree stakes, clear the site of all debris and present in a neat, orderly manner

END OF SECTION 32 93 00

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Monterey County
Building Services
Approved
NucklesE on Mar 16, 2026

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WALD RUHNKE & DOST
ARCHITECTS LLP

2340 GARDEN ROAD, SUITE 100
MONTEREY, CALIFORNIA 93940
PHONE: 831.649.4642
FAX: 831.649.3530
WWW.WRDARCH.COM

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REGISTERED LANDSCAPE ARCHITECT
CAMILLE GUTHRIE
No. 5549
11/30/2026
11/20.2025
Date
STATE OF CALIFORNIA

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DRAWN BY: TL
CHECKED BY: CG
SET ISSUED:
PERMIT SUB.:6/27/2025
BACKCHECK #1: 1 11/21/2025

SHEET NAME:
LANDSCAPE SPECIFICATIONS

SHEET NO.:
L3.00

FILE NAME:

SECTION 328400
PLANTING IRRIGATION

PART 1 - GENERAL

1.1 DESCRIPTION

A. The work in this section consists of furnishing, layout and installing an irrigation system complete, including certification of irrigation system installation as required by the State of California Model Water Ordinance described herein.

1.2 CITY REQUIREMENTS

A. CONTRACTOR shall be familiar with and follow the City or Municipality's Efficient Water Landscape Ordinance Requirements.

B. Coordination with City's Public Works Department

1. A minimum of 11 weeks prior to need for service connection, CONTRACTOR shall contact the City's Public Works Department to establish a start date to install the new water service lateral and the irrigation water meter.

2. The City will install service lateral from the water main in the street to the location shown on the plans, including the meter box. City will supply and install the irrigation meter.

3. It is the responsibility of the Contractor to furnish and install an approved Reduced Pressure Principle (RPP) type backflow prevention assembly on General Metered Service. This assembly must be installed above ground immediately following the service connections. Any deviation from the locations indicated must be approved in advance by the City Public Works Department. City requires all backflow devices to be lead free and the backflow model is to be as specified on the plans, or approved equal.

4. The RPP assembly must be installed and tested by the City before allowing water use through its services. 24 hours prior to initiating service you must contact the City Public Works Department and they will perform a field inspection and test.

1.3 QUALITY ASSURANCE

A. Manufacturer's Specifications: Follow manufacturer's current printed specifications and drawings in all cases where the manufacturers of articles used in the Contract furnish directions covering points not specified or shown in the drawings.

B. Ordinances and Regulations: All local, municipal and state laws, codes and regulations governing or relating to all portions of this work are hereby incorporated into and made a part of these Specifications. Anything contained in these Specifications shall not be construed to conflict with any of the above codes, regulations or requirements of the same. However, when these Specifications and Drawings call for or describe materials, workmanship or construction of a better quality, higher standard, or larger size than is required by the above codes and regulations, the provisions of these Specifications and Drawings shall take precedence. Furnish without extra charge additional materials and labor required to comply with above rules and regulations.

C. References, Codes and Standards:

1. City Municipal Codes

2. California Environmental Quality Act (CEQA)

3. Water Use Classification of Landscape Species (WUCOLS).

4. American Society of Irrigation Consultants (ASIC) Design Guidelines.

5. California Landscape Standards, California Landscape Contractors Association, (CLCA) Sacramento, California.

6. CAL-OSHA, title 8, Subchapter 4-Construction Safety Orders and Subchapter 7-General Industry Safety Orders.

7. California Electric Code.

8. California Plumbing Code (UPC) published by the Association of Western Plumbing Officials.

9. NFPA 24, Section 10.4, Depth of Cover.

10. Underwriters Laboratories (UL); Electrical wiring, controls, motors and devices, UL listed and so labeled.

11. American Society of Testing Materials (ASTM).

D. Furnish without extra charge any additional material and labor when required by the compliance with all above mentioned codes and regulations, though the work be not mentioned in these specifications or shown on the drawings.

E. Experience: Assign a full-time employee to the job as supervisor for the duration of the Contract with a certified landscape technician, irrigation certification through CLCA or minimum of four (4) years experience in landscape irrigation installation.

F. Labor Force: Provide a landscape installation and maintenance force thoroughly familiar with, and trained in, the work to be accomplished to perform the task in a competent, efficient manner acceptable to the Owner's Representative.

G. Explanation of Drawings:

1. Due to the scale of the Drawings, it is not possible to indicate all piping offsets, fittings, sleeves, etc., which may be required. Carefully investigate the conditions affected all of the work and plan accordingly and furnish all required fittings. Install system in such a manner to avoid conflicts with planting, utilities and architectural features.

2. Do not install the irrigation system as shown on the Drawings when it is obvious in the field that obstructions, grade differences or discrepancies in arc dimensions exist that might not have been considered in engineering. Bring such obstruction or differences to the attention of the Owner's Representative. In the event this notification is not given, the CONTRACTOR shall assume full responsibility for any revision necessary.

H. Trench Interference with Tree Root Systems:

1. Prior to trenching, layout main and lateral line locations within Drip Line of trees and review locations with ENGINEER. Relocate any lines that may interfere with existing root systems to avoid or reduce damage to root systems as accepted by Owner's Representative.

Mechanical Trenching is not allowed within dripline of existing trees to be protected except as approved by Owner's Representative

I. Coordinate plant locations with emitter locations.

1. Adjust plant locations in relation to the subsurface emitters as required to ensure that the plant roots receive the proper amount of water in order for it to thrive.

2. Coordinate planting and irrigation and provide hand watering of emitter irrigated and drip irrigated areas as required to maintain moist root zones until end of plant establishment period.

1.4 PROTECTION OF EXISTING STRUCTURES AND UTILITIES

A. The Drawings show, if applicable, existing above and below grade structures and utilities that are known to the OWNER. Locate known existing installations before proceeding with construction operations that may cause damage to such installations. Existing installations shall be kept in service where possible and damage to them shall be repaired with no adjustment of Contract Sum.

B. If other structures or utilities are encountered, request Owner's Representative to provide direction on how to proceed with the Work. If a structure or utility is damaged, take appropriate action to ensure the safety of persons and property.

C. CONTRACTOR to ensure that existing irrigation systems mainline water sources are protected. Maintain water to existing plants served by the existing irrigation system(s). Maintain electrical low voltage conductor connections from the existing irrigation controllers to remote control valves serving existing irrigation systems within and beyond the project limits. CONTRACTOR shall be fully responsible for all repairs to existing irrigation system(s) if a list of deficiencies is not done prior to the start of construction operations and submitted to the Owner's Representative.

1.5 SUBMITTALS

A. Materials List:

1. Submit required copies of the cut sheets and a complete list of materials proposed for installation, along with any proposed substitutions clearly identified and obtain the Owner's Representative's written approval thereof before proceeding. Use only accepted materials and items of equipment.

2. List all materials by manufacturer's name and model number.

B. Substitutions:

1. If the CONTRACTOR desires to substitute a product, he shall list each item and note it as a "substitution" and provide the following information:
   a. Descriptive information describing its similarities to the specified product.

2. If the product is approved and, in the opinion of the Owner's Representative, the substituted product does not perform as well as the specified product, the CONTRACTOR shall replace it with the specified product at no additional cost to the OWNER.

C. Operations and Maintenance Manuals:

1. Prior to the final acceptance of the irrigation system, furnish three (3) individually bound Operation and Maintenance Manuals to the Owner's Representative for use by the OWNER. The manuals shall contain complete enlarged drawings, diagrams and spare parts lists of all equipment installed showing manufacturer's name and address. In addition, each Service Manual shall contain the following:
   a. Index sheet indicating the CONTRACTOR's name, address and phone number.
   b. Copy of the Landscape Irrigation Audit
   c. Copy of the 12-month irrigation schedule and estimate of annual water consumption
   d. Copies of equipment warranties and certificates.
   e. List of equipment with names, addresses and telephone numbers of all local manufacturer representatives.
   f. Complete operating and maintenance instructions in sufficient detail to permit operating personnel to understand, operate and maintain all equipment.
   g. Parts list of all equipment such as controllers, valves, solenoids and heads.

D. Record Drawings:

1. Dimension the location of the following items from two (2) permanent points of reference such as building corners, sidewalks, road intersections, etc.:
   a. Connection to existing water lines/meter.
   b. Connection to electrical power.
   c. Gate valves.
   d. Routing of sprinkler pressure lines (a dimension at least every 100 feet and as required to identify all changes in direction and location).
   e. Remote control valves.
   f. Routing of control valves.
   g. Quick coupling valves.
   h. All sleeve locations.
   i. Routing of all control wiring.
   j. Include all invert elevations below 12".

2. Deliver a reproducible record drawing to the Owner's Representative within seven (7) working days before the date of final review. Delivery of the record drawings shall not relieve the CONTRACTOR of the responsibility of furnishing required information in the future.

E. Controller Plan:

1. Provide one Irrigation Diagram plan in each controller housing. The plan shall show the area controlled by each valve in different colors and for orientation, any major permanent structure such as buildings and roads.

2. Charts to be waterproof and hermetically sealed between two pieces of transparent 10 mil thick plastic and installed in each controller on the door as accepted by the Owner's Representative no later than the time of the coverage test of the irrigation system.

F. Maintenance Material - supply the following tools to the OWNER:

1. Three (3) sets of specialized tools required for removing, disassembling and adjusting each type of sprinkler, valve or other equipment supplied on this project.

2. Two (2) keys for each type of equipment enclosure.

3. Two (2) keys for each type of automatic controller.

4. Two (2) keys for each type of valve (including square type key for valves larger than 2")

5. Two (2) quick-coupler keys and matching hose swivels for each type of quick-coupling valve installed.

6. All lock keys shall be keyed alike.

F. Irrigation Inspection Checklist - supply the attached checklist to the OWNER upon completion:

1.6 PRODUCT DELIVERY, STORAGE AND HANDLING

A. Furnish and deliver materials in manufacturer's packaging, bearing original legible labeling.

B. The CONTRACTOR is cautioned to exercise care in handling, loading, unloading, and storing PVC pipe and fittings. All PVC pipe shall be transported in a vehicle which allows the length of the pipe to lie flat so as not to subject it to undue bending or concentrated external load at any point. Any section of pipe that has been dented, cracked, or otherwise damaged shall be discarded and, if installed, shall be replaced with new piping.

1.7 TRENCH INTERFERENCE WITH TREE ROOT SYSTEMS

A. Prior to trenching, layout main and lateral line locations within Drip Line of trees and review locations with ENGINEER. Relocate any lines that may interfere with existing root systems to avoid or reduce damage to root systems as accepted by Owner's Representative.

1.8 SEQUENCING AND SCHEDULING

A. Acceptance: Do not install main line trenching prior to acceptance by Owner's Representative of rough grades completed under another Section.

B. Coordination: Coordinate with the work of other sections to insure the following sequence of events:

1. Sleeves and Conduits: Installation of all sleeves and conduits to be located under paving and through walls prior to placement of those materials.

2. Stream Bubbler Heads: Install after placement of tree, but prior to backfill with planter soil mix.

3. Coordinate work schedule with Owner's Representative to avoid disruption of landscape maintenance of existing landscaping.

4. Install piping prior to soil preparation (planting soil amendment installation).

1.9 WARRANTY

A. In addition to manufacturer's guarantees and warranties, work shall be warranted for one (1) year from date of final acceptance against defects in material, equipment and workmanship. Warranty shall also cover repair of damage to any part of the premises resulting from leaks or other defects in materials, equipment and workmanship to the satisfaction of the Owner's Representative.

B. Include a copy of the warranty form in the Operation and Maintenance Manual.

1.10 OPERATION

A. Routine: Inspect and adjust all spray heads and control valves including raising or lowering of spray head heights to accommodate plant growth and weather conditions.

B. Controller: Inspect regularly for power interruption and reset clock as required. Adjust station timing to accommodate changes in plant growth and weather conditions.

C. System Failure: Perform all repairs within one (1) operating period. Replacements to match removed products and materials in all respects. Report promptly all damage not resulting from CONTRACTOR's operations. Repair all damage caused by CONTRACTOR at no expense to OWNER.

D. Climate Change: Set and program automatic controllers in response to seasonal requirements and requirements of newly planted materials.

PART 2 - PRODUCTS

2.1 PIPE

A. Pressure Main Line Pipe and Fittings: All PVC fittings shall bear the manufacturer's trademark name, material designation, size, applicable I.P.S. schedule and NSF seal of approval.

B. All main line pipe shall be solvent welded and shall be schedule 40 unless shown otherwise on the Drawings.

1. PVC Pressure Rated Pipe: ASTM D2241 NSF approved Type I, Grade I, solvent welded PVC with an appropriate standard dimension ratio (S.D.R.).

2. PVC Scheduled Pipe: ASTM D1785 NSF approved, Type I,

3. Grade I, solvent welded PVC.

4. PVC Solvent-weld Fittings: ASTM D2466 Schedule 40, 1-2, II-I NSF approved.

5. Solvent Cement and Primer for PVC solvent-weld pipe and fittings: Type and installation methods prescribed by the manufacturer.

6. Connections between Main Lines and RCVs: Schedule 80 PVC (threaded both ends) nipples and fittings unless required otherwise by local jurisdiction

7. Valves 2-inch and larger shall be flanged only.

8. Copper pipe shall be Type K or Red Brass where threaded joints are required and Type L otherwise.

C. All lateral line pipe shall be solvent welded and shall be schedule 40 unless shown otherwise on the Drawings.

2.2 CONTROLLER ENCLOSURES

A. Type: As shown on plans (or approved equal)

2.3 REMOTE CONTROL VALVE: As shown on Drawings and with the following minimum requirements:

A. Remote control valves shall be those normally manufactured for irrigation systems and shall have a slow, consistent speed of closure through entire closing operation, including last portion. To ensure this, the effective diaphragm working area/valve seating opening ratio must be a minimum 3 to 1.

B. Shall be mechanically self-cleaning to help prevent diaphragm or solenoid port plugging. To ensure this, the flush rod should be tapered to vary the size of the port opening as the diaphragm raises and lowers, thus allowing trapped material to escape. Rod is to be finished with a serrated surface to help scrub trapped material out. Screens not acceptable.

C. Shall have removable valve seat so valve can be repaired without removal from irrigation line.

D. Shall have ability to operate manually without the use of wrenches or special keys.

E. Shall have one-piece solenoid that attaches directly to valve without shunts or clips that can be lost.

F. Shall have cross top handle to adjust maximum travel of diaphragm to allow "tuning" of valve and closure.

2.4 BOX FOR REMOTE CONTROL VALVE

A. Valve boxes shall be rated for an h-20 traffic Loading or conform to astm d-638, tensile strength 3400 psi and impact Strength of 1.5 pounds per inch. Valve box extensions shall be of the Same type as the valve box and all covers shall be lockable and be Minimum overall size of 13" x 24" and minimum depth of 24".

2.5 CONTROLLER GROUND

A. Provide each pedestal controller with its own ground rod. Separate the ground rods by a minimum of eight feet. The ground rod shall be an eight foot long by 5/8" diameter U.L. approved copper clad rod or as recommended by controller manufacturer. Install no more than 6" of the ground rod above finish grade. Connect #8 gauge wire with a U.L. approved ground rod clamp to rod and back to ground screw at base of controller with appropriate connector. Make this wire as short as possible, avoiding any kinks or bending. Install within pedestal housing base unless otherwise noted.

B. Provide each irrigation controller with its own independent low voltage common ground wire.

2.6 GENERAL REQUIREMENTS FOR AUTOMATIC CONTROLLERS & CENTRAL:

A. Satellite Controllers: Capable of operating with manufacturer's Central Control System software.

B. Flow Sensors: Compatible with Central Control System and as recommended by Control System manufacturer.

C. Flow Monitors: Compatible with Central Control System and as recommended by manufacturer.

D. Hand Held Remote Control: Portable device as manufactured by Control System manufacturer capable of operating all control valves.

E. Master Control Valve: Master control valve shall be a 24 VAC, industrial type, solenoid control valve, Griswold 2000 series or equal. Valve shall be equipped with spring loaded packless diaphragm, cast iron body and bronze trim. The valve shall be of the normally closed type and shall be equipped with four-prong (cross) flow control. Valve shall be slow closing without chatter settings or adjustment. Valve shall have a mechanical self-purging internal control system with tapered, serrated, scrubbing rod through diaphragm for positive, variable port opening and cleaning. No solenoid port screens. Valve solenoid shall be corrosion-proof, molded in epoxy to form one integral unit with no connection shunts and shall be 24 VAC, 3 watt maximum.

F. Controller Ground:
1. Provide each pedestal controller with its own ground rod set remote from controller as recommended by controller manufacturer. Separate the ground rod by a minimum of eight feet. The ground rod shall be an eight foot long by 5/8" diameter U.L. approved copper clad rod or as recommended by controller manufacturer. Install no more than 6" of the ground rod above finish grade. Connect #8 gauge wire with a U.L. approved ground rod clamp to rod and back to ground screw at base of controller with appropriate connector. Make this wire as short as possible, avoiding any kinks or bending. Install within pedestal housing base unless otherwise noted.

2. Provide each irrigation controller with its own independent low voltage common ground wire.

2.7 CONTROL WIRES

A. Connections between automatic controllers and the solenoid-operated electric control valves shall be made with direct burial copper wire 14- AWG-UF 600 volt (minimum size). Pilot wires shall be a color other than white, and shall be a different color for each automatic controller with wires sharing a common trench. Common wires shall be white in color, with a different color stripe for each controller with wiring sharing the same common trench. No stripe is required if multiple controller wiring is not present.

B. Size of wire shall conform to the remote control valve manufacturer's specification for control wire sizes, but in no case shall the control wire be smaller than #14. Runs over 2,000 lineal feet shall be #12- AWG-UF 600 volt copper wire.

C. All wire splices are to be made within a valve box, with a copper crimp-type connector, and a "3-M" #DBY splice kit or Rain Bird "DBTWC25".

D. Use continuous control wiring between controllers and remote control valves (no splices).

E. Provide polyurethane tag at valve solenoid control wire that shows the controller number and station number. Also refer to valve box lid identification.

F. Provide a spare control wire in each RCV box for future.

2.8 SHRUB POP UP SPRAY HEAD

A. As shown on drawings (or approved equal)

2.9 QUICK COUPLER VALVES:

A. Quick coupler valves shall be as listed on the Drawings with 10" diameter box and lid similar to isolation valve box described below.

2.10 ISOLATION VALVE:

A. Valves 3 inches and smaller: 125 lb. WSP bronze gate valve with screw-in bonnet, non-rising stem and solid wedge disc, NIBCO T-580-A (or approved equal). Valves shall be line size.

2.11 BOX FOR ISOLATION VALVE

A. 10" diameter plastic, Ametek, Brooks, Christy, Rain Bird with bolt down lid marked "irrigation," or accepted equal. Avoid locating valve in paved areas. Provide H/20 Loading concrete box with bolt-down concrete lid if valve is located in paved area. Obtain location approval by Owner's Representative.

2.12 SWING JOINTS

A. Sprinklers and Bubblers: Use Dura, Lasco, Rain Bird or equal pre-assembled swing joints with O-rings.

B. Quick Coupling Valve: Dura 1-inch 1-A2-1-11-18 pre-assembled swing joint with O-rings and Dura quick lock to receive stabilizing rod.

2.13 BACKFLOW PREVENTION DEVICE

A. As required by Code and as shown on Drawings. Provide an Anti-freeze Jacket.

B. Riser assemblies from main line burial depth to backflow preventers shall be Schedule 40 brass pipe.

C. All metallic pipe and fittings installed below grade shall be painted with two coats of Koppers #50 Bitumastic, or approved equal. Pipes may be wrapped with an approved asphaltic tape in lieu of the liquid-applied coating.

D. Backflow preventer shall receive a minimum 6 inch thick concrete coordinated to fit backflow preventer enclosure as shown and as accepted by the Owner's Representative.

2.14 BACKFLOW PREVENTION DEVICE ENCLOSURE - As shown on the drawings

2.15 CONDUIT/SLEEVES

A. Sleeving shall be Schedule 40 PVC pipe sleeves and a minimum of two times the aggregate diameter of all pipes contained within the sleeve. Provide vertical sweep for all electrical conduit on each side of hardscape and terminate ends at 12" minimum depth and 12" from hardscape surface.

2.16 RCV IDENTIFICATION TAGS: Plastic or brass tags with valve number, approximately 2" by 2" with number imprinted, as accepted by Owner's Representative.

2.17 MISCELLANEOUS INSTALLATION MATERIALS

A. Solvent Cement and Primers for Solvent-weld Joints: Make and type approved by manufacturer(s) of pipe and fittings. Maintain cement proper consistency throughout use.

B. Pipe and Joint Compound: Permatex: Do not use on sprinkler inlet port.

2.18 MISCELLANEOUS EQUIPMENT/ACCESSORIES

A. Concrete for equipment pads: Poured-in-place Class A concrete per Section 90 of the Caltrans Standard Specifications.

B. Sleeves and Conduits: See Drawings.

C. Key(s) for Quick-Coupling Valves:
1. Type: Same manufacturer as Quick-Coupling Valve.

2.26 OTHER EQUIPMENT: As shown on Drawings and required for a fully functional irrigation system.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Sleeves and Conduits: Verify that all installed sleeving and conduits are undisturbed and are free of defects or errors introduced by the work of other sections.

B. Water Meter/Water Pressure: Test and verify that existing water pressure is the minimum pressure at maximum system g.p.m. to operate the irrigation system as indicated on the drawings.

C. Stub-outs: Verify that all stub-outs to be provided under another contract are correctly sized, located and installed as noted on Drawings.

D. Notification: Submit written notification to ENGINEER within ten (10) working days of above inspections describing all acceptable and non-acceptable site conditions. Technical Specifications Invitation for Bids No. PW13-11

3.2 TRENCH INTERFERENCE WITH TREE ROOT SYSTEMS:

A. Prior to trenching, layout main and lateral line locations within Drip Line of trees and review locations with ENGINEER. Relocate any lines that may interfere with existing root systems to avoid or reduce damage to root systems as accepted by ENGINEER.

3.3 CONNECTIONS TO SERVICES

A. Provide and coordinate connection to water meter.

B. Provide and coordinate connection of irrigation controller to electrical power source.

3.4 INSTALLATION

A. Install irrigation system components in accordance with this Section, with the Drawings, with the manufacturer's recommendations, and with established industry standards. The CONTRACTOR shall do nothing that may jeopardize any manufacturer warranty.

B. Conduits and Sleeves:

1. Coordination: Provide conduits and sleeves and coordinate installation with other trades.

2. Extent: Install conduits and sleeves where control wires and pipes pass under paving or through walls as shown on Drawings. Extend twelve inches (12") beyond edges of paving and walls and cap ends until ready for use.

C. Excavating and Trenching:

1. Pipe Layout: Layout pipe lines within Spread of Tree Branches as described above in Section 1.7, TRENCH INTERFERENCE WITH TREE ROOT SYSTEMS.

2. Dig trenches wide enough to allow a minimum of three inches (3") between parallel pipe lines. Provide a minimum cover from finish grade as follows:

D. Pipeline Assembly:
1. Install pipe and fittings in accordance with manufacturer's current printed Specifications.

2. Clean all pipes and fittings of dirt, scale and moisture before assembly.

3. Solvent-welded Joints for PVC Pipes:
   a. Solvents: Use solvents and methods specified by pipe manufacturer.
   b. Curing Period: Minimum of one (1) hour before applying any external stress on the piping and at least 24 hours before placing the joint under water pressure.

4. Threaded Joints for Plastic Pipes:
   a. Use Permatex on all threaded PVC fittings except sprinkler heads and quick coupler valve ACME threads.
   b. Joining: Use strap-type friction wrench only. Do not use metal-jawed wrench. Assemble finger tight plus one or two turns.

5. Laying of Pipe:
   a. Bedding On-grade: Remove from trench all rocks or clods. Bed pipe in at least 2 inches of soil excavated from trench. Backfill on all sides of piping to provide a uniform bearing.
   b. Snaking: Snake pipe from side to side of trench bottom to allow for expansion and contraction. Minimum allowance for snaking is one (1) additional foot per 100 ft. of pipe.
   c. Moisture Restrictions: Do not lay PVC pipe when there is water in the trench. Do not assemble PVC pipe unless the pipe is dry.

E. Control Valves:

1. Install in valve boxes where shown on Drawings and group together where practical. Install box flush with finish grade, not necessarily level. If valve occurs in drainage swale, relocate out of drainage swale as approved by Owner's Representative.

2. Where two or more valves are installed adjacent to each other, provide at least six inches (6") separation. Align boxes in a row, perpendicular with pavement edge.

3. Permanently mark valve box lid with 2" black valve number and controller letter or with numbered metal tag inside box as approved by Owner's Representative.

4. Refer to control wiring for required spare wire in each valve box.

F. Sprinkler Head Installation:

1. Stream Bubblers:
   1.1. Coordinate installation with planting CONTRACTOR to insure timely and proper placement of heads at new planting.

G. Automatic Controller:

1. General: Install with lock box cutoff switch per local code and manufacturer's current printed specifications.

2. Connection to Valves: Connect remote control valves to controller in clockwise sequence to correspond with station setting beginning with Stations 1, 2, 3, etc.

3. Labeling: Affix controller letter (i.e., "A") on inside of controller cabinet door with minimum of one-inch (1") high permanent letter.

4. Irrigation Diagram: Affix a non-fading, waterproof copy of irrigation diagram to cabinet door below controller name. Irrigation diagram to be sealed between two plastic sheets, 20 mil. minimum thickness. Use a legible reduced copy of the Record Drawing for the irrigation diagram clearly showing all valves operated by the controller, station, number, valve size, and type of planting irrigated. Color code area operated by each valve.

H. Control Wiring:

1. General: Install control wires in common trenches with sprinkler mains and laterals wherever possible. Lay to the bottom side of pipe line. Provide looped slack at valves. Snake wires in trench to allow for contraction of wires. Tie wires in bundles at 10 ft. intervals.

2. Extra Length: Provide 30 inches (30") extra control wire at each remote control valve splice to facilitate the removal of the remote control bonnet to finish grade without cutting wires.

3. Spare: Install one unconnected spare control wire running from the controller through each intermediate control valve box.

4. Size: Minimum size of wire is to be determined strictly by the manufacturer's current printed specifications for remote control valves, but not smaller than #14.

5. Detection Wire: Install a bare #12 copper wire or greater on top of the PVC supply line for the purpose of possible future mine detection search. Install the control wires on the bottom of the PVC supply line with electrical tape every ten feet (10').

6. Splicing: Crimp control wire splices at remote control valves. Seal with specified splicing materials. In-line splices will be allowed only on runs exceeding 2500 feet and only in junction boxes.

I. Closing of Pipe and Flushing of Lines:

1. Capping: Cap or plug all openings as soon as lines have been installed to prevent entrance of materials that would obstruct the pipe. Leave in place until removal is necessary for completion of installation.

J. Detection Wire and Warning Tape:

1. Install a bare # 12 copper wire or greater on top of the PVC supply line for the purpose of possible future mine detection search.

2. Install a continuous PVC irrigation mainline warning tape 12" above the supply line.

K. RCV IDENTIFICATION TAGS: Install in remote control valve box as recommended by manufacturer and as accepted by Owner's Representative.

3.5 MISCELLANEOUS EQUIPMENT

A. Install miscellaneous equipment with concrete footings, brackets, etc., as required and as recommended by manufacturer.

3.6 FIELD QUALITY CONTROL

A. Testing of Irrigation System:

1. Make hydrostatic tests with risers capped when welded PVC joints have cured at least 24 hours. Center load piping with backfill to prevent pipe from moving under pressure. Keep all couplings and fittings exposed.

2. Install two (2) pressure gauges at opposite ends of main line system. Pump system up to a minimum of 125 psi the day preceding the scheduled test and verify that pressure is holding. Inspect system early following day and immediately notify Owner's Representative if the test confirmation must be postponed.

3. Apply continuous static water pressure of 125 psi in accordance with Caltrans Standard Specifications Section 20-3.03N, except after a drop in pressure (5 psi maximum), then the pressure must stabilize and remain stable for a one (1) hour minimum period before acceptance of the test.

4. Leaks detected during tests shall be repaired and test repeated until system passes tests at no additional cost to OWNER.

B. Adjustment of the System:

1. Flush and adjust all sprinkler heads for optimum performance and to prevent overspray onto walks, roadways and buildings. Adjust the arc and radius as applicable.

2. Include as a part of the work any nozzle changes or arc adjustments necessary due to daytime windy conditions during grass establishment period. After grass has been established and watering can be performed during calm early morning or evening hours, make any required adjustments to nozzles and arcs.

3. Set all sprinkler heads perpendicular to finished grades unless otherwise noted on the drawings.

4. When the landscape sprinkler system is completed and before planting, perform a coverage test in the presence of the Owner's Representative to determine if the water coverage for planting areas is adequate.

5. Test controllers individually in the presence of the Owner's Representative. Demonstrate that all control valves operate electronically. Provide vehicles and radio equipment as necessary to expedite this process.

6. Demonstrate to Owner's Representative that irrigation scheduling programmed into controller is adequate for plant requirements without causing runoff, and that scheduling capacities of controller are utilized.

3.7 IRRIGATION SCHEDULING AND CONTROLLER PROGRAMMING

A. All irrigation schedules and programs shall be developed, managed and evaluated to utilize the minimum amount of water required to maintain plant health.

3.8 BACKFILL AND COMPACTING

A. General: After system is operating and required tests and reviews have been made, backfill excavations and trenches with clean soil, free of debris.

B. Backfill for All Trenches: Regardless of the type of pipe covered, compact to minimum 95% density under pavements and 85% under planted areas.

C. Finishing: Dress off areas to finish grades. Re-dress any areas which subsequently settle.

D. OWNER's testing agency will test backfill compaction in areas under paving.

3.9 MAINTENANCE

A. The entire sprinkler irrigation system shall be under full automatic operation for a period of 2 days prior to any planting.

B. The Owner's Representative reserves the right to waive or shorten the operation period.

C. Maintain/repair system for full duration of plant maintenance period.

3.10 REVIEWS PRIOR TO ACCEPTANCE

A. Notify the Owner's Representative in advance for the following reviews, according to the time indicated:

1. Supply line pressure test and control wire installation - 72 hours.

2. Coverage and controller test - 72 hours.

3. Final review - 7 days.

B. No reviews will commence without record drawings, without completing previously noted corrections, or without preparing the system for review.

3.11 FINAL REVIEW AND CLEANUP

A. Operate each system in its entirety for the Owner's Representative at time of final review. Any items deemed not acceptable by the Owner's Representative shall be reworked to the complete satisfaction of the Owner's Representative.

B. Provide evidence to the Owner's Representative that the OWNER has received all accessories and equipment as required before final review can occur.

C. Final acceptance and start of warranty period will occur no earlier than the end of the plant maintenance period.

D. For time of final review, CONTRACTOR shall arrange a meeting with the OWNER's maintenance personnel to demonstrate the operation of the irrigation systems automatically in order to verify acceptance and to familiarize the maintenance personnel with the system and recommended programming.

END OF SECTION 32 84 00

811 Know what's below. Call before you dig.

Monterey County Building Services
Approved
NucklesE on Mar 16, 2026

60

WR&D
WALD RUHNKE & DOST ARCHITECTS LLP

2340 GARDEN ROAD, SUITE 100
MONTEREY, CALIFORNIA 93940
PHONE: 831.649.4642
FAX: 831.649.3530
WWW.WRDARCH.COM

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LICENSED LANDSCAPE ARCHITECT
Registered in accordance with Section 5 of Business and Professions Code
Camille Cuvillier
11/30/2026
11/20/2025
Date
STATE OF CALIFORNIA

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SHEET NO.:
L3.01

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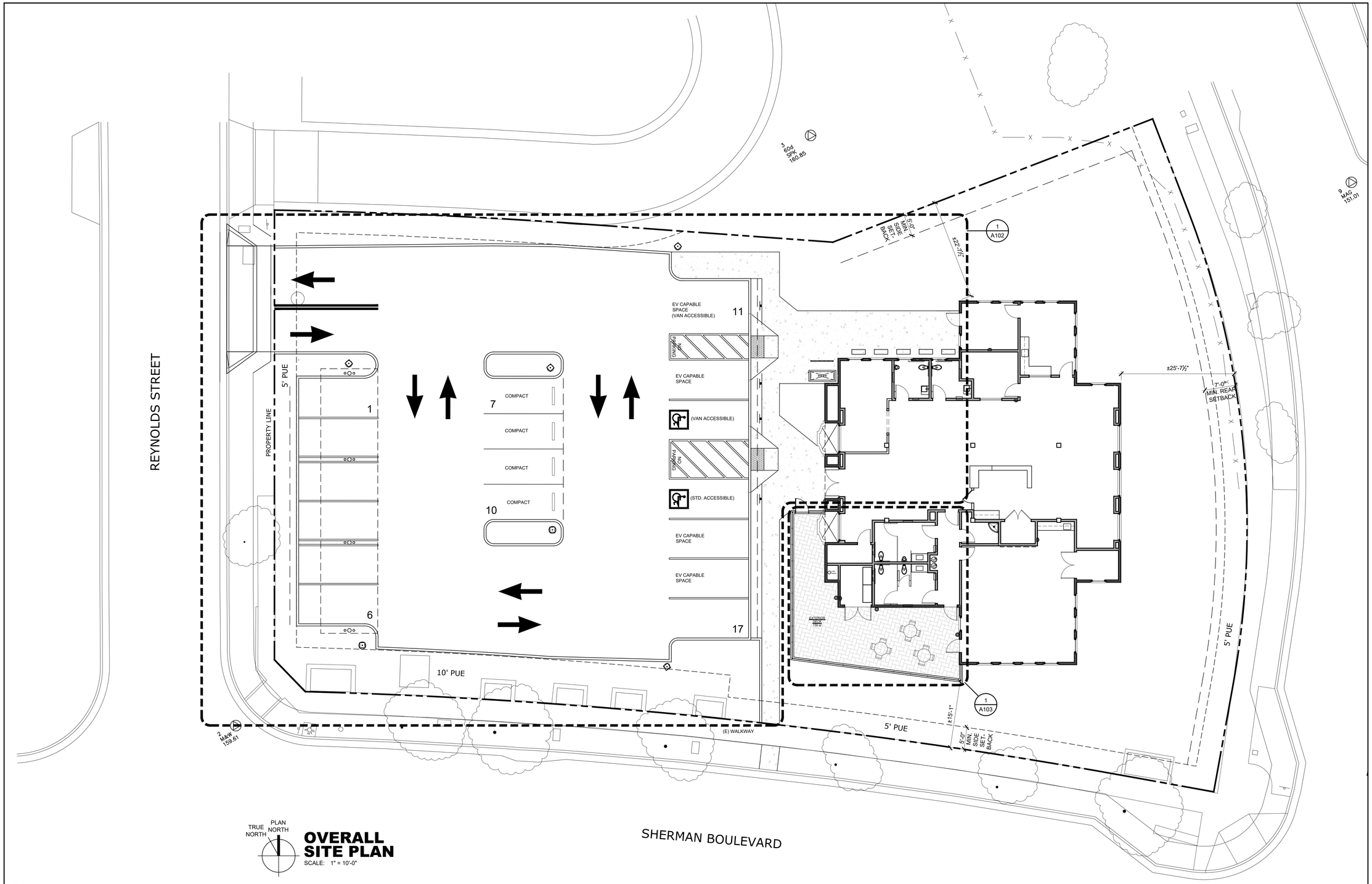

TRUE NORTH / PLAN NORTH

OVERALL SITE PLAN

SCALE: 1" = 10'-0"

GENERAL NOTES

1. REFER TO CIVIL, LANDSCAPE, & ELECTRICAL DRAWINGS FOR ALL SITE IMPROVEMENTS, DIMENSIONS, AND ADDITIONAL INFORMATION NOT SHOWN ON THIS DRAWING.

2. THE SETBACKS SHOWN ABOVE ARE PER THE EAST GARRISON SPECIFIC PLAN PATTERN BOOK REQUIREMENTS FOR THE 'GARRISON TOWN CENTER' AREA. THE BUILDING ALSO MEETS THE 10' MIN. FRONT YARD SETBACK.

Monterey County
Building Services
Approved
NucklesE on Mar 16, 2026

WR&D
WALD RUHNKE & DOST ARCHITECTS LLP
2340 GARDEN ROAD, SUITE 100
MONTEREY, CALIFORNIA 93940
PHONE: 831.649.4642
FAX: 831.649.3530
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LICENSED ARCHITECT
CHRISTOPHER BARLOW
No. C31466
REN. 1/31/27
STATE OF CALIFORNIA

A.P.N.: 031-164-130-000

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SHEET NO.: A101

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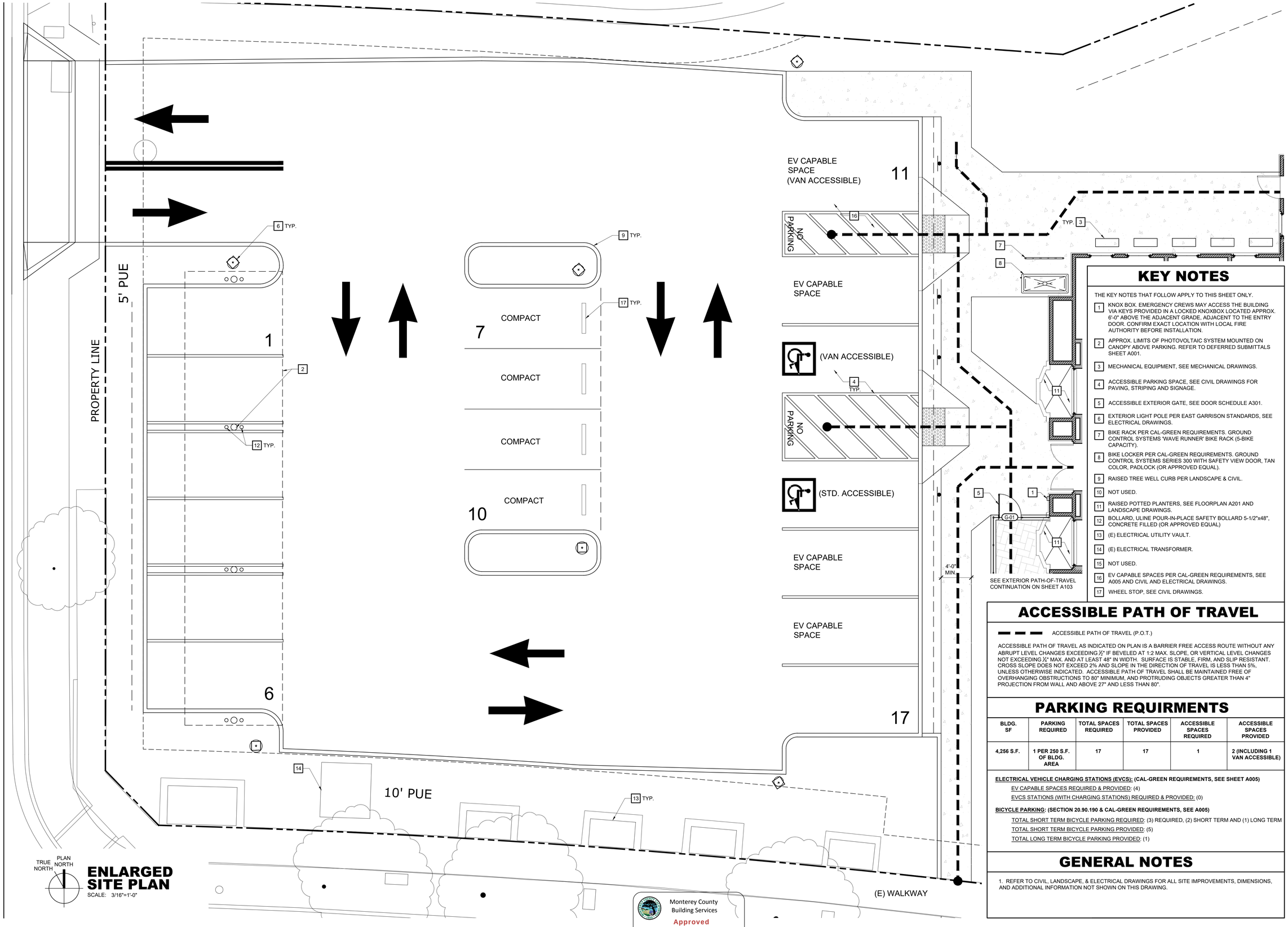

ENLARGED SITE PLAN

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

KEY NOTES

THE KEY NOTES THAT FOLLOW APPLY TO THIS SHEET ONLY.

1. KNOX BOX. EMERGENCY CREWS MAY ACCESS THE BUILDING VIA KEYS PROVIDED IN A LOCKED KNOXBOX LOCATED APPROX. 6'-0" ABOVE THE ADJACENT GRADE, ADJACENT TO THE ENTRY DOOR. CONFIRM EXACT LOCATION WITH LOCAL FIRE AUTHORITY BEFORE INSTALLATION.
2. APPROX. LIMITS OF PHOTOVOLTAIC SYSTEM MOUNTED ON CANOPY ABOVE PARKING. REFER TO DEFERRED SUBMITTALS SHEET A001.
3. MECHANICAL EQUIPMENT, SEE MECHANICAL DRAWINGS.
4. ACCESSIBLE PARKING SPACE, SEE CIVIL DRAWINGS FOR PAVING, STRIPING AND SIGNAGE.
5. ACCESSIBLE EXTERIOR GATE, SEE DOOR SCHEDULE A301.
6. EXTERIOR LIGHT POLE PER EAST GARRISON STANDARDS, SEE ELECTRICAL DRAWINGS.
7. BIKE RACK PER CAL-GREEN REQUIREMENTS. GROUND CONTROL SYSTEMS "WAVE RUNNER" BIKE RACK (5-BIKE CAPACITY).
8. BIKE LOCKER PER CAL-GREEN REQUIREMENTS. GROUND CONTROL SYSTEMS SERIES 300 WITH SAFETY VIEW DOOR, TAN COLOR, PADLOCK (OR APPROVED EQUAL).
9. RAISED TREE WELL CURB PER LANDSCAPE & CIVIL.
10. NOT USED.
11. RAISED POTTED PLANTERS, SEE FLOORPLAN A201 AND LANDSCAPE DRAWINGS.
12. BOLLARD, ULINE POUR-IN-PLACE SAFETY BOLLARD 5-1/2"x48", CONCRETE FILLED (OR APPROVED EQUAL)
13. (E) ELECTRICAL UTILITY VAULT.
14. (E) ELECTRICAL TRANSFORMER.
15. NOT USED.
16. EV CAPABLE SPACES PER CAL-GREEN REQUIREMENTS, SEE A005 AND CIVIL AND ELECTRICAL DRAWINGS.
17. WHEEL STOP, SEE CIVIL DRAWINGS.

ACCESSIBLE PATH OF TRAVEL

ACCESSIBLE PATH OF TRAVEL (P.O.T.)

ACCESSIBLE PATH OF TRAVEL AS INDICATED ON PLAN IS A BARRIER FREE ACCESS ROUTE WITHOUT ANY ABRUPT LEVEL CHANGES EXCEEDING ½" IF BEVELED AT 1:2 MAX. SLOPE, OR VERTICAL LEVEL CHANGES NOT EXCEEDING ¼" MAX. AND AT LEAST 48" IN WIDTH. SURFACE IS STABLE, FIRM, AND SLIP RESISTANT. CROSS SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL IS LESS THAN 5%, UNLESS OTHERWISE INDICATED. ACCESSIBLE PATH OF TRAVEL SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM, AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE 27" AND LESS THAN 80".

PARKING REQUIRMENTS

BLDG. SF	PARKING REQUIRED	TOTAL SPACES REQUIRED	TOTAL SPACES PROVIDED	ACCESSIBLE SPACES REQUIRED	ACCESSIBLE SPACES PROVIDED
4,256 S.F.	1 PER 250 S.F. OF BLDG. AREA	17	17	1	2 (INCLUDING 1 VAN ACCESSIBLE)

ELECTRICAL VEHICLE CHARGING STATIONS (EVCS): (CAL-GREEN REQUIREMENTS, SEE SHEET A005)

EV CAPABLE SPACES REQUIRED & PROVIDED: (4)

EVCS STATIONS (WITH CHARGING STATIONS) REQUIRED & PROVIDED: (0)

BICYCLE PARKING: (SECTION 20.90.190 & CAL-GREEN REQUIREMENTS, SEE A005)

TOTAL SHORT TERM BICYCLE PARKING REQUIRED: (3) REQUIRED, (2) SHORT TERM AND (1) LONG TERM

TOTAL SHORT TERM BICYCLE PARKING PROVIDED: (5)

TOTAL LONG TERM BICYCLE PARKING PROVIDED: (1)

GENERAL NOTES

1. REFER TO CIVIL, LANDSCAPE, & ELECTRICAL DRAWINGS FOR ALL SITE IMPROVEMENTS, DIMENSIONS, AND ADDITIONAL INFORMATION NOT SHOWN ON THIS DRAWING.

Monterey County Building Services
Approved
NuckleslE on Mar 16, 2026

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WALD RUHNKE & DOST ARCHITECTS LLP
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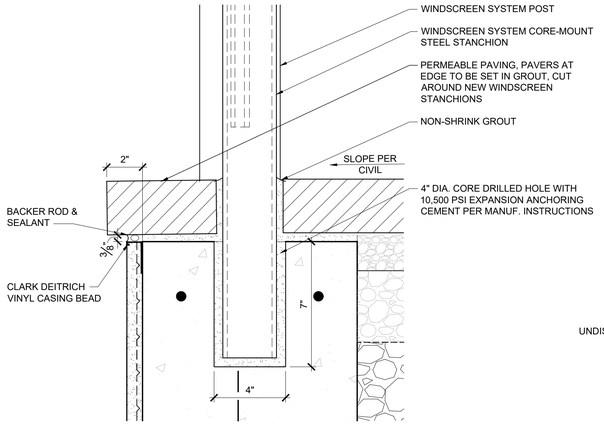
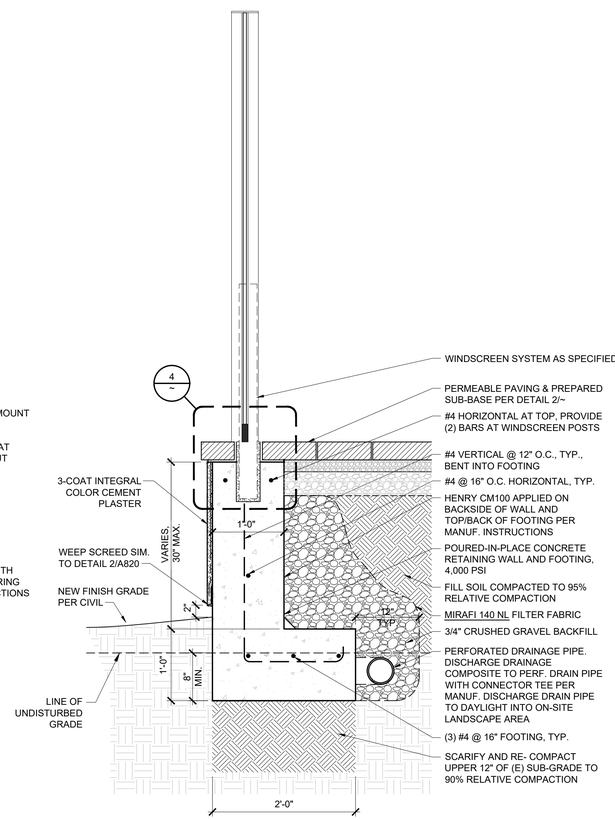
SHEET NO.: A102

FILE NAME: 23159-A102



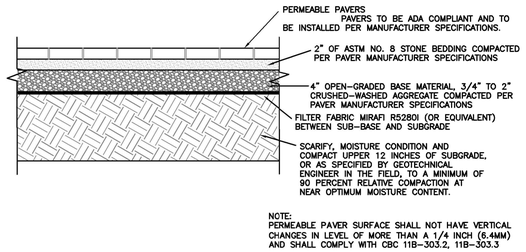
4 PATIO EDGE & WINDSCREEN ATTACHMENT

SCALE: 3" = 1'-0"



3 CONCRETE RETAINING WALL (MAX. 30" HIGH)

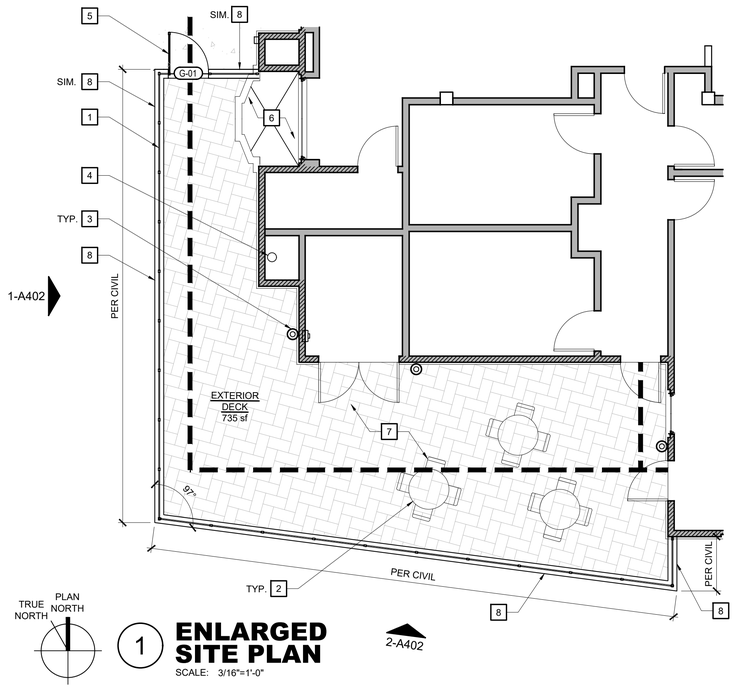
SCALE: 1" = 1'-0"



NOTE:
PERMEABLE PAVER SURFACE SHALL NOT HAVE VERTICAL CHANGES IN LEVEL OF MORE THAN A 1/4 INCH (6.4MM) AND SHALL COMPLY WITH CBC 11B-303.2, 11B-303.3

2 PERMEABLE PAVER ASSEMBLY

SCALE: N.T.S.



1 ENLARGED SITE PLAN

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

2-A402

KEY NOTES

THE KEY NOTES THAT FOLLOW APPLY TO THIS SHEET ONLY.

1. WINDSCREEN SYSTEM, SEE EXTERIOR ELEVATIONS.
2. PATIO FURNITURE (N.I.C.), SHOWN FOR REFERENCE ONLY.
3. EXTERIOR LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS. ALL LIGHTS MOUNTED ALONG PEDESTRIAN WAYS SHALL ALLOW FOR MIN. 80" HEADROOM CLEARANCE, SEE EXTERIOR ELEVATIONS A401 FOR EXACT MOUNTING HEIGHT.
4. FIRE RISER LOCATION, SEE CIVIL DRAWINGS AND DEFERRED SUBMITTALS SHEET A001
5. ACCESSIBLE EXTERIOR GATE, SEE DOOR SCHEDULE A301.
6. RAISED POTTED PLANTERS, SEE CIVIL AND LANDSCAPE DRAWINGS.
7. PERMEABLE PAVER AND BASE ASSEMBLY PER 2/~. BELGARD 'AUAGLINE' SERIES PERMEABLE PAVER (OR APPROVED EQUAL), 4-1/2" x 9" IN HERRINGBONE PATTERN.
8. CONCRETE RETAINING WALL PER 3/~. SEE EXTERIOR ELEVATIONS A402 FOR ADDITIONAL FINISH INFORMATION.

ACCESSIBLE PATH OF TRAVEL

ACCESSIBLE PATH OF TRAVEL (P.O.T.)

ACCESSIBLE PATH OF TRAVEL AS INDICATED ON PLAN IS A BARRIER FREE ACCESS ROUTE WITHOUT ANY ABRUPT LEVEL CHANGES EXCEEDING ½" IF BEVELED AT 1:2 MAX. SLOPE, OR VERTICAL LEVEL CHANGES NOT EXCEEDING ¼" MAX. AND AT LEAST 48" IN WIDTH. SURFACE IS STABLE, FIRM, AND SLIP RESISTANT. CROSS SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL IS LESS THAN 5%, UNLESS OTHERWISE INDICATED. ACCESSIBLE PATH OF TRAVEL SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM, AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE 27" AND LESS THAN 80".

GENERAL NOTES

1. REFER TO CIVIL, LANDSCAPE, & ELECTRICAL DRAWINGS FOR ALL SITE IMPROVEMENTS, DIMENSIONS, AND ADDITIONAL INFORMATION NOT SHOWN ON THIS DRAWING.

Monterey County
Building Services
Approved
NucklesE on Mar 16, 2026

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WR&D
WALD RUHNKE & DOST
ARCHITECTS LLP
2340 GARDEN ROAD, SUITE 100
MONTEREY, CALIFORNIA 93940
PHONE: 831.649.4642
FAX: 831.649.3530
WWW.WRDARCH.COM

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REN. 1/31/27
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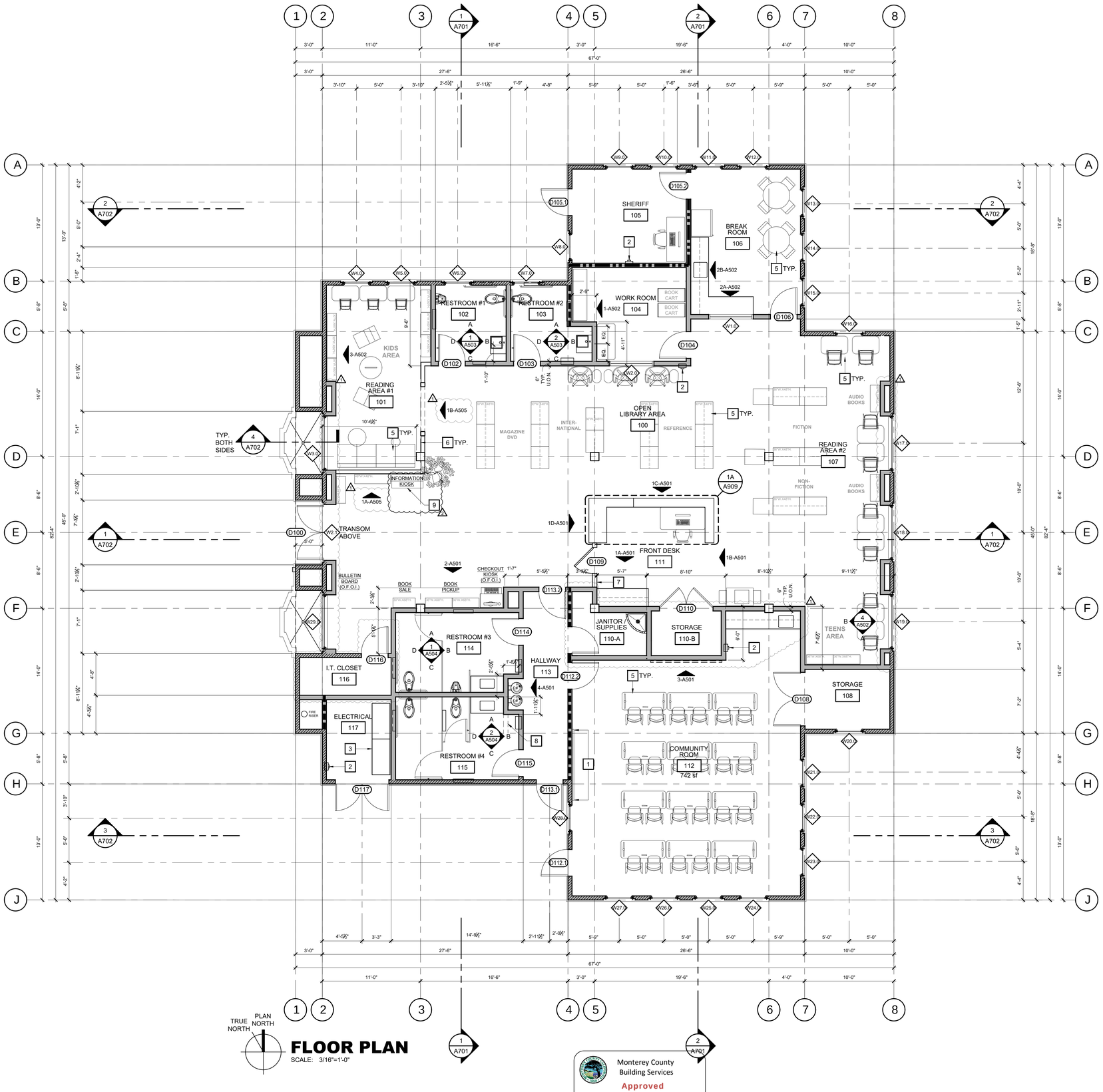
SHEET NAME:
ENLARGED PATIO SITE PLAN & DETAILS

SHEET NO.:
A103

FILE NAME: 23159-A103



FLOOR PLAN

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

TRUE NORTH / PLAN NORTH

Monterey County Building Services
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KEY NOTES

THE KEY NOTES THAT FOLLOW APPLY TO THE DRAWING ON THIS SHEET ONLY. REFER TO FOLLOWING SHEETS FOR NOTES THAT ARE APPLICABLE TO THOSE DRAWINGS.

1. TOP AND BOTTOM MOUNTING RAILS FOR HISTORICAL INTERPRETIVE PANELS (O.F.O.I), CONTRACTOR SHALL PROVIDE STUD BACKING CENTERED AT 36" & 72" A.F.F., CONTINUOUS FOR 8' LENGTH.
2. FIRE EXTINGUISHER IN SEMI-RECESSED CABINET PER 1/A910.
3. SEE ELECTRICAL FOR EQUIPMENT SHOWN
4. SEE MECHANICAL & PLUMBING FOR EQUIPMENT SHOWN
5. OWNER FURNISHED AND INSTALLED FURNITURE SHOWN FOR REFERENCE ONLY (N.I.C.)
6. PONY WALL, SEE DETAIL 5/A909 FOR BRACING SYSTEM AND WALL CAP. 48" HEIGHT.
7. PONY WALL, SEE DETAIL 5/A909 FOR BRACING SYSTEM AND WALL CAP. BRACING SYSTEM TO BE INSTALLED ON BOTH SIDES OF NEW DOOR. SEE INTERIOR ELEVATION FOR WALL HEIGHT.
8. AT THIS LOCATION STEP WALL FRAMING BACK ABOVE THE CEILING TO AVOID CONFLICT WITH UPPER LEVEL CLERESTORY WINDOW. SEE A231 FOR EXACT LOCATION OF WINDOW.
9. FREE-STANDING INFORMATION KIOSK (O.F.O.I.)

LEGEND

- EQ-# — EQUIPMENT TAG, SEE EQUIPMENT SCHEDULE A302.
- ## — WINDOW TAG, SEE WINDOW SCHEDULE A301.
- ### — DOOR TAG, SEE DOOR SCHEDULE SHEET A301

WALL LEGEND

	EXTERIOR WOOD STUD WALL PER STRUCTURAL & ASSEMBLY DETAIL 1/A800
	INTERIOR WOOD STUD PARTITION WALL PER STRUCTURAL & SEE ASSEMBLY DETAILS 4 & 5/A800
	INTERIOR 1-HOUR RATED WOOD STUD PARTITION WALL PER STRUCTURAL & ASSEMBLY DETAIL 4/A800. ALL PENETRATIONS SHALL BE FIREPROOFED PER SHEET A914
	INTERIOR SHEAR WALL PER STRUCTURAL. ASSEMBLY SIM. TO 4/A800

GENERAL NOTES

1. DIMENSIONS TO WALLS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
2. DIMENSIONS TO DOORS & WINDOWS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.
3. SEE ACCESSIBILITY DIAGRAM A002 FOR ALL REQUIRED ACCESSIBLE CLEARANCES.
4. SEE EXTERIOR ELEVATIONS A401 & ROOF PLAN A231 FOR ADDITIONAL WINDOW TAGS AT UPPER WINDOWS.

WR&D
WALD RUHNKE & DOST ARCHITECTS LLP
2340 GARDEN ROAD, SUITE 100
MONTEREY, CALIFORNIA 93940
PHONE: 831.649.4642
FAX: 831.649.3530
WWW.WRDARCH.COM

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LICENSED ARCHITECT
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REN. 1/31/27
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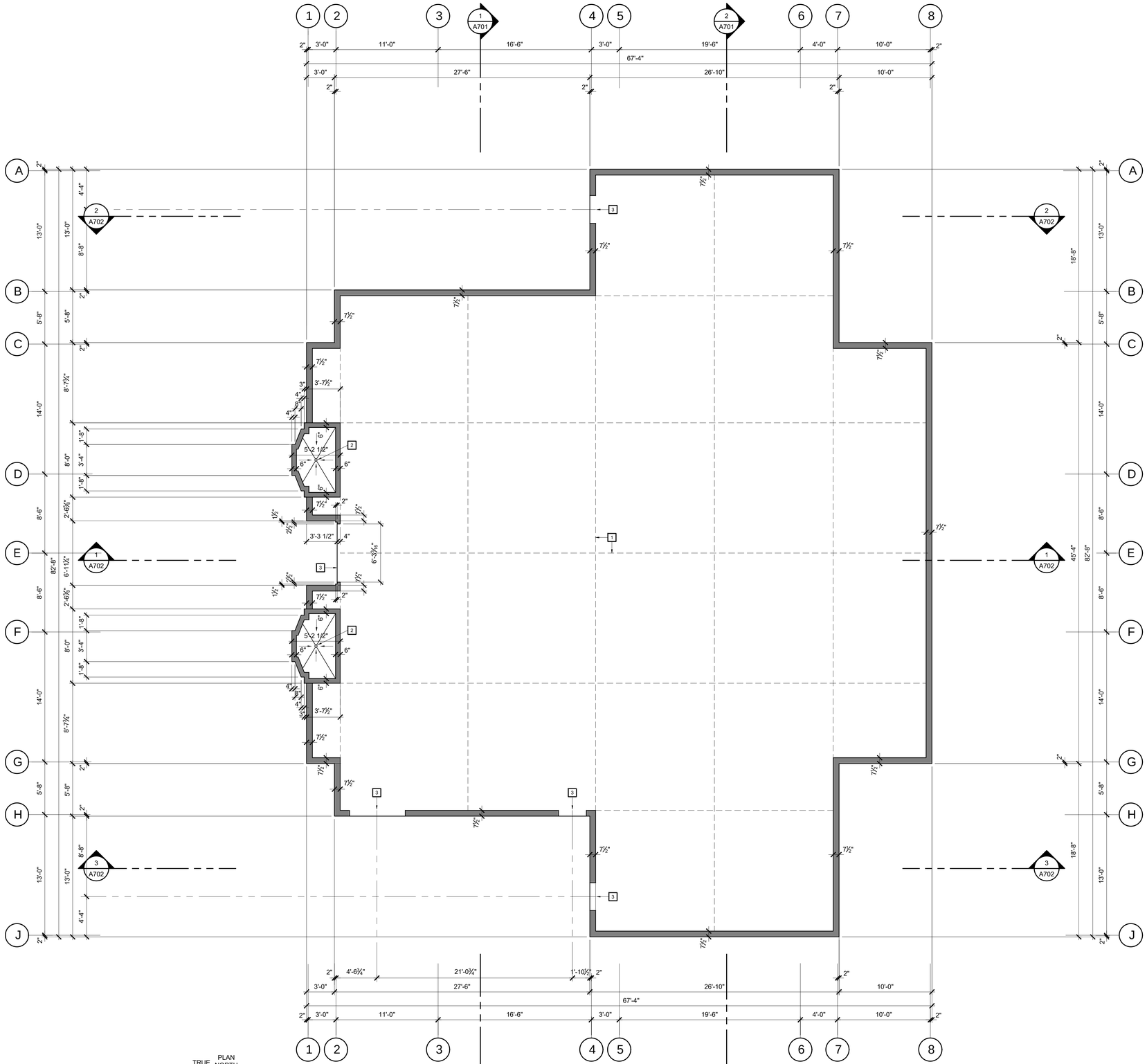
SHEET NAME: FLOOR PLAN

SHEET NO.: A201

FILE NAME: 23159-A201



TRUE NORTH / PLAN NORTH

CONCRETE SLAB & CURB PLAN

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

Monterey County Building Services
Approved
NucklesE on Mar 16, 2026

KEY NOTES

THE KEY NOTES THAT FOLLOW APPLY TO THE DRAWING ON THIS SHEET ONLY. REFER TO FOLLOWING SHEETS FOR NOTES THAT ARE APPLICABLE TO THOSE DRAWINGS.

1 TYPICAL CONTROL JOINT

2 PLANTER DRAIN PER 12/A820

3 VERIFY R.O. WIDTH W/ DOOR MFR.

GENERAL NOTES

1. DIMENSIONS ARE TO FACE OF CURBS UNLESS NOTED OTHERWISE.

2. DIMENSIONS TO OPENINGS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.

3. REFER TO BUILDING SECTIONS FOR TOP OF CURB ELEVATIONS.

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WR&D
WALD RUHNKE & DOST
ARCHITECTS LLP

2340 GARDEN ROAD, SUITE 100
MONTEREY, CALIFORNIA 93940
PHONE: 831.649.4642
FAX: 831.649.3530
WWW.WRDARCH.COM

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CHRISTOPHER BARROW
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STATE OF CALIFORNIA

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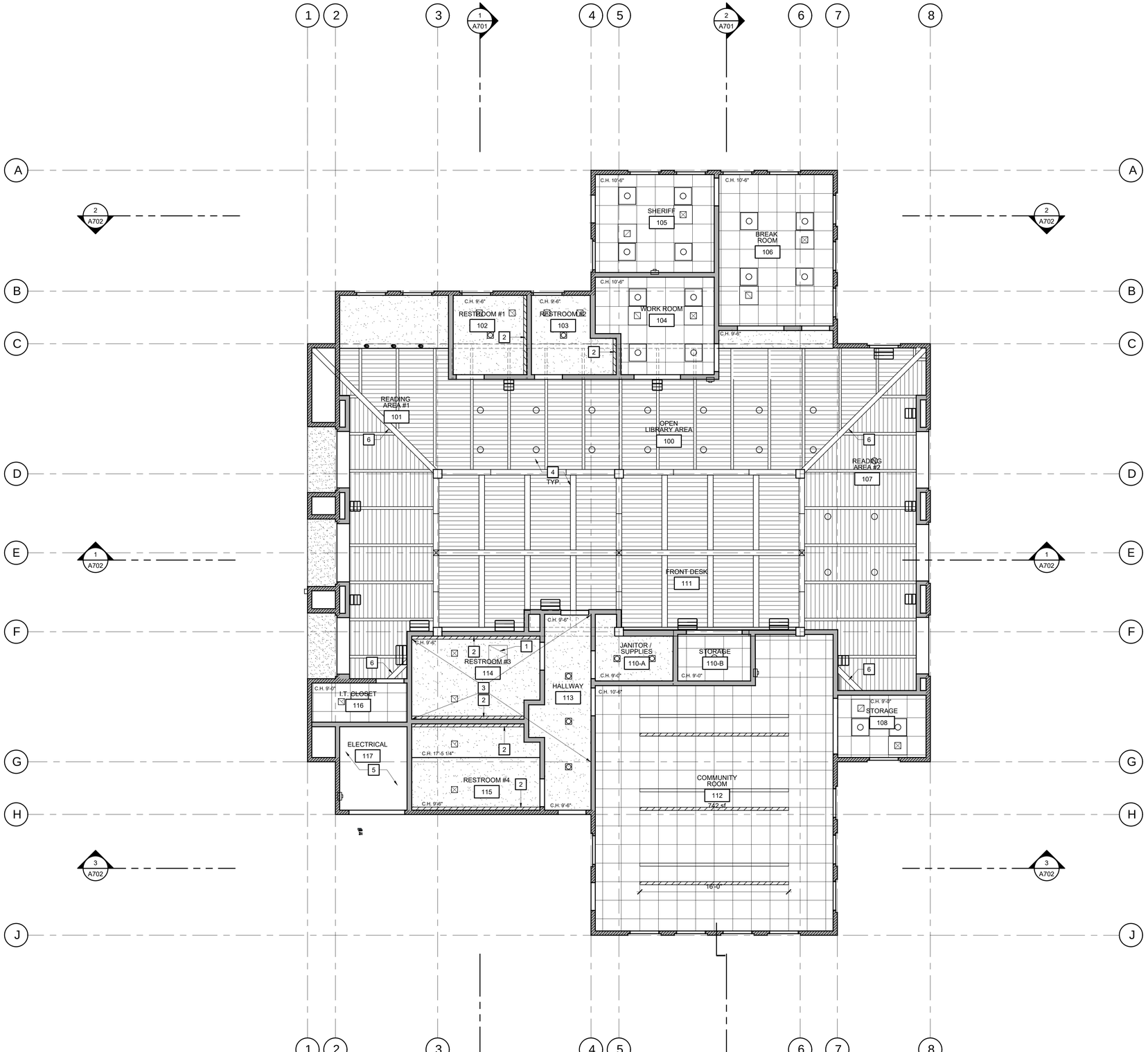
SHEET NAME:
CONCRETE SLAB & CURB PLAN

SHEET NO.:
A211

FILE NAME: 23159-A211



TRUE NORTH / PLAN NORTH

REFLECTED CEILING PLAN

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

Monterey County Building Services
Approved
NucklesE on Mar 16, 2026

KEY NOTES

THE KEY NOTES THAT FOLLOW APPLY TO THE DRAWING ON THIS SHEET ONLY. REFER TO FOLLOWING SHEETS FOR NOTES THAT ARE APPLICABLE TO THOSE DRAWINGS.

1. WB DWAL 415 24"X24" TOUCH LATCH DRYWALL ACCESS PANEL WITH TAPE-IN FLANGE. PAINT TO MATCH CEILING.
2. VERIFY LENGTH OF NEW LIGHT FIXTURE IN THE FIELD.
3. MEZZANINE FRAMING AND GYPSUM BOARD CEILING PER STRUCTURAL & 7/A800.
4. STAINED T&G DECKING, SEE 6 & 8/A800.
5. OPEN TO ABOVE (NO CEILING IN THIS SPACE)
6. ADD FURRING TO DEEPEN LVL PER STRUCTURAL TO 12" BELOW FINISH CEILING DECKING. CLAD GLU-LAM AND FURRING WITH STAINED CEDAR TO MATCH RAFTER FINISH.

LEGEND

- PAINTED GWB, CL-1, SEE ASSEMBLY DETAIL 12/A800 & FINISH LEGEND A304
- 2x2 ACOUSTICAL CEILING TILE AND SUSPENSION GRID, CL-2 - SEE ASSEMBLY DETAIL 11/A800 & FINISH LEGEND A304
- RECESSED SUSPENDED 2X2 LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS
- RECESSED LINEAR LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS
- 4" RECESSED DOWNLIGHT, SEE ELECTRICAL DRAWINGS
- WHITE 4' WALL MOUNT INDIRECT LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS
- WHITE 2' WALL MOUNT INDIRECT LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS
- BLACK / WHITE PENDANT LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS
- MATTE WHITE PENDANT LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS
- MECHANICAL GRILLE, SEE MECHANICAL DRAWINGS TITUS FL-10
- MECHANICAL GRILLE, SEE MECHANICAL DRAWINGS
- MECHANICAL GRILLE, SEE MECHANICAL DRAWINGS

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WR&D
WALD RUHNKE & DOST ARCHITECTS LLP

2340 GARDEN ROAD, SUITE 100
MONTEREY, CALIFORNIA 93940
PHONE: 831.649.4642
FAX: 831.649.3530
WWW.WRDARCH.COM

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CHRISTOPHER BARROW
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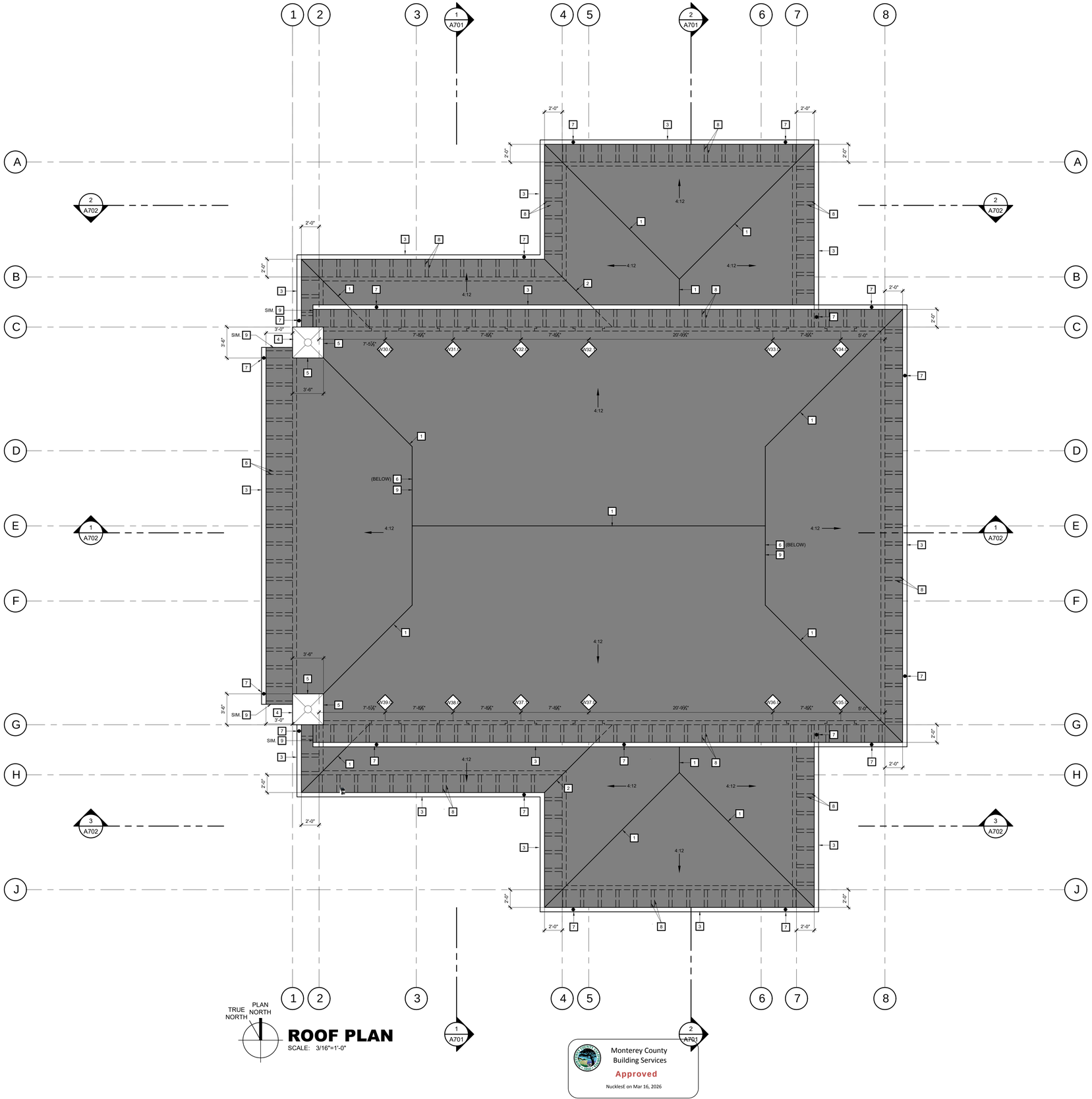
SHEET NAME: REFLECTED CEILING PLAN

SHEET NO.: A221

FILE NAME: 23159-A221



TRUE NORTH / PLAN NORTH

ROOF PLAN

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

Monterey County Building Services
Approved
NucklesE on Mar 16, 2026

KEY NOTES

THE KEY NOTES THAT FOLLOW APPLY TO THE DRAWING ON THIS SHEET ONLY. REFER TO FOLLOWING SHEETS FOR NOTES THAT ARE APPLICABLE TO THOSE DRAWINGS.

1. ROOF RIDGE PER 3/A810 (HIP SIM.)
2. ROOF VALLEY PER 6/A810
3. ROOF EAVE PER 4/A810
4. DECORATIVE FINEAL PER 10/A810
5. ROOF TO WALL TRANSITION PER 9/A810
6. ROOF TO WALL TRANSITION PER 20/A810
7. 3" DIA. .050" ALUM. DOWNSPOUT
8. DBL. OUTRIGGER LOCATION PER 4/A810 (TYP.)
9. ROOF RAKE PER 19/A810

LEGEND

WINDOW TAG, SEE WINDOW SCHEDULE A301.

WR&D
WALD RUHNKE & DOST ARCHITECTS LLP

2340 GARDEN ROAD, SUITE 100
MONTEREY, CALIFORNIA 93940
PHONE: 831.649.4642
FAX: 831.649.3530
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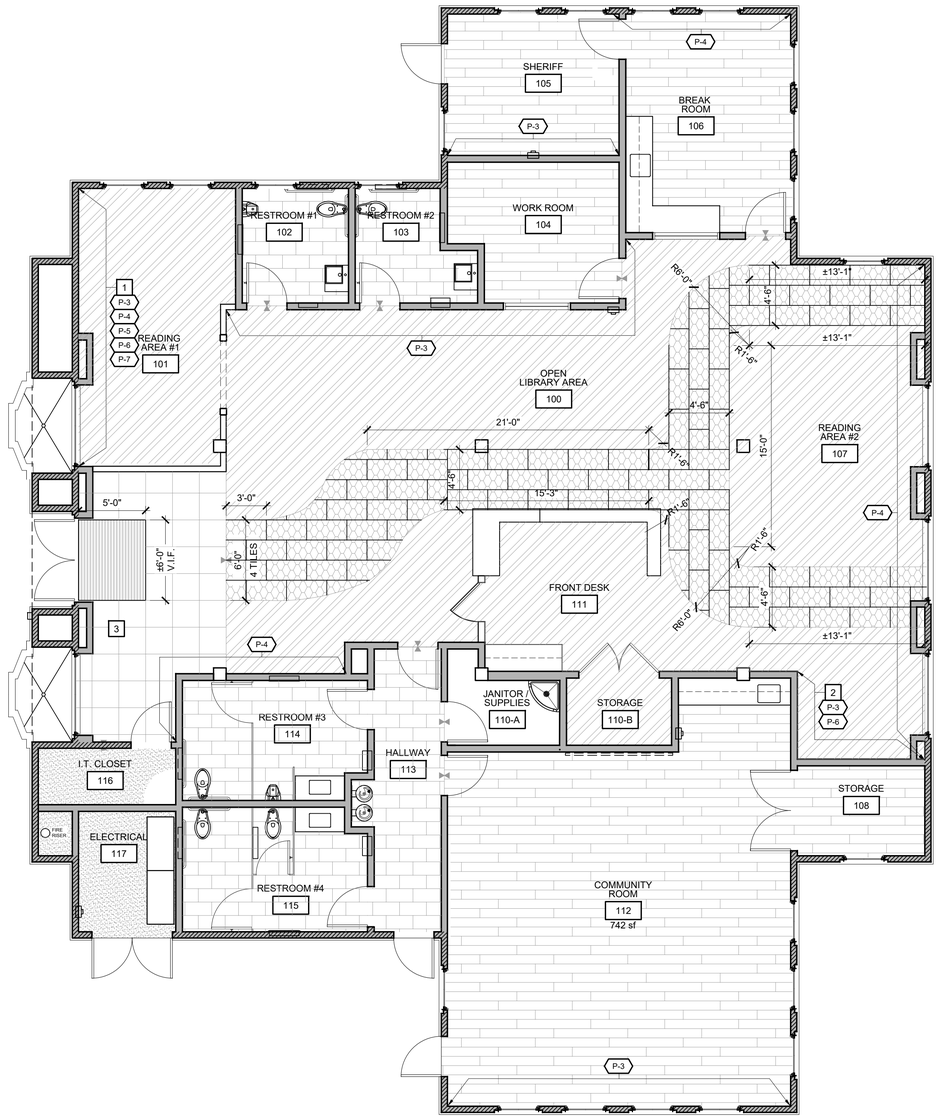
SHEET NAME:
ROOF PLAN

SHEET NO.:
A231

FILE NAME: 23159-A231



TRUE NORTH / PLAN NORTH

FINISH FLOOR PLAN

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

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NucklesE on Mar 16, 2026

KEY NOTES

THE KEY NOTES THAT FOLLOW APPLY TO THE DRAWING(S) ON THIS SHEET ONLY. REFER TO FOLLOWING SHEETS FOR NOTES THAT ARE APPLICABLE TO THOSE DRAWINGS.

1. DECORATIVE ACCENT PAINT, SEE INTERIOR ELEVATION 3/A502.
2. DECORATIVE ACCENT PAINT, SEE INTERIOR ELEVATION 4A&B/A502.
3. WALK-OFF MAT SYSTEM, SEE PTG-1 ON FINISH SCHEDULE A304 & DETAILS 11/A840 & 2/A909.

GENERAL NOTE

NOTE: WINDOWS LOCATED ABOVE STANDARD EYE LEVEL MAY NOT BE REPRESENTED IN THE FLOOR PLAN VIEW. FOR COMPLETE WINDOW INFORMATION, REFER TO THE WINDOW SCHEDULE A302. WINDOW TREATMENT TYPE WT-1A SHALL BE APPLIED TO ALL SUCH WINDOWS UNLESS OTHERWISE NOTED.

LEGEND

- P-# — ACCENT PAINT LOCATION - SEE FINISH LEGEND A304
- X-# — FINISH TAG, SEE FINISH LEGEND A304
- FINISH FLOOR OR FINISH FLOOR COLOR TRANSITION LINE, SEE DETAIL 2/A909
- LVT-1, SEE FINISH LEGEND & ROOM FINISH SCHEDULE A304
- CPT-1, SEE FINISH LEGEND & ROOM FINISH SCHEDULE A304
- CPT-2, SEE FINISH LEGEND & ROOM FINISH SCHEDULE A304
- T-1, SEE FINISH LEGEND & ROOM FINISH SCHEDULE A304
- T-2, SEE FINISH LEGEND & ROOM FINISH SCHEDULE A304
- SV-1, SEE FINISH LEGEND & ROOM FINISH SCHEDULE A304
- PTG-1, SEE FINISH LEGEND & ROOM FINISH SCHEDULE A304

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WR&D
WALD RUHNKE & DOST ARCHITECTS LLP

2340 GARDEN ROAD, SUITE 100
MONTEREY, CALIFORNIA 93940
PHONE: 831.649.4642
FAX: 831.649.3530
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CHRISTOPHER BARROW
No. C31466
REN. 1/31/27
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SHEET NAME: FINISH FLOOR PLAN

SHEET NO.: A241

FILE NAME: 23159-A241

DOOR HARDWARE

HARDWARE GROUP NO. 01

8	EA	HINGE	5BB1HW 4.5 X 4.5 NRP	613	IVE
1	EA	PANIC HARDWARE	CDSI-PA-AX-9850WDC-L-DT-17-LBL-SNB	313_US 10B	VON
1	EA	PANIC HARDWARE	CDSI-PA-AX-9850WDC-L-KC-17-LBL-SNB	313_US 10B	VON
1	EA	RIM CYLINDER	20-057 ICX	613	SCH
2	EA	MORTISE CYLINDER	26-091 ICX XQ11-948	613	SCH
3	EA	INTERCHANGEABLE CORE	VERIFY PERMANENT CORE WITH OWNER	613	
2	EA	OH STOP	100S (ONLY @ LOCATIONS WHERE FS18S CAN'T BE USED)	613	GLY
2	EA	SURFACE CLOSER	4040XP EDA (PARALLL ARM)	695	LCN
2	EA	KICK PLATE	8400 10" X 1" LDW B-CS	613	IVE
2	EA	FLOOR STOP	FS18S	BLK	IVE
1	EA	RAIN DRIP	142D (OMIT WHERE OVERHANG OCCURS)	D	ZER
1	SET	MEETING STILE	328D-S	D	ZER
1	EA	GASKETING	488SBR PSA	BR	ZER
2	EA	DOOR SWEEP	39D	D	ZER
1	EA	THRESHOLD	PER DETAIL (158 SERIES)	A	PEMKO

HARDWARE GROUP NO. 02

3	EA	HINGE	5BB1HW 4.5 X 4.5 NRP	613	IVE
1	EA	ELECTRIC HINGE	5BB1HW 4.5 X 4.5 CON TW8	613	IVE
1	EA	ELEC PANIC HARDWARE	RX-QELX-PA-AX-98-L-KC-17	313_US 10B	VON
1	EA	RIM CYLINDER	20-057 ICX	613	SCH
1	EA	INTERCHANGEABLE CORE	VERIFY PERMANENT CORE WITH OWNER	613	
1	EA	OH STOP	100S (ONLY @ LOCATIONS WHERE FS18S CAN'T BE USED)	613	GLY
1	EA	SURFACE CLOSER	4040XP EDA	695	LCN
1	EA	KICK PLATE	8400 10" X 2" LDW B-CS	613	IVE
1	EA	FLOOR STOP	FS18S	BLK	IVE
1	EA	RAIN DRIP	142D (OMIT WHERE OVERHANG OCCURS)	D	ZER
1	EA	SURFACE CLOSER	4040XP EDA	695	LCN
1	EA	KICK PLATE	8400 10" X 1" LDW B-CS	613	IVE
1	EA	FLOOR STOP	FS18S	BLK	IVE
1	EA	GASKETING	188SBR PSA	BR	ZER
2	EA	DOOR SWEEP	39D	D	ZER
1	EA	MEETING STILE	44STST OR BY HMD MFR	STST	ZER
1	EA	THRESHOLD	PER DETAIL (158 SERIES)		PEMKO

HARDWARE GROUP NO. 03

3	EA	HINGE	5BB1HW 4.5 X 4.5 NRP	613	IVE
1	EA	ELECTRIC HINGE	5BB1HW 4.5 X 4.5 CON TW8	613	IVE
1	EA	EU MORTISE LOCK	LV9092TEU 17A RX CON 12/24 VDC	613	SCH
1	EA	INTERCHANGEABLE CORE	VERIFY PERMANENT CORE WITH OWNER	613	
1	EA	OH STOP	100S (ONLY @ LOCATIONS WHERE FS18S CAN'T BE USED)	613	GLY
1	EA	SURFACE CLOSER	4040XP EDA	695	LCN
1	EA	KICK PLATE	8400 10" X 2" LDW B-CS	613	IVE
1	EA	FLOOR STOP	FS18S	BLK	IVE
1	EA	RAIN DRIP	142D (OMIT WHERE OVERHANG OCCURS)	D	ZER
1	EA	GASKETING	188SBR PSA	BR	ZER
2	EA	DOOR SWEEP	39D	D	ZER
1	EA	THRESHOLD	PER DETAIL		
			CARD READER - WORK OF DIVISION 28		
			POWER SUPPLY - WORK OF DIVISION 28		
			DOOR CONTACT(S) - WORK OF DIVISION 28		

HARDWARE GROUP NO. 04

8	EA	HINGE	5BB1HW 4.5 X 4.5 NRP	613	IVE
1	EA	CONST LATCHING BOLT	FB51P 48"	US10B	IVE
1	EA	DUST PROOF STRIKE	DP1	613	IVE
1	EA	STOREROOM LOCK	LV9080T 17A	613	SCH
1	EA	INTERCHANGEABLE CORE	VERIFY PERMANENT CORE WITH OWNER	613	
1	EA	COORDINATOR	COR X FL	711	IVE
2	EA	MOUNTING BRACKET	MB	BLK	IVE
2	EA	OH STOP	100S (ONLY @ LOCATIONS WHERE FS18S CAN'T BE USED)	613	GLY
2	EA	SURFACE CLOSER	4040XP EDA	695	LCN
2	EA	KICK PLATE	8400 10" X 1" LDW B-CS	613	IVE
2	EA	FLOOR STOP	FS18S	BLK	IVE
1	EA	GASKETING	188SBR PSA	BR	ZER
2	EA	DOOR SWEEP	39D	D	ZER
1	EA	MEETING STILE	44STST OR BY HMD MFR	STST	ZER
1	EA	THRESHOLD	PER DETAIL (158 SERIES)		PEMKO

HARDWARE GROUP NO. 05

4	EA	HINGE	5BB1 4.5 X 4.5	640	IVE
1	EA	PANIC HARDWARE	PA-AX-98-L-17	313_US 10B	VON
1	EA	RIM CYLINDER	20-057 ICX	613	SCH
1	EA	INTERCHANGEABLE CORE	VERIFY PERMANENT CORE WITH OWNER	613	
1	EA	SURFACE CLOSER	4040XP RW/PA (MOUNT PUSH SIDE)	695	LCN
1	EA	KICK PLATE	8400 10" X 2" LDW B-CS	613	IVE
1	EA	WALL STOP	WS401/402CCV	613	IVE
1	EA	GASKETING	188SBR PSA	BR	ZER

HARDWARE GROUP NO. 06

4	EA	HINGE	5BB1 4.5 X 4.5	640	IVE
1	EA	PANIC HARDWARE	PA-AX-98-L-17	313_US 10B	VON
1	EA	RIM CYLINDER	20-057 ICX	613	SCH
1	EA	INTERCHANGEABLE CORE	VERIFY PERMANENT CORE WITH OWNER	613	
1	EA	SURFACE CLOSER	4040XP RW/PA (MOUNT PUSH SIDE)	695	LCN
1	EA	KICK PLATE	8400 10" X 2" LDW B-CS	613	IVE
1	EA	MAGNET	SEM7850 12V/24V/120V	695	LCN
1	EA	GASKETING	188SBR PSA	BR	ZER

HARDWARE GROUP NO. 07

3	EA	HINGE	5BB1 4.5 X 4.5	640	IVE
1	EA	ELECTRIC HINGE	5BB1 4.5 X 4.5 CON TW8	613	IVE
1	EA	EU MORTISE LOCK	LV9092TEU 17A RX CON 12/24 VDC	613	SCH
1	EA	INTERCHANGEABLE CORE	VERIFY PERMANENT CORE WITH OWNER	613	
1	EA	SURFACE CLOSER	4040XP RW/PA (MOUNT PULL SIDE)	695	LCN
1	EA	KICK PLATE	8400 10" X 2" LDW B-CS	613	IVE
1	EA	FLOOR STOP	FS436/FS438 AS REQ.	613	IVE
1	EA	GASKETING	188SBR PSA	BR	ZER
			CARD READER - WORK OF DIVISION 28		
			POWER SUPPLY - WORK OF DIVISION 28		
			DOOR CONTACT(S) - WORK OF DIVISION 28		

HARDWARE GROUP NO. 08

4	EA	HINGE	5BB1 4.5 X 4.5	640	IVE
1	EA	OFFICE/ENTRY LOCK	L9050T 17A L583-363	613	SCH
1	EA	INTERCHANGEABLE CORE	VERIFY PERMANENT CORE WITH OWNER	613	
1	EA	SURFACE CLOSER	4040XP RW/PA (MOUNT PULL SIDE)	695	LCN
1	EA	KICK PLATE	8400 10" X 2" LDW B-CS	613	IVE
1	EA	WALL STOP	WS401/402CCV	613	IVE
1	EA	GASKETING	188SBR PSA	BR	ZER

HARDWARE GROUP NO. 09

4	EA	HINGE	5BB1 4.5 X 4.5	640	IVE
1	EA	PRIVACY W/INDICATOR	L9056T 17A L583-363	613	SCH
1	EA	INTERCHANGEABLE CORE	VERIFY PERMANENT CORE WITH OWNER	613	
1	EA	SURFACE CLOSER	4040XP RW/PA (MOUNT PULL SIDE)	695	LCN
1	EA	KICK PLATE	8400 10" X 2" LDW B-CS	613	IVE
1	EA	MOP PLATE	8400 4" X 2" LDW B-CS	613	IVE
1	EA	WALL STOP	WS401/402CCV	613	IVE
1	EA	GASKETING	188SBR PSA	BR	ZER

HARDWARE GROUP NO. 10

4	EA	HINGE	5BB1HW 4.5 X 4.5	640	IVE
1	EA	PUSH PLATE	8200 6" X 16"	613	IVE
1	EA	PULL PLATE	8302 10" 4" X 16"	613	IVE
1	EA	SURFACE CLOSER	4040XP RW/PA (MOUNT PULL SIDE)	695	LCN
1	EA	KICK PLATE	8400 10" X 2" LDW B-CS	613	IVE
1	EA	MOP PLATE	8400 4" X 2" LDW B-CS	613	IVE
1	EA	WALL STOP	WS401/402CCV	613	IVE
1	EA	GASKETING	188SBR PSA	BR	ZER

HARDWARE GROUP NO. 11

4	EA	HINGE	5BB1 4.5 X 4.5	640	IVE
1	EA	ACCESSIBLE STOREROOM LOCK	L9081T 17A	613	SCH
1	EA	INTERCHANGEABLE CORE	VERIFY PERMANENT CORE WITH OWNER	613	
1	EA	SURFACE CLOSER	4040XP SCUSH	695	LCN
1	EA	KICK PLATE	8400 10" X 2" LDW B-CS	613	IVE
1	EA	GASKETING	188SBR PSA	BR	ZER

HARDWARE GROUP NO. 12

8	EA	HINGE	5BB1 4.5 X 4.5	640	IVE
1	EA	CONST LATCHING BOLT	FB51T 48"	US10B	IVE
1	EA	ACCESSIBLE STOREROOM LOCK	L9081T 17A	613	SCH
1	EA	INTERCHANGEABLE CORE	VERIFY PERMANENT CORE WITH OWNER	613	
1	EA	SURFACE CLOSER	4040XP RW/PA (MOUNT PUSH SIDE AND ACTIVE LEAF ONLY)	695	LCN
2	EA	KICK PLATE	8400 10" X 1" LDW B-CS	613	IVE
2	EA	WALL STOP	WS401/402CCV	613	IVE
1	EA	MEETING STILE	44STST	STST	ZER
2	EA	SILENCER	SR64	GRY	IVE

HARDWARE GROUP NO. 13

8	EA	HINGE	5BB1 4.5 X 4.5	640	IVE
1	EA	CONST LATCHING BOLT	FB51T 48"	US10B	IVE
1	EA	ACCESSIBLE STOREROOM LOCK	L9081T 17A	613	SCH
1	EA	INTERCHANGEABLE CORE	VERIFY PERMANENT CORE WITH OWNER	613	
1	EA	OH STOP	90S (INACTIVE LEAF)	613	GLY
1	EA	SURFACE CLOSER	4040XP CUSH (ACTIVE LEAF)	695	LCN
2	EA	KICK PLATE	8400 10" X 1" LDW B-CS	613	IVE
1	EA	MEETING STILE	44STST	STST	ZER
2	EA	SILENCER	SR64	GRY	IVE

HARDWARE GROUP NO. 14

2	EA	HINGE	5BB1 4.5 x 4.5	640	IVE
1	EA	MAGNETIC DOOR CATCH			

HARDWARE GROUP NO. 15

1	EA	FLOOR CLOSER	MODEL 27 (INCLUDES TOP PIVOT)		RIX
1	EA	ELECTRIFIED PIVOT	EM19	626	RIX
1	EA	ELEC PANIC HARDWARE	LD-RX-LC-OUT-PA-AX-99-L-NL-17-WH	626	VON
1	EA	RIM CYLINDER	20-057 ICX	626	SCH
1	EA	INTERCHANGEABLE CORE	VERIFY PERMANENT CORE WITH OWNER	626	
1	EA	ELECTRIC STRIKE	6300 FSE 12/24 VAC/VDC	630	VON

DOOR SCHEDULE

NUMBER	TYPE	DOOR: EXTERIOR FINISH: FACTORY PAINTED	DOOR: EXTERIOR FINISH: FACTORY PRIMD	DOOR: INT. FINISH: FACTORY FINISH	DOOR: INT. FINISH: FACTORY PRIMED	NOMINAL DOOR SIZE: WIDTH	NOMINAL DOOR SIZE: HEIGHT	NOMINAL DOOR SIZE: THICK	R.O. SIZE: WIDTH	R.O. SIZE: HEIGHT	FRAME	HARDWARE GROUP	GLASS TYPE	FIRE RATING	ACCESS CONTROL	WINDOW COVERINGS	WINDOW COVERINGS INSTALLATION TYPE	PRODUCT
D100	A	●			●	6'-0" (PAIR)	9'-0"	1-3/4"	6'-3 3/16"	13'-4 1/8"	CLAD	01	GL-01			WT-3	SURFACE	MARVIN ULTIMATE COMMERCIAL DOOR UCD6090 W/ ROUND TOP TRANSOM - 4-9/16" FRAME
D102	C			●		3'-0"	8'-0"	1-3/4"			HM	09						EGGERS SOLID CORE ei DOOR W/ WOODLAND FAUX WOOD PATTERN. PATTERN T.B.D.
D103	C			●		3'-0"	8'-0"	1-3/4"			HM	09						EGGERS SOLID CORE ei DOOR W/ WOODLAND FAUX WOOD PATTERN. PATTERN T.B.D.
D104	E			●		3'-0"	8'-0"	1-3/4"			HM	08						EGGERS SOLID CORE ei DOOR W/ WOODLAND FAUX WOOD PATTERN. PATTERN T.B.D.
D105.1	B1	●			●	3'-0"	8'-0"	1-3/4"	3'-3 3/16"	8'-1 9/16"	CLAD	03	GL-01					MARVIN ULTIMATE COMMERCIAL DOOR UCD3080 - 6-9/16" FRAME
D105.2	C			●		3'-0"	8'-0"	1-3/4"			HM	08		45 MIN.				EGGERS SOLID CORE ei DOOR W/ WOODLAND FAUX WOOD PATTERN. PATTERN T.B.D.
D106	E			●		3'-0"	8'-0"	1-3/4"			HM	07						EGGERS SOLID CORE ei DOOR W/ WOODLAND FAUX WOOD PATTERN. PATTERN T.B.D.
D108	C			●		6'-0" (PAIR)	8'-0"	1-3/4"			HM	12	GL-01					EGGERS SOLID CORE ei DOOR W/ WOODLAND FAUX WOOD PATTERN. PATTERN T.B.D.
D109	C (SIM.)			●		3'-0"	2'-10"	1-3/4"			WD.	14						EGGERS SOLID CORE ei DOOR W/ WOODLAND FAUX WOOD PATTERN. PATTERN T.B.D.
D110	C			●		6'-0" (PAIR)	8'-0"	1-3/4"			HM	13			1			EGGERS SOLID CORE ei DOOR W/ WOODLAND FAUX WOOD PATTERN. PATTERN T.B.D., ADD 24"x18" DOOR LOUVERS, TOP & BOTTOM (x4)
D112.1	B1	●			●	3'-0"	8'-0"	1-3/4"			CLAD	02	GL-01			WT-3	SURFACE	MARVIN ULTIMATE COMMERCIAL DOOR UCD3080 - 6-9/16" FRAME
D112.2	C					3'-0"	8'-0"	1-3/4"			HM	06						EGGERS SOLID CORE ei DOOR W/ WOODLAND FAUX WOOD PATTERN. PATTERN T.B.D.
D113.1	B1	●			●	3'-0"	8'-0"	1-3/4"	3'-3 3/16"	8'-1 9/16"	CLAD	03	GL-01					MARVIN ULTIMATE COMMERCIAL DOOR UCD3080 - 6-9/16" FRAME
D113.2	E			●		3'-0"	8'-0"	1-3/4"			HM	05						EGGERS SOLID CORE ei DOOR W/ WOODLAND FAUX WOOD PATTERN. PATTERN T.B.D.
D114	C			●		3'-0"	8'-0"	1-3/4"			HM	10						EGGERS SOLID CORE ei DOOR W/ WOODLAND FAUX WOOD PATTERN. PATTERN T.B.D.
D115	C			●		3'-0"	8'-0"	1-3/4"			HM	10						EGGERS SOLID CORE ei DOOR W/ WOODLAND FAUX WOOD PATTERN. PATTERN T.B.D.
D116	C			●		3'-0"	8'-0"	1-3/4"			HM	11						EGGERS SOLID CORE ei DOOR W/ WOODLAND FAUX WOOD PATTERN. PATTERN T.B.D.
D117	B2	●			●	6'-0" (PAIR)	8'-0"	1-3/4"			HM	04						CECO MEDALLION HOLLOW METAL DOOR
G-01	G1					3'-0"	6'-0"	1/2"			ALUM.	15	GL-04					CRL PAINTED CUSTOM PLATINUM SERIES FULLY FRAMED ARCH. GATE SYSTEM (PLG1PTC) w/ 10" BOTTOM RAIL & 3" STILES

DOOR NOTES

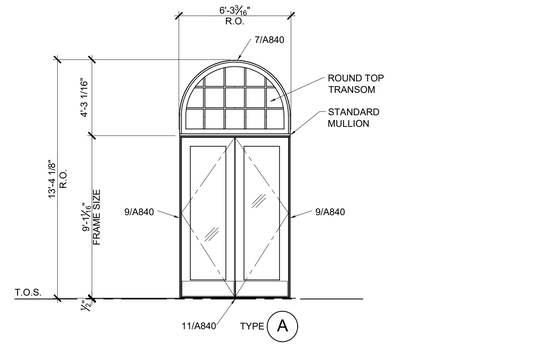
ALL SWINGING DOORS TO ACCESSIBLE SPACES SHALL COMPLY w/ THE FOLLOWING (U.N.O.):

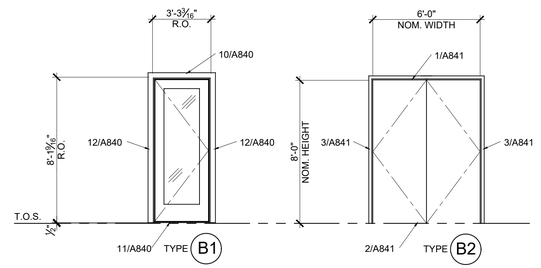
1. CONTRACTOR SHALL SUBMIT FULL SHOP DRAWINGS FOR ALL DOORS & HARDWARE.
2. BOTTOM 12" SHALL BE A SMOOTH, SOLID SURFACE AT THE BOTTOM.
3. BE OPERABLE FROM THE INSIDE WITHOUT SPECIAL KNOWLEDGE OR EFFORT.
4. OPERABLE DOOR HARDWARE TO BE MOUNTED 34" MIN. TO 48" MAX. ABOVE FINISH FLOOR OR GROUND.
5. THRESHOLD CHANGE IN HEIGHT BETWEEN FLOOR SURFACES ON EITHER SIDE OF DOOR SHALL NOT EXCEED ½".
6. LEVER TYPE LATCHSET AND LOCKSET HANDLES SHALL COMPLY WITH TITLE-24 ACCESSIBILITY REQUIREMENTS.
7. PRESSURE TO OPERATE EXTERIOR AND INTERIOR DOORS SHALL NOT EXCEED 5.0 lbs., AND FIRE RATED DOORS SHALL NOT EXCEED 15lbs., ALL DOORS SHALL BE ADJUSTED TO MEET THIS REQUIREMENT.
8. PROVIDE ACCESSIBLE HARDWARE THAT DOES NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST.
9. ALL EXTERIOR DOORS TO BE WEATHER STRIPPED WITH PEMKO S88D WEATHER STRIPPING, U.N.O.
10. ALL EXTERIOR DOORS TO HAVE TOP CLOSER STRIP, U.N.O.
11. AUTOMATIC FLUSH BOLTS ARE ALLOWED ONLY ON PAIRS OF DOORS WHERE THE DOOR WITH THE BOLT HAS NO KNOBS OR SURFACE-MOUNTED HARDWARE.
12. ALL HOLLOW METAL DOOR FRAMES SHALL HAVE WELDED CORNERS, GROUND SMOOTH,WITH REINFORCED CORNERS AND HINGE LOCATIONS.
13. THE FORMALDEHYDE EMISSION LEVEL OF ALL NEW DOORS SHALL NOT EXCEED 20 ppb.
14. ALL INTERIOR DOORS SHALL BE OF MINIMUM DIMENSION 3'-0" NOMINAL WIDTH, 1¾" THICK, EGGARS TFL FLUSH SOLID CORE WOOD. DOORS WITH KEYED LOCKSETS. FACE VENEER SHALL BE ROTARY CUT BOOK-MATCHED PREMIUM WHITE OAK. ALL DOUBLE DOORS TO BE "BOOK MATCHED".
15. FIRE RATED DOOR AND FRAME ASSEMBLIES SHALL BE INSTALLED WHERE NOTED OR AS REQUIRED BY CODE. DOORS AND FRAMES SHALL BEAR UNDERWRITERS LABORATORY (UL) LABEL FOR REQUIRED FIRE RESISTIVE RATING. MODIFICATION OF LABELED ASSEMBLIES.
16. DOORS SEPARATING CONDITIONED AND NONCONDITIONED SPACE SHALL BE WEATHER STRIPPED OR GASKETED TO EFFECTIVELY AND RELIABLY LIMIT AIR INFILTRATION. ADHESIVE FOAM-TYPE OR FELT WEATHER STRIPPING IS NOT ACCEPTABLE.
17. FURNISH AND INSTALL ALL HARDWARE AS REQUIRED FOR A COMPLETE ASSEMBLY. THE WORK SHALL INCLUDE, BUT IS NOT LIMITED TO, LOCKS, LATCHES, DOOR BUTTS WITH NON-REMOVABLE PINS ON OUT SWINGING EXTERIOR DOORS, AND DOOR STOPS. WHERE INDICATED ON PLANS, THE WORK INCLUDES METAL THRESHOLDS, METAL KICK PLATES, METAL PUSH PLATES, SINGLE OR DOUBLE ACTING SELF-CLOSING GRAVITY OPERATED GATE HINGES.
18. DOOR SIZES SHOWN ON SCHEDULE ARE NOMINAL DIMENSIONS.
19. MARVIN ULTIMATE COMMERCIAL DOOR TYPE B-1 SHALL INCLUDE MARVIN COLUMBUS CASING (A1440)
20. MARVIN ULTIMATE COMMERCIAL DOORS SHALL BE FACTORY PAINTED EXTERIOR "HAMPTON SAGE."

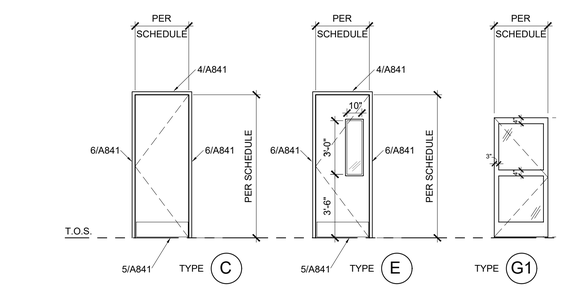
GLASS TYPES

SEE SHEET A302

DOOR TYPES







Monterey County Building Services
Approved
NucklesE on Mar 16, 2026

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WALD RUHNKE & DOST ARCHITECTS LLP
2340 GARDEN ROAD, SUITE 100
MONTEREY, CALIFORNIA 93940
PHONE: 831.649.4642
FAX: 831.649.3530
WWW.WRDARCH.COM

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SHEET NAME:
DOOR SCHEDULE

SHEET NO.:
A301

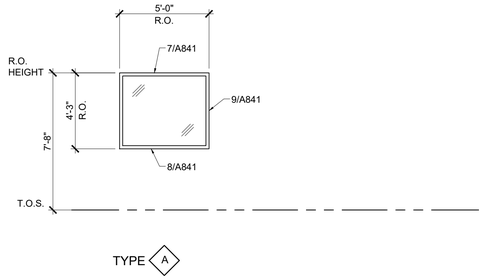
FILE NAME: 23159-A301

WINDOW SCHEDULE

WINDOW TAG	TYPE	ROUGH OPENING WIDTH	ROUGH OPENING HEIGHT	GLASS TYPE	PRODUCT	EXTERIOR FINISH	INTERIOR FINISH	WINDOW COVERING	WINDOW COVERINGS INSTALLATION TYPE	WINDOW COVERINGS MOTORIZED CONTROL GROUP
W1.0	A	5'-0"	4'-3"	GL-06	HOLLOW METAL FRAMED FIXED	FACTORY PRIME	FACTORY PRIME	WT-1	FLUSH INSIDE MOUNT, SEE 7/A841	1
W2.0	A	5'-0"	4'-3"	GL-06	HOLLOW METAL FRAMED FIXED	FACTORY PRIME	FACTORY PRIME	WT-1	FLUSH INSIDE MOUNT, SEE 7/A841	2
W2.1	SEE DOOR SCHEDULE			GL-01	MARVIN ULTIMATE DOUBLE HUNG PICTURE ROUND TOP G2 - 4-9/16" FRAME	HAMPTON SAGE	FACTORY PAINTED WHITE	WT-1	RECESSED IN FURRED WALL, SEE 10/A839	3
W3.0	B	6'-1"	7'-11 5/8"	GL-01	MARVIN ULTIMATE DOUBLE HUNG PICTURE ROUND TOP G2 - 4-9/16" FRAME	HAMPTON SAGE	FACTORY PAINTED WHITE	WT-1	RECESSED IN FURRED WALL, SEE 10/A839	3
W4.0	D	3'-1"	5'-11 5/8"	GL-01	MARVIN ULTIMATE DOUBLE HUNG PICTURE ROUND TOP G2 - 4-9/16" FRAME	HAMPTON SAGE	FACTORY PAINTED WHITE	-	-	-
W5.0	D	3'-1"	5'-11 5/8"	GL-01	MARVIN ULTIMATE DOUBLE HUNG PICTURE ROUND TOP G2 - 4-9/16" FRAME	HAMPTON SAGE	FACTORY PAINTED WHITE	-	-	-
W6.0	F	3'-1"	5'-11 5/8"	GL-05	MARVIN ULTIMATE DOUBLE HUNG PICTURE G2 - 4-9/16" FRAME	HAMPTON SAGE	FACTORY PAINTED WHITE	-	-	-
W7.0	F	3'-1"	5'-11 5/8"	GL-05	MARVIN ULTIMATE DOUBLE HUNG PICTURE G2 - 4-9/16" FRAME	HAMPTON SAGE	FACTORY PAINTED WHITE	-	-	-
W8.0	D	3'-1"	5'-11 5/8"	GL-01	MARVIN ULTIMATE DOUBLE HUNG PICTURE ROUND TOP G2 - 4-9/16" FRAME	HAMPTON SAGE	FACTORY PAINTED WHITE	WT-1	SURFACE MOUNT, SEE 4/A839	5
W9.0	D	3'-1"	5'-11 5/8"	GL-01	MARVIN ULTIMATE DOUBLE HUNG PICTURE ROUND TOP G2 - 4-9/16" FRAME	HAMPTON SAGE	FACTORY PAINTED WHITE	WT-1	SURFACE MOUNT, SEE 4/A839	5
W10.0	D	3'-1"	5'-11 5/8"	GL-01	MARVIN ULTIMATE DOUBLE HUNG PICTURE ROUND TOP G2 - 4-9/16" FRAME	HAMPTON SAGE	FACTORY PAINTED WHITE	WT-1	SURFACE MOUNT, SEE 4/A839	5
W11.0	D	3'-1"	5'-11 5/8"	GL-01	MARVIN ULTIMATE DOUBLE HUNG PICTURE ROUND TOP G2 - 4-9/16" FRAME	HAMPTON SAGE	FACTORY PAINTED WHITE	WT-1	SURFACE MOUNT, SEE 4/A839	6
W12.0	D	3'-1"	5'-11 5/8"	GL-01	MARVIN ULTIMATE DOUBLE HUNG PICTURE ROUND TOP G2 - 4-9/16" FRAME	HAMPTON SAGE	FACTORY PAINTED WHITE	WT-1	SURFACE MOUNT, SEE 4/A839	6
W13.0	D	3'-1"	5'-11 5/8"	GL-01	MARVIN ULTIMATE DOUBLE HUNG PICTURE ROUND TOP G2 - 4-9/16" FRAME	HAMPTON SAGE	FACTORY PAINTED WHITE	WT-1	SURFACE MOUNT, SEE 4/A839	6
W14.0	D	3'-1"	5'-11 5/8"	GL-01	MARVIN ULTIMATE DOUBLE HUNG PICTURE ROUND TOP G2 - 4-9/16" FRAME	HAMPTON SAGE	FACTORY PAINTED WHITE	WT-1	SURFACE MOUNT, SEE 4/A839	6
W15.0	D	3'-1"	5'-11 5/8"	GL-01	MARVIN ULTIMATE DOUBLE HUNG PICTURE ROUND TOP G2 - 4-9/16" FRAME	HAMPTON SAGE	FACTORY PAINTED WHITE	WT-1	SURFACE MOUNT, SEE 4/A839	6
W16.0	D	3'-1"	5'-11 5/8"	GL-01	MARVIN ULTIMATE DOUBLE HUNG PICTURE ROUND TOP G2 - 4-9/16" FRAME	HAMPTON SAGE	FACTORY PAINTED WHITE	-	-	-
W17.0	C	6'-1"	12'-6 7/8"	GL-01	MARVIN ULTIMATE DOUBLE HUNG PICTURE ROUND TOP G2 - 4-9/16" FRAME	HAMPTON SAGE	FACTORY PAINTED WHITE	WT-1	RECESSED IN FURRED WALL, SEE 10/A839	7
W18.0	C	6'-1"	12'-6 7/8"	GL-01	MARVIN ULTIMATE DOUBLE HUNG PICTURE ROUND TOP G2 - 4-9/16" FRAME	HAMPTON SAGE	FACTORY PAINTED WHITE	WT-1	RECESSED IN FURRED WALL, SEE 10/A839	7
W19.0	C	6'-1"	12'-6 7/8"	GL-01	MARVIN ULTIMATE DOUBLE HUNG PICTURE ROUND TOP G2 - 4-9/16" FRAME	HAMPTON SAGE	FACTORY PAINTED WHITE	WT-1	RECESSED IN FURRED WALL, SEE 10/A839	7
W20.0	D	3'-1"	5'-11 5/8"	GL-05	MARVIN ULTIMATE DOUBLE HUNG PICTURE ROUND TOP G2 - 4-9/16" FRAME	HAMPTON SAGE	FACTORY PAINTED WHITE	-	-	-
W21.0	D	3'-1"	5'-11 5/8"	GL-01	MARVIN ULTIMATE DOUBLE HUNG PICTURE ROUND TOP G2 - 4-9/16" FRAME	HAMPTON SAGE	FACTORY PAINTED WHITE	WT-2	RECESSED IN CEILING POCKET, SEE 7/A839	8
W22.0	D	3'-1"	5'-11 5/8"	GL-01	MARVIN ULTIMATE DOUBLE HUNG PICTURE ROUND TOP G2 - 4-9/16" FRAME	HAMPTON SAGE	FACTORY PAINTED WHITE	WT-2	RECESSED IN CEILING POCKET, SEE 7/A839	8
W23.0	D	3'-1"	5'-11 5/8"	GL-01	MARVIN ULTIMATE DOUBLE HUNG PICTURE ROUND TOP G2 - 4-9/16" FRAME	HAMPTON SAGE	FACTORY PAINTED WHITE	WT-2	RECESSED IN CEILING POCKET, SEE 7/A839	8
W24.0	D	3'-1"	5'-11 5/8"	GL-01	MARVIN ULTIMATE DOUBLE HUNG PICTURE ROUND TOP G2 - 4-9/16" FRAME	HAMPTON SAGE	FACTORY PAINTED WHITE	WT-2	RECESSED IN CEILING POCKET, SEE 7/A839	8
W25.0	D	3'-1"	5'-11 5/8"	GL-01	MARVIN ULTIMATE DOUBLE HUNG PICTURE ROUND TOP G2 - 4-9/16" FRAME	HAMPTON SAGE	FACTORY PAINTED WHITE	WT-2	RECESSED IN CEILING POCKET, SEE 7/A839	8
W26.0	D	3'-1"	5'-11 5/8"	GL-01	MARVIN ULTIMATE DOUBLE HUNG PICTURE ROUND TOP G2 - 4-9/16" FRAME	HAMPTON SAGE	FACTORY PAINTED WHITE	WT-2	RECESSED IN CEILING POCKET, SEE 7/A839	8
W27.0	D	3'-1"	5'-11 5/8"	GL-01	MARVIN ULTIMATE DOUBLE HUNG PICTURE ROUND TOP G2 - 4-9/16" FRAME	HAMPTON SAGE	FACTORY PAINTED WHITE	WT-2	RECESSED IN CEILING POCKET, SEE 7/A839	8
W28.0	D	3'-1"	5'-11 5/8"	GL-01	MARVIN ULTIMATE DOUBLE HUNG PICTURE ROUND TOP G2 - 4-9/16" FRAME	HAMPTON SAGE	FACTORY PAINTED WHITE	WT-2	RECESSED IN CEILING POCKET, SEE 7/A839	8
W29.0	B	6'-1"	7'-11 5/8"	GL-01	MARVIN ULTIMATE CASEMENT PICTURE ROUND TOP CUSTOM SIZE - 4-9/16" FRAME	HAMPTON SAGE	FACTORY PAINTED WHITE	WT-1	RECESSED IN FURRED WALL, SEE 10/A839	3
W30.0	G	3'-1"	1'-11 5/8"	GL-01	MARVIN ULTIMATE DOUBLE HUNG PICTURE G2 - 4-9/16" FRAME	HAMPTON SAGE	FACTORY PAINTED WHITE	WT-1A	SURFACE MOUNT, SEE 4/A839	9
W31.0	G	3'-1"	1'-11 5/8"	GL-01	MARVIN ULTIMATE DOUBLE HUNG PICTURE G2 - 4-9/16" FRAME	HAMPTON SAGE	FACTORY PAINTED WHITE	WT-1A	SURFACE MOUNT, SEE 4/A839	9
W32.0	G	3'-1"	1'-11 5/8"	GL-01	MARVIN ULTIMATE DOUBLE HUNG PICTURE G2 - 4-9/16" FRAME	HAMPTON SAGE	FACTORY PAINTED WHITE	WT-1A	SURFACE MOUNT, SEE 4/A839	9
W32.1	G	3'-1"	1'-11 5/8"	GL-01	MARVIN ULTIMATE DOUBLE HUNG PICTURE G2 - 4-9/16" FRAME	HAMPTON SAGE	FACTORY PAINTED WHITE	WT-1A	SURFACE MOUNT, SEE 4/A839	9
W33.0	G	3'-1"	1'-11 5/8"	GL-01	MARVIN ULTIMATE DOUBLE HUNG PICTURE G2 - 4-9/16" FRAME	HAMPTON SAGE	FACTORY PAINTED WHITE	WT-1A	SURFACE MOUNT, SEE 4/A839	9
W34.0	G	3'-1"	1'-11 5/8"	GL-01	MARVIN ULTIMATE DOUBLE HUNG PICTURE G2 - 4-9/16" FRAME	HAMPTON SAGE	FACTORY PAINTED WHITE	WT-1A	SURFACE MOUNT, SEE 4/A839	9
W35.0	G	3'-1"	1'-11 5/8"	GL-01	MARVIN ULTIMATE DOUBLE HUNG PICTURE G2 - 4-9/16" FRAME	HAMPTON SAGE	FACTORY PAINTED WHITE	-	-	-
W36.0	G	3'-1"	1'-11 5/8"	GL-01	MARVIN ULTIMATE DOUBLE HUNG PICTURE G2 - 4-9/16" FRAME	HAMPTON SAGE	FACTORY PAINTED WHITE	-	-	-
W37.0	G	3'-1"	1'-11 5/8"	GL-01	MARVIN ULTIMATE DOUBLE HUNG PICTURE G2 - 4-9/16" FRAME	HAMPTON SAGE	FACTORY PAINTED WHITE	-	-	-
W37.1	G	3'-1"	1'-11 5/8"	GL-01	MARVIN ULTIMATE DOUBLE HUNG PICTURE G2 - 4-9/16" FRAME	HAMPTON SAGE	FACTORY PAINTED WHITE	-	-	-
W38.0	G	3'-1"	1'-11 5/8"	GL-01	MARVIN ULTIMATE DOUBLE HUNG PICTURE G2 - 4-9/16" FRAME	HAMPTON SAGE	FACTORY PAINTED WHITE	-	-	-
W39.0	G	3'-1"	1'-11 5/8"	GL-01	MARVIN ULTIMATE DOUBLE HUNG PICTURE G2 - 4-9/16" FRAME	HAMPTON SAGE	FACTORY PAINTED WHITE	-	-	-

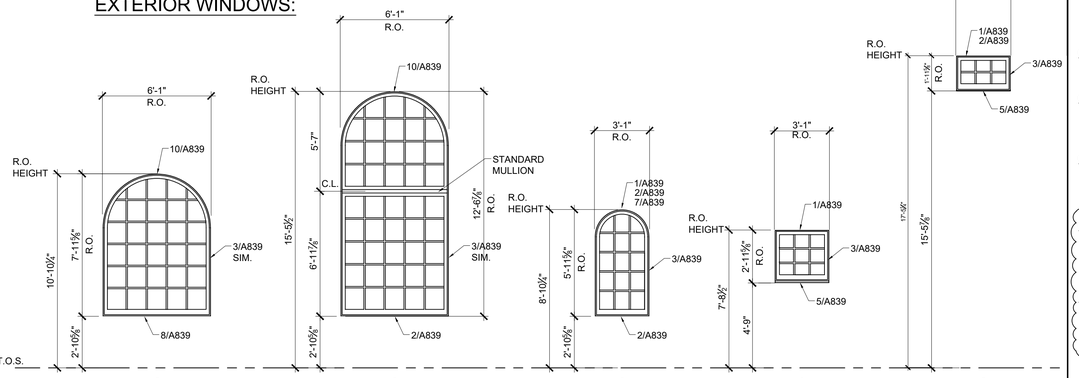
WINDOW TYPES

INTERIOR WINDOWS:



TYPE A

EXTERIOR WINDOWS:



WINDOW NOTES

1. CONTRACTOR IS RESPONSIBLE FOR REVIEWING FLOOR PLAN AND INTERIOR / EXTERIOR ELEVATIONS FOR VERIFICATION OF QUANTITY AND LOCATIONS OF WINDOW TYPES.
2. ALL GLAZING SHALL BE APPROVED SAFETY GLASS AND COMPLY WITH CBC SECTION 2406. A CERTIFICATE MUST ACCOMPANY ALL GLAZING PRODUCTS STATING THAT THE PRODUCTS CONFIRM WITH APPLICABLE CONSUMER PRODUCT SAFETY STANDARDS.
3. ALL ROUGH OPENING DIMENSIONS SHALL BE FIELD VERIFIED PRIOR TO ORDERING.
4. SDSL DIVIDED LITES SHALL BE 1-1/8" WITH SPACER BAR BETWEEN GLASS.
5. WINDOWS SHALL BE MARVIN ULTIMATE CASEMENT WITH PUTTY EXTERIOR & OGEE INTERIOR & WITH OPTIONAL TALL BOTTOM RAIL (EXCEPT UPPER PORTION OF TYPE C)
6. ALL HOLLOW METAL WINDOW FRAMES SHALL HAVE WELDED CORNERS, GROUND SMOOTH, WITH REINFORCED CORNERS AND HINGE LOCATIONS.

GLASS TYPES

GL-01:

1" INSULATED GLASS UNIT (I.G.U.): ⅛" CLEAR TEMPERED W/ SOLARBAN 70 #2, 1/2" ARGON, ⅛" CLEAR TEMPERED)

GL-02:

1/4" CLEAR TEMPERED GLASS

GL-03:

1/2" CLEAR TEMPERED GLASS

GL-04: (WINDSCREEN SYSTEM)

9/16" CLEAR TEMPERED-LAMINATED GLASS

GL-05: (FROSTED PRIVACY GLASS)

1" INSULATED GLASS UNIT (I.G.U.): ⅛" ACID ETCHED #1 TEMPERED W/ SOLARBAN 70 #2, 1/2" ARGON, ⅛" CLEAR TEMPERED)

GL-06: (INTERIOR S.T.C. GLASS)

1/2" LAMINATED & TEMPERED - (1/4" CLEAR TEMPERED, 0.060" PVB, 1/4" CLEAR TEMPERED)

ALL GLASS LITES FOR ALL GLASS TYPES TO BE FULLY TEMPERED

WR&D
WALD RUHNKE & DOST ARCHITECTS LLP
2340 GARDEN ROAD, SUITE 100
MONTEREY, CALIFORNIA 93940
PHONE: 831.649.4642
FAX: 831.649.3530
WWW.WRDARCH.COM

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LICENSED ARCHITECT
CHRISTOPHER BAGLOW
No. C31466
REN. 1/31/27
STATE OF CALIFORNIA

Monterey County Building Services
Approved
NucklesE on Mar 16, 2026

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MONTEREY COUNTY
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DRAWN BY: SC

CHECKED BY: SC

SET ISSUED:

PERMIT SUB.: 6/20/2025

BACKCHECK #1: 1 9/01/2025

SHEET NAME: WINDOW SCHEDULE

SHEET NO.: A302

FILE NAME: 23159-A302

PLUMBING & EQUIPMENT SCHEDULE

KEY	ITEM	MANUFACTURER	DESCRIPTION	MODEL #	COLOR	RESPONSIBILITY	NOTES
EQ-01	FAUCET	KOHLER	CRUE PULL-DOWN KITCHEN SINK FAUCET WITH THREE-FUNCTION SPRAYHEAD	K-22972	POLISHED CHROME	C.F.C.I.	BREAK ROOM AND COMMUNITY ROOM
EQ-02	FAUCET	SLOAN	OPTIMA SENSOR FAUCET	EAF-225	POLISHED CHROME	C.F.C.I.	ALL RESTROOMS, HARDWIRED, SEE ELECTRICAL DRAWINGS
EQ-03	REFRIGERATOR	SAMSUNG	BESPOKE 23 CU.FT. SMART COUNTER DEPTH SIDE-BY-SIDE REFRIGERATOR WITH BEVERAGE CENTER	RS23CB760012	FINGERPRINT RESISTANT STAINLESS STEEL	C.F.C.I.	BREAK ROOM
EQ-04	UNDERMOUNT SINK	ELKAY	SINGLE BOWL UNDERMOUNT ADA SINK W/ PERFECT DRAIN	ELUHAD121255PD	STAINLESS STEEL	C.F.C.I.	COMMUNITY ROOM
EQ-05	UNDERMOUNT SINK	KOHLER	VAULT 25" TOP-/UNDERMOUNT SINGLE-BOWL KITCHEN SINK	K-3894-4	STAINLESS STEEL	C.F.C.I.	BREAK ROOM
EQ-06	WALL-MOUNT SINK	NAMEEK'S	TEOREMA PLUS	SCARABEO 5147	WHITE	C.F.C.I.	RESTROOM 1 AND 2
EQ-07	UNDERMOUNT SINK	TOTO	UNDERCOUNTER LAVATORY	LT191(G)	01 COTTON	C.F.C.I.	RESTROOM 3 AND 4
EQ-08	FLOOR MOUNT SINK	KOHLER	WHITBY SERVICE SINK	K-6710	WHITE	C.F.C.I.	JANITOR ROOM
EQ-09	BOTTLE FILLING STATION / WATER FOUNTAIN	ELKAY	BOTTLE FILLING STATION WITH BI-LEVEL INTEGRAL SWIRLFLO FOUNTAIN FILTERED NON-REFRIGERATED STAINLESS	LZWS-EDFPBM117K	STAINLESS STEEL	C.F.C.I.	FURNISH WITH 38.5"X12" STAINLESS STEEL ACCESS PANEL, BRACKETS AND MOUNTING FRAME, SIX (6) EXTRA FILTERS
EQ-10	GRAB BAR	ASI	42" LENGTH GRAB BAR	3700	SATIN STAINLESS STEEL	C.F.C.I.	ALL RESTROOMS
EQ-11	GRAB BAR	ASI	48" LENGTH GRAB BAR	3700	SATIN STAINLESS STEEL	C.F.C.I.	ALL RESTROOMS
EQ-12	SEMI-RECESSED PAPER TOWEL DISPENSER AND WASTE RECEPTACLE	ASI	SEMI-RECESSED PAPER TOWEL DISPENSER AND WASTE RECEPTACLE	0469	SATIN STAINLESS STEEL	C.F.C.I.	ALL RESTROOMS EXCEPT #1
EQ-12.1	FULLY RECESSED PAPER TOWEL DISPENSER AND WASTE RECEPTACLE	ASI	FULLY RECESSED PAPER TOWEL DISPENSER AND WASTE RECEPTACLE	04697	SATIN STAINLESS STEEL	C.F.C.I.	RESTROOM #1 (FULLY RECESSED TO ALLOW FOR ACCESSIBLE DOOR CLEARANCE)
EQ-13	SURFACE MOUNTED TOILET TISSUE AND SEAT COVER DISPENSER WITH NAPKIN WASTE DISPOSAL - RIGHT SIDE	ASI	SURFACE MOUNTED TOILET TISSUE AND SEAT COVER DISPENSER WITH NAPKIN WASTE DISPOSAL - RIGHT SIDE	0487-R-9	SATIN STAINLESS STEEL	C.F.C.I.	RESTROOM 4
EQ-14	RECESSED TOILET TISSUE AND SEAT COVER DISPENSER WITH NAPKIN WASTE DISPOSAL - LEFT SIDE	ASI	RECESSED TOILET TISSUE AND SEAT COVER DISPENSER WITH NAPKIN WASTE DISPOSAL - LEFT SIDE	0487-L	SATIN STAINLESS STEEL	C.F.C.I.	RESTROOM 2&3
EQ-15	RECESSED TOILET TISSUE AND SEAT COVER DISPENSER WITH NAPKIN WASTE DISPOSAL - RIGHT SIDE	ASI	RECESSED TOILET TISSUE AND SEAT COVER DISPENSER WITH NAPKIN WASTE DISPOSAL - RIGHT SIDE	0487-R	SATIN STAINLESS STEEL	C.F.C.I.	RESTROOM 1&4
EQ-16	RECESSED BABY CHANGING STATION	KOALA KARE	RECESSED BABY CHANGING STATION	KB310-SSRE	STAINLESS STEEL	C.F.C.I.	ALL RESTROOMS
EQ-17	MIRROR	ASI	STAINLESS STEEL INTER-LOK ANGLE FRAME - PLATE GLASS MIRROR	0600-2442, 0600-3636	STAINLESS STEEL	C.F.C.I.	24"X42" FOR RESTROOMS 1&2 36"X42" FOR RESTROOMS 3&4
EQ-18	TOILET PARTITION	HADRIAN	PEDESTAL MOUNTED PHENOLIC TOILET PARTITIONS	ELITE PLUS SERIES 72"	SILVERETTA 328	C.F.C.I.	RESTROOMS 3&4, MOUNT 9" OFF THE FINISH FLOOR
EQ-19	ROBE HOOK	ASI	ROBE HOOK	7308	SATIN STAINLESS STEEL	C.F.C.I.	ON DOORS IN RESTROOMS 1&2 ON TOILET PARTITION DOORS IN RESTROOMS 3&4
EQ-20	URINAL	KOHLER	BARDON HIGH-EFFICIENCY URINAL WITH MACH TRIPOINT FLUSHOMETER	K-PR4991-T2D	WHITE	C.F.C.I.	RESTROOMS 1&3
EQ-21	TOILET	KOHLER	HIGHCLIFF ULTRA TOP SPUD FLUSHOMETER BOWL	K-96057	WHITE	C.F.C.I.	ALL RESTROOMS
EQ-22	TOILET FLUSHOMETER	KOHLER	TRIPOINT EXPOSED 1.28 GPF TOILET FLUSHOMETER	K-7531	STAINLESS STEEL	C.F.C.I.	ALL RESTROOMS
EQ-23	TRAP PROTECTOR	ZURN	TRAP PROTECTOR	Z8943-NT	SATIN WHITE PVC RESIN	C.F.C.I.	RESTROOMS 1 & 2

GENERAL NOTE: SEE PLUMBING DRAWINGS FOR ANY ITEMS NOT SPECIFIED ABOVE.

NOTES:

O.F.O.I. - OWNER FURNISHED, OWNER INSTALLED.

O.F.C.I. - OWNER FURNISHED, CONTRACTOR INSTALLED.

C.F.C.I. - CONTRACTOR FURNISHED, CONTRACTOR INSTALLED.

Monterey County
Building Services
Approved
NucklesE on Mar 16, 2026

WR&D
WALD RUHNKE & DOST
ARCHITECTS LLP

2340 GARDEN ROAD, SUITE 100
MONTEREY, CALIFORNIA 93940
PHONE: 831.649.4642
FAX: 831.649.3530
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LICENSED ARCHITECT
CHRISTOPHER BARROW
No. C31466
REN. 1/31/27
STATE OF CALIFORNIA

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EAST GARRISON LIBRARY

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BACKCHECK #1: 1 11/21/2025

SHEET NAME:

EQUIPMENT SCHEDULE

SHEET NO.:

A303

FILE NAME: 23159-A303

FINISH LEGEND

FLOORING SEE FINISH FLOOR PLAN FOR INSTALLATION PATTERN / DIRECTION

LVT-1	TYPE:	LUXURY VINYL TILE
	MANUFACTURER:	MILLIKEN
	STYLE/FINISH:	FORTIFIED FOUNDATIONS 5.0MM
	COLOR/PATTERN:	SIBERIAN LARCH - SIB15 HAVEN
	SIZE:	7"X48"
	NOTE:	ASHLAR INSTALL
	CONTACT:	CHRIS GREENAWAY 415-515-9159
CPT-1	TYPE:	CARPET
	MANUFACTURER:	PATCRAFT
	STYLE/FINISH:	FORAGE - CONTEMPLATIVE
	COLOR/PATTERN:	FERN 00340
	SIZE:	18"X36"
	NOTE:	ASHLAR INSTALL
	CONTACT:	KEVIN RILEY 669-400-6516
CPT-2	TYPE:	CARPET
	MANUFACTURER:	PATCRAFT
	STYLE/FINISH:	FORAGE - WELLBEING
	COLOR/PATTERN:	FERN 00340
	SIZE:	18"X36"
	NOTE:	ASHLAR INSTALL
	CONTACT:	KEVIN RILEY 669-400-6516
T-1	TYPE:	FLOOR TILE
	MANUFACTURER:	RICHARDS & STERLING
	STYLE/FINISH:	COCCI SICILIANI
	COLOR/PATTERN:	SABBIA
	SIZE:	24"X24"
	NOTE:	AT ENTRYWAY
	CONTACT:	ANDREW MADORE 510-647-1030 X104
T-2	TYPE:	FLOOR TILE
	MANUFACTURER:	CROSSVILLE
	STYLE/FINISH:	STONE FICTION
	COLOR/PATTERN:	TRAVERTINE BEIGE
	SIZE:	12"X24"
	NOTE:	AT RESTROOMS & HALLWAY
	CONTACT:	MARTHA VEGA 925-216-5581
SV-1	TYPE:	SHEET VINYL
	MANUFACTURER:	GERFLOR
	STYLE/FINISH:	MIPOLAM SYMBIOZ
	COLOR/PATTERN:	6043 WOOD
	SIZE:	6.5'X66'
	NOTE:	AT JANITOR'S RM & ELECTRICAL ROOMS
	CONTACT:	ERIK HANSON 916-996-3398
PTG-1	TYPE:	PETITRED GRID
	MANUFACTURER:	C/S
	STYLE/FINISH:	PEDITRED LP G3
	COLOR/PATTERN:	ANODIZED
	SIZE:	SEE A241
	NOTE:	INSERT: HEAVY-DUTY CARPET, COLOR: HEARTY MOSS 7319
	CONTACT:	JP HALVERSON 415-757-7543

BASE

B-1	TYPE:	MILLWORK RESILIENT BASE
	MANUFACTURER:	TARKETT
	STYLE/FINISH:	MILLWORK EXHIBIT/ ZEPHYR MW-31-FS
	COLOR/PATTERN:	31 ZEPHYR CB
	SIZE:	MITER CORNER, TYP., SEE DETAIL 3A/A909
	NOTE:	-
	CONTACT:	KATY TORRES 408-623-3435
B-2	TYPE:	COVED TILE BASE
	MANUFACTURER:	CROSSVILLE
	STYLE/FINISH:	STONE FICTION
	COLOR/PATTERN:	TRAVERTINE BEIGE
	SIZE:	6"X12"
	NOTE:	SEE DETAIL 3B/A909
	CONTACT:	MARTHA VEGA 925-216-5581
B-3	TYPE:	SELF-COVED BASE
	MANUFACTURER:	-
	STYLE/FINISH:	SELF-COVED BASE WITH COVE FILLER STRIPS
	COLOR/PATTERN:	-
	SIZE:	1"RADIUS / 6"H. WITH METAL CAP ON TOP
	NOTE:	SEE DETAIL 3C/A909
	CONTACT:	-

WALL

P-1	TYPE:	PAINT
	MANUFACTURER:	DUNN EDWARDS
	STYLE/FINISH:	EGGSHELL / SEMI-GLOSS - SEE FN1.
	COLOR/PATTERN:	DEW341 SWISS COFFEE
	SIZE:	N/A
	NOTE:	FIELD / EGGSHELL, TYP. U.O.N.
	CONTACT:	ROSE GARRISON 650-303-5990
P-2	TYPE:	PAINT
	MANUFACTURER:	DUNN EDWARDS
	STYLE/FINISH:	SEMI-GLOSS
	COLOR/PATTERN:	DEC752 BIRCHWOOD
	SIZE:	N/A
	NOTE:	AT DOOR FRAME
	CONTACT:	ROSE GARRISON 650-303-5990
P-3	TYPE:	PAINT
	MANUFACTURER:	DUNN EDWARDS
	STYLE/FINISH:	EGGSHELL
	COLOR/PATTERN:	DEC781 SYCAMORE STAND
	SIZE:	N/A
	NOTE:	ACCENT
	CONTACT:	ROSE GARRISON 650-303-5990
P-4	TYPE:	PAINT
	MANUFACTURER:	DUNN EDWARDS
	STYLE/FINISH:	EGGSHELL
	COLOR/PATTERN:	DET687 CARAMELIZED
	SIZE:	N/A
	NOTE:	ACCENT
	CONTACT:	ROSE GARRISON 650-303-5990
P-5	TYPE:	PAINT
	MANUFACTURER:	DUNN EDWARDS
	STYLE/FINISH:	EGGSHELL
	COLOR/PATTERN:	DE5375 SANTA FE TAN
	SIZE:	N/A
	NOTE:	ACCENT
	CONTACT:	ROSE GARRISON 650-303-5990
P-6	TYPE:	PAINT
	MANUFACTURER:	DUNN EDWARDS
	STYLE/FINISH:	EGGSHELL
	COLOR/PATTERN:	DEC782 BELIZE GREEN
	SIZE:	N/A
	NOTE:	ACCENT
	CONTACT:	ROSE GARRISON 650-303-5990
1 P-7	TYPE:	PAINT
	MANUFACTURER:	DUNN EDWARDS
	STYLE/FINISH:	EGGSHELL
	COLOR/PATTERN:	DEC708 SUNSET COVE
	SIZE:	N/A
	NOTE:	ACCENT
	CONTACT:	ROSE GARRISON 650-303-5990
T-3	TYPE:	WALL TILE
	MANUFACTURER:	BEDROSIANS
	STYLE/FINISH:	MARIN
	COLOR/PATTERN:	ALOE GREEN
	SIZE:	2.5"X10"
	NOTE:	48"HT. AT RESTROOMS
	CONTACT:	JENNY MEHDIZADEH 408-435-5544
WP-1	TYPE:	WALL PANEL
	MANUFACTURER:	MATERIALS INC
	STYLE/FINISH:	TAMBORA KIRAT
	COLOR/PATTERN:	WALNUT, APPLY CLEAR FINISH COATING (MATTE FINISH)
	SIZE:	4'X8'
	NOTE:	AT FRONT DESK ON 1/4" PLYWOOD SUBSTRATE, RUN VERTICAL PATTERN
	CONTACT:	ELDI SEITI 949-217-5895
WL-1	TYPE:	WALL LOGO
	MANUFACTURER:	SCANDINAVIAN SPACES
	STYLE/FINISH:	MOSS LETTERS
	COLOR/PATTERN:	MOSS
	SIZE:	12"HX1.6"D
	NOTE:	AT CHECKOUT KIOSK, SEE INTERIOR ELEVATION 2/A501
	CONTACT:	JOE NUNEZ 408-427-1608
1 WS-1	TYPE:	WALL SCREEN
	MANUFACTURER:	ACOUFELT
	STYLE/FINISH:	CREATIVE CUT - FERN
	COLOR/PATTERN:	OREGANO OR18
	SIZE:	1" THICK, PER INTERIOR ELEVATIONS A505
	NOTE:	AT KIDS READING AREA ENTRANCE, SEE INTERIOR ELEVATIONS & DETAIL 1/A908
	CONTACT:	SANJOLI JOSHI 248-564-3761

WALL PROTECTION

FRP-1	TYPE:	FIBERGLASS REINFORCED PLASTIC
	MANUFACTURER:	MARLITE
	STYLE/FINISH:	CLASS A / SMOOTH
	COLOR/PATTERN:	S100 S/2/S WHITE
	SIZE:	-
	NOTE:	AT JANITOR'S ROOM
	CONTACT:	MERRICK MAMARELLA 330-663-6894

CEILING

C-1	TYPE:	PAINT
	MANUFACTURER:	DUNN EDWARDS
	STYLE:	FLAT / SEMI-GLOSS, SEE FN1.
	COLOR/PATTERN:	DEW380 WARM WHITE
	SIZE:	N/A
	NOTE:	FIELD / FLAT, TYP. U.O.N.
	CONTACT:	ROSE GARRISON 650-303-5990
C-2	TYPE:	ACOUSTIC CEILING TILE
	MANUFACTURER:	ARMSTRONG
	STYLE:	DUNE
	COLOR/PATTERN:	WHITE
	SIZE:	2'X2'
	NOTE:	SEE DETAIL 11/A800 FOR GRID SYSTEM SPEC
	CONTACT:	MICHELLE MORETTI 916-202-5052

1 WINDOW TREATMENT

WT-1	TYPE:	MOTORIZED ROLLER SHADE
	MANUFACTURER:	MECHO-SHADES
	STYLE:	EUROTWILL / 3% OPENESS
	COLOR/PATTERN:	6018 STONE
	SIZE:	PER WINDOW SCHEDULE A302
	NOTE:	FOR MOUNTING SEE WINDOW SCHEDULE A302
	CONTACT:	KELLY LLOYD 650-665-1550
WT-1A	TYPE:	WIRELESS DAYLIGHT SENSORED ROLLER SHADE
	MANUFACTURER:	MECHO-SHADES
	STYLE:	EUROTWILL / 3% OPENESS
	COLOR/PATTERN:	6018 STONE
	SIZE:	PER WINDOW SCHEDULE A302
	NOTE:	FOR MOUNTING SEE WINDOW SCHEDULE A302
	CONTACT:	KELLY LLOYD 650-665-1550
WT-2	TYPE:	MOTORIZED ROLLER SHADE - DUAL SHADE
	MANUFACTURER:	MECHO-SHADES
	STYLE:	EUROTWILL / 3% OPENESS, ECOGLASS 2820 SERIES (BLACKOUT)
	COLOR/PATTERN:	EUROTWILL 6018 STONE & ECOGLASS 2823 LIGHT GREY
	SIZE:	PER WINDOW SCHEDULE A302
	NOTE:	FOR MOUNTING SEE WINDOW SCHEDULE A302
	CONTACT:	KELLY LLOYD 650-665-1550
WT-3	TYPE:	MANUAL ROLLER SHADE
	MANUFACTURER:	MECHO-SHADES
	STYLE:	ECOGLASS 2820 SERIES (BLACKOUT)
	COLOR/PATTERN:	ECOGLASS 2823 LIGHT GREY
	SIZE:	PER DOOR SCHEDULE A301
	NOTE:	-
	CONTACT:	KELLY LLOYD 650-665-1550

CASEWORK

QZ-1	TYPE:	QUARTZ - 3 CM
	MANUFACTURER:	DALTILE
	STYLE/FINISH:	POLISHED
	COLOR/PATTERN:	PATRIOTIC CALACATTA OQ47
	NOTE:	-
	CONTACT:	NORMA QUINTERO 831-214-7427
QZ-2	TYPE:	QUARTZ - 3 CM
	MANUFACTURER:	DALTILE
	STYLE/FINISH:	POLISHED
	COLOR/PATTERN:	CHATEAU OQ87
	NOTE:	-
	CONTACT:	NORMA QUINTERO 831-214-7427
QZ-3	TYPE:	QUARTZ - 3 CM
	MANUFACTURER:	COSENTIMO
	STYLE/FINISH:	SILESTONE XM - POLISHED
	COLOR/PATTERN:	JARDIN EMERALD
	NOTE:	-
	CONTACT:	MANI MOHAN 408-368-1149
PL-1	TYPE:	PLASTIC LAMINATE
	MANUFACTURER:	FORMICA
	STYLE/FINISH:	MATTE
	COLOR/PATTERN:	OTTER 3202-58
	NOTE:	-
	CONTACT:	LISA MEJIAS 415-748-6286
PL-2	TYPE:	PLASTIC LAMINATE
	MANUFACTURER:	FENIX
	STYLE/FINISH:	MATTE
	COLOR/PATTERN:	J0719 BEIGE LUXOR
	NOTE:	-
	CONTACT:	LISA MEJIAS 415-748-6286

ROOM FINISH SCHEDULE

ROOM NUMBER	ROOM NAME	FLOOR	BASE	WALLS (PLAN DIRECTION) N.	E.	S.	W.	WAINSCOT	CSWK. CTR. TOP	CAB. WORK	CEILING	NOTES
100	OPEN LIBRARY AREA	CPT-1 & CPT-2	B-1	P-1, P-3	-	-	-					FN2
101	READING AREA #1	CPT-1	B-1	P-1	P-1	P-1	P-3, P-4, P-5					FN2
102	RESTROOM #1	T-2	B-2	P-1	P-1	P-1	P-1	T-3 MIN. 48" HT.			C-1	FN1
103	RESTROOM #2	T-2	B-2	P-1	P-1	P-1	P-1	T-3 MIN. 48" HT.			C-1	FN1
104	WORK ROOM	LVT-1	B-1	P-1	P-1	P-1	P-1				C-2	
105	SHERIFF	LVT-1	B-1	P-1	P-1	P-3	P-1				C-2	
106	BREAK ROOM	LVT-1	B-1	P-4	P-1	P-1	P-1		QZ-1	PL-1	C-2	
107	READING AREA #2	CPT-1 & CPT-2	B-1	P-1	P-4	P-1	-					FN2
108	STORAGE	LVT-1	B-1	P-1	P-1	P-1	P-1				C-2	
110	I.T. CLOSET	CPT-1	B-1	P-1	P-1	P-1	P-1				C-1	
111	FRONT DESK	CPT-1 & CPT-2	B-1	-	P-4	P-1, P-3, P-4, P-6	P-1		QZ-3	PL-1		FN2
112	COMMUNITY ROOM	LVT-1	B-1	P-1	P-1	P-3	P-1		QZ-1	PL-1	C-2	
113	HALLWAY	T-2	B-2	P-1	P-1	P-1	P-1				C-1	
114	RESTROOM #3	T-2	B-2	P-1	P-1	P-1	P-1	T-3 MIN. 48" HT.	QZ-2	PL-2	C-1	FN1
115	RESTROOM #4	T-2	B-2	P-1	P-1	P-1	P-1	T-3 MIN. 48" HT.	QZ-2	PL-2	C-1	FN1
116	JANITOR / SUPPLIES	SV-1	B-3	P-1	P-1	P-1	P-1	FRP-1 MIN. 48"HT.			C-1	FN1
117	ELECTRICAL	SV-1	B-3	P-1	P-1	P-1	P-1				C-2	FN1

ROOM FINISH SCHEDULE NOTES

FN1. SEMI-GLOSS PAINT FINISH ON WALL AND CEILING IN THIS ROOM.
FN2. SEE FINISH FLOOR PLAN A241 FOR ACCENT PAINT AND CARPET PATTERN.

Monterey County Building Services
Approved
NucklesE on Mar 16, 2026

60
WR&D
WALD RUHNKE & DOST ARCHITECTS LLP
2340 GARDEN ROAD, SUITE 100
MONTEREY, CALIFORNIA 93940
PHONE: 831.649.4642
FAX: 831.649.3530
WWW.WRDARCH.COM

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CHRISTOPHER BARROW
LICENSED ARCHITECT
No. C31466
REN. 1/31/27
STATE OF CALIFORNIA

A.P.N.: 031-164-130-000

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MONTEREY COUNTY
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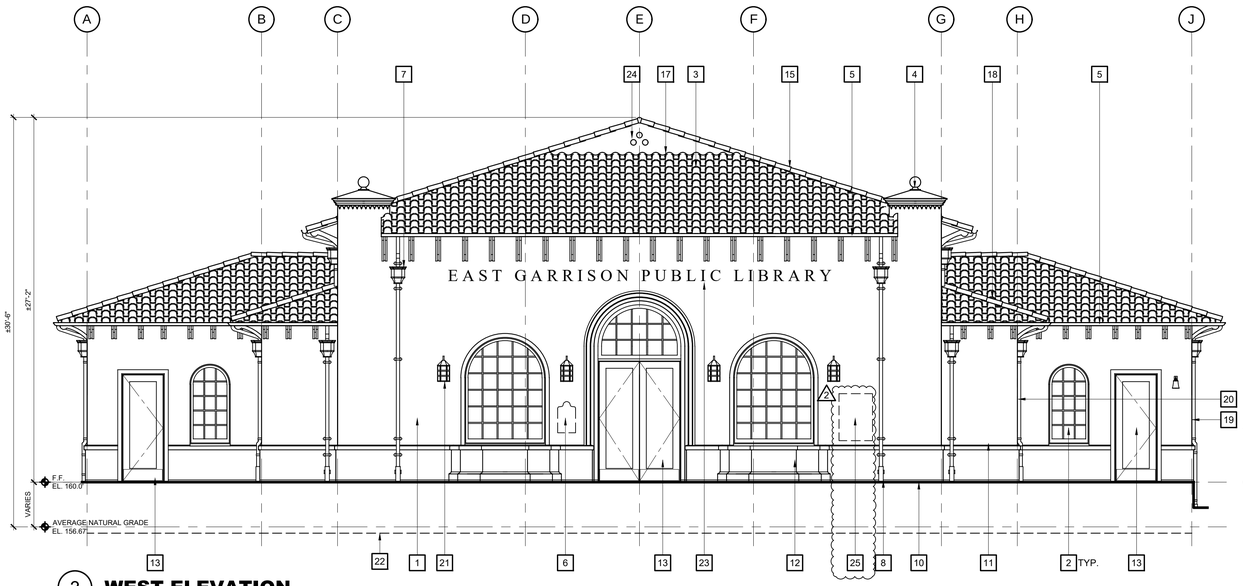
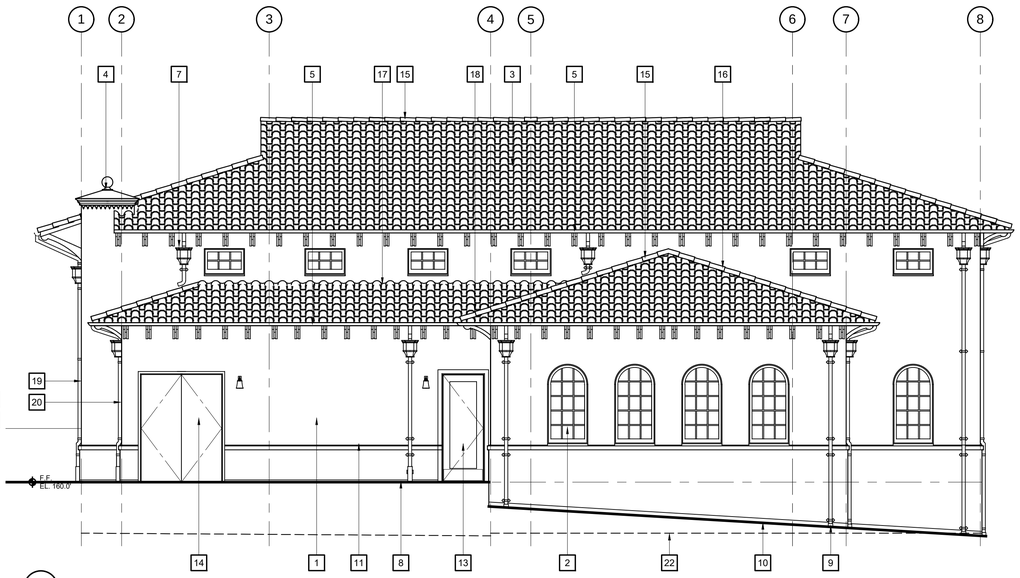
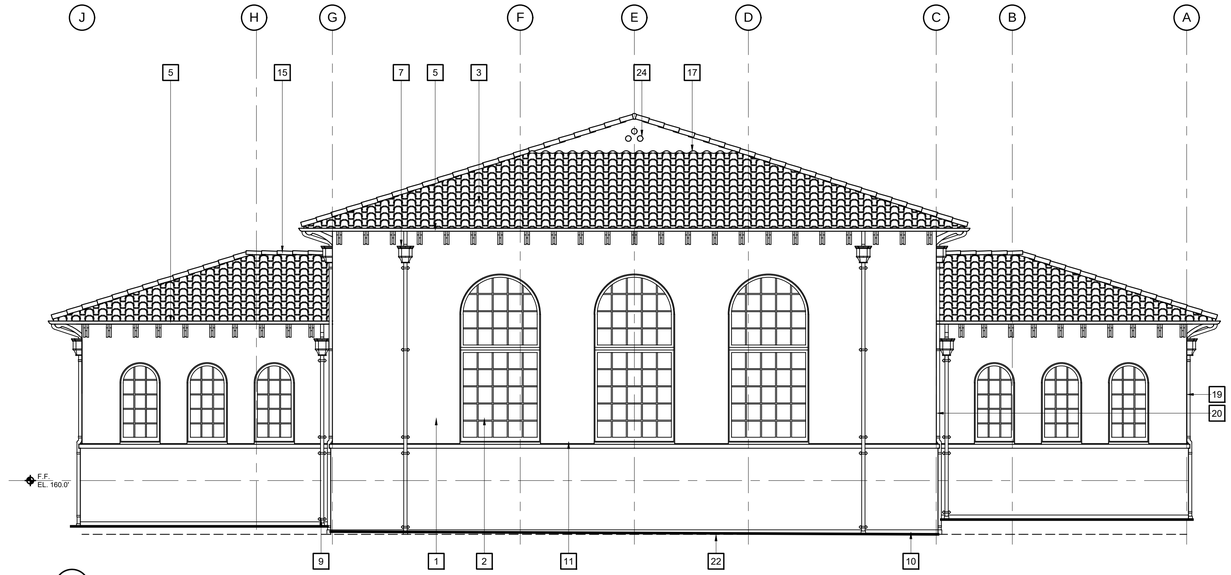
SHEET NAME: FINISH SCHEDULE
SHEET NO.: A304
FILE NAME: 23159-A304



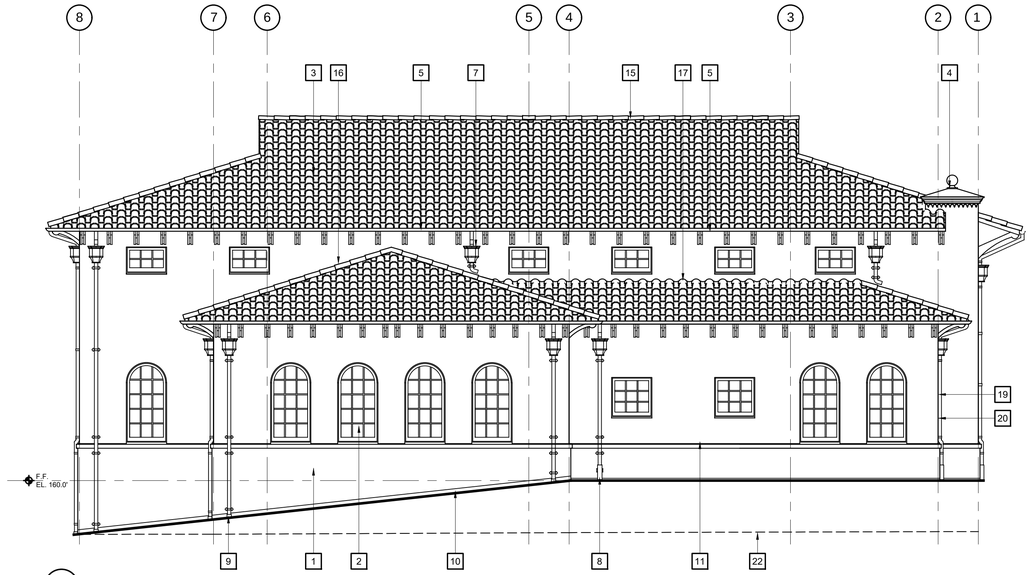
3 **WEST ELEVATION**
SCALE: 3/16" = 1'-0"



1 **SOUTH ELEVATION**
SCALE: 3/16" = 1'-0"



4 **EAST ELEVATION**
SCALE: 3/16" = 1'-0"



2 **NORTH ELEVATION**
SCALE: 3/16" = 1'-0"

GENERAL NOTES

1. ALL KEYNOTES ON THIS SHEET ARE TYPICAL U.O.N.

KEY NOTES

THE KEY NOTES THAT FOLLOW APPLY TO THE DRAWING ON THIS SHEET ONLY. REFER TO FOLLOWING SHEETS FOR NOTES THAT ARE APPLICABLE TO THOSE DRAWINGS.

1. ACRYLIC STUCCO FINISH w/ INTEGRAL COLOR. IVORY COLOR PER EAST GARRISON COLOR PALETTE. (2)
2. ALUMINUM CLAD WOOD WINDOW, REFER TO WINDOW SCHEDULE A302.
3. TWO-PIECE CLAY BARREL ROOF TILES. REFER TO 3/A800, 6/A800, 8/A800.
4. DECORATIVE FINEAL. REFER TO 10/A810.
5. ROOF EAVE. REFER TO 4/A810.
6. SPACE FOR HISTORICAL PLAQUE, CONTRACTOR TO PROVIDE IN WALL BACKING.
7. CONDUCTOR HEAD & DOWNSPOUT. REFER TO 9/A820.
8. WALL BASE AT PAVING. REFER TO 2/A820.
9. WALL BASE AT GRADE. REFER TO 2&3/A820.
10. FINISH GRADE. REFER TO CIVIL.
11. BELTLINE MOLDING. REFER TO 1/A820.
12. PLANTER. REFER TO 10/A820, 11/A820, 12/A820.
13. ALUMINUM CLAD WOOD DOOR, COLOR T.B.D. REFER TO DOOR SCHEDULE A301.
14. HOLLOW METAL DOOR & FRAME, COLOR T.B.D. REFER TO DOOR SCHEDULE A301.
15. ROOF RIDGE. REFER TO 3/A810.
16. ROOF TO WALL TRANSITION. REFER TO 9/A810.
17. ROOF TO WALL TRANSITION. REFER TO 20/A810.
18. ROOF VALLEY. REFER TO 6/A810.
19. STUCCO OUTSIDE CORNER. REFER TO 5/A820.
20. STUCCO INSIDE CORNER. REFER TO 4/A820.
21. LIGHT FIXTURE. REFER TO ELECTRICAL DRAWINGS.
22. EXISTING GRADE.
23. FORMED PLASTIC DIMENSIONAL SIGNAGE LETTERS: 10" HIGH 'TIMES NEW ROMAN' FONT STYLE. COLOR: BLACK
24. VOLTERRA ARCHITECTURAL PRODUCTS: 3-HOLE ROUND CLAY VENTS HDTV3R2115
25. (2) MAP / DIRECTORY (O.F.O.I.), CONTRACTOR TO PROVIDE IN WALL BACKING. COORDINATE EXACT LOCATION WITH THE OWNER.

Monterey County
Building Services
Approved
Nuckles on Mar 16, 2026

WR&D
WALD RUHNKE & DOST
ARCHITECTS LLP

2340 GARDEN ROAD, SUITE 100
MONTEREY, CALIFORNIA 93940
PHONE: 831.649.4642
FAX: 831.649.3530
WWW.WRDARCH.COM

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LICENSED ARCHITECT
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BACKCHECK #2:	2 2/26/2026

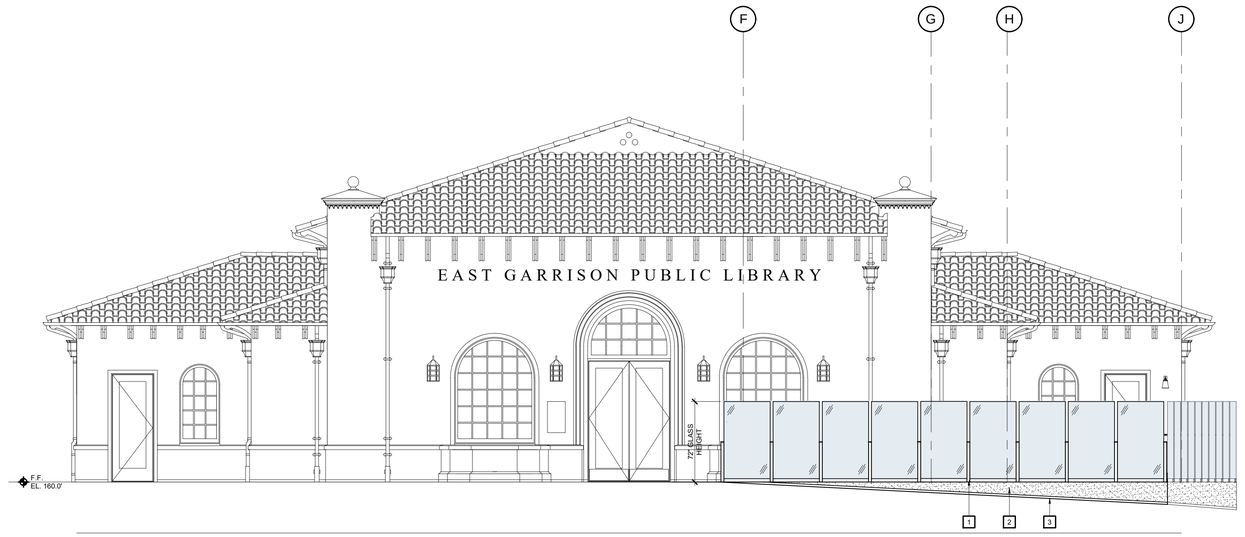
SHEET NAME:

EXTERIOR ELEVATIONS

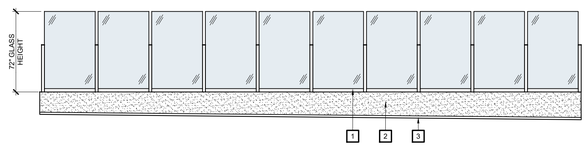
SHEET NO.:

A401

FILE NAME: 23159-A401



1 **WEST ELEVATION - PATIO**
SCALE: 1/4" = 1'-0"



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

KEY NOTES

THE KEY NOTES THAT FOLLOW APPLY TO THE DRAWING ON THIS SHEET ONLY. REFER TO FOLLOWING SHEETS FOR NOTES THAT ARE APPLICABLE TO THOSE DRAWINGS.

1. CRL CIELO WINDSCREEN SYSTEM. REFER TO 4/A103 FOR BASE ATTACHMENT. SEE A302 FOR GLASS TYPE GL-04
2. RETAINING WALL WITH 3-COAT INTEGRAL COLOR CEMENT PLASTER FINISH. SEE DETAIL 1/A800 FOR PLASTER SPECIFICATIONS.
3. FINISH GRADE PER CIVIL.

2 MATTE BLACK POWDERCOAT FINISH ON WINDSCREEN COMPONENTS.

GENERAL NOTES

1. CONTRACTOR SHALL SUBMIT DETAILED SHOP DRAWINGS FOR WINDSCREEN SYSTEM, INCLUDING GATE & HARDWARE.

Monterey County
Building Services
Approved
Noclose on Mar 16, 2026

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WR&D
WALD RUHNKE & DOST
ARCHITECTS LLP
2340 GARDEN ROAD, SUITE 100
MONTEREY, CALIFORNIA 93940
PHONE: 831.649.4642
FAX: 831.649.3530
WWW.WRDARCH.COM

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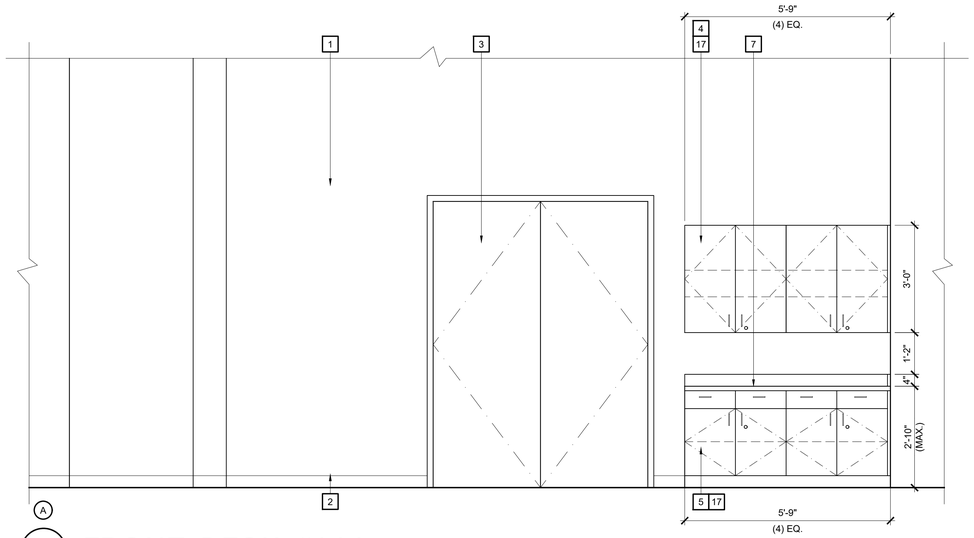
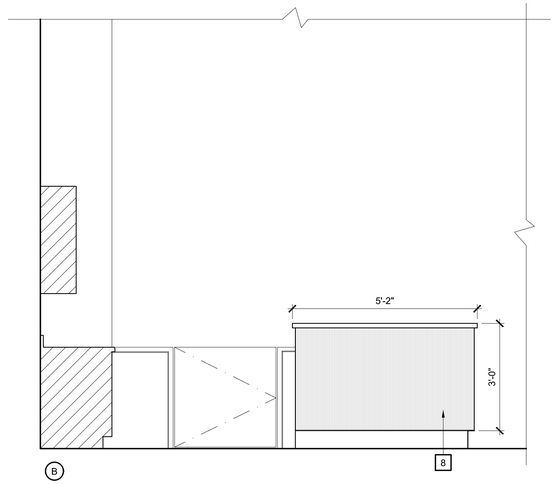
SHEET NAME: EXTERIOR ELEVATIONS - PATIO

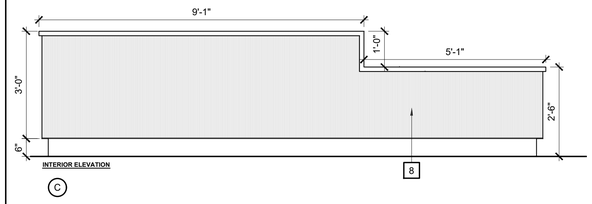
SHEET NO.: A402

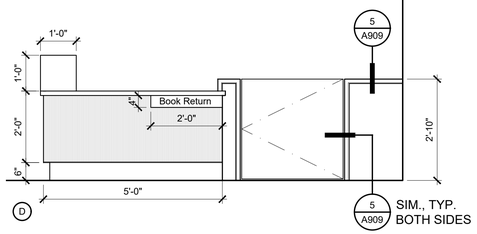
FILE NAME: 23159-A402



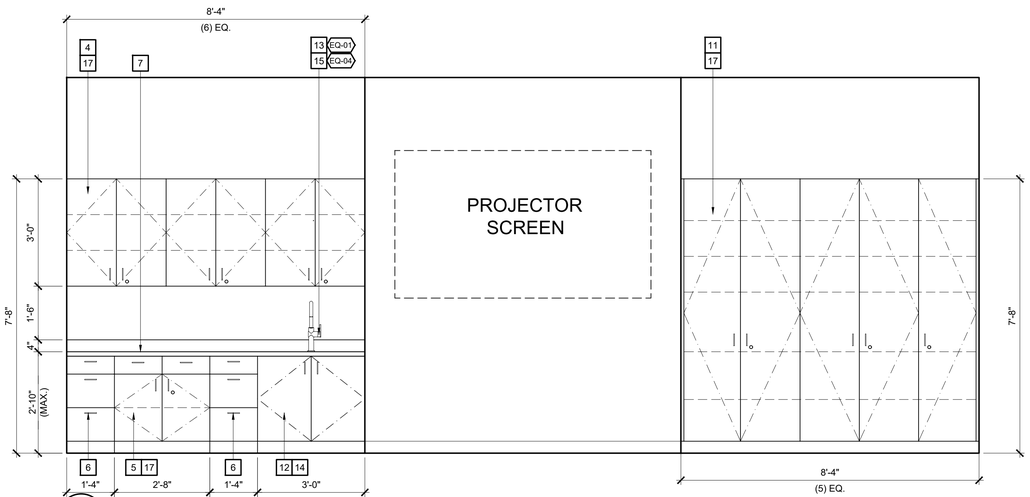
1 FRONT DESK #111
SCALE: 1/2"=1'-0"



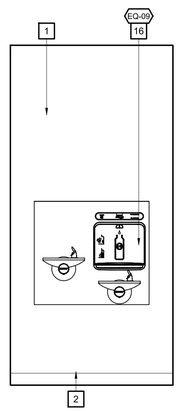




2 CHECKOUT KIOSK
SCALE: 1/2"=1'-0"



3 COMMUNITY ROOM #112
SCALE: 1/2"=1'-0"



4 HALLWAY #113
SCALE: 1/2"=1'-0"

Monterey County
Building Services
Approved
NucklesE on Mar 16, 2026

KEY NOTES

THE KEY NOTES THAT FOLLOW APPLY TO THE DRAWING(S) ON THIS SHEET ONLY. REFER TO FOLLOWING SHEETS FOR NOTES THAT ARE APPLICABLE TO THOSE DRAWINGS.

1. WALL AS SCHEDULED.
2. BASE AS SCHEDULED, SEE FINISH SCHEDULE A304.
3. DOOR - REFER TO DOOR SCHEDULE A301.
4. BUILT-IN UPPER CABINETS, 2 ADJUSTABLE SHELVES - PROVIDE BACKING IN WALL, SEE DETAIL 3/A910.
5. 2'-0" DEEP LOWER CABINETS W/ 1 ADJUSTABLE SHELF, SEE DETAIL 5/A910 AND 4/A910 WITH DRAWER.
6. 2'-0" DEEP LOWER CABINETS W/ DRAWERS WITH HEAVY DUTY HARDWARE, SEE DETAIL 6/A910.
7. COUNTERTOP WITH COVED INTEGRATED BACK AND SIDE SPLASH (WHERE OCCURS) - SEE DETAILS FOR EDGE PROFILE. SEE FINISH SCHEDULE A304 FOR FINISH TYPE.
8. BUILT-IN RECEPTION DESK, SEE DETAIL 1/A909.
9. MOSS LETTER LOGO, SEE WL-1 ON FINISH SCHEDULE A304.
10. BOOK SHELF BY FURNITURE VENDOR. (O.F.O.I.)
11. FULL HEIGHT BUILT-IN CABINET - SEE INTERIOR ELEVATION FOR ADJUSTABLE SHELF QTY., SEE DETAIL 4/A909.
12. ACCESSIBLE SINK CABINET, CABINET DOOR SHALL HAVE INTEGRATED TOE BASE. MINIMUM 30" CLR. WHEN CABINET DOOR OPENED, INCLUDING INTEGRATED TOE BASE. EXTEND FINISH FLOORING AND BASE TO WALL BENEATH THE SINK, SEE DETAIL 2/A900.
13. FAUCET SHALL BE LEVER TYPE VALVES THAT ARE OPERABLE WITH ONE HAND AND DO NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. SEE EQUIPMENT SCHEDULED A303.
14. DRAIN AND ALL HOT WATER PIPING SHALL BE INSULATED OR CONFIGUIRED TO PREVENT DIRECT CONTACT.
15. ACCESSIBLE UNDER MOUNTED SINK, SEE DETAIL 2/A900 FOR CLEARANCE AND PLUMBING DRAWINGS. SEE EQUIPMENT SCHEDULE A303.
16. BOTTLE FILLING STATION / WATER FOUNTAIN UNIT, SEE EQUIPMENT SCHEDULE A303.
17. LOCK ON THIS CABINET (& DRAWER WHERE OCCURS).

LEGEND

EQ-# EQUIPMENT TAG, SEE EQUIPMENT SCHEDULE A303.

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WR&D
WALD RUHNKE & DOST
ARCHITECTS LLP
2340 GARDEN ROAD, SUITE 100
MONTEREY, CALIFORNIA 93940
PHONE: 831.649.4642
FAX: 831.649.3530
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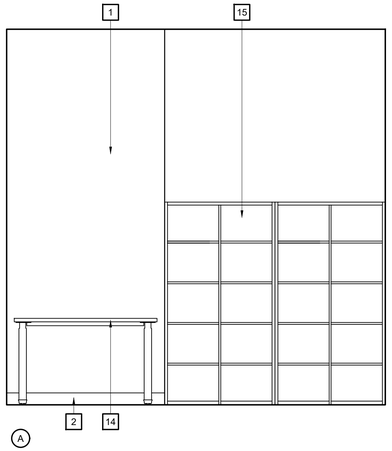
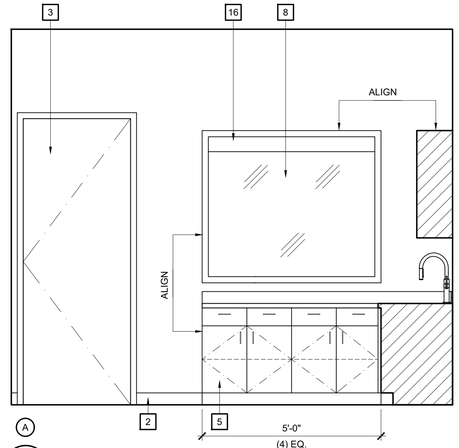
SHEET NAME:
INTERIOR ELEVATIONS

SHEET NO.:
A501

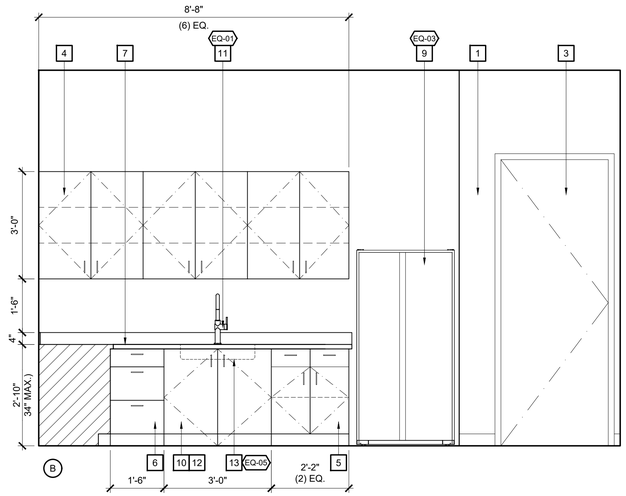
FILE NAME: 23159-A501

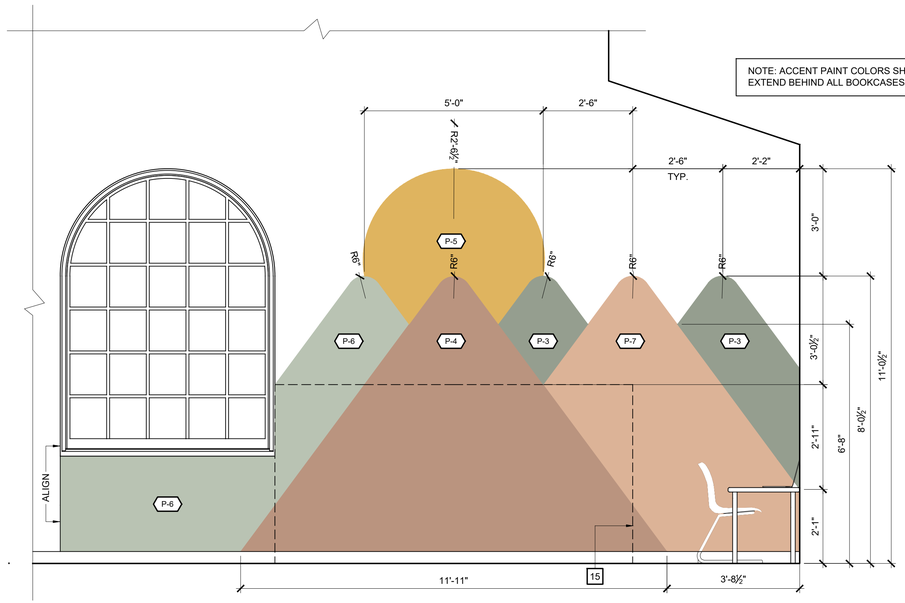


1 WORK ROOM #104
SCALE: 1/2"=1'-0"

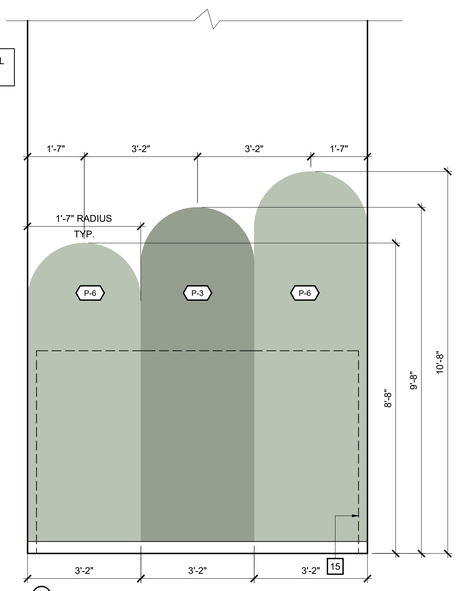


2 BREAK ROOM #106
SCALE: 1/2"=1'-0"

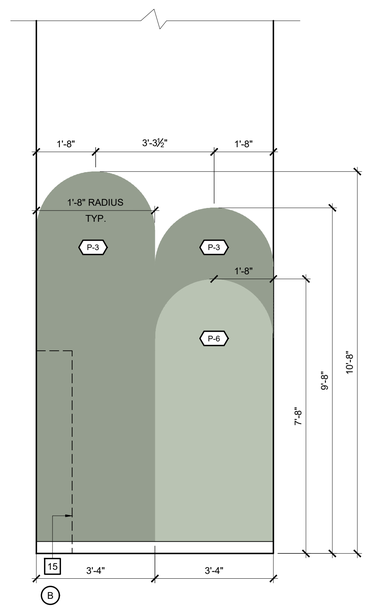




3 KIDS READING AREA
SCALE: 1/2"=1'-0"



4 TEENS READING AREA
SCALE: 1/2"=1'-0"



KEY NOTES

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1. WALL AS SCHEDULED.
2. BASE AS SCHEDULED, SEE FINISH SCHEDULE A304.
3. DOOR - REFER TO DOOR SCHEDULE A301.
4. BUILT-IN UPPER CABINETS, 2 ADJUSTABLE SHELVES - PROVIDE BACKING IN WALL, SEE DETAIL 3/A910.
5. 2'-0" DEEP LOWER CABINETS W/ 1 ADJUSTABLE SHELF, SEE DETAIL 5/A910 AND 4/A910 WITH DRAWER.
6. 2'-0" DEEP LOWER CABINETS W/ DRAWERS WITH HEAVY DUTY HARDWARE, SEE DETAIL 6/A910.
7. COUNTERTOP WITH COVED INTEGRATED BACK AND SIDE SPLASH (WHERE OCCURS) - SEE FINISH SCHEDULE A304 FOR FINISH TYPE.
8. WINDOW - REFER TO WINDOW SCHEDULE A302.
9. REFRIGERATOR, SEE EQUIPMENT SCHEDULE A303.
10. ACCESSIBLE SINK CABINET, CABINET DOOR SHALL HAVE INTEGRATED TOE BASE. MINIMUM 30" CLR. WHEN CABINET DOOR OPENED, INCLUDING INTEGRATED TOE BASE. EXTEND FINISH FLOORING AND BASE TO WALL BENEATH THE SINK, SEE DETAIL 2/A900.
11. FAUCET SHALL BE LEVER TYPE VALVES THAT ARE OPERABLE WITH ONE HAND AND DO NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. SEE EQUIPMENT SCHEDULE A303.
12. DRAIN AND ALL HOT WATER PIPING SHALL BE INSULATED OR CONFIGUIRED TO PREVENT DIRECT CONTACT.
13. ACCESSIBLE UNDER MOUNTED SINK, SEE DETAIL 2/A900 FOR CLEARANCE AND PLUMBING DRAWINGS. SEE EQUIPMENT SCHEDULE A303.
14. SIT-AND-STAND DESK BY FURNITURE VENDOR. O.F.O.I.
15. BOOK SHELF BY FURNITURE VENDOR. (O.F.O.I.)
16. WINDOW SHADE PER FINISH SCHEDULE A304. SEE DETAIL 7/A841 FOR INSIDE MOUNT CONDITION AT HM FRAMES.

LEGEND

- EQ-# EQUIPMENT TAG, SEE EQUIPMENT SCHEDULE A303.
- X-# FINISH TAG, SEE FINISH LEGEND A304.

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WR&D
WALD RUHNKE & DOST
ARCHITECTS LLP
2340 GARDEN ROAD, SUITE 100
MONTEREY, CALIFORNIA 93940
PHONE: 831.649.4642
FAX: 831.649.3530
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CHRISTOPHER BARROW
No. C31466
REN. 1/31/27
STATE OF CALIFORNIA

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BACKCHECK #1: 1 11/21/2025

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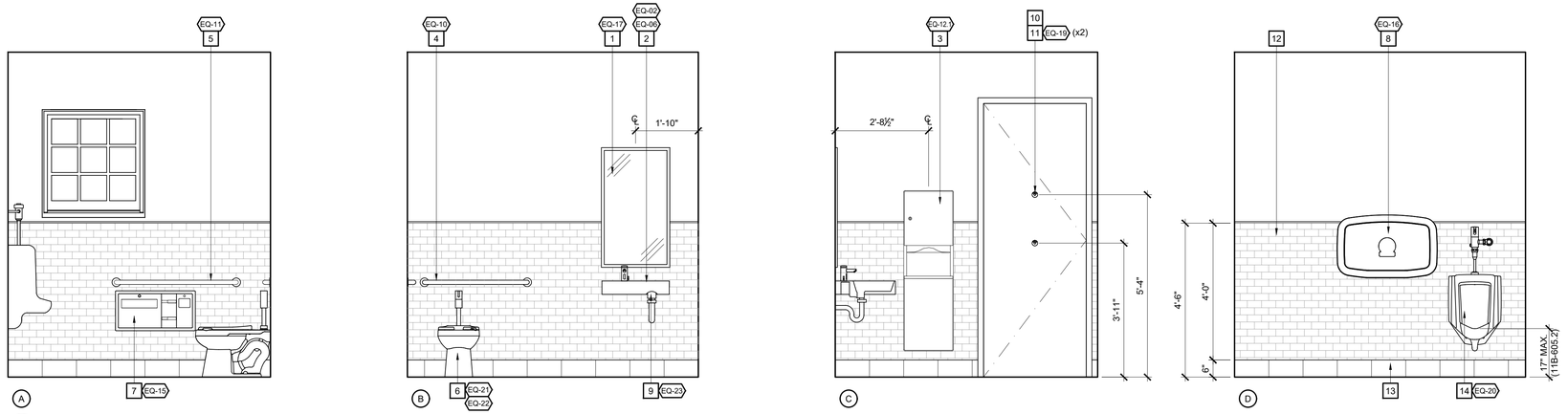
INTERIOR ELEVATIONS

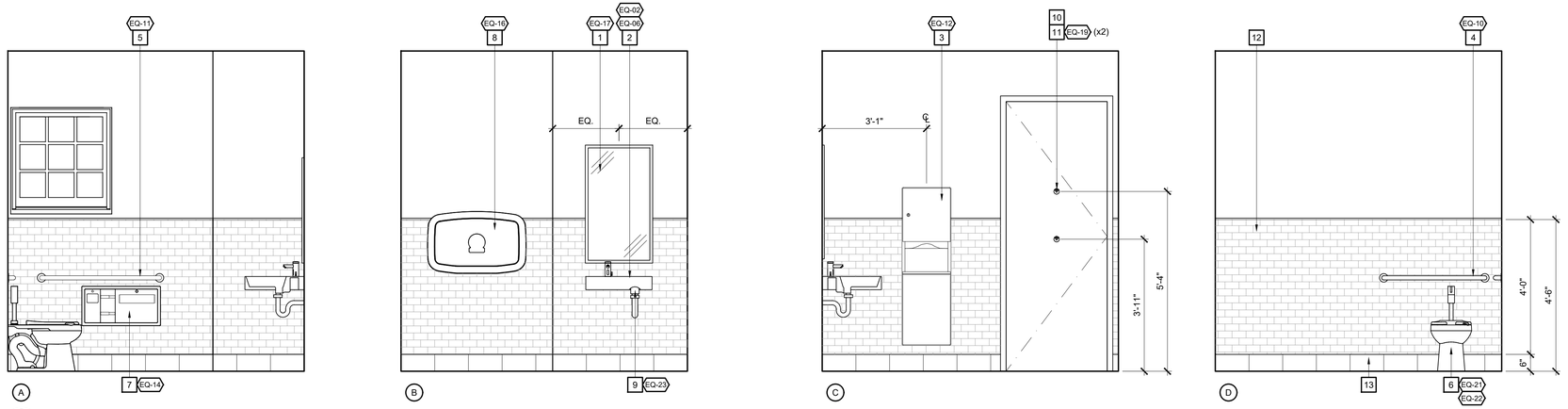
SHEET NO.:
A502

FILE NAME: 23159-A502



1 RESTROOM 1 #102

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



2 RESTROOM 2 #103

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

KEY NOTES

THE KEY NOTES THAT FOLLOW APPLY TO THE DRAWING(S) ON THIS SHEET ONLY. REFER TO FOLLOWING SHEETS FOR NOTES THAT ARE APPLICABLE TO THOSE DRAWINGS.

1. WALL-MOUNTED PRE-FRAMED MIRROR. SEE ACCESSIBLE DETAIL 10/A900 FOR MOUNTING HEIGHT & EQUIPMENT SCHEDULE A303.
2. WALL MOUNTED ACCESSIBLE SINK AND FAUCET, SEE EQUIPMENT SCHEDULE A303 AND PLUMBING DRAWINGS. SEE ACCESSIBLE DETAIL 7/A910 FOR MOUNTING HEIGHT.
3. PAPER TOWEL DISPENSER / WASTE RECEPTACLE, SEE EQUIPMENT SCHEDULE A303. SEE ACCESSIBLE DETAIL 10/A900 FOR MOUNTING HEIGHT.
4. 42" LG. GRAB BAR, SEE EQUIPMENT SCHEDULE A303. PROVIDE BLOCKING AT ALL GRAB BARS PER DETAIL 7/A900.
5. 48" LG. GRAB BAR, SEE EQUIPMENT SCHEDULE A303. PROVIDE BLOCKING AT ALL GRAB BARS PER DETAIL 7/A900.
6. FLOOR MOUNTED ACCESSIBLE HEIGHT TOILET PER 3/A900 w/ FLUSH ACTIVATION ON THE WIDE SIDE OF FIXTURE. SEE EQUIPMENT SCHEDULE A303 AND PLUMBING DRAWINGS.
7. RECESSED-MOUNTED TOILET TISSUE, SEAT-COVER DISPENSER AND WASTE DISPOSAL, SEE EQUIPMENT SCHEDULE A303.
8. BABY CHANGING STATION. SEE EQUIPMENT SCHEDULE A303 SEE DETAIL 12/A910.
9. DRAIN AND WATER SUPPLY LINES TO BE PROTECTED TO PREVENT DIRECT CONTACT, SEE EQUIPMENT SCHEDULE A303. COORDINATE OFFSET P-TRAP WITH SINK SPECIFICATIONS.
10. NEW DOOR PER DOOR SCHEDULE A301.
11. COAT HOOK PER EQUIPMENT SCHEDULE A303.
12. TILE WAINSCOT, SEE FINISH SCHEDULE SEE A304.
13. BASE AS SCHEDULED, SEE FINISH SCHEDULE A304.
14. ACCESSIBLE URINAL, SEE EQUIPMENT SCHEDULE A303 AND PLUMBING DRAWINGS.

LEGEND

EQ-# EQUIPMENT TAG, SEE EQUIPMENT SCHEDULE A303.

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WALD RUHNKE & DOST
ARCHITECTS LLP

2340 GARDEN ROAD, SUITE 100
MONTEREY, CALIFORNIA 93940
PHONE: 831.649.4642
FAX: 831.649.3530
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CHRISTOPHER BAUM
LICENSED ARCHITECT
No. C31466
REN. 1/31/27
STATE OF CALIFORNIA

A.P.N.: 031-164-130-000

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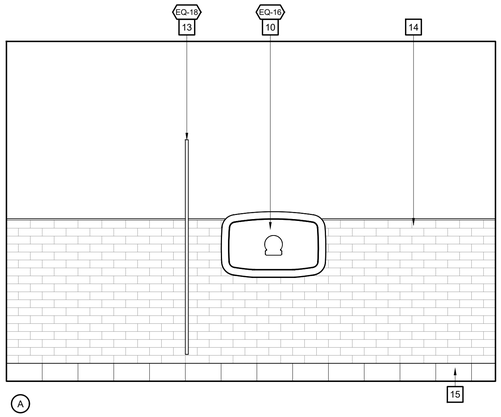
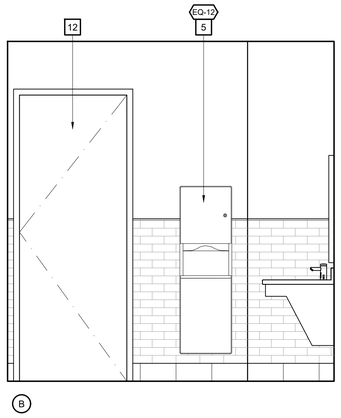
INTERIOR ELEVATIONS

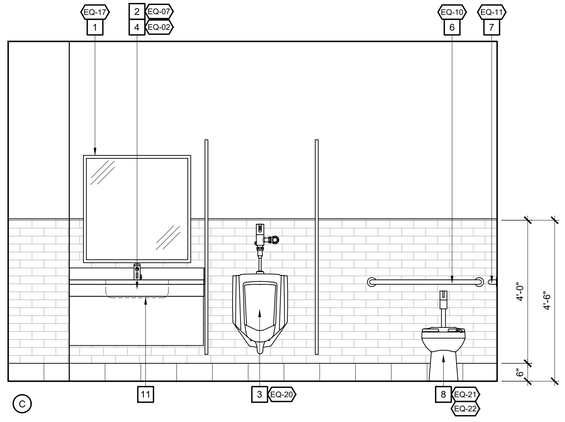
SHEET NO.:

A503

FILE NAME: 23159-A503







1 RESTROOM 3 #114

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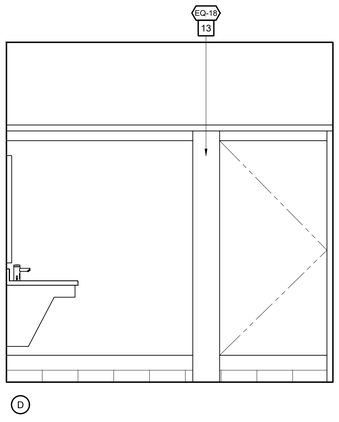
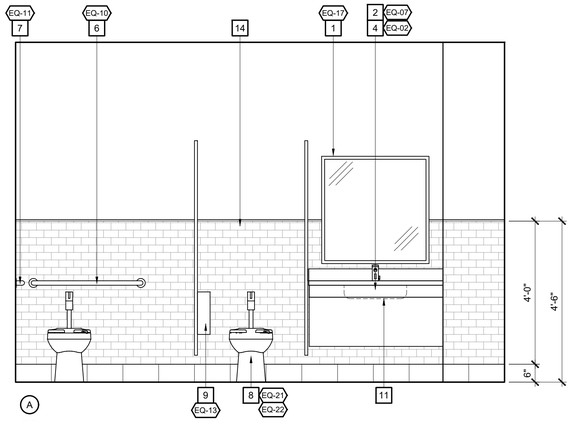
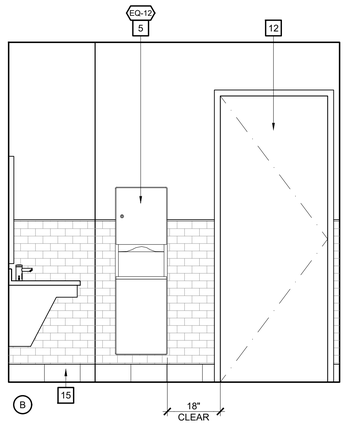
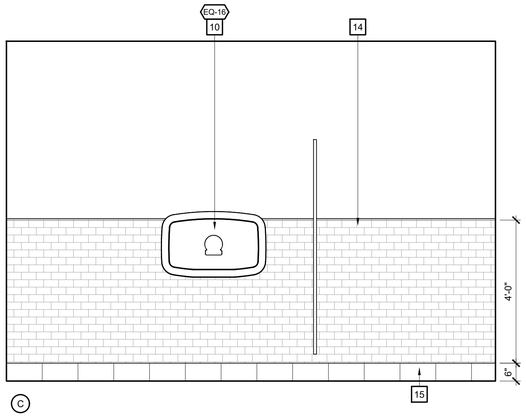


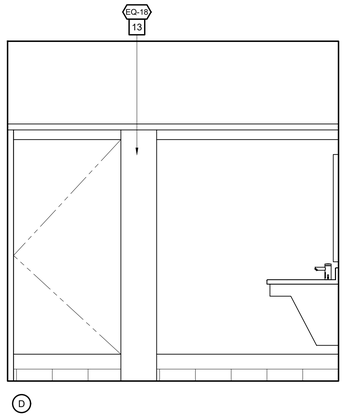




2 RESTROOM 4 #115

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





KEY NOTES

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1. WALL-MOUNTED PRE-FRAMED MIRROR. SEE ACCESSIBLE DETAIL 10/A900 FOR MOUNTING HEIGHT & EQUIPMENT SCHEDULE A303.
2. ACCESSIBLE COUNTERTOP WITH UNDER MOUNTED SINK PER DETAIL 7&11/A910. SEE EQUIPMENT SCHEDULE A303 & FINISH SCHEDULE A304.
3. ACCESSIBLE URINAL, SEE EQUIPMENT SCHEDULE A303 AND PLUMBING DRAWINGS.
4. DECK MOUNTED FAUCET, SEE EQUIPMENT SCHEDULE A303.
5. PAPER TOWEL DISPENSER / WASTE RECEPTACLE, SEE EQUIPMENT SCHEDULE A303. SEE ACCESSIBLE DETAIL 10/A900 FOR MOUNTING HEIGHT.
6. 42" LG. GRAB BAR, SEE EQUIPMENT SCHEDULE A303. PROVIDE BLOCKING AT ALL GRAB BARS PER DETAIL 7/A900.
7. 48" LG. GRAB BAR, SEE EQUIPMENT SCHEDULE A303. PROVIDE BLOCKING AT ALL GRAB BARS PER DETAIL 7/A900.
8. FLOOR MOUNTED ACCESSIBLE HEIGHT TOILET PER 3/A900 w/ FLUSH ACTIVATION ON THE WIDE SIDE OF FIXTURE. SEE EQUIPMENT SCHEDULE A303 AND PLUMBING DRAWINGS.
9. SURFACE-MOUNTED TOILET TISSUE, SEAT-COVER DISPENSER AND WASTE DISPOSAL, SEE EQUIPMENT SCHEDULE A303.
10. BABY CHANGING STATION. SEE EQUIPMENT SCHEDULE A300 SEE DETAIL 12/A910.
11. DRAIN AND WATER SUPPLY LINES TO BE WRAPPED WITH INSULATION TO PROTECT FROM DIRECT CONTACT.
12. NEW DOOR PER DOOR SCHEDULE A301.
13. TOILET PARTITION, SEE EQUIPMENT SCHEDULE A303.
14. TILE WAINSCOT, SEE FINISH SCHEDULE SEE A304.
15. BASE AS SCHEDULED, SEE FINISH SCHEDULE A304.

LEGEND

EQ-# EQUIPMENT TAG, SEE EQUIPMENT SCHEDULE A303.

Monterey County
Building Services
Approved
NucklesE on Mar 16, 2026

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WALD RUHNKE & DOST
ARCHITECTS LLP

2340 GARDEN ROAD, SUITE 100
MONTEREY, CALIFORNIA 93940
PHONE: 831.649.4642
FAX: 831.649.3530
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REN. 1/31/27
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STATE OF CALIFORNIA

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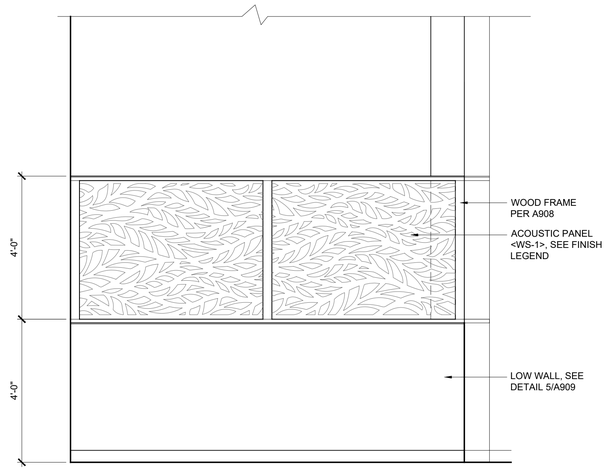
A504

FILE NAME: 23159-A504

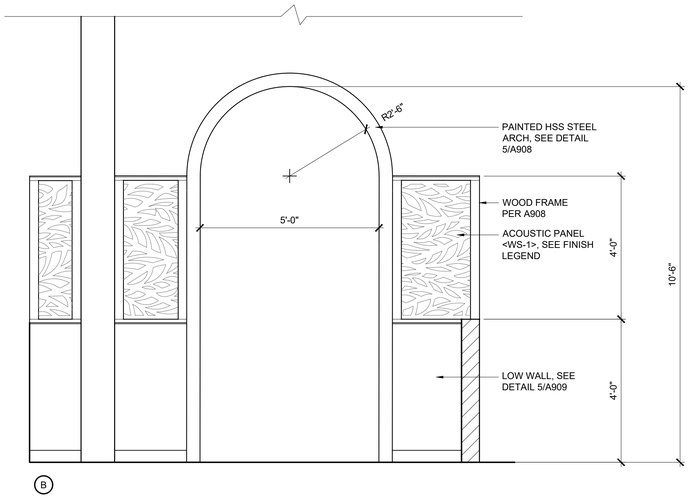


A

1

READING AREA #1
ENTRANCE & SCREEN WALL

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



B

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WALD RUHNKE & DOST
ARCHITECTS LLP

2340 GARDEN ROAD, SUITE 100
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PHONE: 831.649.4642
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BACKCHECK #1: 1 9/01/2025

SHEET NAME:

INTERIOR
ELEVATIONS

SHEET NO.:

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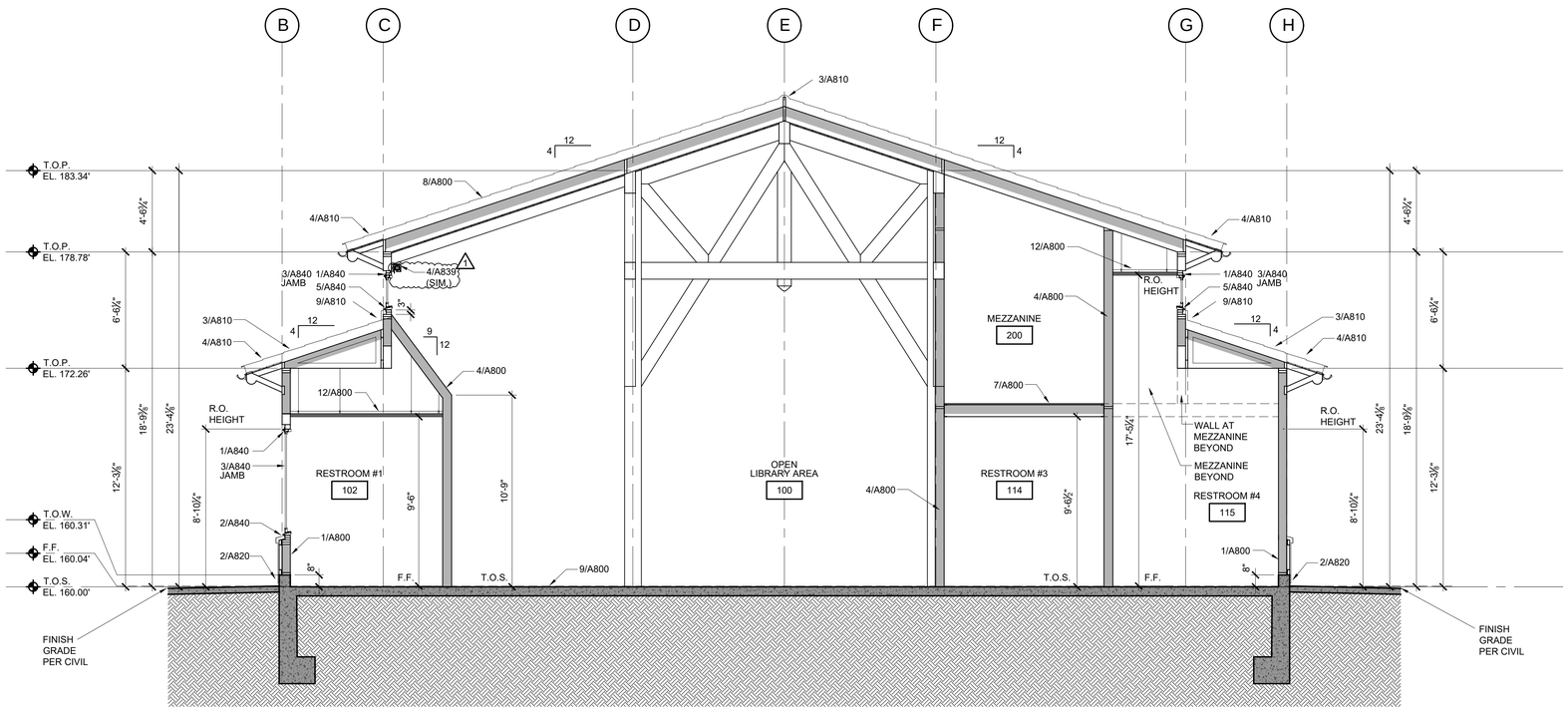
A505

FILE NAME:



1 BUILDING SECTION

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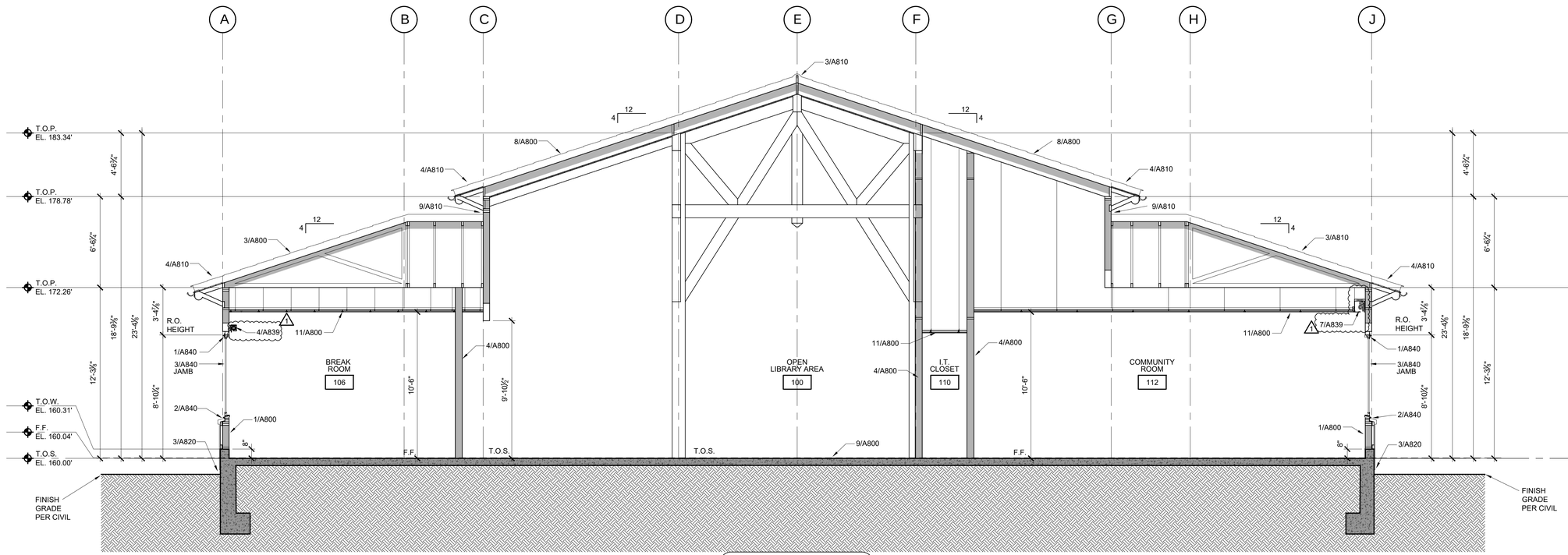

2 BUILDING SECTION

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

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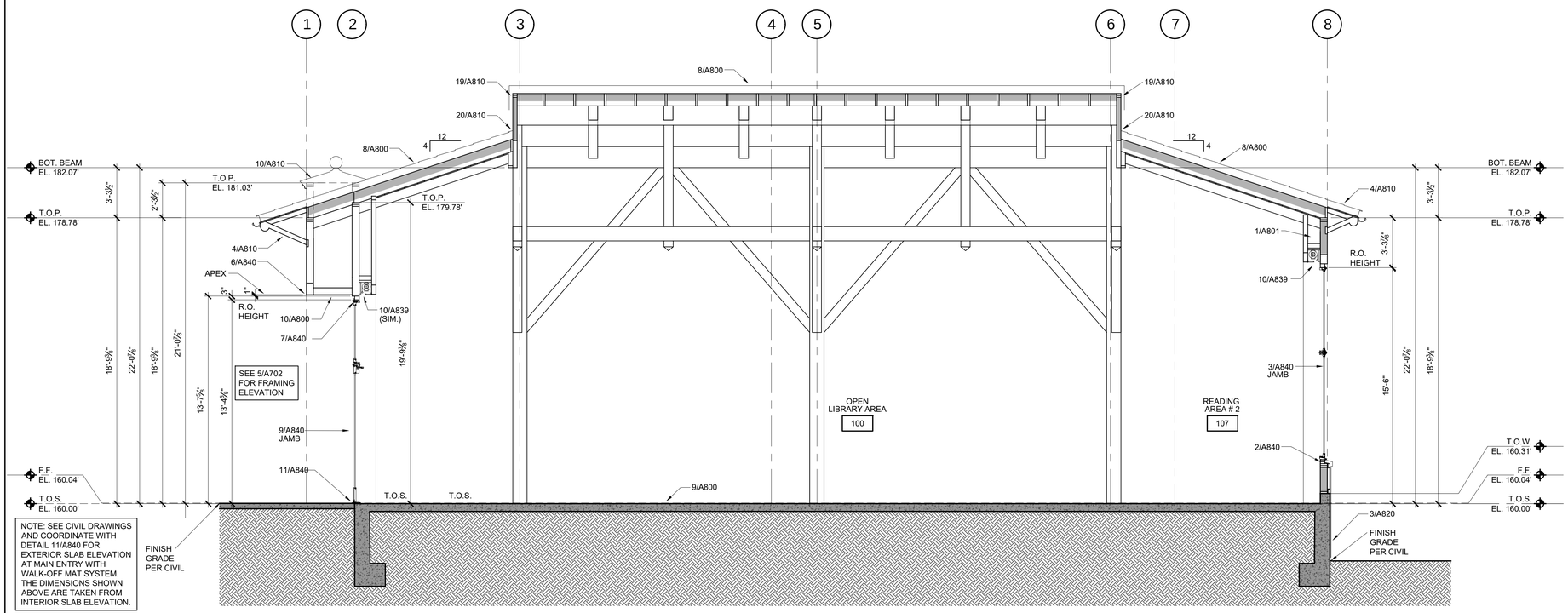
SHEET NAME:

BUILDING SECTIONS

SHEET NO.:

A701

FILE NAME: 23159-A701



1 BUILDING SECTION

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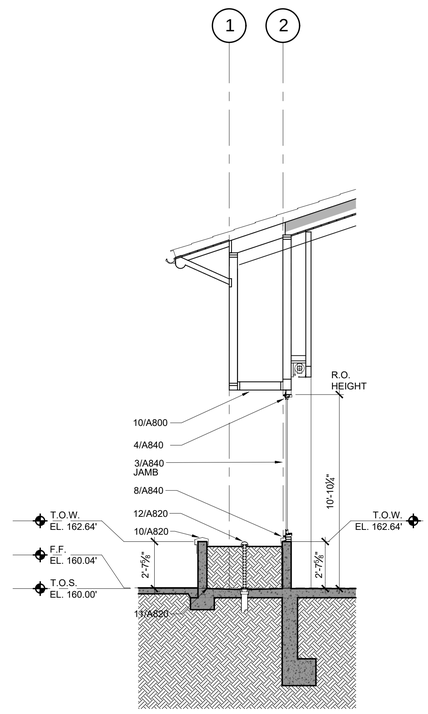

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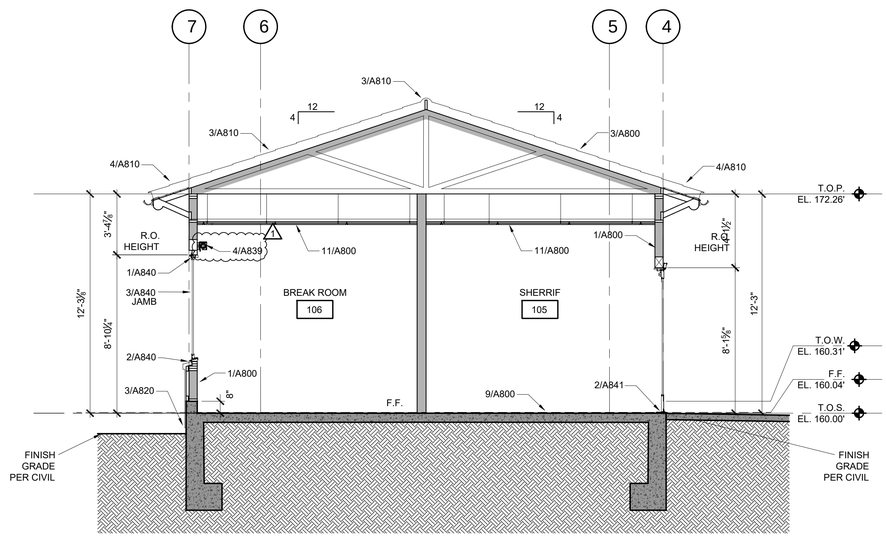

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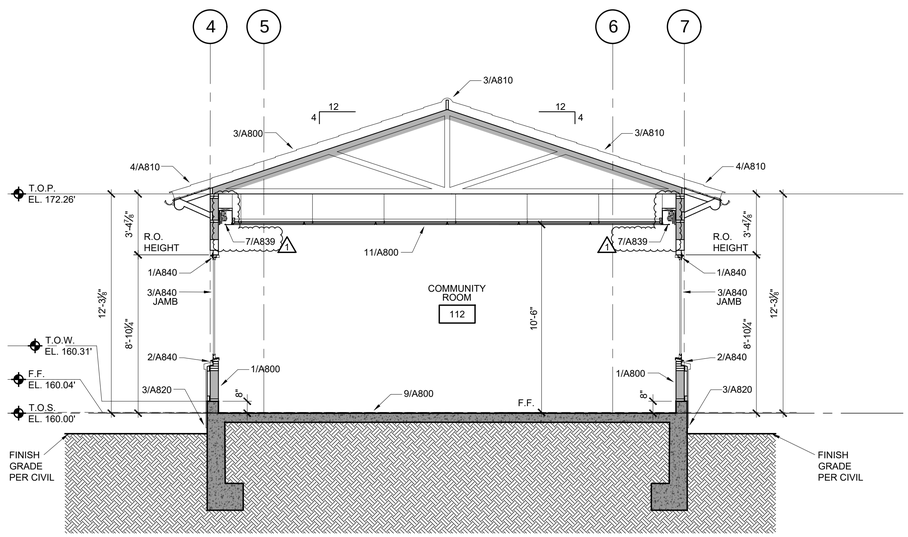

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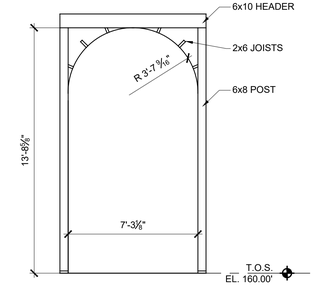

5 FRAMING ELEVATION

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

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ARCHITECTS LLP

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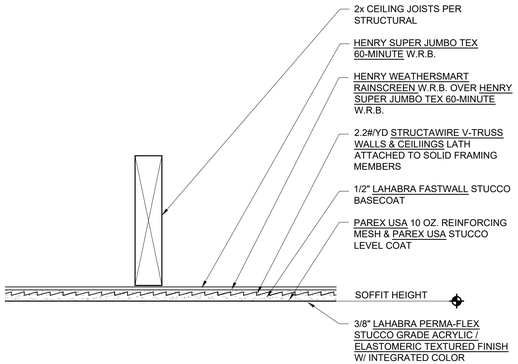
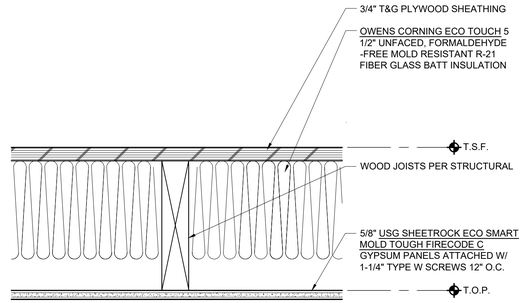
BUILDING SECTIONS

SHEET NO.:
A702

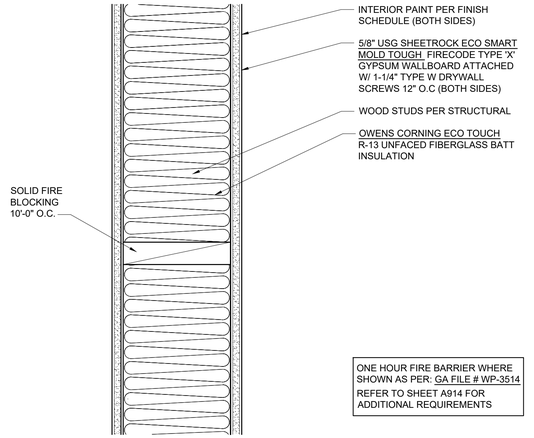
FILE NAME: 23159-A702



10 CEMENT PLASTER SOFFIT ASSEMBLY
SCALE: 3" = 1'-0"

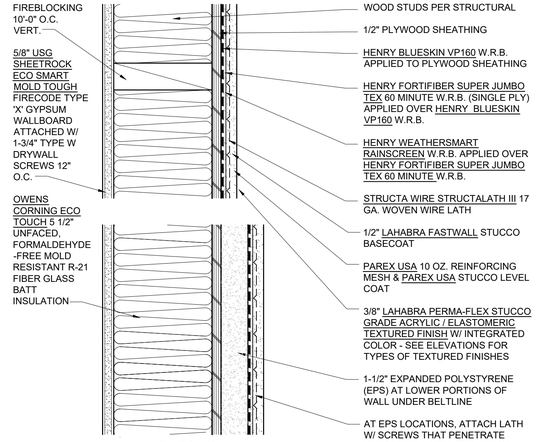


7 FLOOR / CEILING ASSEMBLY
SCALE: 3" = 1'-0"



ONE HOUR FIRE BARRIER WHERE SHOWN AS PER: GA FILE # WP-3514
REFER TO SHEET A914 FOR ADDITIONAL REQUIREMENTS

4 INTERIOR WALL ASSEMBLY
SCALE: 3" = 1'-0"



1 EXTERIOR WALL ASSEMBLY
SCALE: 3" = 1'-0"

11 SUSPENDED ACOUSTIC PANEL CEILING ASSEMBLY
SCALE: 3" = 1'-0"

8 STEEP SLOPE ROOF ASSEMBLY
SCALE: 3" = 1'-0"

5 CERAMIC TILE WALL ASSEMBLY
SCALE: 3" = 1'-0"

3 STEEP SLOPE ROOF ASSEMBLY
SCALE: 3" = 1'-0"

12 SUSPENDED GYPSUM BOARD CEILING ASSEMBLY
SCALE: 3" = 1'-0"

9 FLOOR ASSEMBLY
SCALE: 3" = 1'-0"

6 STEEP SLOPE ROOF ASSEMBLY
SCALE: 3" = 1'-0"

Monterey County Building Services
Approved
NucklesE on Mar 16, 2026

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WALD RUHNKE & DOST ARCHITECTS LLP
2340 GARDEN ROAD, SUITE 100
MONTEREY, CALIFORNIA 93940
PHONE: 831.649.4642
FAX: 831.649.3530
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LICENSED ARCHITECT
CHRISTOPHER BARROW
No. C31466
REN. 1/31/27
STATE OF CALIFORNIA

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A.P.N.: 031-164-130-000

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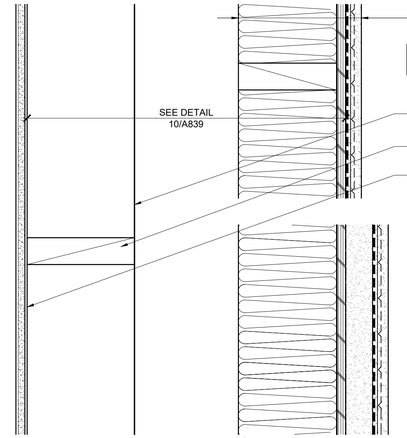
BACKCHECK #1:	1 11/21/2025

SHEET NAME:
ASSEMBLY DETAILS

SHEET NO.:
A800

FILE NAME: 23159-A800



1 EXTERIOR FURRED WALL ASSEMBLY

SCALE: 3" = 1'-0"

60

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2340 GARDEN ROAD, SUITE 100

MONTEREY, CALIFORNIA 93940

PHONE: 831.649.4642

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SHEET NAME:

ASSEMBLY DETAILS

SHEET NO.: A801

FILE NAME: 23159-A801

Monterey County
Building Services
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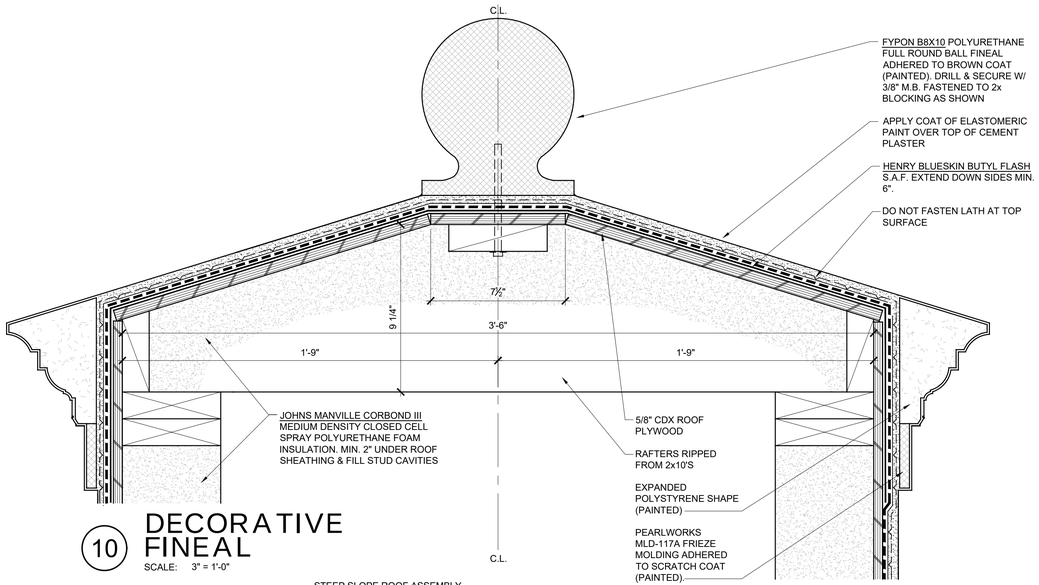

10 DECORATIVE FINEAL
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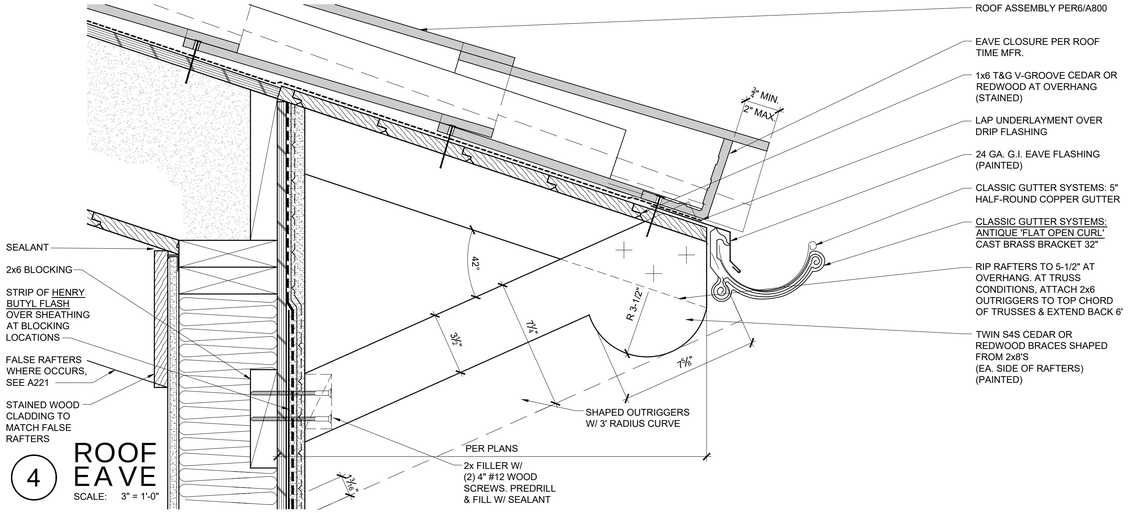
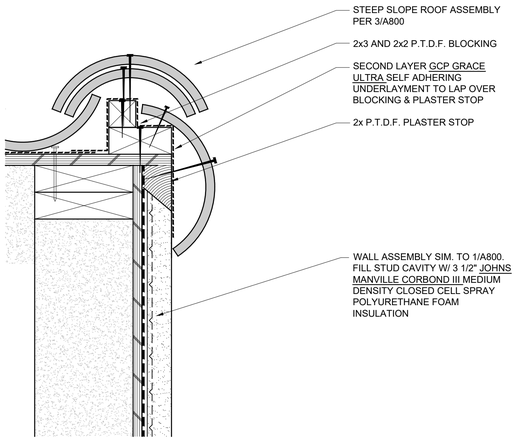
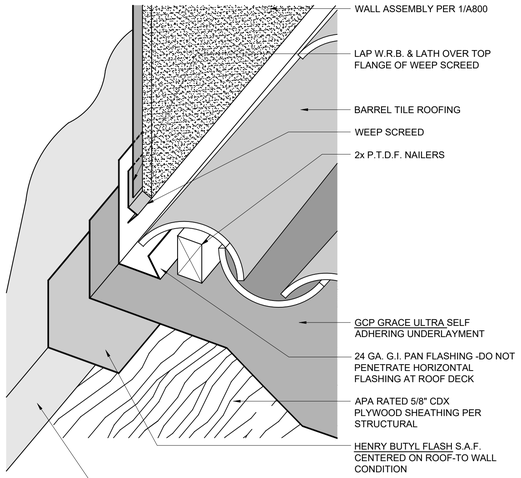
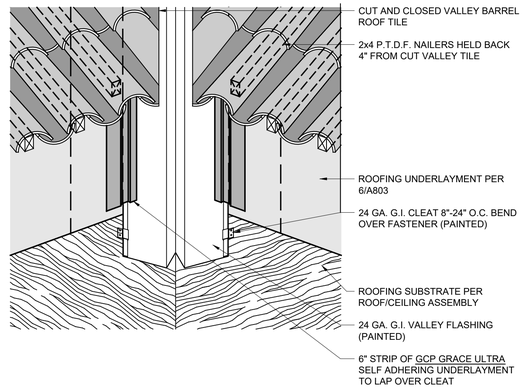


4 ROOF EAVE
SCALE: 3" = 1'-0"

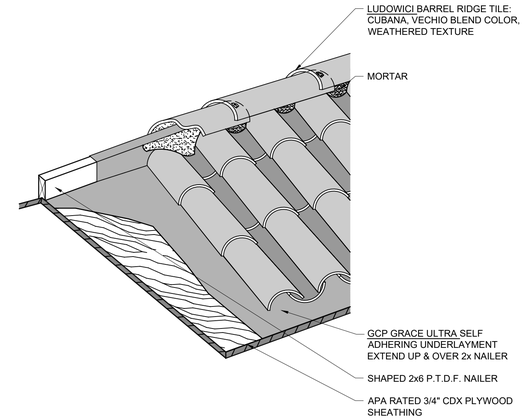


19 ROOF RAKE
SCALE: 3" = 1'-0"

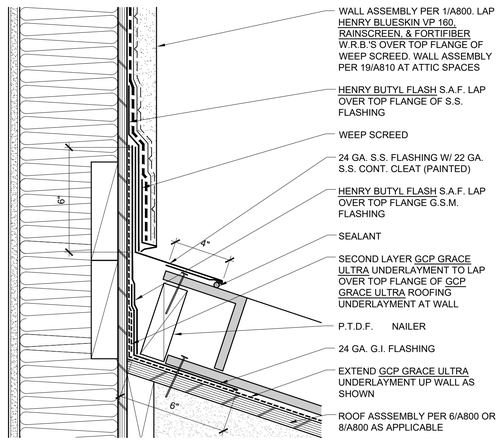




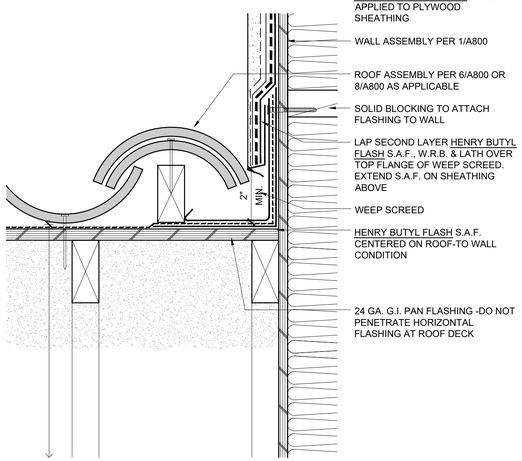
NOTES:
1. DO NOT PENETRATE GSM VALLEY FLASHING. ATTACH SMALL CUT VALLEY TILES WITH STAINLESS STEEL WIRE AND TIE OFF TO A FASTENER PLACED ABOVE GSM FLASHING.
2. CUT VALLEY TILES MUST PROVIDE A MINIMUM 4" OVERLAP OF GSM VALLEY FLASHING.
3. EXPOSURE OF THE GSM VALLEY FLASHING SHOULD INCREASE 1" PER 8'-0" RUN TOWARDS EAVE



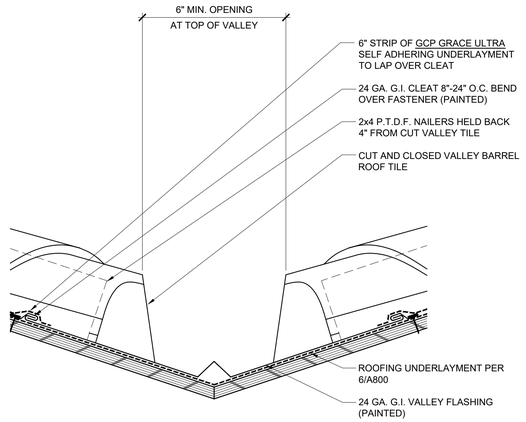
NOTES:
1. CIRCULAR COVER RIDGE TILES ARE INSTALLED WITH A 3" LAP, CONFIRM WITH MANUFACTURER.
2. A BEAD OF SEALANT SHOULD BE APPLIED BETWEEN THE LAP OF EACH RIDGE TILE, CONFIRM WITH MANUFACTURER.



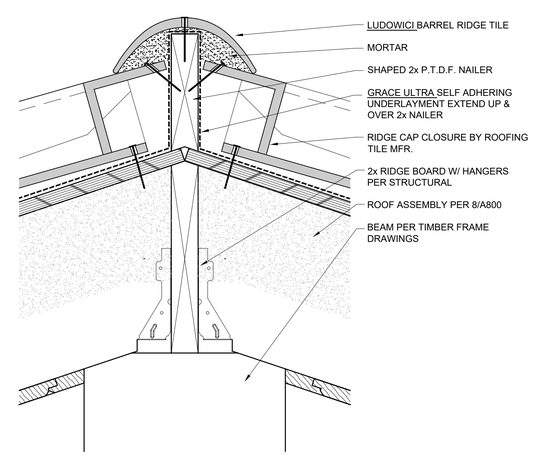
20 HEADWALL FLASHING
SCALE: 3" = 1'-0"



9 SIDEWALL FLASHING
SCALE: 3" = 1'-0"



6 ROOF VALLEY
SCALE: 3" = 1'-0"



3 ROOF RIDGE
SCALE: 3" = 1'-0"

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WALD RUHNKE & DOST ARCHITECTS LLP
2340 GARDEN ROAD, SUITE 100
MONTEREY, CALIFORNIA 93940
PHONE: 831.649.4642
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STATE OF CALIFORNIA

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ROOF DETAILS

SHEET NO.:
A810

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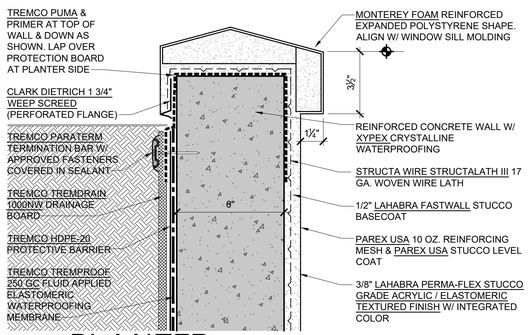
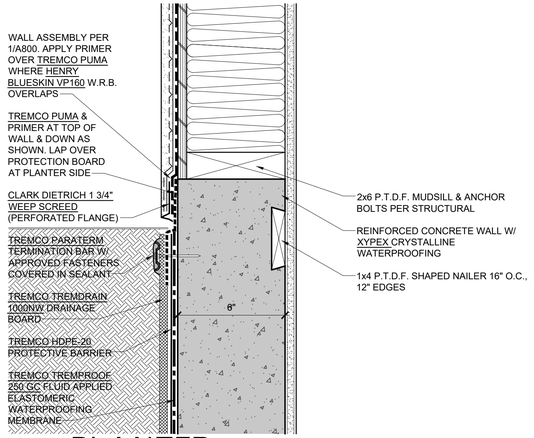
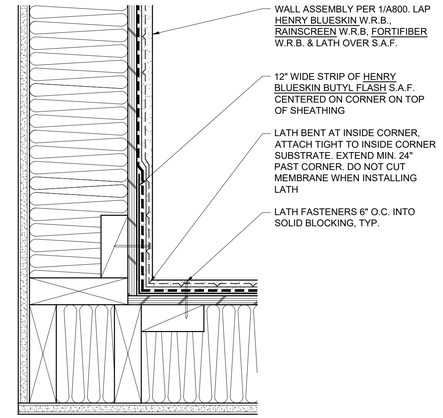


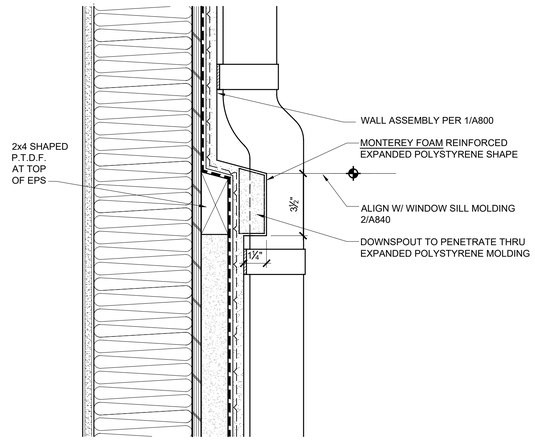
10 PLANTER CAP
SCALE: 3" = 1'-0"



7 PLANTER AT BUILDING WALL
SCALE: 3" = 1'-0"



4 STUCCO INSIDE CORNER
SCALE: 3" = 1'-0"



1 BELTLINE MOLDING
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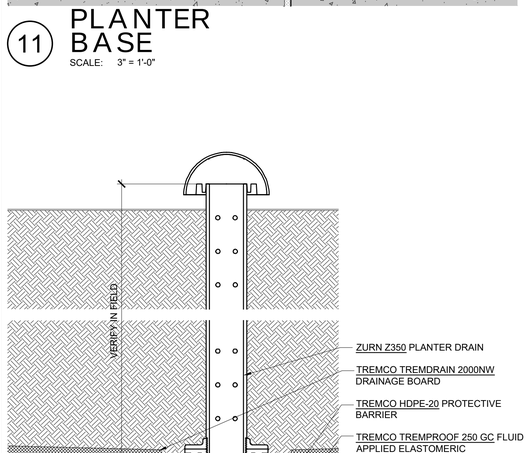
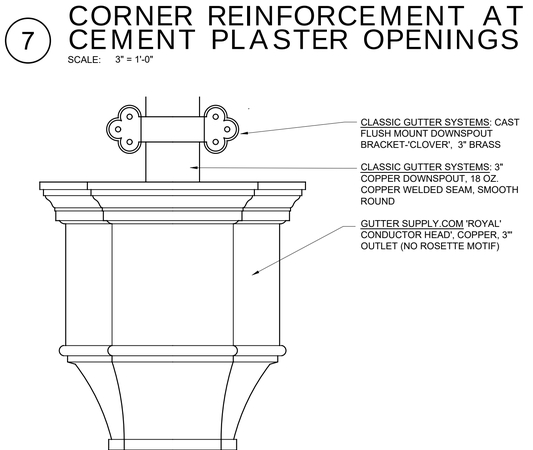
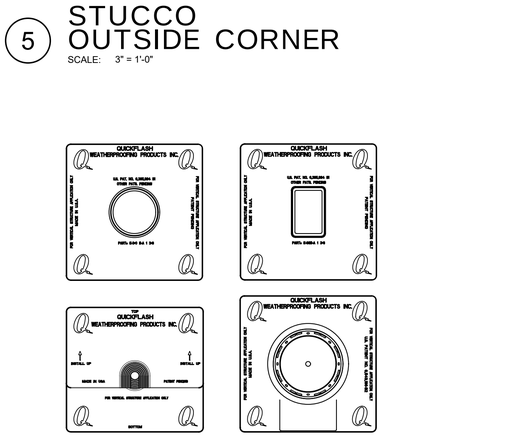


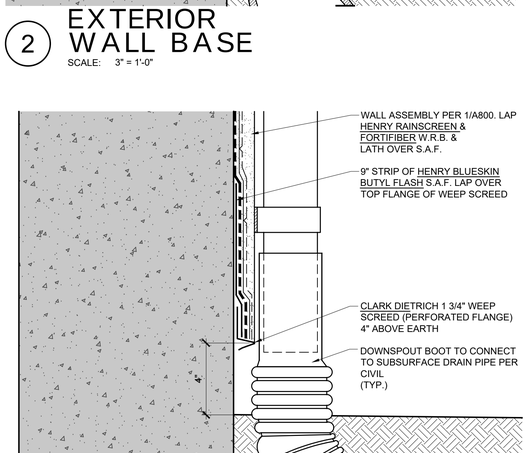
11 PLANTER BASE
SCALE: 3" = 1'-0"



7 CORNER REINFORCEMENT AT CEMENT PLASTER OPENINGS
SCALE: 3" = 1'-0"



5 STUCCO OUTSIDE CORNER
SCALE: 3" = 1'-0"



2 EXTERIOR WALL BASE
SCALE: 3" = 1'-0"

12 PLANTER DRAIN
SCALE: 3" = 1'-0"

9 CONDUCTOR HEAD
SCALE: 3" = 1'-0"

HVAC, ELECTRICAL, & PLUMBING PENETRATIONS IN EXTERIOR WALLS SHALL BE FLASHED WITH SUITABLE QUICKFLASH FLASHING PRODUCTS AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

6 PREFORMED PENETRATION FLASHING
SCALE: 3" = 1'-0"

3 EXTERIOR WALL BASE
SCALE: 3" = 1'-0"

Monterey County
Building Services
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WR&D
WALD RUHNKE & DOST
ARCHITECTS LLP
2340 GARDEN ROAD, SUITE 100
MONTEREY, CALIFORNIA 93940
PHONE: 831.649.4642
FAX: 831.649.3530
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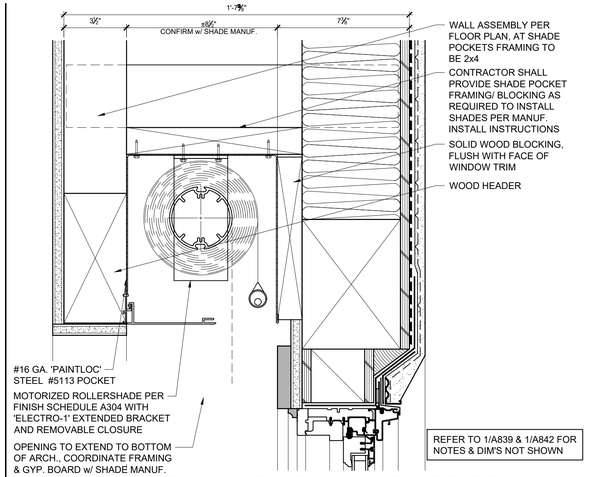
EXTERIOR DETAILS

SHEET NO.:
A820

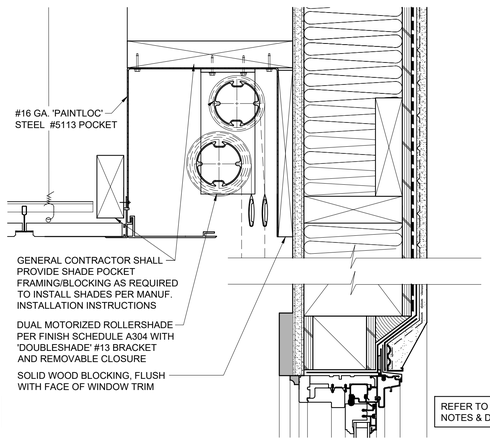
FILE NAME: 23159-A820



REFER TO 1/A839 & 1/A842 FOR NOTES & DIM'S NOT SHOWN

10 WINDOW HEAD w/ FURRED WALL SHADE POCKET

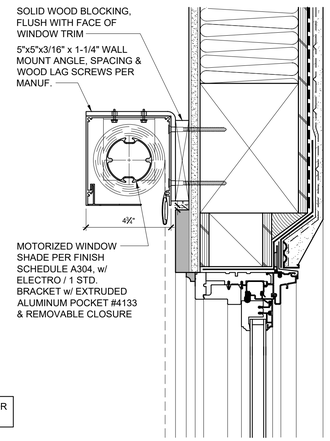
SCALE: 3" = 1'-0"



REFER TO 1/A839 & 1/A842 FOR NOTES & DIM'S NOT SHOWN

7 WINDOW HEAD w/ CEILING RECESSED DUAL-SHADE

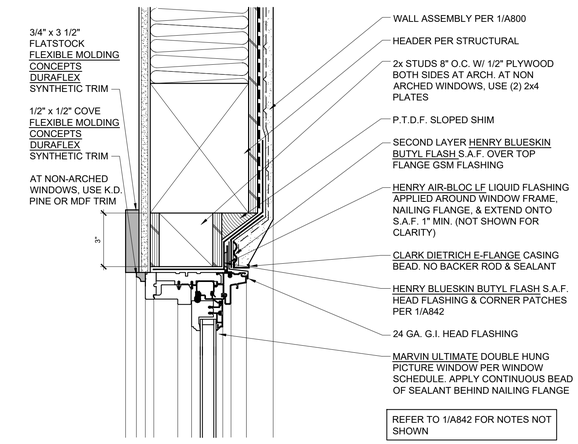
SCALE: 3" = 1'-0"



REFER TO 1/A839 & 1/A842 FOR NOTES & DIM.'S NOT SHOWN

4 WINDOW HEAD w/ SURFACE MOUNT SHADE

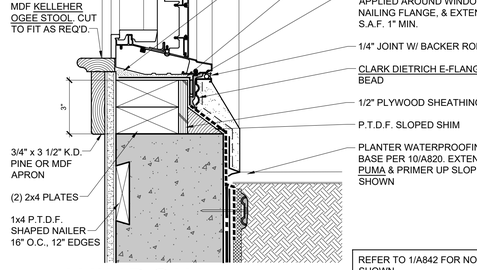
SCALE: 3" = 1'-0"



REFER TO 1/A842 FOR NOTES NOT SHOWN

1 WINDOW HEAD

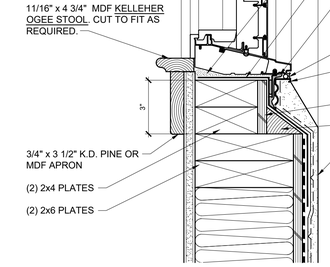
SCALE: 3" = 1'-0"



REFER TO 1/A842 FOR NOTES NOT SHOWN

8 WINDOW SILL

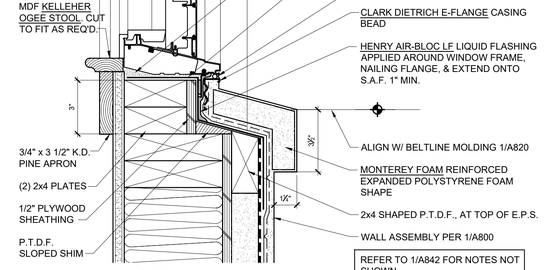
SCALE: 3" = 1'-0"



REFER TO 1/A842 FOR NOTES NOT SHOWN

5 WINDOW SILL

SCALE: 3" = 1'-0"



REFER TO 1/A842 FOR NOTES NOT SHOWN

2 WINDOW SILL

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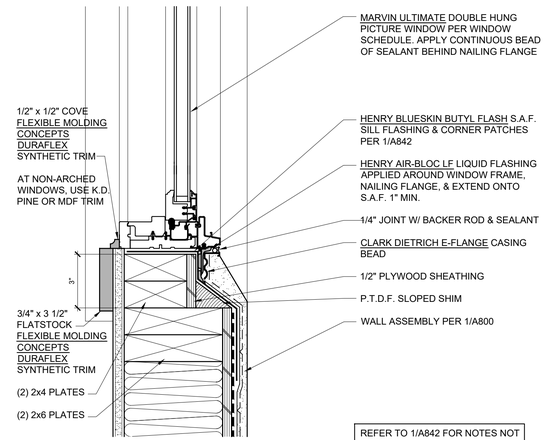

REFER TO 1/A842 FOR NOTES NOT SHOWN

3 WINDOW JAMB

SCALE: 3" = 1'-0"

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WALD RUHNKE & DOST ARCHITECTS LLP
2340 GARDEN ROAD, SUITE 100
MONTEREY, CALIFORNIA 93940
PHONE: 831.649.4642
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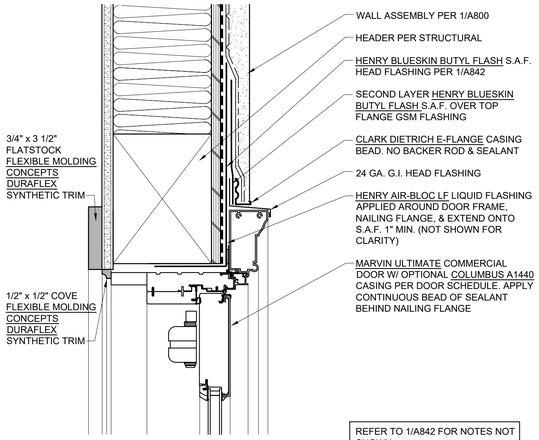
SHEET NAME:
WINDOW & SHADE POCKET DETAILS

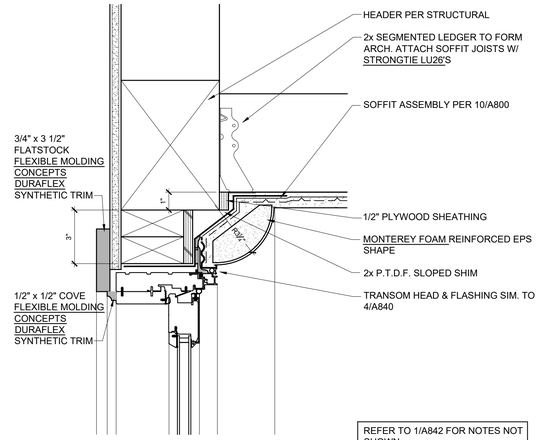
SHEET NO.:
A839

FILE NAME: 23159-A839



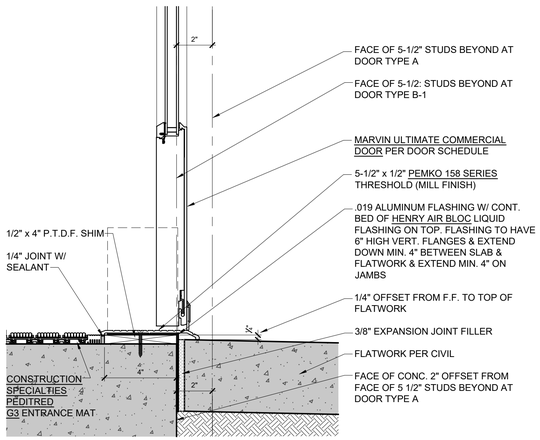
REFER TO 1/A842 FOR NOTES NOT SHOWN

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

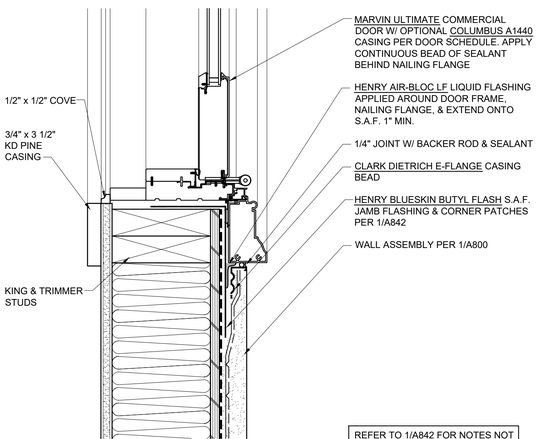


REFER TO 1/A842 FOR NOTES NOT SHOWN

7 DOOR TRANSOM HEAD
SCALE: 3" = 1'-0"

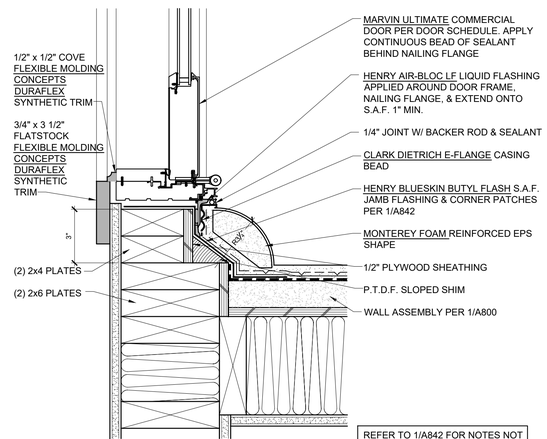


11 DOOR SILL
SCALE: 3" = 1'-0"



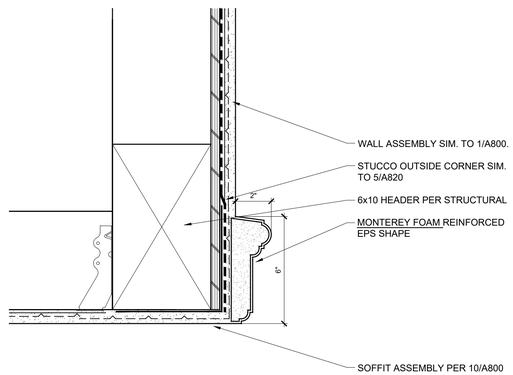
REFER TO 1/A842 FOR NOTES NOT SHOWN

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



REFER TO 1/A842 FOR NOTES NOT SHOWN

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



6 ENTRY ARCH OUTSIDE CORNER
SCALE: 3" = 1'-0"

Monterey County
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WALD RUHNKE & DOST
ARCHITECTS LLP
2340 GARDEN ROAD, SUITE 100
MONTEREY, CALIFORNIA 93940
PHONE: 831.649.4642
FAX: 831.649.3530
WWW.WRDARCH.COM

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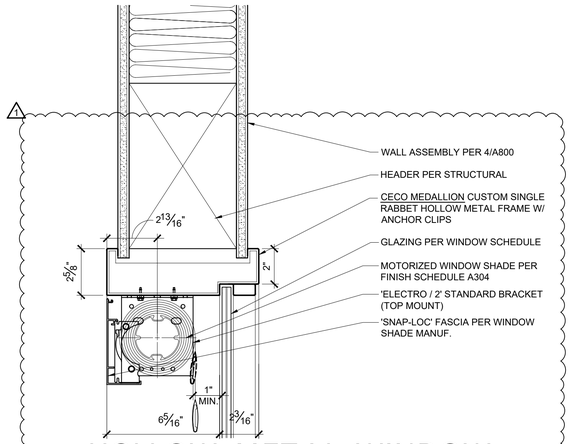
PERMIT SUB.: 6/20/2025
BACKCHECK #1: 1 9/01/2025

SHEET NAME:
DOOR DETAILS

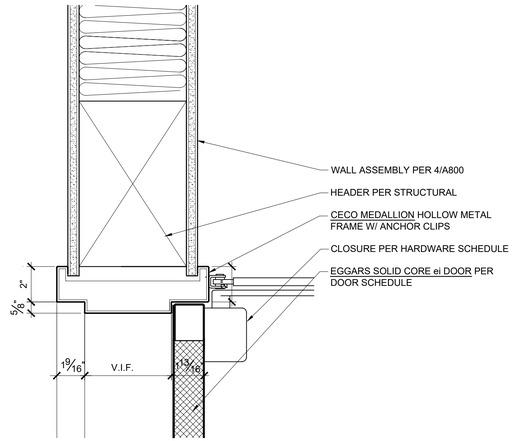
SHEET NO.:
A840

FILE NAME: 23159-A840



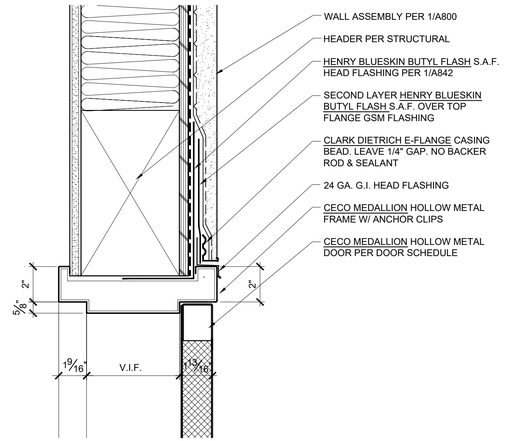
7 HOLLOW METAL WINDOW HEAD w/ WINDOW SHADE

SCALE: 3" = 1'-0"



4 DOOR HEAD

SCALE: 3" = 1'-0"



1 DOOR HEAD

SCALE: 3" = 1'-0"

8 HOLLOW METAL WINDOW SILL

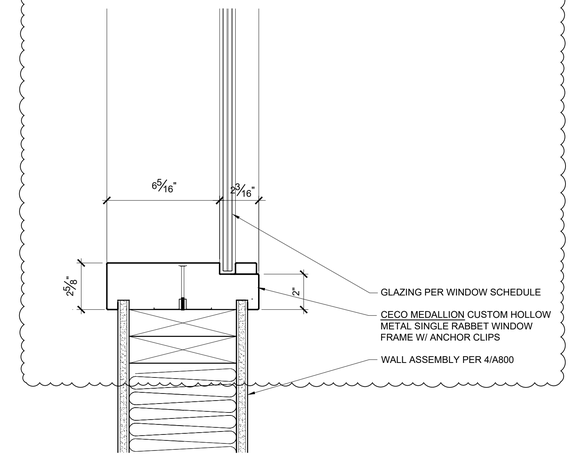
SCALE: 3" = 1'-0"

5 DOOR SILL

SCALE: 3" = 1'-0"

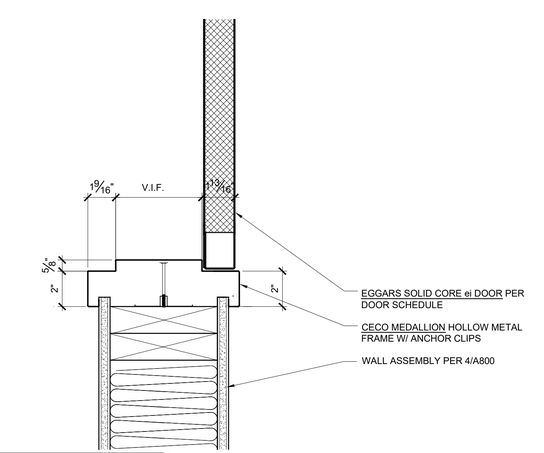
2 DOOR SILL

SCALE: 3" = 1'-0"



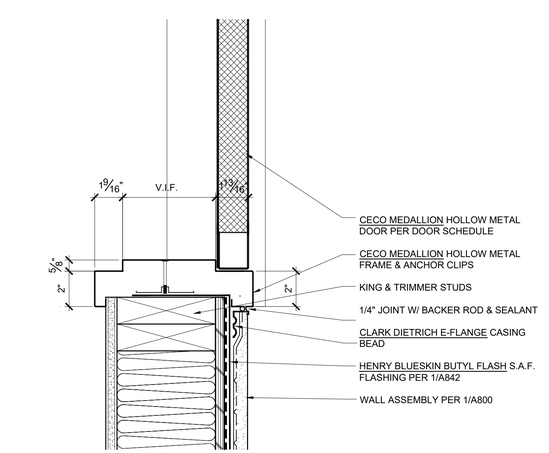
9 HOLLOW METAL WINDOW JAMB

SCALE: 3" = 1'-0"



6 DOOR JAMB

SCALE: 3" = 1'-0"



3 DOOR JAMB

SCALE: 3" = 1'-0"

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ARCHITECTS LLP

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MONTEREY, CALIFORNIA 93940
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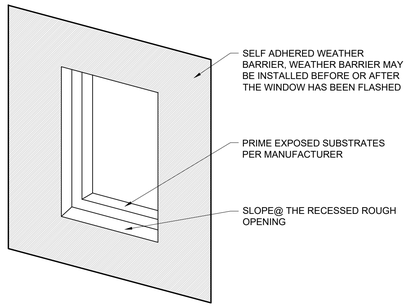
SHEET NAME:
DOOR & WINDOW DETAILS

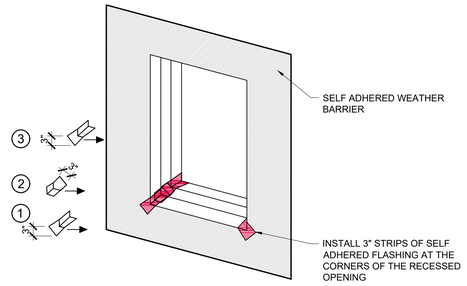
SHEET NO.:
A841

FILE NAME: 23159-A841



STEP 1

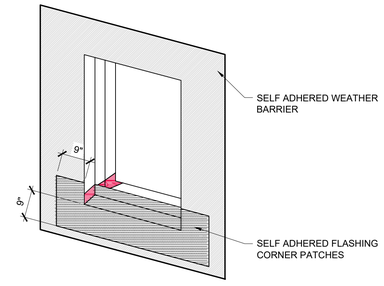
NOTE: ENSURE APPROPRIATE "J" ANO "V" ROLLERS ARE UTILIZED TO AVOID ANY FISH MOUTHS OR VOIDS



STEP 2

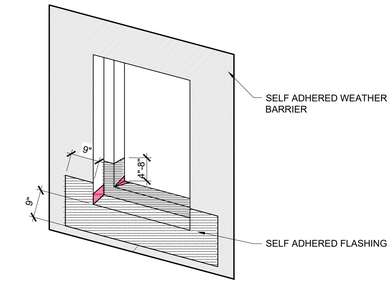
NOTES:

1. CUT CORNER PATCHES AT WIDTHS OF 3-INCHES TO ACCOUNT FOR MIN. 3-INCH SUBSTRATE TRANSITIONS. ENSURE CORNER PATCHES OVERLAP EACH OTHER IN WATERSHED FASHION A MIN. OF 3"
2. INSTALL CORNER PIECES IN WATERSHED FASHION.
3. ENSURE APPROPRIATE "J" ANO "V" ROLLERS ARE UTILIZED TO AVOID FISH MOUTHS OR VOIDS.



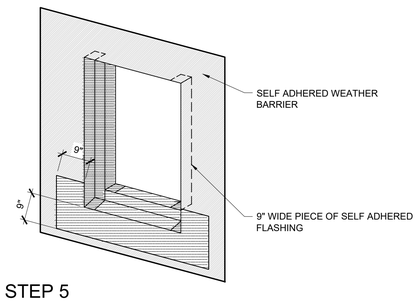
STEP 3

NOTE: ENSURE APPROPRIATE "J" AND "V" ROLLERS ARE UTILIZED TO AVOID ANY FISH MOUTHS OR VOIDS



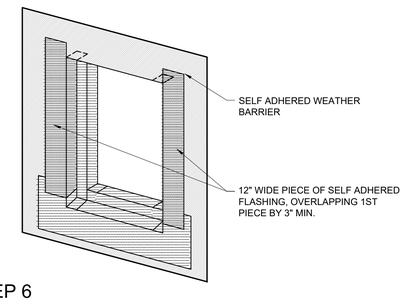
STEP 4

NOTE: ENSURE APPROPRIATE "J" AND "V" ROLLERS ARE UTILIZED TO AVOID ANY FISH MOUTHS OR VOIDS



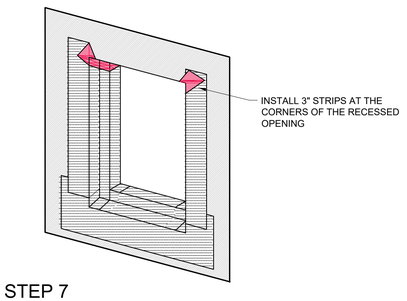
STEP 5

NOTE: ENSURE APPROPRIATE "J" AND "V" ROLLERS ARE UTILIZED TO AVOID ANY FISH MOUTHS OR VOIDS



STEP 6

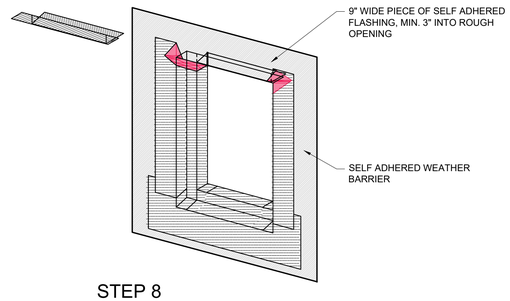
NOTE: ENSURE APPROPRIATE "J" AND "V" ROLLERS ARE UTILIZED TO AVOID ANY FISH MOUTHS OR VOIDS



STEP 7

NOTES:

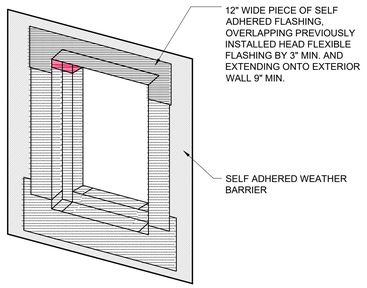
1. CUT CORNER PATCHES AT WIDTHS OF 3-INCHES TO ACCOUNT FOR MIN. 3-INCH SUBSTRATE TRANSITIONS. ENSURE CORNER PATCHES OVERLAP EACH OTHER IN WATERSHED FASHION A MIN. OF 3"
2. INSTALL CORNER PIECES IN WATERSHED FASHION.
3. ENSURE APPROPRIATE "J" ANO "V" ROLLERS ARE UTILIZED TO AVOID FISH MOUTHS OR VOIDS.



STEP 8

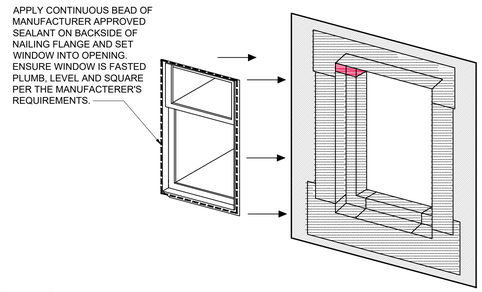
NOTES:

1. FASTEN WINDOW PER MANUFACTURER'S REQUIREMENTS
2. ENSURE APPROPRIATE·J" AND "V" ROLLERS ARE UTILIZED TO AVOID FISH MOUTHS OR VOIDS



STEP 9

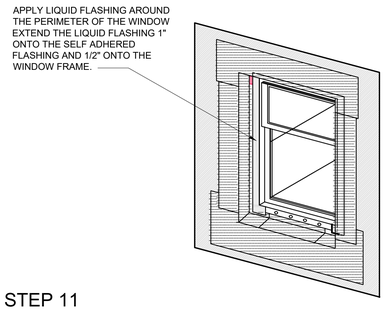
NOTE: ENSURE APPROPRIATE "J" AND "V" ROLLERS ARE UTILIZED TO AVOID ANY FISH MOUTHS OR VOIDS



STEP 10

NOTES:

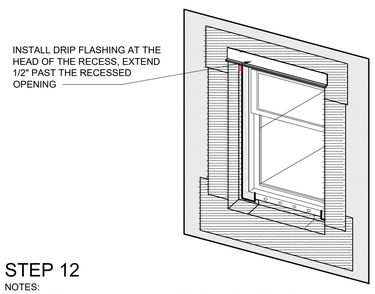
1. FASTEN WINDOW PER MANUFACTURER'S REQUIREMENTS
2. ENSURE APPROPRIATE·J" AND "V" ROLLERS ARE UTILIZED TO AVOID FISH MOUTHS OR VOIDS



STEP 11

NOTES:

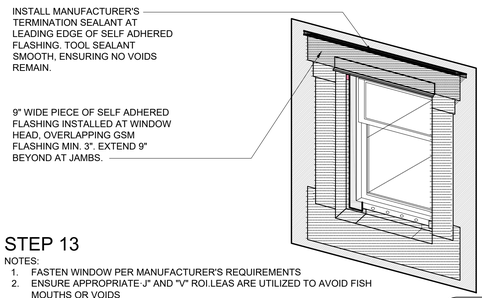
1. FASTEN WINDOW PER MANUFACTURER'S REQUIREMENTS
2. ENSURE APPROPRIATE·J" AND "V" ROLLERS ARE UTILIZED TO AVOID FISH MOUTHS OR VOIDS



STEP 12

NOTES:

1. FASTEN WINDOW PER MANUFACTURER'S REQUIREMENTS
2. ENSURE APPROPRIATE·J" AND "V" ROI.LEAS ARE UTILIZED TO AVOID FISH MOUTHS OR VOIDS



STEP 13

NOTES:

1. FASTEN WINDOW PER MANUFACTURER'S REQUIREMENTS
2. ENSURE APPROPRIATE·J" AND "V" ROI.LEAS ARE UTILIZED TO AVOID FISH MOUTHS OR VOIDS

GENERAL NOTES

W.R.B	WRB LAYER 1: BLUESKINVP160. WRB LAYER 2: BUILDING PAPER WRB LAYER 3: RAINSCREEN
S.A.F.	SELF ADHERED FLASHING. 9"-12" WIDE APPLY PER MANUFACTURERS PUBLISHED INSTRUCTIONS. PROVIDE SOLID WOOD BACKING OR SHEATHING BEHIND ALL AREAS TO RECIEVE S.A.F.
SEALANT	SEALANT @WINDOW EMBEDMENT • LOW VOC, MOISTURE CURED. SOLVENT-FREE, POLYURETHANE SEALANT SYSTEMS OR APPROVED EQUAL.
	SEALANT@ FLASHING TERMINATIONS/FLASHING DETAILING. LOW VOC, MOISTURE CURED, SOLVENT-FREE. POLYURETHANE SEALANT SYSTEMS OR APPROVED EQUAL.
	APPLY PER MANUFACTURERS PUBLISHED INSTRUCTIONS. EXPOSED SEALANT SHALL BE CHECKED ANO MAINTAINED AS RECOMMENDED BY MANUFACTURER TO MAINTAIN A WATERTIGHT SEAL
CORNER FLASHING S.A.F.	SELF-ADHERED MEMBRANES ·17 MIL AIR AND VAPOR BARRIER FLASHING MEMBRANE S.A.F MADE WITH A BUTYL ADHESIVE AND A COMPOSITE FACER LAMINATED TO A SPLIT-RELEASE SILICONE FILM AND 40 MIL, HIGH QUALITY SBS MODIFIED BITUMEN ADHESIVE BONDED TO FACER
	INSTALL PER MANUFACTURERS PUBLISHED INSTRUCTIONS

NOTES

1. ATTACHMENT OF WINDOW SHALL BE APPROVED BY THE WINDOW MANUFACTURER. AS WELL AS, BE IN ACCORDANCE WITH AAMA 502 ANO ASTM E2112 STANDARDS. MANUFACTURER APPROVED FASTENERS SHALL BE DRIVEN STRAIGHT AND BE FLUSH SO TO NOT DAMAGE INSTALLED FLASHING MATERIALS. EXTERIOR FINISH FASTENERS SHALL NOT PENETRATE NAILING FLANGES.
2. WINDOWS SHALL BE INSTALLED PLUMB, LEVEL AND SQUARE SO NOT TO AFFECT THEIR REQUIREMENTS OF OPERATION.
3. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF FLASHING MATERIALS FROM WEATHER, OTHER TRADES, AND/OR VANDALISM. ADDITIONALLY, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR INTEGRATING TRADE INSTALLED FLASHING SYSTEMS TO PROVIDE A WEATHER RESISTANT ENVELOPE.
4. PROVIDE WINDOW MOCK-UP FOR RECESS AND FLUSH CONDITION FOR EACH WALL CLADDING TYPE.

1 RECESSED WINDOW FLASHING SYSTEM (FULLY ADHERED)

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

Monterey County Building Services
Approved
NucklesE on Mar 16, 2026

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MONTEREY, CALIFORNIA 93940
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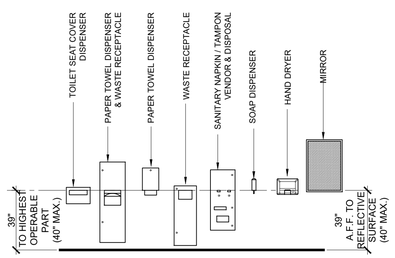
SHEET NAME:
DOOR & WINDOW FLASHING SEQUENCE

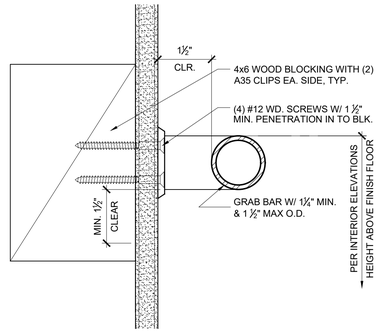
SHEET NO.:
A842

FILE NAME: 23159-A842



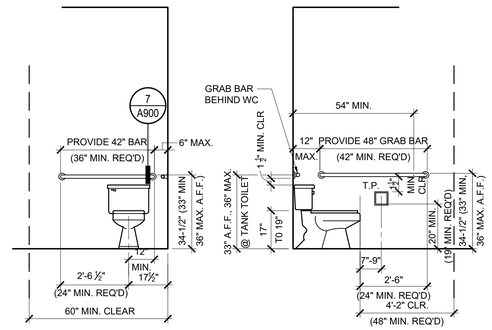
10 REQUIRED ACCESSIBLE MOUNTING HEIGHTS

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



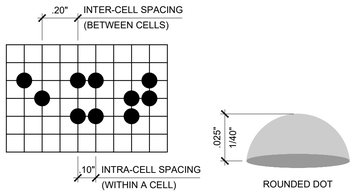
7 GRAB BAR

SCALE: 6" = 1'-0"



3 ACCESSIBLE TOILET

SCALE: 3/8"=1'-0"



A VERT. OR HORIZ. BRAILLE CELL SPACING B BRAILLE DOT

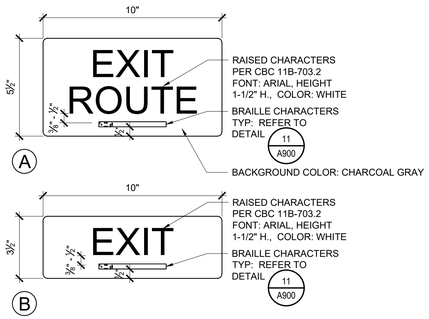
PER 2022 CBC, BRAILLE SHALL CONFORM TO THE FOLLOWING:

1. BRAILLE CHARACTERS: CONTRACTED GRADE 2 BRAILLE.
2. CALIFORNIA SPACING: DOTS ARE 1/10" O.C. IN EA. CELL WITH 2/10" SPACE BETWEEN CELLS MEASURED FROM THE SECOND COLUMN OF DOTS IN THE FIRST CELL TO THE FIRST COLUMN OF DOTS IN THE SECOND CELL.
3. CHARACTER THICKNESS & SHAPE: DOTS SHALL BE RAISED 1/40" MIN. ABOVE BACKGROUND AND SHALL BE DOMED.

C BRAILLE CHARACTER NOTES

11 CONTRACTED GRADE 2 BRAILLE

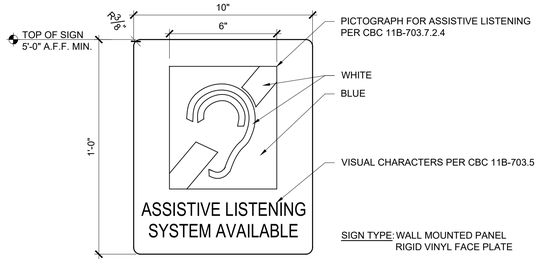
SCALE: N.T.S.



NOTE: PROVIDE SIGNS WHERE INDICATED ON PLANS: TACTILE CHARACTERS ON SIGNS SHALL BE LOCATED 48 INCHES (1220 MM) MINIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE LOWEST TACTILE CHARACTER AND 60 INCHES (1525 MM) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE HIGHEST TACTILE CHARACTER.

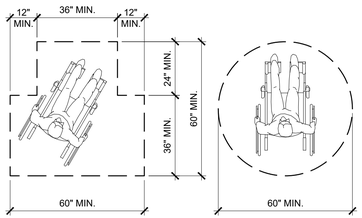
8 TACTILE EXIT SIGNAGE

SCALE: 3" = 1'-0"



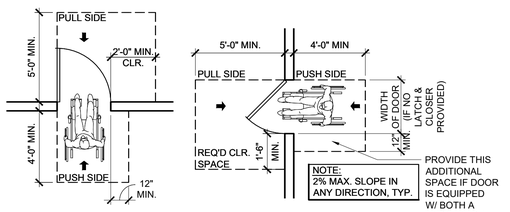
4 INTERIOR SIGN ASSISTIVE LISTENING

SCALE: 3"=1'-0"



5 WHEEL CHAIR TURNING SPACE

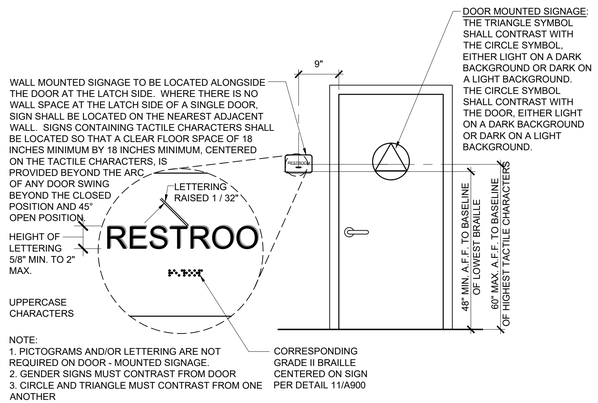
SCALE: 3/8"=1'-0"



A EXTERIOR DOOR B INTERIOR DOOR

6 DOOR CLEARANCES

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



12 IDENTIFICATION SYMBOL AT SANITARY FACILITIES

SCALE: 3/8"=1'-0"

Monterey County Building Services
Approved
NucklesE on Mar 16, 2026

ACCESSIBILITY NOTES

A. GENERAL

1. All dimensions and clearances within restroom areas shown on details are to be measured from finished surfaces.
2. Doorways leading to men's sanitary facilities shall be identified by an equilateral triangle ¼" thick with edges 12" long and a vertex pointing upward. Women's sanitary facilities shall be identified by a circle ¼" thick and 12" in diameter.
3. Unisex sanitary facilities shall be identified by a circle ¼" thick, 12" diameter, with a ¼" thick triangle superimposed within the circle.
4. Where a tactile sign is provided at a door, the sign shall be located alongside the door at the latch side. Where a tactile sign is provided at double doors with one active leaf, the sign shall be installed on the wall adjacent to the latch outside of the door. Where a tactile sign is provided at double doors with two active leafs, the sign shall be located to the right of the right hand door. Where there is no wall space at the latch side of a single door or at the right side of double doors, signs shall be located on the nearest adjacent wall. Signs containing tactile characters shall be located so that a clear floor space of 18" min. by 18" min., centered on the tactile characters, is provided beyond the arc of any door swing between the closed position and 45 degree open position. Tactile characters on signs shall be located 48" min. above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60" max. above the finish floor or ground surface, measured from the baseline of the highest tactile character
5. There shall be sufficient space in the toilet room for a wheelchair measuring 30" wide by 48" long to enter the room and permit the door to close.
6. There shall be in the room a clear floor space of at least 60" in diameter, or a T-shaped space. No door shall encroach into this space for more than 12".
7. The water closet shall be located in a space 60" min. clear in width. The side shall provide a minimum of 17" and a maximum of 18" from the center line of the water closet to the adjacent wall. A minimum 48"x60" clear floor space shall be provided in front of the water closet. Provide a minimum 60"x56" clear floor space around water closet when toilet is wall mounted, and a 60" x 59" minimum clear floor space if water closet is floor mounted. No fixture (including sinks) shall obstruct this clear floor space at the water closet.
8. In other than dwelling units, toilet rooms floors shall have a smooth, hard, non-absorbant surface such as portland cement, concrete, ceramic tile or other approved material which extends upward onto the walls at least 5 inches. Walls within water closet compartments shall be similarly finished to a height of 48 inches.

B. SANITARY FACILITY FIXTURES & ACCESSORIES

1. A minimum of 30"x48" clear space is provided in front of lavatory allowing foward approach.
2. Lavatory faucets are lever type, push type or electronic control mechanisim valves that are operable with one hand and do not require tight grasping, pinching or twisting of the wrist. Self closing valves shall maintain a minimum of 10 second open flow of 5 lbs. maximum force required to activate controls.
3. Lavatories adjacent to a wall shall be mounted with a minimum distance of 18" to the center line of the fixture.
4. All lavatories that are designed to be accessible shall be mounted with the rim or counter edge no higher than 34" above the finished floor and vertical clearance measured from the bottom of the apron or outside bottom edge of the lavatory of 29" reducing to 27" at a point located 9" back from edge. Toe clearance under lavatory is under 9" high, 30" wide and extends a minimum of 17" in depth from the front of the lavatory.
5. All piping under lavatories shall be configured, insulated or otherwise covered to prevent contact. There shall be no sharp or abrasive surfaces under lavatories.
6. Controls for water closet flush valves shall be mounted on the wide side of toilet areas and shall require 5 lbs. maximum pressure to operate flush valve.
7. Water closet and urinal flush valves controls and faucet and operating mechanism controls, shall be operable with one hand, shall not require tight grasping, pinching, or twisting of the wrist, and shall be mounted no more than 44" above the floor.
8. Mirrors shall be mounted with the bottom of the reflective surface no higher than 40" from the finished floor elevation.
9. Where towels, sanitary napkins, waste receptacles, and other similar dispensing and disposal fixtures are provided, at least one of each type shall be located with all operable parts, including coin slots, within 40" from the finished floor.
10. Toilet tissue dispensers that control delivery or that do not permit continuous paper flow shall not be used. Dispenser is to be located within 7"-9" of the front edge of the toilet seat to the centerline of the dispenser with 19" min. height from floor to center line of dispenser (below grab bar).
11. The top of the toilet seat 17" to 19" from floor surface measured to the top of a maximum 2" high toilet seat.

C. GRAB BARS

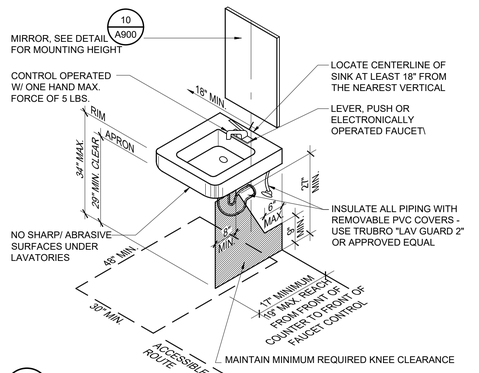
1. Grab bars shall be located on each side, or on one side and the back of the accessible toilet stall or compartment.
2. Grab bars at the side shall be 42" long minimum, located 12" maximum from the rear wall and extending 54" minimum from rear wall with the front end positioned 24" minimum in front of the water closet.
3. Grab bars shall be securely attached in a horizontal position, 33" minimum and 36" maximum above the finish floor measured to the top of the of the gripping surface.
4. The diameter or width of the gripping surfaces of a grab bar shall be 1-1/4" to 1-1/2" or the shape shall provide an equivalent gripping surface. If grab bars are mounted adjacent to a wall, the clearance between the wall and the grab bars shall be 1-1/2".
5. No protruding objects shall be mounted 12" above the grab bar or 1-1/2" below the grab bar.
6. The rear wall grab bar shall be 36" min. and extend from the centerline of the water closet 12" minimum on one side and 24" min. no the other.

INTERNATIONAL SYMBOL OF ACCESSIBILITY

1. MINIMUM 6"x6" DECAL TO BE LOCATED AT EACH PRIMARY PUBLIC ENTRANCE AND AT EVERY MAJOR EXTERIOR JUNCTION ALONG OR LEADING TO AN ACCESSIBLE ROUTE OF TRAVEL.
2. MINIMUM 36"x36" PAINTED SYMBOL ON PAVEMENT SHALL BE LOCATED IN STALL SO THAT IT IS VISIBLE BY A TRAFFIC ENFORCEMENT OFFICER WHEN A VEHICLE IS PROPERLY PARKED IN THE SPACE. (CENTERED AT STALL ENTRANCE RECOMMENDED)
3. BACKGROUND TO BE BLUE, WHEELCHAIR SYMBOL TO BE WHITE (TYPICAL).

1 ACCESSIBILITY SYMBOL

SCALE: 3/4"=1'-0"



2 SINK CLEARANCES

SCALE: N.T.S.

WR&D
WALD RUHNKE & DOST ARCHITECTS LLP
2340 GARDEN ROAD, SUITE 100
MONTEREY, CALIFORNIA 93940
PHONE: 831.649.4642
FAX: 831.649.3530
WWW.WRDARCH.COM

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LICENSED ARCHITECT CHRISTOPHER BARTON No. C31466 REN. 1/31/27 STATE OF CALIFORNIA

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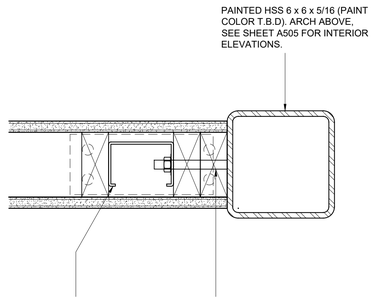
PERMIT SUB.:	6/20/2025
BACKCHECK #1:	1 11/21/2025

SHEET NAME: ACCESSIBILITY DETAILS

SHEET NO.: A900

FILE NAME: 23159-A900

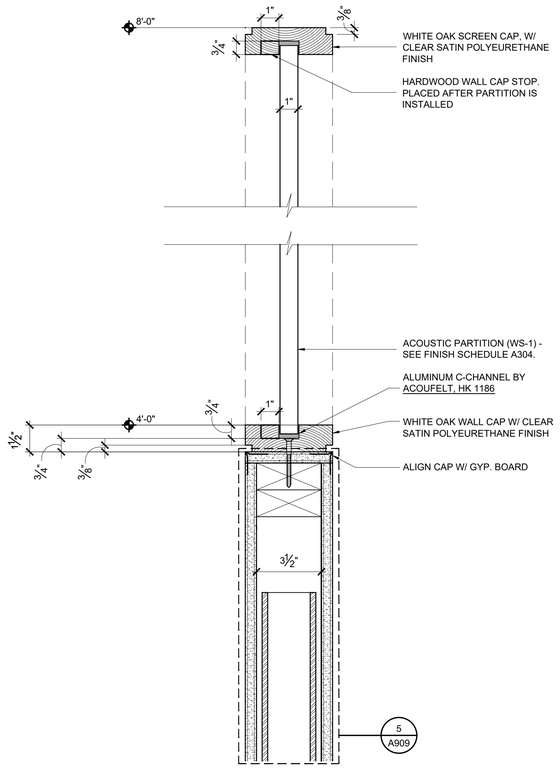


5 ARCHED OPENING AT READING AREA #1

SCALE: 3" = 1'-0"

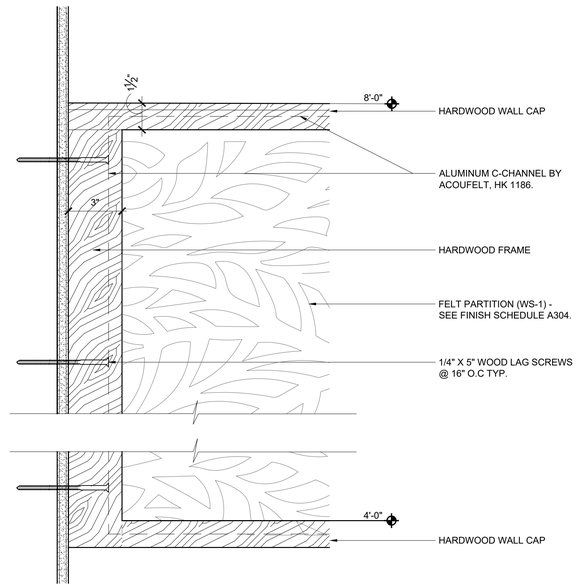
6 READING AREA #1 RENDERING FOR REFERENCE

SCALE: N.T.S



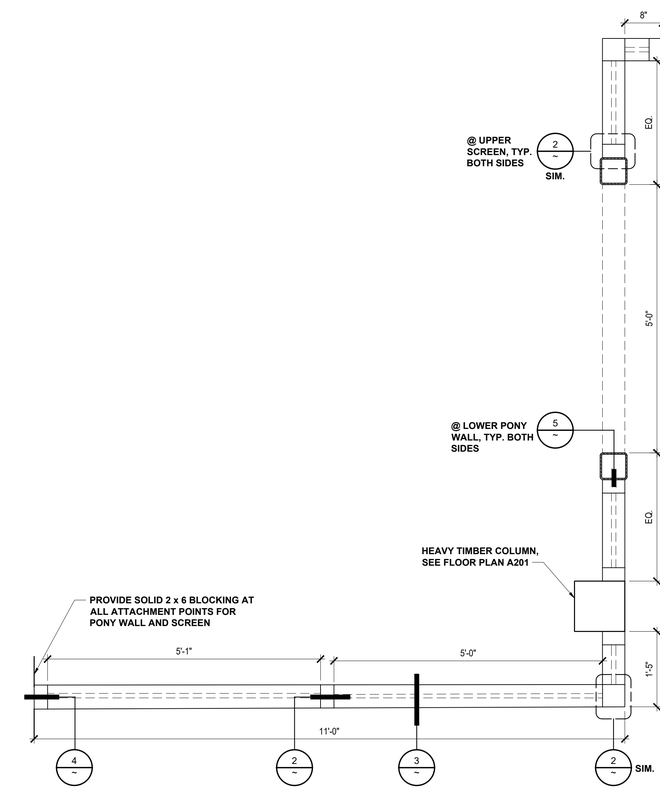
3 ACOUSTIC PARTITION BRACING & CAP

SCALE: 3" = 1'-0"



4 WALL TO ACOUSTIC PARTITION CONNECTION

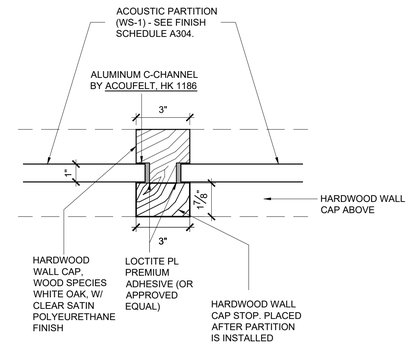
SCALE: 3" = 1'-0"



FLOOR PLAN VIEW

1 ENLARGED FLOOR PLAN VIEW PONY WALL READING AREA #1

SCALE: 3/4"=1'-0"



2 PARTITION TO PARTITION CONNECTION

SCALE: 3" = 1'-0"

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WALD RUHNKE & DOST
ARCHITECTS LLP
2340 GARDEN ROAD, SUITE 100
MONTEREY, CALIFORNIA 93940
PHONE: 831.649.4642
FAX: 831.649.3530
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STATE OF CALIFORNIA

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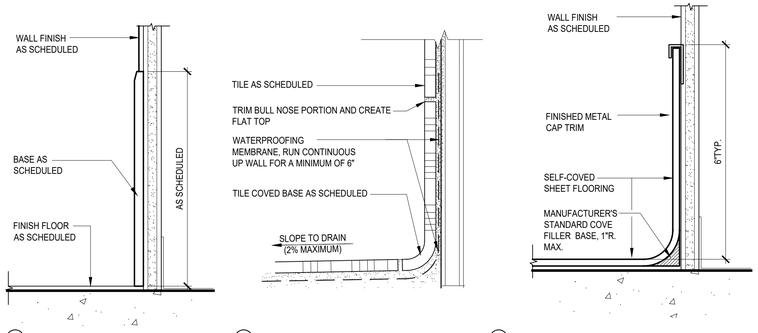
SHEET NAME: INTERIOR DETAILS

SHEET NO.: 1 A908

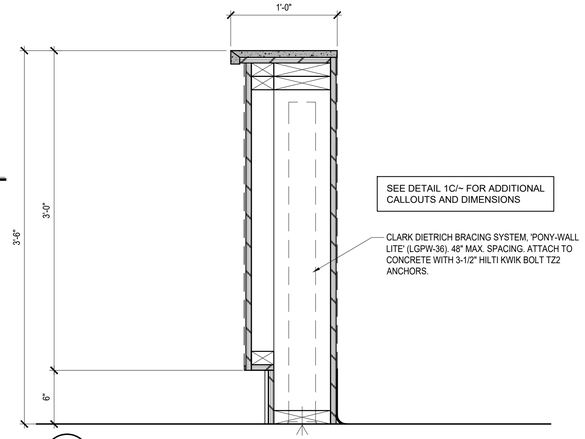
FILE NAME: 23159-A908



(A) PROFILE BASE (B) TILE FLOORING COVE BASE (C) RESILIENT FLOORING COVE BASE

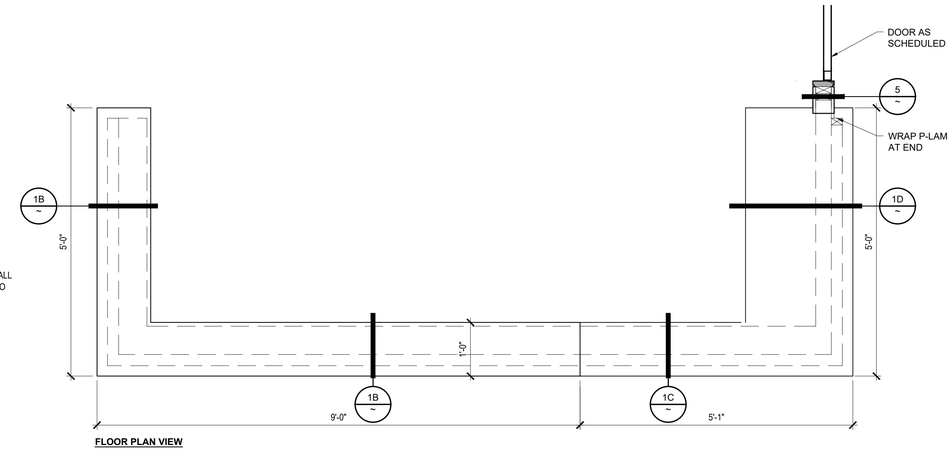
3 BASE DETAILS

SCALE: 6"=1'-0"



1B RECEPTION COUNTER

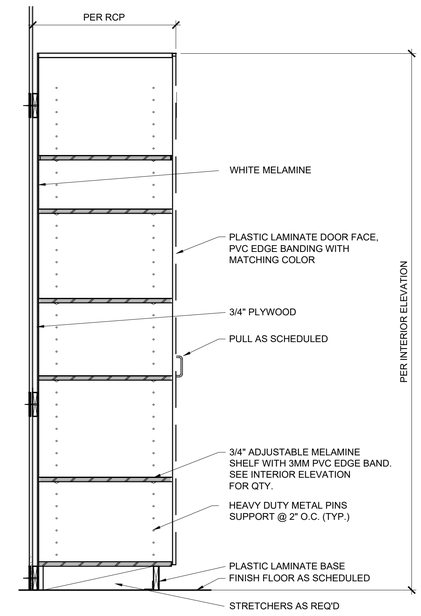
SCALE: 1-1/2"=1'-0"



FLOOR PLAN VIEW

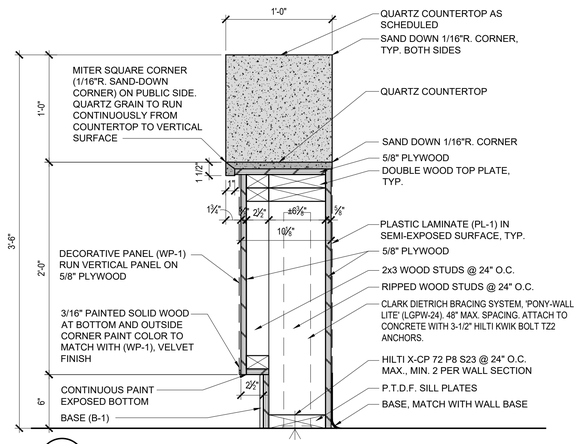
1A RECEPTION COUNTER

SCALE: 3/4"=1'-0"



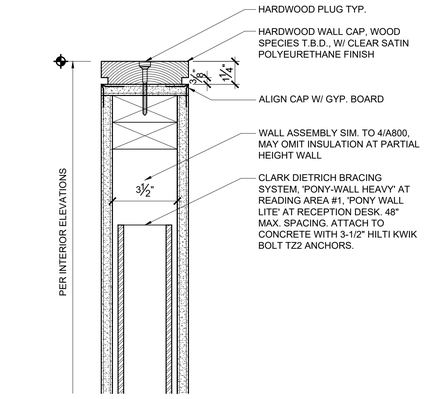
4 FULL HEIGHT CABINET

SCALE: 1" = 1'-0"



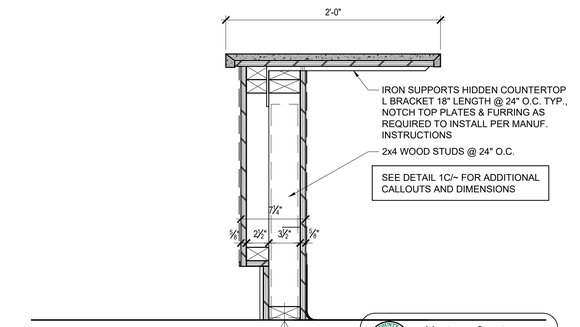
1C RECEPTION COUNTER

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



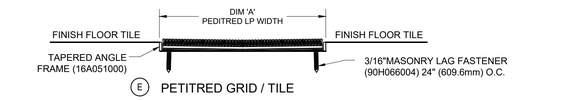
5 PARTIAL HEIGHT WALL BRACING & CAP

SCALE: 3" = 1'-0"

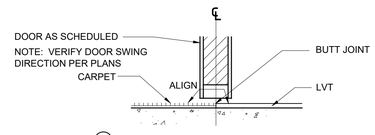


1D RECEPTION COUNTER

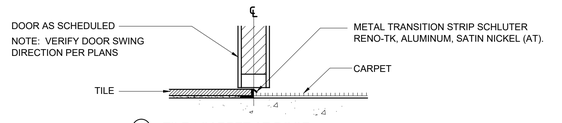
SCALE: 1-1/2"=1'-0"



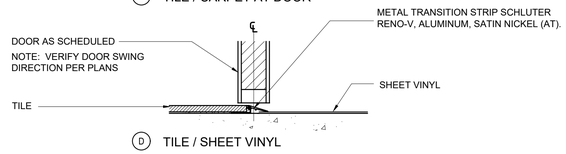
(A) TILE / LVT AT DOOR



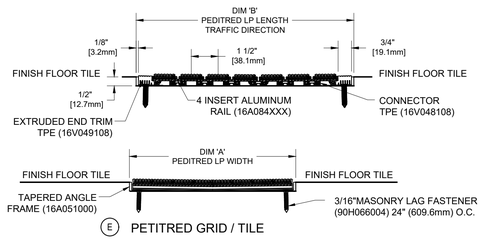
(B) CARPET / LVT AT DOOR



(C) TILE / CARPET AT DOOR



(D) TILE / SHEET VINYL



(E) PETITRED GRID / TILE

2 INTERIOR DOOR THRESHOLD AND FLOORING TRANSITIONS

SCALE: 3"=1'-0"

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WR&D
WALD RUHNKE & DOST
ARCHITECTS LLP
2340 GARDEN ROAD, SUITE 100
MONTEREY, CALIFORNIA 93940
PHONE: 831.649.4642
FAX: 831.649.3530
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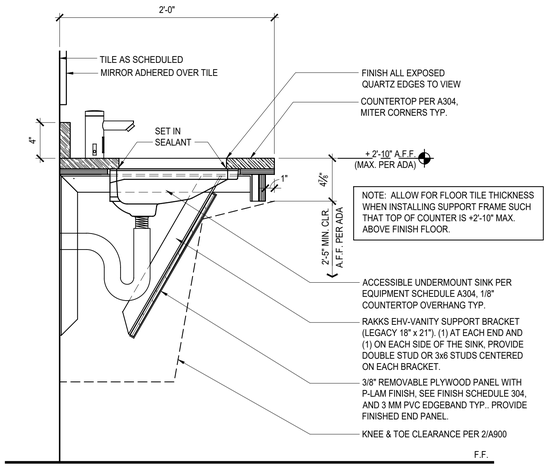
INTERIOR DETAILS

SHEET NO.:
A909

FILE NAME: 23159-A909



7 SECTION THROUGH LAVATORY COUNTER

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

CABINET NOTES:

CABINET HARDWARE:

4" 'C' PULLS - COORDINATE WITH HARDWARE SCHEDULE
HEAVY DUTY DRAWER HARDWARE

EDGE BAND:

3MM PVC EDGEBAND AT ALL EXPOSED EDGES, TYP. FOR ALL BUILT-IN CABINET

NOTES:

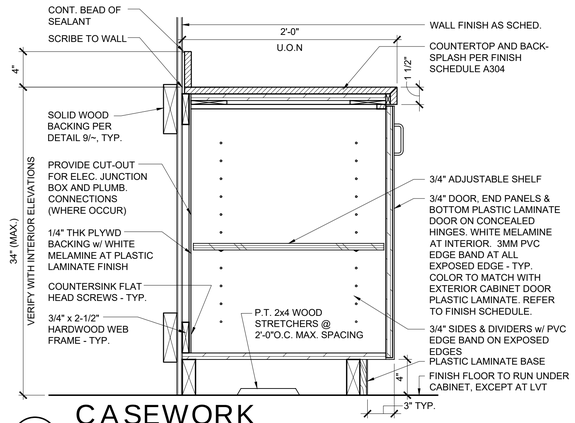
G.C. TO PROVIDE HOLES w/ PLASTIC GROMMETS THRU ALL MILLWORK FOR WIRING, PLUMBING, ETC. AS REQ'D. FIELD COORDINATE w/ EQUIPMENT INSTALLED AND OWNER.

CABINET:

3/4" PLYWOOD OR MDF AT ALL EXTERIOR SURFACES. PLASTIC LAMINATE ON ALL EXPOSED EXTERIOR SURFACES. SEE FINISH PLAN FOR COLOR SELECTION. CABINET BACK TO BE 1/4" PLYWOOD.

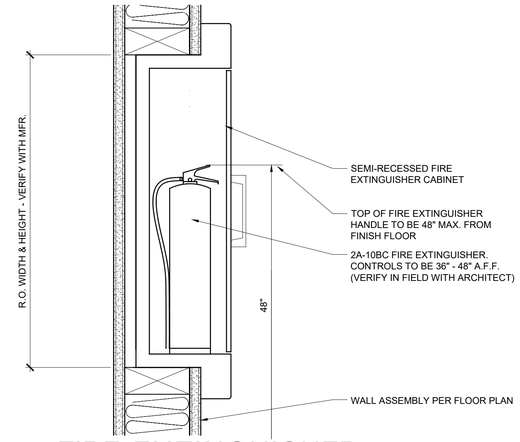
DRAWERS:

1/2" WOOD HARDBOARD BOTTOM w/ P-LAM EXTERIOR FINISH & WHITE MELAMINE INTERIOR FINISH. SEE FINISH PLAN FOR COLOR SELECTION.



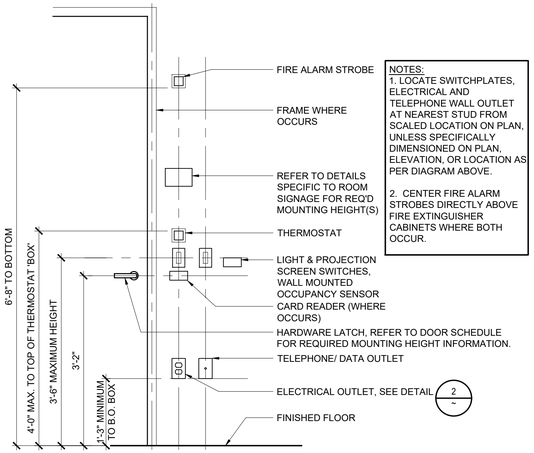
4 CASEWORK LOWER CABINET

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



1 FIRE EXTINGUISHER CABINET

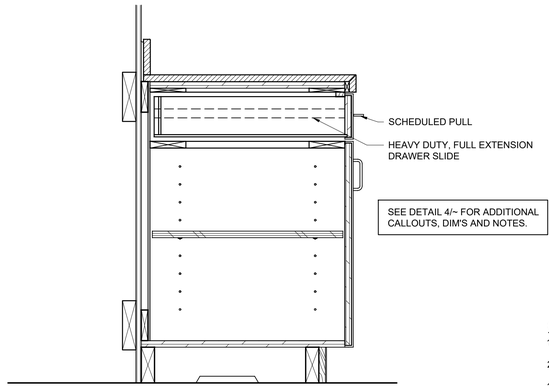
SCALE: 3" = 1'-0"



NOTES:
1. LOCATE SWITCHPLATES, ELECTRICAL AND TELEPHONE WALL OUTLET AT NEAREST STUD FROM SCALED LOCATION ON PLAN, UNLESS SPECIFICALLY DIMENSIONED ON PLAN, ELEVATION, OR LOCATION AS PER DIAGRAM ABOVE.
2. CENTER FIRE ALARM STROBES DIRECTLY ABOVE FIRE EXTINGUISHER CABINETS WHERE BOTH OCCUR.

8 TYP. DEVICE ALIGNMENT DIAGRAM

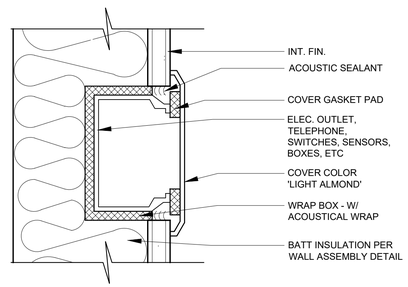
SCALE: 3/4"=1'-0"



SEE DETAIL 4/~ FOR ADDITIONAL CALLOUTS, DIM'S AND NOTES.

5 CASEWORK - LOWER CABINET SGL. DRAWER

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

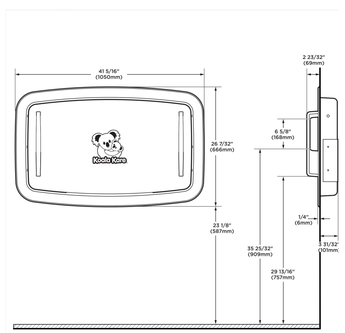


OUTLET NOTES:

1. PROVIDE 1/8" MIN. SPACE BETWEEN ELECTRICAL BOXES AND GYPSUM BOARD. FILL GAP w/ ACOUSTIC SEALANT.
2. DO NOT ALLOW OUTLETS ON EITHER SIDE OF PARTITION TO BE IN THE SAME STUD CAVITY.
3. REFER TO 'TYPICAL DEVICE ALIGNMENT DIAGRAM', DETAIL 8/~ FOR MOUNTING HEIGHTS.

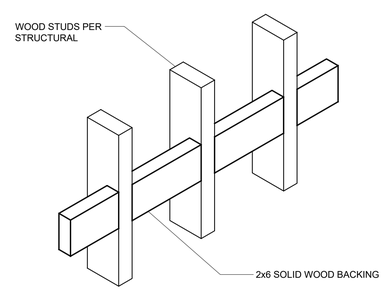
2 TYPICAL OUTLET DETAIL

SCALE: 6"=1'-0"



12 BABY CHANGING STATION MOUNTING HEIGHT

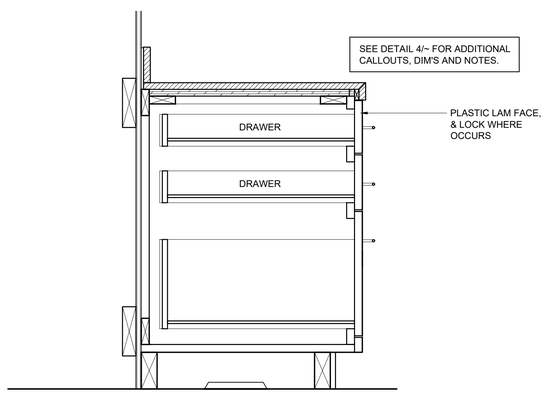
SCALE: 3/4"=1'-0"



NOTE: UNLESS SPECIFICALLY NOTED OTHERWISE, THE CONTRACTOR SHALL PROVIDE AND INSTALL A MINIMUM OF TWO (2) PIECES OF HORIZONTAL BACKING SPANNING A MINIMUM OF THREE STUDS AT EACH LOCATION WHEREVER BACKING IS CALLED OUT IN PLANS AND/OR SPECIFICATIONS.

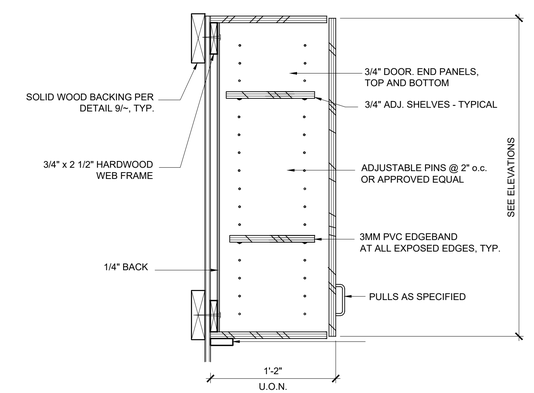
9 TYP. BACKING-(N) WALLS

SCALE: N.T.S.



6 TYPICAL BASE CABINETS W/ DRAWERS

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



3 CASEWORK - UPPER CABINET

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

Monterey County Building Services

Approved

NucklesE on Mar 16, 2026

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WR&D
WALD RUHNKE & DOST ARCHITECTS LLP

2340 GARDEN ROAD, SUITE 100
MONTEREY, CALIFORNIA 93940
PHONE: 831.649.4642
FAX: 831.649.3530
WWW.WRDARCH.COM

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CHRISTOPHER BARROW
No. C31466
REN. 1/31/27
LICENSED ARCHITECT
STATE OF CALIFORNIA

A.P.N.: 031-164-130-000

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PERMIT SUB.: 6/20/2025
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SHEET NAME:

INTERIOR DETAILS

SHEET NO.:

A910

FILE NAME: 23159-A910

(TITLE 21, TITLE 22 AND PARTS 2 OF TITLE 24, CCR)

MAXIMUM ALLOWABLE LOAD FOR 10 GAGE AND 12 GAGE WIRE

A) DESCRIPTION. "GALVANIZED SOFT ANNEALED MILD STEEL WIRE" AS USED IN SECTIONS 4701 (E), TITLE 24, CCR, WILL BE THE DESCRIPTION OF THIS WIRE.

B) BASIS OF DESIGN STRENGTH: BASED ON THE TESTS WHICH OSA/SSS HAS RECEIVED TO-DATE FOR THIS TYPE OF WIRE, AN ULTIMATE STRESS OF 60,000 PSI WILL BE USED FOR #10 GAGE AND #12 GAGE WIRE.

C) DESIGN VALUE. BASIS STRESS WILE BE THE ULTIMATE STRESS DIVIDED BY 2.5 OR 24,000 PSI. A 1/3 INCREASE FOR LATERAL FORCE WILL BE PERMITTED FOR A STRESS OF 32,000 PSI. USING THESE VALUES, NO TESTING OF WIRE IS NECESSARY.

D) DIAMETER OF WIRES. #10 WIRE IS 0.135" IN DIAMETER AND A #12 WIRE IS 0.1055" IN DIAMETER AS SHOWN BY THE U.S. STEEL WIRE GAGE.

E) ALLOWABLE LOAD.	BASIC LOAD	LATERAL LOAD (1/3 INCREASE)
#10 WIRE	343#	458#
#12 WIRE	209#	278#

F) FABRICATION. WHEN USING TWISTS ON WIRE TO DEVELOP THE MAXIMUM ALLOWABLE LOAD, USE MINIMUM OF 4 TWISTS WITHIN 1-1/2". THREE TWISTS MAY BE USED TO DEVELOP NOT MORE THAN ONE HALF THE ABOVE VALUES.

G) LIMITATIONS.
1) THESE VALUES ARE FOR TENSION VALUES OF WIRE ONLY. TEARING OF THIN METAL BY WIRE MUST BE CONSIDERED.

2) IF THE SPECIFICATION REQUIRES A SPECIAL WIRE SUCH AS A WIRE MEETING FEDERAL SPECIFICATION FS-QQ-W261g, FINISH 5, CLASS 1, SOFT TEMPER WITH AN ULTIMATE STRESS OF 70,000 PSI FOR #10 WIRE & 75,000 PSI FOR #12 WIRE, A PROPORTIONATELY HIGHER ALLOWABLE MAY BE USED.

METAL SUSPENSION SYSTEMS FOR LAY IN PANEL CEILINGS

A) REFERENCE: CALIFORNIA BUILDING CODE, SECTION 808

1) 12 GA. (MIN.) HANGER WIRES SHALL BE USED FOR UP TO AND INCLUDING 4'-0"x4'-0" GRID SPACING AND SHALL BE ATTACHED TO MAIN RUNNERS.

2) PROVIDE #12 GA. HANGER WIRES AT THE ENDS OF ALL MAIN AND CROSS RUNNERS WITHIN 8" FROM THE SUPPORT OR WITHIN 1/4" OF THE LENGTH OF THE END TEE, WHICHEVER IS LEAST, FOR THE PERIMETER OF THE CEILING AREA. END CONNECTIONS FOR RUNNERS WHICH ARE DESIGNED AND DETAILED TO RESIST THE APPLIED VERTICAL AND HORIZONTAL FORCES MAY BE USED IN LIEU OF THE #12 GA. HANGER WIRES SUBJECT TO OSA/SSA REVIEW AND APPROVAL.

3) PROVIDE TRAPEZE OR OTHER SUPPLEMENTARY SUPPORT MEMBERS AT OBSTRUCTIONS TO MAINTAIN HANGER SPACING. PROVIDE ADDITIONAL HANGERS, STRUTS. HANGER WIRES THAT ARE MORE THAN 1 IN 6 OUT OF PLUMB ARE TO HAVE COUNTER-SLOPING WIRES.

4) CEILING GRID MEMBERS MAY BE ATTACHED TO NOT MORE THAN 2 ADJACENT WALLS. CEILING GRID MEMBERS SHOULD BE AT LEAST 3/4" FREE OF OTHER WALLS. IF WALLS RUN DIAGONALLY TO CEILING GRID SYSTEM RUNNERS, ONE END OF MAIN AND CROSS RUNNERS SHOULD BE FREE WITH A MINIMUM OF 3/4" CLEAR AT WALL.

5) AT THE PERIMETER OF THE CEILING AREA WHERE MAIN OR CROSS RUNNERS ARE NOT CONNECTED TO THE ADJACENT WALL, PROVIDE INTERCONNECTION BETWEEN THE RUNNERS AT THE FREE END TO PREVENT LATERAL SPREADING. A METAL STRUT OR A 16 GA. WIRE WITH A POSITIVE MECHANICAL CONNECTION TO THE RUNNER MAY BE USED. WHERE THE PERPENDICULAR DISTANCE FROM THE WALL TO THE FIRST PARALLEL RUNNER IS 12" OR LESS, THIS INTERLOCK IS NOT REQUIRED.

6) PROVIDE LATERAL SUPPORT BRACING ASSEMBLIES CONSISTING OF COMPRESSION STRUCT AND FOUR (4) #12 GA. SPLAYED BRACING WIRES ORIENTED 90 DEGREES FROM EACH OTHER AT THE FOLLOWING SPACING:

(A) PLACE BRACING ASSEMBLIES NOT MORE THAN 8' x 12' ON CENTER.
(B) PROVIDE BRACING ASSEMBLIES AT LOCATIONS NOT MORE THAN ONE HALF (1/2) THE CALCULATED SPACINGS GIVEN ABOVE, FOR EACH PERIMETER WALL AND AT THE EDGE OF VERTICAL CEILING OFFSETS. THE SLOPE OF THESE WIRES SHOULD NOT EXCEED 45 DEGREES FROM A HORIZONTAL PLANE AND SHOULD BE TAUT. SPLICES IN BRACING WIRES ARE NOT TO BE PERMITTED.
(C) THE MAXIMUM SLENDERNESS RATIO (kL/R) OF THE COMPRESSION STRUCT IS 200 OR LESS.

7) FASTEN #12 HANGER WIRES WITH NOT LESS THAN 3 TIGHT TURNS. FASTEN #10 OR #12 BRACING WIRES WITH 4 TIGHT TURNS. MAKE ALL TIGHT TURNS WITHIN A DISTANCE OF 1 1/2". HANGER OR BRACING WIRE ANCHORS TO THE STRUCTURE SHOULD BE INSTALLED IN SUCH A MANNER THAT THE DIRECTION OF THE WIRE ALIGNS AS CLOSELY AS POSSIBLE WITH THE DIRECTION OF THE FORCES ACTION ON THE WIRE.

8) SEPARATE ALL CEILING HANGING AND BRACING WIRES AT LEAST SIX INCHES (6") FROM ALL UNBRACED DUCTS, PIPES, CONDUIT, ETC.

9) WHEN DRILLED IN CONCRETE ANCHORS OR SHOT IN ANCHORS ARE USED IN REINFORCED CONCRETE FOR HANGER WIRES , 1 OUT OF 10 MUST BE FIELD TESTED FOR 200 POUNDS OF TENSION. WHEN DRILLED IN CONCRETE ANCHORS ARE USED FOR BRACING WIRES , 1 OUT OF 2 MUST BE FIELD TESTED FOR 440 POUNDS IN TENSION. SHOT IN ANCHORS IN CONCRETE ARE NOT PERMITTED FOR BRACING WIRES. IF ANY SHOT IN OR DRILLED IN ANCHOR FAILS, ALL ADJACENT ANCHORS MUST BE TESTED.
NOTE: DRILLED IN OR SHOT IN ANCHORS REQUIRED SPECIAL STATE APPROVAL WHEN USED IN PRESTRESSED CONCRETE.

10) ATTACH ALL LIGHT FIXTURES TO THE CEILING GRID RUNNERS TO RESIST A HORIZONTAL FORCE EQUAL TO THE WEIGHT OF THE FIXTURES.

11) FLUSH OR RECESSED LIGHT FIXTURES AND MECHANICAL TERMINALS OR SERVICES WEIGHING LESS THAN 20 POUNDS MAY BE SUPPORTED DIRECTLY ON THE RUNNERS OF A HEAVY DUTY GRID SYSTEM BUT, IN ADDITION THEY MUST HAVE MINIMUM OF TWO 12 GA. SLACK SAFETY WIRES ATTACHED TO THE FIXTURE AT DIAGONAL CORNERS AND ANCHORED TO THE STRUCTURE ABOVE. ALL 4' x 4' LIGHT FIXTURES MUST HAVE SLACK SAFETY WIRES AT EACH CORNER.

12) ALL FLUSH OR RECESSED LIGHT FIXTURES WEIGHING 56 POUNDS AND MECHANICAL TERMINALS OR SERVICES WEIGHING 20 LBS. OR MORE MUST BE INDEPENDENTLY SUPPORTED BY NOT LESS THAN FOUR (4) TAUT #12 GA. WIRES EACH ATTACHED TO THE FIXTURES AND TO THE STRUCTURE ABOVE, REGARDLESS OF THE TYPE OF CEILING GRID SYSTEM USED. THE FOUR (4) TAUT 12 GA. WIRES INCLUDING THEIR ATTACHMENT TO THE STRUCTURE ABOVE MUST BE CAPABLE OF SUPPORTING 4 TIMES THE WEIGHT OF THE UNIT.

13) SUPPORT SURFACE MOUNTED LIGHT FIXTURES BY AT LEAST TWO POSITIVE DEVICES WHICH SURROUND THE CEILING RUNNER AND WHICH ARE EACH SUPPORTED FROM THE STRUCTURE ABOVE BY A #12 GA. WIRE. SPRING CLIPS OR CLAMPS THAT CONNECT ONLY TO THE RUNNER ARE NOT ACCEPTABLE. PROVIDE ADDITIONAL SUPPORTS WHEN LIGHT FIXTURES ARE 8 FT. OR LONGER.

14) THE CEILING GRID SYSTEM MUST BE RATED AS 'HEAVY DUTY' AS DEFINED BY ASTM C635.

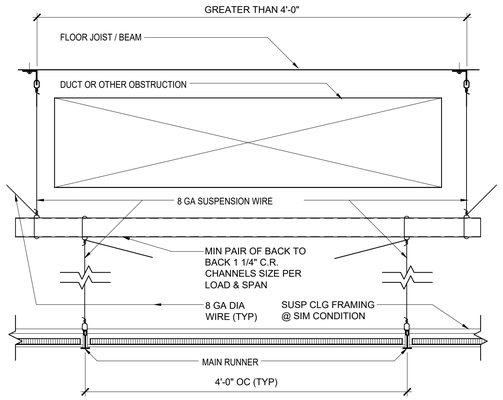
15) ESSENTIAL SERVICES BUILDINGS: IN EXITWAYS A MAIN OR CROSS RUNNER SHALL BE INSTALLED ON ALL SIDES OF EACH PIECE OF TILE, BOARD, OR PANEL AND EACH LIGHT FIXTURE OR GRILL. SPLICES OR INTERSECTIONS OF SUCH RUNNERS SHALL BE ATTACHED WITH THROUGH CONNECTORS SUCH AS POP RIVETS, SCREWS, PINS, PLATES WITH END TABS OR OTHER APPROVED CONNECTORS.

16) SUSPENDED ACOUSTICAL CEILING SYSTEMS WITH A CEILING AREA OF 144 SQUARE FEET OR LESS, SURROUNDED BY WALLS WHICH CONNECT DIRECTLY TO THE STRUCTURE ABOVE OR WALLS INDEPENDENTLY BRACED ABOVE CEILING TO STRUCTURE ABOVE DO NOT REQUIRE BRACING ASSEMBLIES WHEN ATTACHED TO TWO ADJACENT WALLS.

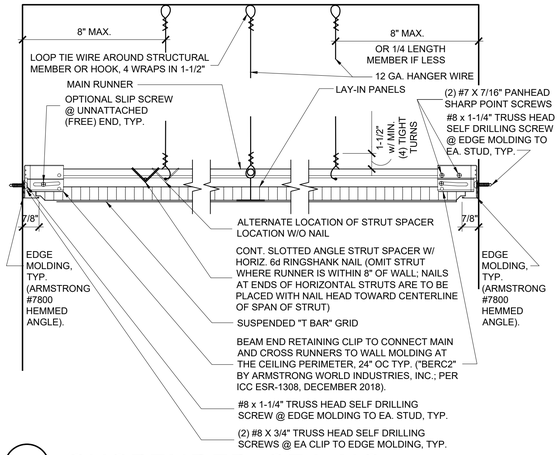
17) PARTITIONS. NON BEARINGS PARTITIONS THAT EXTEND TO AND TERMINATE AT A SUSPENDED CEILING, AND ARE SUPPORTED LATERALLY BY AN ADEQUATE BRACING SYSTEM OF SPLAYED WIRES SPACED NOT MORE THAN 8 FT. ON CENTER ALONG THE TOP EDGE OF THE PARTITION OR BY OTHER EQUIVALENT MEANS MAY BE CONSIDERED AS NOT ADDING TO THE LATERAL LOAD REQUIRED TO BE RESISTED BY THE CEILING SYSTEM.

18) ALL FIELD TESTS MUST BE PERFORMED IN THE PRESENCE OF THE PROJECT INSPECTOR OF RECORD.

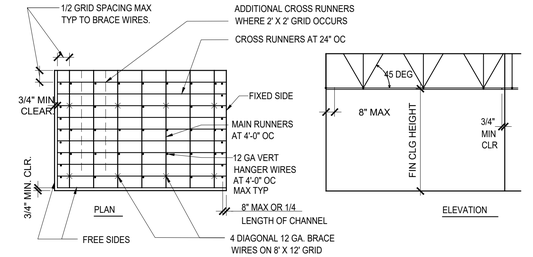
12 LAY-IN CEILING STANDARDS
SCALE: NO SCALE



7 CEILING TRAPEZE @ DUCT/OBSTRUCTION
SCALE: 3"=1'-0"



4 SUSPENDED CEILING
SCALE: 3" = 1'-0"

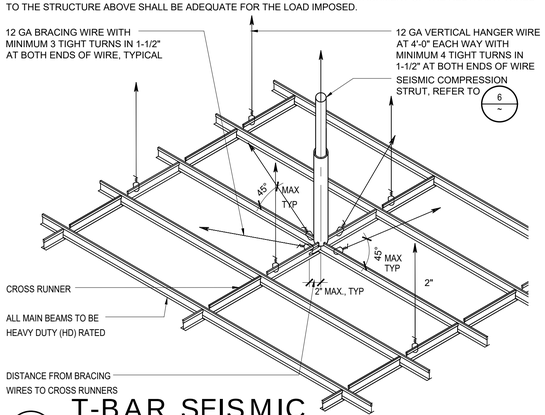


2022 CBC SECTION 808.1.1 AND 1617A.1.21, WHICH REPLACES & ASCE 7 13.5.6.2:

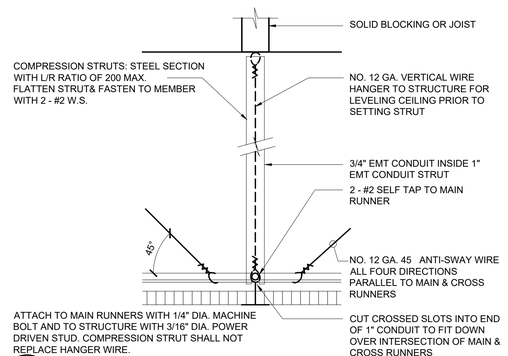
1. SEISMIC COMPRESSION STRUT (SEE DETAIL 6/A921): STRUCTURAL STUD (400S137-33, 20 GAGE) FASTENDED TO THE MAIN RUNNER SHALL BE EXTENDED TO AND FASTENED TO THE STRUCTURAL MEMBERS SUPPORTING THE FLOOR ABOVE. STRUTS SHALL BE PROVIDED AT BRACE WIRE LOCATIONS AS SHOWN IN DETAIL 1/A921. STRUTS SHALL BE ADEQUATE TO RESIST THE VERTICAL COMPONENT INDUCED BY THE BRACING WIRES. FOR ATTACHMENT OF BRACE WIRE TO STRUCTURE ABOVE, SEE DETAIL 9/A921.
2. THE CEILING GRID SYSTEM SHALL BE RATED HEAVY DUTY AS DEFINED BY ASTM C635.
3. THE WIDTH OF PERIMETER CLOSURE ANGLE SHALL BE 2" MINIMUM IN WIDTH. IN EACH ORTHOGONAL HORIZONTAL DIRECTION, ONE END OF CEILING GRID SHALL BE ATTACHED TO THE CLOSURE ANGLE. THE OTHER END IN EACH HORIZONTAL DIRECTION SHALL HAVE A MINIMUM 3/4" CLEARANCE FROM THE WALL AND SHALL REST UPON AND BE FREE TO SLIDE ON A CLOSURE ANGLE.
4. SPRINKLER HEAD PENETRATION SHALL HAVE A 2" OVERSIZE RING, SLEEVE OR ADAPTER THROUGH THE CEILING TILE TO ALLOW FREE MOMENT OF AT LEAST 1" IN ALL HORIZONTAL DIRECTIONS.

1 T-BAR SEISMIC GRID SUSPENSION DIAGRAM
SCALE: NO SCALE

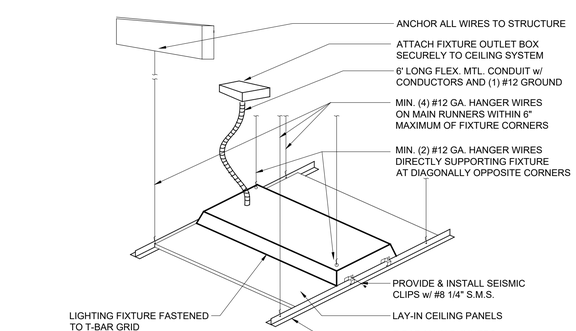
HORIZONTAL RESTRAINTS SHALL BE EFFECTED BY FOUR NO. 12 GAUGE WIRES SECURED TO THE MAIN RUNNER WITHIN 2" OF THE CROSS RUNNER INTERSECTION AND SPLAYED 90° FROM EACH OTHER AT AN ANGLE NOT EXCEEDING 45° FROM THE PLANE OF THE CEILING. THE STRUT SHALL BE ADEQUATE TO RESIST THE VERTICAL COMPONENT INDUCED BY THE BRACING WIRES. THESE HORIZONTAL RESTRAINT POINTS SHALL BE PLACED 12' x 8' MAXIMUM SPACING WITH THE FIRST POINT WITHIN 6' FROM EACH WALL. ATTACHMENT OF THE RESTRAINT WIRES TO THE STRUCTURE ABOVE SHALL BE ADEQUATE FOR THE LOAD IMPOSED.



2 T-BAR SEISMIC BRACING DIAGRAM
SCALE: NO SCALE



6 COMPRESSION STRUT
SCALE: 3" = 1'-0"



3 LIGHT FIXTURE SUPPORT
SCALE: NO SCALE

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WR&D
WALD RUHNKE & DOST
ARCHITECTS LLP
2340 GARDEN ROAD, SUITE 100
MONTEREY, CALIFORNIA 93940
PHONE: 831.649.4642
FAX: 831.649.3530
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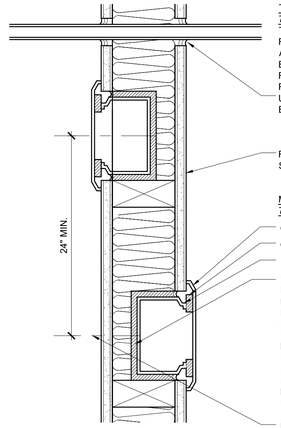


THROUGH PENETRATIONS (CBC 714.4.1)
THROUGH PENETRATIONS IN FIRE-RESISTIVE WALL ASSEMBLIES FOR PIPING SHALL BE PROTECTED TO MAINTAIN THE REQUIRED FIRE-RESISTIVE RATING PER CBC SECTION 714. UL SYSTEM W-L-1054, SEE BELOW

RATED WALL ASSEMBLY WHERE SHOWN, SEE SHEET A003

MEMBRANE PENETRATIONS (CBC 714.4.2):

COVER

COVER GASKET

UL LISTED METALLIC OUTLET BOX

UL LABELED FIRE RATED MOLDABLE PUTTY PADS,
MIN. 1/8" THICK MOLDABLE PUTTY PADS INSTALLED TO COMPLETELY COVER THE EXTERIOR SURFACES OF THE OUTLET BOX AND CONDUIT FITTINGS/CONNECTORS AND TO COMPLETELY SEAL AGAINST THE STUD AND GYPSUM BOARD IN THE WALL CAVITY; "CP617" OR "CFS-P PA" FIRESTOP PUTTY PAD BY HILTI; SEE UL LISTING CLIV, CLIV7.

MIN. 24" DISTANCE BETWEEN OPPOSING OUTLET BOXES

1 RATED WALL THROUGH & MEMBRANE PENETRATIONS

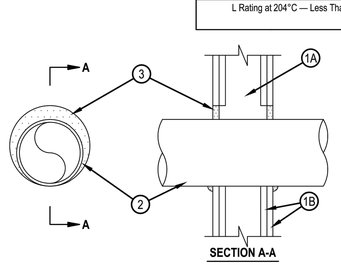
SCALE: 3" = 1'-0"

Classified by Underwriters Laboratories, Inc. to UL 1479 and CAN/ULC-S115

System No. W-L-1054

WL 1054

ANSI/UL1479 (ASTM E814)	CAN/ULC S115
F Ratings —1 and 2 Hr (See Items 1 and 3)	F Ratings — 1 and 2 Hr (See Items 1 and 3)
T Rating — 0 Hr	FT Rating — 0 Hr
L Rating (Without Movement) at Ambient — Less Than 1 CFM/sq ft	FH Ratings —1 and 2 Hr (See Items 1 and 3)
L Rating (Without Movement) at 400°F — Less Than 1 CFM/sq ft	FTH Rating — 0 Hr
M Rating (Movement) — See Table 1	FTH Rating — 0 Hr
	L Rating at Ambient — Less Than 5.1 L/s/m2
	L Rating at 204°C — Less Than 5.1 L/s/m2



SECTION A-A

1. Wall Assembly — The 1 or 2 hr fire-rated gypsum wallboard/stud wall assembly shall be constructed of the materials and in the manner specified in the individual U300 or U400 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:
   A. Studs — Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. (51 by 102 mm) lumber spaced 16 in. (406 mm) OC. Steel studs to be min 2-1/2 in. (64 mm) wide and spaced max 24 in. (610 mm) OC. For M Rating, steel studs to be min 3-5/8 in. (92 mm) wide. When steel studs are used and the diam of opening exceeds the width of stud cavity, the opening shall be framed on all sides using lengths of steel stud installed between the vertical studs and screw-attached to the steel studs at each end. The framed opening in the wall shall be 4 to 6 in. (102 to 152 mm) wider and 4 to 6 in. (102 to 152 mm) higher than the diam of the penetrating item such that, when the penetrating item is installed in the opening, a 2 to 3 in. (51 to 76 mm) clearance is present between the penetrating item and the framing on all four sides.
   B. Gypsum Board* — 5/8 in. (16 mm) thick, 4 ft (122 cm) wide with square or tapered edges. The gypsum board type, thickness, number of layers, fastener type and sheet orientation shall be as specified in the individual U300 or U400 Series Design in the UL Fire Resistance Directory. Max diam of opening is 32-1/4 in. (819 mm) for steel stud walls. Max diam of opening is 14-1/2 in. (368 mm) for wood stud walls.

The F and FH Ratings of the firestop system are equal to the fire rating of the wall assembly. The M Rating is applicable only to 1 hr rated walls.

Hilti Firestop Systems

Reproduced by HILTI, Inc. Courtesy of Underwriters Laboratories, Inc. January 21, 2020

System No. W-L-1054

WL 1054

2. Through-Penetrants — One metallic pipe, conduit or tubing to be installed either concentrically or eccentrically within the firestop system. The annular space shall be min 0 in. to max 2-1/4 in. (57 mm). Pipe may be installed with continuous point contact. Pipe, conduit or tubing to be rigidly supported on both sides of wall assembly. The following types and sizes of metallic pipes, conduits or tubing may be used:
   A. Steel Pipe — Nom 30 in. (762 mm) diam (or smaller) Schedule 10 (or heavier) steel pipe.
   B. Iron Pipe — Nom 30 in. (762 mm) diam (or smaller) cast or ductile iron pipe.
   C. Conduit — Nom 4 in. (102 mm) diam (or smaller) steel electrical metallic tubing or 6 in. (152 mm) . diam steel conduit.
   D. Copper Tubing — Nom 6 in. (152 mm) diam (or smaller) Type L (or heavier) copper tubing.
   E. Copper Pipe — Nom 6 in. (152 mm) diam (or smaller) regular (or heavier) copper pipe.
3. Fill, Void or Cavity Material* — Sealant — Min 5/8 in. (16 mm) thickness of fill material applied within the annulus, flush with both surfaces of wall. At the point or continuous contact locations between pipe and wall, a min 1/2 in. (13 mm) diam bead of fill material shall be applied at the pipe wall interface on both surfaces of wall.
   HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — FS-ONE MAX Intumescent Sealant

Movement Direction	Penetrant Item	Nominal Penetrant Diameter	Annular Space	Movement	Sealant Depth	F-Rating	L Rating with Movement
Y	2A, 2C*	2 in.	Max 2-1/4 in.	5%	5/8 in.	1 hr	N/A
Z	2A, 2C*	2 in.	2-1/4 in.	0.25 in.	5/8 in.	1 hr	N/A

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

Hilti Firestop Systems

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Monterey County Building Services
Approved
NucklesE on Mar 16, 2026

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MONTEREY, CALIFORNIA 93940
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SHEET NAME:
RATED WALL FIRE-STOPPING DETAILS

SHEET NO.:
A914

FILE NAME: 23159-A914

East Garrison Library

East Garrison, California

PROJECT INFORMATION

Timber Frame Project Manager:
Evan Clow

Timber Frame Champion:
Darren Watson

Contractor: -
Address: -
Contact: -
Phone: -
Cell: -
Fax: -

Architect: WR&D Architects LLP
Address: 2340 Garden Rd, Suite 100
Monterey, CA 93940
Contact: -
Phone: 831-649-4642
Cell: -
Fax: -

Owner: Monterey County
Address: -
Contact: -
Phone: -
Cell: -
Fax: -

FRAME INFORMATION

Job Scope
Timber Framed Library

Material
The material is to be kiln dried Douglas fir. The grade will be No. 1 and better (free of heart) although no grade stamp will be affixed. These materials will be planed to dimension. The timbers are kiln dried to a maximum moisture content of 19% measured 1" in (with moisture content high enough to cause some further checking and shrinkage). Please note that due to the kiln drying process, the timbers will be finished to the ¼" dimension (e.g., 8x8 timber finishes at 7¼x7¼).

Embellishments
Minimal radius edges on all timber edges.

Finishes
Interior: Single Coat of Benjamin Moore Woodluxe Oil Finish

TO BE CONFIRMED

Design Criteria
Building Code: California Building Code 2022 and International Building Code 2021

Dead Load: 25PSF
Wind Load: 110 MPH, Exposure C
Roof Live Load: 20PSF
Roof Snow Load: 0PSF
Timber Frame not designed for seismic loading

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HT-1.2 BENT 3
HT-2.0 SECTION 1
HT-2.1 SECTION 2
HT-2.2 SECTION 3
HT-3.0 ROOF PLAN

Cushing Terrell

Cushing Terrell has only reviewed the timber members and connections shown on these shop drawings. We find these members and connections are structurally adequate to resist the design gravity loads required for this project location. Cushing Terrell has not reviewed the foundation or the lateral force resisting system and therefore takes no responsibility for its design.

07/09/2025
REGISTERED PROFESSIONAL ENGINEER
SCOTT RATTERMAN
NO. C87102
CIVIL
STATE OF CALIFORNIA
Expires: 6/30/2027

Monterey County
Building Services
Approved
NucklesE on Mar 16, 2026

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REVISION INFORMATION

NO.	BY	DATE
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CLIENT INFORMATION

East Garrison Library

Corner of East Garrison Dr. and Sherman Blvd.
East Garrison, California 93933

DRAWING INFORMATION

COVER SHEET & PROJECT INFO

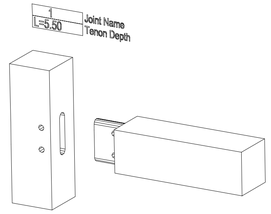
DRAWN BY: Evan Clow
REVIEWED BY: Adam Young
TF PROJECT MANAGER: Evan Clow
TF CHAMPION: Darren Watson
ISSUE DATE: 7.8.2025

PROJECT - DRAWING NUMBER

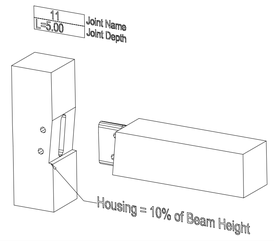
25-993

HT-0.0

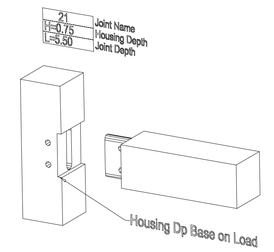
One Joint
Standard Tenon



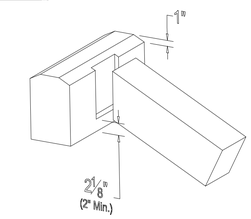
Eleven Joint
Angle Housing



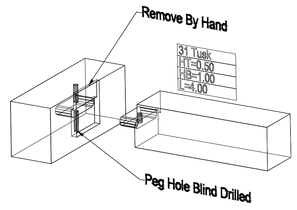
Twenty One Joint
Straight Housing



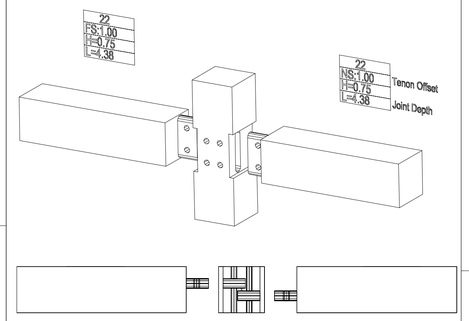
Ridge Housing



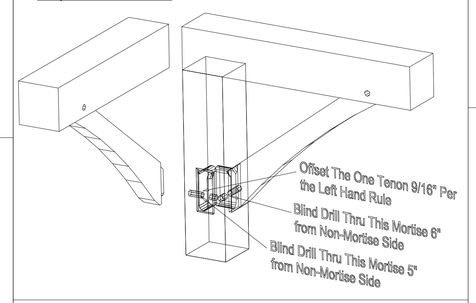
Tusk Tenon
Typical Floor Joist



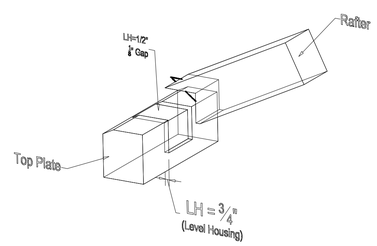
8x8 Bypassing Tenons
w/ Twenty One Joint



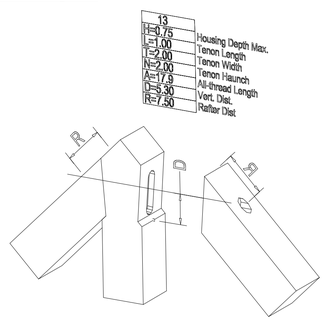
Perpendicular Braces



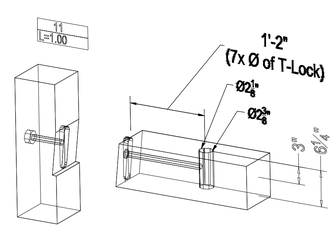
Interior Birdsmouth



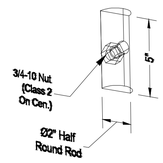
Thru Bolted King Post



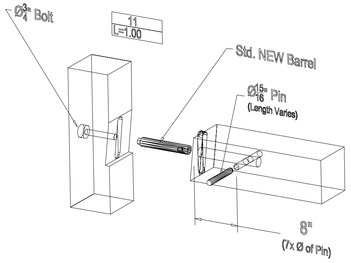
T-Lock
Into Eleven Joint



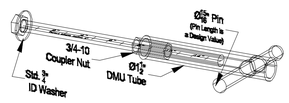
Standard T-Lock



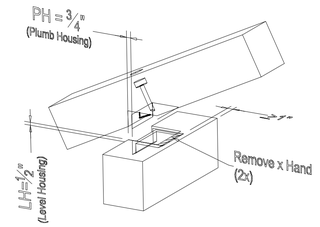
T-Barrel
Into Eleven Joint



Standard T-Barrel



Exterior Birdsmouth



Joint Numbering Scheme	Joint Group (first digit)	One. Mort.-Ten. (no housing)	Ten. Mort.-Ten. (sloped housing)	Twenty. Mort-Ten (square housing)
21 — Joint Number H=1.00 L=5.00 W=2.00 — Joint Properties				
Joint variation (last digit)				
Tenon centered		1	11	21
Tenon offset		2	12	22
Tenon cen. w/ haunch		3	13	23
Tenon offset w/ haunch		4	14	24

Properties Key(all tag measurements are in inches):

- T = Width of tenon (40mm typical)
- H = Housing depth
- L = Length of tenon (1) or joint (11,21,31)
- N = Haunch from beam surface
- A = All-thread length
- D = locating Dimension
- NS = Near Side
- FS = Far Side
- HT = Housing at Top
- HB = Housing at Bottom
- PS = Peg Shift

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General Notes:

Connectors:

Screws:

5/16" Ø (8mm) TBS - Washer head partially threaded screw by Rothoblaas (unless otherwise noted)

Pegs:

1" Ø (¾"Ø for 6x and under), structural, straight grained, Oak or Ash treated with paraffin, linseed oil or similar sealing substance. Posts to beams: 2 Pegs; Beams to Posts: 2 Pegs; and otherwise as indicated on detail (unless otherwise noted)

- Spacing: ≥ 2.5xØ U.N.O.
- Edge Spacing: ≥ 1.5xØ U.N.O.
- End Spacing: ≥ 3.0xØ U.N.O.

Tenons:

Stub Tenons:

1½" (40mm) wide by 1" long (unless otherwise noted)

Full Tenons:

1½" (40mm) wide by 5" long (unless otherwise noted)

Housings:

- ¾" for non-load bearing girts and connectors and load-bearing rafters (unless otherwise noted)
- 1" carrying timbers or those supporting trusses (unless otherwise noted)
- 2" minimum distance below rafter housing to bottom of carrying beam (for non-load-bearing rafters) (unless otherwise noted)

Threaded Rod (ASTM Grade A36):

- All-thread connection to be ¾"Ø-10 threaded rod with standard USS washers and nuts at both ends (unless otherwise noted)
- 3"Ø and 3"sq. washers to be ¼" thick minimum

Steel Angles, Plates, and Fabricated Connections: ASTM Grade A36

Metal Finishes:

All standard stock steel connections and hardware to be standard zinc coated. Custom fabrications to receive two coats of rust inhibitive primer. Finish coloring by others.

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Corner of East Garrison Dr. and Sherman Blvd.
East Garrison, California 93933

DRAWING INFORMATION

JOINERY STANDARDS

ISSUE DATE: 7.8.2025

DRAWN BY: Evan Clow | TF PROJECT MANAGER: Evan Clow

REVIEWED BY: Adam Young | TF CHAMPION: Darren Watson

PROJECT - DRAWING NUMBER

25-993

HT-0.1

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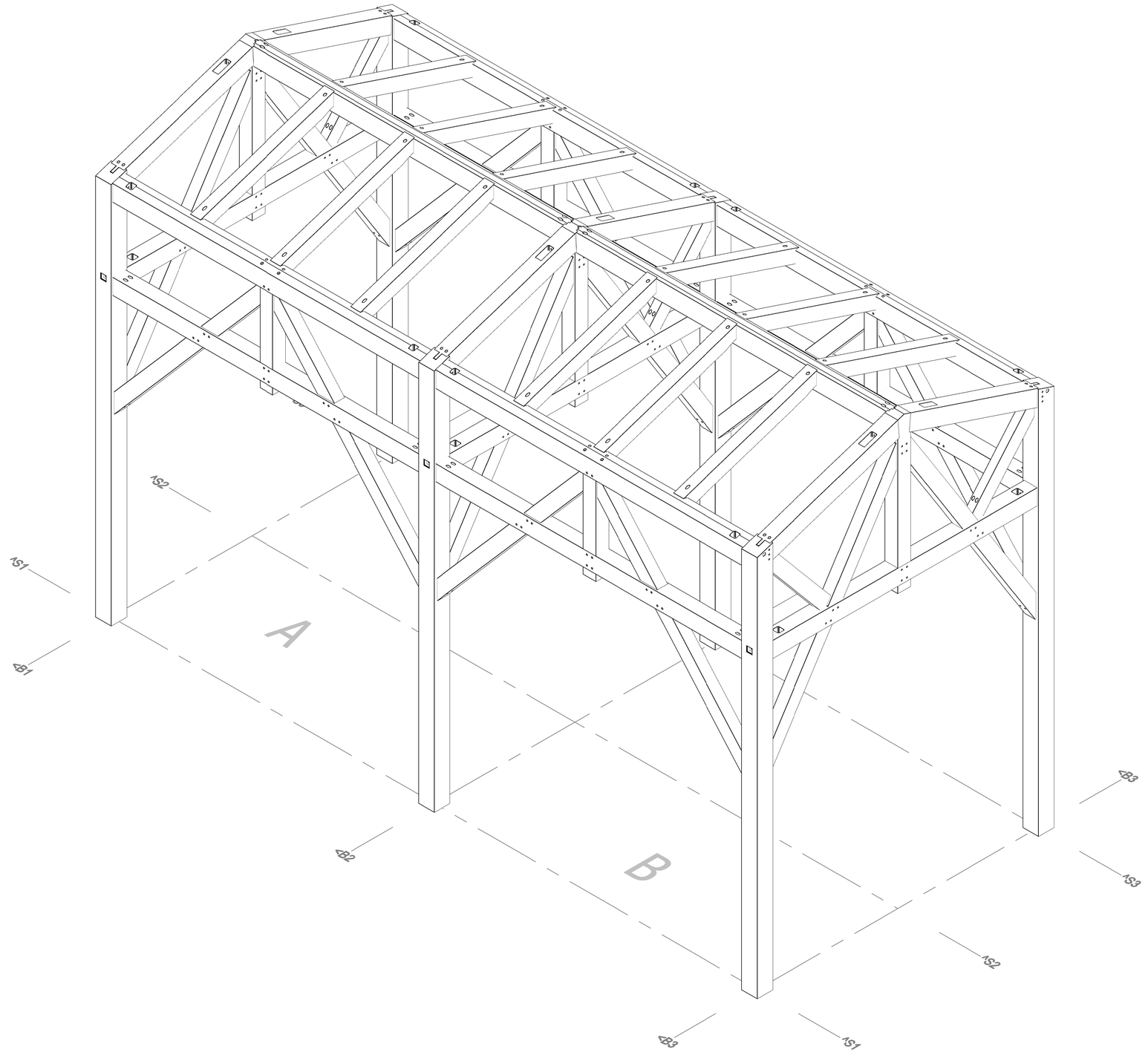

1 ISOMETRIC
Scale: NTS

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DRAWING INFORMATION

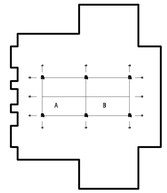
ISOMETRIC VIEW

ISSUE DATE: 7.8.2025
DRAWN BY: Evan Clow
REVIEWED BY: Adam Young
TF PROJECT MANAGER: Evan Clow
TF CHAMPION: Darren Watson

PROJECT - DRAWING NUMBER

25-993

HT-0.2



1 LOCATION PLAN
Scale: 1/32" = 1'-0"

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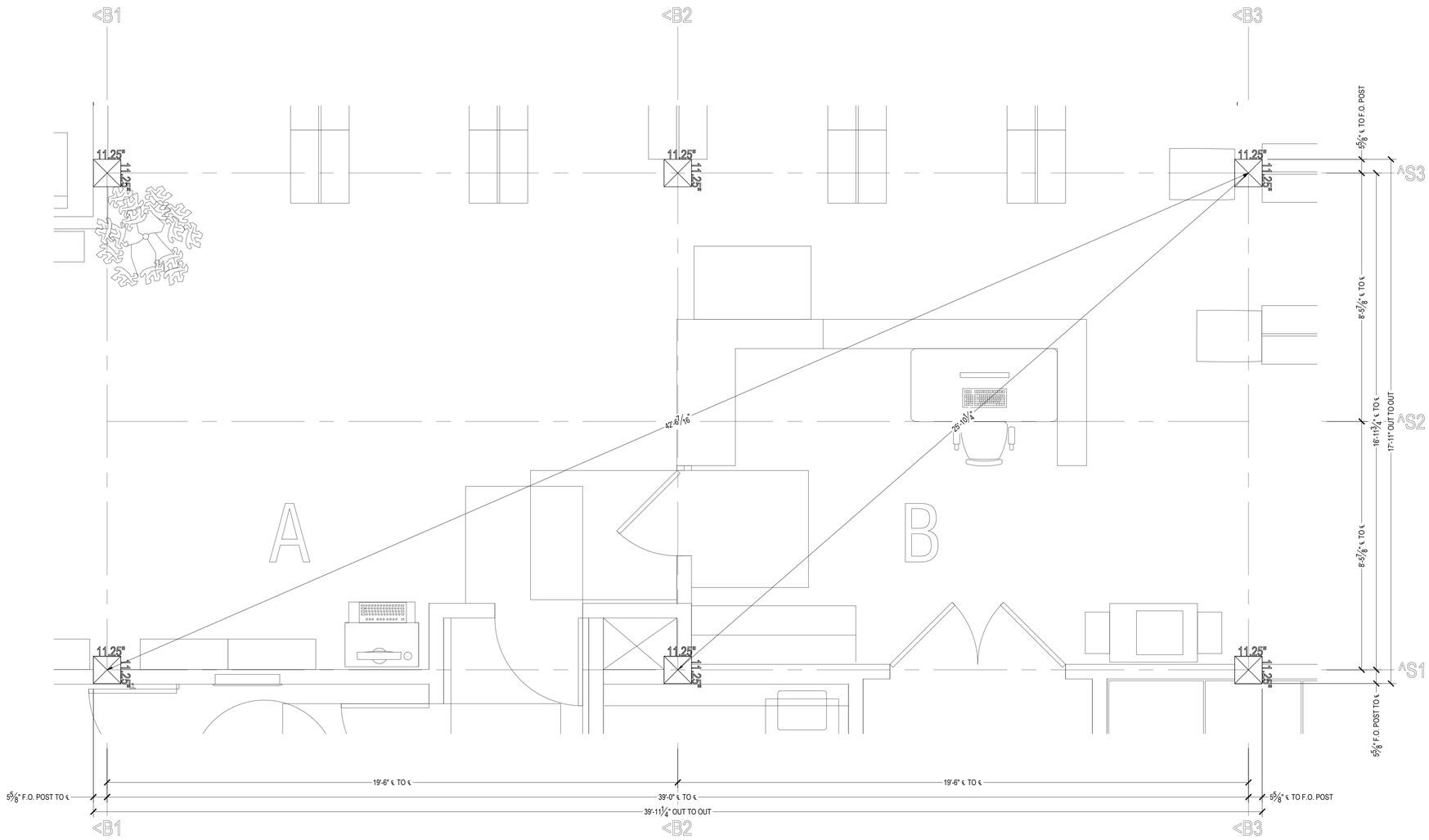

3 POST PLAN
Scale: 1/2" = 1'-0"

See Structural Set. 5/S3.2

2 INTERIOR POST BOTTOM
Scale: 1" = 1'-0"

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POST PLAN

DRAWN BY: Evan Clow
REVIEWED BY: Adam Young
TF PROJECT MANAGER: Evan Clow
TF CHAMPION: Darren Watson
ISSUE DATE: 7.8.2025

PROJECT - DRAWING NUMBER

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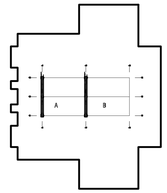

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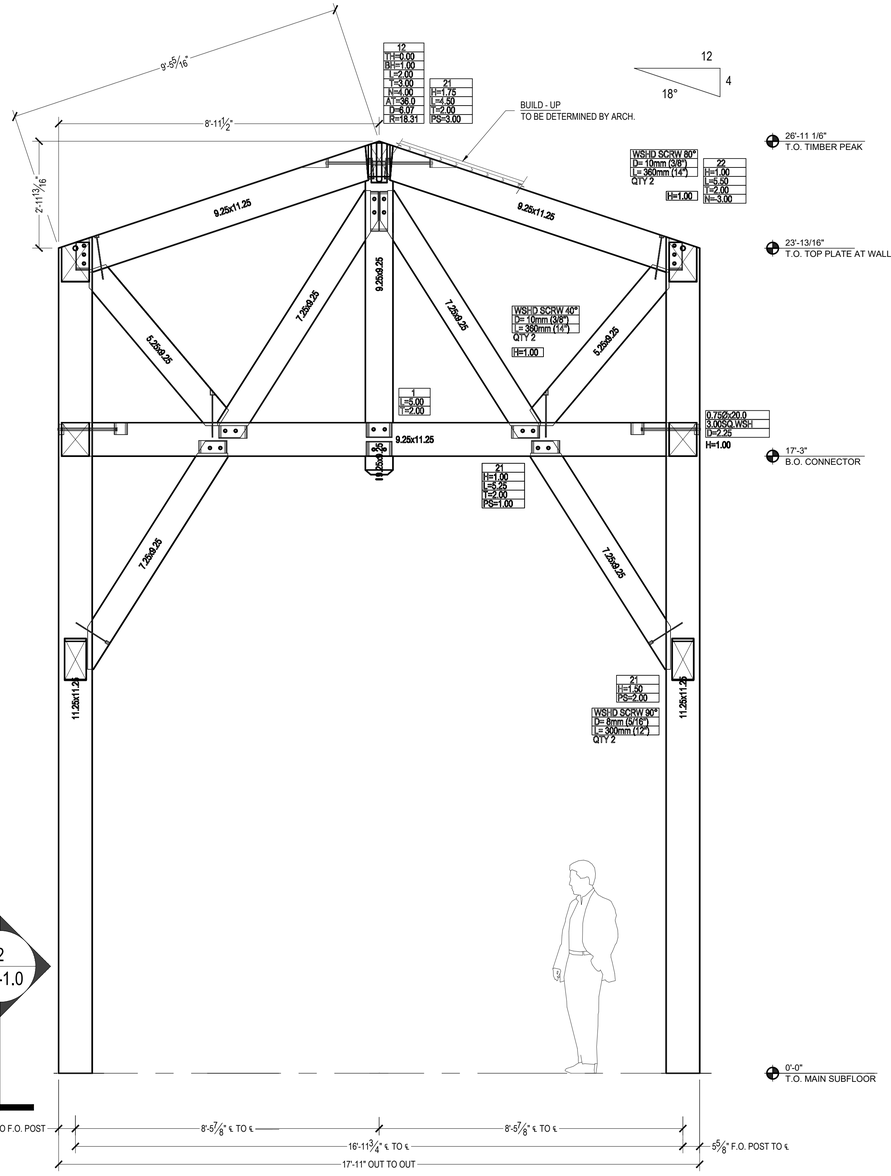

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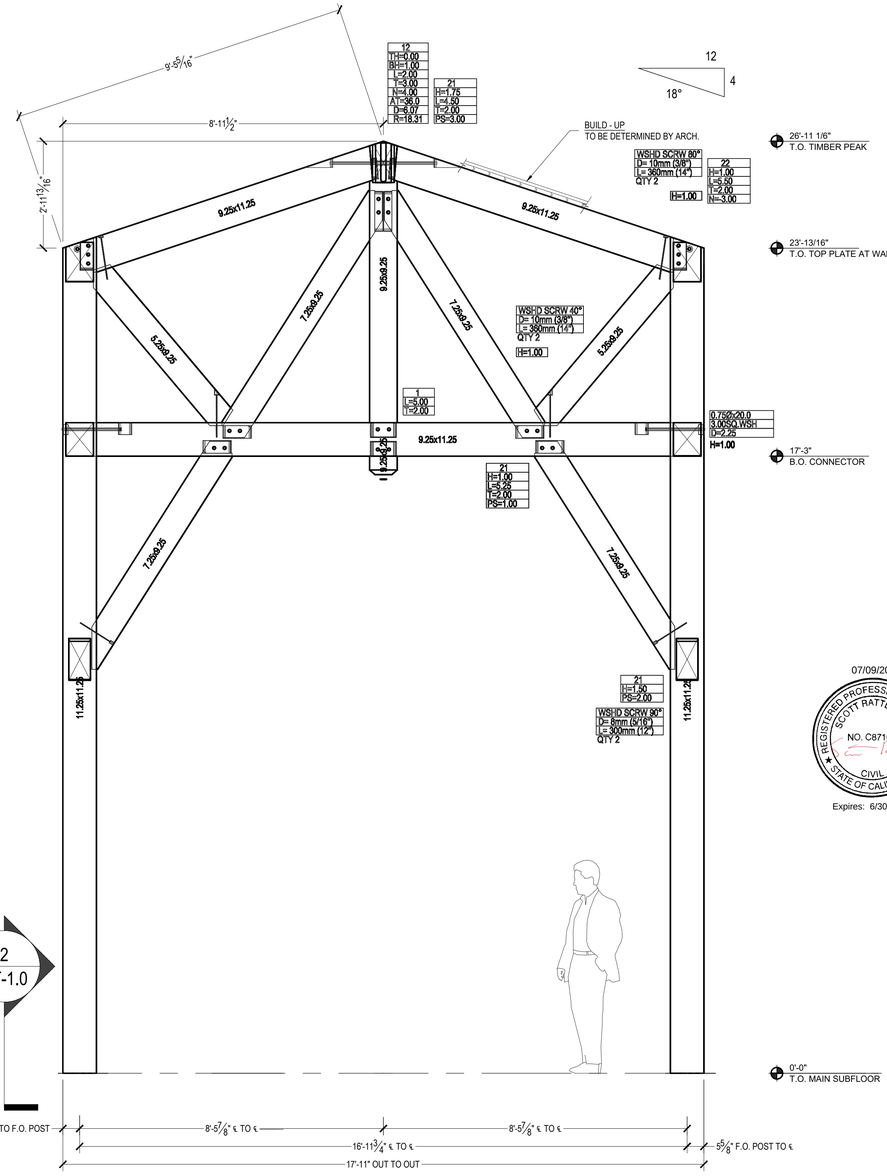

2 BENT 1
Scale: 1/2" = 1'-0"

2 HT-1.0

2 HT-1.0

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BENT 1, BENT 2

DRAWN BY: Evan Clow
REVIEWED BY: Adam Young
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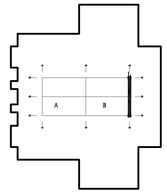

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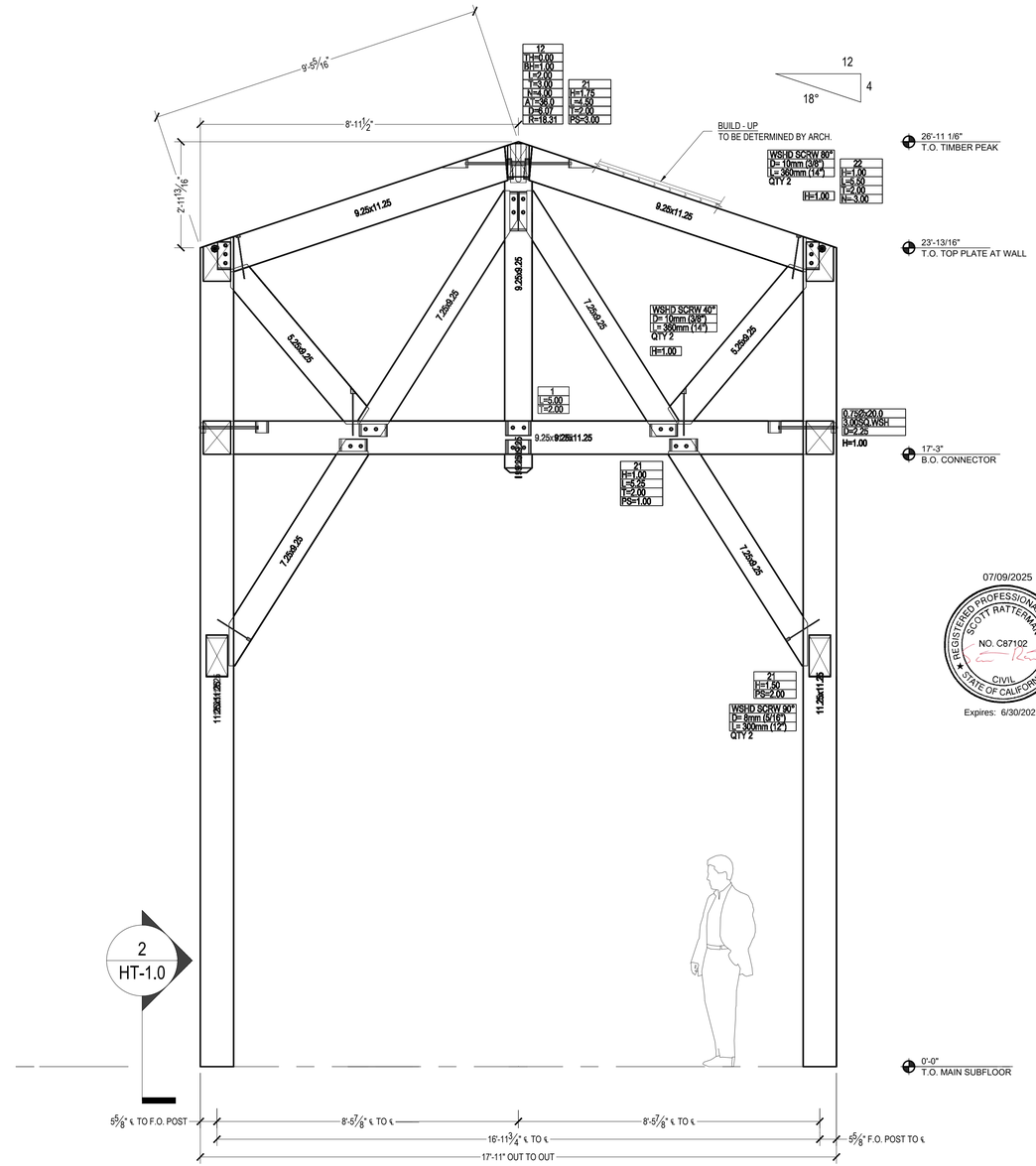

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2 BENT 3
Scale: 1/2" = 1'-0"

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DRAWING INFORMATION

BENT 3

DRAWN BY: Evan Clow
REVIEWED BY: Adam Young
TF PROJECT MANAGER: Evan Clow
TF CHAMPION: Darren Watson
ISSUE DATE: 7.8.2025

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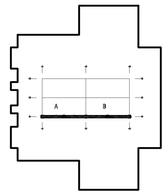
HT-1.2



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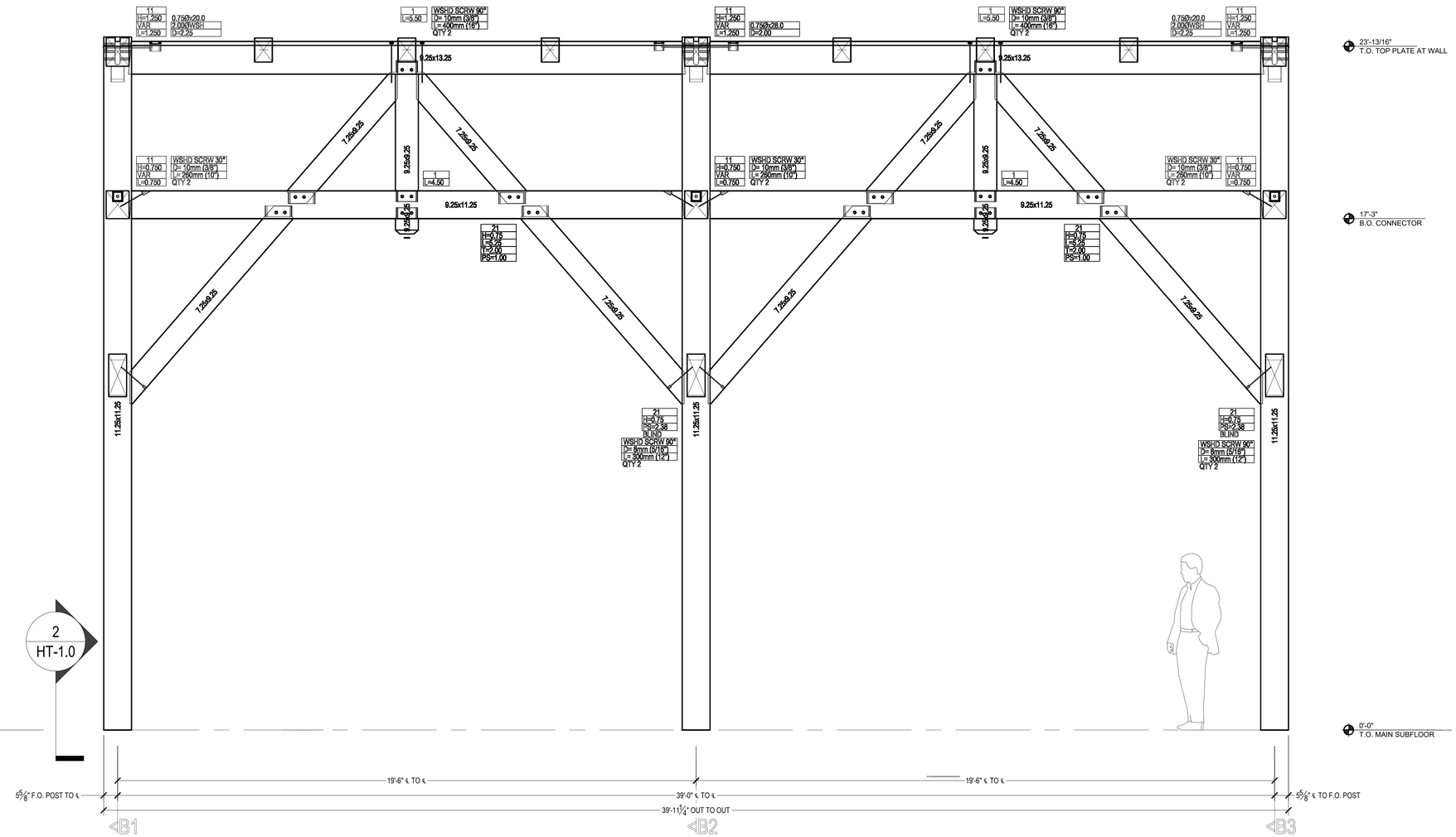

2 SECTION 1
Scale: 1/2" = 1'-0"

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SECTION 1

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REVIEWED BY: Adam Young
TF PROJECT MANAGER: Evan Clow
TF CHAMPION: Darren Watson
ISSUE DATE: 7.8.2025

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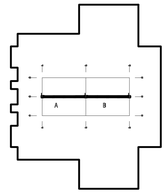
HT-2.0



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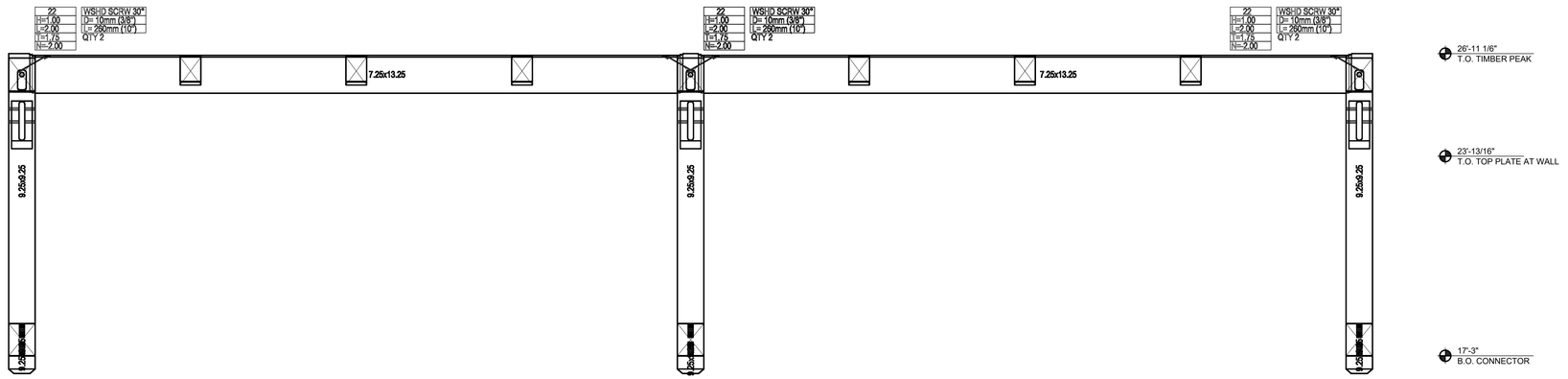

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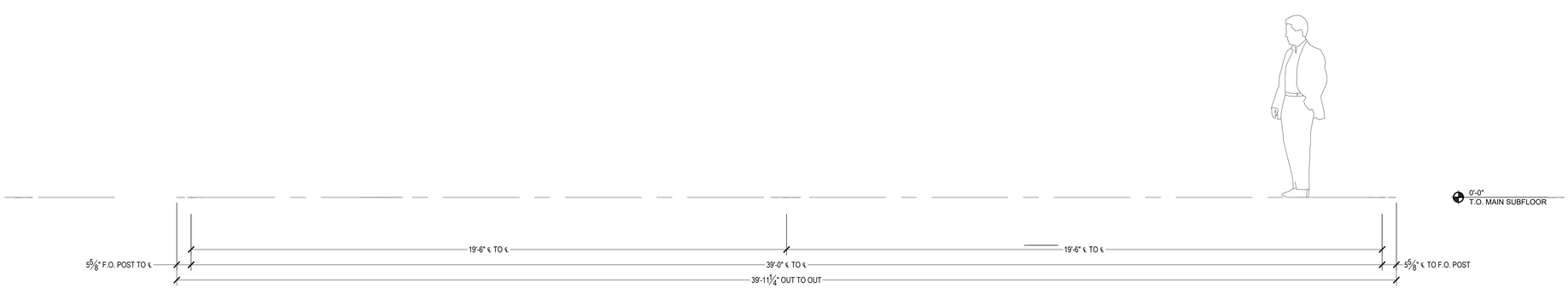

2 SECTION 2
Scale: 1/2" = 1'-0"

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East Garrison, California 93933

DRAWING INFORMATION

SECTION 2

DRAWN BY:	Evan Clow	TF PROJECT MANAGER:	Evan Clow
REVIEWED BY:	Adam Young	TF CHAMPION:	Darren Watson
ISSUE DATE:	7.8.2025		

PROJECT - DRAWING NUMBER

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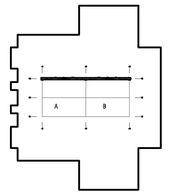

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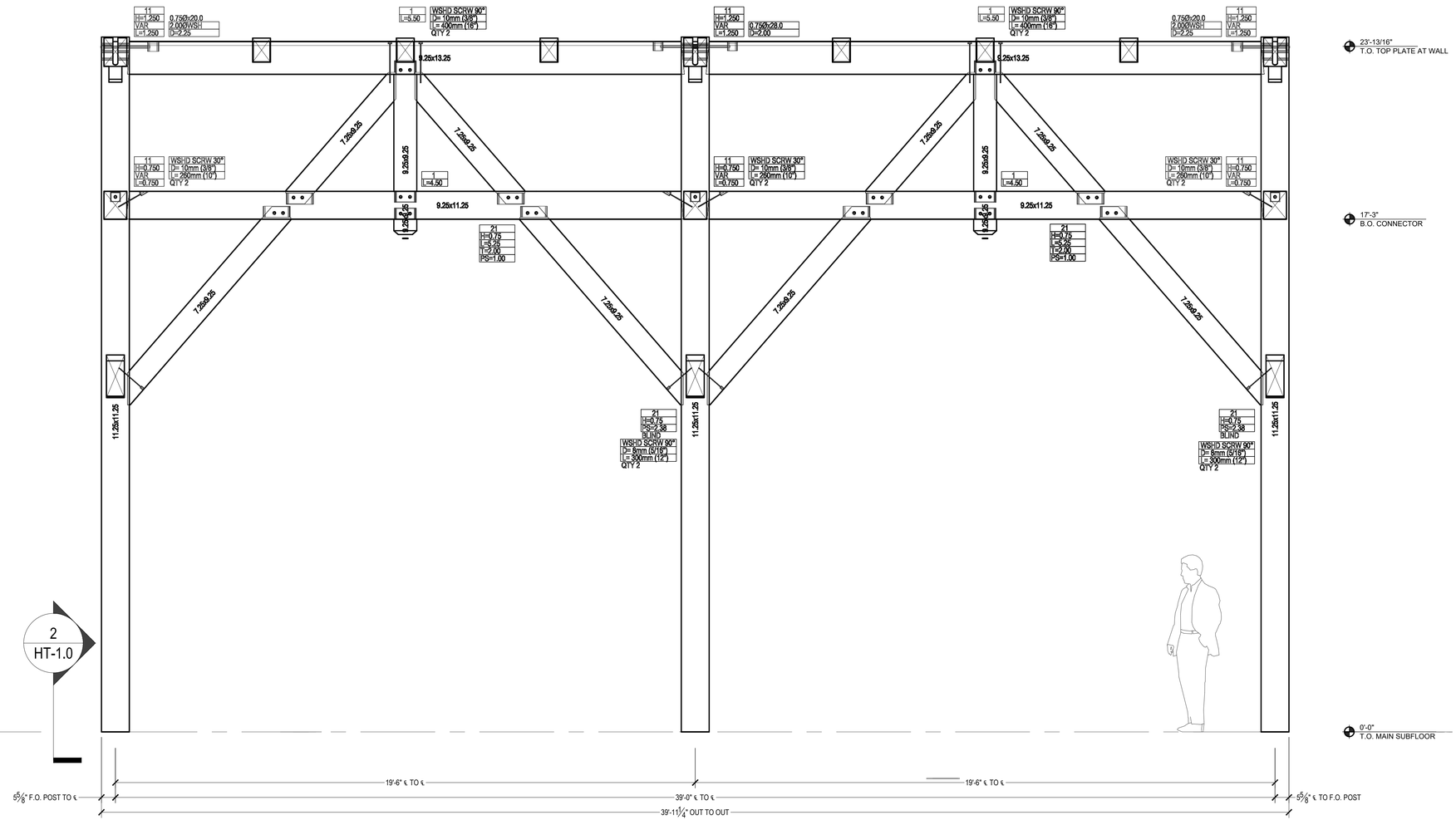

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f: 503.437.9132

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REVISION INFORMATION

NO.	BY	DATE
1	-	-

CLIENT INFORMATION

East Garrison Library

Corner of East Garrison Dr. and Sherman Blvd.
East Garrison, California 93933

DRAWING INFORMATION

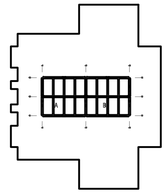
SECTION 3

DRAWN BY: Evan Clow
REVIEWED BY: Adam Young
TF PROJECT MANAGER: Evan Clow
TF CHAMPION: Darren Watson
ISSUE DATE: 7.8.2025

PROJECT - DRAWING NUMBER

25-993

HT-2.2

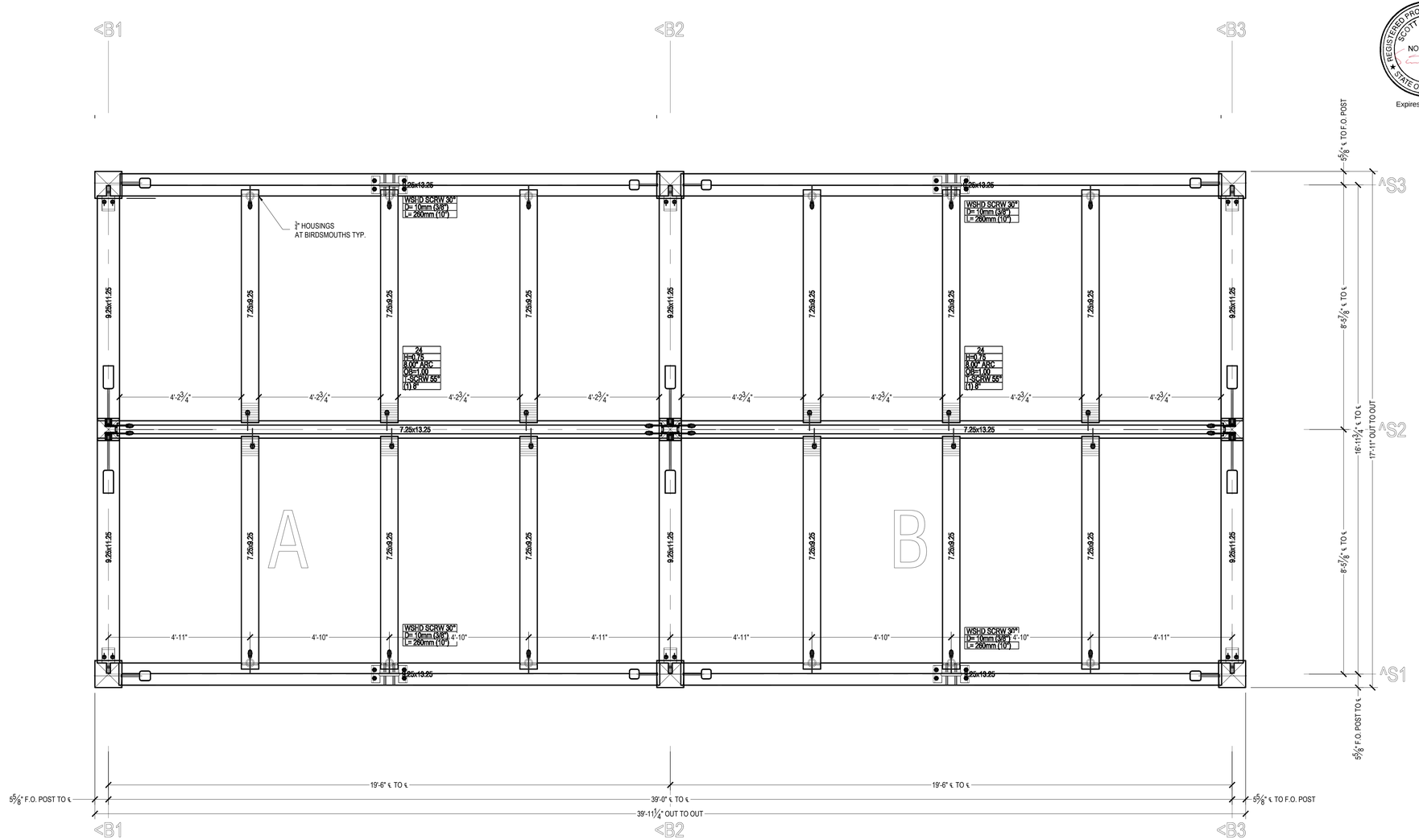


1 LOCATION PLAN
Scale: 1/32" = 1'-0"

07/09/2025

REGISTERED PROFESSIONAL ENGINEER
SCOTT RATTERMAN
NO. C87102
CIVIL
STATE OF CALIFORNIA

Expires: 6/30/2027



2 ROOF PLAN
Scale: 1/2" = 1'-0"

Monterey County
Building Services
Approved
NucklesE on Mar 16, 2026

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1180 Commercial Drive
Farmington, NY 14425
p: 585.924.3860
f: 585.924.9962

2675 NE Orchard Ave
McMinnville, OR 97128
p: 503.437.9017
f: 503.437.9132

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DRAWING INFORMATION

ROOF PLAN

DRAWN BY:	Evan Clow	TF PROJECT MANAGER:	Evan Clow
REVIEWED BY:	Adam Young	TF CHAMPION:	Darren Watson
ISSUE DATE:	7.8.2025		

PROJECT - DRAWING NUMBER

25-993

HT-3.0

I. GENERAL

1. THESE NOTES APPLY TO ALL DRAWINGS AND GOVERN UNLESS OTHERWISE NOTED OR SPECIFIED
2. VERIFY ALL EXISTING CONDITIONS AND PROPOSED DIMENSIONS AT JOB SITE. COMPARE STRUCTURAL DRAWINGS WITH ARCHITECTURAL DRAWINGS BEFORE COMMENCING WORK. NOTIFY ARCHITECT OF ANY DISCREPANCIES AND DO NOT PROCEED WITH AFFECTED WORK UNTIL THEY ARE RESOLVED. DO NOT SCALE DRAWINGS.
3. AT ALL TIMES THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS OF THE JOBSITE INCLUDING SAFETY OF THE PERSONS AND PROPERTY, AND FOR ALL NECESSARY INDEPENDENT ENGINEERING REVIEWS OF PROJECT CONDITIONS. THE ARCHITECT'S OR ENGINEER'S JOB SITE REVIEW IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES
4. SHOP DRAWINGS SHALL BE SUBMITTED AND REVIEWED BY THE ENGINEER AND ARCHITECT BEFORE FABRICATION FOR THE FOLLOWING ITEMS:
   A. STRUCTURAL STEEL
   B. REINFORCING BARS
5. THESE DRAWINGS ARE TO SHOW STRUCTURAL INFORMATION ONLY. FOR ALL NON-STRUCTURAL INFORMATION AND DETAILS INCLUDING BUT NOT LIMITED TO WATERPROOFING, FINISHES, ACCESSIBILITY, FIRE PROTECTION, ETC. REFER TO ARCHITECTURAL DRAWINGS

II. ROUGH LUMBER:

1. ALL ROUGH CARPENTRY WORK SHALL CONFORM WITH, AS A MINIMUM STANDARD, THE 2022 CBC LATEST EDITION, WHERE MORE STRINGENT REQUIREMENTS ARE NOT CALLED FOR ON THE DRAWINGS.
2. FRAMING LUMBER: SHALL BE DOUGLAS FIR - LARCH, GRADED BY WCL 13, RULE #16.
   a. STUDS: 2 X 4: STUD GRADE; NO. 2 OR BETTER
   b. RAFTERS, JOISTS, STRUCTURAL LIGHT FRAMING AND HEADERS: NO. 2 OR BETTER. KILN DRIED IF USED WITH FLOOR TRUSSES OR ABUTTING EXISTING FRAMING IN PLACE, OR UNDER TILE FLOORS.
   c. BEAMS & STRINGERS: NO. 1.
   d. PLATES, BLOCKS AND MISCELLANEOUS: NO. 2.
   e. EXPOSED POSTS AND BEAMS: NO. 1 APPEARANCE GRADE, FREE OF HEART CENTER.
3. ALL EXTERIOR DECKING SHALL BE REDWOOD SELECT, PRESSURE-TREATED, OR MANUFACTURED DECKING, SEE ARCHITECTURAL DRAWING FOR MORE INFO
4. SILLS AND MEMBERS IN CONTACT WITH BRICK, MASONRY, OR CONCRETE: PRESSURE TREATED DOUGLAS FIR. (MEMBERS EXPOSED TO VIEW SHALL BE FOUNDATION GRADE REDWOOD.)
5. PLYWOOD: SHALL BE DOUGLAS FIR PLYWOOD, PRODUCT STANDARD PS-1. THICKNESS SHALL BE 3/4" FOR FLOOR SHEATHING & 1/2" FOR ROOF SHEATHING.
6. GLUE FOR GLUED FLOOR CONSTRUCTION: APA PERFORMANCE SPECIFICATION AFG-01.
7. HANGERS, CLIPS AND FASTENERS: AS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY, OR APPROVED EQUAL. ALL CONNECTORS FOR EXTERIOR EXPOSURE OR AGAINST PRESSURE TREATED LUMBER SHALL BE GALVANIZED.
8. USE ONLY COMMON WIRE NAILS OR SPIKES OF THE DIMENSION SHOWN IN THE 2022 CBC NAILING SCHEDULE, TABLE 2304.9.1. PROVIDE PENETRATION INTO THE PIECE RECEIVING THE POINT OF NOT LESS THAN 1/2 THE LENGTH OF THE NAIL OR SPIKE. NAIL WITHOUT SPLITTING WOOD, PRE-BORE AS REQUIRED. REPLACE ALL SPLIT MEMBERS. REMOVE ALL NAILS WHICH DO NOT ACCURATELY PENETRATE THE WOOD FOR THE REQUIRED DISTANCE AND REPLACE WITH PROPER NAILING.
9. FOR BOLTING, DRILL HOLES 1/16 INCH LARGER IN DIAMETER THAN THE BOLTS. DRILL STRAIGHT AND TRUE FROM ONE SIDE ONLY. BOLT THREADS MUST NOT BEAR ON WOOD. FOR WOOD SCREWS, PRE-BORE HOLES SAME DIAMETER AS ROOT OF THREAD. ENLARGE HOLES TO SHANK DIAMETER FOR THE LENGTH OF THE SHANK. SCREW, DO NOT DRIVE, ALL LAG AND WOOD SCREWS. USE PLATE WASHERS OR MALLEABLE IRON WASHERS UNDER NUTS AND HEADS OF BOLTS OR SCREWS.
10. ALL NEW FRAMING LUMBER SHALL HAVE 19% MAXIMUM MOISTURE CONTENT AT THE TIME OF INSTALLATION AND FABRICATION OR INCLUDE THE APPROPRIATE Cm FACTOR IN THE ALLOWABLE DESIGN VALUES FOR BOLTS, LAG SCREWS, AND NAILS PER NDS 2018 TABLE11.3.3.

III. CALGREEN MANDATORY MEASURES - COMPOSITE WOOD PRODUCTS

SECTION 4.504.4:

- HARDWOOD PLYWOOD, PARTICLEBOARD AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE REQUIREMENTS FOR FORMALDEHYDE AS SPECIFIED IN THE AIR RESOURCES BOARD'S AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD (17 CCR 93120 ET. SEQ.), AS SHOWN IN TABLE 4.504.5. DOCUMENTATION IS REQUIRED PER SECTION 4.504.5.1.
- DEFINITION OF COMPOSITE WOOD PRODUCTS: COMPOSITE WOOD PRODUCTS INCLUDE HARDWOOD PLYWOOD, PARTICLEBOARD, AND MEDIUM DENSITY FIBERBOARD. "COMPOSITE WOOD PRODUCTS" DO NOT INCLUDE HARDBOARD, STRUCTURAL PLYWOOD, STRUCTURAL PANELS, STRUCTURAL COMPOSITE LUMBER, ORIENTED STRAND BOARD, GLUED LAMINATED TIMBER, PREFABRICATED WOOD I-JOISTS, OR FINGER-JOINED LUMBER, ALL AS SPECIFIED IN CCR, TITLE 17, SECTION 93120.1(A).

SECTION 4.504.5:

- VERIFICATION OF COMPLIANCE SHALL BE PROVIDED AS REQUESTED BY THE ENFORCING AGENCY, AND AS REQUIRED IN SECTION 4.504.5.1.

SECTION 4.504.5.1:

- VERIFICATION OF COMPLIANCE SHALL BE PROVIDED AS REQUESTED BY THE ENFORCING AGENCY, AND AS REQUIRED IN SECTION 4.504.5.1.

IV. CALGREEN MANDATORY MEASURES - MOISTURE CONTENT OF BUILDING MATERIALS

SECTION 4.505.3:

BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19% MOISTURE CONTENT. MOISTURE CONTENT SHALL BE VERIFIED IN COMPLIANCE WITH THE FOLLOWING:
1. MOISTURE CONTENT SHALL BE DETERMINED WITH EITHER A PROBE-TYPE OR A CONTACT-TYPE MOISTURE METER. EQUIVALENT MOISTURE VERIFICATION METHODS MAY BE APPROVED BY THE ENFORCING AGENCY AND SHALL SATISFY REQUIREMENTS IN SECTION 101.8.
2. MOISTURE READINGS SHALL BE TAKEN AT A POINT 2 FEET TO 4 FEET FROM THE GRADE-STAMPED END OF EACH PIECE TO BE VERIFIED.
3. AT LEAST 3 RANDOM MOISTURE READINGS SHALL BE PERFORMED ON WALL AND FLOOR FRAMING WITH DOCUMENTATION ACCEPTABLE TO THE ENFORCING AGENCY PROVIDED AT THE TIME OF APPROVAL TO ENCLOSE THE WALL AND FLOOR FRAMING.

INSULATION PRODUCTS WHICH ARE VISIBLY WET OR HAVE A HIGH MOISTURE CONTENT SHALL BE REPLACED OR ALLOWED TO DRY PRIOR TO ENCLOSURE IN WALL OR FLOOR CAVITIES. MANUFACTURERS' DRYING RECOMMENDATIONS SHALL BE FOLLOWED FOR WET-APPLIED INSULATION PRODUCTS PRIOR TO ENCLOSURE.

V. WOOD STRUCTURAL PANALS

1. ALL WOOD STRUCTURAL PANELS SHALL BE APA RATED.
2. WOOD STRUCTURAL PANELS SHALL MEET THE THICKNESS SPECIFIED HEREIN OR AS SHOWN ON DRAWINGS.
3. WOOD STRUCTURAL PANELS FOR FLOORS AND ROOFS SHALL BE LAID WITH WOOD GRAIN PERPENDICULAR TO JOISTS AND RAFTERS UNO IN PLANS.
4. WOOD STRUCTURAL PANELS FOR WALLS SHALL BE LAID WITH LONG DIRECTION VERTICAL WITH ALL EDGES BLOCKED.
5. UNLESS NOTED OTHERWISE ON THE DRAWINGS, WOOD STRUCTURAL PANELS FOR ROOF SHEATHING SHALL BE 1/2" THICK WITH SPAN RATING 40/20, AND NAILED WITH 10d NAILS AT 6" OC AT PANEL EDGES AND 12" OC FIELD NAILING.
6. UNLESS NOTED OTHERWISE ON THE DRAWINGS, WOOD STRUCTURAL PANELS FOR FLOOR SHEATHING SHALL BE 3/4" STURD-I-FLOOR WITH SPAN RATING 48/24, T&G WITH 10d NAILS AT 6" OC AT PANEL EDGES AND 12" OC FIELD NAILING. T&G MAY BE OMITTED WHERE BLOCKED EDGES ARE APPLIED.
7. UNLESS NOTED OTHERWISE IN SHEAR WALL SCHEDULE, WOOD STRUCTURAL PANELS FOR EXTERIOR WALL SHEATHING SHALL BE 1/2" APA CDX 1 WITH SPAN RATING 24/0 EXPOSURE 1 WITH 10d NAILS AT 6" OC AT PANEL EDGES AND 12" OC FIELD NAILING.

VI. FASTENING

FASTENING (NAILING) SCHEDULE SHOULD MEET THE REQUIREMENTS OF 2022 CBC TABLE 2304.10.2.

VII. FOUNDATIONS

1. FOUNDATION DESIGN BASED ON CHAPTER 18 OF CBC WITH A VERTICAL BEARING OF 1500 PSF AND SKIN FRICTION OF 250 PSF.
2. EXCAVATIONS SHALL BE MADE AS NEAR AS POSSIBLE TO NEAT LINES AS REQUIRED BY SPECIFIED DESIGN SHAPE. ALL FOUNDATIONS SHALL BE POURED WITHOUT FORM BOARDS WHERE POSSIBLE. IF TRENCHES ARE UNSTABLE, FULLY FORM SIDES TO DESIGNED SPECIFICATIONS.
3. STANDING WATER SHALL BE REMOVED FROM TRENCHES PRIOR TO PLACEMENT. IF TRENCH BECOMES SATURATED AND SOFT, REMOVE SOFTENED MATERIAL AND REPLACE WITH APPROPRIATE COMPACTED MATERIAL.

VIII. CONCRETE

1. FOOTINGS, RETAINING WALLS AND PIERS: ¾" MAXIMUM AGGREGATE SIZE, 4" MAXIMUM SLUMP, AND 3000 PSI AT 28 DAYS. (DESIGNED FOR 2500 PSI). APPLY FORM SEALERS AND MOISTEN FORMS PRIOR TO PLACING CONCRETE.
2. INTERIOR SLABS ON GRADE: 1" MAXIMUM AGGREGATE SIZE 3-1/2" SLUMP, 3000 PSI AT 28 DAYS. (DESIGNED FOR 2500 PSI.) PRIOR TO SLAB ON GRADE POURS, THOROUGHLY SOAK UNDERLYING BASE. FINISH INTERIOR SLABS FOR A FLOAT FINISH FOLLOWED BY A MONOLITHIC STEEL TROWEL FINISH.
3. CONCRETE MUST BE PLACED WITHIN 90 MINUTES OF BATCHING.
4. CONCRETE CALL BE CURED FOR MINIMUM 10 DAYS WITH ANY APPROVED METHOD, SUCH AS CURING COMPOUND, CURING BLANKET, CONTINUOUS SOAKING, ETC. NOTE; FOOTINGS ARE EXCEPT FROM CURING REQUIREMENT.
5. REMOVE FORMS AFTER CONCRETE HAS PROPERLY CURED AND HAS REACHED SUFFICIENT STRENGTH TO SUPPORT LOADS. REMOVE FORMS WITHOUT INJURING OR SPALLING CONCRETE. REMOVE SNAP TIES AND OTHER BREAK OFF ACCESSORIES COMPLETELY. PROTECT EXPOSED CONCRETE FROM DAMAGE OR STAINING UNTIL FINAL ACCEPTANCE.
6. CONDUITS OR PIPES O.D. WITHIN SLAB SHALL NOT EXCEED 30% OF SLAB THICKNESS AND SHALL BE SPACED AT LEAST FOUR DIAMETERS APART, U.N.O.

IX. CALGREEN MANDATORY MEASURES - CONCRETE SLAB FOUNDATONS

SECTION 4.505.2:

CONCRETE SLAB FOUNDATIONS OR CONCRETE SLAB-ON-GROUND FLOORS REQUIRED TO HAVE A VAPOR RETARDER BY THE CALIFORNIA BUILDING CODE, CHAPTER 19, OR THE CALIFORNIA RESIDENTIAL CODE, CHAPTER 5, RESPECTIVELY, SHALL ALSO COMPLY WITH THIS SECTION.

SECTION 4.505.2.1:

A CAPILLARY BREAK SHALL BE INSTALLED IN COMPLIANCE WITH AT LEAST 1 OF THE FOLLOWING:

1. A 4-INCH THICK BASE OF 1/2-INCH OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED WITH A VAPOR RETARDER IN DIRECT CONTACT WITH CONCRETE AND A CONCRETE MIX DESIGN WHICH WILL ADDRESS BLEEDING, SHRINKAGE AND CURLING SHALL BE USED. FOR ADDITIONAL INFORMATION, SEE AMERICAN CONCRETE INSTITUTE, ACI 302.2R-06.
2. OTHER EQUIVALENT METHODS APPROVED BY THE ENFORCING AGENCY.
3. A SLAB DESIGN SPECIFIED BY A LICENSED DESIGN PROFESSIONAL.

X. REINFORCING STEEL

1. ALL REINFORCING STEEL FOR CONCRETE AND/OR MASONRY CONSTRUCTION SHALL BE PLACED IN CONFORMANCE WITH "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE", ACI318; "BUILDING CODE REQUIREMENTS FOR MASONRY CONSTRUCTION", ACI 530; "SPECIFICATIONS FOR MASONRY STRUCTURES", ACI 530.1; AND THE ACI DETAILING MANUAL" AS MODIFIED BY THE PROJECT DRAWINGS AND SPECIFICATIONS.
2. REINFORCING STEEL:
   A. DEFORMED BARS, ASTM A 615 GRADE 60
   B. WELDED WIRE FABRIC, ASTM A 185
   C. SHEAR WALL BOUNTRY ELEMENTS, LATERAL LOAD RESISTING FRAME ELEMENTS, AND AT WELDED REINFORCING, ASTM A706
3. REINFORCING STEEL SHALL HAVE THE FOLLOWING CONCRETE COVER, UNLESS OTHERWISE NOTED:
   A. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED EARTH: 3"
   B. CONCRETE FORMED AND EXPOSED TO EARTH OR WEATHER:
      1.) #6 THRU #11 BARS: 2"
      2.) #5, W31 OR D31 WIRE, AND SMALLER: 1-1/2"
   C. CONCRETE NOT EXPOSED TO WEATHER OR NOT IN CONTACT WITH THE GROUND:
      1.) SLABS AND WALLS: 3/4"
      2.) BEAMS AND COLUMNS PRIMARY REINFORCEMENT, TIES, STIRRUPS, SPIRALS: 1-1/2"
4. ALL LAP SPLICES SHALL BE CLASS B SPLICE AND 2'-0" MINIMUM, UNLESS OTHERWISE NOTED.
5. PROVIDE FOUNDATION DOWELS TO MATCH SIZE AND SPACING OF WALL OR COLUMN REINFORCEMENT. EXTEND DOWELS A LAP SPLICE LENGTH INTO WALL OR COLUMN AND TERMINATE WITH STANDARD HOOK 3" ABOVE BOTTOM OF FOOTING, UNLESS OTHERWISE NOTED.
6. ALL REINFORCING STEEL AND EMBEDMENTS TO BE HELD SECURELY IN PLACE PRIOR TO PLACING CONCRETE. PROVIDE SUFFICIENT SUPPORTS TO ALLOW WALKING ON REINFORCEMENT.
7. WELDING OF REINFORCING IS PROHIBITED, UNLESS APPROVED BY STRUCTURAL ENGINEER.
8. REINFORCEMENT SHALL BE PLACED IN RELATIVE POSITION SHOWN ON THE DRAWINGS. NO SPLICES IN REINFORCING WILL BE PERMITTED, UNLESS SHOWN IN THE STRUCTURAL DRAWINGS OR APPROVED BY THE STRUCTURAL ENGINEER.
9. STAGGER LAP SPLICES OF ADJACENT BARS IN CONTINUOUS FOUNDATION MEMBERS 5'-0" MINIMUM.
10. ALL SLABS ON GRADE TO HAVE CONTROL JOINTS IN ROUGHLY 20FTx20FT SQUARES.
11. UNLESS DETAILED OTHERWISE, REINFORCING STEEL IN CONTINUOUS BEAMS AND SPANDRELS SHALL HAVE THE TOP STEEL SPLICED AT MID-SPAN AND THE BOTTOM STEEL SPLICED OVER SUPPORTS (30 DIA. MIN.) AT DISCONTINUOUS ENDS, THE TOP STEEL SHALL BE BENT DOWN 12 DIA. OR 12" MINIMUM WHICHEVER IS GREATER. SEE DETAILS OR SCHEDULE.

XI. ROD, REBAR, AND ANCHOR EPOXY INSTALLATION

1. DRILL HOLES USING ROTARY DRILL (NO IMPACT TOOLS ALLOWED) TO DEPTHS SHOWN ON PLANS / DETAILS. HOLE DIAMETER SHALL BE 1/8 INCH LARGER THAN THE ROD DIAMETER, UNLESS OTHERWISE NOTED
2. DO NOT CUT EXISTING REINFORCING WHEN DRILLING HOLE. WHERE REINFORCING IS ENCOUNTERED, RELOCATE HOLE AND GROUT ABANDONED HOLE.
3. AFTER DRILLING HOLE, BRUSH HOLE WITH CIRCULAR WIRE BRUSH, THEN BLOW HOLE WITH COMPRESSED AIR
4. EPOXY SHALL BE INSERTED INTO HOLE USING MANUFACTURER APPROVED APPLICATOR GUN
5. POUR MEASURED AMOUNT OF EPOXY PER MANUFACTURER'S RECOMMENDATION INTO HOLE, INSERT ROD WHILE TWISTING CONTINUOUSLY IN ONE DIRECTION. REMOVE EXCESS DISPLACED EPOXY OUTSIDE OF HOLE PRIOR TO HARDENING
6. EPOXY SHALL BE SIMPSON SET-XP (ICC ESR 2508) OR EQUAL AND SIMPSON SET (ICC ESR 1772) OR EQUAL FOR RODS IN CMU / BRICK
7. USE NON-SAG, NORMAL SET EPOXY FOR HORIZONTAL OR OVERHEAD APPLICATIONS

XII. STRUCTURAL STEEL

1. ALL STRUCTURAL STEEL TO BE DETAILED, FABRICATED AND ERECTED IN ACCORDANCE WITH AISC SPECIFICATIONS.
2. ALL WELDING SHALL CONFORM TO CURRENT AMERICAN WELDING SOCIETY STANDARDS AND TO BE PERFORMED BY CERTIFIED WELDERS.
3. STEEL GRADES:
   A. PLATES, OTHER SHAPES, AND RODS: ASTM A 36
   B. W SHAPES: ASTM A 992
   C. HOLLOW STRUCTURAL SECTIONS (HSS): ASTM A 500, GRADE B
   D. PIPE: ASTM A 53, GRADE B
   E. BOLTS:
      1.) ASTM A 325N FOR STEEL TO STEEL CONNECTIONS, UNO
      2.) ASTM A 307 FOR WOOD CONNECTIONS, A STANDARD WASHER IS REQUIRED UNDER BOLT HEAD OR NUT BEARING ON WOOD
   F. ANCHOR BOLTS: ASTM F 1554, GRADE 36
   G. FRAME ANCHOR BOLTS: F 1554, [55]
   H. BASE PLATES: ASTM A 36
   I. FRAME BASE PLATES: ASTM A 572, GRADE 50
   J. DOUBLER PLATES, CONTINUITY PLATES AND GUSSET PLATES IN FRAME JOINTS: ASTM A572, GRADE 50
4. ALL WELDING ELECTRODES SHALL BE E70XX, UNLESS OTHERWISE NOTED
   A. ALL GROOVE WELDS SHALL BE COMPLETE PENETRATION, UNO.
   B. ALL FILLET WELDS SHALL BE PER AISC. MINIMUM SIZES ARE BASED ON THICKNESS OF MATERIALS JOINED, UNO.
5. HEADED STUD ANCHORS (HSA) / WELDED STUDS (WS): ASTM A 108. WELDED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS AND PROCEDURES. REFER TO DETAILS FOR STUD DIAMETER AND LENGTH.
6. DEFORMED BAR ANCHORS (DBA): ASTM A496. WELDED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS AND PROCEDURES. REFER TO DETAILS FOR BAR DIAMETER AND LENGTH.
7. STEEL BEAMS ARE EQUALLY SPACED BETWEEN DIMENSION POINTS OR GRID LINES, UNO.
8. ALL DETAILS ARE TYPICAL. FOR CONDITIONS NOR SPECIFICALLY SHOWN, CONTRACTOR SHALL APPLY SIMILAR CONCEPT OR INTENT TO DETAIL THOSE CONDITIONS AND SUBMIT FOR REVIEW AND APPROVAL.
9. BOLT HOLES SHALL BE NO MORE THAN 1/16" OVERSIZE, UNLESS OTHERWISE NOTED. WHERE OVERSIZED HOLE IS REQUIRED AT BASE PLATES, PROVIDE 5/16"x3"x3" PLATE WASHER WELDED TO THE BASE PLATE, WITH 1/4" FILLET WELD x 2-1/2" ON THREE SIDES.
10. ALL STEEL EXPOSED TO THE WEATHER SHALL BE GALVANIZED, UNO.
11. BEAMS SHALL BE CAMBERED AS NOTED ON DRAWINGS. CAMBER SHALL APPROXIMATE A CIRCULAR ARC. CAMBER ACCOMPLISHED BY INSTALLING A SINGLE KINK AT MID SPAN OF BEAMS IS NOT ACCEPTABLE.
12. GAS CUTTING TORCHES SHALL NOT BE USED TO CORRECT FABRICATION ERRORS WITHOUT THE APPROVAL OF THE STRUCTURAL ENGINEER.
13. NON-SHRINK GROUT IS REQUIRED UNDER ALL BASE PLATES. GROUT SHALL COMPLY WITH ASTM C 1107 GRADE A AND ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 7000 PSI AT 28 DAYS.
14. STEEL MEMBERS CONNECTING TO OR SUPPORTING WOOD FRAMING SHALL HAVE 1/2" DIAMETER THREADED STUDS AT 24" OC, TYPICAL UNO

XIII. BASIS OF DESIGN

1. DESIGN LOADS:

	DL (PSF)	LL (PSF)
A. ROOF:	25	20
B. FLOOR:	15	40
C. CEILING:	8	10
D. INTERIOR WALLS:	6	0
E. EXTERIOR WALLS:	10	0
F. DECK:	15	60

2. SEISMIC PER ASCE 7-16:

	VALUE
A. SEISMIC IMPORTANCE FACTOR:	I = 1.0
I. RISK CATEGORY:	II
P. SEISMIC DESIGN CATEGORY:	D
V. SOIL SITE CLASS:	D, DEFAULT
W. SPECTRAL RESPONSE COEFFICIENT:	Sds = 1.261
X. SPECTRAL RESPONSE COEFFICIENT:	Sd1 = 0.54
Y. MAPPED SPECTRAL RESPONSE ACCELERATION:	S1 = 1.07
Z. RESPONSE MODIFICATION FACTOR:	R = 6.5
AA. SEISMIC RESPONSE COEFFICIENT:	Cs = 0.194

3. WIND:
   A. EXPOSURE C
   B. ~~110 MPH WIND SPEED~~
4. SOIL: PER GEOTECHNICAL REPORT BY EARTH SYSTEMS (1)

	VALUE (PSF)
A. BEARING STRENGTH:	2500 (D+L)
B. FRICTION STRENGTH:	250
C. SEISMIC BEARING STRENGTH:	3000

XIV. ENGINEERED STRUCTURAL LUMBER

1. CERTIFICATES: FURNISH AITC CERTIFICATE OF CONFORMANCE, STATING GLUE-LAMINATED MEMBERS WERE PRODUCED IN ACCORDANCE WITH ANSI STANDARD A190.1.
2. PARALLAMS [PSL'S]: BY THE TRUS JOIST CORPORATION (OR APPROVED EQUAL) SHALL CONFORM TO THE FOLLOWING MINIMUM REQUIREMENTS:
   FB = 2900 PSI
   FV = 290 PSI
   E = 2,000,000 PSI
   FC = 750 PSI
3. MICROLLAMS [LVL'S]: BY THE TRUS JOIST CORPORATION (OR APPROVED EQUAL) SHALL CONFORM TO THE FOLLOWING MINIMUM REQUIREMENTS:
   FB = 2600 PSI
   FV = 285 PSI
   E = 1,900,000 PSI
   FC = 750 PSI

XV. STRUCTURAL OBSERVATION & SPECIAL INSPECTION

1. THE CONTRACTOR IS REQUIRED TO GET A LETTER OF APPROVAL FROM THE EOR FOR THE FOLLOWING STRUCTURAL OBSERVATIONS:
   A. PLACEMENT OF REINFORCING STEEL IN CONCRETE & FORMWORK
   B. PLACEMENT OF HOLDOWNS AND ANCHOR BOLTS
   C. SHEARWALL AND DIAPHRAGM FRAMING
   D. EPOXY BOLTS & REBAR INTO EXISTING CONCRETE
   E. STRUCTURAL BEAMS & CONNECTIONS
2. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE ALL SPECIAL INSPECTIONS ARE REQUESTED IN ADVANCE TO MEET LOCAL CITY AND JURISDICTIONAL REQUIREMENTS AS OUTLINED IN THE SPECIAL INSPECTION FORM ON SHEET S1.1.

XVI. ABBREVIATIONS

&	AND
@	AT
#	NUMBER, POUND, SCREW SIZE, REBAR SIZE
Ø	DIAMETER
'	FEET
"	INCHES
AB	ANCHOR BOLT
ABV	ABOVE
ADDM	ADDENDUM
ALT	ALTERNATE
ALUM	ALUMINUM
AN	ANCHOR
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
AVG	AVERAGE
B	BOTTOM (REINF)
BF	BRACED FRAME
BLDG	BUILDING
BLKG	BLOCKING
BLW	BELOW
BM	BEAM
BN	BOUNDARY NAIL (ING)
BO	BOTTOM OF
BOC	BOTTOM OF CONCRETE
BOD	BOTTOM OF DECK
BOF	BOTTOM OF FRAMING
BOS	BOTTOM OF STEEL
BOT	BOTTOM
BRG	BEARING
BRK	BRICK
BTWN	BETWEEN
BZ	BOUNDARY
CANT	CANTILEVER
CBC	CALIFORNIA BUILDING CODE
CIP	CAST IN PLACE
CJ	CEILING JOIST / CONTROL JOINT
CL	CENTERLINE
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION -ED
CONT	CONTINUOUS
COORD	COORDINATION
CP	COMPLETE PENETRATION
CSJ	CONSTRUCTION JOINT
CSK	COUNTER SINK
CTR	CENTER
DBA	DEFORMED BAR ANCHOR
DBL	DOUBLE
DEMO	DEMOLISH
DF	DOUGLAS FIR LARCH
DG	DECK GIRDER
DIA	DIAMETER
DIAG	DIAGONAL
DIAPH	DIAPHRAGM
DIM	DIMENSION
DJ	DECK JOIST
DL	DEAD LOAD
DN	DOWN
DP	DEEP
DTL	DETAIL
DWG	DRAWING
EA	EACH
EB	EXPANSION BOLT
EF	EACH FACE
EJ	EXPANSION JOINT
EL	ELEVATION
ELEV	ELEVATOR
EN	EDGE NAIL (ING)
EQ	EQUAL
EQUIP	EQUIPMENT
ES	EACH SIDE
EW	EACH WAY
(E), EXIST	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
FDN	FOUNDATION
FF	FINISH FLOOR
FFE	FINISH FLOOR ELEVATION
FG	FLOOR GIRDER
FIN	FINISH
FJ	FLOOR JOIST
FLR	FLOOR (ING)
FN	FIELD NAIL (ING)
FO	FACE OF
FOB	FACE OF BRICK
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOM	FACE OF MASONRY
FOSH	FACE OF SHEATHING
FOS	FACE OF STUD
FOFW	FACE OF FOUNDATION WALL
FOW	FACE OF WALL
FT	FEET
FS	FAR SIDE
FTG	FOOTING
GA	GAUGE
GALV	GALVANIZED
GL	GLU-LAM
GYP	GYPSUM
GWB	GYPSUM WALL BOARD
HD	HOLD DOWN
HDG	HOT-DIP GALVANIZED
HDR	HEADER
HORZ	HORIZONTAL
HSA	HEADED STUD ANCHOR
HSB	HIGH STRENGTH BOLT
HSS	HOLLOW STRUCTURAL STEEL
HT	HEIGHT
HVAC	HEATING VENTILATING & AC
IBC	INTERNATIONAL BUILDING CODE
ID	INSIDE DIAMETER
IF	INSIDE FACE
IN	INCHES
INFO	INFORMATION
INT	INTERIOR
JST	JOIST
JT	JOINT
K	KIP(S), 1,000 POUNDS
LBS	POUNDS
LH	LEFT HAND
LL	LIVE LOAD
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LOC(S)	LOCATION(S)
LONG	LONGITUDINAL
LSL	LAMINATED STRAND LUMBER
LVL	LAMINATED VENEER LUMBER
LV	LENGTH VARIES
MAX	MAXIMUM
MECH	MECHANICAL
MEZZ	MEZZANINE
MFR/MFG	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MF	MOMENT FRAME
MO	MASONRY OPENING
MS	METAL STUD
MTL	METAL
N/A	NOT APPLICABLE
NIC	NOT IN CONTRACT
No	NUMBER
NOM	NOMINAL
NS	NEAR SIDE
NTS	NOT TO SCALE
(N)	NEW
O/	OVER
OC	ON CENTER
OD	OUTSIDE DIAMETER
OF	OUTSIDE FACE
OH	OPPOSITE HAND
OPNG	OPENING
OPP	OPPOSITE
OVHG	OVERHANG
PAF	POWDER ACTUATED FASTENERS
PJ	PANEL JOINT
PL	PLATE
PLF	POUNDS PER LINEAR FOOT
PLWD	PLYWOOD
PNL	PANEL
PP	PARTIAL PENETRATION
PSF	POUNDS PER SQUARE FOOT
PSL	PARALLEL STRAND LUMBER
PT	PRESSURE TREATED / POST TENSIONED
PTDF	PRESSURE TREATED DOUGLAS FIR
R, RAD	RADIUS
REF	REFERENCE
REINF	REINFORCEMENT
REQD	REQUIRED
RET	RETAIN(ING),(ED)
REV	REVISION
RH	RIGHT HAND
RJ	ROOF JOIST
RO	ROUGH OPENING
SAD	SEE ARCHITECTURAL DRAWINGS
SCD	SEE CIVIL DRAWINGS
SCH	SCHEDULE
SECT	SECTION
SF	SQUARE FEET
SHT	SHEET
SHTG	SHEATHING
SIM	SIMILAR
SL	SNOW LOAD
SMD	SEE MECHANICAL DRAWINGS
SOG	SLAB ON GRADE
SPCG	SPACING
SPECS	SPECIFICATIONS
SQ	SQUARE
SS	STAINLESS STEEL
STD	STANDARD
STAG	STAGGERED
STL	STEEL
STIF	STIFFENER
STRUC	STRUCTURAL
SW	SHEAR WALL
SSW	SIMPSON SHEAR WALL
SYMM	SYMMETRICAL
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
TEMP	TEMPERATURE
THK	THICK (NESS)
TN	TOE NAIL
TO	TOP OF
TOC	TOP OF CONCRETE
TOD	TOP OF DECK (ING)
TOF	TOP OF FRAMING / FOOTING
TOM	TOP OF MASONRY
TOPL	TOP OF PLATE
TOS	TOP OF STEEL
TOW	TOP OF WALL
TP	TOP PLATE
TRANS	TRANSVERSE
TSA	THREADED STUD ANCHOR
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
VIF	VERIFY IN FIELD
W/	WITH
W/O	WITH OUT
WD	WOOD
WDTH	WIDTH
WF	WIDE FLANGE
WP	WORK POINT
WS	WELDED STUD
WSWH	WOOD SIMPSON SHEAR WALL
WT	WEIGHT
WWF	WELDED WIRE FABRIC
YD	YARD

(1)

SHEET INDEX

S1.0	GENERAL NOTES
S1.1	CITY FORMS
S1.2	CITY FORMS
S1.3	TRUSS GEOMETRY & LOADING
S1.4	FRAME GEOMETRY & LOADING
S2.0	FOUNDATION PLAN
S2.1	FRAMING PLAN
S2.2	FRAMING PLAN
S2.3	FRAMING PLAN
S3.0	TYPICAL FOUNDATION DETAILS
S3.1	TYPICAL FRAMING DETAILS
S3.2	DETAILS
S3.3	DETAILS

13 = TOTAL PAGES

Monterey County
Building Services
Approved
NucklesE on Mar 16, 2026

EXFORMA DESIGN
2656 NICHOLSON STREET
SAN LEANDRO, CA 94577
www.exformadesign.com

STAMP/SEAL

REGISTERED PROFESSIONAL ENGINEER
MICHAEL ROBERT STORER
No. C-84865
CIVIL
STATE OF CALIFORNIA

REV	DATE	DESCRIPTION
	07.10.2025	REVIEW SET
1	01.20.2026	PLAN CHECK #1

PROJECT TITLE

EAST GARRISON LIBRARY
13993 SHERMAN BOULEVARD
EAST GARRISON, CA 93933

DRAWING TITLE

GENERAL NOTES

SCALE	AS NOTED
DESIGNER	D.KENNY
EOR	M.STORER
JOB	25045
SHEET	**S1.0**

COUNTY OF MONTEREY

HOUSING AND COMMUNITY DEVELOPMENT

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

Statement of Special Inspections, 2022 CBC

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

Project Address: 13993 Sherman Blvd. East Garrison CA 93933
Permit Application #: 25CP02345
Description Of Work: Construction of new single story public library building and associated site improvements.

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

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

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

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

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

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

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

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

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

Statement of Special Inspections Report Prepared by:

Michael Storer — Registered Design Professional in Responsible Charge
mstorer@exformadesign.com — Email Address
Michael Storer — Signature (Digitally signed by Michael Storer; DN: C=US, E=mstorer@exformadesign.com, O=Exforma Design, CN=Michael Storer; Date: 2025.12.23 08:47:54 -08'00')
12/23/25 — Date

Statement of Special Inspections, 2022 CBC

Owner's Authorization: — Owner Name — Title — Signature — Date

Building Department Acceptance: — Signature — Date

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

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

Contractor or Owner/Builder Acknowledgment of Responsibilities:

Contractor — Contractor's License Number
Signature — Date

Schedule of Inspection, Testing Agencies, and Inspectors

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

Responsibility	Firm	Address, Telephone, Email
1. Geotechnical Inspections		
2. Special Inspections		
3. Material Testing		
4. Structural Observation	Michael Storer Exforma Design	925-216-0478 2656 Nicholson St San Leandro, CA 94577
5. Other		

Seismic Requirements (Section 1704.3.2)

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

inspections to take place prior to closing up structural elements

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

Structural Observations (Section 1704.6)

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

inspections to take place prior to closing up structural elements

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

Schedule of Special Inspection

Notation Used in Table:

Box entries:

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

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

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

c. Inspection tasks After Welding (Observe, or perform for each welded joint or member, the QA tasks listed in AISC 360, Table N5.4-3)	---	
d. Nondestructive testing (NDT) of welded joints:		EXCEPTION: NDT of welds completed in an approved fabricator's shop. See AISC 360, N7
1. Complete penetration groove welds 5/16" or greater in risk category III or IV	---	UT on 100%, may reduce to 25% per AISC 360, N5e
2. Complete penetration groove welds 5/16" or greater in risk category II	---	UT on 10%, may increase to 100% per AISC 360, N5f
3. Thermally cut surfaces of access holes when material t > 2"	---	
4. Welded joints subject to fatigue when required by AISC 360, Appendix 3, Table A-3.1	---	
5. Fabricator's NDT reports when fabricator performs NDT	---	AISC 360, N5d
5. Structural steel bolting:		
a. Inspection tasks Prior to Bolting (Observe each bolted connection in accordance with QA tasks listed in AISC 360, Table N5.6-1)	---	
b. Inspection tasks During Bolting (Observe the QA tasks listed in AISC 360, Table N5.6-2)	---	
c. Inspection tasks After Bolting (Perform tasks for each bolted connection in accordance with QA tasks listed in AISC 360, Table N5.6-3)	---	

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

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

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

Monterey County
Building Services
Approved
NucklesE on Mar 16, 2026

EXFORMA DESIGN
2656 NICHOLSON STREET
SAN LEANDRO, CA 94577
www.exformadesign.com

STAMP/SEAL

REGISTERED PROFESSIONAL ENGINEER — MICHAEL ROBERT STORER — No. C-84965 — CIVIL — STATE OF CALIFORNIA

REV	DATE	DESCRIPTION
	07.10.2025	REVIEW SET
1	01.20.2026	PLAN CHECK #1

PROJECT TITLE

EAST GARRISON LIBRARY
13993 SHERMAN BOULEVARD
EAST GARRISON, CA 93933

DRAWING TITLE

CITY FORMS

SCALE AS NOTED
DESIGNER D.KENNY
EOR M.STORER
JOB 25045
SHEET **S1.1**

13. Verify in-situ concrete strength, prior to stressing of tendons in post-tensioned concrete and prior to removal of shores and forms from beams and structural slabs	P	ACI 318: 26.11.2
14. Inspect formwork for shape, location, and dimensions of the concrete member being formed	P	ACI 318: 26.11.1.2(b)
1705.4 – Masonry Inspections (TMS 402/ACI 530/ASCE 5 and TMS 602/ACI 530.1/ASCE 6)		
1. Verify compliance with the approved submittals	P	TMS 602; Art.1.5
2. Verification of f'_m and f'_{AAC} prior to construction except where specifically exempted by the code	P	TMS 602; Art 1.4B
3. Verification of slump flow and VSI as delivered to the site for self-consolidating grout	C	TMS 602; Art 1.5 and 1.6.3
4. As masonry construction begins, the following shall be verified to ensure compliance:		
a. Proportions of site-prepared mortar.	P	TMS 602; Art.2.1, 2.6A, and 2.6C
b. Grade and size of prestressing tendons and anchorages	P	TMS 602; Art.2.4B and 2.4H
c. Placement of reinforcement, connectors, and anchor bolts	P	TMS 602; Art.3.4, 3.6A
d. Prestressing technique.	P	TMS 602; Art.3.6B
e. Properties of thin-bed mortar for AAC masonry	---	TMS 602; Art.2.1C.1; Continuous Inspection for first 5000sf, periodic for after first 5000sf
f. Sample panel construction	P	TMS 602; Art 1.6D
5. Prior to grouting, verify that the following are in compliance:		
a. Grout space	P	TMS 602; Art 3.2D and 3.2F
b. Placement of prestressing tendons and anchorages	P	TMS 402; 10.8 and 10.9 TMS 602; Art.2.4 and 3.6
c. Placement of reinforcement, connectors, and anchor bolts	P	TMS 402; 6.1, 6.3.1, 6.3.6, and 6.3.7 TMS 602; Art 3.2E and 3.4
d. Proportions of site-prepared grout and prestressing grout for bonded tendons	P	TMS 602; Art.2.6B and 2.4G.1.b
6. Verify compliance of the following during construction:		
a. Materials and procedures with the	P	TMS 602; Art. 1.5
b. Placement of masonry units and mortar joint construction	P	TMS 602; Art.3.3B
c. Size and location of structural members	P	TMS 602; Art. 3.3F

Verification and Inspection (Delete all sections that do not apply)	**Frequency**	**Notes**
d. Type, size, and location of anchors, including other details of anchorage of masonry to structural members, frames, or other construction	P	TMS 402; Sec. 1.2.1(e), 6.2.1, and 6.3.1
e. Welding of reinforcement	C	TMS 402; Sec 6.1.6.1.2
f. Preparation, construction, and protection of masonry during cold weather (temperature below 40 degrees F (4.4 degrees C)), or hot weather (temperature above 90 degrees F (32.2 degrees C))	P	TMS 602; Art. 1.8C and 1.8D

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

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

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

Verification and Inspection (Delete all sections that do not apply)	**Frequency**	**Notes**
3. Cold-formed Steel Light-Frame Construction Special Inspections for Seismic Resistance:		CBC 1705.13.3, SDC C, D, E or F
a. Inspection during welding operations of elements of the seismic force resisting system	P	
b. Inspections for screw attachment, bolting, anchoring and other fastening of components within the seismic force resisting system, including shear walls, diaphragms*, collectors, and hold-downs	P	* Not required where fastener spacing of sheathing is more than 4" O.C.
4. Designated Seismic Systems Verification:		
a. Inspect and verify that the component label, anchorage or mounting conforms to the certificate of compliance in accordance with Section 1705.13.4	P	ASCE 7, Section 13.2.2, SDC C, D, E or F
5. Architectural Components Special Inspections For Seismic Resistance:		CBC 1705.13.5, SDC D, E or F
a. Inspection during the erection and fastening of exterior cladding and interior and exterior veneer	P	*Not required if 30' or less in height above grade or walking surface or weighing 5 psf or less.
b. Inspection during the erection and fastening of interior and exterior nonbearing walls	P	*Not required if 30' or less in height above grade or walking surface or weighing 5 psf or less.
c. Inspection during anchorage of access floors	P	CBC 1705.13.5.1 SDC D, E or F
6. Plumbing, Mechanical and Electrical Components Special Inspections for Seismic Resistance:		CBC 1705.13.6
a. Anchorage of electrical equipment for emergency or standby power systems	P	SDC C, D, E or F
b. Anchorage of other electrical equipment	P	SDC E or F
c. Installation and anchorage of piping systems designed to carry hazardous materials, and their associated mechanical units.	P	SDC C, D, E or F
d. Installation and anchorage of HVAC ductwork that will contain hazardous materials	P	SDC C, D, E or F
e. Installation and anchorage of vibration isolation systems	P	SDC C, D, E or F
f. Installation of mechanical and electrical equipment, including duct work, piping systems, and their structural supports, where automatic sprinkler systems are installed in structures assigned to Seismic Design Category C, D, E, or F to verify one of the following:		CBC 1705.13.6.6 Note: Where flexible sprinkler hose fittings are used, special inspection of minimum clearances is not required.
1. Minimum clearances have been provided as required by ASCE/SEI 7 Section 13.2.3	P	CBC 1705.13.6.6.1

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

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

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

Verification and Inspection (Delete all sections that do not apply)	**Frequency**	**Notes**
1705.16 – Mastic and Intumescent Fire-Resistant Coatings		
1. Inspect mastic and intumescent fire-resistant coatings applied to structural elements and decks	P	
1705.17 – Exterior Insulation and Finish Systems (EIFS)		
1. Verify materials, details and installations are per the approved construction documents.	P	
2. Inspection of water-resistive barrier over sheathing substrate	P	CBC 1705.17.1
1705.18 – Fire-Resistant Penetrations and Joints		
1. Inspect penetration firestop systems.	---	ASTM E2174
2. Inspect fire-resistant joint systems.	---	ASTM E2393
1705.19 – Testing for Smoke Control Systems		
1. Leakage testing and recording of device locations prior to concealment	P	CBC 1705.19.1
2. Prior to occupancy and after sufficient completion, pressure difference testing, flow measurements, and detection and control	P	
1705.20 – Sealing of Mass Timber		
1. Where sealant or adhesive is required by CBC Section 703.7 for mass timber buildings, provide special inspections of sealants and/or adhesives	P	CBC 1705.20
Designer Specified Verification, Inspection or Field Testing		

Monterey County
Building Services
Approved
NucklesE on Mar 16, 2026

EXFORMA DESIGN
2656 NICHOLSON STREET
SAN LEANDRO, CA 94577
www.exformadesign.com

STAMP/SEAL

REGISTERED PROFESSIONAL ENGINEER
MICHAEL ROBERT STORER
No. C-84965
CIVIL
STATE OF CALIFORNIA

REV	DATE	DESCRIPTION
	07.10.2025	REVIEW SET
1	01.20.2026	PLAN CHECK #1

PROJECT TITLE

EAST GARRISON LIBRARY
13993 SHERMAN BOULEVARD
EAST GARRISON, CA 93933

DRAWING TITLE

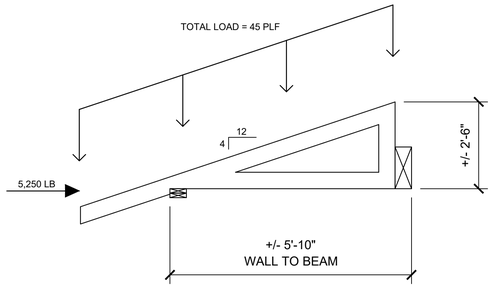
CITY FORMS

SCALE	AS NOTED
DESIGNER	D.KENNY
EOR	M.STORER
JOB	25045
SHEET	1

S1.2

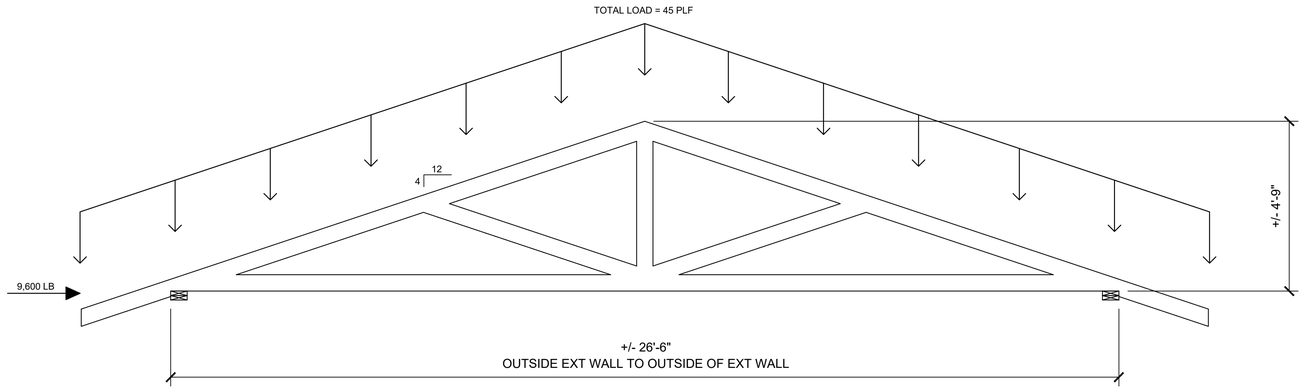
TRUSS NOTES:

1. SEE DRAWING S1.0 FOR GENERAL NOTES
2. DIMENSIONS SHOWN ARE APPROXIMATE, SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS TYP
3. DIMENSIONS SHOWN ARE APPROXIMATE, CONTRACTOR TO VERIFY ALL DIMENSIONS IN THE FIELD
4. TRUSS GEOMETRY SHOWN FOR DIAGRAMMATICAL PURPOSES ONLY, TRUSS DESIGNER TO DETERMINE CHORD & BRACE LOCATIONS
5. TRUSS GRAVITY LOADS ARE BASED ON A ROOF DEAD LOAD OF 25 PSF AND ROOF LIVE LOAD OF 20 PSF (LOAD FACTORS NOT INCLUDED)
6. TRUSS GRAVITY LOADS WERE DETERMINED UNDER THE ASSUMPTION THAT THE TRUSSES ARE SPACED AT 24" OC, TRUSS DESIGNER TO REVISE LOADS IF TRUSS SPACING IS DIFFERENT
7. DRAG TRUSS LATERAL LOADS WERE DETERMINED VIA EQUIVALENT LATERAL FORCE PROCEDURE USING THE RESPONSE MODIFICATION FACTOR FOR WOOD-FRAMED SHEAR WALLS (R = 6.5)
8. DRAG TRUSS LATERAL LOADS INCLUDE THE ASD LOAD FACTOR OF 0.7



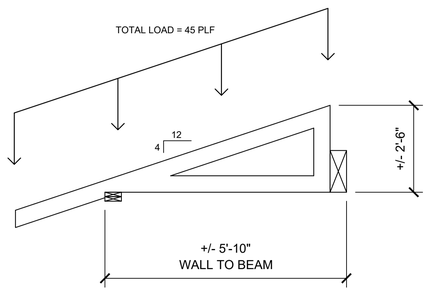
4 DRAG TRUSS GEOMETRY & LOADING ALONG GRIDLINE 4

Scale: 1/2" = 1'-0"



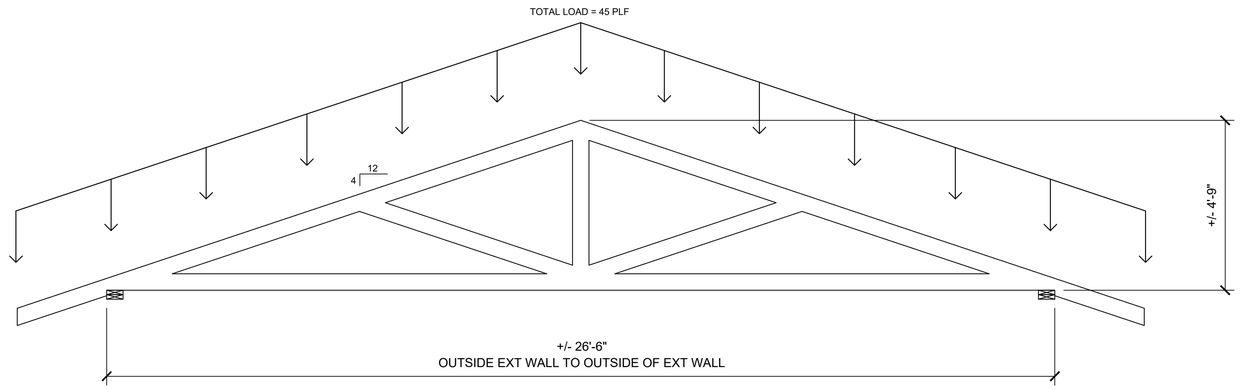
2 DRAG TRUSS GEOMETRY & LOADING ALONG GRIDLINE B & H

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



3 TRUSS GEOMETRY & LOADING (NORTH / SOUTH DIR, BETWEEN GL 1-4)

Scale: 1/2" = 1'-0"



1 TRUSS GEOMETRY & LOADING (EAST / WEST DIRECTION, BETWEEN GRIDLINE A-C & G-J)

Scale: 1/2" = 1'-0"

Monterey County
Building Services
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No. C-84965
CIVIL
STATE OF CALIFORNIA

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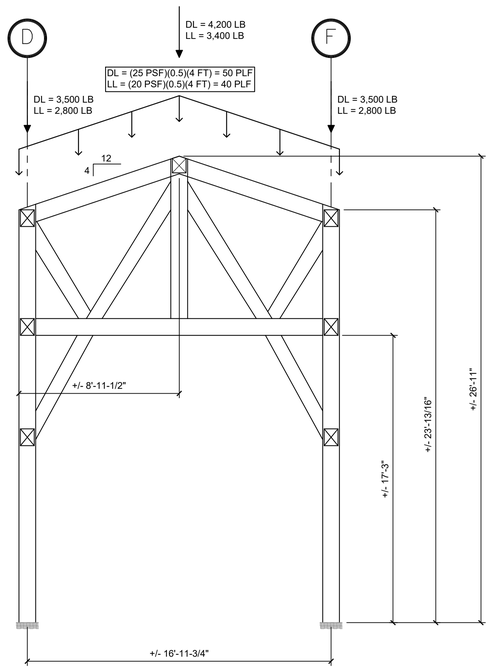
EAST GARRISON LIBRARY
13993 SHERMAN BOULEVARD
EAST GARRISON, CA 93933

DRAWING TITLE

TRUSS GEOMETRY & LOADING

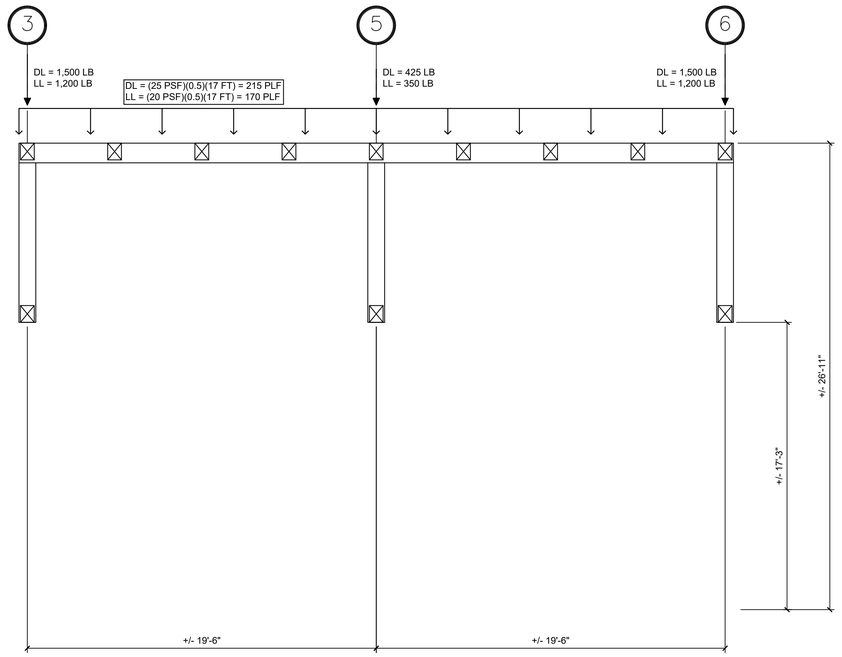
SCALE	AS NOTED
DESIGNER	D.KENNY
EOR	M.STORER
JOB	25045
SHEET	1

S1.3



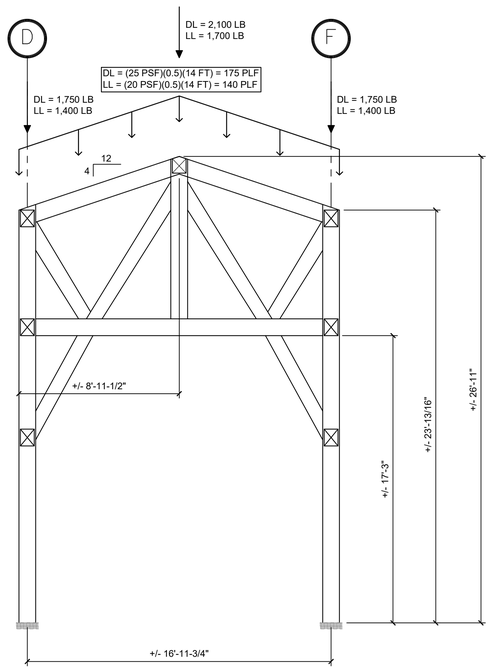
4 TIMBER FRAME GEOMETRY & LOADING ALONG GRIDLINE 5

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



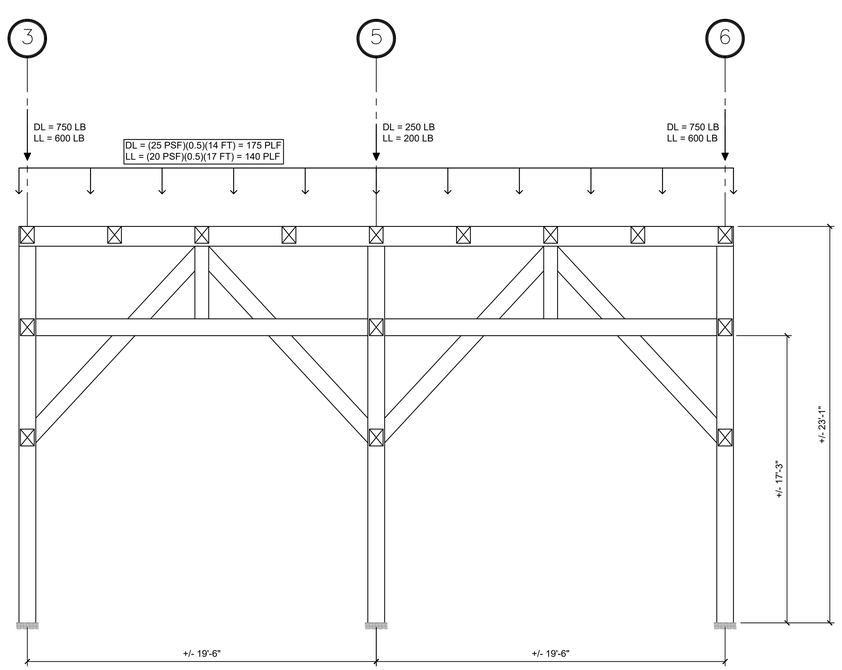
2 TIMBER FRAME GEOMETRY & LOADING ALONG GRIDLINE E

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



3 TIMBER FRAME GEOMETRY & LOADING ALONG GRIDLINE 3 & 6

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



1 TIMBER FRAME GEOMETRY & LOADING ALONG GRIDLINE D & F

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

Monterey County
Building Services
Approved
NucklesE on Mar 16, 2026

TIMBER FRAME NOTES:

1. SEE DRAWING S1.0 FOR GENERAL NOTES
2. DIMENSIONS SHOWN ARE APPROXIMATE, SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS TYP
3. DIMENSIONS SHOWN ARE APPROXIMATE, CONTRACTOR TO VERIFY ALL DIMENSIONS IN THE FIELD
4. FRAME GEOMETRY SHOWN FOR DIAGRAMMATICAL PURPOSES ONLY, TIMBER FRAME DESIGNER TO DETERMINE BEAM, POST & BRACE LOCATIONS
5. FRAME GRAVITY LOADS ARE BASED ON A ROOF DEAD LOAD OF 25 PSF AND ROOF LIVE LOAD OF 20 PSF (LOAD FACTORS NOT INCLUDED)
6. TIMBER FRAME IS NOT INTENDED TO BE DESIGNED FOR LATERAL LOADING, THE SEISMIC & WIND BASE SHEARS ARE ENTIRELY RESISTED BY WOOD-FRAMED SHEAR WALLS

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REGISTERED PROFESSIONAL ENGINEER
MICHAEL ROBERT STORER
No. C-84865
CIVIL
STATE OF CALIFORNIA

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PROJECT TITLE

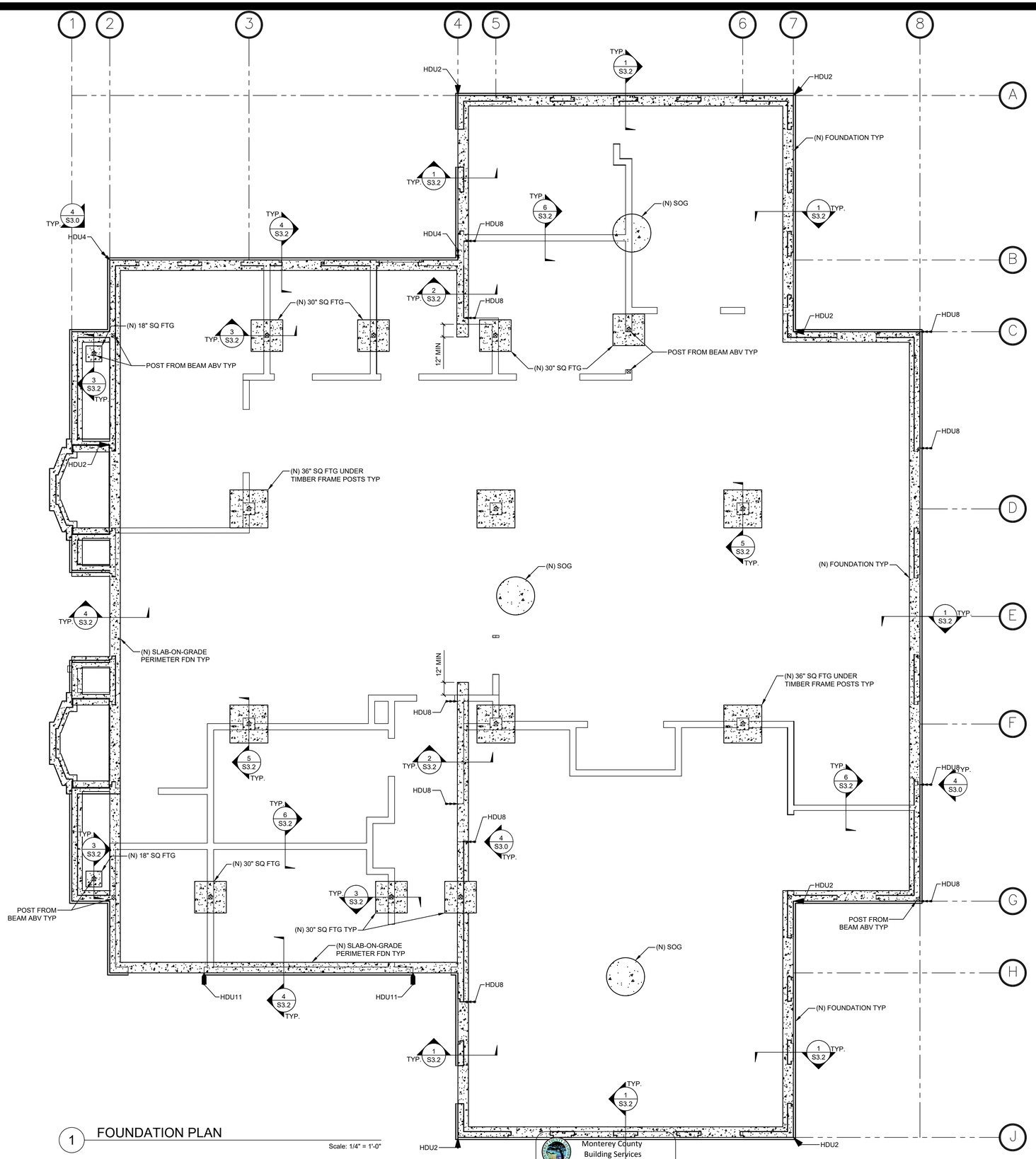
EAST GARRISON LIBRARY
13993 SHERMAN BOULEVARD
EAST GARRISON, CA 93933

DRAWING TITLE

TIMBER FRAME GEOMETRY & LOADING

SCALE	AS NOTED
DESIGNER	D.KENNY
EOR	M.STORER
JOB	25045
SHEET	1

S1.4



1 FOUNDATION PLAN

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

Monterey County Building Services

Approved

NuckleS on Mar 16, 2026

FOUNDATION NOTES:

1. SEE DRAWING S1.0 FOR GENERAL NOTES
2. DIMENSIONS SHOWN ARE APPROXIMATE, SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS TYP
3. DIMENSIONS SHOWN ARE APPROXIMATE, CONTRACTOR TO VERIFY ALL DIMENSIONS IN THE FIELD
4. ANCHOR BOLTS TO BE CAST IN PLACE IN NEW FOUNDATIONS FOR ALL EXTERIOR WALLS AND ANCHOR BOLTS TO BE DRILLED AND EPOXIED INTO EXISTING FOUNDATIONS FOR ALL EXISTING WALLS
5. PROVIDE POST BASE BRACKETS FOR ALL POSTS INSTALLED DIRECTLY TO CONCRETE
6. ALL BOTTOM SILLS DIRECTLY AGAINST CONCRETE TO BE 2x PRESSURE TREATED MATERIAL MINIMUM
7. TYPICAL FOUNDATOIN DETAILS MAY NEED TO BE ENLARGED UNDER SHEAR WALLS ME MEET MINIMUM REQUIREMENTS PER HOLDOWN DETAIL
8. ALL HOLDOWNS REFERENCED ON THE FOUNDATION PLAN ARE FOR HOLDOWNS DIRECTLY IN CONCRETE. REFERENCE FRAMING PLAN AND DETAILS FOR HOLDOWNS INSTALLED BETWEEN LEVELS
9. ALL FRAMING SHALL FOLLOW PRACTICES AND REQUIREMENTS OF CURRENT CALIFORNIA BUILDING CODE (CBC) AND INTERNATIONAL BUILDING CODE (IBC), MOST STRINGENT CODE TO GOVERN.
10. ALL FOUNDATION CONSTRUCTION SHALL CONFORM TO THE FOUNDATION RECOMMENDATIONS IN GEOTECHNICAL REPORT PROVIDED BY EARTH SYSTEMS (01.29.2024).

HOLD DOWN LEGEND

4 S3.0	HDU2
4 S3.0	HDU4
4 S3.0	HDU8
4 S3.0	HDU11
4 S3.0	HD19

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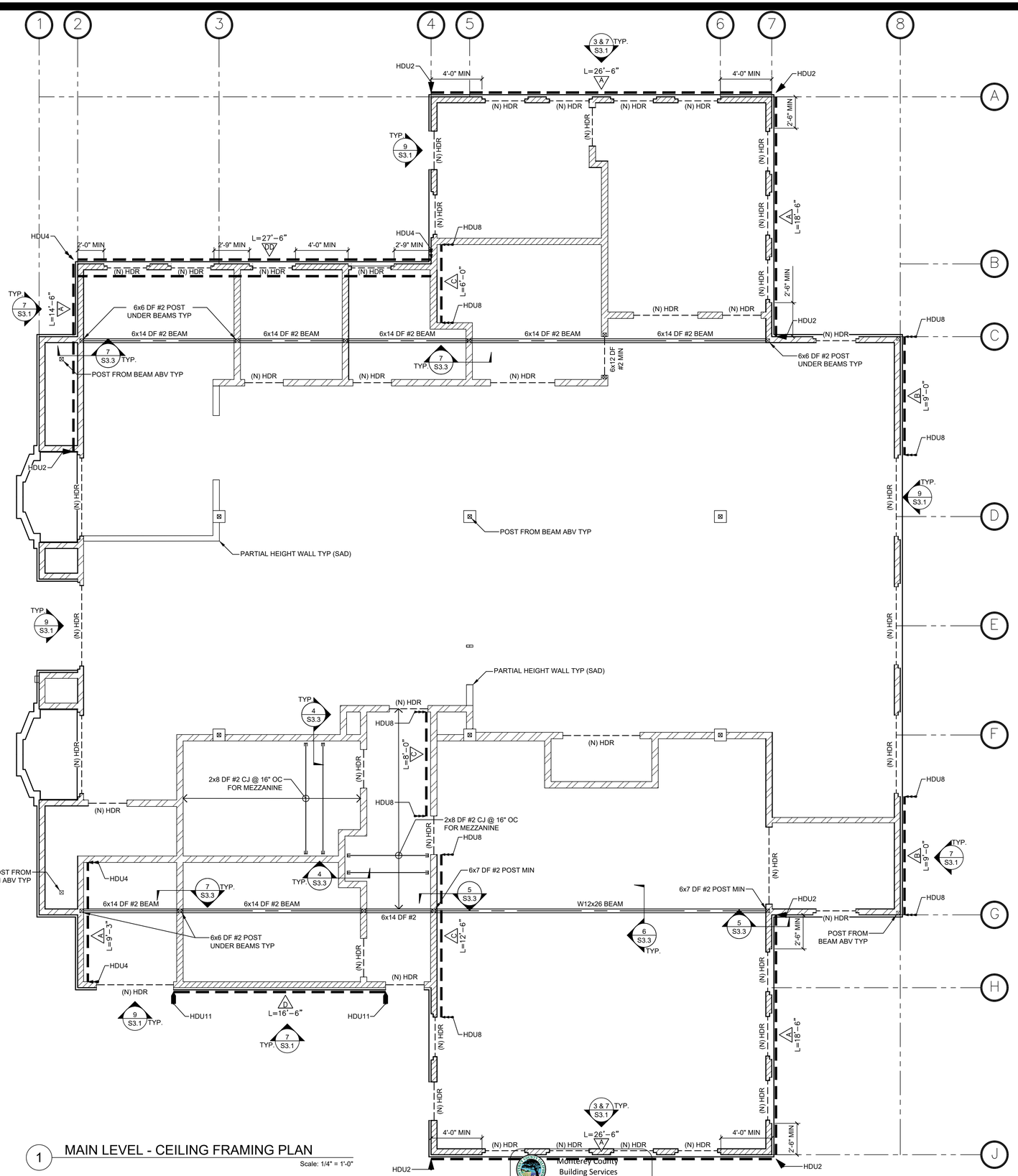
EAST GARRISON, CA 93933

DRAWING TITLE

FOUNDATION PLAN

SCALE	AS NOTED
DESIGNER	D.KENNY
EOR	M.STORER
JOB	25045
SHEET	**S2.0**



1 MAIN LEVEL - CEILING FRAMING PLAN

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

Monterey County
Building Services
Approved
NucklesE on Mar 16, 2026

FRAMING NOTES:

1. SEE DRAWING S1.0 FOR GENERAL NOTES.
2. DIMENSIONS SHOWN ARE APPROXIMATE, SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS TYP.
3. DIMENSIONS SHOWN ARE APPROXIMATE, CONTRACTOR TO VERIFY ALL DIMENSIONS IN THE FIELD.
4. ALL WALLS TO BE 2x4 MINIMUM WITH STUDS AT 16" OC.
5. SEE ARCHITECTURAL DRAWINGS FOR WALL THICKNESS.
6. PROVIDE SOLID BLOCKING UNDER ALL WALL PARTITIONS.
7. PROVIDE STRAPS AROUND ALL WINDOWS, SEE TYPICAL DETAILS.
8. ALL EXTERIOR WALLS TO BE SHEATHED WITH $\frac{1}{2}$" PLYWOOD W/ 10d NAILS AT 6" OC AT ALL EDGES AND 12" OC FIELD NAILING, BLOCKING AT ALL PLYWOOD EDGES WHERE NECESSARY.
9. PROVIDE DOUBLE CRIPPLE STUD UNDER ALL HEADERS MINIMUM.
10. PROVIDE 4x MINIMUM POST UNDER ALL BEAMS UNO.
11. PROVIDE POST BASE BRACKETS FOR ALL POSTS INSTALLED DIRECTLY TO CONCRETE.
12. ALL HOLDOWNS CALLED OUT ON UPPER LEVELS TO BE CARRIED DOWN TO FOUNDATION.
13. WHEN SHEAR WALL HOLDOWNS LAND ON A TRANSFER BEAM, HOLDOWNS SHOULD BE INSTALLED ON THE POST SUPPORTING THE TRANSFER AND CARRIED DOWN TO FOUNDATION.
14. ALL HOLDOWNS SHOWN ON FRAMING PLAN ARE HOLDOWNS TO BE INSTALLED BETWEEN BUILDING LEVELS. REFERENCE FOUNDATION PLAN AND DETAILS FOR HOLDOWNS INTO FOUNDATIONS
15. ALL BOTTOM SILLS DIRECTLY AGAINST CONCRETE TO BE 2x PRESSURE TREATED MATERIAL MINIMUM.
16. ALL SHEARWALL HOLDOWNS FOR FIRST LEVEL ARE SHOWN ON FOUNDATION PLAN.
17. ALL SHEARWALL HOLDOWNS SHOWN ON FRAMING PLAN ARE FOR HOLDOWNS BETWEEN FLOOR LEVELS.
18. (N) POSTS PLACED WITHIN WALLS MAY BE BUILT UP 2x MEMBERS AND CONNECTED PER BUILT-UP CONNECTION DETAIL
19. ALL NON-PRESSURE TREATED FRAMING MATERIALS EXPOSED TO THE ELEMENTS, TO BE PROTECTED BY FLASHING AND PAINT TO PREVENT WEATHER DAMAGE.
20. ALL FRAMING SHALL FOLLOW PRACTICES AND REQUIREMENTS OF CURRENT CALIFORNIA BUILDING CODE (CBC) AND INTERNATIONAL BUILDING CODE (IBC), MOST STRINGENT CODE TO GOVERN.

WALL STUD LEGEND

- EXT WALL: 2x6 STUDS @ 16" OC (0'-0" TO 13'-6" TALL)
- EXT WALL: 3x6 STUDS @ 16" OC (13'-7" TO 19'-0" TALL)
- INT WALL: 2x6 STUDS @ 16" OC (0'-0" TO 20'-0" TALL)
- INT WALL: 3x6 STUDS @ 16" OC (20'-1" TO 28'-0" TALL)

NOTES:
1. WALL HEIGHTS SHOWN APPROX, SAD FOR ACTUAL WALL HEIGHTS
2. MAXIMUM EXTERIOR STUD HEIGHT IS 20'-0"
3. MAXIMUM INTERIOR STUD HEIGHT IS 28'-0"

HEADER LEGEND

EXTERIOR HEADERS FOR 2x4 WALLS	4x12 DF#1
EXTERIOR HEADERS FOR 2x6 WALLS	6x12 DF#1
INTERIOR HEADERS FOR 2x4 WALLS	4x8 DF#1
INTERIOR HEADERS FOR 2x6 WALLS	6x8 DF#1

MIN. EXISTING HEADER TO BE 4x8 OR 6x8, REPLACE AS NECCESSARY

(E) HDR

(N) HDR

SHEARWALL LEGEND

L=5.5' A — SW LENGTH, SW TYPE, SW SYMBOL

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REGISTERED PROFESSIONAL ENGINEER MICHAEL ROBERT STORER No. C-84965 CIVIL STATE OF CALIFORNIA

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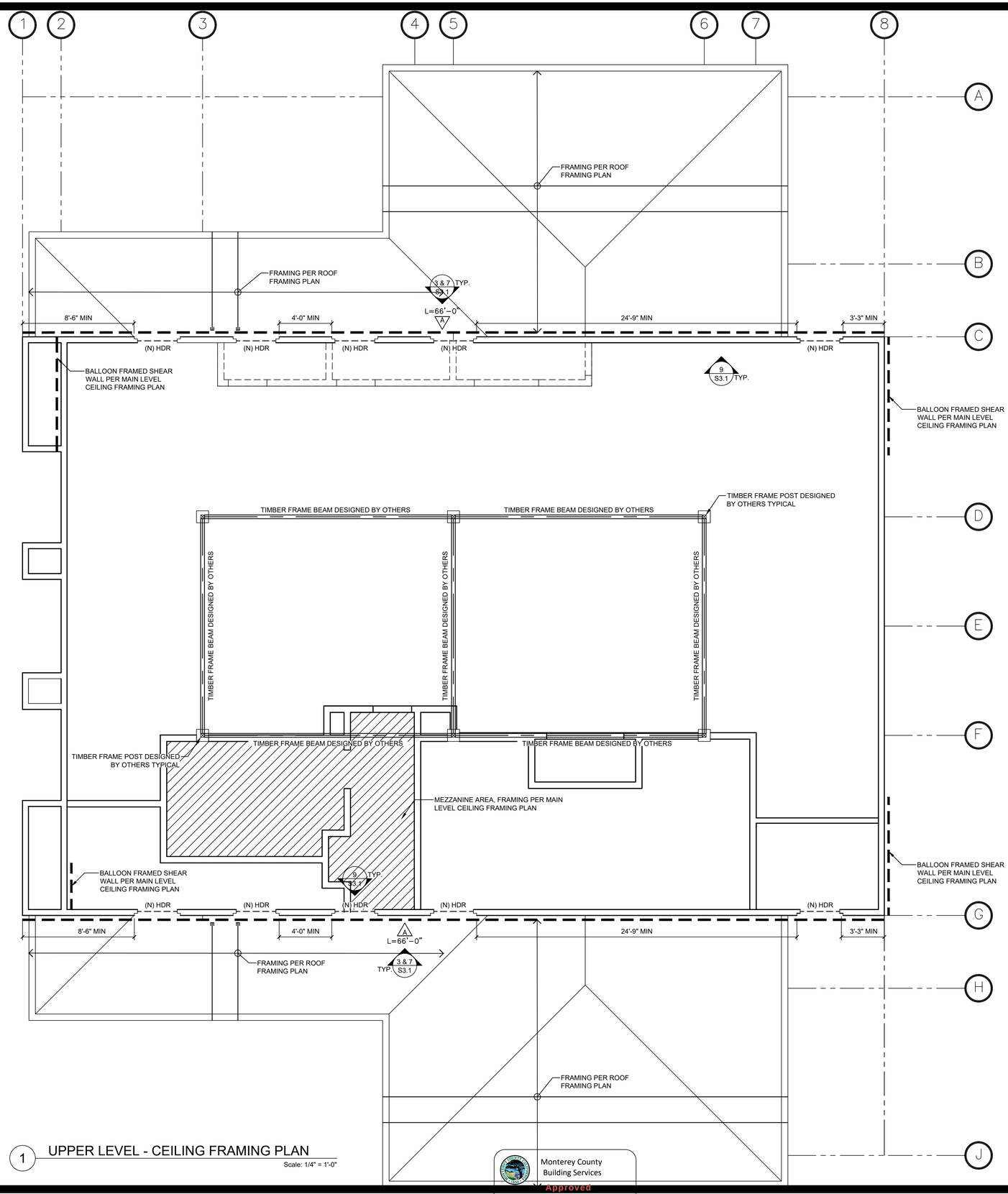
PROJECT TITLE

EAST GARRISON LIBRARY
13993 SHERMAN BOULEVARD
EAST GARRISON, CA 93933

DRAWING TITLE

FRAMING PLAN

SCALE	AS NOTED
DESIGNER	D.KENNY
EOR	M.STORER
JOB	25045
SHEET	S2.1



1 UPPER LEVEL - CEILING FRAMING PLAN

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

Monterey County Building Services

Approved

NucklesE on Mar 16, 2026

FRAMING NOTES:

1. SEE DRAWING S1.0 FOR GENERAL NOTES.
2. DIMENSIONS SHOWN ARE APPROXIMATE, SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS TYP.
3. DIMENSIONS SHOWN ARE APPROXIMATE, CONTRACTOR TO VERIFY ALL DIMENSIONS IN THE FIELD.
4. ALL WALLS TO BE 2x4 MINIMUM WITH STUDS AT 16" OC.
5. SEE ARCHITECTURAL DRAWINGS FOR WALL THICKNESS.
6. PROVIDE SOLID BLOCKING UNDER ALL WALL PARTITIONS.
7. PROVIDE STRAPS AROUND ALL WINDOWS, SEE TYPICAL DETAILS.
8. ALL EXTERIOR WALLS TO BE SHEATHED WITH $\frac{7}{16}$" PLYWOOD W/ 10d NAILS AT 6" OC AT ALL EDGES AND 12" OC FIELD NAILING, BLOCKING AT ALL PLYWOOD EDGES WHERE NECESSARY.
9. PROVIDE DOUBLE CRIPPLE STUD UNDER ALL HEADERS MINIMUM.
10. PROVIDE 4x MINIMUM POST UNDER ALL BEAMS UNO.
11. PROVIDE POST BASE BRACKETS FOR ALL POSTS INSTALLED DIRECTLY TO CONCRETE.
12. ALL HOLDOWNS CALLED OUT ON UPPER LEVELS TO BE CARRIED DOWN TO FOUNDATION.
13. WHEN SHEAR WALL HOLDOWNS LAND ON A TRANSFER BEAM, HOLDOWNS SHOULD BE INSTALLED ON THE POST SUPPORTING THE TRANSFER AND CARRIED DOWN TO FOUNDATION.
14. ALL HOLDOWNS SHOWN ON FRAMING PLAN ARE HOLDOWNS TO BE INSTALLED BETWEEN BUILDING LEVELS. REFERENCE FOUNDATION PLAN AND DETAILS FOR HOLDOWNS INTO FOUNDATIONS
15. ALL BOTTOM SILLS DIRECTLY AGAINST CONCRETE TO BE 2x PRESSURE TREATED MATERIAL MINIMUM.
16. ALL SHEARWALL HOLDOWNS FOR FIRST LEVEL ARE SHOWN ON FOUNDATION PLAN.
17. ALL SHEARWALL HOLDOWNS SHOWN ON FRAMING PLAN ARE FOR HOLDOWNS BETWEEN FLOOR LEVELS.
18. (N) POSTS PLACED WITHIN WALLS MAY BE BUILT UP 2x MEMBERS AND CONNECTED PER BUILT-UP CONNECTION DETAIL
19. ALL NON-PRESSURE TREATED FRAMING MATERIALS EXPOSED TO THE ELEMENTS, TO BE PROTECTED BY FLASHING AND PAINT TO PREVENT WEATHER DAMAGE.
20. ALL FRAMING SHALL FOLLOW PRACTICES AND REQUIREMENTS OF CURRENT CALIFORNIA BUILDING CODE (CBC) AND INTERNATIONAL BUILDING CODE (IBC), MOST STRINGENT CODE TO GOVERN.

HEADER LEGEND

EXTERIOR HEADERS FOR 2x4 WALLS	4x12 DF#1
EXTERIOR HEADERS FOR 2x6 WALLS	6x12 DF#1
INTERIOR HEADERS FOR 2x4 WALLS	4x8 DF#1
INTERIOR HEADERS FOR 2x6 WALLS	6x8 DF#1

MIN. EXISTING HEADER TO BE 4x8 OR 6x8, REPLACE AS NECCESSARY

(E) HDR

(N) HDR

SHEARWALL LEGEND

L=5.5' A — SW LENGTH, SW TYPE, SW SYMBOL

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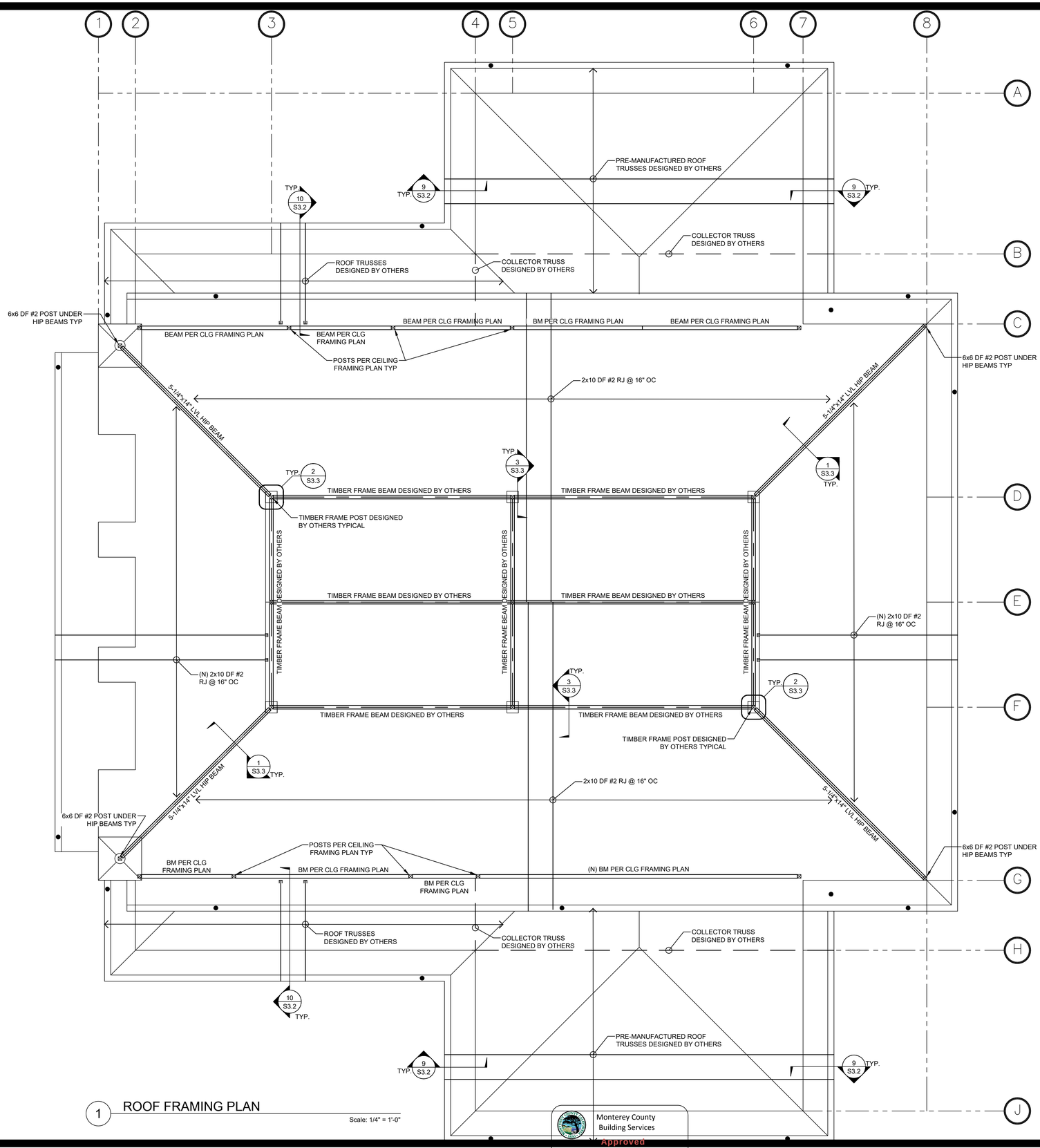
DRAWING TITLE

FRAMING PLAN

SCALE	AS NOTED
DESIGNER	D.KENNY
EOR	M.STORER
JOB	25045
SHEET	**S2.2**



1 ROOF FRAMING PLAN

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

Monterey County Building Services

Approved

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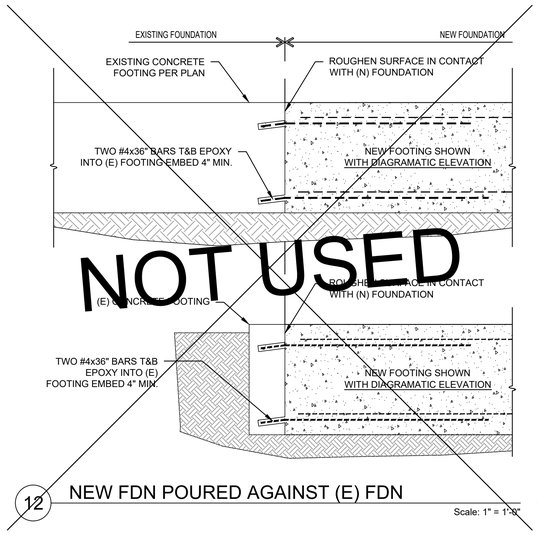
FRAMING PLAN

SCALE	AS NOTED
DESIGNER	D.KENNY
EOR	M.STORER
JOB	25045
SHEET	**S2.3**

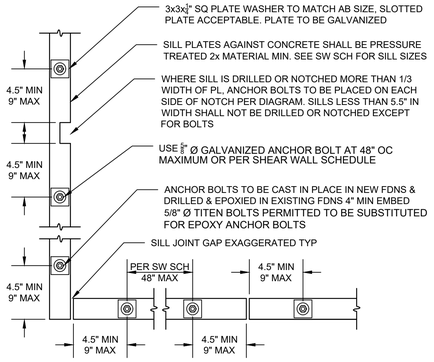
FRAMING NOTES:

1. SEE DRAWING S1.0 FOR GENERAL NOTES.
2. DIMENSIONS SHOWN ARE APPROXIMATE, SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS TYP.
3. DIMENSIONS SHOWN ARE APPROXIMATE, CONTRACTOR TO VERIFY ALL DIMENSIONS IN THE FIELD.
4. ALL WALLS TO BE 2x4 MINIMUM WITH STUDS AT 16" OC.
5. SEE ARCHITECTURAL DRAWINGS FOR WALL THICKNESS.
6. PROVIDE SOLID BLOCKING UNDER ALL WALL PARTITIONS.
7. PROVIDE STRAPS AROUND ALL WINDOWS, SEE TYPICAL DETAILS.
8. ALL EXTERIOR WALLS TO BE SHEATHED WITH $\frac{1}{2}$" PLYWOOD W/ 10d NAILS AT 6" OC AT ALL EDGES AND 12" OC FIELD NAILING, BLOCKING AT ALL PLYWOOD EDGES WHERE NECESSARY.
9. PROVIDE DOUBLE CRIPPLE STUD UNDER ALL HEADERS MINIMUM.
10. PROVIDE 4x MINIMUM POST UNDER ALL BEAMS UNO.
11. PROVIDE POST BASE BRACKETS FOR ALL POSTS INSTALLED DIRECTLY TO CONCRETE.
12. ALL HOLDOWNS CALLED OUT ON UPPER LEVELS TO BE CARRIED DOWN TO FOUNDATION.
13. WHEN SHEAR WALL HOLDOWNS LAND ON A TRANSFER BEAM, HOLDOWNS SHOULD BE INSTALLED ON THE POST SUPPORTING THE TRANSFER AND CARRIED DOWN TO FOUNDATION.
14. ALL HOLDOWNS SHOWN ON FRAMING PLAN ARE HOLDOWNS TO BE INSTALLED BETWEEN BUILDING LEVELS. REFERENCE FOUNDATION PLAN AND DETAILS FOR HOLDOWNS INTO FOUNDATIONS
15. ALL BOTTOM SILLS DIRECTLY AGAINST CONCRETE TO BE 2x PRESSURE TREATED MATERIAL MINIMUM.
16. ALL SHEARWALL HOLDOWNS FOR FIRST LEVEL ARE SHOWN ON FOUNDATION PLAN.
17. ALL SHEARWALL HOLDOWNS SHOWN ON FRAMING PLAN ARE FOR HOLDOWNS BETWEEN FLOOR LEVELS.
18. (N) POSTS PLACED WITHIN WALLS MAY BE BUILT UP 2x MEMBERS AND CONNECTED PER BUILT-UP CONNECTION DETAIL
19. ALL NON-PRESSURE TREATED FRAMING MATERIALS EXPOSED TO THE ELEMENTS, TO BE PROTECTED BY FLASHING AND PAINT TO PREVENT WEATHER DAMAGE.
20. ALL FRAMING SHALL FOLLOW PRACTICES AND REQUIREMENTS OF CURRENT CALIFORNIA BUILDING CODE (CBC) AND INTERNATIONAL BUILDING CODE (IBC), MOST STRINGENT CODE TO GOVERN.



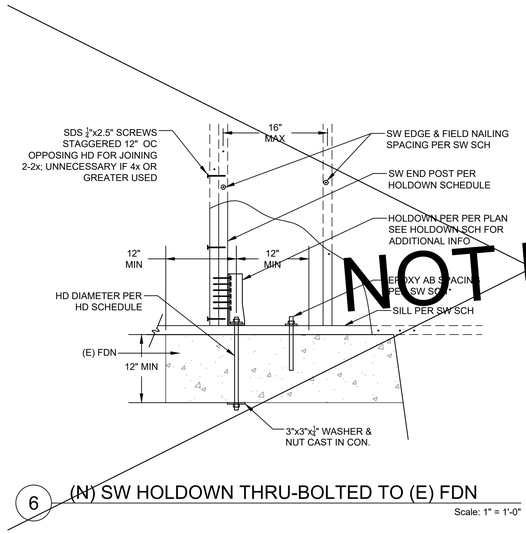
12 NEW FDN POURED AGAINST (E) FDN

Scale: 1" = 1'-0"



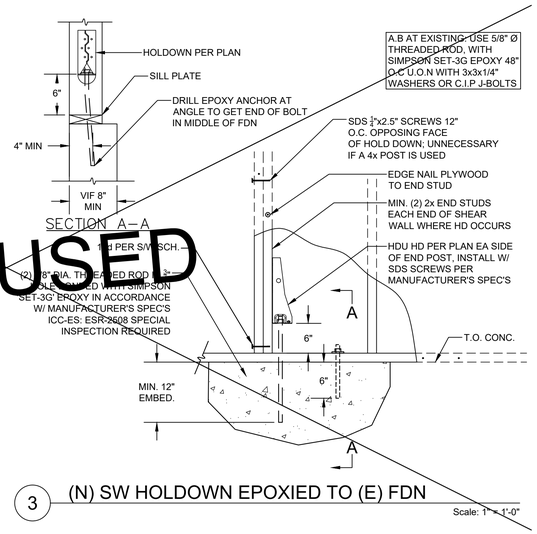
9 TYPICAL ANCHOR BOLT LAYOUT

Scale: 1" = 1'-0"



6 (N) SW HOLDOWN THRU-BOLTED TO (E) FDN

Scale: 1" = 1'-0"



3 (N) SW HOLDOWN EPOXIED TO (E) FDN

Scale: 1" = 1'-0"

MINIMUM TENSION EMBEDMENT LENGTHS, (ldh), FOR STANDARD END HOOKS ON GRADE 60 BARS *GENERAL USE (NO-SEISMIC)*

BAR SIZE	NORMAL WEIGHT CONCRETE, fc (psi)					
	3,000	4,000	5,000	6,000	7,000	8,000
#3	6"	6"	6"	6"	6"	6"
#4	8"	7"	6"	6"	6"	6"
#5	10"	9"	8"	7"	7"	6"
#6	12"	10"	9"	8"	8"	7"
#7	14"	12"	11"	10"	9"	9"
#8	16"	14"	12"	11"	10"	10"
#9	18"	15"	14"	13"	12"	11"
#10	20"	17"	15"	14"	13"	12"
#11	22"	19"	17"	16"	14"	14"
#14	37"	32"	29"	27"	25"	23"
#18	50"	43"	39"	35"	33"	31"

NOTES:
1. SIDE COVER ≥ 2 1/2".
2. END COVER (90° HOOKS) ≥ 2".
3. FOR SIDE COVER < 2 1/2" INCHES AND END COVER < 2", MULTIPLY THE TABULATED VALUES BY 1.43.
4. FOR LIGHT WEIGHT AGGREGATE CONCRETE, MULTIPLY THE TABULATED VALUES BY 1.3.
5. FOR EPOXY-COATED BARS, MULTIPLY THE TABULATED VALUES BY 1.2.

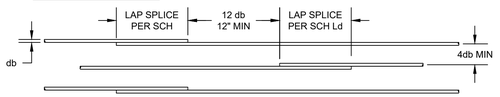
11 EMBEDMENT LENGTHS FOR HOOKED BARS

Scale: 1" = 1'-0"

REINFORCEMENT LAP SPLICE & DEVELOPMENT LENGTH SCHEDULE:

BAR SIZE	LAP CLASS	LAP SPLICE "Ld" IN INCHES BELOW, fy=60 KSI NORMAL WEIGHT CONCRETE									
		f'c=2500		f'c=3000		f'c=4000		f'c=5000		f'c=6000	
		TOP	OTHER	TOP	OTHER	TOP	OTHER	TOP	OTHER	TOP	OTHER
#3	A	24	18	22	17	19	15	17	13	16	12
	B	31	24	28	22	24	19	22	17	20	16
#4	A	32	24	29	22	25	19	23	17	21	16
	B	41	32	37	29	33	25	29	23	27	21
#5	A	39	30	36	28	31	24	28	22	26	20
	B	51	39	47	36	41	31	36	28	33	26
#6	A	47	36	43	33	37	29	34	26	31	24
	B	61	47	56	43	49	37	43	34	40	31
#7	A	69	53	63	48	54	42	49	38	45	34
	B	89	69	81	63	71	54	63	49	58	45
#8	A	78	60	72	55	62	48	56	43	51	39
	B	102	78	93	72	81	62	72	56	66	51
#9	A	88	68	81	62	70	54	63	48	57	44
	B	115	88	105	81	91	70	81	63	74	57
#10	A	100	77	91	70	79	61	70	54	64	50
	B	129	100	118	91	102	79	92	70	84	64
#11	A	110	85	101	78	87	67	78	60	71	55
	B	143	110	131	101	113	87	102	78	93	71

TYPE A STAGGERED LAPS:



NOTES:
1. UNLESS LAP SPLICES ARE STAGGERED AS SHOWN ABOVE, LAPS TO BE TYPE B
2. TOP BARS ARE DEFINED AS HORIZONTAL REINFORCEMENT WHERE MORE THAN 12" OF FRESH CONCRETE IS CAST IN THE MEMBER BELOW THE BARS BEING DEVELOPED

8 STANDARD REINFORCEMENT LAP SPLICE

Scale: 1" = 1'-0"

TYPE C SHEAR WALL FDN

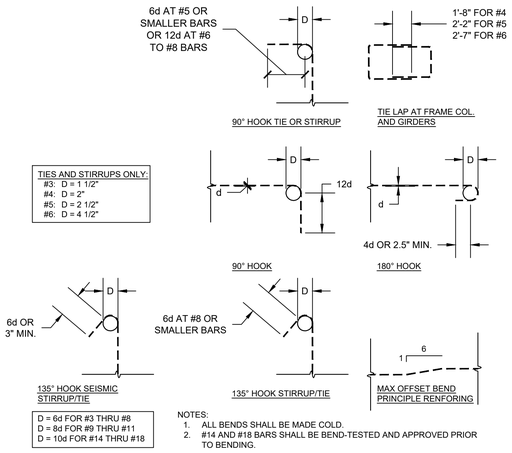
SECTION A–A

TYPE B SHEAR WALL FDN

SECTION A–A

TYPE A SHEAR WALL FDN

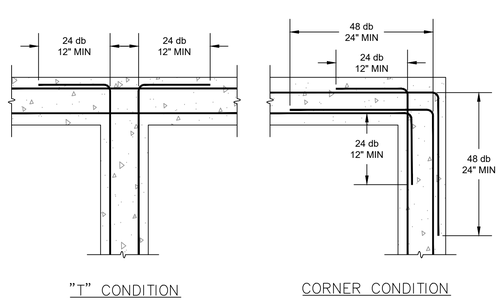
SECTION A–A



NOTES:
1. ALL BENDS SHALL BE MADE COLD.
2. #14 AND #18 BARS SHALL BE BEND-TESTED AND APPROVED PRIOR TO BENDING.

10 STANDARD HOOK AND TIE DETAILS

Scale: 1" = 1'-0"



NOTES:
1. db = BAR DIAMETER
2. FOR SINGLE LAYER OF REINFORCEMENT PROVIDE SIMILAR BENDS AT 3" CLEAR FROM CONCRETE EDGE U.O.N

7 TYPICAL REINFORMCING HOOKS

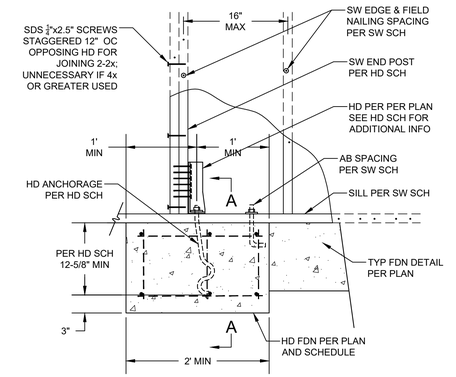
Scale: NTS

HOLDOWN SCHEDULE

HOLDOWN SYMBOL	HOLDOWN HARWARE	ANCHOR DIAMETER	HOLDOWN CAPACITY (LBS)	ANCHOR TYPE	STEM WALL WIDTH	ANCHOR CAPACITY (LBS)	MIN END POST	ALLOW. FDN TYPE
	HDU2	⅝"	3,075	SSTB16 13" EMBED	6"	3,465	(2) 2x	A, B, OR C
	HDU4	⅝"	4,565	SSTB24 21" EMBED	6"	4,295	(2) 2x	A, B, OR C
	HDU8	⅞"	6,970	SSTB28 25" EMBED	8"	7,310	(1) 4x	A, B, OR C
	HDU11	1"	9,535	SB1x30 24" EMBED	8"	15,580	(1) 4x6	A, B, OR C

NOTES:
1. HOLDOWN FOUNDATION TYPE TO BE SELECTED PER TYPICAL FOUNDATION SHAPE.
2. SEE MANUFACTURER CATALOG FOR INSTALL REQUIREMENTS.
3. FULL HEIGHT POST REQUIRED AT HOLDOWN (TOP TO BOTTOM PLATE).
4. HOLDOWN INSTALLED DIRECTLY TO BOTTOM PLATE U.O.N.
5. WHERE HOLDOWNS SHOWN ON UPPER LEVELS, THEY SHALL BE CARRIED DOWN TO FOUNDATION WITH MATCHING HOLDOWN, UNLESS A DIFFERENT HOLDOWN IS SPECIFIED ON PLAN.
6. HOLDOWN ANCHORS SHALL BE RE-TIGHTENED PRIOR TO SHEATHING WALL FRAMING. ANCHOR NUT SHOULD BE FINGER TIGHT PLUS ⅓ TO ½ TURN WITH HAND WRENCH, DO NOT OVER TORQUE.
7. ANCHOR PLATE WASHER MUST BE WITHIN ½" OF SHEARWALL SHEATHING.
8. AREAS WHERE SW OVER EXISTING FDN, (E) FDN TO BE DEMOED 24" MIN AND (N) AT LOC. OF HD.
9. WHERE SW OVER (N) FDN, ENTIRE LENGTH OF FDN UNDER SW TO MATCH SIZES BELOW.
10. REFERENCE FRMG PLAN AND DETAILS FOR HOLDOWNS BETWEEN LEVELS.

TYPICAL HOLDOWN INSTALLATION



4 TYPICAL SHEAR WALL FOUNDATION AND HOLDOWN DETAILS

Scale: NTS

Monterey County Building Services
Approved
NuckleE on Mar 16, 2026

EXFORMA DESIGN
2656 NICHOLSON STREET
SAN LEANDRO, CA 94577
www.exformadesign.com

STAMP/SEAL

REGISTERED PROFESSIONAL ENGINEER MICHAEL ROBERT STORER No. C-84965 CIVIL STATE OF CALIFORNIA

REV	DATE	DESCRIPTION
	07.10.2025	REVIEW SET
1	01.20.2026	PLAN CHECK #1

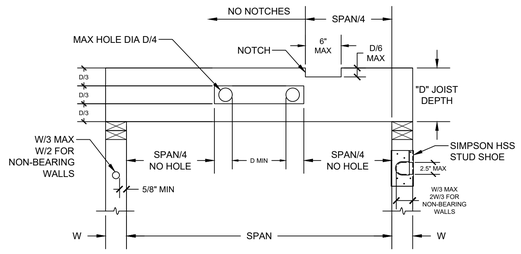
PROJECT TITLE

EAST GARRISON LIBRARY
13993 SHERMAN BOULEVARD
EAST GARRISON, CA 93933

DRAWING TITLE

TYPICAL FOUNDATION DETAILS

SCALE	AS NOTED
DESIGNER	D.KENNY
EOR	M.STORER
JOB	25045
SHEET	S3.0



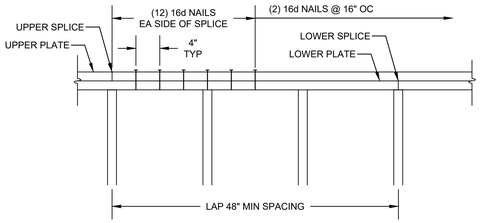
NOTES:

1. NO NOTCHING PERMITTED IN BOTTOM OF BEAM OR NEAR SUPPORT.
2. NO HOLES OR NOTCHES PERMITTED IN ENGINEERED BEAMS (LVL, PSL, GLULAM, ETC.) UNLESS APPROVED BY ENGINEER OF RECORD.
3. FOR MANUFACTURED FLOOR JOISTS SEE MANUFACTURER'S REQUIREMENTS FOR ALLOWABLE HOLES AND NOTCHES.
4. IF HOLE OR NOTCH REQUIREMENT NOT MET IN STUD, DOUBLE-UP STUD AT THAT LOCATION AND NAIL TOGETHER WITH 10d NAILS AT 6" OC STAGGERED.

12 TYPICAL BEAM/STUD HOLE/NOTCHES

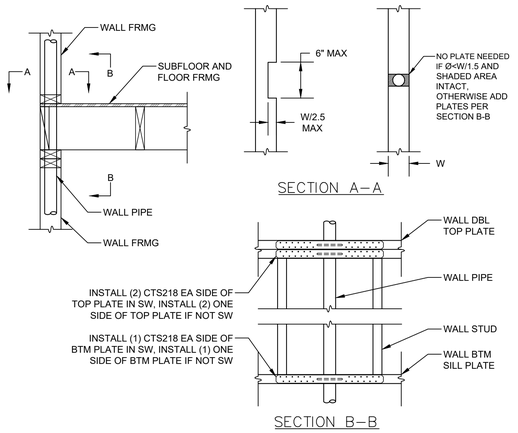
Scale: 1" = 1'-0"

STEPPED WALL CONDITION



11 TYPICAL TOP PLATE SPLICE

Scale: 1" = 1'-0"

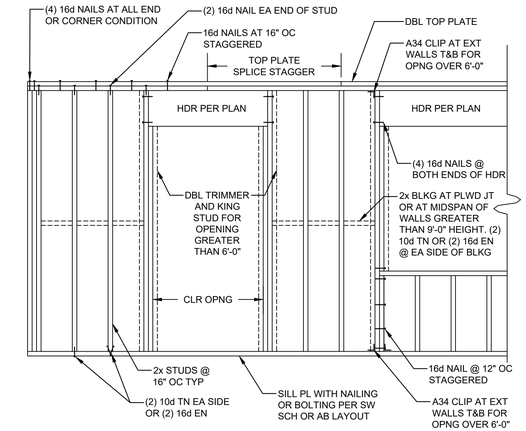


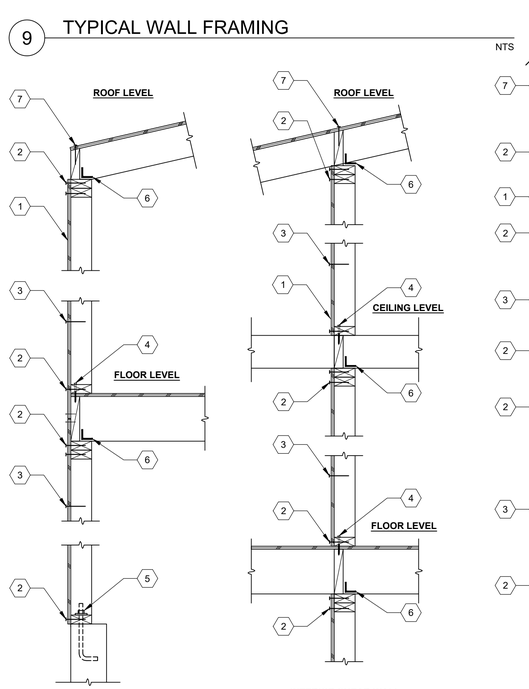
10 TYPICAL TOP/BTM PLATE HOLE/NOTCHES

Scale: 1" = 1'-0"

9 TYPICAL WALL FRAMING

NTS





EXTERIOR SHEAR WALL PERPENDICULAR TO FLOOR AND ROOF JOISTS

INTERIOR SHEAR WALL PERPENDICULAR TO FLOOR, CEILING, AND ROOF JOISTS

LEGEND:

1. STRUCTURAL SHEATHING PANEL PER SHEARWALL PLAN AND SCHEDULE.
2. SHEARWALL EDGE NAILING AT PERIMETER OF EACH SHEATHING PANEL PER SHEARWALL SHCEDULE.
3. SHEARWALL FIELD NAILING AT ALL INTERIOR STUDS PER SHEARWALL SCHEDULE.
4. SHEAR WALL ANCHORAGE BETWEEN LEVELS PER SHEARWALL SCHEDULE.
5. ANCHOR BOLT PER SHEARWALL SCHEDULE
6. SIMPSON CLIP AT SHEARWALL CONNECTION TO ROOF AND DIAPHRAGMS PER SHEARWALL SCHEDULE
7. ROOF AND FLOOR STRUCTURAL PANELS TO BE NAILED WITH 10d NAILS @ 6" OC AT PANEL EDGES AND 12" FOR FIELD NALING.

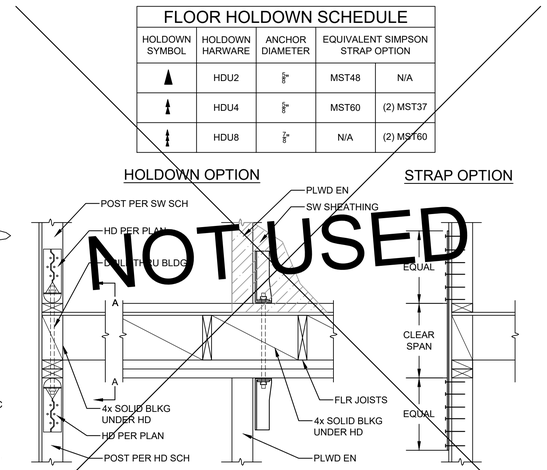
7 TYPICAL SHEAR WALL FRAMING

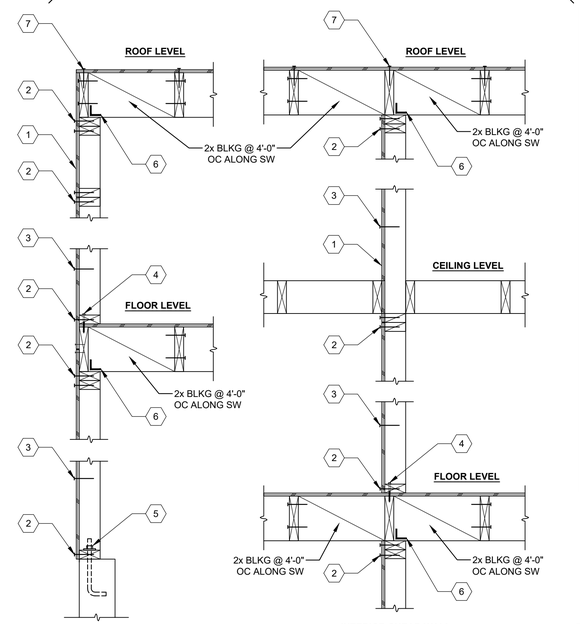
NTS

6 TYPICAL HOLDOWN BETWEEN FLOORS

Scale: 1" = 1'-0"

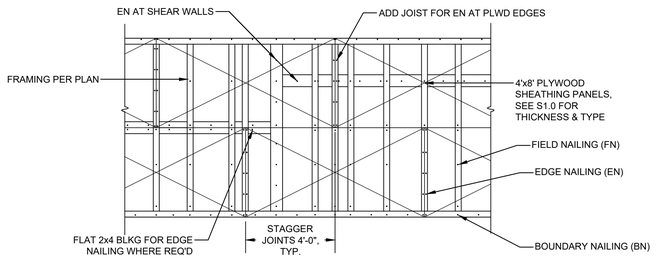
FLOOR HOLDOWN SCHEDULE				
HOLDOWN SYMBOL	HOLDOWN HARWARE	ANCHOR DIAMETER	EQUIVALENT SIMPSON STRAP OPTION	
▲	HDU2	5/8"	MST48	N/A
▲	HDU4	5/8"	MST60	(2) MST37
▲	HDU8	7/8"	N/A	(2) MST60





EXTERIOR SHEAR WALL PARALLEL TO FLOOR AND ROOF JOISTS

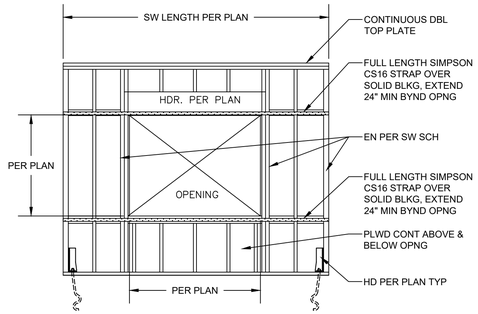
INTERIOR SHEAR WALL PARALLEL TO FLOOR AND ROOF JOISTS



PLAN VIEW - FLOOR OR ROOF DIAPHRAGM NAILING

3 TYPICAL OPENING IN SHEARWALL FRAMING

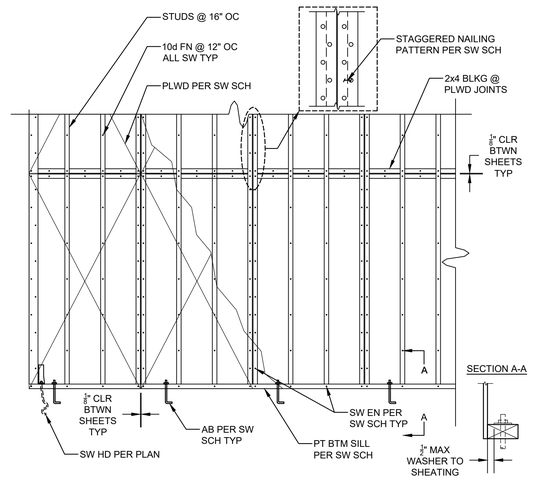
NTS



SHEAR WALL SCHEDULE									
MARK	CAPACITY	① SHEATHING	NAIL SIZE	② EDGE NAILING	③ FIELD NAILING	④ SILL NAILING TO WOOD BELOW	FRMG @ EDGE NAILING	⑤ ANCHOR BOLTS	⑥ CLIPS @ ROOF / FLOOR BLKG
A	310 plf	15/32" CDX PLWD	10d	6" OC	12" OC	SDS SCREWS @ 16" OC	2x NOM	5/8" Ø @ 48" OC	A35's @ 21" OC
B	460 plf	15/32" CDX PLWD	10d	4" OC	12" OC	SDS SCREWS @ 12" OC	2x NOM	5/8" Ø @ 36" OC	A35's @ 14" OC
C	600 plf	15/32" CDX PLWD	10d	3" OC	12" OC	SDS SCREWS @ 9" OC	3x NOM	5/8" Ø @ 32" OC	A35's @ 11" OC
A-A	620 plf	15/32" CDX PLWD EA SIDE	10d	6" OC	12" OC	SDS SCREWS @ 9" OC	3x NOM	5/8" Ø @ 32" OC	A35's @ 10" OC
D	870 plf	19/32" CDX PLWD	10d	2" OC	12" OC	SDS SCREWS @ 8" OC	3x NOM	5/8" Ø @ 24" OC	A35's @ 6" OC
B-B	920 plf	15/32" CDX PLWD EA SIDE	10d	4" OC	12" OC	SDS SCREWS @ 6" OC	3x NOM	5/8" Ø @ 21" OC	L90's @ 12" OC
C-C	1200 plf	15/32" CDX PLWD EA SIDE	10d	3" OC	12" OC	SDS SCREWS @ 4" OC	3x NOM	5/8" Ø @ 15" OC	L90's @ 9" OC
D-D	1740 plf	19/32" CDX PLWD EA SIDE	10d	2" OC	12" OC	SDS SCREWS @ 4" OC	3x NOM	5/8" Ø @ 15" OC	L90's @ 6" OC

Notes:

1. ALL SILL PLATES ATTACHED TO CONCRETE SHALL BE PRESSURE TREATED
2. USE 3"x3"x1/4" SQUARE PLATE WASHERS AT ALL ANCHOR BOLTS.
3. EDGE OF PLATE WASHER TO BE 1/2" MAX AWAY FROM SHEATHING.
4. PER CBC SECTION 2304.9.5, FASTENERS FOR PRESSURE TREATED LUMBER SHALL BE OF HOT-DIPPED ZINC COATED GALVINIZED STEEL OR AS NOTED IN THE SECTION.
5. ALL HOLDOWNS TO BE ATTACHED TO DBL 2x STUDS END POSTS MIN. SEE HOLDOWN SCHEDULE
6. ANCHOR BOLTS CAST IN PLACE SHALL BE 7" EMBED MIN, EPOXIED AB SHALL BE 6" MIN EMBED
7. AT (E) 2x SILL PLATES, 2x BLOCKING MAY BE ADDED BTWN STUDS ABOVE THE SILL PLATE TO ACHIEVE 3x NOMINAL SILL
8. SDS SCREWS FASTENING TO 2x SILL SHALL BE 4-1/2" LONG AND 6" LONG FOR 3x SILL PLATES, SCREWS SHALL BE STAGGERED ALONG BLOCKING
9. STAGGER EDGE NAILING AT TOP OF WALL TO ENGAGE BOTH PLATES AT DBL TOP PLATE CONDITION
10. ALL SHEATING EDGES SHALL BE BLOCKED WITH 2x BLOCKING MINIMUM
11. FRAMING AT ADJOINING PANEL EDGES SHALL BE 3" NOMINAL OR WIDER, AND NAILS SHALL BE STAGGERED WHERE NAILS ARE SPACED 3" OC OR LESS
12. WHERE PANELS APPLIED ON BOTH FACES OF A WALL AND NAIL SPACING IS LESS THAN 6" OC ON EITHER SIDE, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS, OR FRAMING SHALL BE 3" NOM OR THICKER AT ADJOINING PANEL EDGES AND NAILS ON EACH SIDE SHALL BE STAGGERED
13. PROVIDE 3/8" MINIMUM EDGE DISTANCE FROM NAILING TO SHEATHING AND FRAMING EDGES
14. THE SHEAR WALL LENGTH NOTED ON THE FLOOR PLAN IS THE MINIMUM LENGTH OF WALL NEEDED TO MEET THE ENGINEERED DESIGN. NOTIFY THE ENGINEER IF WALL LENGTH IS SHORTER THAN CALL OUT
15. NAILS TO BE DRIVEN FLUSH WITH SHEATHING. ADD 1 NEW NAIL FOR EVERY 2 OVERDRIVEN NAILS IF MORE THAN 20% OF NAILS ARE 1/16" OVERDRIVEN OR IF ANY NAILS ARE 1/8" OVERDRIVEN.
16. OSB APA RATED PLYWOOD MAY BE USED IN LIEU OF APA RATED CDX PLYWOOD



Monterey County Building Services
Approved
NucklesE on Mar 16, 2026

EXFORMA DESIGN
2656 NICHOLSON STREET
SAN LEANDRO, CA 94577
www.exformadesign.com

STAMP/SEAL

REGISTERED PROFESSIONAL ENGINEER MICHAEL ROBERT STORER No. C-84965 CIVIL STATE OF CALIFORNIA

REV	DATE	DESCRIPTION
	07.10.2025	REVIEW SET
1	01.20.2026	PLAN CHECK #1

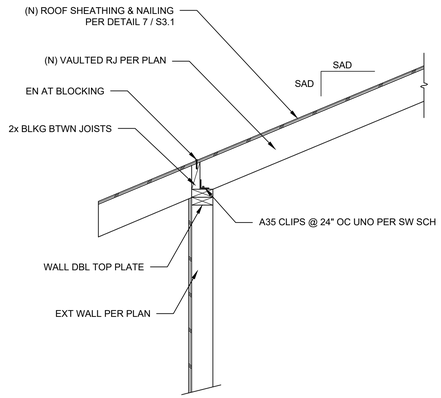
PROJECT TITLE

EAST GARRISON LIBRARY
13993 SHERMAN BOULEVARD
EAST GARRISON, CA 93933

DRAWING TITLE

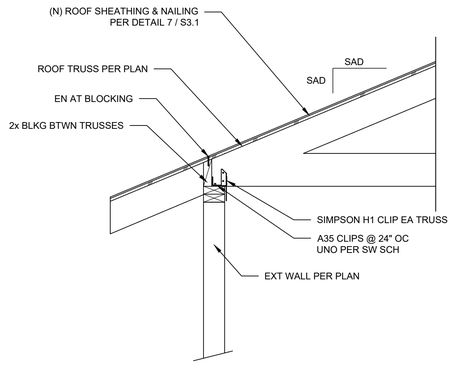
TYPICAL FRAMING DETAILS

SCALE	AS NOTED
DESIGNER	D.KENNY
EOR	M.STORER
JOB	25045
SHEET	S3.1



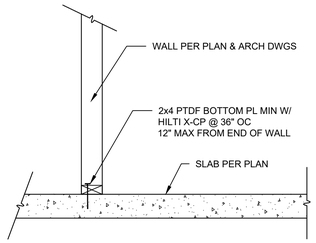
12 VAULTED ROOF JOIST TO WALL CONNECTION

Scale: 1" = 1'-0"



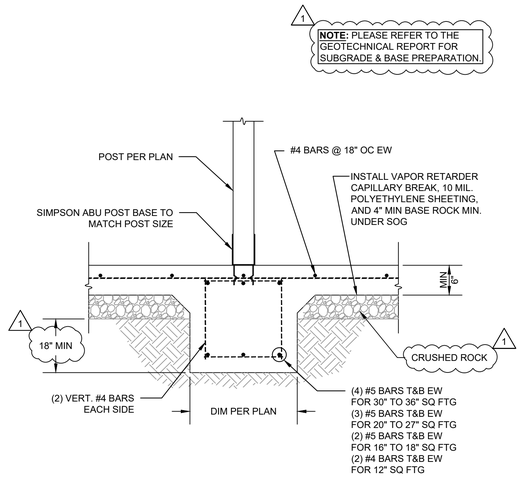
9 TYPICAL TRUSS TO WALL CONNECTION

Scale: 1" = 1'-0"



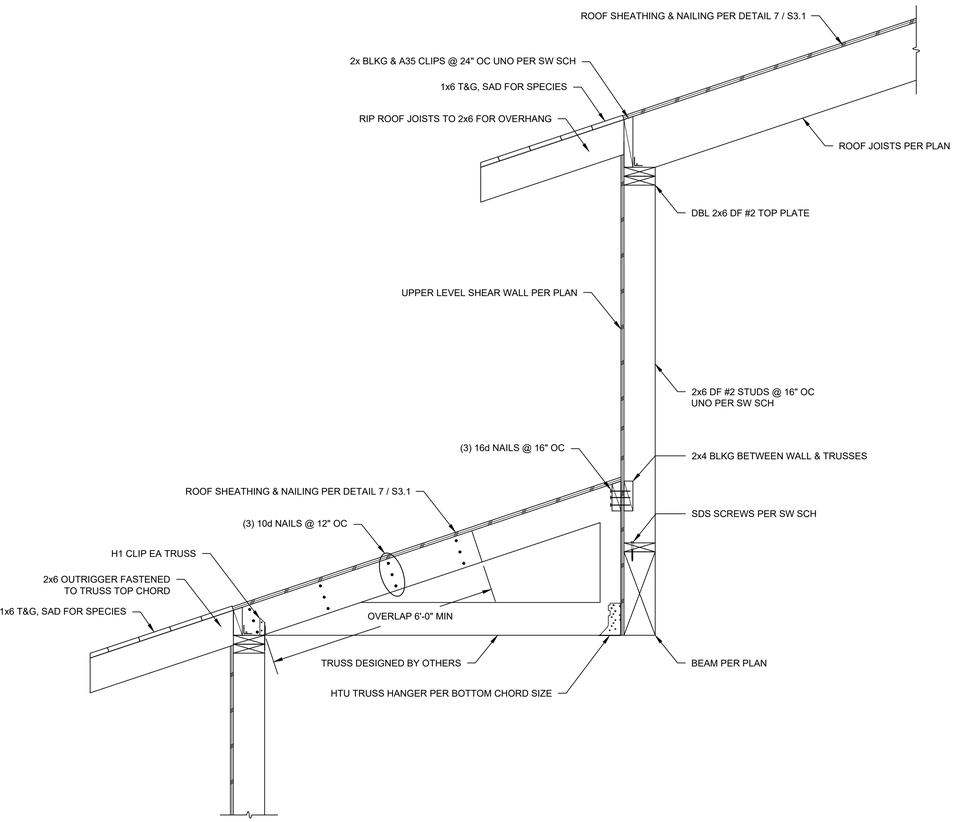
6 INTERIOR WALL TO SLAB-ON-GRADE

Scale: 1" = 1'-0"



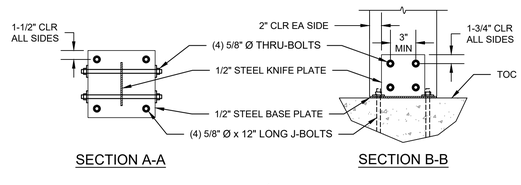
3 INTERIOR FOOTING AT SLAB-ON-GRADE

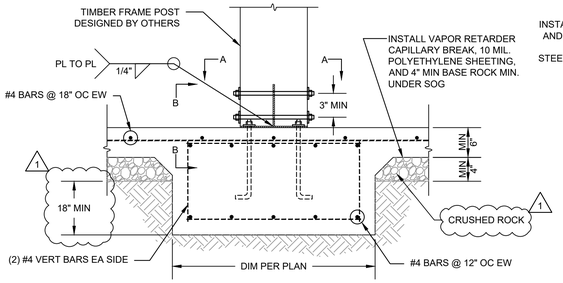
Scale: 1" = 1'-0"



10 ROOF TRANSITION SECTION

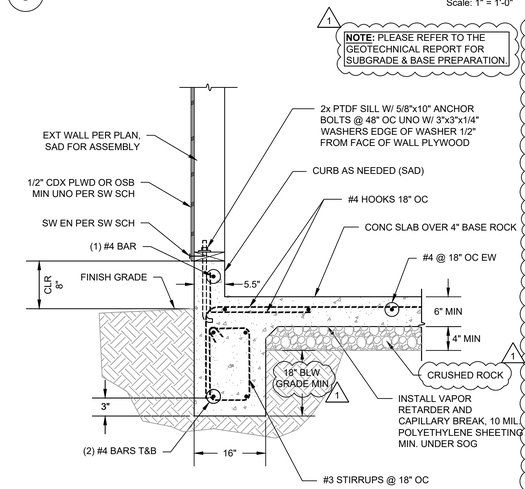
Scale: 1" = 1'-0"





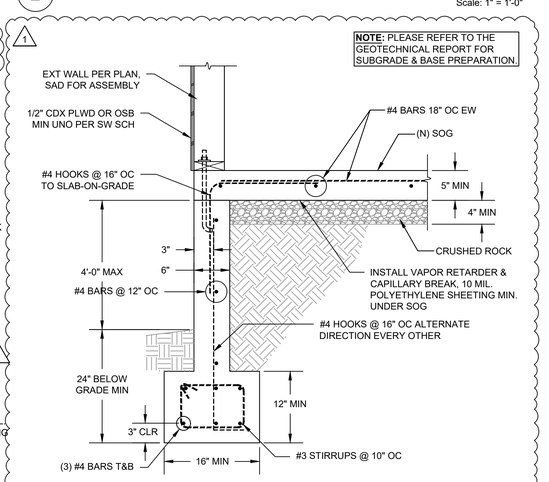
5 TIMBER FRAME FOOTING

Scale: 1" = 1'-0"



4 SLAB-ON-GRADE PERIMETER FOUNDATION

Scale: 1" = 1'-0"



2 INTERIOR FOUNDATION AT SLAB-ON-GRADE

Scale: 1" = 1'-0"

1 RETAINING WALL FOUNDATION AT SOG

Scale: 1" = 1'-0"

Monterey County Building Services
Approved
NucklesE on Mar 16, 2026

EXFORMA DESIGN
2656 NICHOLSON STREET
SAN LEANDRO, CA 94577
www.exformadesign.com

STAMP/SEAL

REGISTERED PROFESSIONAL ENGINEER MICHAEL ROBERT STORER No. C-84865 CIVIL STATE OF CALIFORNIA

REV	DATE	DESCRIPTION
	07.10.2025	REVIEW SET
1	01.20.2026	PLAN CHECK #1

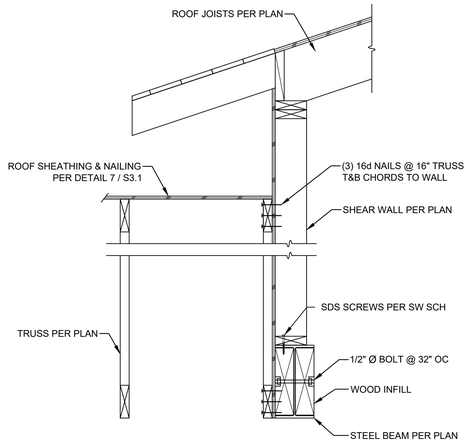
PROJECT TITLE

EAST GARRISON LIBRARY
13993 SHERMAN BOULEVARD
EAST GARRISON, CA 93933

DRAWING TITLE

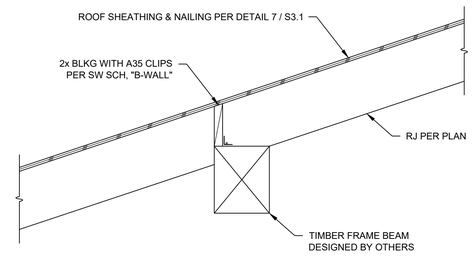
DETAILS

SCALE	AS NOTED
DESIGNER	D.KENNY
EOR	M.STORER
JOB	25045
SHEET	S3.2



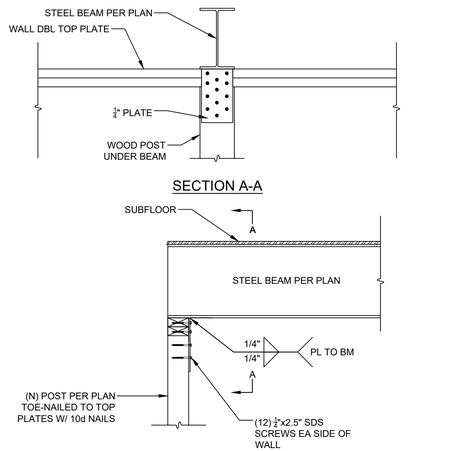
6 SHEAR WALL OVER STEEL BEAM

Scale: 1" = 1'-0"



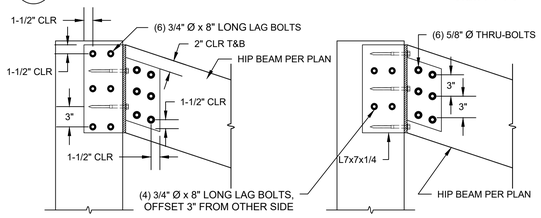
3 ROOF FRAMING OVER TIMBER FRAME BEAM

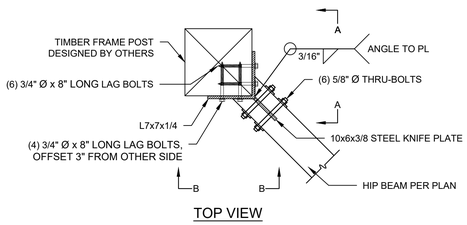
Scale: 1" = 1'-0"



5 STEEL BEAM TO POST CONNECTION

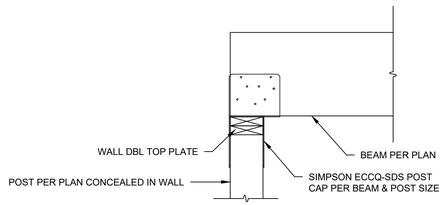
Scale: 1" = 1'-0"

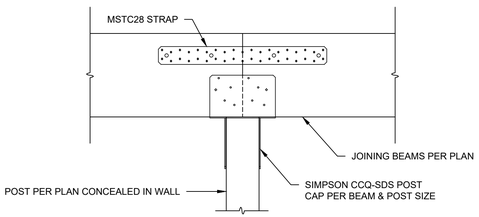




2 HIP BEAM TO WALL CONNECTION

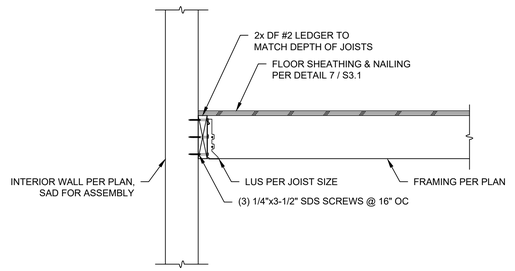
Scale: 1" = 1'-0"





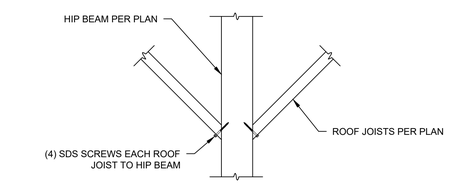
7 WOOD BEAM TO POST CONNECTIONS

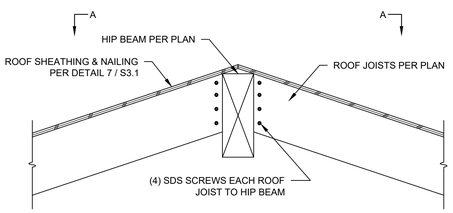
Scale: 1" = 1'-0"



4 MEZANINE LEDGER CONNECTION

Scale: 1" = 1'-0"





1 ROOF VALLEY CONNECTION

Scale: 1" = 1'-0"

Monterey County Building Services

Approved

NucklesE on Mar 16, 2026

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DESIGNER	D.KENNY
EOR	M.STORER
JOB	25045
SHEET	**S3.3**

GENERAL CONSTRUCTION NOTES

1. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS. MATERIALS AND EQUIPMENT SHALL BE U.L. LISTED AND LABELED FOR THE APPLICATION.
2. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS, LICENSES AND INSPECTION FEES REQUIRED BY THIS CONTRACT WORK.
3. CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO BIDDING AND ALLOW FOR ALL FIELD CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ELECTRICAL WORK NOTED AND CALLED OUT ON ALL CONTRACT DOCUMENTS. THE CONTRACTOR SHALL OBTAIN INFORMATION AND BE FAMILIAR WITH ALL OTHER TRADES WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION BETWEEN OTHER TRADES ON PROJECT.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF PERSONS AND PROPERTY AND SHALL PROVIDE INSURANCE COVERAGE AS NECESSARY FOR LIABILITY AND PERSONAL, PROPERTY DAMAGE, TO FULLY PROTECT THE OWNER, ARCHITECT AND ENGINEER FROM ANY AND ALL CLAIMS RESULTING FROM THIS WORK.
5. CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS AT THE PROJECT SITE INDICATING ALL MODIFICATIONS TO ELECTRICAL SYSTEMS. THE CONTRACTOR SHALL AT THE CONCLUSION OF THE PROJECT PROVIDE ACCURATE "AS-BUILT" DRAWINGS ACCEPTABLE TO THE ARCHITECT.
6. ALL MATERIALS PROVIDED TO THE PROJECT SHALL BE NEW. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE AND INSTALL ALL INCIDENTAL MATERIALS REQUIRED FOR A COMPLETE INSTALLATION.
7. CONTRACTOR SHALL PROVIDE TO THE ARCHITECT A CONSTRUCTION SCHEDULE OF ELECTRICAL WORK. THE CONSTRUCTION SCHEDULE SHALL IDENTIFY ALL SIGNIFICANT MILESTONES WITH COMPLETION DATES.
8. CONTRACTOR SHALL PROVIDE ALL REQUIRED "CUTTING, PATCHING, EXCAVATION, BACKFILL AND REPAIRS" NECESSARY TO RESTORE DAMAGED SURFACES TO EQUAL OR BETTER THAN ORIGINAL CONDITIONS EXISTING AT START OF WORK.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR PAINTING ALL EXPOSED CONDUITS AND ELECTRICAL EQUIPMENT. REFER TO ARCHITECTS PAINTING SECTION FOR REQUIREMENTS.
10. ALL ELECTRICAL EQUIPMENT INSTALLED OUTDOORS SHALL BE WEATHERPROOF. EXTERIOR CONDUITS RUN INTO BUILDINGS SHALL BE INSTALLED WITH FLASHING, CAULKED AND SEALED. CONDUITS FOR EXTERIOR ELECTRICAL DEVICES SHALL BE RUN INSIDE BUILDING UNLESS OTHERWISE NOTED ON DRAWINGS.
11. ALL CONDUITS UNLESS OTHERWISE NOTED ON DRAWINGS SHALL HAVE AS A MINIMUM: TWO (2) #12s WITH ONE (1) #12 GROUND. "TICK" MARKS SHOWN ON CIRCUITRY ARE FOR ROUGH ESTIMATING ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WIRES AND WIRE SIZES REQUIRED BY LATEST CODE.
12. ALL BRANCH CIRCUITS SHALL HAVE INDIVIDUAL NEUTRALS. SHARED NEUTRALS ON MULTIWIRE CIRCUITS IS NOT ALLOWED.
13. ALL 120/277V LIGHT SWITCHES AND WALL OCCUPANT SENSORS SHALL HAVE A NEUTRAL INSTALLED TO THE DEVICE BOX EXCEPT WHERE A CONDUIT OR SURFACE RACEWAY SYSTEM IS INSTALLED.
14. COORDINATE ALL CONDUIT RUNS, ELECTRICAL EQUIPMENT AND PANELS WITH ALL OTHER WORK TO AVOID CONFLICTS.
15. SEE ARCHITECTURAL DOCUMENTS FOR EXACT PLACEMENT OF LIGHTING FIXTURES AND DEVICES. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF CEILING TYPES FROM ARCHITECTURAL DOCUMENTS AND PROVIDE AND INSTALL ALL REQUIRED FIXTURE MOUNTING HARDWARE. PROVIDE AND INSTALL U.L. LISTED FIRE STOP ENCLOSURES FOR ALL RECESSED FIXTURES IN FIRE RATED CEILINGS.
16. FROM ALL NEW FLUSH MOUNT PANELS; THE CONTRACTOR SHALL STUB UP INTO ACCESSIBLE CEILING SPACE A MINIMUM OF FOUR (4) 3/4" CONDUITS FOR FUTURE USE.
17. CONTRACTOR SHALL PROVIDE IN EVERY NEW EMPTY CONDUIT A DRAW STRING FOR USE IN FUTURE CONSTRUCTION.
18. ALL CONDUIT SHALL BE CONCEALED WHERE POSSIBLE. CUT AND PATCH EXISTING WALLS WHERE NECESSARY. WHERE IT IS NECESSARY TO CUT OR BORE EXISTING STRUCTURAL WALLS FOR NEW ELECTRICAL WORK OBTAIN PERMISSION FROM THE ARCHITECT PRIOR TO STARTING WORK. REUSE EXISTING CONDUIT WHERE POSSIBLE.
19. EXTENSION RINGS OR RESET BOXES TO BE FLUSH WITH NEW WALL THICKNESS.
20. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE TO EXISTING UNDERGROUND SYSTEMS (GAS, WATER, TELEPHONE, ELECTRICAL, SEWER, ETC.). THE CONTRACTOR SHALL REPAIR & PAY ALL EXPENSES FOR DAMAGE TO EXISTING UNDERGROUND SYSTEMS AS A RESULT OF NEW WORK. REPAIR TO DAMAGED UNDERGROUND SYSTEMS SHALL BE TO THE OWNERS SATISFACTION WITHOUT EXTRA EXPENSE TO THE OWNER.
21. WHERE NON-METALLIC SHEATHED CONDUCTORS ARE FOUND, THE CONTRACTOR SHALL REMOVE TO FULLEST EXTENT PER THE GENERAL DEMOLITION NOTES AND REPLACE WITH CONDUIT. METAL CLAD CABLE WILL BE PERMITTED ON A CASE-BY-CASE BASIS ONLY BY WRITTEN APPROVAL FROM THE ARCHITECT.
22. ALL INSTALLATION OF EXPOSED SURFACE MOUNTED RACEWAY IN PUBLIC AREAS SHALL BE REVIEWED BY [ARCHITECT] [ELECTRICAL ENGINEER] BEFORE ROUGH-IN. CONTRACTOR IS TO DETERMINE THE ACCESSIBILITY OF ATTIC, FURRED SPACE, HOLLOW MULLIONS, ETC. IN EACH AREA AND REVIEW WITH ARCHITECT. IF SYSTEM CAN BE ROUTED CONCEALED EITHER BY FISHING OR ACCESSIBILITY, CONTRACTOR IS TO DO SO. IF INACCESSIBILITY IS DETERMINED, CONTRACTOR SHALL INSTALL SURFACE MOUNTED RACEWAY IN THE MOST AESTHETICALLY PLEASING MEANS AS DETERMINED BY THE [ARCHITECT] [ELECTRICAL ENGINEER]. NO ALLOWANCE FOR ADDITIONAL COMPENSATION DUE TO ROUTING AS DIRECTED BY THE ARCHITECT WILL BE MADE.
23. CONTRACTOR SHALL COORDINATE WITH PG&E, AT&T & PAY ALL CHARGES FOR TEMPORARY CONSTRUCTION POWER & TELEPHONE.
24. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES AND OBTAIN UTILITY COMPANY CONSTRUCTION DOCUMENTS. UTILITY COMPANY CHARGES SHALL BE PAID BY OWNER.

LIGHT FIXTURE SCHEDULE

FIXTURE NOTES:

1. ALL LED LIGHT FIXTURE DRIVERS SHALL BE ELECTRONIC TYPE, 10% TOTAL HARMONIC DISTORTION MAXIMUM.
2. ALL LED LIGHT MODULES SHALL BE ENERGY SAVING 3500° K, 80 CRI MINIMUM, U.O.N. (SEE SPECIFICATIONS FOR MORE INFORMATION).
3. ALL LED DRIVERS (AND ASSOC. FIXTS.) SHALL HAVE MANUFACTURER'S CERTIFICATION OF COMPLIANCE WITH CALIFORNIA ENERGY COMMISSION STANDARDS AND REQUIREMENTS, WHERE SUCH ARE USED IN CONDITIONED SPACES.
4. EXIT SIGNS , EMERGENCY LIGHTS AND LIGHT FIXTURES WITH EMERGENCY BATTERY BACK-UP SHALL SUPPLY A MINIMUM DURATION OF 90 MINUTES OF POWER IN THE EVENT OF A POWER OUTAGE/FAILURE.
5. ALL RECESSED LIGHT FIXTURES SHALL BE U.L. APPROVED FOR ZERO CLEARANCE INSULATION COVER WHEN INSTALLED IN INSULATED CEILINGS.

TYPE	DESCRIPTION	LAMPS	MANUFACTURER	MTG. DTL.
A/AE	2' x 4' RECESSED MOUNTED LED, HOURGLASS DEISGN, SMOOTH ACRYLIC LENS , OCC SENSOR & AUTO DIMMING SENSOR, 0-10V DIMMING DRIVER, MVOLT 120-277V, 10W EM BATTERY, NLIGHT AIR ENABLED, FINISH PER ARCHITECT. TYPE "AE" PROVIDED WITH EMERGENCY BATTERY PACK.	34W LED 3300 LM	LITHONIA ENVX SERIES	1 E603
B/BE	4" W. RECESSED LINEAR LIGHT FIXTURE FOR ACOUSTIC CEILING. LED STANDARD OUTPUT, 3000K, 80CRI, FLUSH LENS, 120V, 0-10V DIMMING, NLIGHT AIR ENABLED, OCC/DAYLIGHT SENSOR FINISH BY ARCHITECT. TYPE "BE" PROVIDED WITH EMERGENCY BATTERY PACK. SEE E501 FOR LENGTHS.	3.8W/FT LED 381 LM/FT	ALIGHT ACOLADE D5 SERIES	PER MFR. SPECS

ELECTRICAL SYMBOLS & ABBREVIATIONS

SYMBOLS & ABBREVIATIONS SHOWN ARE FOR GENERAL USE. DISREGARD THOSE WHICH DO NOT APPEAR ON THE PLANS.

- FLUORESCENT OR LED LUMINAIRE - SEE SCHEDULE
- EMERGENCY OR NIGHT LIGHT
- STRIP FLUORESCENT OR LED LUMINAIRE - SEE SCHEDULE
- LUMINAIRE - RECESSED - SEE SCHEDULE
- RECESSED WALL WASHER
- LUMINAIRE - SURFACE MOUNTED - SEE SCHEDULE
- LUMINAIRE - POLE OR POST MOUNTED - SEE SCHEDULE
- LUMINAIRE - WALL MOUNTED SEE SCHEDULE
- BOLLARD OR PATH LIGHT - SEE SCHEDULE
- EXIT LIGHT - DIRECTIONAL ARROWS AS INDICATED - SEE SCHEDULE
- TRACK LIGHTING - SEE SCHEDULE
- EMERGENCY LIGHT
- DIGITAL DUAL TECHNOLOGY OCC. SENSOR
- LIGHTING CONTROL OCCUPANCY SENSOR CORNER MOUNTED
- DRC DIMMER ROOM CONTROLLER
- PC PLUG LOAD CONTROLLER
- RC ROOM LIGHTING CONTROLLER
- LCP LIGHTING CONTROL PANEL
- DL DIGITAL DAYLIGHT SENSOR
- $ SINGLE POLE SWITCH ✱✱
- $a SINGLE POLE SWITCH, ✱✱ a = CIRCUIT CONTROLLED
- $3 THREE WAY SWITCH✱✱
- $4 FOUR WAY SWITCH✱✱
- $M MANUAL MOTOR STARTER
- $K KEY OPERATED SWITCH✱✱
- $D LIGHTING DIMMER✱✱
- $ DIGITAL ON/OFF SWITCH ✱✱
- $D DIGITAL DIMMER SWITCH ✱✱
- $M# DIGITAL MULTI SCENE LIGHTING SWITCH ✱✱
- $DS DIGITAL DUAL TECHNOLOGY WALL OCC. SENSOR ✱✱
- WALL OCCUPANCY SENSOR ✱✱
- 2 DOUBLE SWITCHED WALL OCCUPANCY SENSOR ✱✱
- DIMMING DUAL TECHNOLOGY WALL SWITCH OCCUPANCY SENSOR ✱✱
- 2 2-BUTTON DIMMING DUAL TECHNOLOGY WALL SWITCH OCCUPANCY SENSOR ✱✱
- SECURITY DOOR CONTACTS
- MD SECURITY MOTION DETECTOR
- SC CCTV CAMERA
- KP SECURITY SYSTEM KEYPAD
- DOOR BELL PUSHBUTTON
- CH DOOR CHIME WITH LED
- RECEPTACLE - DUPLEX ✱
- DUPLEX RECEPTACLE MOUNTED ABOVE COUNTER - FIELD VERIFY HEIGHT
- GFCI CONVENIENCE RECEPTACLE - DUPLEX✱
- GFCI CONVENIENCE DUPLEX RECEPTACLE MOUNTED ABOVE COUNTER - FIELD VERIFY HEIGHT
- RECEPTACLE DOUBLE DUPLEX✱
- HALF SWITCHED DUPLEX RECEPTACLE ✱
- SINGLE RECEPTACLE✱
- DUPLEX RECEPTACLE - CEILING MOUNTED
- HC LETTER INDICATES DUPLEX HALF CONTROLLED RECEPTACLE ✱
- C LETTER INDICATES DUPLEX FULLY CONTROLLED RECEPTACLE ✱
- FLOOR MOUNTED DUPLEX RECEPTACLE
- FLOOR MOUNTED BOX
- POWER OUTLET - SEE PLANS FOR NEMA TYPE✱
- POWER POLE
- WALL TELEPHONE OUTLET ✱✱
- [#] VOICE/DATA WALL OUTLET ✱
- [#] VOICE/DATA OUTLET MOUNTED ABOVE COUNTER - FIELD VERIFY HEIGHT
- [#] SURFACE MOUNTED VOICE/DATA WALL OUTLET ✱
- [#] SURFACE MOUNTED VOICE/DATA OUTLET MOUNTED ABOVE COUNTER - FIELD VERIFY HEIGHT
- WIRELESS ACCESS POINT (WAP) - CEILING MOUNTED
- WIRELESS ACCESS POINT (WAP) - WALL MOUNTED - FIELD VERIFY HEIGHT
- [#] VOICE/DATA OUTLET - FLOOR MOUNTED
- TV OUTLET ✱
- [#] VOICE/DATA OUTLET - CEILING MOUNTED
- S INTERIOR SPEAKERS CEILING MOUNTED
- HS INTERIOR SPEAKERS WALL MOUNTED
- HC CLOCK +8'-0" AFF U.O.N. VERIFY BEFORE INSTALLATION
- PANELBOARD - FLUSH MOUNTED
- EQUIPMENT PANEL - FLUSH MOUNTED
- PANELBOARD - SURFACE MOUNTED
- EQUIPMENT PANEL - SURFACE MOUNTED
- M METER W/ CURRENT TRANSFORMER
- J/HJ JUNCTION BOX - CEILING OR WALL MOUNTED, SIZE PER CODE, TAPE AND TAG WIRES
- SPD SURGE PROTECTIVE DEVICE
- MOTOR CONNECTION
- NON-FUSED DISCONNECT SWITCH
- FUSED DISCONNECT SWITCH; FUSED WITH DUAL-ELEMENT FUSES SIZED PER EQUIPMENT MFGR'S NAMEPLATE DATA
- COMBINATION STARTER/FUSED DISCONNECT SWITCH; FUSED DISCONNECT SWITCH ELEMENT FUSES SIZED PER EQUIPMENT MFGRS NAMEPLATE DATA
- MAGNETIC STARTER - NEMA SIZE INDICATED NEMA 3R ENCLOSURE UNLESS OTHERWISE SPECIFIED
- CIRCUIT BREAKER
- GROUND ROD WITH GROUNDWELL BOX
- GROUND ELECTRODE
- NORMALLY OPEN CONTACT
- NORMALLY CLOSED CONTACT
- TRANSFORMER - SEE SINGLE LINE FOR SIZE
- PULLBOX
- ERMS
- FLEX CONDUIT WITH CONNECTION
- CONDUIT - UP
- CONDUIT - DOWN
- E CONDUIT EMERGENCY SYSTEM
- LV LOW VOLTAGE WIRING
- SURFACE METAL OR NON-METALLIC RACEWAY
- CONDUIT - CONCEALED IN WALLS OR CEILING
- CONDUIT - EXISTING
- CONDUIT - BELOW SLAB OR UNDERGROUND: 3/4"MIN.
- CAPPED OR STUB-OUT CONDUIT
- CONDUIT CONTINUATION
- #10 CONDUIT - HOME RUN TO PANEL, TERMINAL CABINET, ETC. RUNS MARKED WITH CROSSHATCHES INDICATE NUMBER OF #12 AWG WIRES WHEN MORE THAN TWO. SIZE CONDUIT ACCORDING TO SPECIFICATIONS AND APPLICABLE CODE. CROSS HATCHES WITH NUMBER ADJACENT INDICATES WIRE SIZE OTHER THAN #12 AWG.
- 2 SHEET NOTE REFERENCE SYMBOL: SEE ASSOCIATED NOTE ON SAME SHEET
- 3 SCHEDULE SYMBOL; SEE ASSOCIATED NOTE ON SAME SHEET
- X DETAIL NOTE REFERENCE SYMBOL SEE ASSOCIATED NOTE ON SAME DETAIL
- FXXX FEEDER DESIGNATION; SEE ASSOCIATED NOTE ON SAME DETAIL
- X / XXX DETAIL NUMBER / DETAIL OR SECTION REFERENCE / SHEET NUMBER
- X / X INDICATES QUANTITY OF TELEPHONE OUTLETS
- X / X INDICATES QUANTITY OF DATA OUTLETS

ABBREVIATIONS

A	AMPERE	GFCI	GROUND FAULT	NTS	NOT TO SCALE
AFF	ABOVE FINISHED FLOOR	GFI	INTERRUPTING	OAH	OVERALL HEIGHT
ALUM/AL	ALUMINUM	GND, G	GROUND	OC	ON CENTER
ARCH	ARCHITECT	GRS	GALVANIZED RIGID STEEL	OH	OVERHEAD
AWG	AMERICAN WIRE GAUGE	HT	HEIGHT	OFCI	OWNER FURNACED CONTRACTOR INSTALLED
BKR	BREAKER	IC	INTERCOM	PA	PUBLIC ADDRESS
C	CONDUIT	IDF	INTERMEDIATE DISTRIBUTION FRAME	PB	PULL BOX
CATV	CABLE TV	INCAND	INCANDESCENT	PF	POWER FACTOR
CB	CIRCUIT BREAKER	JB	JUNCTION BOX	PH	PHASE
CCTV	CLOSED CIRCUIT TV	KV	KILOVOLT	PIR	PASSIVE INFRARED
CKT	CIRCUIT	KVA	KILOVOLT AMPERES	PNL	PANEL
CL	CENTER LINE	KW	KILOWATT	PV	PHOTOVOLTAIC
CLG	CEILING	LCP	LIGHTING CONTROL PANEL	PVC	POLYVINYL CHLORIDE
C.O.	CONDUIT ONLY	LTG	LIGHTING	PWR	POWER
CTR	CENTER	LV	LOW VOLTAGE	(R)	RELOCATE
D	DIMMER	KCM	THOUSAND CIRCULAR MILS	(RP)	REMOVABLE POLE
DIM	DIMENSION	M.B.	MAIN CIRCUIT BREAKER	RECPT'S	RECEPTACLES
DIST	DISTRIBUTION	MCA	MINIMUM CIRCUIT AMPS	REQD	REQUIRED
(E)	EXISTING	MDF	MAIN DISTRIBUTION FRAME	REQMT'S	REQUIREMENT(S)
EC	ELECTRICAL CONTRACTOR	MECH	MECHANICAL	SHT	SHEET
(EL.)	EVENING LIGHT	MH	METAL HALIDE	SLD	SINGLE LINE DIAGRAM
EM	EMERGENCY	MLO	MAIN LUGS ONLY	STC	SYSTEMS TERMINATION CABINET
EMT	ELECTRICAL METALLIC TUBING	MPOE	MAIN POINT OF ENTRANCE	SW	SWITCH
ERMS	ENERGY REDUCTION MAINTENANCE SWITCH	MTD	MOUNTED	SWBD	SWITCHBOARD
EQUIP	EQUIPMENT	MTG	MOUNTING	TTB	TELEPHONE TERMINAL BACKBOARD
EV	ELECTRICAL VEHICLE	MOCP	MAXIMUM OVER CURRENT PROTECTION	TYP	TYPICAL
FA	FIRE ALARM	(N)	NEW	UON	UNLESS OTHERWISE NOTED
FACP	FIRE ALARM CONTROL PANEL	NIC	NOT IN CONTRACT	UG	UNDERGROUND
FC	FOOT CANDLE	NIEC	NOT IN ELECTRICAL CONTRACT	V	VOLT
FIN	FINISH	(NL)	NIGHT LIGHT	VD	VOLTAGE DROP
FL	FLOOR	NO.	NUMBER	W	WATT
FLA	FULL LOAD AMPS	NOM	NOMINAL	W/	WITH
FLUOR	FLUORESCENT			WP	WEATHERPROOF
(F)	FUTURE			XFMR	TRANSFORMER
GC	GENERAL CONTRACTOR				

FIRE ALARM

NOTE: SEE FIRE ALARM DRAWINGS FOR QUANTITIES AND MOUNTING HEIGHTS.

- P MANUAL PULL STATION
- STROBE ONLY
- HORN ONLY
- M MINI HORN
- HORN/STROBE
- CHIME/STROBE
- HEAT DETECTOR
- SMOKE DETECTOR
- CO CARBON MONOXIDE ALARM
- DUCT SMOKE DETECTOR
- TAMPER SWITCH
- FLOW SWITCH
- M POST INDICATING VALVE
- FIRE SMOKE DAMPER
- BELL (GONG)
- FCP FIRE ALARM CONTROL PANEL
- DH DOOR HOLDER
- APS AUXILIARY POWER SUPPLY
- FSA FIRE SYSTEM ANNUNCIATOR
- FTR FIRE ALARM TRANSPONDER OR TRANSMITTER
- ESR ELEVATOR STATUS/RECALL
- FAC FIRE ALARM COMMUNICATOR
- ANN REMOTE ANNUNCIATORS
- EOL END OF LINE

✱ +15" A.F.F. TO BOTTOM OF BOX, U.O.N.
✱✱ +48" A.F.F. TO TOP OF BOX, U.O.N.
[#] NUMBER IN BRACKETS DENOTES NUMBER OF CABLE DROPS WHEN MORE THAN (2).

LIGHT FIXTURE SCHEDULE

TYPE	DESCRIPTION	LAMPS	MANUFACTURER	MTG. DTL.
C/CE	4.5" DIA. RECESSED DOWNLIGHT FIXTURE, 3000K, 80 CRI, 90 BEAM, STANDARD LENS, WHITE FINISH, 0-10V DIMMING, 120-277V. TYPE "CE" PROVIDED INTEGRAL BATTERY BACKUP.	16W LED 2135 LM	USAI BEVELED	2 E603
D	2' WALL MOUNT INDIRECT FIXTURE, STANDARD OUTPUT, 3500K, 80 CRI, MVOLT, WHITE FINISH, DUST COVER, NON WALL SHIELDING, NLIGHT AIR ENABLED.	199W LED 24,777 LM	ALIGHT ANGLE SERIES	3 E603
E	EXIT LIGHT, GREEN LETTERS, LED EDGE LIT WITH EMERGENCY BATTERY BACK-UP, SPECTRON BATTERY CHARGER AND SELF-TESTING ELECTRONICS, SEE PLANS FOR NUMBER OF FACES, ARROWS AND MOUNTING REQUIRED, CLEAR BACKGROUND,BRUSHED ALUMINUM HOUSING FINISH, 120V.	LED	LITHONIA EDG SERIES	PER MFR. WEIGHT 9 LBS
F	1' WALL MOUNT INDIRECT FIXTURE, HIGH OUTPUT, 3500K, 80 CRI, MVOLT, WHITE FINISH, DUST COVER, NON WALL SHIELDING, NLIGHT AIR ENABLED.	99W LED 11,929 LM	ALIGHT ANGLE SERIES	3 E603
G	7.785" W. X 8.625" H. SUSPENDED PENDANT FIXTURE, BLACK/WHITE FINISH, 120V DIMMING, 2700K, 90 CRI. VERIFY EXACT MOUNTING HEIGHT WITH ARCHITECT.	5W LED 550 LM	LIGHTOLOGY MUSHROOM PENDANT	4 E603
H	3.1 W. X 4.5" H. SUSPENDED PENDANT FIXTURE, MATTE WHITE FINISH, 120V DIMMING,VERIFY EXACT MOUNTING HEIGHT WITH ARCHITECT.	18W LED	LIGHTOLOGY SHERWOOD & ROBIN	4 E603
I	4' L. SURFACE MOUNTED LINEAR FIXTURE, FLUSH LENS, HIGH OUTPUT, BATWING DISTRIBUTION, TEXTURED MATTE WHITE FINISH, UNV VOLTAGE, EMERGENCY BATTERY.	19.8W LED 2135 LM	PRUDENTIAL LTG. BIONIC PRO 2	7 E603
XA	8.6" x 5.5" DEEP SURFACE MOUNT LED FIXTURE, MARINE GRADE ALUMINUM HOUSING IMPACT RESISTANT HOUSING, IMPACT RESISTANT CLEAR LOW IRON GLASS LENS, FINISH PER ARCHITECT, 120/277V.	11 W 1132 LM LED	LIGMAN LIGHTING UMV-30013 SERIES	6 E603
XB	15.5" DIA. POST TOP, POLE MOUNT LED LIGHT FIXTURE, TYPE III DISTRIBUTION, GASKETED ACRYLIC LENS, FINISH PER ARCHITECT 13.3"H POLE,ELECTRONIC DRIVER, PHOTO/MOTION SENSOR UNIVERSAL VOLTAGE.	42 W 32 LED 4000K	SUN VALLEY LIGHTING GLR SERIES - LED	5 E603
XB1	SAME AS FIXTURE "XB" EXCEPT TYPE V DISTRIBUTION AND HOUSE SIDE SHIELD.	42 W 32 LED 4000K	SUN VALLEY LIGHTING GLR SERIES - LED	5 E603

Monterey County Building Services
Approved
NucklesE on Mar 16, 2026

APPLICABLE CODES & STANDARDS

CODES:

1. 2022 CALIFORNIA ADMINISTRATIVE CODE C.A.C., PART 1, TITLE 24, C.C.R.
2. 2022 CALIFORNIA BUILDING CODE (CBC) C.C.R., TITLE 24, VOL. 1 & 2 BASED ON THE 2021 INTERNATIONAL BUILDING CODE (IBC) WITH CALIFORNIA AMENDMENTS.
3. 2022 CALIFORNIA RESIDENTIAL CODE C.C.R., TITLE 24, PART 2.5 BASED ON THE 2021 INTERNATIONAL RESIDENTIAL CODE WITH CALIFORNIA AMENDMENTS.
4. 2022 CALIFORNIA ELECTRICAL CODE (CEC) C.C.R., TITLE 24, PART 3 BASED ON THE 2020 NATIONAL ELECTRICAL CODE (NEC) WITH CALIFORNIA AMENDMENTS.
5. 2022 CALIFORNIA MECHANICAL CODE (CMC) C.C.R., TITLE 24, PART 4 BASED ON THE 2021 UNIFORM MECHANICAL CODE (UMC) WITH CALIFORNIA AMENDMENTS.
6. 2022 CALIFORNIA PLUMBING CODE (CPC) C.C.R., TITLE 24, PART 5 BASED ON THE 2021 UNIFORM PLUMBING CODE (UPC) WITH CALIFORNIA AMENDMENTS.
7. 2022 CALIFORNIA ENERGY CODE C.C.R., TITLE 24, PART 6.
8. 2022 CALIFORNIA FIRE CODE (CFC) C.C.R., TITLE 24, PART 9 BASED ON THE 2021 INTERNATIONAL FIRE CODE (IFC) WITH CALIFORNIA AMENDMENTS.
9. 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE C.C.R., TITLE 24, PART 11.
10. 2022 CALIFORNIA REFERENCED STANDARDS CODE C.C.R., TITLE 24, PART 12.
11. TITLE 19 C.C.R., PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS.
12. NATIONAL FIRE ALARM CODE (NFPA 72) 2022.
13. MONTEREY COUNTY ORDINANCES, CODES, AND REGULATIONS.

STANDARDS:

1. AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI)
2. ELECTRONICS INDUSTRIES ASSOCIATION (EIA)
3. INSTITUTE OF ELECTRICAL AND ELECTRONIC ENGINEERS (IEEE)
4. NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (NEMA)
5. NATIONAL ELECTRICAL TESTING ASSOCIATION (NETA)
6. UNDERWRITER LABORATORIES (UL)
7. CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ACT STANDARDS (CAL/OSHA)

SHEET INDEX

E001	SYMBOLS, ABBREVIATIONS, GENERAL CONSTRUCTION NOTES, LIGHT FIXTURE SCHEDULE, CODES & SHEET INDEX.
E002	CALIFORNIA ENERGY COMPLIANCE TITLE 24 (BUILDING INTERIOR).
E003	CALIFORNIA ENERGY COMPLIANCE TITLE 24 (BUILDING EXTERIOR).
E004	CALIFORNIA ENERGY COMPLIANCE TITLE 24 (ELECTRICAL DISTRIBUTION).
E101	ELECTRICAL SINGLE LINE DIAGRAM & DETAILS.
E102	PANELBOARD SCHEDULES.
E201	ELECTRICAL SITE PLAN.
E301	ELECTRICAL DEMOLITION PLAN & GENERAL DEMOLITION NOTES.
E401	POWER & SYSTEMS PLAN.
E402	POWER & SYSTEMS PLAN - ROOF. 1
E501	LIGHTING PLAN.
E601	ELECTRICAL DETAILS.
E602	ELECTRICAL DETAILS.
E603	ELECTRICAL DETAILS.
E604	ELECTRICAL DETAILS.
E605	ELECTRICAL DETAILS.
E606	ELECTRICAL DETAILS.

REGISTERED PROFESSIONAL ENGINEER
ELDRIDGE O. BELL
No. E17789
EXP. 6/30/26
ELECTRICAL
STATE OF CALIFORNIA

AURUM CONSULTING ENGINEERS
MONTEREY BAY, INC.
Project No. 25-232.00
404 W. Franklin St. • Suite 100 • Monterey, CA 93940
T.831.646.3330 • F.831.646.3336 • www.acemb.com

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WR&D
WALD RUHNKE & DOST ARCHITECTS LLP
2340 GARDEN ROAD, SUITE 100
MONTEREY, CALIFORNIA 93940
PHONE: 831.649.4642
FAX: 831.649.3530
WWW.WRDARCH.COM

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MONTEREY COUNTY
EAST GARRISON LIBRARY

MONTEREY COUNTY
13993 SHERMAN BLVD.
MARINA, CA 93933

A.P.N.: 031-164-130-000

JOB NO.: 23159
PRINT DATE:
PLOT DATE: 12.10.2025
DRAWN BY:
CHECKED BY:
SET ISSUED:
PERMIT SUB.: 6/20/2025
BACKCHECK #1: 1 11/21/2025

SHEET NAME: SYMBOLS, ABBREVIATIONS, GENERAL CONSTRUCTION NOTES, LIGHT FIXTURE SCHEDULE, CODES & SHEET INDEX

SHEET NO.: E001

FILE NAME:

STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE NRCC-LTI-E

This document is used to demonstrate compliance with requirements in 110.9, 110.12(c), 130.0, 130.1, 140.6 and 141.0(b)2 for indoor lighting scopes using the prescriptive path for nonresidential and hotel/motel occupancies. It is also used to document compliance with requirements in 160.5, 170.2(e) and 180.2(b)4 for indoor lighting scopes using the prescriptive path for multifamily occupancies. Multifamily includes dormitory and senior living facilities.

Project Name: Monterey County East garrison Library | **Report Page:** (Page 1 of 9)
Project Address: Corner of East Garrison Dr. and Sherman Blvd. | **Date Prepared:** 2025-06-27T12:26:01-04:00

A. GENERAL INFORMATION

01	Project Location (city)	East Garrison Library	04 Total Conditioned Floor Area (ft²)	4,256
02	Climate Zone	3	05 Total Unconditioned Floor Area (ft²)	0
03	Occupancy Types Within Project (select all that apply):		06 # of Stories (Habitable Above Grade)	1

• Library

B. PROJECT SCOPE

This table includes any lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in 140.6 / 170.2(e) or 141.0(b)2 / 180.2(b)4 for alterations.

Scope of Work	Conditioned Spaces		Unconditioned Spaces	
01	02	03	04	05
My Project Consists of (check all that apply):	Calculation Method	Area (ft²)	Calculation Method	Area (ft²)
☒ New Lighting System	Area Category Method	4256	N/A	0
☐ New Lighting System - Parking Garage	N/A	0	N/A	0
Total Area of Work (ft²)	4256			

STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION
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C. COMPLIANCE RESULTS

If any cell on this table says "DOES NOT COMPLY" or "COMPLIES with Exceptional Conditions" refer to Table D. for guidance.

Lighting in conditioned and unconditioned spaces must not be combined for compliance per 140.6(b)1 / 170.2(e)	Allowed Lighting Power per 140.6(b) / 170.2(e) (Watts)						Adjusted Lighting Power per 140.6(a) / 170.2(e) (Watts)					Compliance Results
	01	02	03	04		05		06	07 Adjustments	08		09
	Complete Building 140.6(c)1	Area Category 140.6(c)2 / 170.2(e)4	Area Category Additional 140.6(c)2G / 170.2(e)4Av (+)	Tailored 140.6(c)3 / 170.2(e)4B (+)	=	**Total Allowed** (Watts)	≥	Total Designed (Watts)	PAF Lighting Control Credits 140.6(a)2 / 170.2(e)1B (-)	**Total Adjusted** (Watts) *Includes Adjustments		**05 must be >= 08 140.6 / 170.2(e)**
	(See Table I)	(See Table I)	(See Table J)	(See Table K)				(See Table F)	(See Table P)			
Conditioned		3,327.45			=	3,327.45	≥	3,143.4		=	3143.4	COMPLIES
Unconditioned					=		≥			=		
Controls Compliance (See Table H for Details)												COMPLIES
Rated Power Reduction Compliance (See Table Q for Details)												

D. EXCEPTIONAL CONDITIONS

This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.

E. ADDITIONAL REMARKS

This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

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F. INDOOR LIGHTING FIXTURE SCHEDULE

This table includes all planned permanent and portable lighting other than dwelling unit/ hotel/ motel room lighting. Multifamily dwelling unit and hotel/motel room lighting is documented in Table T. If using Table T to document lighting in multifamily common use areas providing shared provisions for living, eating, cooking or sanitation, those luminaires are not included here.

Designed Wattage: Conditioned Spaces

01 Name or Item Tag	02 Complete Luminaire Description	03 Modular (Track) Fixture	04 Small Aperture & Color Change[1]	05 Watts per luminaire[2]	06 How is Wattage determined	07 Total Number of Luminaires	08 Excluded per 140.6(a)3 / 170.2(e)2C	09 Design Watts	10 Field Inspector Pass	10 Field Inspector Fail
A	2' x 2'Recessed mounted LED	No	NA	20	Mfr. Spec	13	No	260	☐	☐
B-16'	16'L recessed linear light fixture	No	NA	60.8	Mfr. Spec	4	No	243.2	☐	☐
C	4.5" Dia. recessed downlight fixture	No	NA	19.8	Mfr. Spec	9	No	178.2	☐	☐
D	2' Wall mount indirect fixture	No	NA	199	Mfr. Spec	7	No	1,393	☐	☐
F	1' wall mount indirect fixture	No	NA	99	Mfr. Spec	8	No	792	☐	☐
G	7.785"W x 8.625"H suspended pendant fixture	No	NA	5	Mfr. Spec	19	No	95	☐	☐
H	3.1W x 4.5"H suspended pendant fixture	No	NA	10	Mfr. Spec	3	No	30	☐	☐
B-12'	12'L recessed linear light fixture	No	NA	45.6	Mfr. Spec	2	No	91.2	☐	☐
B-8'	8'L recessed linear light fixture	No	NA	30.4	Mfr. Spec	2	No	60.8	☐	☐
					Total Designed Watts: CONDITIONED SPACES			3,143.4		

[1] *FOOTNOTE: Design Watts for small aperture and color changing luminaires which qualify per 140.6(a)4B / 170.2(e)2D is adjusted to be 75% /80% of their rated wattage. Table F automatically makes this adjustment, the permit applicant should enter full rated wattage in column 05.*

[2] *Authority Having Jurisdiction may ask for Luminaire cut sheets to confirm wattage used for compliance per 130.0(c) / 160.5(b). Wattage used must be the maximum rated for the luminaire, not the lamp.*

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G. MODULAR LIGHTING SYSTEMS

This section does not apply to this project.

H. INDOOR LIGHTING CONTROLS (Not including PAFs)

This table includes lighting controls for conditioned and unconditioned spaces.

Building Level Controls

01	02	03 Field Inspector Pass	03 Field Inspector Fail
Mandatory Demand Response 110.12(c)	Shut-off controls 130.1(c) / 160.5(b)4C		
NA < 4,000W subject to multilevel	See Area/Space Level Controls	☐	☐

Area Level Controls

04 Area Description	05 Complete Building or Area Category Primary Function Area	06 Manual Area Controls 130.1(a) / 160.5(b)4A	07 Multi-Level Controls 130.1(b) / 160.5(b)4B	08 Shut-Off Controls 130.1(c) // 160.5(b)4C	09 Primary/Sky lit Daylighting 130.1(d) / 160.5(b)4D	10 Secondary Daylighting 130.1(d) / 160.5(b)4D	11 Interlocked Systems 140.6(a)1/ 170.2(e)2A	12 Field Inspector Pass	12 Field Inspector Fail
Sheriff	Civic Meeting Place	Readily Accessible	Dimmer	Partial On 130.1(c)/ 160.5(b)4C	Included	Included	Yes	☐	☐
break Room	Lounge	Readily Accessible	Dimmer	Partial On 130.1(c)/ 160.5(b)4C	Included	Included	No	☐	☐
Work Room	Library - Reading Area	Readily Accessible	Dimmer	Partial On 130.1(c)/ 160.5(b)4C	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
Restrooms	Restroom	Readily Accessible	NA: Restrooms	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
Open Library Area	Library - Stacks	Readily Accessible	Dimmer	Partial On 130.1(c)/ 160.5(b)4C	Included	Included	No	☐	☐
Reading Area	Library - Reading Area	Readily Accessible	Dimmer	Partial On 130.1(c)/ 160.5(b)4C	Included	Included	No	☐	☐

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H. INDOOR LIGHTING CONTROLS (Not including PAFs)

Janitor Supplies	Electrical Mechancial Telephone Room	Readily Accessible	NA: Enclosed area <100SF	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
Electrical Room	Electrical Mechancial Telephone Room	Readily Accessible	NA: Enclosed area <100SF	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
restrooms 3,4	Restroom	Readily Accessible	NA: Restrooms	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
Hallway	Corridor	Readily Accessible	Dimmer	Partial Off 130.1(c)/ 160.5(b)4C	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
Community Room	Classroom, Lecture, or Training Vocational	Readily Accessible	Dimmer	Partial On 130.1(c)/ 160.5(b)4C	Included	Included	No	☐	☐
Storage	Storage - MF common areas	Readily Accessible	NA: Enclosed area <100SF	Occupancy Sensor	Included	Included	No	☐	☐
							13		
							Plan Sheet Showing Daylit Zones:		
							See sheet E501		

I. LIGHTING POWER ALLOWANCE: COMPLETE BUILDING OR AREA CATEGORY METHODS

Each area complying using the Complete Building or Area Category Methods per 140.6(b) are included in this table. Column 06 indicates if additional lighting power allowances per 140.6(c) or adjustments per 140.6(a) are being used .

Conditioned Spaces

01 Area Description	02 Complete Building or Area Category Primary Function Area	03 Allowed Density (W/ft²)	04 Area (ft²)	05 Allowed Wattage (Watts)	06 Additional Allowance / Adjustment: Area Category	06 Additional Allowance / Adjustment: PAF
Sheriff	Civic Meeting Place	0.9	141	126.9	No	No
break Room	Lounge	0.55	218	119.9	No	No
Work Room	Library - Reading Area	0.8	134	107.2	No	No
Restrooms	Restroom	0.65	150	97.5	No	No
Open Library Area	Library - Stacks	1	2,081	2,081	No	No
Janitor Supplies	Electrical Mechancial Telephone Room	0.4	60	24	No	No

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I. LIGHTING POWER ALLOWANCE: COMPLETE BUILDING OR AREA CATEGORY METHODS

Electrical Room	Electrical Mechancial Telephone Room	0.4	76	30.4	No	No
restrooms 3,4	Restroom	0.65	268	174.2	No	No
Hallway	Corridor	0.4	118	47.2	No	No
Community Room	Classroom, Lecture, or Training Vocational	0.6	812	487.2	No	No
Storage	Storage - MF common areas	0.45	71	31.95	No	No
		TOTALS:	4,129	3,327.45	See Tables J, or P for detail	

J. ADDITIONAL ALLOWANCE: AREA CATEGORY METHOD QUALIFYING LIGHTING SYSTEM

This section does not apply to this project.

K. TAILORED METHOD GENERAL LIGHTING POWER ALLOWANCE

This section does not apply to this project.

L. ADDITIONAL LIGHTING ALLOWANCE: TAILORED WALL DISPLAY

This section does not apply to this project.

M. ADDITIONAL LIGHTING ALLOWANCE: TAILORED FLOOR AND TASK LIGHTING

This section does not apply to this project.

N. ADDITIONAL LIGHTING ALLOWANCE: TAILORED DECORATIVE /SPECIAL EFFECTS

This section does not apply to this project.

O. ADDITIONAL LIGHTING ALLOWANCE: TAILORED VERY VALUABLE MERCHANDISE

This section does not apply to this project.

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P. POWER ADJUSTMENT: LIGHTING CONTROL CREDIT (POWER ADJUSTMENT FACTOR (PAF))

This section does not apply to this project.

Q. RATED POWER REDUCTION COMPLIANCE FOR ONE-FOR-ONE ALTERATIONS

This section does not apply to this project.

R. 80% LIGHTING POWER FOR ALL ALTERATIONS - CONTROLS EXCEPTIONS

This section does not apply to this project.

S. DAYLIGHT DESIGN POWER ADJUSTMENT FACTOR (PAF)

This section does not apply to this project.

T. DWELLING UNIT LIGHTING

This section does not apply to this project.

U. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections have been made based on information provided in this document. If any selections have been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online

Form/Title
NRCI-LTI-E - Must be submitted for all buildings

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Date Prepared: 2025-06-27T12:26:01-04:00

V. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Selections have been made based on information provided in this document. If any selections have been changed by the permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and any with "-A" in the form name must be completed through an Acceptance Test Technician Certification Provider (ATTCP). For more information visit: http://www.energy.ca.gov/title24/attcp/providers.html

Form/Title	Systems/Spaces To Be Field Verified
NRCA-LTI-02-A - Must be submitted for occupancy sensors and automatic time switch controls.	Restrooms; Janitor Supplies ; Electrical Room; restrooms 3,4; Storage
NRCA-LTI-03-A - Must be submitted for automatic daylight controls.	Sheriff; break Room; Open Library Area; Reading Area; Community Room; Storage
NRCA-LTI-04-A - Must be submitted for demand responsive lighting controls.	Sheriff

Generated Date/Time: | Documentation Software: Energy Code Ace
CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance | Report Version: 2022.0.000 Schema Version: rev 20220101 | Compliance ID: 304355-0625-0007 Report Generated: 2025-06-27 09:26:05

Monterey County
Building Services
Approved
NucklesE on Mar 16, 2026

STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION
CERTIFICATE OF COMPLIANCE NRCC-LTI-E
Project Name: Monterey County East garrison Library | Report Page: (Page 9 of 9)
Project Address: Corner of East Garrison Dr. and Sherman Blvd. | Date Prepared: 2025-06-27T12:26:01-04:00

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

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

Documentation Author Name: Eldridge O. Bell	Documentation Author Signature:
Company: Aurum Consulting Engineers, Monterey	Signature Date: 06/20/2025
Address: 404 W. Franklin St., Suite 100	CEA/ HERS Certification Identification (if applicable):
City/State/Zip: Monterey, CA. 93940	Phone: 831.646-3330

RESPONSIBLE PERSON'S DECLARATION STATEMENT

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

1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer)
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. 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.
5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name: 404 W. Franklin St., Suite 100 Eldridge O. Bell Monterey, CA. 93940	Responsible Designer Signature: 06/20/2025
Company: 404 W. Franklin St., Suite 100 Aurum Consulting Engineers, Monterey	Date Signed: 06/20/2025 License: 831.646-3330
Address:	License:
City/State/Zip:	Phone:

REGISTERED PROFESSIONAL ENGINEER
ELDRIDGE O. BELL
No. E17789
EXP. 6/30/26
ELECTRICAL
STATE OF CALIFORNIA

AURUM CONSULTING ENGINEERS MONTEREY BAY, INC.
Project No. 25-232.00
404 W. Franklin St. ● Suite 100 ● Monterey, CA 93940
T.831.646.3330 ● F.831.646.3336 ● www.acemb.com

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WR&D
WALD RUHNKE & DOST
ARCHITECTS LLP
2340 GARDEN ROAD, SUITE 100
MONTEREY, CALIFORNIA 93940
PHONE: 831.649.4642
FAX: 831.649.3530
WWW.WRDARCH.COM

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MONTEREY COUNTY
EAST GARRISON LIBRARY

MONTEREY COUNTY
13993 SHERMAN BLVD.
MARINA, CA 93933

A.P.N.: 031-164-130-000

JOB NO.: 23159
PRINT DATE:
PLOT DATE: 12.10.2025
DRAWN BY:
CHECKED BY:
SET ISSUED:
PERMIT SUB.: 6/20/2025
BACKCHECK #1: 1 11/21/2025

SHEET NAME:
CALIFORNIA ENERGY COMPLIANCE TITLE 24 (BUILDING INTERIOR)

SHEET NO.: E002

FILE NAME:

STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTO-E
This document is used to demonstrate compliance with requirements in 110.9, 130.0, 130.2, 140.7, and 141.0(b)2L for outdoor lighting scopes using the prescriptive path for nonresidential and hotel/motel occupancies. It is also used to document compliance with requirements in 160.5, 170.2(e)6, 180.1(a) and 180.2(b)4Bv for outdoor lighting scopes using the prescriptive path for multifamily and mixed-use occupancies. Multifamily includes dormitory and senior living facilities.	
Project Name: Monterey County East garrison Library	**Report Page:** (Page 1 of 8)
Project Address: Corner of East Garrison Dr. and Sherman Blvd.	**Date Prepared:** 2025-06-20T18:53:10-04:00

A. GENERAL INFORMATION

01	Project Location (city)	East Garrison Library	04	Total Illuminated Hardscape Area (ft²)	9431
02	Climate Zone	3			
03	Outdoor Lighting Zone per Title 24 Part 1 10.114 or as designated by Authority Having Jurisdiction (AHJ):				
☐	LZ-0: Very Low - Undeveloped Parkland	☐ LZ-2: Moderate - Urban Clusters	☐	LZ-4: High - Must be reviewed by CA Energy Commission for Approval	
☐	LZ-1: Low - Rural Areas	☒ LZ-3: Moderately High - Urban Areas			
05	Occupancy Types within Project				
• Library					

B. PROJECT SCOPE

This table includes outdoor lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in 140.7 / 170.2(e)6 or 141.0(b)2L / 180.2(b)4Bv for alterations.

My Project Consists of:

01	02	
☒ New Lighting System	Must Comply with Allowances from 140.7 / 170.2(e)6	
☐ Altered Lighting System	Is your alteration increasing the connected lighting load (Watts)?	○ Yes ○ No
03	04	05
% of Existing Luminaires Being Altered[1]	Sum Total of Luminaires Being Added or Altered	Calculation Method
☐ < 10% ☐ >= 10% and < 50% ☐ >= 50%		

Please proceed to Table F. Outdoor Lighting Fixture Schedule to define the project's luminaires.

[1] *FOOTNOTES: % of Existing Luminaires Being Altered = (Sum Total of Luminaires Being Added or Altered / Existing Luminaires within the Scope of the Permit Application) x 100.*

STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTO-E
Project Name: Monterey County East garrison Library	**Report Page:** (Page 2 of 8)
	Date Prepared: 2025-06-20T18:53:10-04:00

C. COMPLIANCE RESULTS

Results in this table are automatically calculated from data input and calculations in Tables F through N. Note: If any cell on this table says "COMPLIES with Exceptional Conditions" refer to Table D. Exceptional Conditions for guidance or see applicable Table referenced below.

Calculations of Total Allowed Lighting Power (Watts) 140.7 / 170.2(e)6 or 141.0(b)2L / 180.2(b)4Bv													Compliance Results		
01		02		03		04		05		06		07	08		09
General Hardscape Allowance 140.7(d)1 / 170.2(e)6 (See Table I)	+	Per Application 140.7(d)2 / 170.2(e)6 (See Table J)	+	Sales Frontage 140.7(d)2 (See Table K)	+	Ornamental 140.7(d)2 / 170.2(e)6 (See Table L)	+	Per Specific Area 140.7(d)2 / 170.2(e)6 (See Table M)	OR	Existing Power Allowance 141.0(b)2L / 180.2(b)4Bv (See Table N)	=	**Total Allowed** (Watts)	≥	**Total Actual** (Watts)	**07 must be >= 08**
563.85	+	66	+	---	+	---	+	---	OR	---	=	629.85	≥	340	COMPLIES
Shielding Compliance (See Table G for Details)															N/A
Controls Compliance (See Table H for Details)															COMPLIES

D. EXCEPTIONAL CONDITIONS

This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.

E. ADDITIONAL REMARKS

This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTO-E
Project Name: Monterey County East garrison Library	**Report Page:** (Page 3 of 8)
	Date Prepared: 2025-06-20T18:53:10-04:00

F. OUTDOOR LIGHTING FIXTURE SCHEDULE

For new or altered lighting systems demonstrating compliance with 140.7 / 170.2(e)6 all new luminaires being installed and any existing luminaires remaining or being moved within the spaces covered by the permit application are included in the Table below. For altered lighting systems using the Existing Power method per 141.0(b)2L only new luminaires being installed and replacement luminaires being installed as part of the project scope are included (ie, existing luminaires remaining or existing luminaires being moved are not included). Outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit are included in Table H. and are not included here. All other multifamily outdoor lighting is included here.

Designed Wattage:

01	02		03	04	05	06	07	08	09	10	
Name or Item Tag	Complete Luminaire Description		Watts per luminaire[1, 2]	How is Wattage determined	Total Number Luminaires[2]	Luminaire Status[3]	Excluded per 140.7(a) / 170.2(e)6A	Design Watts	Cutoff Req. > 6,200 initial lumen output 130.2(b) / 160.5(c)1[4]	Field Inspector	
										Pass	Fail
XA	6.5" x 5.5" Deep Surface Mount LED	☐ Linear	11	Mfr. Spec	8	New	☐	88	NA: < 6200 lumens	☐	☐
XB	15.5" Dia. Pole Mount LED	☐ Linear	42	Mfr. Spec	2	New	☐	84	NA: < 6200 lumens	☐	☐
XB1	15.5" Dia. Pole Mount LED	☐ Linear	42	Mfr. Spec	4	New	☐	168	NA: < 6200 lumens	☐	☐
							Total Design Watts:	340			

* NOTES: Selections with a * require a note in the space below explaining how compliance is achieved.
(EX: Luminaire is lighting a statue; EXCEPTION 2 to 130.2(b))

[1] *FOOTNOTES: Authority Having Jurisdiction may ask for Luminaire cut sheets to confirm wattage used for compliance per 130.0(c) / 160.5(b)*
[2] *For linear luminaires, wattage should be indicated as W/lf instead of Watts/luminaire. Total linear feet should be indicated in column 05 instead of number of luminaires.*
[3] *Select "New" for new luminaires in a new outdoor lighting project, or for added luminaires in an alteration. Select "Altered" for replacement luminaires in an alteration. Select "Existing to Remain" for existing luminaires within the project scope that are not being altered and are remaining. Select "Existing Reinstalled" for existing luminaires which are being removed and reinstalled as part of the project scope.*
[4] *Compliance with mandatory shielding requirements is required for luminaires with initial lumen output >= 6,200 unless exempted by 130.2(b)/ 160.5(c)*

G. SHIELDING REQUIREMENTS (BUG)

This section does not apply to this project.

STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTO-E
Project Name: Monterey County East garrison Library	**Report Page:** (Page 4 of 8)
	Date Prepared: 2025-06-20T18:53:10-04:00

H. OUTDOOR LIGHTING CONTROLS

This table demonstrates compliance with controls requirements for all new or altered luminaires installed as part of the permit application. For alteration projects, luminaires which are existing to remain (ie untouched) and luminaires which are removed and reinstalled (wiring only) do not need to be included in this table even if they are within the spaces covered by the permit application.
Outdoor lighting for nonresidential buildings, parking garages and common service areas in multifamily buildings must be documented separately from outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit

Mandatory Controls for Nonresidential Occupancies, Parking Garages & Common Areas in Multifamily Buildings

01	02	03	04	05	
Area Description	Shut-Off 130.2(c)1 / 160.5(c)	Auto-Schedule 130.2(c)2 / 160.5(c)	Motion Sensor 130.2(c)3 / 160.5(c)	Field Inspector	
				Pass	Fail
General Hardscape: "XA"	Astronomical Timer	Provided	NA: Each Luminaire <= 40 Watts	☐	☐
General Hardscape: "XB"	Astronomical Timer	Provided	Provided	☐	☐
General Hardscape: "XB1"	Astronomical Timer	Provided	Provided	☐	☐

[1] *FOOTNOTE: Text has been abbreviated, please refer to Table 160.5-A to confirm compliance with the specific light source technologies listed.*
[2] *Authority having jurisdiction may ask for cutsheets or other documentation to confirm compliance of light source.*
[3] *Recessed luminaires marked for use in fire-rated installations, and recessed luminaires installed in non-insulated ceilings are excepted from ii and iii.*

STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTO-E
Project Name: Monterey County East garrison Library	**Report Page:** (Page 5 of 8)
	Date Prepared: 2025-06-20T18:53:10-04:00

I. LIGHTING POWER ALLOWANCE (per 140.7 / 170.2(e))

This table includes areas using allowance calculations per 140.7 / 170.2(e). General Hardscape Allowance is per Table 140.7-A/Table 170.2-R while "Use it or lose it" Allowances are per Table 140.7-B /Table 170.2-S. Indicate which allowances are being used to expand sections for user input. Luminaires that qualify for one of the "Use it or lose it" allowances shall not qualify for another "Use it or lose it" allowance.
Outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit are included in Table H. and are not included here. All other multifamily outdoor lighting is included here.

	01			
		"Use it or lose it" Allowance (select all that apply) (select all that apply)		
☒ General Hardscape Allowance Table I (below)	☒ Per Application Table J	☐ Sales Frontage Table K	☐ Ornamental Table L	☐ Per Specific Area Table M

Calculated General Hardscape Lighting Power Allowance per Table 140.7-A for Nonresidential & Hotel/Motel

02	03	04	05	06	07	08	09
Area Description	Area Wattage Allowance (AWA)			Linear Wattage Allowance (LWA)			Total General AWA + LWA (Watts)
	Illuminated Area (ft²)	Allowed Density (W/ft²)	Area Allowance (Watts)	Perimeter Length (lf)	Allowed Density (W/lf)	Linear Allowance (Watts)	
General Hardscape	9431	0.021	198.05	579	0.2	115.8	313.85
					Initial Wattage Allowance for Entire Site (Watts):		250
					Instances of Initial Wattage Allowance (LZ 0 only)[1]		
					Total General Hardscape Allowance (Watts):		563.85

STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTO-E
Project Name: Monterey County East garrison Library	**Report Page:** (Page 6 of 8)
	Date Prepared: 2025-06-20T18:53:10-04:00

J. LIGHTING ALLOWANCE: PER APPLICATION

This table includes areas using the wattage allowance per application from Table 140.7-B / Table 170.2-S.

01	02	03	04	05	06	07	08	09	10
		CALCULATED ALLOWANCE (Watts)			DESIGN WATTS				
Area Description	Application per Table 140.7-B[1]	# of Locations	Allowance per Location[2]	Extra Allowance (Watts)	Luminaire Name or Item Tag	Watts per Luminaire	# of Luminaires	Design Watts	Additional Allowance (Watts)
Building Entrances and Exits	Building Entrance/Exit	6	19	114	XA	11	6	66	66
							Total Design Watts for this Area:	66	
							Total Allowance (Watts) All Areas:		66

[1] *FOOTNOTES: Primary entrance applications are only available for senior care facilities, healthcare facilities, police stations, hospitals, fire stations, and emergency vehicle facilities.*
[2] *The Allowance per Location for ATMs is 100W for the first ATM and 35W for each additional per Table 140.7-B /Table 170.2-S.*
[3] *For luminaires indicated in Table F as linear, wattage in column 07 is W/lf instead of Watts/luminaire. Total linear feet should be indicated in column 08 instead of number of luminaires.*

K. LIGHTING ALLOWANCE: SALES FRONTAGE

This section does not apply to this project.

L. LIGHTING ALLOWANCE: ORNAMENTAL

This section does not apply to this project.

M. LIGHTING ALLOWANCE: PER SPECIFIC AREA

This section does not apply to this project.

N. EXISTING CONDITIONS POWER ALLOWANCE (alterations only)

This section does not apply to this project.

STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTO-E
Project Name: Monterey County East garrison Library	**Report Page:** (Page 7 of 8)
	Date Prepared: 2025-06-20T18:53:10-04:00

O. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

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Form/Title
NRCI-LTO-E - Must be submitted for all buildings

P. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

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Form/Title	Systems/Spaces To Be Field Verified
NRCA-LTO-02-A - Must be submitted for all outdoor lighting controls except for alterations where controls are added to <= 20 luminaires.	General Hardscape: "XA"; General Hardscape: "XB"; General Hardscape: "XB1"

STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTO-E
Project Name: Monterey County East garrison Library	**Report Page:** (Page 8 of 8)
Project Address: Corner of East Garrison Dr. and Sherman Blvd.	**Date Prepared:** 2025-06-20T18:53:10-04:00

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

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

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Company: Aurum Consulting Engineers, Monterey	Signature Date: 06/20/2025
Address: 404 W. Franklin St., Suite 100	CEA/ HERS Certification Identification (if applicable):
City/State/Zip: Monterey, CA 93940	Phone: 831-646-3330

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Responsible Designer Name: 404 W. Franklin St., Suite 100	Responsible Designer Signature:
Company: Monterey, CA 93940	Date Signed: 06/20/2025
Address: 404 W. Franklin St., Suite 100	License: E17789 Exp: 06/30/26
City/State/Zip: Monterey, CA 93940	Phone: 831-646-3330

Monterey County Building Services
Approved
NucklesE on Mar 16, 2026

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SHEET NAME:
CALIFORNIA ENERGY COMPLIANCE TITLE 24 (BUILDING EXTERIOR)

SHEET NO.:
E003

FILE NAME:

STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTO-E
This document is used to demonstrate compliance with requirements in 110.9, 130.0, 130.2, 140.7, and 141.0(b)2L for outdoor lighting scopes using the prescriptive path for nonresidential and hotel/motel occupancies. It is also used to document compliance with requirements in 160.5, 170.2(e)6, 180.1(a) and 180.2(b)4Bv for outdoor lighting scopes using the prescriptive path for multifamily and mixed-use occupancies. Multifamily includes dormitory and senior living facilities.	
Project Name: Monterey County East garrison Library	**Report Page:** (Page 1 of 8)
Project Address: Corner of East Garrison Dr. and Sherman Blvd.	**Date Prepared:** 2025-06-20T18:53:10-04:00

A. GENERAL INFORMATION

01	Project Location (city)	East Garrison Library	04	Total Illuminated Hardscape Area (ft²)	9431
02	Climate Zone	3			
03	Outdoor Lighting Zone per Title 24 Part 1 10.114 or as designated by Authority Having Jurisdiction (AHJ):				
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05	Occupancy Types within Project				
• Library					

B. PROJECT SCOPE

This table includes outdoor lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in 140.7 / 170.2(e)6 or 141.0(b)2L / 180.2(b)4Bv for alterations.

My Project Consists of:

01	02	
☒ New Lighting System	Must Comply with Allowances from 140.7 / 170.2(e)6	
☐ Altered Lighting System	Is your alteration increasing the connected lighting load (Watts)?	○ Yes ○ No
03	04	05
% of Existing Luminaires Being Altered[1]	Sum Total of Luminaires Being Added or Altered	Calculation Method
☐ < 10% ☐ >= 10% and < 50% ☐ >= 50%		

Please proceed to Table F. Outdoor Lighting Fixture Schedule to define the project's luminaires.

[1] *FOOTNOTES: % of Existing Luminaires Being Altered = (Sum Total of Luminaires Being Added or Altered / Existing Luminaires within the Scope of the Permit Application) x 100.*

STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTO-E
Project Name: Monterey County East garrison Library	**Report Page:** (Page 2 of 8)
	Date Prepared: 2025-06-20T18:53:10-04:00

C. COMPLIANCE RESULTS

Results in this table are automatically calculated from data input and calculations in Tables F through N. Note: If any cell on this table says "COMPLIES with Exceptional Conditions" refer to Table D. Exceptional Conditions for guidance or see applicable Table referenced below.

Calculations of Total Allowed Lighting Power (Watts) 140.7 / 170.2(e)6 or 141.0(b)2L / 180.2(b)4Bv												Compliance Results		
01		02		03		04		05		06		07	08	09
General Hardscape Allowance 140.7(d)1 / 170.2(e)6 (See Table I)	+	Per Application 140.7(d)2 / 170.2(e)6 (See Table J)	+	Sales Frontage 140.7(d)2 (See Table K)	+	Ornamental 140.7(d)2 / 170.2(e)6 (See Table L)	+	Per Specific Area 140.7(d)2 / 170.2(e)6 (See Table M)	OR	Existing Power Allowance 141.0(b)2L / 180.2(b)4Bv (See Table N)	=	**Total Allowed** (Watts)	≥	**Total Actual** (Watts)	**07 must be >= 08**
563.85	+	66	+	---	+	---	+	---	OR	---	=	629.85	≥	340	COMPLIES
												Shielding Compliance (See Table G for Details)			N/A
												Controls Compliance (See Table H for Details)			COMPLIES

D. EXCEPTIONAL CONDITIONS

This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.

E. ADDITIONAL REMARKS

This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

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CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance Report Version: 2022.0.000 Schema Version: rev 20220101 Compliance ID: 304355-0625-0006 Report Generated: 2025-06-20 15:53:13

STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTO-E
Project Name: Monterey County East garrison Library	**Report Page:** (Page 3 of 8)
	Date Prepared: 2025-06-20T18:53:10-04:00

F. OUTDOOR LIGHTING FIXTURE SCHEDULE

For new or altered lighting systems demonstrating compliance with 140.7 / 170.2(e)6 all new luminaires being installed and any existing luminaires remaining or being moved within the spaces covered by the permit application are included in the Table below. For altered lighting systems using the Existing Power method per 141.0(b)2L only new luminaires being installed and replacement luminaires being installed as part of the project scope are included (ie, existing luminaires remaining or existing luminaires being moved are not included). Outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit are included in Table H. and are not included here. All other multifamily outdoor lighting is included here.

Designed Wattage:

01	02		03	04	05	06	07	08	09	10	
Name or Item Tag	Complete Luminaire Description		Watts per luminaire[1, 2]	How is Wattage determined	Total Number Luminaires[2]	Luminaire Status[3]	Excluded per 140.7(a) / 170.2(e)6A	Design Watts	Cutoff Req. > 6,200 initial lumen output 130.2(b) / 160.5(c)1[4]	Field Inspector	
										Pass	Fail
XA	6.5" x 5.5" Deep Surface Mount LED	☐ Linear	11	Mfr. Spec	8	New	☐	88	NA: < 6200 lumens	☐	☐
XB	15.5" Dia. Pole Mount LED	☐ Linear	42	Mfr. Spec	2	New	☐	84	NA: < 6200 lumens	☐	☐
XB1	15.5" Dia. Pole Mount LED	☐ Linear	42	Mfr. Spec	4	New	☐	168	NA: < 6200 lumens	☐	☐
							Total Design Watts:	340			

* NOTES: Selections with a * require a note in the space below explaining how compliance is achieved.
EX: Luminaire is lighting a statue; EXCEPTION 2 to 130.2(b)

[1] *FOOTNOTES: Authority Having Jurisdiction may ask for Luminaire cut sheets to confirm wattage used for compliance per 130.0(c) / 160.5(b)*
[2] *For linear luminaires, wattage should be indicated as W/lf instead of Watts/luminaire. Total linear feet should be indicated in column 05 instead of number of luminaires.*
[3] *Select "New" for new luminaires in a new outdoor lighting project, or for added luminaires in an alteration. Select "Altered" for replacement luminaires in an alteration. Select "Existing to Remain" for existing luminaires within the project scope that are not being altered and are remaining. Select "Existing Reinstalled" for existing luminaires which are being removed and reinstalled as part of the project scope.*
[4] *Compliance with mandatory shielding requirements is required for luminaires with initial lumen output >= 6,200 unless exempted by 130.2(b)/ 160.5(c)*

G. SHIELDING REQUIREMENTS (BUG)

This section does not apply to this project.

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STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTO-E
Project Name: Monterey County East garrison Library	**Report Page:** (Page 4 of 8)
	Date Prepared: 2025-06-20T18:53:10-04:00

H. OUTDOOR LIGHTING CONTROLS

This table demonstrates compliance with controls requirements for all new or altered luminaires installed as part of the permit application. For alteration projects, luminaires which are existing to remain (ie untouched) and luminaires which are removed and reinstalled (wiring only) do not need to be included in this table even if they are within the spaces covered by the permit application.
Outdoor lighting for nonresidential buildings, parking garages and common service areas in multifamily buildings must be documented separately from outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit

Mandatory Controls for Nonresidential Occupancies, Parking Garages & Common Areas in Multifamily Buildings

01	02	03	04	05	
Area Description	Shut-Off 130.2(c)1 / 160.5(c)	Auto-Schedule 130.2(c)2 / 160.5(c)	Motion Sensor 130.2(c)3 / 160.5(c)	Field Inspector	
				Pass	Fail
General Hardscape: "XA"	Astronomical Timer	Provided	NA: Each Luminaire <= 40 Watts	☐	☐
General Hardscape: "XB"	Astronomical Timer	Provided	Provided	☐	☐
General Hardscape: "XB1"	Astronomical Timer	Provided	Provided	☐	☐

[1] *FOOTNOTE: Text has been abbreviated, please refer to Table 160.5-A to confirm compliance with the specific light source technologies listed.*
[2] *Authority having jurisdiction may ask for cutsheets or other documentation to confirm compliance of light source.*
[3] *Recessed luminaires marked for use in fire-rated installations, and recessed luminaires installed in non-insulated ceilings are excepted from ii and iii.*

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CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance Report Version: 2022.0.000 Schema Version: rev 20220101 Compliance ID: 304355-0625-0006 Report Generated: 2025-06-20 15:53:13

STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTO-E
Project Name: Monterey County East garrison Library	**Report Page:** (Page 5 of 8)
	Date Prepared: 2025-06-20T18:53:10-04:00

I. LIGHTING POWER ALLOWANCE (per 140.7 / 170.2(e))

This table includes areas using allowance calculations per 140.7 / 170.2(e). General Hardscape Allowance is per Table 140.7-A/Table 170.2-R while "Use it or lose it" Allowances are per Table 140.7-B /Table 170.2-S. Indicate which allowances are being used to expand sections for user input. Luminaires that qualify for one of the "Use it or lose it" allowances shall not qualify for another "Use it or lose it" allowance.
Outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit are included in Table H. and are not included here. All other multifamily outdoor lighting is included here.

	01				
	"Use it or lose it" Allowance (select all that apply) (select all that apply)				
	☒ General Hardscape Allowance Table I (below)	☒ Per Application Table J	☐ Sales Frontage Table K	☐ Ornamental Table L	☐ Per Specific Area Table M

Calculated General Hardscape Lighting Power Allowance per Table 140.7-A for Nonresidential & Hotel/Motel

02	03	04	05	06	07	08	09
Area Description	Area Wattage Allowance (AWA)			Linear Wattage Allowance (LWA)			Total General AWA + LWA (Watts)
	Illuminated Area (ft²)	Allowed Density (W/ft²)	Area Allowance (Watts)	Perimeter Length (lf)	Allowed Density (W/lf)	Linear Allowance (Watts)	
General Hardscape	9431	0.021	198.05	579	0.2	115.8	313.85
					Initial Wattage Allowance for Entire Site (Watts):		250
					Instances of Initial Wattage Allowance (LZ 0 only)[1]		
					Total General Hardscape Allowance (Watts):		563.85

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STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTO-E
Project Name: Monterey County East garrison Library	**Report Page:** (Page 6 of 8)
	Date Prepared: 2025-06-20T18:53:10-04:00

J. LIGHTING ALLOWANCE: PER APPLICATION

This table includes areas using the wattage allowance per application from Table 140.7-B / Table 170.2-S.

01	02	03	04	05	06	07	08	09	10
Area Description	Application per Table 140.7-B[1]	CALCULATED ALLOWANCE (Watts)			DESIGN WATTS				Additional Allowance (Watts)
		# of Locations	Allowance per Location[2]	Extra Allowance (Watts)	Luminaire Name or Item Tag	Watts per Luminaire	# of Luminaires	Design Watts	
Building Entrances and Exits	Building Entrance/Exit	6	19	114	XA	11	6	66	66
						Total Design Watts for this Area:		66	
						Total Allowance (Watts) All Areas:		66	

[1] *FOOTNOTES: Primary entrance applications are only available for senior care facilities, healthcare facilities, police stations, hospitals, fire stations, and emergency vehicle facilities.*
[2] *The Allowance per Location for ATMs is 100W for the first ATM and 35W for each additional per Table 140.7-B /Table 170.2-S.*
[3] *For luminaires indicated in Table F as linear, wattage in column 07 is W/lf instead of Watts/luminaire. Total linear feet should be indicated in column 08 instead of number of luminaires.*

K. LIGHTING ALLOWANCE: SALES FRONTAGE

This section does not apply to this project.

L. LIGHTING ALLOWANCE: ORNAMENTAL

This section does not apply to this project.

M. LIGHTING ALLOWANCE: PER SPECIFIC AREA

This section does not apply to this project.

N. EXISTING CONDITIONS POWER ALLOWANCE (alterations only)

This section does not apply to this project.

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STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTO-E
Project Name: Monterey County East garrison Library	**Report Page:** (Page 7 of 8)
	Date Prepared: 2025-06-20T18:53:10-04:00

O. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections have been made based on information provided in this document. If any selection has been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online

Form/Title
NRCI-LTO-E - Must be submitted for all buildings

P. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Selections have been made based on information provided in this document. If any selection has been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and must be completed through an Acceptance Test Technician Certification Provider (ATTCP). For more information visit: http://www.energy.ca.gov/title24/attcp/providers.html

Form/Title	Systems/Spaces To Be Field Verified
NRCA-LTO-02-A - Must be submitted for all outdoor lighting controls except for alterations where controls are added to <= 20 luminaires.	General Hardscape: "XA"; General Hardscape: "XB"; General Hardscape: "XB1"

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STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTO-E
Project Name: Monterey County East garrison Library	**Report Page:** (Page 8 of 8)
Project Address: Corner of East Garrison Dr. and Sherman Blvd.	**Date Prepared:** 2025-06-20T18:53:10-04:00

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

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

Documentation Author Name: Eldridge O. Bell	Documentation Author Signature: _____
Company: Aurum Consulting Engineers, Monterey	Signature Date: 06/20/2025
Address: 404 W. Franklin St., Suite 100	CEA/ HERS Certification Identification (if applicable):
City/State/Zip: Monterey, CA 93940	Phone: 831-646-3330

RESPONSIBLE PERSON'S DECLARATION STATEMENT

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

1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer)
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. 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.
5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name: 404 W. Franklin St., Suite 100	Responsible Designer Signature: _____
Company: Monterey, CA 93940	Date Signed: 06/20/2025
Address: 404 W. Franklin St., Suite 100	License: E17789 Exp: 06/30/26
City/State/Zip: Monterey, CA 93940	Phone: 831-646-3330

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Monterey County
Building Services
Approved
NucklesE on Mar 16, 2026

REGISTERED PROFESSIONAL ENGINEER
ELDRIDGE O. BELL
No. E17789
EXP. 6/30/26
ELECTRICAL
STATE OF CALIFORNIA

AURUM CONSULTING ENGINEERS
MONTEREY BAY, INC.
Project No. 25-232.00
404 W. Franklin St. • Suite 100 • Monterey, CA 93940
T.831.646.3330 • F.831.646.3336 • www.acemb.com

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WALD RUHNKE & DOST
ARCHITECTS LLP
2340 GARDEN ROAD, SUITE 100
MONTEREY, CALIFORNIA 93940
PHONE: 831.649.4642
FAX: 831.649.3530
WWW.WRDARCH.COM

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A.P.N.: 031-164-130-000

MONTEREY COUNTY
EAST GARRISON LIBRARY

MONTEREY COUNTY
13993 SHERMAN BLVD.
MARINA, CA 93933

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PLOT DATE: 12.10.2025
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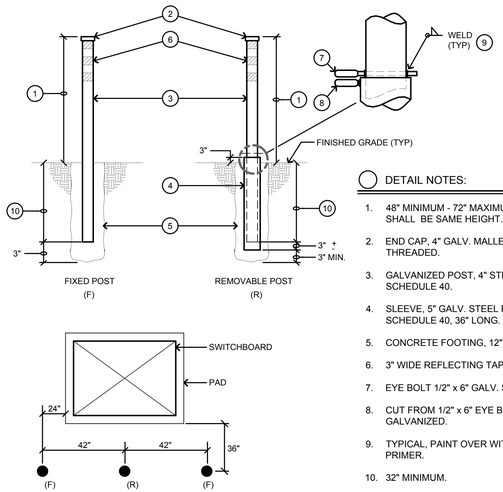
CHECKED BY:
SET ISSUED:
PERMIT SUB.: 6/20/2025
BACKCHECK #1: 1 11/21/2025

SHEET NAME:
CALIFORNIA ENERGY COMPLIANCE TITLE 24 (ELECTRICAL DISTRIBUTION)

SHEET NO.:
E003

FILE NAME:

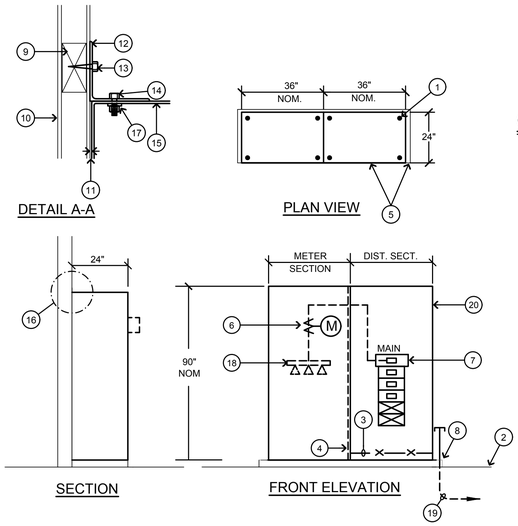


DETAIL NOTES:

1. 48" MINIMUM - 72" MAXIMUM, ALL POSTS SHALL BE SAME HEIGHT.
2. END CAP, 4" GALV. MALLEABLE IRON, THREADED.
3. GALVANIZED POST, 4" STEEL PIPE, SCHEDULE 40.
4. SLEEVE, 5" GALV. STEEL PIPE, SCHEDULE 40, 36" LONG.
5. CONCRETE FOOTING, 12" DIA. MINIMUM.
6. 3" WIDE REFLECTING TAPE.
7. EYE BOLT 1/2" x 6" GALV. STEEL.
8. CUT FROM 1/2" x 6" EYE BOLT, STEEL GALVANIZED.
9. TYPICAL, PAINT OVER WITH A ZINC PRIMER.
10. 32" MINIMUM.

8 TRANSFORMER GUARD POSTS

NO SCALE



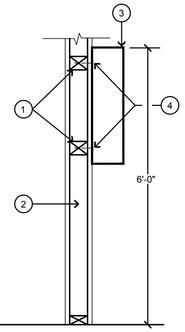
DETAIL NOTES:

1. 1/2" DIA. x 4" LONG CONC. EXPANSION ANCHOR W/ BELLEVILLE WASHERS (SHALL BE STAINLESS STEEL TYPE FOR OUTDOOR APPLICATIONS). "HILTI TZ2" OR EQUAL AT EACH CORNER OF EACH SECTION. MIN 3-1/2" EMBEDMENT
2. TOP OF SLAB
3. CONTINUOS CU. GROUND BUS
4. BARRIER ★
5. 3" SIDES & 1" BACK, PAD SHALL BE FLUSH W/FRONT OF SWITCHBOARD
6. PG&E METER AND CTS
7. MAIN BREAKER
8. 2" THICK CONC. HOUSEKEEPING PAD; 6x6-10/10 WWM REINFORCING MIN. 2500 PSI @ 28 DAYS CON.
9. 4" x 4" BLOCK
10. WOOD FRAMING
11. MIN. 1" CLEAR BETWEEN WALL & SWITCHBOARD
12. 2½" x 2½" ANGLE IRON
13. ½" x 4" LAG SCREW
14. ⅝" DIA. x 2" SAE BOLT WITH FLAT WASHER AND LOCK WASHER
15. TOP OF SWBD.
16. DET. A-A
17. FLAT WASHER & ½" NUT
18. LANDING LUGS. ★
19. ¾"C.O. TO TELEPHONE TERMINAL BOARD ★
20. SWITCHBOARD WEIGHT 1550 LBS

★ PER PG&E RULES, REGULATIONS & STANDARDS.

5 SWITCHBOARD ELEVATION

NO SCALE

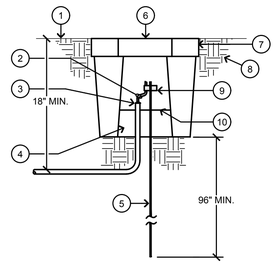


DETAIL NOTES:

1. 4" x 4" BLOCKING BETWEEN STUDS WITH SIMPSON STRONG-TIE FRAMING CLIP A35. TOP AND BOTTOM EACH END
2. WALL STUDS
3. PANEL
4. ⅞" DIA. LAG SCREW INTO BLOCKING MIN. 2½" PENETRATION; PER-DRILL TO AVOID SPLITTING: TYP. (4) PER PANEL AT CORNERS

4 SURFACE MOUNTED PANEL DETAIL

NO SCALE



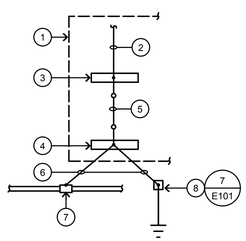
DETAIL NOTES:

1. FINISHED GRADE.
2. GROUND CONDUCTOR.
3. SEAL CONDUIT WATERTIGHT.
4. GROUT BOTTOM MINIMUM 3".
5. ¾" x 10'-0" COPPER CLAD GROUND ROD.
6. LID LABELED "GROUND ROD".
7. CHRISTY "F8" GROUND ROD BOX.
8. UNDISTURBED EARTH.
9. GROUND CLAMP.
10. COAT ALL INSIDE SURFACES WITH SEALANT.

GENERAL NOTE:
WHERE METAL CONDUIT USED IN LIEU OF PVC, PROVIDE GROUND BUSHINGS & BONDS PER CODE.

7 GROUND ROD BOX DETAIL

NO SCALE



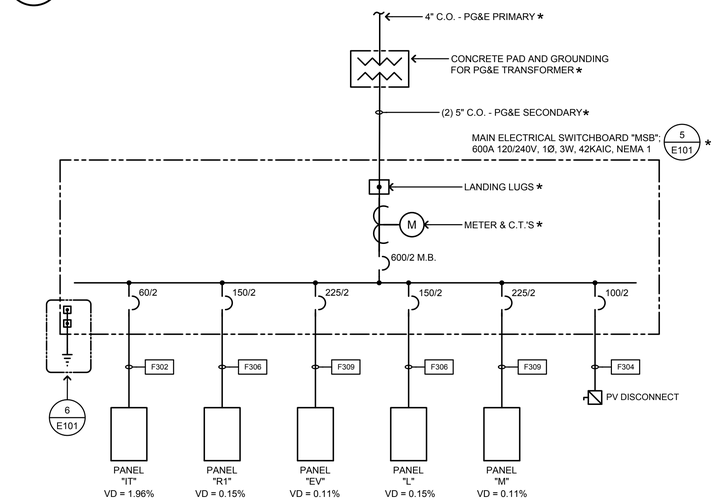
DETAIL NOTES:

1. MAIN ELECTRICAL SERVICE SWITCHBOARD.
2. INCOMING NEUTRAL.
3. SERVICE NEUTRAL LANDING LUG/NEUTRAL BUS.
4. GROUND BUS.
5. REMOVABLE MAIN SERVICE BONDING JUMPER FURNISHED WITH SWITCHBOARD CONNECTED BY CONTRACTOR.
6. 1" SCHEDULE 80 PVC CONDUIT [WITH 1 #1/0 GROUNDING ELECTRODE CONDUCTOR SEE SINGLE LINE DIAGRAM 1/E101 FOR GROUNDING ELECTRODE CONDUCTOR REQUIREMENTS.
7. COLD WATER PIPE IN THE BUILDING WITHIN 5' OF ENTRANCE OF BUILDING THAT MEETS REQUIREMENTS OF CEC 250.52 (A)(1).
8. SERVICE GROUND ROD.

GENERAL NOTE:
IF AVAILABLE ON THE PREMISES AT EACH BUILDING OR STRUCTURE SERVED EACH OF THE FOLLOWING SHALL BE BONDED TOGETHER TO FORM THE GROUNDING ELECTRODE SYSTEM:
a. METAL FRAME OF BUILDING
b. GROUND RING
c. OTHER ELECTRODES PER CEC 250.52(A)(2) THROUGH (7)

6 ELECTRICAL SERVICE GROUND ROD

NO SCALE



1 SINGLE LINE DIAGRAM

NO SCALE

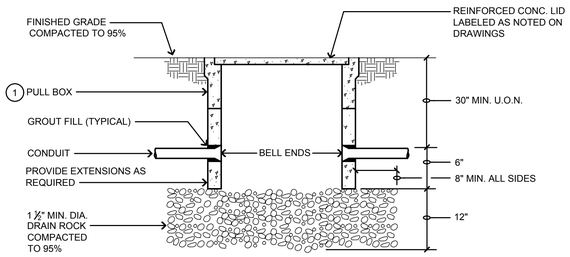
★ PER PG&E RULES, REGULATIONS, AND STANDARDS

FEEDER SCHEDULE		
DESIGNATION	AMPACITY	CONDUIT & CONDUCTORS SIZES
F302	60	1" C., 3 #6 & 1 #10 GND.
F304	100	1 1/4" C., 3 #2 & 1 #8 GND.
F306	150	1 1/2" C., 3 #1/0 & 1 #6 GND.
F309	225	2" C., 3 #4/0 & 1 #4 GND.

SINGLE LINE DIAGRAM LEGEND

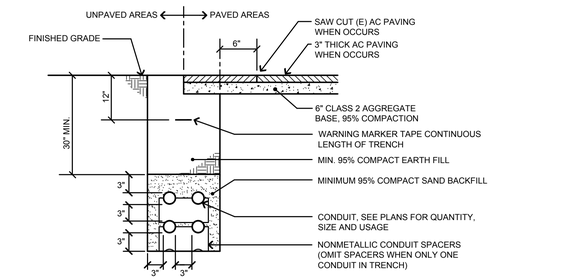
(NEW)

(N) FLOOR/PAD MOUNTED EQUIPMENT



3 TYPICAL PULLBOX DETAIL

NO SCALE



GENERAL NOTES:

1. SAW CUT, TRENCH & BACKFILL FOR NEW CONDUITS. PATCH WALKWAY TO MATCH (E) SURROUNDING SURFACES. CARE SHALL BE TAKEN TO PROTECT EXISTING TREES. RESEED OR RESOD (E) DISTURBED PLANTED AREAS TO ARCHITECT'S SATISFACTION.
2. BASE MATERIAL TO BE REPLACED TO THE DEPTH OF EXISTING BASE AND COMPACTED TO A MIN. 95% RELATIVE COMPACTION. A.C. MAY BE SUBSTITUTED FOR BASE MATERIAL. WHEN USED AS BACKFILL, CLASS 100-E-100 P.C.C. MAY BE SUBSTITUTED FOR BASE MATERIAL.

2 TYPICAL TRENCH SECTION

NO SCALE

Monterey County Building Services
Approved
NucklesE on Mar 16, 2026

WR&D
WALD RUHNKE & DOST ARCHITECTS LLP
2340 GARDEN ROAD, SUITE 100
MONTEREY, CALIFORNIA 93940
PHONE: 831.649.4642
FAX: 831.649.3530
WWW.WRDARCH.COM

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MONTEREY COUNTY
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MARINA, CA 93933

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JOB NO.: 23159

PRINT DATE:

PLOT DATE: 12.10.2025

DRAWN BY:

CHECKED BY:

SET ISSUED:

PERMIT SUB.: 6/20/2025

BACKCHECK #1: 1 11/21/2025

REGISTERED PROFESSIONAL ENGINEER
ELDRIDGE O. BELL
No. E17789
EXP. 6/30/26
ELECTRICAL
STATE OF CALIFORNIA

AURUM CONSULTING ENGINEERS
MONTEREY BAY, INC.
Project No. 25-232.00
404 W. Franklin St. • Suite 100 • Monterey, CA 93940
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SHEET NAME:
ELECTRICAL SINGLE LINE DIAGRAM & DETAILS

SHEET NO.:
E101

FILE NAME:

PANELBOARD SCHEDULES

Voltage:	120/240V,1ø
Wire:	3W
Type:	NEMA 1
Mains:	M.L.O.

PANEL L

Bussing:	150
Feed:	BOTTOM
Mounting:	SURFACE
A.I.C.	42KAIC

Load	A	B	Bkr	Ck	ab	Ck	Bkr	A	B	Load
LTG - PARKING LOT	252		20/1	1		2	20/1	620		LTS - COMMUNITY ROOM / RR 3,4 / HALLWAY
LTG - EXTERIOR		88	20/1	3		4	20/1		1220	LTS - LIBRARY NORTH / READING RM.
LTG- LIBRARY SOUTH / ENTRY	1620		20/1	5		6	20/1	80		LTS - ELECT. RM / JANITOR
LTS - BREAK / SHERIFF / WORK RM. / RR 1,2		260	20/1	7		8	20/1		180	RECEPT - ELECT. RM.
MOTORIZED SHADES - READING AREA 2	864		20/1	9		10	20/1	1080		MOTORIZED SHADES - 104, 106
MOTORIZED SHADES - 101,102,103		864	20/1	11		12	20/1		1080	MOTORIZED SHADES - 106, 105
MOTORIZED SHADES - ENTRY	432		20/1	13		14	20/1	1080		MOTORIZED SHADES - 112
SPARE			20/1	15		16	20/1		648	MOTORIZED SHADES - 112
SPARE			20/1	17		18	20/1			SPARE
SPARE			20/1	19		20	20/1			SPARE
SPARE			20/1	21		22	20/1			SPARE
SPACE ONLY				23		24				SPACE ONLY
SPACE ONLY				25		26				SPACE ONLY
SPACE ONLY				27		28				SPACE ONLY
SPACE ONLY				29		30				SPACE ONLY
SPACE ONLY				31		32				SPACE ONLY
SPACE ONLY				33		34				SPACE ONLY
SPACE ONLY				35		36				SPACE ONLY
SPACE ONLY				37		38				SPACE ONLY
SPACE ONLY				39		40				SPACE ONLY
SPACE ONLY				41		42				SPACE ONLY
	3168	1212						2860	3128	

1 SUBMITTAL SHALL MATCH EXACT BREAKER LOCATIONS SHOWN.
2 LABEL PANEL FOR SHORT CIRCUIT AMPS AVAILABLE PER CEC 110-24.

KVA Phase A	6.0
KVA Phase B	4.3

Total Load KVA	10.4
Total Load Amperes	43

Voltage:	120/240V,1ø
Wire:	3W
Type:	NEMA 1
Mains:	M.L.O.

PANEL IT

Bussing:	100A
Feed:	BOTTOM
Mounting:	SURFACE
A.I.C.	42KAIC

Load	A	B	Bkr	Ck	ab	Ck	Bkr	A	B	Load
RECEPTS - IDF	180		20/1	1		2	20/1	360		RECEPTS - IT ROOM
3 FIRE ALARM CONTROL PANEL		900	20/1	3		4	20/1		360	RECEPTS - IT ROOM
SPARE			20/1	5		6	30/2			SPARE
SPARE			20/1	7		8				SPARE
SPARE			20/1	9		10	20/1			SPARE
	180	900						360	360	

1 SUBMITTAL SHALL MATCH EXACT BREAKER LOCATIONS SHOWN.
2 LABEL PANEL FOR SHORT CIRCUIT AMPS AVAILABLE PER CEC 110-24.
3 PROVIDE & INSTALL LOCK-ON DEVICE WITH RED MARKINGS LABELED "FACP".

KVA Phase A	0.5
KVA Phase B	1.3

Total Load KVA	1.8
Total Load Amperes	8

Voltage:	120/240V,1ø
Wire:	3W
Type:	NEMA 1
Mains:	M.L.O.

PANEL M

Bussing:	225A
Feed:	BOTTOM
Mounting:	SURFACE
A.I.C.	42KAIC

Load	A	B	Bkr	Ck	ab	Ck	Bkr	A	B	Load
HP-1	2024		40/2	1		2	40/2	2024		HP-2
HP-1		2024		3		4			2024	HP-2
HP-3	2024		40/2	5		6	40/2	2540		HP-4
HP-3		2024		7		8			2540	HP-4
AH-1	472		20/2	9		10	20/2	472		AH-2
AH-1		472		11		12			472	AH-2
AH-3	472		20/2	13		14	20/2	472		AH-3
AH-3		472		15		16			472	AH-3
WATER HEATER	1250		20/2	17		18	40/2	1380		HP-5
WATER HEATER		1250		19		20			1380	HP-5
EF-3	24		20/1	21		22	20/2	472		AH-5
EF-4		24	20/1	23		24			472	AH-5
EF-1	24		20/1	25		26	20/1	24		EF-6
EF-2		24	20/1	27		28	20/1		24	EF-5
SPACE ONLY				29		30	20/1	46		EF-7
SPACE ONLY				31		32	20/1		24	EF-8
SPACE ONLY				33		34				SPACE ONLY
SPACE ONLY				35		36				SPACE ONLY
SPACE ONLY				37		38				SPACE ONLY
SPACE ONLY				39		40				SPACE ONLY
SPACE ONLY				41		42				SPACE ONLY
	6290	6290						7430	7408	

1 SUBMITTAL SHALL MATCH EXACT BREAKER LOCATIONS SHOWN.
2 LABEL PANEL FOR SHORT CIRCUIT AMPS AVAILABLE PER CEC 110-24.

KVA Phase A	13.7
KVA Phase B	13.7

Total Load KVA	27.4
Total Load Amperes	114

Voltage:	120/240V,1ø
Wire:	3W
Type:	NEMA 1
Mains:	M.L.O.

PANEL R1

Bussing:	150A
Feed:	BOTTOM
Mounting:	SURFACE
3 A.I.C.	42KAIC

Load	A	B	Bkr	Ck	ab	Ck	Bkr	A	B	Load
RECEPT - ELECTRICAL ROOM	180		20/1	1		2	20/1	360		RECEPTS - RESTROOMS 3 & 4
RECEPTS - EXTERIOR		540	20/1	3		4	20/1		360	RECEPTS - DRINKING FOUNTAINS
RECEPTS - OPEN LIBRARY NORTH	720		20/1	5		6	20/1	900		RECEPTS - CHECKOUT KIOSK
RECEPTS - WORK ROOM		720	20/1	7		8	20/1		900	RECEPTS - BULLETIN BOARD / KIDS AREA
RECEPTS - SHERIFF	720		20/1	9		10	20/1	720		RECEPTS - KIDS AREA
RECEPTS - BREAKROOM COUNTER		360	20/1	11		12	20/1		360	RECEPTS - RESTROOMS 1 & 2
REFRIG	500		20/1	13		14	20/1	540		RECEPTS - FRONT DESK WALL
RECEPTS - BREAKROOM		360	20/1	15		16	20/1		720	RECEPTS - TEENS AREA
RECEPTS - COMMUNITY ROOM / HALLWAY	720		20/1	17		18	20/1	900		RECEPTS - OPEN LIBRARY NORTH EAST
RECEPTS - COMMUNITY ROOM		1260	20/1	19		20	20/1		540	FLOOR BOX - COMMUNITY ROOM
RECEPTS - COMMUNITY ROOM	720		20/1	21		22	20/1	360		FLOOR BOX - FRONT DESK
3 FIRE BELL		400	20/1	23		24	20/1		360	FAUCET - RESTOOM 1 & 4
FLOOR BOX - OPEN LIBRARY AREA	20		20/1	25		26	20/1	360		FAUCET - RESTOOM 3 & 4
SPARE			20/1	27		28	20/1		360	FLOOR BOX - READING AREA 107
SPARE			20/1	29		30	20/1	360		FLOOR BOX - OPEN LIBRARY AREA
SPARE			20/1	31		32	20/1			SPARE
SPACE ONLY				33		34	20/1			SPARE
SPACE ONLY				35		36				SPACE ONLY
SPACE ONLY				37		38				SPACE ONLY
SPACE ONLY				39		40				SPACE ONLY
SPACE ONLY				41		42				SPACE ONLY
	3580	3640						4500	3600	

1 SUBMITTAL SHALL MATCH EXACT BREAKER LOCATIONS SHOWN.
2 LABEL PANEL FOR SHORT CIRCUIT AMPS AVAILABLE PER CEC 110-24.
3 PROVIDE & INSTALL LOCK-ON DEVICE WITH RED MARKINGS LABELED "FIRE BELL".

KVA Phase A	8.1
KVA Phase B	7.2

Total Load KVA	15.3
Total Load Amperes	64

Voltage:	120/240V,1ø
Wire:	3W
Type:	NEMA 1
Mains:	600A

MAIN ELECTRICAL SWITCHBOARD "MSB"

Bussing:	600A
Feed:	BOTTOM
Mounting:	FREE STANDING
3 A.I.C.	42KAIC

Load	A	B	Bkr	Ck	ab	Ck	Bkr	A	B	Load
PANEL "IT"	500		60/2	1		2	225/2	11800		PANEL "M"
PANEL "IT"		1300		3		4			11800	PANEL "M"
PANEL "R1"	7300		150/2	5		6	150/2			PANEL "L"
PANEL "R1"		6100		7		8				PANEL "L"
PANEL "EV"	5000		225/2	9		10	100/2			PV DISCONNECT
PANEL "EV"		5000		11		12				PV DISCONNECT
SPACE ONLY				13		14				SPACE ONLY
SPACE ONLY				15		16				SPACE ONLY
SPACE ONLY				17		18				SPACE ONLY
SPACE ONLY				19		20				SPACE ONLY
	12800	12400						11800	11800	

1 SUBMITTAL SHALL MATCH EXACT BREAKER LOCATIONS SHOWN.
2 LABEL PANEL FOR SHORT CIRCUIT AMPS AVAILABLE PER CEC 110-24.

KVA Phase A	24.6
KVA Phase B	24.2

Total Load KVA	48.8
Total Load Amperes	203

Voltage:	120/240V,1ø
Wire:	3W
Type:	NEMA 1
Mains:	M.L.O.

PANEL EV

Bussing:	225A
Feed:	BOTTOM
Mounting:	SURFACE
A.I.C.	42KAIC

Load	A	B	Bkr	Ck	ab	Ck	Bkr	A	B	Load
EV CAPABLE	1650		40/2	1		2	40/2	1650		EV CAPABLE
EV CAPABLE		1650		3		4			1650	EV CAPABLE
EV CAPABLE	1650		40/2	5		6	40/2	1650		EV CAPABLE
EV CAPABLE		1650		7		8			1650	EV CAPABLE
SPARE			40/2	9		10	40/2			SPARE
SPARE				11		12				SPARE
SPARE			60/2	13		14	60/2			SPARE
SPARE				15		16				SPARE
SPACE ONLY				17		18				SPACE ONLY
SPACE ONLY				19		20				SPACE ONLY
SPACE ONLY				21		22				SPACE ONLY
SPACE ONLY				23		24				SPACE ONLY
SPACE ONLY				25		26				SPACE ONLY
SPACE ONLY				27		28				SPACE ONLY
SPACE ONLY				29		30				SPACE ONLY
SPACE ONLY				31		32				SPACE ONLY
SPACE ONLY				33		34				SPACE ONLY
SPACE ONLY				35		36				SPACE ONLY
SPACE ONLY				37		38				SPACE ONLY
SPACE ONLY				39		40				SPACE ONLY
SPACE ONLY				41		42				SPACE ONLY
	3300	3300						3300	3300	

1 SUBMITTAL SHALL MATCH EXACT BREAKER LOCATIONS SHOWN.
2 LABEL PANEL FOR SHORT CIRCUIT AMPS AVAILABLE PER CEC 110-24.

KVA Phase A	6.6
KVA Phase B	6.6

Total Load KVA	13.2
Total Load Amperes	55

PHENOLIC LABELS FOR ELECTRICAL SERVICE EQUIPMENT

COLOR	SIZE	LINE 1	LINE 2	LINE 3
WHITE	1.5"X6"	MAIN ELECTRICAL SWITCHBOARD "MSB"	600A, 120/240V, 1Ø, 3W	FED FROM PG&E TRANSFORMER
WHITE	1.5"X6"	PANEL "M"	225A, 120/240V, 1Ø, 3W	FED FROM "MSB"
WHITE	1.5"X6"	PANEL "L"	150A, 120/240V, 1Ø, 3W	FED FROM "MSB"
WHITE	1.5"X6"	PANEL "R1"	150A, 120/240V, 1Ø, 3W	FED FROM "MSB"
WHITE	1.5"X6"	PANEL "EV"	250A, 120/240V, 1Ø, 3W	FED FROM "MSB"
WHITE	1.5"X6"	PANEL "IT"	60A, 120/240V, 1Ø, 3W	FED FROM "MSB"
WHITE	1.5"X6"	PHOTOVOLTAIC DISCONNECT	100A, 120/240V, 1Ø, 3W	FED FROM "MSB"

Monterey County
Building Services
Approved
NucklesE on Mar 16, 2026

WR&D
WALD RUHNKE & DOST ARCHITECTS LLP
2340 GARDEN ROAD, SUITE 100
MONTEREY, CALIFORNIA 93940
PHONE: 831.649.4642
FAX: 831.649.3530
WWW.WRDARCH.COM

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REGISTERED PROFESSIONAL ENGINEER
ELDRIDGE O. BELL
No. E17789
EXP. 6/30/26
ELECTRICAL
STATE OF CALIFORNIA

AURUM CONSULTING ENGINEERS MONTEREY BAY, INC.
Project No. 25-232.00
404 W. Franklin St. • Suite 100 • Monterey, CA 93940
T.831.646.3330 • F.831.646.3336 • www.acemb.com

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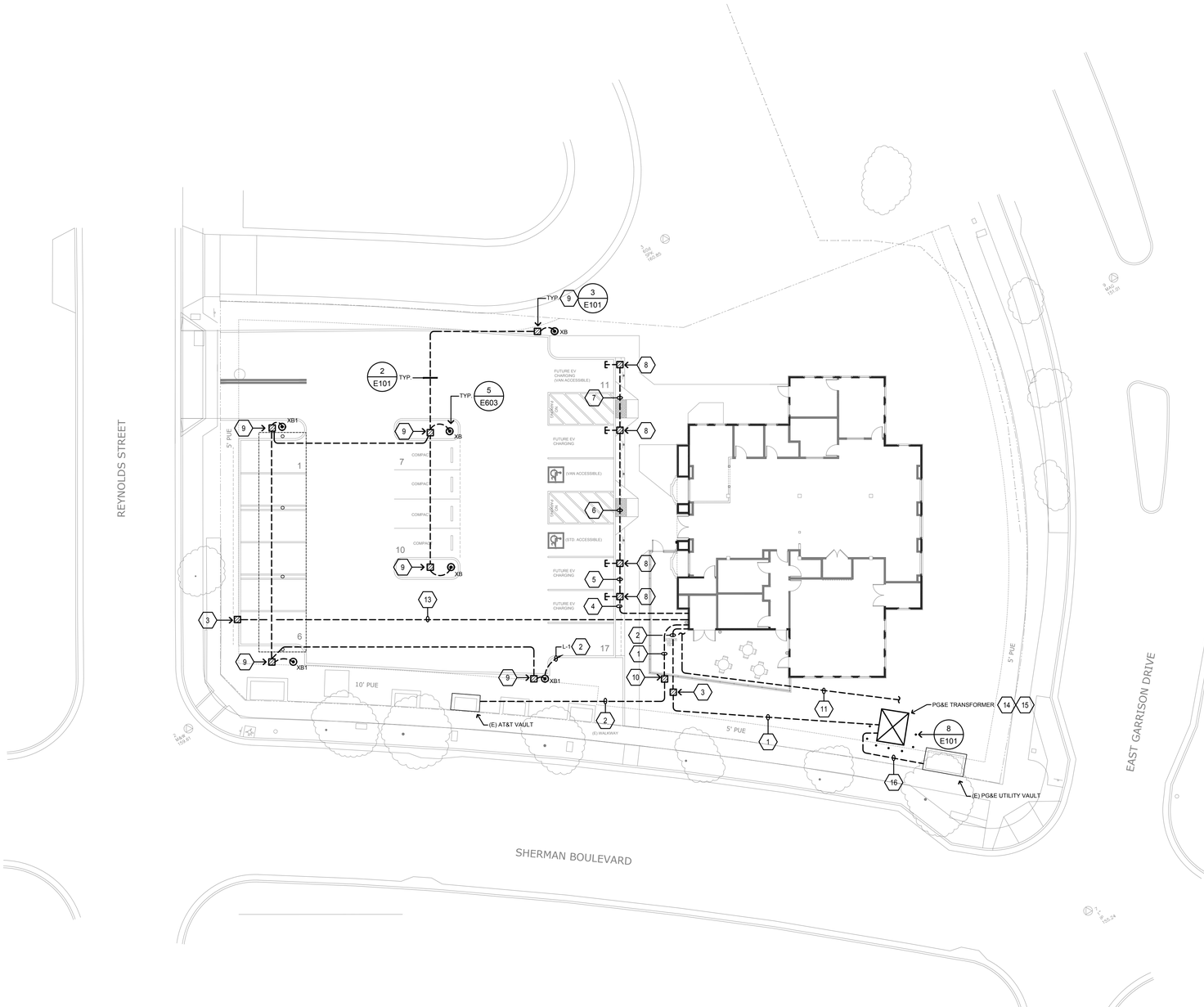
SHEET NAME: PANELBOARD SCHEDULES & PHENOLIC LABLES

SHEET NO.: E102

FILE NAME:



SHEET NOTES

1. PG&E SECONDARY - SEE 1/E101 FOR REQUIREMENTS.
2. 4" C.O. - AT&T TELEPHONE/FIBER.
3. PROVIDE & INSTALL TRAFFIC RATED PG&E IN-GRADE PULLBOX PER PG&E STANDARDS, RULES AND REGULATIONS.
4. PROVIDE AND INSTALL; (4) 1-1/4" C.O. FOR FUTURE EVCS.
5. PROVIDE AND INSTALL; (3) 1-1/4" C.O. FOR FUTURE EVCS.
6. PROVIDE AND INSTALL; (2) 1-1/4" C.O. FOR FUTURE EVCS.
7. PROVIDE AND INSTALL; (1) 1-1/4" C.O. FOR FUTURE EVCS.
8. CHRISTY #N16 CONCRETE IN-GRADE PULLBOX W/ LID LABELED "ELECTRICAL".
9. CHRISTY #N16 CONCRETE IN-GRADE PULLBOX W/ LID LABELED "LIGHTING".
10. PROVIDE & INSTALL TRAFFIC RATED AT&T IN-GRADE PULLBOX PER AT&T REQUIREMENTS.
11. PROVIDE AND INSTALL; 1" C.O. FOR POST INDICATOR VALVE. VERIFY EXACT LOCATION.
12. CONNECT VIA LIGHTING CONTROL PANEL "LCP". LOCATED IN ELECTRICAL ROOM.
13. PROVIDE AND INSTALL; (2) 2"C.O. FOR PV SYSTEM. CONTRACTOR SHALL VERIFY WITH PV SUB-CONSULTANT EXACT QUANTITIES & LOCATIONS.
14. PROVIDE AND INSTALL PAD FOR PG&E TRANSFORMER.
15. PER PG&E RULES, REGULATIONS & STANDARDS.
16. PG&E PRIMARY SEE 1/E101 FOR REQUIREMENTS.

NOTES:

A. CONTRACTOR SHALL LOCATE ALL (E) UNDERGROUND UTILITIES PRIOR TO TRENCHING AND TAKE CAUTION TO AVOID DAMAGE DURING TRENCHING. HAND TRENCH IF NECESSARY. CONTRACTOR SHALL MAKE ALL REPAIRS TO DAMAGED UTILITIES AT NO CHARGE TO OWNER.

B. ALL WIRING FOR SITE LIGHTING SHALL BE #10 AWG MINIMUM, U.O.N.

C. ALL UTILITIES (PG&E, AT&T AND CATV) ARE SHOWN IN SCHEMATIC FORM ONLY. CONTRACTOR SHALL VERIFY EXACT REQUIREMENTS WITH UTILITY COMPANY ENGINEERED DRAWINGS PRIOR TO START OF CONSTRUCTION AND PROVIDE FACILITIES ACCORDINGLY.

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WR&D
WALD RUHNKE & DOST
ARCHITECTS LLP
2340 GARDEN ROAD, SUITE 100
MONTEREY, CALIFORNIA 93940
PHONE: 831.649.4642
FAX: 831.649.3530
WWW.WRDARCH.COM

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16' 0' 4' 8' 12' 16'
SCALE: 1/16"=1'-0"
NORTH

REGISTERED PROFESSIONAL ENGINEER
ELDRIDGE O. BELL
No. E17789
EXP. 6/30/26
ELECTRICAL
STATE OF CALIFORNIA

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T.831.646.3330 • F.831.646.3336 • www.acemb.com

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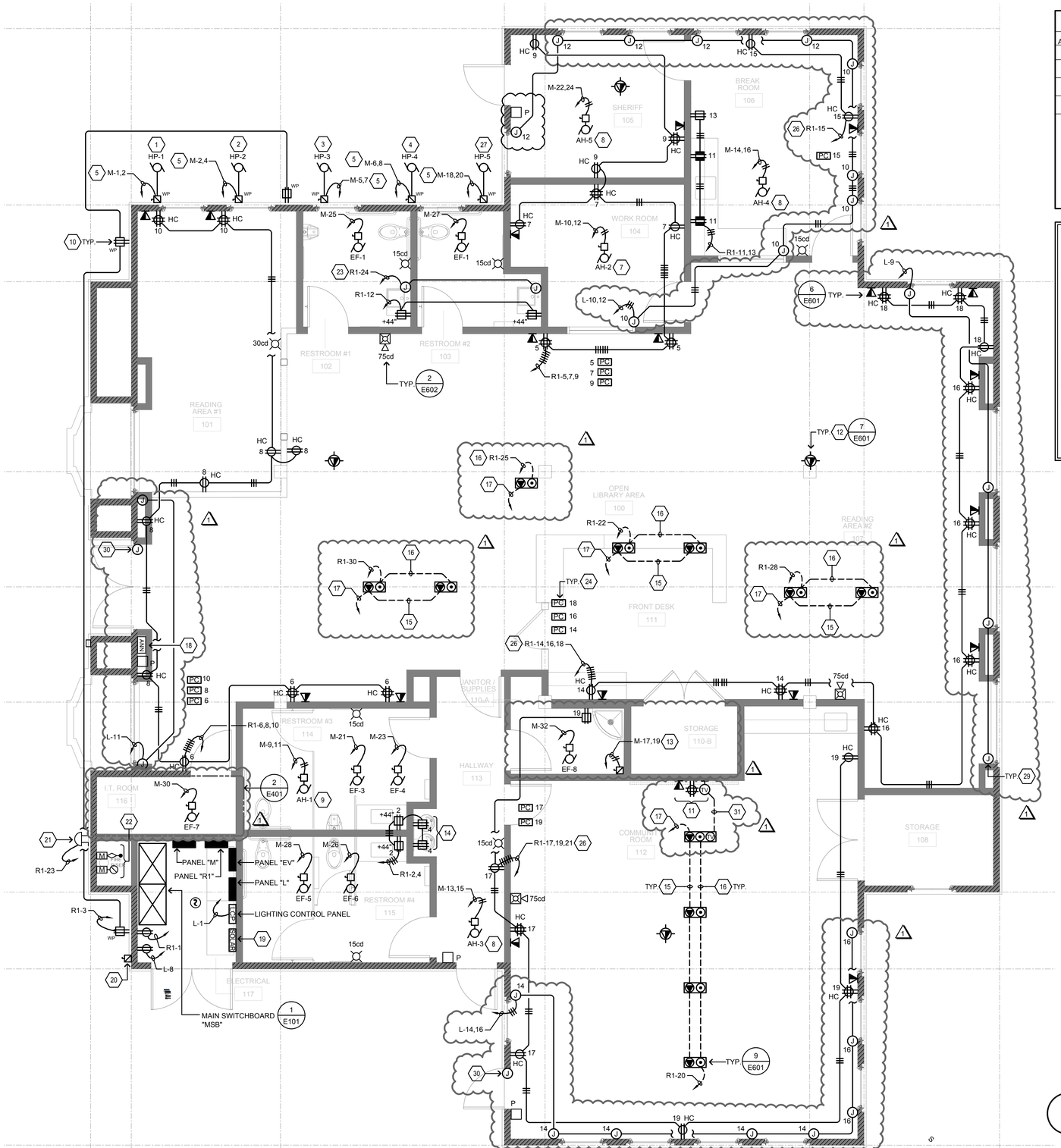
SHEET NAME: ELECTRICAL SITE PLAN

SHEET NO.: E201

FILE NAME:

Monterey County
Building Services
Approved
NucklesE on Mar 16, 2026



1 POWER & SYSTEMS PLAN

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

2 ENLARGED IT ROOM PLAN

SCALE: 3/8"=1'-0"

BRANCH CIRCUIT CONDUCTOR SIZING TABLE

CIRCUIT AMPACITY/VOLTAGE	CIRCUIT LENGTH	REQUIREMENT
20/120	56'-90'	½" C., 2 #10 & 1 #10 GND.
20/120	91'-140'	½" C., 2 #8 & 1 #8 GND.
20/277	131'-205'	½" C., 2 #10 & 1 #10 GND.
20/277	206'-330'	½" C., 2 #8 & 1 #8 GND.

NOTE:

A. CONTRACTOR SHALL SIZE BRANCH CIRCUIT CONDUCTORS PER THE TABLE ABOVE AS DETERMINED BY THE CIRCUIT CONDUCTOR LENGTH, U.O.N. CONTRACTOR SHALL SPLICE TO #12 AWG WITHIN TERMINATION BOX FOR DEVICE CONNECTION IF NECESSARY.

B. WHERE THE UNGROUNDED CONDUCTORS IS INCREASED IN SIZE, INCLUDING FOR VOLTAGE DROP, THE GROUNDED CONDUCTOR SHALL BE INCREASED IN SIZE PROPORTIONATELY PER CEC 250.122(B)

GENERAL NOTES:

A. UNLESS OTHERWISE NOTED, ALL CONDUITS SHALL BE CONCEALED IN THE WALL AND CEILING.

B. CONTRACTOR SHALL COORDINATE WITH ARCHITECTURAL DRAWINGS FOR EXACT LOCATION OF FLOOR BOXES AND PRIOR TO INSTALLATION.

C. SEAL ALL EXTERIOR/INTERIOR BUILDING PENETRATIONS, CUT AND PATCH WALLS/CEILINGS FOR CONDUIT ROUTING AS NECESSARY. PAINT/FINISH EXPOSED CONDUITS/BOXES TO MATCH BUILDING FINISH. COORDINATE WITH ARCHITECT FOR EXACT REQUIREMENTS.

D. IN AREAS ACCESSIBLE TO THE PUBLIC ALL RECEPTACLES SHALL BE TAMPER RESISTANT.

E. SEE DETAIL 6/E602 FOR ASSISTIVE LISTENING SYSTEM.

F. "HC" INDICATES HALF CONTROLLED RECEPTACLE. FOR AUTOMATICALLY CONTROLLED 15A OR 20A, 125V RECEPTACLES, REQUIRES A DURABLE, PERMANENT MARKING. THIS MARKING MUST INCLUDE BOTH THE WORD "CONTROLLED" AND A VISIBLE POWER SYMBOL, AND IT NEEDS TO BE ON THE RECEPTACLE FACE, READILY VISIBLE AFTER INSTALLATION

SHEET NOTES

1. HEAT PUMP, HP-1; 230V, 1Ø, 22 MCA. PROVIDE AND INSTALL; 30A HEAVY DUTY DISCONNECT W/ 20A FUSE.
2. HEAT PUMP, HP-2; 230V, 1Ø, 22 MCA. PROVIDE AND INSTALL; 30A HEAVY DUTY DISCONNECT W/ 20A FUSE.
3. HEAT PUMP, HP-3; 230V, 1Ø, 22 MCA. PROVIDE AND INSTALL; 30A HEAVY DUTY DISCONNECT W/ 20A FUSE.
4. HEAT PUMP, HP-4; 230V, 1Ø, 26.7 MCA. PROVIDE AND INSTALL; 30A HEAVY DUTY DISCONNECT W/ 20A FUSE.
5. 3/4" C., 3 #8 & 1 #10 GND.
6. AIR HANDLER, AH-1; 230V, 1Ø, 5.13 MCA.
7. AIR HANDLER, AH-2; 230V, 1Ø, 5.13 MCA.
8. AIR HANDLER, AH-3; 230V, 1Ø, 5.13 MCA.
9. AIR HANDLER, AH-4; 230V, 1Ø, 5.13 MCA.
10. PROVIDE AND INSTALL WEATHERPROOF "IN-USE" COVER, TAYMAC OR EQUAL.
11. LOCATE FOR WALL MOUNTED TV, 120V. MOUNT POWER AND DATA AT +60" A.F.F. COORDINATE WITH ARCHITECTURAL DRAWINGS FOR EXACT LOCATION.
12. LOCATE FOR WIRELESS ACCESS POINT.
13. WATER HEATER, HPWH-1; 240V, 1Ø, 2.25 KW.
14. LOCATE FOR DRINKING FOUNTAIN; 120V.
15. 1-1/2"C. - DATA
16. 3/4"C., 2 #12 & 1 #12 GND - POWER
17. 1-1/2"C. - DATA, HOMERUN TO IT ROOM.
18. LOCATE FOR FIRE ALARM ANNUNCIATOR PANEL.
19. DEDICATED SPACE FOR P.V. EQUIPMENT.
20. P.V. DISCONNECT. SEE SHEET E101 FOR REQUIREMENTS.
21. LOCATE FOR FIRE ALARM BELL.
22. LOCATE (2) FIRE ALARM MONITOR MODULES FOR TAMPER/FLOW SWITCH SYSTEM CONNECTIONS. VERIFY EXACT LOCATION WITH PLUMBING/FIRE ALARM PROTECTION DRAWINGS.
23. LOCATE FOR SENSOR FAUCET; 120V.
24. LOCATE FOR PLUG LOAD CONTROLLER. SEE SHEET E605 FOR DETAIL.
25. 4'W X 8'H X 4/3" THICK EXTERIOR GRADE PLYWOOD. PAINT WITH (2) COATS OF FIRE RETARDANT PAINT AND DO NOT PAINT OVER BACKBOARD LABELS.
26. CONNECT VIA PLUG LOAD CONTROLLER.
27. HEAT PUMP, HP-5; 230V, 1Ø, 12 MCA. PROVIDE AND INSTALL; 20A HEAVY DUTY DISCONNECT W/ 20A FUSE.
28. AIR HANDLER, AH-5; 230V, 1Ø, 0.12 MCA.
29. LOCATE FOR MOTORIZED SHADES. PROVIDE AND INSTALL 3/4" CONDUIT FOR CONTROL WIRES BACK TO SHADE CONTROLS.
30. LOCATE FOR CARD READER. PROVIDE AND INSTALL 3/4" C. FOR DATA.
31. PROVIDE AND INSTALL 3/4" .C.O FOR HDMI BETWEEN WALL AND FLOORBOX.

Monterey County Building Services
Approved
NucklesE on Mar 16, 2026

60
WR&D
WALD RUHNKE & DOST ARCHITECTS LLP
2340 GARDEN ROAD, SUITE 100
MONTEREY, CALIFORNIA 93940
PHONE: 831.649.4642
FAX: 831.649.3530
WWW.WRDARCH.COM

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PLOT DATE: 12.10.2025

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PERMIT SUB.: 6/20/2025

BACKCHECK #1: 1 11/21/2025

REGISTERED PROFESSIONAL ENGINEER
ELDRIDGE O. BELL
No. E17789
EXP. 6/30/26
ELECTRICAL
STATE OF CALIFORNIA

AURUM CONSULTING ENGINEERS
MONTEREY BAY, INC.
Project No. 25-232.00
404 W. Franklin St. • Suite 100 • Monterey, CA 93940
T.831.646.3330 • F.831.646.3336 • www.acemb.com

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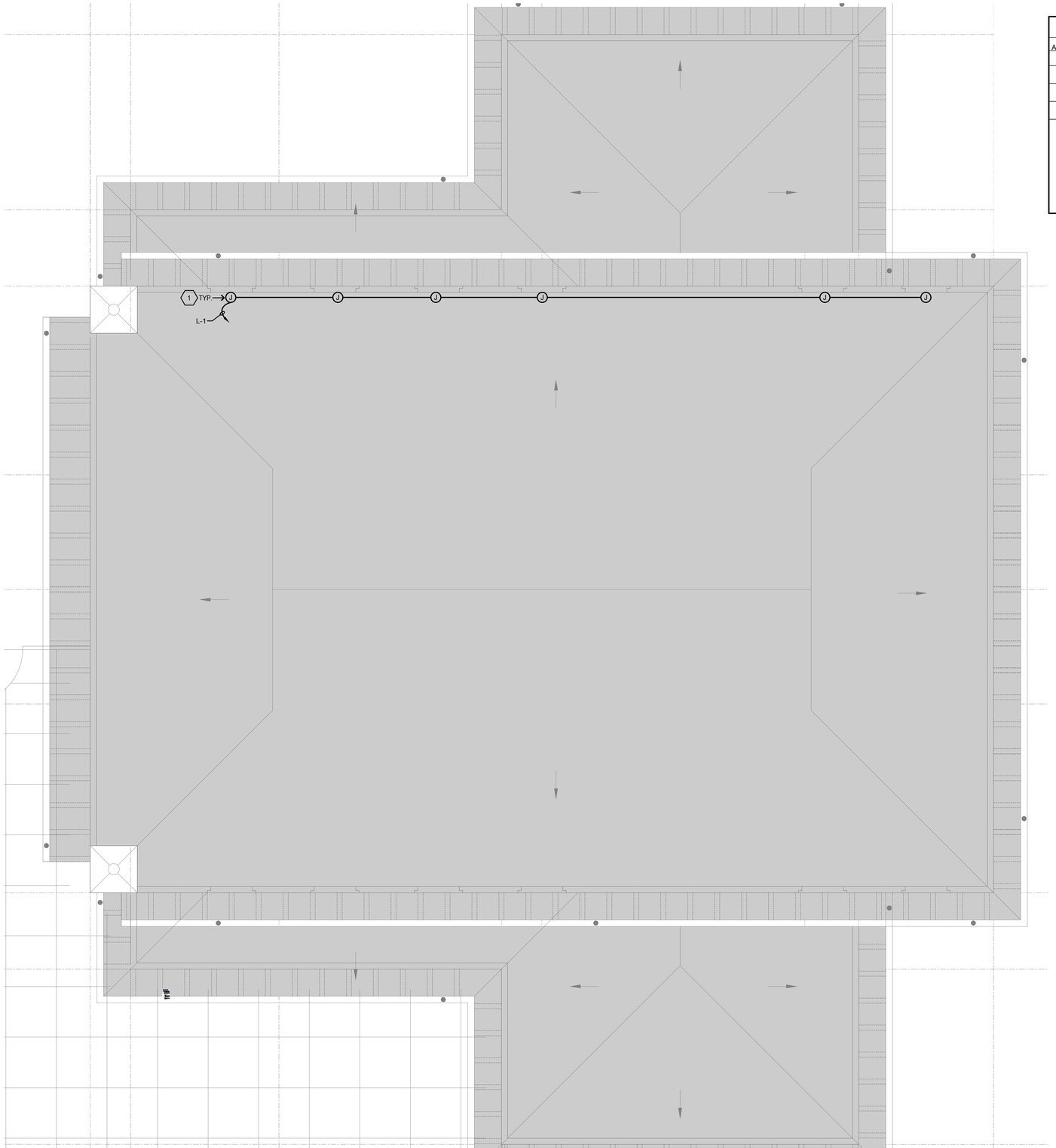
SHEET NAME: POWER & SYSTEMS PLAN

SHEET NO.: E401

FILE NAME:



1 POWER & SYSTEMS PLAN - ROOF

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

4' 0' 1' 2' 3' 4'

NORTH

Monterey County
Building Services
Approved
NuckleslE on Mar 16, 2026

BRANCH CIRCUIT CONDUCTOR SIZING TABLE

CIRCUIT AMPACITY/VOLTAGE	CIRCUIT LENGTH	REQUIREMENT
20/120	56'-90'	½" C., 2 #10 & 1 #10 GND.
20/120	91'-140'	½" C., 2 #8 & 1 #8 GND.
20/277	131'-205'	½" C., 2 #10 & 1 #10 GND.
20/277	206'-330'	½" C., 2 #8 & 1 #8 GND.

NOTE:

A. CONTRACTOR SHALL SIZE BRANCH CIRCUIT CONDUCTORS PER THE TABLE ABOVE AS DETERMINED BY THE CIRCUIT CONDUCTOR LENGTH, U.O.N. CONTRACTOR SHALL SPLICE TO #12 AWG WITHIN TERMINATION BOX FOR DEVICE CONNECTION IF NECESSARY.

B. WHERE THE UNGROUNDED CONDUCTORS IS INCREASED IN SIZE, INCLUDING FOR VOLTAGE DROP, THE GROUNDED CONDUCTOR SHALL BE INCREASED IN SIZE PROPORTIONATELY PER CEC 250.122(B)

SHEET NOTES

1. LOCATE FOR MOTORIZED SHADES. PROVIDE AND INSTALL 3/4" CONDUIT FOR CONTROL WIRES BACK TO SHADE CONTROLS. CONTROLLED BY DAYLIGHT SENSOR. CONTRACTOR SHALL PROVIDE AND INSTALL SHADES SPECIFIED IN THE ARCHITECTURAL DOCUMENTS.

WR&D
WALD RUHNKE & DOST ARCHITECTS LLP

2340 GARDEN ROAD, SUITE 100

MONTEREY, CALIFORNIA 93940

PHONE: 831.649.4642

FAX: 831.649.3530

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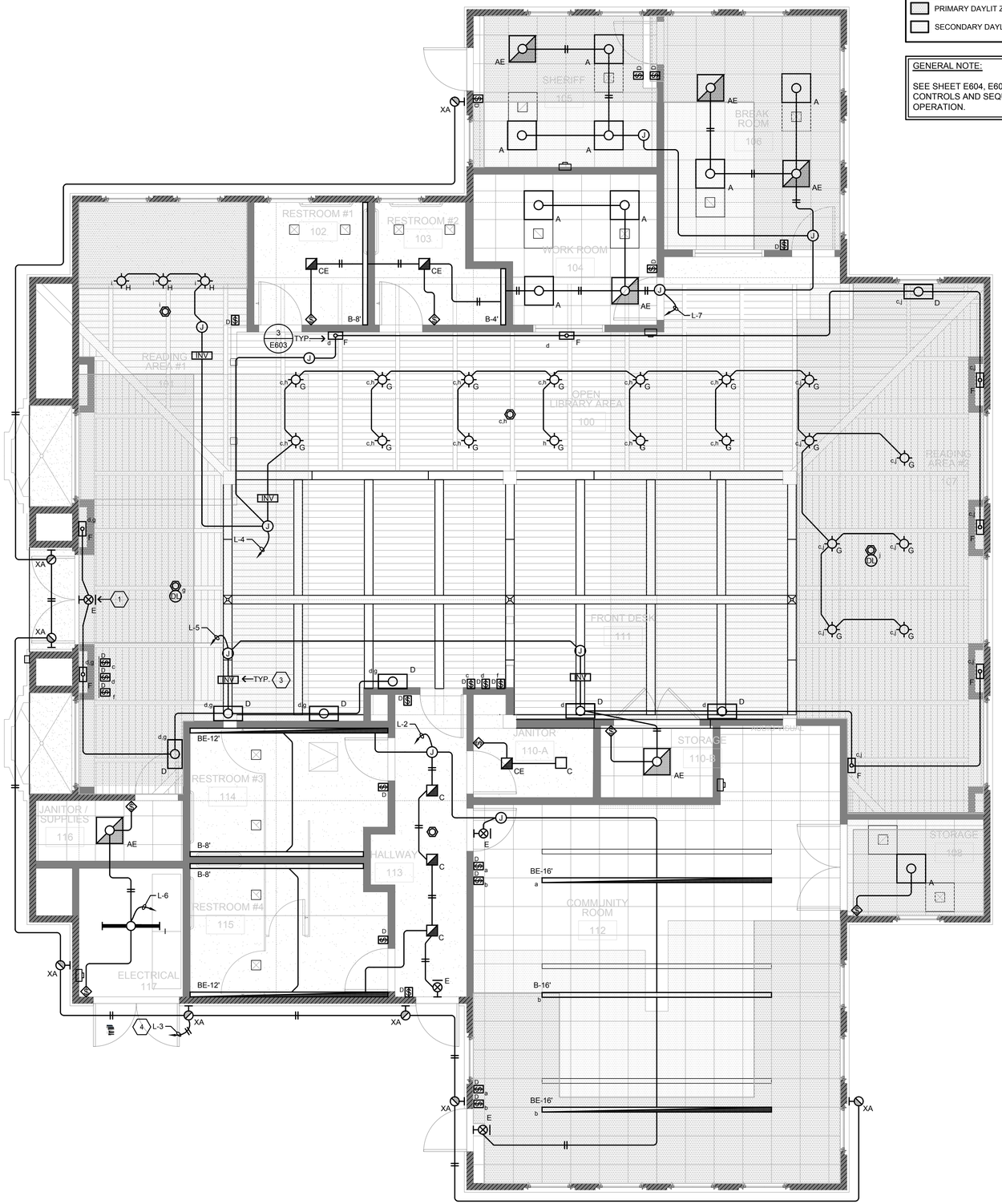
SHEET NAME: POWER & SYSTEMS PLAN - ROOF

SHEET NO.: E402 1

FILE NAME:



DAYLIT ZONES LEGEND

- PRIMARY DAYLIT ZONE
- SECONDARY DAYLIT ZONE

GENERAL NOTE:

SEE SHEET E604, E605, E606 FOR LIGHTING CONTROLS AND SEQUENCE OF OPERATION.

SHEET NOTES

1. CONNECT TO UNSWITCHED HOT.
2. VERIFY MOUNTING HEIGHT WITH ARCHITECT PRIOR TO INSTALLATION.
3. LOCATE ABOVE ACCESSIBLE CEILING SPACE. SEE DETAIL 8/E601.
4. CONNECT VIA LIGHTING CONTROL PANEL.

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NucklesE on Mar 16, 2026

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WALD RUHNKE & DOST ARCHITECTS LLP
2340 GARDEN ROAD, SUITE 100
MONTEREY, CALIFORNIA 93940
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SCALE: 1/4"=1'-0"

NORTH

REGISTERED PROFESSIONAL ENGINEER
ELDRIDGE O. BELL
No. E17780
EXP. 6/30/26
ELECTRICAL
STATE OF CALIFORNIA

AURUM CONSULTING ENGINEERS
MONTEREY BAY, INC.
Project No. 25-232.00
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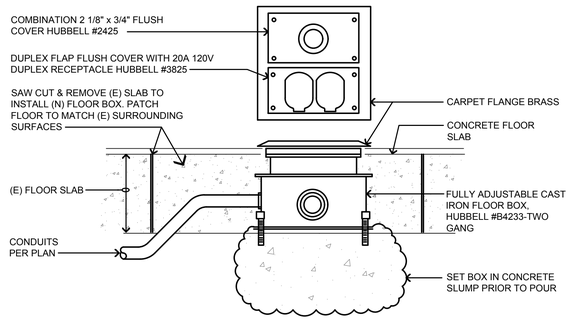
SHEET NAME: LIGHTING PLAN

SHEET NO.: E501

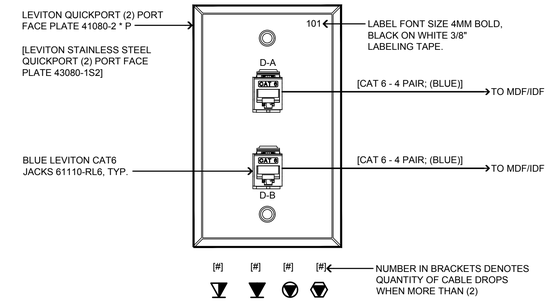
FILE NAME:

FIRE RATED PENETRATIONS SHOWN ARE FOR USE WHERE THE PROJECT WALL OR/AND FLOOR CONSTRUCTION CORRESPONDS TO ANY SHOWN IN DETAILS 1 THROUGH 3 BELOW



9 FLUSH FLOOR OUTLET (CONCRETE MOUNTING)

NO SCALE

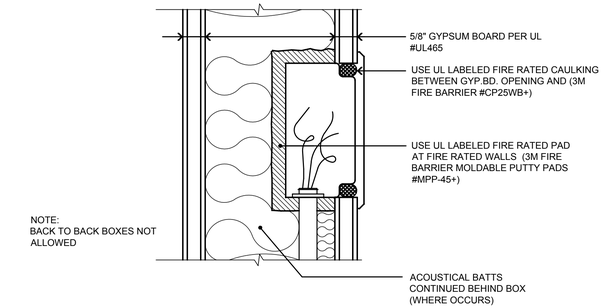


★ W=WHITE
T=ALMOND
I=IVORY
B=BROWN
E=BLACK

[NOTE:
SEE SPECIFICATIONS FOR CABLE REQUIREMENTS]

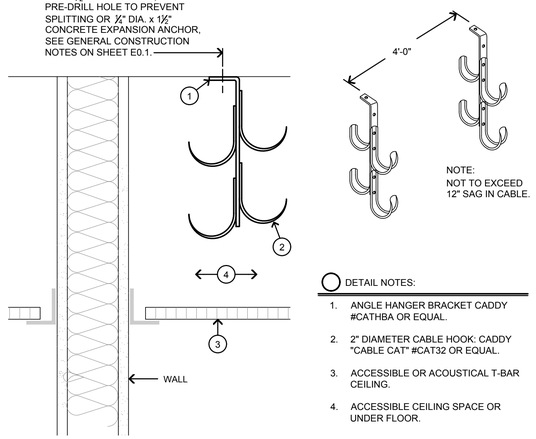
6 DATA WORKSTATION OUTLET DETAIL

NO SCALE



3 1-HR FIRE RATED WALL PENETRATION OUTLET BOX CAULKING (TYP.)

NO SCALE



DETAIL NOTES:

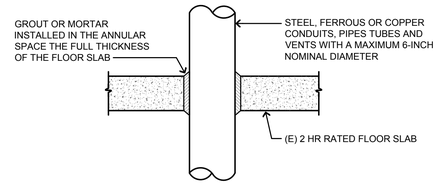
1. ANGLE HANGER BRACKET CADDY #CATHBA OR EQUAL.
2. 2" DIAMETER CABLE HOOK: CADDY "CABLE CAT" #CAT32 OR EQUAL.
3. ACCESSIBLE OR ACOUSTICAL T-BAR CEILING.
4. ACCESSIBLE CEILING SPACE OR UNDER FLOOR.

5 J-HOOK MOUNTING DETAIL

NO SCALE

SEE FLOOR PLAN DRAWINGS
FOR RATED FLOOR LOCATIONS

FLOOR PENETRATION PER 2013 CALIFORNIA BUILDING CODE, VOLUME 1, SECTION 714.4.1.1, EXCEPTION 2.



SECTION

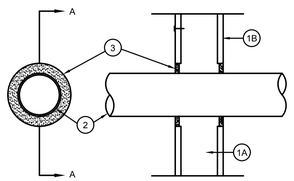
2 2-HR FIRE-RATED FLOOR PENETRATION

NO SCALE

SEE FLOOR PLAN DRAWINGS
FOR RATED WALL LOCATIONS

U.L. System No. W-L-1062

F Rating-1 HR
T Rating-0 HR
L Rating At Ambient-Less Than 1 CFM/sq ft
L Rating At 400F-Less Than 1 CFM/sq ft



SECTION A-A

1. Wall Assembly-The fire-rated gypsum wallboard/stud wall assembly shall be constructed of the materials and in the manner specified in the individual U300 or U400 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:

A. Studs-Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. lumber spaced 16 in OC. Steel studs to be min 3|Q5|W|A8|S in. wide and spaced max 24 in. OC.

B. Wallboard Gypsum*-One Layer of nom |Q5|W|A8|S in. thick gypsum wallboard as specified in the individual Wall and Partition Design. Max diam of opening is 4|Q3|W|A4|S in.

2. Through Penetrants-One metallic conduit to be installed within the firestop system. The space between the conduit and periphery of opening shall be a min |Q1|W|A4|S in. to a max |Q3|W|A8|S in. Conduit to be rigidly supported on both sides of wall assembly. A nominal 4 in. diameter (or smaller) electrical metallic tubing or steel conduit may be used.

3. Fill, Void or Cavity Material*-Caulk-Min 1|Q1|W|A2|S in. thickness of fill material applied within the annulus, flush with both surfaces of wall.

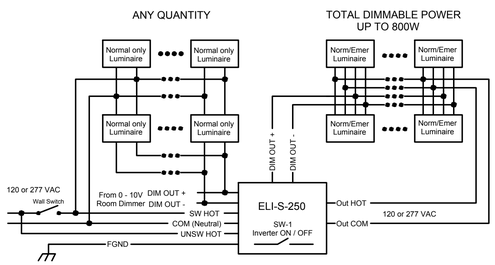
General Electric Co.-Pensit 100 Caulk.

Specified Technologies Inc.-Pensil 100 Sealant and Pensit 300 Sealant.

*Bearing the UL Classification Marking

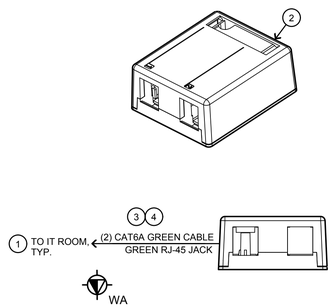
1 1-HR FIRE-RATED WALL PENETRATION

NO SCALE



8 INVERTER WIRING DIAGRAM

NO SCALE



DETAIL NOTES:

1. PUNCH DOWN AT TELECOM RACK #XX-X WAP PORTS ON PATCH PANEL.
2. LABEL LOCATION NUMBER AS DESIGNATED ON FLOOR PLAN.
3. PROVIDE 10FT OF SERVICE LOOP (SLACK) ABOVE T-BAR CEILING
4. WAP's TO BE PROVIDED BY [OWNER] [COUNTY] AND INSTALLED BY CONTRACTOR AS PART OF THIS PROJECT.

7 TYPICAL WIRELESS LOCATION DETAIL

NO SCALE

4 TELE/DATA OUTLET DETAIL

NO SCALE

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WR&D
WALD RUHNKE & DOST ARCHITECTS LLP
2340 GARDEN ROAD, SUITE 100
MONTEREY, CALIFORNIA 93940
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SHEET NAME: ELECTRICAL DETAILS

SHEET NO.: E601

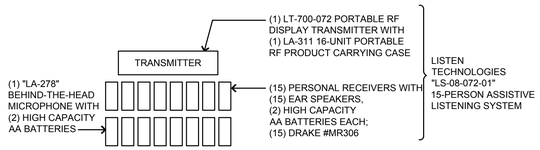
FILE NAME:

ASSISTIVE LISTENING SPECIFICATIONS

THE TRANSMITTER SHALL OPERATE IN THE 72-76 MHZ AUDITORY ASSISTANCE BAND AS APPROVED BY THE FCC. SPECIFICALLY, THE TRANSMITTER SHALL OPERATE ON THE WIDEBAND CHANNELS SPACED AT 100 KHZ INCREMENTS ON FREQUENCIES OF 72.1 TO 72.9, 74.7, AND 75.5 TO 75.9 MHZ. THE TRANSMITTED FIELD STRENGTH SHALL NOT EXCEED 80 MILLIVOLTS PER METER AT A 3 METER DISTANCE. THE OPERATING FREQUENCY AND MODE: STEREO OR MONO SHALL BE SHOWN ON AN LCD DISPLAY AND BE PROGRAMMABLE BY FRONT PANEL TUNE UP/DOWN BUTTONS.

MAXIMUM FM DEVIATION SHALL NOT EXCEED ±75 KHZ. FREQUENCY STABILITY SHALL BE CONTROLLED BY A PHASE-LOCKED LOOP FREQUENCY SYNTHESIZER WITH CRYSTAL REFERENCE AND SHALL BE ACCURATE WITHIN ±0.001% FROM 0-50° C. THE TRANSMITTER SHALL FURNISHED WITH AN OPTIONAL MAGNET MOUNT ANTENNA, WITH COAXIAL CABLE, TO A REAR PANEL CONNECTOR. THE TRANSMITTER SHALL HAVE XLR CONNECTORS FOR BALANCED AUDIO INPUTS AND RCA PHONO CONNECTORS FOR UNBALANCED AUDIO INPUTS. THE TRANSMITTER SHALL PROVIDE A GROUND LIFT SWITCH FOR THE XLR INPUTS. THE TRANSMITTER SHALL PROVIDE FULL DEVIATION FOR MONAURAL INPUT SIGNALS TO THE LEFT AUDIO INPUT CONNECTORS WHEN PROGRAMMED FOR THE MONO MODE. THERE SHALL BE A FRONT PANEL CONTROL TO ADJUST THE AUDIO INPUT LEVEL WITH AN LED OVERMODULATION INDICATOR. THERE SHALL BE A FRONT PANEL 1/4" STEREO MONITOR JACK WITH VOLUME CONTROL. THE TRANSMITTER SHALL BE POWERED BY AN EXTERNAL AC LINE TO 12 VDC POWER ADAPTER. THE REAR PANEL SHALL HAVE A POWER SWITCH AND FRONT PANEL DISPLAY INDICATION WHEN POWER IS ACTIVE. THE TRANSMITTER SHALL BE RACK MOUNTABLE IN A STANDARD 1 RU RACK STEEL PACKAGE.

THE RECEIVER SHALL BE TUNEABLE IN 100 KHZ INCREMENTS FOR RECEPTION IN THE RANGE OF 72-108.1 MHZ. TUNING TO THE REQUIRED FREQUENCY SHALL BE PERMITTED BY UP/DOWN TUNING BUTTONS OR BY USER PROGRAMMABLE MEMORY RECALL. THE RECEIVER SHALL HAVE FIVE PRESET MEMORY CHANNELS THAT ARE RECALLED BY INDIVIDUAL MEMORY CHANNEL BUTTONS. THE RECEIVER SHALL BE EQUIPPED WITH A LOCK SWITCH TO PREVENT INADVERTANT SETTING CHANGES. THE RECEIVER SHALL BE SETTABLE TO EITHER STEREO OR MONO RECEPTION WITH A SWITCH. THE RECEIVER SHALL HAVE A VOLUME CONTROL. THE RECEIVER SHALL HAVE 1/8" STEREO/MONO HEADPHONE CONNECTOR AND A SWITCH TO SELECT AUDIO OUTPUT TO EITHER THE HEADPHONE (EAR) CONNECTOR OR 30 MW TO THE INTERNAL SPEAKER (SPK). THE AUDIO OUTPUT POWER SHALL BE 10 MW +10 MW TO THE HEADPHONE CONNECTOR OR 30 MW TO THE INTERNAL SPEAKER. THE RECEIVER SHALL BE POWERED BY TWO "AAA" SIZE, 1.5 V BATTERIES WITH POWER CONTROLLED BY AN ON/OFF SWITCH. THE HEADPHONE WIRING SHALL PROVIDE THE FM ANTENNA.

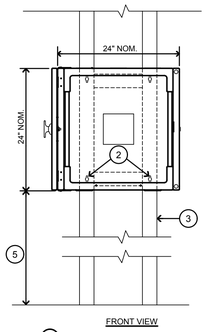


GENERAL NOTE:

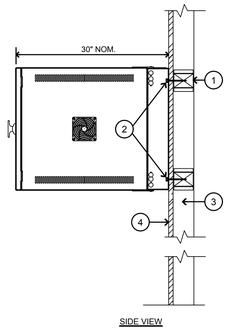
A. CONTRACTOR SHALL VERIFY THAT ALL MANUFACTURER NUMBERS LISTED ARE THE CURRENT NUMBERS FOR THE PARTS, DEVICES, AND EQUIPMENT CALLED OUT. CONTRACTOR SHALL NOTE ANY DISCREPANCY AND NOTIFY THE ARCHITECT IN A TIMELY MANNER TO AVOID REORDERING DELAYS OR RESTOCKING CHARGES. CONTRACTOR SHALL INCLUDE FURNISHING THE LATEST PARTS, DEVICES AND EQUIPMENT NECESSARY FOR A FULLY FUNCTIONAL SYSTEM IN HIS BID.

6 ASSISTIVE LISTENING SYSTEM

NO SCALE



FRONT VIEW



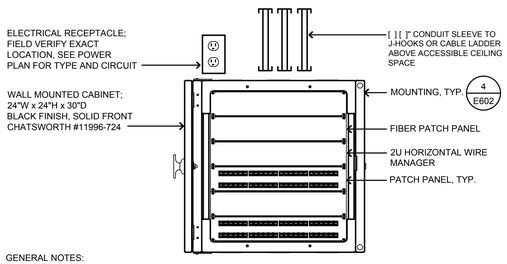
SIDE VIEW

DETAIL NOTES:

1. 4" x 4" BLOCKING AS REQUIRED WITH SIMPSON L30 CLIPS TOP AND BOTTOM EACH END..
2. 1/4-10 x 2" LAG SCREW CENTER OVER HEIGHT OF BLOCKING AS RECOMMENDED BY MANUFACTURER, (4) PER CABINET. PRE-DRILL STUDS OR BLOCKING TO AVOID SPLITTING.
3. 2x STUD BUILDING FRAME.
4. FACE OF WALL.
5. FIELD VERIFY MOUNTING HEIGHT.
6. LEAVE ADEQUATE CABLE LENGTH TO ALLOW DOOR TO SWING OPEN FULLY.
7. WEIGHT OF CABINET = 200 LBS (MAX).

4 IDF CABINET MOUNTING DETAIL

NO SCALE

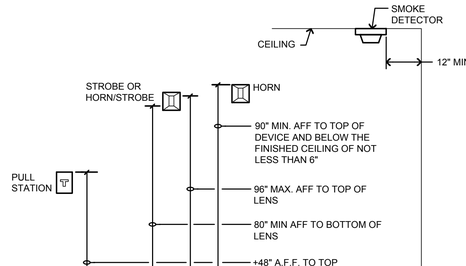


GENERAL NOTES:

1. FIELD VERIFY EXACT LOCATION OF CABINET WITH IT DEPARTMENT BEFORE ROUGH-IN. MOUNT SO THAT CABINET DOOR CAN SWING FULLY OPEN.
2. PROVIDE ALL MISCELLANEOUS CONNECTORS, WIRE MANAGEMENT, SHELF BRACKETS, CABLE SPLICE KITS, MOUNTING HARDWARE, ETC. AS REQUIRED FOR A COMPLETE INSTALLATION.
3. PROVIDE PATCH PANELS FOR QUANTITY OF DATA OUTLETS IN PROJECT PLUS 20%.
4. LEAVE ADEQUATE CABLE LENGTH TO ALLOW DOOR TO SWING FULLY OPEN.
5. PROVIDE AND INSTALL #6 TO PANEL OR MAIN GROUND BUS BAR.

3 IDF CABINET DETAIL

NO SCALE



GENERAL NOTE:

WHERE LOW CEILING HEIGHTS DO NOT PERMIT WALL MOUNTING AT MIN 80", WALL MOUNTED VISUAL APPLIANCES SHALL BE MOUNTED WITHIN 6" OF THE CEILING.

2 F.A. DEVICE MOUNTING ELEVATION

NO SCALE

SCOPE OF WORK:

NEW COMPLETE MANUAL ADDRESSABLE FIRE ALARM SYSTEM INCLUDING ALL REQUIRED EQUIPMENT, PANELS, RACEWAYS, CONDUCTORS, CONNECTIONS, PROGRAMMING, TESTING AND APPROVAL BY THE LOCAL AUTHORITY HAVING JURISDICTION.

SEQUENCE OF OPERATION OF THE FIRE ALARM SYSTEM:

A. ACTIVATION OF ANY INITIATING DEVICE SHALL CAUSE ALL SIGNALS IN BUILDING TO ACTIVATE AND SOUND AND SIMULTANEOUSLY CAUSE AN ALARM TO BE SENT TO THE REMOTE MONITORING AGENCY.

B. THE ADDRESS CORRESPONDING TO THE INITIATION DEVICE IN ALARM SHALL APPEAR ON FIRE ALARM CONTROL PANEL LCD SCREEN.

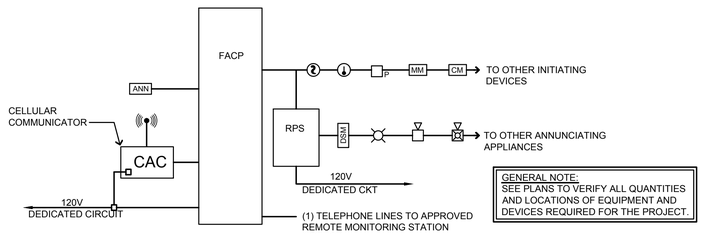
C. CLOSING THE FIRE ALARM SPRINKLER OS & Y VALVE SHALL INITIATE A TROUBLE INDICATION AT FIRE ALARM CONTROL PANEL AND MONITORING STATION.

D. SHOULD AN OPEN, GROUND OR SHORT OCCUR IN THE WIRING SYSTEM, FIRE ALARM CONTROL PANEL WILL DETECT MALFUNCTION AND INITIATE A TROUBLE ALARM INDICATOR AT PANEL AND MONITORING STATION.

E. ONCE THE SYSTEM IS BACK TO NORMAL. THE PANEL WILL RESOUND FOR PROPER RESETTING.

FIRE ALARM NOTES:

1. NEW ADDRESSABLE FIRE ALARM CONTROL PANEL NOTIFIER NFS-320, WITH COMMUNICATOR, INITIATING AND ANNUNCIATING DEVICES, CHARGER & BATTERIES.
2. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL MATERIALS, EQUIPMENT AND PROVIDE ALL LABOR REQUIRED AND NECESSARY TO COMPLETE THE WORK SHOWN ON THE DRAWINGS.
3. THE FIRE ALARM SYSTEM SHALL BE INSTALLED AS SPECIFIED IN ALL SECTIONS OF DIVISION 16 AND DIVISION 15, INCLUDING ALL OTHER WORK AND MISCELLANEOUS ITEMS NOT SPECIFICALLY MENTIONED BUT REASONABLY INFERRED FOR COMPLETE INSTALLATION.
4. ALL WIRE SHALL BE MINIMUM #12AWG FOR ANNUNCIATION CIRCUITS AND MINIMUM #16AWG TWISTED SHIELDED PAIR CABLE FOR INITIATING CIRCUITS. ALL WIRING SHALL BE ROUTED CONCEALED INSTALLED IN CONDUIT.
5. SUBMIT COMPLETE FIRE ALARM SYSTEM PLANS INCLUDING RISER DIAGRAMS, BATTERY CALCS, VOLT DROP CALCS, WIRING DIAGRAMS, ETC. TO LOCAL FIRE AUTHORITY REVIEW AND APPROVAL PRIOR TO START OF INSTALLATION.
6. FINAL CONNECTIONS OF DEVICES AND EQUIPMENT SHALL BE BY A FIRE ALARM CONTRACTOR WHO PERFORMS SUCH WORK ON A REGULAR BASIS.
7. FINAL TESTING SHALL BE WITNESSED BY THE LOCAL FIRE AGENCY.
8. PROVIDE MANUALS AND MINIMUM 2-HOURS OPERATING INSTRUCTION TO OWNER.
9. PROVIDE BATTERY BACKUP FOR 24 HOURS OF STANDBY & 5 MINUTES OF ALARM.
10. VERIFY COLOR (RED OR WHITE) OF NOTIFICATION APPLIANCES WITH ARCHITECT.
11. CONTRACTOR SHALL ASSIST IN ESTABLISH AN ACCOUNT WITH AN UL LISTED MONITORING AGENCY SELECTED BY THE OWNER.

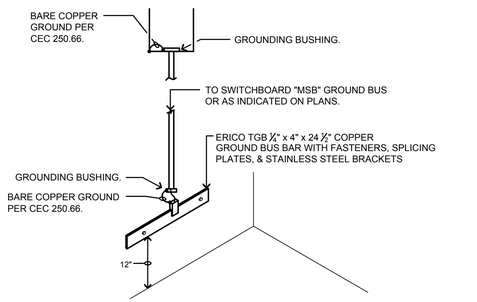


GENERAL NOTE:

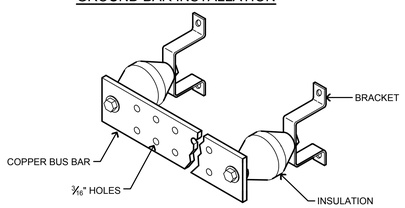
SEE PLANS TO VERIFY ALL QUANTITIES AND LOCATIONS OF EQUIPMENT AND DEVICES REQUIRED FOR THE PROJECT.

1 TYPICAL FIRE ALARM RISER DIAGRAM

NO SCALE



GROUND BAR INSTALLATION



TYPICAL GROUND BAR

5 GROUND BAR DETAIL

NO SCALE

Monterey County Building Services
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WR&D
WALD RUHNKE & DOST ARCHITECTS LLP
2340 GARDEN ROAD, SUITE 100
MONTEREY, CALIFORNIA 93940
PHONE: 831.649.4642
FAX: 831.649.3530
WWW.WRDARCH.COM

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REGISTERED PROFESSIONAL ENGINEER
ELDRIDGE O. BELL
No. E17789
EXP. 6/30/26
ELECTRICAL
STATE OF CALIFORNIA

AURUM CONSULTING ENGINEERS MONTEREY BAY, INC.
Project No. 25-232.00
404 W. Franklin St. • Suite 100 • Monterey, CA 93940
T.831.646.3330 • F.831.646.3336 • www.acemb.com

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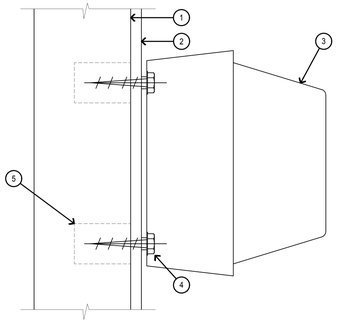
SHEET NAME: ELECTRICAL DETAILS

SHEET NO.: E602

FILE NAME:



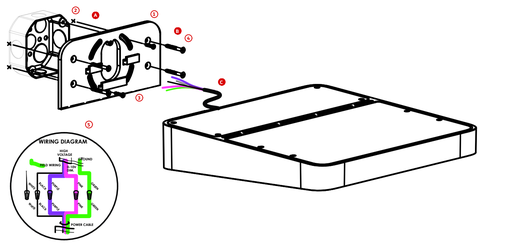
DETAIL NOTES:

1. BUILDING STUDS.
2. FOR BUILDING WALL CONSTRUCTION SEE ARCHITECTURAL DRAWINGS.
3. SURFACE MOUNTED FIXTURE. (15 LB. OR LESS).
4. 4 - #10 WOOD SCREWS WITH FLAT WASHER, 4 PER FIXTURE, PENETRATE 2" INTO BLOCKING.
5. BLOCKING 2" x 4", PROVIDE 16d STRONG HOLD NAILS TO FASTEN BLOCKING TO BUILDING STUDS OR JOIST, 4 AT EACH END (TYP).

6 WALL MOUNTED FIXTURE DETAIL

NO SCALE

ANGLE WALL MOUNT | INSTALLATION



INSTALLATION STEPS

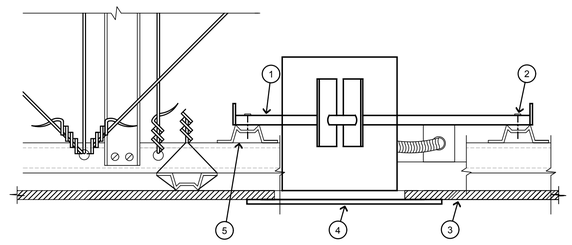
WARNING: Risk of fire and electrical shock - Fixture to be installed by two qualified electricians according to local codes and ordinances.
WARNING: Ensure proper handling of LEDs to limit common problems including: broken connection, loose wiring and damage from electrostatic discharge.

1. [A] - Mark on the wall where the fixture is desired to be installed. Attach wall bracket [1] to J-box [2] with two [B] - #10 hex head screws.
[B] - With two #8 machine screws [4] (or others), attach wall brackets to the wall.
[C] - Make connections: White (neutral), Black (line), Green (ground). Refer to wiring diagram [6]. If dimming required: Purple (0-10V +), Pink(0-10V -).

WARNING: - DO NOT OVER TORQUE SCREWS.
NECESSARY STRUCTURAL ELEMENTS MUST BE PLANED IN TO WALL CONSTRUCTION.
AS SCREWS MUST GRIP INTO SOLID MATERIAL TO HOLD THE WEIGHT OF THE FIXTURE..

3 FIXTURE MOUNTING DETAIL

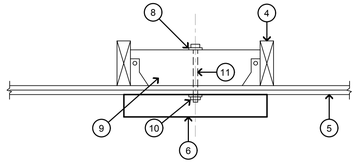
NO SCALE



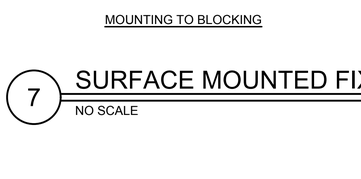
RECESSED FIXTURE IN GYP. BOARD CEILING

DETAIL NOTES:

1. BAR HANGER FURNISHED WITH FIXTURE, (2) PER FIXTURE.
2. #12 SELF-TAPPING SCREWS INTO HAT CHANNEL (4) FIXTURE.
3. GYP. BOARD CEILING.
4. LIGHT FIXTURE.
5. ⅞" HAT CHANNELS 25 GAGE MIN. (COORDINATE WITH GENERAL CONTRACTOR TO ADD CHANNELS AT LIGHT FIXTURE MOUNTING LOCATIONS).



DIRECT MOUNTING



MOUNTING TO BLOCKING

DETAIL NOTES:

1. BRANCH CIRCUIT CONDUIT.
2. FIXTURE OUTLET BOX.
3. ALL SCREWS TO HAVE MIN. 1½" PENETRATION INTO FRAMING.
4. 2" x __ JOIST OR BLOCKING.
5. FINISHED CEILING MATERIAL. (SEE ARCH).
6. SURFACE MOUNTED FIXTURE.
7. FASTEN FIXTURE TO FRAMING W/ ¼" DIA. LAG SCREW AT EACH CORNER.
8. CENTERING CLAMP.
9. 4" x 4" BLOCKING WITH SIMPSON U44 JOIST HANGER EACH END.
10. NUT & WASHER.
11. LAG SCREWS OR ⅝" x 5" BOX HOLDER BOLT, (2) REQUIRED.

GENERAL NOTE:

PRE-DRILL ALL FRAMING TO MINIMIZE POSSIBILITY OF SPLITTING BLOCKING.

7 SURFACE MOUNTED FIXTURE DETAIL

NO SCALE

A	B	C
POLE LENGTH	FOOTING DEPTH BELOW GRADE	* FOOTING DIAMETER
8'-0" TO 15'-0"	3'-0"	1'-6"
15'-1" TO 20'-0"	4'-0"	2'-0"
20'-1" TO 25'-0"	5'-0"	2'-0"
25'-0" TO 30'-0"	5'-0"	2'-6"

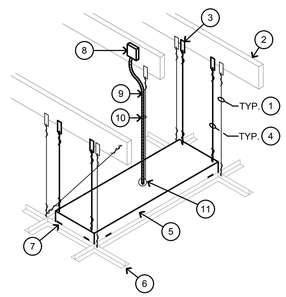
* MINIMUM DIAMETER. IN ALL CASES, DIAMETER OF BASE SHALL BE "C" DIMENSION OR BOLT CIRCLE DIA. +8" WHICHEVER IS GREATER.

DETAIL NOTES:

1. POLE MOUNTED FIXTURE.
2. GROUND BOND LUG IN POLE.
3. HANDHOLE WITH GASKET COVER.
4. FINISHED GRADE.
5. LEVEL NUTS.
6. 6 #4 VERTICAL BARS EQUALLY SPACED; HOOK ENDS.
7. ANCHOR BOLTS AND BASE COVER.
8. GROUT FILLED WITH 1" x 45° BEVEL AT EDGE.
9. 3 #3 TIES IN UPPER 5" OF BASE.
10. ANCHOR BOLT; QUANTITY & SIZE PER POLE MFR. FURNISHED WITH POLE. ANCHOR BOLTS SHALL BE WITHIN VERTICAL REBAR CAGE.
11. PVC ELBOW AND RISER.
12. BRANCH CIRCUIT PVC CONDUIT.
13. 3000 P.S.I. AT 28 DAYS CONCRETE FOOTING.
14. #2 HORIZONTAL TIES AT 9" O.C. LAP END.

5 FIXTURE TYPE "XB " MOUNTING

NO SCALE



DETAIL NOTES:

1. WIRE TO SUPPORT "T-BAR" CEILING GRID BY OTHERS.
2. CEILING STRUCTURE.
3. TYPICAL ANCHOR TO CEILING STRUCTURE, SAME AS APPROVED GRID WIRE ANCHOR.
4. ONE #12 GA TAUT WIRE AT EACH CORNER OF FIXTURE W/ FOUR (4) FULL TURNS FOR EACH #12 WIRE IN 1-1/2" DISTANCE. (BY ELECTRICAL CONTRACTOR).
5. LIGHT FIXTURE.
6. CEILING GRID SYSTEM BY OTHERS.
7. EARTHQUAKE CLIPS, 4 EA. TYP.
8. ANCHOR FIXTURE OUTLET BOX TO CEILING STRUCTURE
9. 1/2" FLEX CONDUIT, 2 #12 & 1 #12GND.
10. IF FLEX CONDUIT LENGTH EXCEEDS 6 FOOT, FASTEN FLEX CONDUIT TO FLEX CONDUIT SUPPORT WIRE PER N.E.C. SPACING.
11. CONNECT FLEX CONDUIT SUPPORT WIRE TO FIXTURE.

FIXTURE MOUNTING GENERAL NOTES:

A. ATTACH ALL LIGHT FIXTURES TO THE CEILING GRID RUNNERS TO RESIST A HORIZONTAL FORCE EQUAL TO THE WEIGHT OF THE FIXTURE.

B. FLUSH OR RECESSED LIGHT FIXTURE WEIGHING LESS THAN 56 POUNDS MAY BE SUPPORTED DIRECTLY ON THE RUNNERS OF A HEAVY DUTY GRID SYSTEM BUT, IN ADDITION, THE FIXTURES MUST HAVE A MINIMUM OF TWO (2) #12 GAUGE SLACK SAFETY WIRES ATTACHED TO THE DIAGONAL CORNERS & ANCHORED TO THE STRUCTURE ABOVE. LIGHT FIXTURES IN A MEDIUM DUTY GRID SYSTEM MUST HAVE TAUT SAFETY WIRES.

C. ALL FLUSH OR RECESSED LIGHT FIXTURES WEIGHING 56 POUNDS OR MORE MUST BE INDEPENDENTLY SUPPORTED BY NO LESS THAN FOUR (4) TAUT #12 GAUGE WIRES. EACH "TAUT" WIRE SHALL BE ATTACHED TO THE STRUCTURE REGARDLESS OF THE TYPE OF CEILING GRID SYSTEM USED.

D. THE FOUR (4) TAUT #12 GAUGE WIRES INCLUDING THEIR ATTACHMENT TO THE STRUCTURE NOTED ABOVE, MUST BE CAPABLE OF SUPPORTING FOUR (4) TIMES THE WEIGHT OF THE COMPLETE UNIT.

2 FIXTURE MOUNTING DETAIL

NO SCALE

NON-FEED CABLE SUSPENDED

FEED POINT CABLE SUSPENDED

DETAIL NOTES

1. CEILING.
2. CANOPY.
3. 14 GA. STL. MT'G. STRAP.
4. 2" x _ FRAMING.
5. FIXTURE OUTLET BOX.
6. (4) #10 WOOD SCREWS. MIN PENETRATION 1½".
7. CONDUIT .
8. ⅛" DIA. FULLY ADJUSTABLE AIRCRAFT SAFETY CABLE, SECURE TO FIXTURE.
9. 18" MAX TO TOP OF FIXTURE (SEE ARCH. PLANS FOR MOUNTING HEIGHT).
10. SJT CORD.
11. ¼ " EYE SCREW #12, MIN. PENETRATION 1½".
12. 4" x 4" BLOCKING WITH SIMPSON U44 JOIST HANGER EACH END.

GENERAL NOTE:

FIXTURE CAN SWING 45° IN ALL DIRECTIONS WITHOUT CONTACT WITH ANY FIXTURE OR STRUCTURE

4 PENDANT MOUNTING DETAIL

NO SCALE

1 T-BAR MOUNTING FIXTURE DETAIL

NO SCALE

Monterey County Building Services
Approved
NucklesE on Mar 16, 2026

60
WR&D
WALD RUHNKE & DOST ARCHITECTS LLP
2340 GARDEN ROAD, SUITE 100
MONTEREY, CALIFORNIA 93940
PHONE: 831.649.4642
FAX: 831.649.3530
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REGISTERED PROFESSIONAL ENGINEER
ELDRIDGE O. BELL
No. E17789
EXP. 6/30/26
ELECTRICAL
STATE OF CALIFORNIA

AURUM CONSULTING ENGINEERS
MONTEREY BAY, INC.
Project No. 25-232.00
404 W. Franklin St. • Suite 100 • Monterey, CA 93940
T.831.646.3330 • F.831.646.3336 • www.acemb.com

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SHEET NAME: ELECTRICAL DETAILS

SHEET NO.: E603

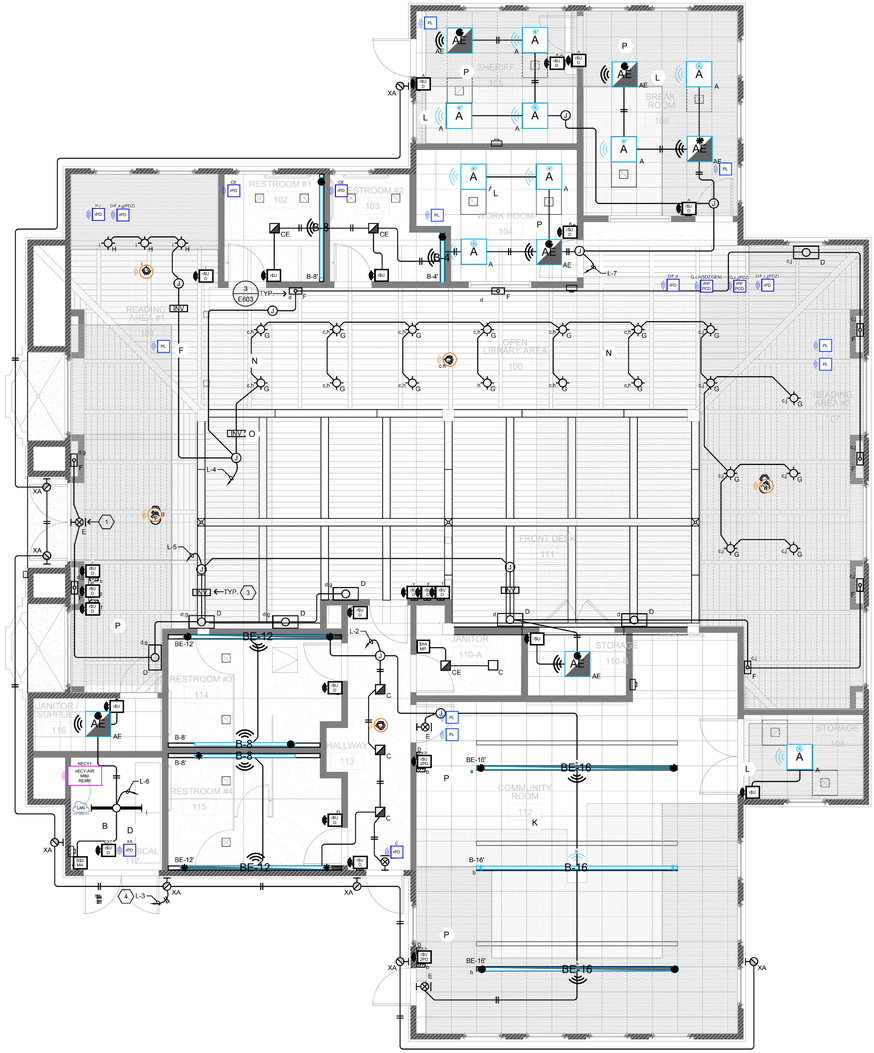
FILE NAME:

PRODUCTLEGEND LC1.2(E501)		
1	LAN	Networking LAN ByOthers LocalAreaNetwork(LAN)connectionis assumedtobeprovidedbyothersorpresent atthislocation.Allnetworkeddevices connectingtothisLANshouldbeonthe samesubnet.
5	iCB 7P	OccupancySensor RCMSBPDT7G2 nLight CeilingMountBatteryPoweredSensor, PassiveDualTechnology,Mini-LowBay 360°Lens,GenerationTwo
8	PL	PowerPack RPP2024VEFPG2 nLight nLIGHTAirWirelessPower/RelayPack;20A Relay;100mADCSink;120/277VAC; 24VDCtonLIGHTAirCeilingMounted Sensors(ifapplicable);ChaseNippleMount.
8	rPD	PowerPack RPP2024VEFPG2 nLight nLightAirPower/RelayPack,Networked Version,Dimming,24voltoutput,External FaultProtection,GenerationTwo
2	rPP rPCE	PowerPack RPPPCDEFPG2 nLight nLightAIRPhaseDimmingModule,Phase ControlDimming,ExternalFaultProtection, GenerationTwo
1	$XA MP	Switch WSXAMWOPDTWH SensorSwitch ArchitecturalLineVoltagePoweredWall OccupancySensorSwitch,Multi-wayOption, PassiveDualTechnology
5	rSU	Switch RPODUWHG2 nLight nLightAirPODMicroSwitch,Generation Two
2	rSU 2PD	Switch RPODU2PDXWHG2 nLight nLightAirPODMicroSwitch,2-Pole, Raise/LowerDimming,GenerationTwo
17	rSU D	Switch RPODUDXWHG2 nLight nLightAirPODMicroSwitch,Raise/Lower Dimming,GenerationTwo
1	S$3 MA	Switch SPODMRAMWOWH SensorSwitch AestheticDimmingSwitch-Pod,Multi-way Option,On/Off
	nECY-AIR MINI REMR	SystemController NECYMVOLTREMRENCAIR nLight nLightEclypse,120-277V,Remote ConnectivityEnabled+Relay,Enclosurefor nLightECLYPSE.Air

PRODUCTLEGEND LC1.2(E501)		
9	A	A ENVX2X2...NLTAIR2APDT LITHONIA LuminaireinLightAirenabled,wirelesscontrolIntegral combinationoccupancy&daylightsensorwith7-15' mountingheightens
6	AE	AE ENVX2X2...NLTAIR2APDT LITHONIA LuminaireinLightAirenabled,wirelesscontrol Fixture-integralbatterypackIntegralcombination occupancy&daylightsensorwith7-15'mounting heightens
1	B-16	B-16 ACCOLADEDSSERIES...NAIROPF2 ALIGHT LuminaireinLightAirenabled,wirelesscontrolIntegral combinationoccupancy&daylightsensorwith7-15' mountingheightens
1	B-4	B-4 ACCOLADEDSSERIES...NAIROPF1 ALIGHT LuminaireinLightAirenabled,wirelesscontrolIntegral combinationoccupancy&daylightsensorwith7-15' mountingheightens
3	B-8	B-8 ACCOLADEDSSERIES...NAIROPF1 ALIGHT LuminaireinLightAirenabled,wirelesscontrolIntegral combinationoccupancy&daylightsensorwith7-15' mountingheightens
2	BE-12	BE-12 ACCOLADEDSSERIES...NAIROPF2 ALIGHT LuminaireinLightAirenabled,wirelesscontrol Fixture-integralbatterypackIntegralcombination occupancy&daylightsensorwith7-15'mounting heightens
2	BE-16	BE-16 ACCOLADEDSSERIES...NAIROPF2 ALIGHT LuminaireinLightAirenabled,wirelesscontrol Fixture-integralbatterypackIntegralcombination occupancy&daylightsensorwith7-15'mounting heightens

WIRELEGEND LC1.2(E501)	
	CAT5Ethernet CAT5eEthernet CAT5enetworkcable(nonnLight)

KEYNOTES	
B	ANECLYPSEISPROVIDEDFORTIMECLOCKCONTROLOFTHELIBRARY ANDTHEEXTERIORLIGHTING.DEVICESHOWNONLC1.0.
D	EXTERIORLIGHTINGISPROVIDEDWITHONEPOWERPACKFORCONTROL OFTHEXAFIXTURES.ADIMMINGSWITCHISPROVIDEDFORMANUAL CONTROL.EXTERIORLIGHTINGISTOBEASTRONOMICALLYTIMECLOCK CONTROLLEDBYTHEPROVIDEDECLYPSE.FINALMOUNTINGLOCATION TOBEDETERMINEDBYEC/EEOR.
F	SYMBOL"PC"ISASSUMEDTOBEFOR"PLUGCONTROL" NLIGHTAIR WIRELESSPLUGCONTROLPOWERPACKSAREPROVIDEDFORALL SPACESWHERESPECIFIED.PRODUCTSARESHOWNONLC1.0.
K	SPECIFIEDBPROFIXTURESFROMPRUDENTIALARETOHAVEINTEGRAL OCCUPANCYSENSORS.EXTERNALCEILINGMOUNTOCCUPANCYSENSOR ISNOTREQUIRED.
L	SPECIFIEDENVXTROFFERSFROMLITHONIAARETOHAVEINTEGRAL OCCUPANCYSENSORS.EXTERNALCEILINGMOUNTSWITCH OCCUPANCYSENSORISNOTREQUIRED.
N	SECONDARYDAYLIGHTZONEAPPEARSTOHAVELESSTHAN120WOF FIXTURES.FIXTURESINTHESECONDARYDAYLIGHTZONEAREASSUMED TOBECONTROLLEDWITHFIXTURESONTHESAMESWITCHLEIGNTHE GENERAL(NON-DAYLIT)ZONE.
O	SMALLINVERTERSAREASSUMEDTOHAVEINTEGRALEMERGENCY OPERATIONANDAREASSUMEDTOBEWIREDDOWNSTREAMOFTHE POWERPACKS.PLEASEADVISEIFEMERGENCYCONTROLPOWERPACKS AREREQUIRED.
P	ADDITIONALSWITCHESAREPROVIDEDFORMANUALSHADECONTROL THROUGHTHENLIGHTSYSTEM.SHOWNONLC1.4/LC1.5.



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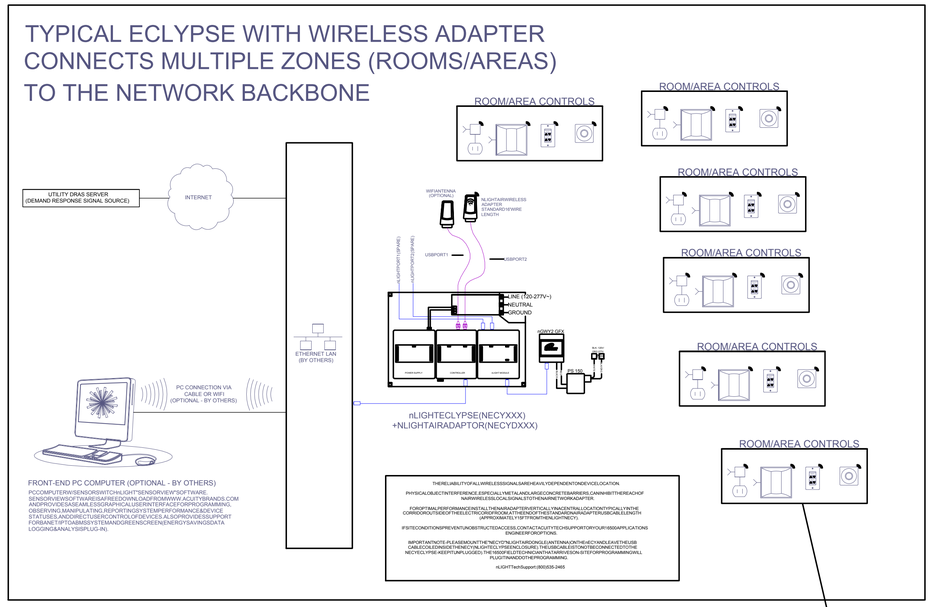
SHEET NAME:
ELECTRICAL DETAILS

SHEET NO.:

E604

FILE NAME:



Typical Sequence of Operations Matrix

SOO	OCCUPANCY SENSOR: VACANCY MODE (MANUAL ON)	OCCUPANCY SENSOR: OCCUPANCY MODE (AUTO ON)	OCCUPANCY SENSOR: TIME OUT PERIOD (MINUTES)	OCCUPANCY SENSOR: DUAL TECHNOLOGY	OCCUPIED LEVEL (%)	UNOCCUPIED LEVEL (%)	TIME CLOCK: SCHEDULE ON TIME	TIME CLOCK: SCHEDULE OFF TIME	TIME CLOCK: SCHEDULE OVERRIDE SWITCH	WALL SWITCH: MANUAL (ON/OFF)	WALL SWITCH: MANUAL DIMMING	WALL SWITCH: KEY SWITCH	WALL SWITCH: SCENE CONTROL	WALL SWITCH: GRAPHIC TOUCHSCREEN SWITCHING (ON/OFF)	DAYLIGHT SENSOR: DIMMING	DAYLIGHT SENSOR: TARGET LIGHTING LEVELS (FC)	OTHER: EXTERIOR LOCATION	OTHER: PLUG LOAD CONTROL	OTHER: BAS INTERFACE	OTHER: A/V INTERFACE	NOTES
Break Room		X	15	X	70						X				X	20		X			
Classroom		X	15	X	70						X				X	50					
Conference Room		X	10	X	70						X				X	45		X			
Copy Room		X	10	X	70						X				X	30		X			
Corridor/Stair		X	15		100	50					X					15					
Electrical Room					100					X						35					X
Exam Room	X		10		100						X				X	50					
Gym		X	15		100				X		X				X	50					
Janitor Closet	X		10		100					X						20					X
Kitchen					100				X		X				X	50					
Lab		X	10	X	100						X				X	70					
Library		X	10	X	100						X				X	40					
Lobby		X	15	X	70	50			X		X				X	20		X			X
Multi-Purpose Room	X		10	X	70						X				X	40		X			
Open Office		X	10	X	50				X		X				X	30		X			X
Parking Lot					100				X	X				X		2	X				X
Private Office Or Similar		X	10	X	70						X				X	35		X			X
Private Restroom	X		10	X	100						X					20					
Public Restroom		X	10	X	100						X					20					
Site/Building Facade		X	15		100	50			X					X							X
Storage		X	10		70						X					20					
Warehouse		X	10	X	100	50					X				X	20					

nLIGHTAIRWIRELESSNETWORKNOTES:

*COMMUNICATESOVERIP,ALLOWINGTHESYSTEMCONTROLLERAND CONNECTEDLIGHTINGCONTROLSDEVICESTOBEACCESSEDAND CONFIGUREDACROSSALOCALAREANETWORK

*CANBEDISCOVEREDTHROUGHCLARITY+MOBILEAPPANDMANAGED THROUGHFREESENSORVIEWSOFTWARE

*PROVIDESTIME-OF-DAYANDASTRONOMICALTIMECLOCKCAPABILITIES

*MAXIMUMOF750NLIGHTDEVICES(SWITCHES,POWERPACKS,SENSORS, ENABLEDLUMINAIRES,ETC.)PERECLYPSE.MAXIMUMOF150NLIGHT DEVICESIFECLYPSEISORDEREDWITHOUTTHENLIGHTMODULE(AIR VERSION).

*ADDITIONALECLYPSESCANSCALETHESYSTEMTOAMAXIMUMOF 20,000DEVICES

*BACnet/IPCOMMUNICATION,AUTOMATICDEMANDRESPONSE, VISUALIZATION,CELLULARACCESS,ANDMORECAPABILITIESAREALL AVAILABLEASOPTIONS-SEESPECS

*THENLIGHTAIRWIRELESSSIGNALCANTRAVELABOUT150FTTHROUGH STANDARDINTERIORCONSTRUCTIONSPACESANDABOUT1000FTLINEOF SITEINOUTDOORAPPLICATIONS.AUTONOMOUSBRIDGINGTECHNOLOGY (ABT)ALLOWSTHESIGNALTO"HOP"2-3TIMES,EXTENDINGTHERANGETO ABOUT450FTFORINTERIORAND4000FTFOREXTERIORAPPLICATIONS. THESIGNALCANBEIMPACTEDBYINTERVENINGMATERIALS(WALLS, TREES,ETC).

*THENLIGHTAIRWIRELESSSIGNALPROPAGATESHORIZONTALLYFROM THENLIGHTAIRANTENNA(NECYD).THEANTENNAISADVISEDTOBE MOUNTEDINTHEVERTICALORIENTATIONONTHESAMEFLOORASTHE DEVICESITISINTENDEDTOCONTROL.

VERSION A ------ 02/25/2025
SEE DRAWINGS (RCP, POWER, ETC) FOR PROJECT SPECIFIC LIGHTING CONTROL DEVICES.

16500DESIGNISONLYFORGENERALCONFORMANCEWITHTHEDESIGNINTENTOFTHECONTRACTDOCUMENTS.REVIEW/DESIGNSHALLNOTRELIEVETHECONTRACTOROFRESPONSIBILITYFORCOMPLIANCEWITHREQUIREMENTSOFTHECONTRACTDOCUMENTS,ORFORCOORDINATIONORCOMPATIBILITYWITHWORKOFOTHERTRADES,NORFOROMISSIONSORNONCOMPLIANCE WITHDRAWINGSORSPECIFICATIONS,WHETHERSPECIFICALLYINDICATEDINTHEDESIGNORNOT.

Monterey County
Building Services
Approved
NucklesE on Mar 16, 2026

WR&D
WALD RUHNKE & DOST
ARCHITECTS LLP
2340 GARDEN ROAD, SUITE 100
MONTEREY, CALIFORNIA 93940
PHONE: 831.649.4642
FAX: 831.649.3530
WWW.WRDARCH.COM

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REGISTERED PROFESSIONAL ENGINEER
ELDRIDGE O. BELL
No. E17789
EXP. 6/30/26
ELECTRICAL
STATE OF CALIFORNIA

AURUM CONSULTING ENGINEERS
MONTEREY BAY, INC.
Project No. 25-232.00
404 W. Franklin St. • Suite 100 • Monterey, CA 93940
T.831.646.3330 • F.831.646.3336 • www.acemb.com

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SET ISSUED:
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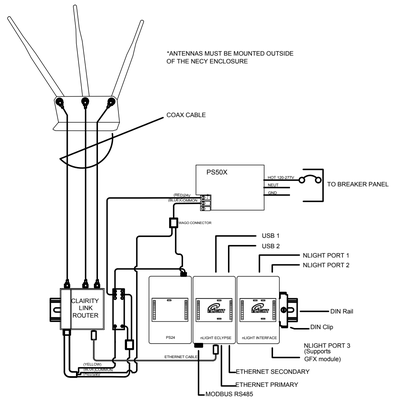
SHEET NAME: ELECTRICAL DETAILS
SHEET NO.: E605
FILE NAME:

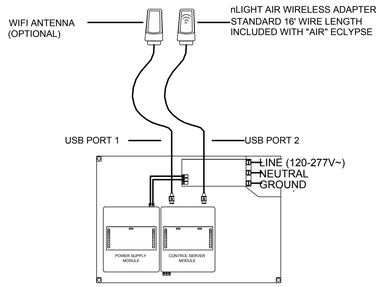
The CLAIRITY™ Link router serves as a connection point for one or more nLight ECLYPSE™ controllers and the CLAIRITY Link portal. Through the portal, factory representative experts can remotely update schedules, program devices, monitor for outages, and support networked nLight sites via secure cellular and Ethernet connections. Remote access eliminates the need for most in-person technician visits, reduces response time, and allows comprehensive access to maintain lighting operations.

- Optionally ships pre-installed in an nLight ECLYPSE™
- Purchase of CLAIRITY Link router includes an initial 12-month Ethernet connectivity plan for remotely connecting without purchasing any additional plans
- Remote access to a connected site is customer controlled, with various service periods available for purchase using either Ethernet or Cellular connectivity. Relay option allows connected controllers to be power cycled remotely
- Hardware includes a factory provisioned cellular SIM, which provides flexible cellular access through T-Mobile, AT&T, US Cellular, and other major carrier infrastructure, including Mexico and Canada
- Supports access to available LTE/4G/3G/2G technologies
- Optional service plans affordably supplement the ability to remotely connect. Service plans add remote programming, sustainment, and preventative maintenance options



nLIGHT DETAIL [nECY MVOLT ENC REMR]
(ENCLOSURE NOT SHOWN)

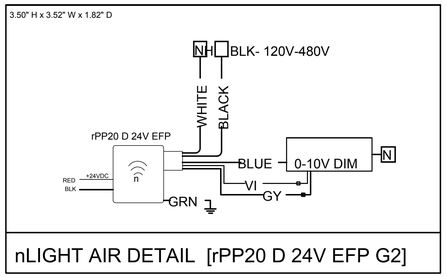
nLIGHT AIR ADAPTER 'nECYD NLTAIR G2' (INCLUDED)
ENABLES WIRELESS CONTROL UP TO 150 nLIGHT AIR DEVICES PER ADAPTER
RECOMMENDED DISTANCE 1,000' LINE OF SIGHT, 150' STANDARD INTERIOR
NLIGHT AIR AUTONOMOUS BRIDGING TECHNOLOGY (ABT)
ALLOWS FOR "HOPS" BETWEEN NLIGHT AIR DEVICES - 2 FOR INTERIOR AND 3 FOR EXTERIOR, EXTENDING THE TOTAL RANGE TO 450' STANDARD INTERIOR AND 4,000' EXTERIOR
WIRE TO NORMAL CIRCUIT ONLY (NOT EM)
DISTANCE LIMITATIONS VARY BASED ON SITE CONDITIONS
SEE DEVICE SPEC SHEET FOR FURTHER DETAILS



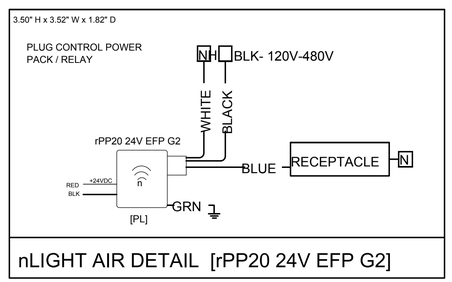
nECY MVOLT ENC AIR
ECLYPSE "BACKBONE" DEVICE
'ADR', 'BAC' AND 'SVS' OPTIONS AVAILABLE
nLIGHT INTERFACE MODULE AVAILABLE FOR ORDER. EXPANDS DEVICE CAPACITY TO 750 AND ALLOWS FOR CONNECTION TO nLIGHT WIRED DEVICES
APEX ECLYPSE 'nECYA' AVAILABLE FOR FULL CAPABILITIES WITH INCREASED PROCESSING POWER FOR LARGE NETWORKS
ALWAYS POWER nECY FROM NORMAL
NEMA 1 RATED SURFACE MOUNTED SCREW COVER
nECY (Eclypse): 14.25"H X 14.25"W X 4.00"D
UL2043 (PLENUM) RATED
SEE SPEC SHEET FOR FURTHER DETAILS

nLIGHT AIR "MINI" ECLYPSE DETAIL
[nECY XX AIR]

PC



nLIGHT AIR DETAIL [rPP20 D 24V EFP G2]



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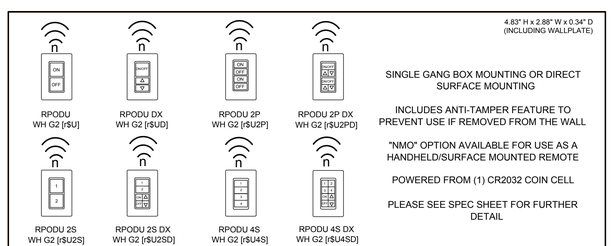
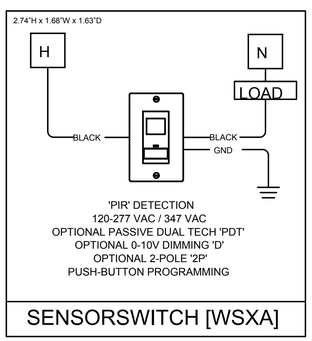


nLIGHT AIR DETAIL [rPODU XX]

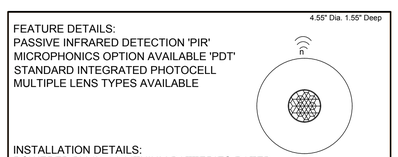
D $



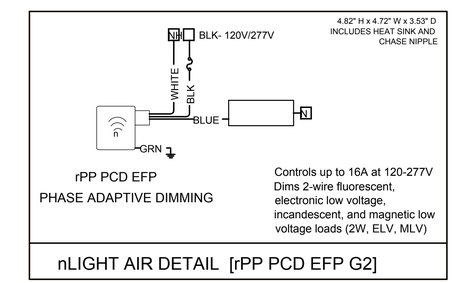
'PIR' DETECTION
120-277 VAC / 347 VAC
OPTIONAL PASSIVE DUAL TECH 'PDT'
OPTIONAL 0-10V DIMMING 'D'
OPTIONAL 2-POLE '2P'
PUSH-BUTTON PROGRAMMING

SENSORSWITCH [WSXA]

$



nLIGHT AIR DETAIL [rCMSB 7 / 45 / 45A G2]



nLIGHT AIR DETAIL [rPP PCD EFP G2]

Monterey County
Building Services
Approved
NucklesE on Mar 16, 2026

WR&D
WALD RUHNKE & DOST ARCHITECTS LLP
2340 GARDEN ROAD, SUITE 100
MONTEREY, CALIFORNIA 93940
PHONE: 831.649.4642
FAX: 831.649.3530
WWW.WRDARCH.COM

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No. E17789
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ELECTRICAL
STATE OF CALIFORNIA

SHEET NAME: ELECTRICAL DETAILS

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R-32 SPLIT SYSTEM HEATING & COOLING UNITS

MARK	COOL KBH	HEAT KBH		CFM	ESP	MOTOR		UNIT MCA	WT LBS	SEER2	EER2	HSPF2	LINE SIZE		MANUFACTURER AND MODEL	COMMENTS
	TC	HIGH(47)	LOW (17)			HP	V/PH						GAS	LIQ		
HP-1	38	42	27	–	–	–	230/1	22	243.6	19	12	10	–	–	SAMSUNG AM036FCMDCG/AA	(1) (6)
AH-1	36	40	–	1050	0.5	–	230/1	5.13	124	–	–	–	5/8	3/8	SAMSUNG AM036FEZDCG/AA	(2) (3) (4) (6)
HP-2	38	42	27	–	–	–	230/1	22	243.6	19	12	10	–	–	SAMSUNG AM036FCMDCG/AA	(1) (6)
AH-2	36	40	–	1050	0.5	–	230/1	5.13	124	–	–	–	5/8	3/8	SAMSUNG AM036FEZDCG/AA	(2) (3) (4) (6)
HP-3	38	42	27	–	–	–	230/1	22	243.6	19	12	10	–	–	SAMSUNG AM036FCMDCG/AA	(1) (6)
AH-3	36	40	–	1050	0.5	–	230/1	5.13	124	–	–	–	5/8	3/8	SAMSUNG AM036FEZDCG/AA	(2) (3) (4) (6)
HP-4	18	20	–	–	–	–	230/1	22.7	116.8	18	12	8.5	–	–	SAMSUNG AC018DXSCCG/AA	(1) (6)
AH-4	18	20	–	475	0.5	–	230/1	9.4	100	–	–	–	1/2	1/4	SAMSUNG AC018DNZDCG/AA	(2) (3) (4) (6)
HP-5	9	11	–	–	–	–	230/1	12.0	71	18	12	8.5	–	–	SAMSUNG AR09DXDACWKXCV	(1) (6)
AH-5	9	11	–	427	0.1	–	230/1	0.12	23.1	–	–	–	3/8	1/4	SAMSUNG AR09DXDABWKNCV	(2) (3) (4) (6)

(1) MOUNT OUTDOOR UNIT ON VIBRATION PAD AND PROVIDE CLEARANCES PER MANF. GUIDELINES

(2) PROVIDE A CONDENSATE DRAIN LINE FOR EACH INDOOR UNIT.

(3) PROVIDE 16/2 STRANDED AND SHIELDED WIRE TO ALL CONTROLLERS

(4) PROVIDE FILTER RACKS AND MERV 13 FILTERS

(5) ROUTE ANY UNDERSLAB REFRIGERANT LINES IN PVC SLEEVE PER MANF GUIDELINES

(6) EQUIPMENT SIZES APPROVED BY ACCA TO MEET ALL REQUIREMENTS OF MANUAL S 8TH EDITION

(7) PROVIDE MIM-A60UN THERMOSTAT ADAPTERS, 1 PER AH, TO BE POWERED BY DEDICATED 230V TO 24V TRANSFORMERS MOUNTED TO AH'S. TRANSFORMERS TO PULL POWER FROM AH TO POWER 3RD PARTY THERMOSTATS.

(8) 3rd PARTY THERMOSTATS TO BE 2 STAGE HEAT AND 2 STAGE COOL, SET FOR CONVENTIONAL STYLE WIRING, WITH R, G, C, Y1, Y2, W1, W2.

(9) FOR MORE ACCURATE SPACE TEMP READINGS TO VRF SYSTEM, PROVIDE AND INSTALL ACI 10K-E1 FLUSH MOUNT PAINTABLE BUTTON REMOTE TEMP SENSORS OR SIMILAR. WIRE BACK TO AH SERVING THAT ZONE AND PLUG INTO BOARD IN PLACE OF RA THERMISTOR. ABANDON RA THERMISTORS IN PLACE.

(10) SET DIPS AND DIALS ON THERMOSTAT ADAPTERS PER THE INSTALL MANUALS. CONFIRM ESTIMATED SPACE SET TEMPS WITH END USERS PRIOR TO INSTALL FOR USE WHEN SETTING TEMP DIALS RSW1/2 INSIDE THE ADAPTERS.

(11) PROVIDE SAMSUNG CENTRAL CONTROLLER AT MECHANICAL ROOM, MODEL MCM-A300UN.

FANS

MARK	LOCATION	CFM	ESP	CFM CONT.	SONES OR TIP SPEED	MOTOR		FAN RPM	MAX AMPS	MAX WATTS	CFM/ WATTS	MANUFACTURER MODEL	COMMENTS
						HP	V/PH						
EF-1	RESTROOM 1	110	0.25"	30	0.5	NA	120/1	1113	0.20	9.6	8.3	PANASONIC FV-05-11VK2	(2) (3)
EF-2	RESTROOM 2	110	0.25"	30	0.5	NA	120/1	1113	0.20	9.6	8.3	PANASONIC FV-05-11VK2	(2) (3)
EF-3	RESTROOM 3	110	0.25"	30	0.5	NA	120/1	1113	0.20	9.6	8.3	PANASONIC FV-05-11VK2	(2) (3)
EF-4	RESTROOM 3	110	0.25"	30	0.5	NA	120/1	1113	0.20	9.6	8.3	PANASONIC FV-05-11VK2	(2) (3)
EF-5	RESTROOM 4	110	0.25"	30	0.5	NA	120/1	1113	0.20	9.6	8.3	PANASONIC FV-05-11VK2	(2) (3)
EF-6	RESTROOM 4	110	0.25"	30	0.5	NA	120/1	1113	0.20	9.6	8.3	PANASONIC FV-05-11VK2	(2) (3)
EF-7	IT ROOM	190	0.25"	–	0.9	NA	120/1	696	0.34	44.5	4.5	PANASONIC FV-20-VQ3	(2) (3) (4)
EF-8	JANITOR CLOSET	110	0.25"	30	0.5	NA	120/1	1113	0.20	9.6	8.3	PANASONIC FV-05-11VK2	(2) (3)

(1) CEC IAQ REQUIRED VENTILATION-DO NOT MODIFY. FAN SHALL OPERATE WHEN OCCUPIED.

(2) PROVIDE OPTIONAL LUTRON OCCUPANCY SENSOR MODEL # MS-OPS5AM, OR EQUAL PER ARCH, AND LED NIGHT LIGHT & MOTION SENSOR MODULE

(3) FAN SHALL BE ENERGY STAR RATED AND HAVE BUILT IN BACKDRAFT DAMPER

(4) CONN. TO THERMOSTAT SET TO TURN ON WHEN TEMPERATURE MEETS OR EXCEEDS 85°

ABBREVIATIONS

AC	AIR CONDITIONING UNIT	FC	FLEXIBLE CONNECTION	OAI	OUTSIDE AIR INTAKE
AD	ACCESS DOOR	FCU	FAN COIL UNIT	OBD	OPPOSED BLADE DAMPER
AFF	ABOVE FINISHED FLOOR	FD	FLOOR DIFFUSER	P	PUMP
AHU	AIR HANDLING UNIT	FRD	FIRE DAMPER	PC	PUMPED CONDENSATE
AL	ACOUSTICAL LINING	FPM	FEET PER MINUTE	PHC	PRE HEAT COIL
ALD	AUTOMATIC LOUVER DAMPER	H	HUMIDIFIER	PRV	PRESSURE REDUCING VALVE
BDD	BACKDRAFT DAMPER	HC	HEATING COIL	RA	RETURN AIR
BI	BLACK IRON	HRC	HEAT RECOVERY COIL	RHC	REHEAT COIL
BRD	BAROMETRIC RELIEF DAMPER	HRV	HEATING RECOVERY AND VENTILATING UNIT	SA	SUPPLY AIR
CAV	CONSTANT AIR VOLUME	HWR	HOT WATER RETURN	SD	SMOKE DAMPER
CC	COOLING COIL	HWS	HOT WATER SUPPLY	SF	SQUARE FEET
CD	CEILING DIFFUSER	HX	HEAT EXCHANGER	ST	SOUND TRAP
CHWR	CHILLED WATER RETURN	KW	KILOWATTS	S/S	STAINLESS STEEL
CHWS	CHILLED WATER SUPPLY	LAT	LEAVING AIR TEMPERATURE	TF	TRANSFER FAN
CR(G)	CEILING REGISTER OR GRILLE	LWT	LEAVING WATER TEMPERATURE	TR(G)	TOP REGISTER OR GRILLE
CWR	CONDENSER WATER RETURN	M	MOTOR	UC	UNDERCUT DOOR (1")
CWS	CONDENSER WATER SUPPLY	MLWS	METAL LOUVER WITH WIRE MESH SCREEN	UH	UNIT HEATER
DB	DRY BULB TEMPERATURE	MO	MASONRY OR WALL OPENING	UON	UNLESS OTHERWISE NOTED
EAT	ENTERING AIR TEMPERATURE	NC	NORMALLY CLOSED	V	VENTILATION
EJ	EXPANSION JOINT	NIC	NOT IN CONTRACT	VAV	VARIABLE AIR VOLUME REGULATOR
EXH	EXHAUST	NK	NECK SIZE	VD	VOLUME DAMPER
EWT	ENTERING WATER TEMPERATURE	NO	NORMALLY OPEN	VFD	VARIABLE FREQUENCY DRIVE
FAI	FRESH AIR INTAKE	NTS	NOT TO SCALE	VI	VIBRATION ISOLATOR

GENERAL PROJECT NOTES:

1. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AFFECTING THE WORK.
2. THE DRAWINGS AND SPECIFICATIONS INDICATE THE GENERAL NATURE OF THE WORK BASED ON OWNER PROVIDED RECORD DRAWINGS AND LIMITED FIELD VERIFICATION. AFTER REVIEWING THE DRAWINGS AND SPECIFICATIONS, THE CONTRACTOR SHALL INVESTIGATE THE SITE AND REPORT ANY DISCREPANCIES NOTED PRIOR TO SUBMITTING A BID. CONTRACTOR SHALL NOT CLAIM MISUNDERSTANDING IN REGARDS TO THE NATURE, EXTENT, LOCATION, OR AMOUNT OF WORK REQUIRED TO COMPLETE THE PROJECT ON SCHEDULE.
3. NO ASBESTOS ABATEMENT IS PART OF THIS WORK. ANY REQUIRED ABATEMENT WILL BE PROVIDED BY THE OWNER. AREAS SUSPECTED OF ASBESTOS CONTAMINATION SHALL BE IDENTIFIED DURING THE EARLY STAGES OF THE PROJECT TO ALLOW FOR TIMELY ABATEMENT WORK.
4. MECHANICAL CONTRACTOR SHALL NOTIFY GENERAL CONTRACTOR TO REPAIR ALL WALL, FLOOR AND CEILING SURFACES DAMAGED DURING DEMOLITION OR INSTALLATION WORK.
5. CONTRACTOR IS RESPONSIBLE FOR THE DISCONNECTION AND RECONNECTION OF PLUMBING, MECHANICAL AND ELECTRICAL SYSTEMS NECESSARY TO COMPLETE THE WORK WHETHER OR NOT INDICATED.
6. PROVIDE SHOP DRAWINGS OF ALL MECHANICAL SYSTEMS. SHOW COORDINATION ITEMS FROM OTHER TRADES. SHOW EQUIPMENT, PIPING, DUCTWORK, LIGHTS, STRUCTURE, ACCESS PANELS, ACCESS WAYS, ETC. COORDINATE WITH APPROVED FIRE SUPPRESSION SHOP DRAWINGS PRIOR TO SUBMITTAL.
7. REMOVE ALL ABANDONED PIPING, FIXTURES, EQUIPMENT AND DUCTWORK INTERFERING WITH NEW WORK WHETHER NEW WORK IS ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING OR ELECTRICAL. ABANDON IN PLACE ANY ITEMS WHICH DO NOT INTERFERE WITH NEW WORK.
8. CUTTING STRUCTURAL MEMBERS IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE STRUCTURAL ENGINEER.
9. COORDINATE EXACT EQUIPMENT LOCATION WITH ELECTRICAL.
10. VERIFY THAT NO UNDUE VIBRATION OR NOISE IS TRANSMITTED THROUGH DUCTWORK OR STRUCTURE.
11. FLASHING AND WEATHER PROTECTION AT EXTERIOR PENETRATIONS ARE SHOWN ON THE ARCHITECTURAL DRAWINGS.
12. ALL DUCTWORK IS EXPOSED UNLESS OTHERWISE NOTED.
13. MAINTAIN COPY OF INSTALLATION INSTRUCTIONS FOR ALL APPLIANCES OR EQUIPMENT ON SITE FOR USE BY BUILDING INSPECTOR.
14. CONTRACTOR SHALL VERIFY ELECTRICAL CONNECTIONS TO THE EQUIPMENT, INCLUDING CIRCUIT PROTECTION, CONFORM TO THE UNIT'S LABEL AND MANUFACTURER'S DIRECTIONS. WHERE WIRE SIZES SHOWN ON DRAWING EXCEED MANUFACTURER'S RECOMMENDATIONS, THE DRAWINGS SHALL GOVERN. ALL WIRING SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC).
15. ALL CONTROL WIRING SHALL BE IN RIGID CONDUIT. CONDUIT SHALL BE PROVIDED AND INSTALLED BY THE MECHANICAL CONTRACTOR IN ACCORDANCE WITH THE MATERIAL AND METHOD REQUIREMENTS OF THE ELECTRICAL SPECIFICATIONS.
16. LINE VOLTAGE WIRING AND CONDUIT FOR TIME CLOCKS, CONTROL DAMPERS, ETC., SHALL BE PROVIDED AND INSTALLED BY THE ELECTRICAL CONTRACTOR IN ACCORDANCE WITH THE MATERIAL AND METHOD REQUIREMENTS OF THE ELECTRICAL SPECIFICATIONS.

MECHANICAL LEGEND

SYMBOL	DESCRIPTION
	HYDRONIC BASEBOARD (SEE HEAT SOURCE SCHEMATIC FOR LENGTH AND HEIGHT)
55	AIR SUPPLY FLOOR/CEILING REGISTER (CFM AS SHOWN ON PLAN)
55	AIR SUPPLY WALL REGISTER (CFM AS SHOWN ON PLAN)
55	AIR SUPPLY TOE SPACE REGISTER (CFM AS SHOWN ON PLAN)
55	AIR RETURN WALL GRILLE (CFM AS SHOWN ON PLAN)
	AIR EXHAUST IN-LINE FAN
	AIR EXHAUST FAN RECESSED FAN
	DOOR GRILLE OR TRANSFER GRILLE
T	THERMOSTAT +60"FF
	NEW DUCT ROUND (SUPPLY)
	NEW DUCT ROUND (RETURN)
	NEW DUCT SQUARE (SUPPLY)
	NEW DUCT SQUARE (RETURN)
SIZE	MITERED ELBOW WITH TURNING VANES
SIZE SIZE	DUCT TRANSITION (ROUND OR SQUARE)
SIZE SIZE	DUCT TRANSITION (RECTANGULAR TO ROUND)
	MANUAL AIR VOLUME DAMPER

REGISTERS

MARK	TYPE	MANUFACTURER MODEL	COMMENTS
CR	CEILING RETURN	KRUEGER S580	(1)
CD	CEILING DIFFUSER	KRUEGER 1500	(1)
CD-2	CEILING DIFFUSER	KRUEGER PLQ	(1) (2)
HSR	HIGH SIDE RETURN	KRUEGER S580	(1)
HSS	HIGH SIDE SUPPLY	KRUEGER 1500	(1)
CR-1	CEILING SLOT RETURN	TITUS FL-10	(1)
CD-3	CEILING SLOT DIFFUSER	TITUS FL-10	(1)

(1) COORDINATE FINISH STYLE OR CUSTOM PAINT COLOR SPECIFIED BY ARCH.

(2) COORDINATE DIFFUSER LAYOUT WITH ACOUSTIC TILE CEILING WITH ARCHITECT.

DUCT SYSTEM INSTALLATION

1. Duct installation shall be in conformance with chapter 6 of the 2022 CMC or as recommended by ACCA manuals D, J, S, SMACNA manuals, and/or the ASHRAE handbook if approved by officials having jurisdiction. Care shall be exercised to seal all joints and seams to prevent air leakage.
2. Where shown on the mechanical plan and if necessary for other locations, provide rectangular duct of equivalent cross sectional area to the round duct shown to clear obstructions. Provide smooth transitions when the duct shape changes.
3. Flexible vibration isolation connectors shall be installed in sheet metal ductwork at the unit in both the supply and air intake; these shall not exceed 10.0 inches in length. Ductwork shall be properly aligned at these connectors without any offset.
4. Metal ductwork shall be installed in a workman-like manner in accordance with acceptable practice given in the ASHRAE handbook or the SMACNA "low pressure duct construction standards" manual. Rigid sheet metal ducts shall be at least the minimum thickness required for their largest dimension and/or the static pressure to which they shall be subjected; they shall be provided with turning vanes or long radius bends both to reduce the pressure loss and to provide a more uniform velocity distribution downstream from the bend. All duct seams and joints shall be airtight and smooth fitting. These shall be sealed with products such as mastic and/or foil-backed tape recommended by the manufacturer for the location where they will be used.
5. Rigid ductwork exposed to view shall be installed in such a manner as to present a neat appearance. The ducts shall be parallel to adjacent architectural surfaces and have as few joints as possible.
6. All metal ducts shall be securely supported, hung, or suspended by metal hangers, straps, or brackets and the support material in contact with the duct, or external insulation, shall not be less than 0.75 inches wide. The hanger spacing for metal duct shall not be more than 10 feet for rectangular duct or 12 feet for round duct. Hangers exposed to view shall be plumb and neat in appearance. All rectangular metal ducts 24 inches or wider and all exterior ducts shall be cross broken or beaded to provide additional support. Ducts shall be insulated with fiberglass duct insulation to provide a minimum duct insulation value of r-6. Wye branches and diffuser boots shall be insulated on their exterior surfaces unless they are exposed to the weather, are exposed to view, or could be damaged during occupancy of the building. Any insulating material used shall meet the appropriate specifications required by ASTM e-84, c-553; NEPA 90b; and UL 181. Such insulation shall have 100% coverage and be installed in accordance with the manufacturer's instructions.
7. Flexible air duct shall be UL listed class 1 air duct made with a polyester interior, a moisture impervious sleeve and insulation having an overall r-value no less than 6. Foil covered duct shall be used in locations where high radiant heat loads may be expected. Performance and assembly shall be in strict accordance with details listed in the flexible ductwork manufacturer's applications manual or the SMACNA "flexible duct performance standards and flexible duct installation standards". Tight fitting mechanical clamps and mastic recommended for the location shall be used to seal all joints. Particular attention shall be taken to avoid kinks, sharp bends, or other such obstructions in the duct. Factory made flexible air ducts shall be installed according to their installation instructions and standards set by the code. Duct work shall use pressure-sensitive tapes, mastics, aerosol sealants or other closure systems meeting applicable UL 181A and B requirements. Drawbands used with flexible ducts shall be either stainless-steel, worm driven hose clamps or UV-resistant nylon duct ties. In addition, drawbands must have a minimum tensile strength rating of 150 pounds an db tightened as recommended by the manufacturer.
8. Flexible air duct shall be supported at the manufacturer's recommended intervals but in no case shall the intervals between hangers exceed 4.0 ft.The hanger material shall be not less than 2.0 inch wide. The maximum permissible sag shall be 0.5 inch per foot of spacing between supports. Collars shall be used to attach flexible duct and shall be a minimum of 2.0 inches in length. Collars shall be inserted into the flexible duct a minimum of 1.0 inch before fastening.
9. Readily accessible balancing or volume control dampers with outside locking devices shall be provided as shown on the mechanical plans and/or as needed to regulate the air flow to each register.
10. Supply and return plenums shall be covered with insulation having a value of r-6 or greater on their internal surfaces. Any insulating material used shall meet the appropriated specifications required by ASTM e-84, c-553; NEPA 90b; and UL 181. Such insulation shall have 100% coverage and be installed in accordance with the manufacturer's instructions.
11. Ductwork shall be installed so that it will not contact the ground.
12. Return air grill may be substituted, as desired, based on equal face area.
13. Boot area shall match grill area in all cases. If necessary, boots should be lined with acoustical lining to reduce noise transmission.
14. Plenum shall be lined with acoustical lining.
15. Flat ducts for wall registers shall be 3-1/4"x14" unless shown on the plans.
16. Termination of all environmental air ducts including direct vent termination kits shall be a minimum of 3 feet from or any openings into the building (i.e., dryers, bath and utility fans, etc., must be 3 feet away from doors, windows, opening skylights or attic vents).
17. Mechanical equipment and duct openings shall be protected during storage and rough installation per 2022 CAL Green section 4.504.1 to reduce the amount of dust or debris which may collect in the system.
18. Heating, ventilating and air conditioning systems (including hydronic systems) shall be balanced in accordance 2022 CMC Section 317.1 using the ACCA Manual B method.

Air for combustion

1. Air quantities shall be based on the 2022 California Mechanical Code. If located in a confined space, that space shall be provided with two permanent openings one within 12 inches of the top and one within 12 inches of the bottom of the enclosure. The openings shall communicate directly, or by ducts with the outdoors. When communication with the outdoors is through vertical ducts, each opening shall have a minimum free area of 1.0 square inch per 4000 BTU per hour of total input rating of all equipment in the enclosure. When communication with the outdoors is through horizontal ducts, each opening shall have a minimum free area of 1.0 square inch per 2000 BTU per hour of total input rating of all equipment in the enclosure. If approved by the administrative authority having jurisdiction, communication directly through an exterior wall may be considered as a vertical duct.
2. Duct openings shall be screened with metal mesh having openings of 1/4 inch. Provisions shall be made for the reduction in duct area due to the effects of screens, louvers, etc.

Gas lines

1. Piping shall be new, standard weight wrought iron or steel (exterior-only galvanized or black), with malleable iron fittings. Approved PE (poly-ethylene) pipe may be used in exterior buried piping systems.
2. Exterior piping shall be protected by approved, machine applied protective coating. Field wrapping shall be limited to sections at joints and shall provide equivalent protection to the machine applied coating.
3. Gas lines may not be installed on or under the ground under buildings; they must be at least 6 inches above the ground.
4. Gas lines shall be wrapped with insulation and sleeved where passing through concrete. Piping shall be protected where passing through framing using metal straps designed for the purpose.

MAJOR EQUIPMENT INSTALLATION

1. Installation shall meet all local and national codes pertaining to the installation and operation of plumbing equipment. Unless otherwise required by these standards, the equipment shall be installed in accordance with the equipment manufacturer's recommendations.
2. If "or equal" equipment is to be used, it must meet the performance specifications for the equipment listed, and shall receive prior approval from the mechanical engineer. All requests for substitution shall be furnished with sufficient engineering data to demonstrate that the proposed equipment full meets all the performance levels of the equipment originally specified. The contractor shall be responsible for all costs associated with the engineering for structural, electrical, duct sizing, etc. Caused by any substitution.
3. Units shall be installed to provide the clearance or clearances specified by the manufacturer or required by the authority having jurisdiction.
4. Units shall have suitable support to prevent transmission of objectionable noise or vibration generated by the equipment to the structure. Outdoor, ground mounted, units shall be located on a level, one piece, concrete pad.
5. Provide and install low voltage control wiring in conduit installed by the mechanical or plumbing contractor using methods contained in the electrical specifications. All wiring of line voltage controls to be accomplished by the electrical contractor.
6. Contractors shall co-ordinate with the electrical contractor to ensure that all electrical accessories such as motor starters, control relays, circuit breakers, etc. Required to make a fully functional systems are provided.

Monterey County
Building Services
Approved
NuckleslE on Mar 16, 2026

WR&D
WALD RUHNKE & DOST ARCHITECTS LLP
2340 GARDEN ROAD, SUITE 100
MONTEREY, CALIFORNIA 93940
PHONE: 831.649.4642
FAX: 831.649.3530
WWW.WRDARCH.COM

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PRINT DATE:

PLOT DATE: 11.12.2025

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CHECKED BY:

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CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD NRCC-PRF-E

Nonresidential Performance Compliance Method (Page 1 of 18)

Project Name: East Garrison Library **Date Prepared:** 2025-06-10

A. General Information

1	Project Name	East Garrison Library			
2	Run Title	Title 24 Analysis			
3	Project Location	East Garrison Dr. & Sherman Blvd.			
4	City	East Garrison	5	Standards Version	Compliance 2022
6	Zip code	99999	7	Compliance Software (version)	EnergyPro 9.3
8	Climate Zone	3	9	Building Orientation (deg)	0
10	Building Type(s)	• Nonresidential	11	Weather File	MONTEREY_STYP20.epw
12	Project Scope	• New complete scope	13	Number of Dwelling Units	0
14	Total Conditioned Floor Area in Scope (ft^2)	3920	15	Total # of hotel/motel rooms	0
16	Total Unconditioned Floor Area (ft^2)	0	17	Fuel Type	Natural gas
18	Nonresidential Conditioned Floor Area	3920	19	Total # of Stories (Habitable Above Grade)	1
20	Residential Conditioned Floor Area	0			

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD NRCC-PRF-E

Nonresidential Performance Compliance Method (Page 2 of 18)

B. PROJECT SUMMARY

Table B shows which building components are included in the performance calculation. If indicated as not included, the project must show compliance prescriptively if within the permit application.

Building Components Complying via Performance						Building Components Complying Prescriptively	
Envelope (See Table G)	Nonres	Performance	Solar Thermal Water Heating (See Table I3)	☐	Performance	The following building components are ONLY eligible for prescriptive compliance and should be documented on the NRCC form listed if within the scope of the permit application (i.e. compliance will not be shown on the NRCC-PRF-E).	
	MultiFam	Not Included		☒	Not Included		
Mechanical (See Table H)	Nonres	Performance	Covered Process: Commercial Kitchens (see Table J)	☐	Performance	Indoor Lighting (Unconditioned) 140.6 & 170.2(e)	NRCC-LTI-E is required
	MultiFam	Not Included		☒	Not Included	Outdoor Lighting 140.7 & 170.2(e)	NRCC-LTO-E is required
Domestic Hot Water (See Table I)	Nonres	Performance	Covered Process: Laboratory Exhaust (see Table J)	☐	Performance	Sign Lighting 140.8 & 170.2(e)	NRCC-LTS-E is required
	MultiFam	Not Included		☒	Not Included	**Building Components Complying with Mandatory Measures**	
Lighting (Indoor Conditioned, see Table K)	Nonres	Performance	Photovoltaics (see Table F)	☒	Performance	Electrical power systems, commissioning, solar ready, elevator and escalator requirements are mandatory and should be documented on the NRCC form listed if applicable (i.e. compliance will not be shown on the NRCC-PRF-E.)	
	MultiFam	Not Included		☐	Not Included	Electrical Power Distribution 110.11	NRCC-ELC-E is required
			Battery (see Table F)	☒	Performance	Commissioning 120.8	NRCC-CXR-E is required
				☐	Not Included	Solar and Battery 110.10	NRCC-SAB-E is required

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD NRCC-PRF-E

Nonresidential Performance Compliance Method (Page 3 of 18)

C1. COMPLIANCE SUMMARY

	COMPLIES[3]		
	Time Dependent Valuaton (TDV)		Source Energy Use
	Efficiency[1] (kBtu/ft^2 - yr)	Total[2] (kBtu/ft^2 - yr)	Total[2] (kBtu/ft^2 - yr)
Standard Design	194.46	116.77	16.46
Proposed Design	135.8	53.57	6.85
Compliance Margins	**58.66**	**63.2**	**9.61**
	Pass	**Pass**	**Pass**

[1] Efficiency measures include improvements like a better building envelope and more efficient equipment
[2] Compliance Totals include efficiency, photovoltaics and batteries
[3] New Construction, Complete Addition Scope: Building complies when all efficiency and total compliance margins are greater than or equal to zero and unmet load hour limits are not exceeded
Existing, Addition and Alteration Scope: Building complies when efficiency compliance margin is greater than or equal to zero and unmet load hour limits are not exceeded

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD NRCC-PRF-E

Nonresidential Performance Compliance Method (Page 4 of 18)

C2. TDV ENERGY COMPLIANCE RESULTS FOR PERFORMANCE COMPONENTS (Annual TDV Energy Use, kBtu/ft^2 - yr)

COMPLIES[2]			
Energy Component	**Standard Design (TDV)**	**Proposed Design (TDV)**	**Compliance Margin (TDV)[1]**
Space Heating	9.11	4.76	4.35
Space Cooling	28.96	30.93	-1.97
Indoor Fans	117.75	62.49	55.26
Heat Rejection	0	0	0
Pumps & Misc.	0	0	0
Domestic Hot Water	13.48	12.46	1.02
Indoor Lighting	25.16	25.16	0
Flexibility	---	---	---
EFFICIENCY COMPLIANCE TOTAL	**194.46**	**135.8**	**58.66 (30.2%)**
Photovoltaics	-74.45	-79.13	4.68
Batteries	-3.24	-3.1	-0.14
TOTAL COMPLIANCE	**116.77**	**53.57**	**63.2 (54.1%)**

[1] Notes: This number in parenthesis following the Compliance Margin in column 4, represents the Percent Better than Standard.

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD NRCC-PRF-E

Nonresidential Performance Compliance Method (Page 5 of 18)

C3. TDV ENERGY RESULTS FOR NON-REGULATED COMPONENTS[1]

Non-Regulated Energy Component	Standard Design (TDV)	Proposed Design (TDV)	Compliance Margin (TDV)[1]
Receptacle	221.04	221.04	---
Process	---	---	---
Other Ltg	---	---	---
Process Motors	---	---	---
TOTAL (TOTAL COMPLIANCE + NON-REGULATED COMPONENTS)	**337.81**	**274.61**	**63.2 (18.7%)**

[1] Notes: This table is not used for Energy Code Compliance.

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD NRCC-PRF-E

Nonresidential Performance Compliance Method (Page 6 of 18)

C4. SOURCE ENERGY COMPLIANCE RESULTS FOR PERFORMANCE COMPONENTS (Annual SOURCE Energy Use, kBtu/ft^2 /yr)

COMPLIES[2]			
Energy Component	**Standard Design (SOURCE)**	**Proposed Design (SOURCE)**	**Compliance Margin (SOURCE)[1]**
Space Heating	1.33	0.71	0.62
Space Cooling	1.11	1.18	-0.07
Indoor Fans	11	5.8	5.2
Heat Rejection	0	0	0
Pumps & Misc.	0	0	0
Domestic Hot Water	4.96	1.21	3.75
Indoor Lighting	1.96	1.96	0
Flexibility	---	---	---
EFFICIENCY COMPLIANCE TOTAL	**20.36**	**10.86**	**9.5 (46.7%)**
Photovoltaics	-2.92	-3.07	0.15
Batteries	-0.98	-0.94	-0.04
TOTAL COMPLIANCE	**16.46**	**6.85**	**9.61 (58.4%)**

[1] Notes: This number in parenthesis following the Compliance Margin in column 4, represents the Percent Better than Standard.

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WR&D
WALD RUHNKE & DOST ARCHITECTS LLP
2340 GARDEN ROAD, SUITE 100
MONTEREY, CALIFORNIA 93940
PHONE: 831.649.4642
FAX: 831.649.3530
WWW.WRDARCH.COM

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MONTEREY ENERGY GROUP
Consulting Mechanical Engineering
(831) 915-9701 FAX (831) 915-9703
www.montereyenergygroup.com
mail@montereyenergygroup.com

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SHEET NO.:
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C5. SOURCE ENERGY RESULTS FOR NON-REGULATED COMPONENTS[1]

Non-Regulated Energy Component	Standard Design (SOURCE)	Proposed Design (SOURCE)	Compliance Margin (SOURCE)[1]
Receptacle	21.22	21.22	---
Process	---	---	---
Other Ltg	---	---	---
Process Motors	---	---	---
TOTAL (TOTAL COMPLIANCE + NON-REGULATED COMPONENTS)	**37.68**	**28.07**	**9.61 (25.5%)**

[1] Notes: This table is not used for Energy Code Compliance.

C6. 'ABOVE CODE' QUALIFICATIONS

☐ This project is pursuing CalGreen Tier 1 ☐ This project is pursuing CalGreen Tier 2

C7. ENERGY USE SUMMARY

Energy Component	Standard Design Site (MWh)	Proposed Design Site (MWh)	Margin (MWh)	Standard Design Site (MBtu)	Proposed Design Site (MBtu)	Margin (MBtu)
Space Heating	1.1	0.6	0.5	---	---	---
Space Cooling	4	4.3	-0.3	---	---	---
Indoor Fans	16.1	8.6	7.5	---	---	---
Heat Rejection	---	---	---	---	---	---
Pumps & Misc.	---	---	---	---	---	---
Domestic Hot Water	---	1.9	---	20.9	---	---
Indoor Lighting	4	4	0	---	---	---
Flexibility	---	---	---	---	---	---
EFFICIENCY TOTAL	**25.2**	**19.4**	**5.8**	**20.9**	**0**	**20.9**
Photovoltaics	-15.3	-16.2	0.9	---	---	---
Batteries	0.1	0.1	0	---	---	---
ENERGY USE SUBTOTAL	**10**	**3.3**	**6.7**	**20.9**	**0**	**20.9**
Receptacle	33.6	33.6	0	25.8	25.8	0
Process	---	---	---	---	---	---
Other Ltg	---	---	---	---	---	---
Process Motors	---	---	---	---	---	---
ENERGY USE TOTAL	**43.6**	**36.9**	**6.7**	**46.7**	**25.8**	**20.9**

C8. ENERGY USE INTENSITY (EUI)

	Standard Design (kBtu/ft² / yr)	Proposed Design (kBtu/ft² / yr)	Margin (kBtu/ft² / yr)	Margin Percentage
GROSS EUI[1]	63.18	52.8	10.38	16.43
NET EUI[1]	49.86	38.7	11.16	22.38

[1] Notes: Gross EUI is Energy Use Total (not including PV)/Total Building Area. Net EUI is Energy Use Total (including PV)/Total Building Area.

D1. EXCEPTIONAL CONDITIONS

• The project uses the Simplified Geometry Performance Modeling Approach which is not capable of modeling daylighting controls and assumes the prescriptive Secondary Daylit Control requirements are met. PRESCRIPTIVE COMPLIANCE documentation (form NRCC-LTI-02-E) for the requirements of section 140.6(d) Automatic Daylighting Controls in Secondary Daylit Zones is required.

F1. REQUIRED PV SYSTEMS

01 DC System Size (kWdc)	02 Exception[1]	03 Module Type	04 Array Type	05 Power Electronics	06 CFI	07 Azimuth (deg)	08 Tilt Input	09 Array Angle (deg)	10 Tilt: (x in 12)	11 Inverter Eff. (%)	12 Annual Solar Access (%)
10.79		Premium (~18-20%)	Fixed	none	true	150-270	n/a	n/a	<=7:12	96	100

[1]See Table D1 for any PV exceptions used.

F1B. PV BATTERY BUILDING TYPE(S)

01 Building Occupancy Type* (From Table 140.10-A/B and 170.2-U/V)	02 Conditioned Floor Area (ft²)	03 Unconditioned Floor Area (ft²)
Grocery	0	0
High-Rise Multifamily	0	0
Office, Financial Institutions, Unleased Tenant Space	3920	0
Retail	0	0
School	0	0
Warehouse	0	0
Auditorium, Convention Center, Hotel/Motel, Library, Medical Office Building/Clinic, Restaurant, Theater	0	0
None	0	0

**Building Occupancy Types are defined in Section 100.1 of the Energy Code*

F2. BATTERY SYSTEMS[1]

01 Control	02 Capacity (kWh)	03 Charging Efficiency	04 Charging Rate (kW)	05 Discharging Efficiency	06 Discharging Rate (kW)	07 Round Trip Efficiency
TOU	13	N/A	10	N/A	10	0.9

[1]See Table D1 for any Battery exceptions used.

G1. ENVELOPE GENERAL INFORMATION (conditioned spaces only)

01 Opaque Surfaces & Orientation	02 Total Gross Surface Area (ft²)	03 Total Fenestration Area (ft²)	04 Window to Wall Ratio (%)
North-Facing[1]	1024.3	173	16.89
East-Facing[2]	1129.6	244	21.6
South-Facing[3]	997.9	146	14.63
West-Facing[4]	1223.3	244	19.95
Total	**4375.1**	**807**	**18.45**
Roof	3920	0	0

Notes
[1]North-Facing is oriented to within 45 degrees of true north, including 45 00'00" east of north (NE), but excluding 45 00'00" west of north (NW),
[2]East-Facing is oriented to within 45 degrees of true east, including 45 00'00" south of east (SE), but excluding 45 00'00" north of east (NE),
[3]South-Facing is oriented to within 45 degrees of true south, including 45 00'00" west of south (SW), but excluding 45 00'00" east of south (SE),
[4]West-Facing is oriented to within 45 degrees of true west, including 45 00'00" north of west (NW), but excluding 45 00'00" south of west (SW),

G4. NONRESIDENTIAL AIR BARRIER

01 Building Story Name	02 Air Barrier
Com-Floor 1	No air barrier

G5. OPAQUE SURFACE ASSEMBLY SUMMARY

01 Surface Name	02 Construction Type	03 Area (ft²)	04 Framing Type	05 Cavity R-Value	06 Continuous R-Value Interior	06 Continuous R-Value Exterior	07 Units	08 Value	09 Description of Assembly Layers	10 Status[1]
Slab On Grade8	Underground Floor	3,920	N/A	0	N/A	N/A	F-factor	0.73	Slab Type =Unheated slab on grade Insulation Orientation =None Insulation R-Value =none	N
R-38 Roof Attic10	Roof	3,920	Wood	38	N/A	N/A	U-factor	0.0329	AsphaltShingles0_25In Vapor permeable felt - 1/8 in. Plywood - 1/2 in. Air - Cavity - Wall Roof Ceiling - 4 in. or more Composite-1 Gypsum Board - 1/2 in.	N
R-21 Wall12	Exterior Wall	4,375.1	Wood	21	N/A	N/A	U-factor	0.0691	Stucco - 7/8 in. Vapor permeable felt - 1/8 in. Composite-2 Gypsum Board - 1/2 in.	N

[1] Status: N - New, A - Altered, E - Existing

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WR&D
WALD RUHNKE & DOST ARCHITECTS LLP
2340 GARDEN ROAD, SUITE 100
MONTEREY, CALIFORNIA 93940
PHONE: 831.649.4642
FAX: 831.649.3530
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SHEET NAME: ENERGY COMPLIANCE

SHEET NO.: M0.3

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CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **NRCC-PRF-E**

Nonresidential Performance Compliance Method — **(Page 13 of 18)**

G7A. FENESTRATION ASSEMBLY SUMMARY (NONRESIDENTIAL)

01	02	03	04	05	06	07	08	09
Fenestration Assembly Name	Fenestration Type/ Product Type / Frame Type	Certification Method[1]	Assembly Method	Area (ft^2)	Overall U-factor	Overall SHGC	Overall VT	Status[2]
Glass Door	Vertical fenestration Glazed door N/A	NFRC	Manufactured	790	0.45	0.23	0.5	N
Aluminum Window	Vertical fenestration Fixed window N/A	NFRC	Manufactured	17	0.36	0.25	0.5	N

[1] Notes: Newly installed fenestration shall have a certified NFRC Label Certificate or use the CEC default tables found in Table 110.6-A and Table 110.6-B. Center of Glass (COG) values are for the glass-only, determined by the manufacturer, and are shown for ease of verification. Site-built fenestration values are calculated per Nonresidential Appendix NA6 and are used in the analysis.
[2] Status: N - New, A - Altered, E - Existing

H1. DRY SYSTEM EQUIPMENT (FURNACES, AIR HANDLING UNITS, HEAT PUMPS, VRF, ECONOMIZERS ETC.)

01	02	03	04	05	06	07	08	09	10	11	12
Equipment Name	Equipment Type	Qty	Heating				Cooling			Economizer Type (if present)	Status[1]
			Total Heating Output (kBtu/h)	Supp Heat Output (kBtu/h)	Efficiency Unit	Efficiency	Total Cooling Output (kBtu/h)	Efficiency Unit	Efficiency		
HP-1 & HP-2	Variable Refrigerant Flow	2	42	N/A	COP HSPF	10 10	38	EER SEER	12 19	N/A	N
HP-3	Variable Refrigerant Flow	1	42	N/A	COP HSPF	10 10	38	EER SEER	12 19	N/A	N
HP-4	Variable Refrigerant Flow	1	20	N/A	COP HSPF	8.5 8.5	18	EER SEER	12 18	N/A	N

[1] Status: N - New, A - Altered, E - Existing

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **NRCC-PRF-E**

Nonresidential Performance Compliance Method — **(Page 14 of 18)**

H3. NONRESIDENTIAL / COMMON USE AREA FAN SYSTEMS SUMMARY

01	02	03	04	05	06	07	08	09	10	11	12	13
Name or Item Tag	Qty	Design OA CFM	Supply Fan				Return / Relief Fan					Status[1]
			CFM	Power	Power Units	Control	Fan Type	CFM	Power	Power Units	Control	
2-Open Library-VRF	2	164.4	1,050	0.5	BHP	Constant Vol	N/A	N/A	N/A	N/A	N/A	N
3-Community Room-VRF	1	183.15	1,050	0.5	BHP	Constant Vol	N/A	N/A	N/A	N/A	N/A	N
4-Staff Zone-VRF	1	76.05	600	0.25	BHP	Constant Vol	N/A	N/A	N/A	N/A	N/A	N

[1] Status: N - New, A - Altered, E - Existing

H8. SYSTEM SPECIAL FEATURES

01	02	03	04
System Name	Equipment Type	Interlocks per 140.4(n)[1]	Other Special Features and Controls
Undefined Plant1 - SHW	Service Hot Water	N/A	Fixed Temperature Control

Notes: This table includes controls related to the performance path only. For projects using the prescriptive path, mandatory and prescriptive controls requirements are documented on the NRCC-MCH-E.

[1] Yes = interlocks are provided, No = interlocks are not provided, NA means no operable openings.

H9. NONRESIDENTIAL / COMMON USE AREA & HOTEL/MOTEL VENTILATION

01	02	03	04	05	06	07
Zone Name	Mechanical Ventilation				Conditioned Area (sf)	DCV or Occupant Sensor Controls, or Both
	Ventilation Function	# of People	Supply OA CFM	Exhaust CFM		
1-Open Library	Lodging - Laundry rooms, central	10.96	328.8	0	2192	N/A
2-Community Room	Lodging - Laundry rooms, central	6.11	183.15	0	1221	N/A
3-Staff Zone	Lodging - Laundry rooms, central	2.54	76.05	0	507	N/A

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **NRCC-PRF-E**

Nonresidential Performance Compliance Method — **(Page 15 of 18)**

H11. ZONAL SYSTEM AND TERMINAL UNIT SUMMARY

01	02	03	04	05	06	07	08	09	10	11	12
System ID	System Type	Qty	Rated Capacity (kBtuh)		Airflow (cfm)			Fan			VSD
			Heating	Cooling	Design	Min.	Min. Ratio	Power	Power Units	Cycles	
2-Open Library-VRF	Variable Refrigerant Flow	2	40	36	1,050	N/A	N/A	0.5	BHP	Continuous	☐
3-Community Room-VRF	Variable Refrigerant Flow	1	40	36	1,050	N/A	N/A	0.5	BHP	Continuous	☐
4-Staff Zone-VRF	Variable Refrigerant Flow	1	18	18	600	N/A	N/A	0.25	BHP	Continuous	☐

I1. WATER HEATER EQUIPMENT SUMMARY

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Heater Element Type	Tank Type	Qty	Tank Vol (gal)	Rated Input	Rated Input Unit	Efficiency	Efficiency Unit	Tank Insulation R-value Int/Ext	Standby Loss Fraction	1st Hr. Rating or Flow Rate (gal)	Heat Pump Type	Tank Location or Ambient Condition
Rheem PROPH50 T2 RH375-152	Electricity	Storage	1	50	5.86	kW	3.2	UEF	N/A	N/A	80	Heat Pump, Split Water Heater	N/A

K1. INDOOR CONDITIONED LIGHTING GENERAL INFO

01	02	03	04	05	06
Occupancy Type[1]	Conditioned Floor Area[2] (ft^2)	Installed Lighting Power (Watts)	Lighting Control Credits (Watts)	Additional (Custom) Allowance	
				Area Category Footnotes (Watts)	Area Category Footnotes (Watts)
Laundry	3920	1764	0	0	0
Building Totals:	**3920**	**1764**	**0**	**0**	**0**

[1]See Table 140.6-C
[2]See NRCC-LTI--E for unconditioned spaces
[3]Lighting information for existing spaces modeled is not included in this table

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **NRCC-PRF-E**

Nonresidential Performance Compliance Method — **(Page 16 of 18)**

K4. INDOOR CONDITIONED LIGHTING MANDATORY LIGHTING CONTROL

Building Level Controls

01	02
Mandatory Demand Response 110.12(c)	Shut-Off Controls 130.1(c) & 160.5(b)4C
Required	Required

Area Level Controls (includes all lighting controls installed in conditioned space to meet mandatory requirements per 130.1)

03	04	05	06	07	08	09
Area Description	Area Category Primary Function Area	Area Controls 130.1(a) & 160.5(b)4A	Multi-Level Controls 130.1(b) & 160.5(b)4B	Shut-Off Controls 130.1(c) & 160.5(b)4C	Primary Daylighting 130.1(d) & 160.5(b)4D	Secondary Daylighting 140.5(d) & 160.5(b)4D
Whole Building	All Other Space Types	Required	Required	Required	Required	Required

L. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections made by Documentation Author indicate which Certificates of Installation must be submitted for the features to be recognized for compliance. These documents must be retained and provided to the building inspector during construction and can be found online

Building Component	Form/Title
Envelope	NRCI-ENV-01-E - Must be submitted for all buildings
Envelope	NRCI-ENV-E - Envelope (for all buildings)
Mechanical	NRCI-MCH-01-E - Must be submitted for all buildings
Mechanical	NRCI-MCH-E - For all buildings with Mechanical Systems
Plumbing	NRCI-PLB-01-E - Must be submitted for all buildings
Plumbing	NRCI-PLB-E - For all buildings with Plumbing Systems
	NRCI-SAB-E - Solar Water Heating, PV and Battery Storage Systems
Indoor Lighting	NRCI-LTI-01-E - Must be submitted for all buildings
Indoor Lighting	NRCI-LTI-E - Indoor Lighting (for all buildings)

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **NRCC-PRF-E**

Nonresidential Performance Compliance Method — **(Page 17 of 18)**

M. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Selections made by Documentation Author indicate which Certificates of Acceptance must be submitted for the features to be recognized for compliance. These documents must be provided to the building inspector during construction and must be completed through an Acceptance Test Technician Certification Provider (ATTCP).

Building Component	Form/Title & System Name(s)
Envelope	NRCA-ENV-02-F - NRFC label verification for fenestration
Indoor Lighting	NRCA-LTI-02-A - Occupancy Sensors and Automatic Time Switch Controls.
Indoor Lighting	NRCA-LTI-03-A - Automatic Daylight Controls.

N. DECLARATION OF REQUIRED CERTIFICATES OF VERIFICATION

Selections made by Documentation Author indicate which Certificates of Verification must be submitted for the features to be recognized for compliance. These documents must be retained and provided to the building inspector during construction and can be found online

There are no Certificates of Verification applicable to this project

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **NRCC-PRF-E**

Nonresidential Performance Compliance Method — **(Page 18 of 18)**

Documentation Author's Declaration Statement

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

Documentation Author Name: Ryan Knight	Documentation Author Signature: Ryan Knight (Digitally signed by Ryan Knight, DN: cn=Ryan Knight, o=Monterey Energy Group, Inc., ou=Ryan Knight, email=ryan@montereyenergy.com, c=US, Date: 2025.06.10 11:16:09 -07'00')
Company: Monterey Energy Group, Inc.	Signature Date:
Address: 26465 Carmel Rancho Blvd, Suite 8	CEA/HERS Certification Identification (if applicable):
City/State/Zip: Carmel, CA 93923	Phone: 8312509095

Responsible Person's Declaration statement

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

1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer)
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. 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.
5. I understand that a registered copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections, and I will take the necessary steps to accomplish this requirement.
6. I understand that a registered copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy, and I will take the necessary steps to accomplish these requirements.

Responsible Designer Name: Chris Barlow	Responsible Designer Signature:	
Company: Wald, Ruhnke & Dost Architects LLC		
Address: 2340 Garden Road, Suite 100	Date Signed:	
City/State/Zip: Monterey, CA 93940	License #:	
Phone:	Title:	Scope:

Monterey County Building Services
Approved
NucklesE on Mar 16, 2026

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WR&D
WALD RUHNKE & DOST ARCHITECTS LLP
2340 GARDEN ROAD, SUITE 100
MONTEREY, CALIFORNIA 93940
PHONE: 831.649.4642
FAX: 831.649.3530
WWW.WRDARCH.COM

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MONTEREY ENERGY GROUP
Consulting Mechanical Engineering
831.333.1474 | 831.333.1476
www.montereyenergy.com
26465 Carmel Rancho Blvd., Suite 8
Carmel, CA 93923

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SHEET NAME: ENERGY COMPLIANCE

SHEET NO.: M0.4

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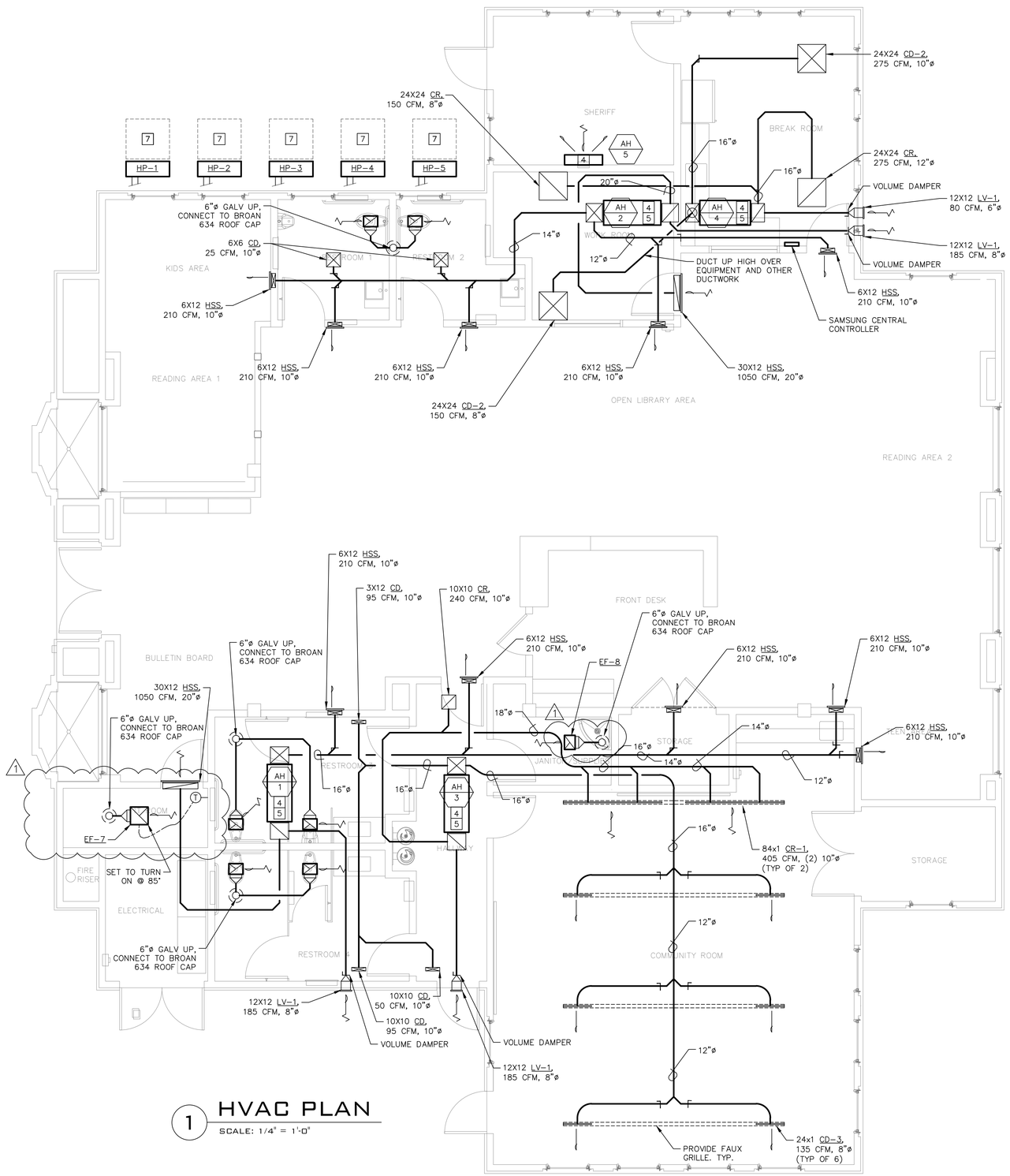

1 HVAC PLAN
SCALE: 1/4" = 1'-0"

SHEET NOTES

1. ALL WORK SHALL COMPLY WITH 2022 CBC, CMC, CEC & CPC.
2. ALL EXHAUST OUTLETS SHALL MAINTAIN A MIN. 3' CLEARANCE FROM ANY OPERABLE OPENING AND PROPERTY LINES. EXHAUST DUCTS SHALL BE EQUIPPED WITH BACK-DRAFT DAMPER PER SEC. 504.1.1 CMC
3. ALL EXHAUST FANS SHALL BE EQUIPPED WITH FACTORY OR FIELD INSTALLED BACKDRAFT DAMPERS PER CMC 504.1. WHERE EXHAUST FAN DUCTS ARE COMBINED TO SERVE A SINGLE OUTLET, AN ADDITIONAL FIELD INSTALLED BACKDRAFT DAMPER SHALL BE USED TO PROVIDE GREATER PROTECTION
4. A. PROVIDE CONDENSATE DRAIN LINE IN ACCORDANCE WITH CMC 802.9
   B. PROVIDE ACCESS PANEL AND CLEARANCE REQUIREMENTS PER MANUFACTURERS INSTALLATION REQUIREMENTS
   C. CONNECT REFRIGERANT LINES TO OUTDOOR COMPRESSOR UNITS
   D. PROVIDE FILTER RACK AND FILTER FOR ALL UNITS
5. MOUNT IN ATTIC PER MANUFACTURER'S INSTALLATION MANUAL. THE FOLLOWING SHALL BE PROVIDED:
   A. MIN 30x22 ACCESS (SEE ARCH SHEETS) PROVIDED THE LARGEST PIECE OF EQUIPMENT CAN BE REMOVED FROM THE OPENING, WITHIN 20' OF UNIT, COORD W/ARCH AND GENERAL.
   B. A CONTINUOUS SOLID WALKWAY AT LEAST 24" WIDE FROM ACCESS TO UNIT.
   C. LIGHT AT UNIT W/SWITCH AT ACCESS.
   D. MIN 30x30 UNOBSTRUCTED LEVEL WORKING SPACE IN FRONT OF EQUIPMENT
   E. A MEANS OF DISCONNECT ADJACENT TO AND WITHIN SITE OF THE EQUIPMENT PER CMC 309.0
   F. A 120V RECEPTACLE ADJACENT TO EQUIPMENT
   G. FOR AC UNITS PROVIDE DRAIN PAN AND CONDENSATE REMOVAL PER 2022 CMC 802.8.4
6. PROVIDE MIN (2) 90 TURNS FOR SOUND ATTENUATION
7. CONDENSER COORD EXACT LOCATION W/ ARCH. UNIT SHALL HAVE CLEARANCES PER MANUFACTURES REQUIREMENTS. MAINTAIN MIN 5' CLEARANCE FROM CLOTHES DRYER VENT OUTLET
8. AH-4 SHALL BE COMMISSIONED TO OPERATE IN LOW SPEED, MAXIMUM 477 CFM.

LOUVERS

MARK	TYPE	MANUFACTURER MODEL	COMMENTS
LV-1	LOUVER	GREENHECK ESJ-401	(1) (2) (3)

(1) PROVIDE MILL FINISH OR CUSTOM PAINT COLOR SPECIFIED BY ARCH.
(2) PROVIDE FILTER RACK WITH MERV-13 FILTER
(3) COORDINATE EXACT LOCATION WITH ARCHITECT

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WR&D
WALD RUHNKE & DOST ARCHITECTS LLP
2340 GARDEN ROAD, SUITE 100
MONTEREY, CALIFORNIA 93940
PHONE: 831.649.4642
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www.montereyenergygroup.com

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PIPE INSULATION THICKNESS TABLE

FLUID TEMPERATURE RANGE (°F)	CONDUCTIVITY RANGE (IN BTU-INCH PER HOUR SQUARE FOOT PER °F)	INSULATION MEAN RATING TEMPERATURE (°F)	NOMINAL PIPE DIAMETER (IN INCHES)				
			< 1	1 TO< 1.5	1.5 TO< 4.5	4 TO< 8	8 AND LARGER
			INSULATION THICKNESS REQUIRED (IN INCHES)				
SPACE HEATING, HOT WATER SYSTEMS (STEAM, STEAM CONDENSATE AND HOT WATER) AND SERVICE WATER HEATING SYSTEMS							
ABOVE 350	0.32-0.34	250	4.5	5.0	5.0	5.0	5.0
251-350	0.29-0.32	200	3.0	4.0	4.5	4.5	4.5
201-250	0.27-0.30	150	2.5	2.5	2.5	3.0	3.0
141-200	0.25-0.29	125	1.5	1.5	2.0	2.0	2.0
105-140	0.22-0.28	100	1.0	1.5	1.5	1.5	1.5
SPACE COOLING SYSTEMS (CHILLED WATER, REFRIGERANT AND BRINE)							
40-60	0.21-0.27	75	0.75	0.75	1.0	1.0	1.0
BELOW 40	0.20-0.26	50	1.0	1.5	1.5	1.5	1.5

FROM TABLE 120.3-A 2022 CEC

CAL GREEN FIXTURE CONNECTION TABLE

DESCRIPTION	MIN BRANCH SIZE				TRAP	MAX GPM	COMMENTS
	W	V	CW	HW			
WATER CLOSET	3"	2"	1/2"	NA	3"		1
KITCHEN/LAUNDRY SINK	2"	1-1/2"	1/2"	1/2"	1-1/2"	1.8 @ 60 PSI	
TUB/SHOWER COMBO	2"	1-1/2"	3/4"	3/4"	1-1/2"	1.8 @ 80 PSI	2 4
BATH TUB ONLY	2"	1-1/2"	3/4"	3/4"	1-1/2"		
LAVATORY	1-1/2"	1-1/2"	1/2"	1/2"	1-1/2"	1.2 @ 60 PSI	
CLOTHES WASHER	2"	1-1/2"	3/4"	3/4"	2"		
SHOWER	2"	1-1/2"	3/4"	3/4"	2"	1.8 @ 80 PSI	2 4

NOTES:
1. Dual-Flush or equal to or less than 1.28 gallon per flush
2. Individual control valves of the pressure balance or thermostatic mixing valve type shall be provided.
3. Plumbing fixtures shall meet the standard referenced in CGBSC Table 4.303.3
4. When a shower is served by more than one showerhead, the combined flow rate of all showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to allow only one shower to be in operation at a time. (Note: hand-held shower is to be considered a showerhead)

HEAT PUMP WATER HEATERS

MARK	LOCATION	GAL CAP	KBH IN	ELECT		RECOVERY AT 90°F RISE	LBS FULL	MANUFACTURER AND MODEL	COMMENTS
				KW	V/PH				
HPWH-1	JANITOR SUPPLIES	50	N/A	2.25	240/1	16 GPH	458	RHEEM\PROPH50 T2 RH375-15	

PLUMBING ABBREVIATIONS

ARCH — ARCHITECT
AFS — AUTOMATIC FIRE SPRINKLERS
BTU/H — BRITISH THERMAL UNITS PER HOUR
CD — CONDENSATE DRAIN
CIRC — CIRCULATION
CLG — CEILING
CONC — CONCRETE
CONT — CONTINUATION
COORD — COORDINATION
COTG — CLEAN-OUT TO GRADE
CW — COLD WATER
ø — DIAMETER
DF — DRINKING FOUNTAIN
DN — DOWN
DWGS — DRAWINGS
(E) — EXISTING
ELECT — ELECTRICAL
°F — DEGREES FAHRENHEIT
FCW — FILTERED COLD WATER
FLA — FULL LOAD AMPS
FLEX — FLEXIBLE
FPM — FEET PER MINUTE
FS — FLOOR SINK
FTR — FLUE THRU ROOF
G — GAS
GALV — GALVANIZED
GPM — GALLONS PER MINUTE
HB — HOSE BIBB
HP — HORSE POWER
HPG — HIGH PRESSURE GAS
HW — HOT WATER
HWR — HOT WATER RETURN
KBTUH — 1000 BTU/H
LAV — LAVATORY
LBS — POUNDS
LRA — LOCKED ROTOR AMPS
MAX — MAXIMUM
MPG — MEDIUM PRESSURE GAS
MFR — MANUFACTURER
MIN — MINIMUM
(N) — NEW
NC — NORMALLY CLOSED
NIC — NOT IN CONTRACT
NO — NORMALLY OPEN
POC — POINT OF CONNECTION
PSI — POUNDS PER SQUARE INCH
REQS — REQUIREMENTS
RM — ROOM
RPM — REVOLUTIONS PER MINUTE
SH — SHOWER
STM — STEAM
STRUCT — STRUCTURAL
$ SW — SWITCH
SS — SANITARY SEWER
TYP — TYPICAL
UL — UNDERWRITERS LABORATORY
UON — UNLESS OTHERWISE NOTED
V — VENT
VTR — VENT THRU ROOF
W — WASTE
W/ — WITH
WC — WATER CLOSET
WT — WEIGHT

SYMBOLS

SYMBOL	ABREVIATION	IDENTIFICATION
		MANIFOLD
	WCO	WALL C.O.
	COTG/FCO	C.O. TO GRADE/FLOOR C.O.
	GC	GAS COCK
		PRESSURE/TEMPERATURE PLUG
	BV	BALL VALVE
	CHVA	CHECK VALVE
	OS&Y	OUTSIDE SCREW & YOKE GATE VALVE
	BV/SOV	BALANCING/SHUT-OFF VALVE
	GV	GATE VALVE
	T&PRV	TEMP & PRESS RELIEF VALVE
	WHA	WATER HAMMER ARRESTOR
		SOLENOID VALVE
	DCBP	DOUBLE CHECK BACKFLOW PREVENTER
		UNION
		PRESSURE GAUGE
		CENTRIFUGAL WATER PUMP
	FC	FLEXIBLE CONNECTION
		HYDROSTATIC RELIEF VALVE
	RPBP	REDUCE PRESS BACKFLOW PREVENTER
	HB	HOSE BIB
	MH	MANHOLE
		THERMOMETER
	P.O.C.	POINT OF CONNECTION
		CENTERLINE
	GPR	GAS REDUCING VALVE

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WR&D
WALD RUHNKE & DOST ARCHITECTS LLP
2340 GARDEN ROAD, SUITE 100
MONTEREY, CALIFORNIA 93940
PHONE: 831.649.4642
FAX: 831.649.3530
WWW.WRDARCH.COM

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MONTEREY ENERGY GROUP
Mechanical • Plumbing • Electrical • Fire Protection
Licensed Mechanical, Electrical & Plumbing Engineers
2040 Central Ave, Suite 2 • Alameda, CA 94501
510.522.2100

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MONTEREY ENERGY GROUP
Mechanical Engineering
24 West Carmel Rancho Blvd. Suite A, Carmel, CA 93923
831.622.2110
CA LIC. #1081

PLUMBING SPECIFICATIONS

PART ONE - GENERAL

A. Contract Documents: The Contract Documents (CDs) consist of a full set of Drawings and These Specifications. Contractor's bid shall include all requirements of all Drawings and all Specifications. Contractor shall coordinate necessary adjustments in the work of various trades to provide a complete project. Contractor shall visit site. No change in cost will be considered for failure to review and coordinate.

B. Complete Working Installation: The intent of the Contract Documents is to produce a complete project. Provide connection to all equipment requiring service from systems installed in this Section. Where labor or material is needed for satisfactory operation, required by the equipment manufacturer or accepted as good practice, provide at no change in Contract cost.

C. Utilities and Site Work: Prior to commencing work, plumbing contractor shall consult representatives of local utilities concerning locations and availability of utilities. Plumbing contractor shall be responsible for any damage to existing utility lines. Plumbing contractor shall reroute any existing utility lines in conflict with new construction. Plumbing contractor shall confirm locations and elevations of all existing new and rerouted mains and meters on job record drawings.

Scope Includes:

D. Plumbing: Furnishing and installing complete plumbing and piping systems.

E. Contractor Furnished Items: Contractor shall rough-in, install and connect items including:

1. Water Closets
2. Sinks
3. Lavatories
4. Dishwashers
5. Showers
6. Tubs
7. Hose Bibs
8. Floor Drains
9. Floor Sinks
10. Clothes Washers

F. Coordination: Coordinate with all other trades on requirements for proper connections to equipment, devices and systems

G. Repair Damages: Repair any damage to equipment, building or site, which is caused by work. Repair damage caused by pipe leaks or breaks, malfunctions of equipment provided or installed

H. Reference: Refer to other Drawings and Specifications for related work.

Coordination

A. Review and Site Visit Report: Contractor shall review the entire set of CDs, Drawings and Specifications, and become familiar with related work of other trades. Contractor shall visit site and issue a written "Site Visit Report"

B. Owner Coordination: Public will be using portions of the premises during construction. Schedule the Work to allow public's procedures to continue. Limit construction noise close to sensitive areas or during quiet periods.

C. Experience: Contractor is assumed to be experienced in this work. After award of contract, no additional costs will be considered for payment for work that must be altered due to conflicts with other trades; claims of ignorance of the intent of the CDs will not be allowed.

D. Insurance: Contractor shall possess proper insurance in accordance with the General Specifications.

E. Inspections: Contractor shall coordinate the exact times of required inspections. Inspection schedule shall include rough-in, pre-final, final and others if required by the building inspector. Construction shall be complete and ready at time of inspection.

F. Safety: Contractor shall conduct safety meetings and provide safety training to all company personal on site. Design team construction support services do not imply review or approval of Contractor's safety procedures.

G. Shop Drawings: Coordinate with the General Contractor and the work of other trades on Shop Drawing submittals.

H. Record Drawings and Record Set: Coordinate with the General Contractor and the work of other trades on production of Record Drawings and the final Record Set and submittal of same. Give to design team for review prior to incorporating comments into "Record Set".

I. Submittals:

1. Equipment details shall be submitted for coordination with other trades and for review and approval by the Owner and designated representatives prior to purchase. Provide submittals organized in electronic format. Submittal data shall be provided in a timely manner to allow sufficient review time without delaying construction. Submittals shall contain descriptive materials such as catalog cuts, diagrams, performance curves and charts published by the manufacturer; model numbers alone will not be acceptable. All literature shall clearly indicate the specified model number, dimensions, weights, arrangement, rating and characteristics of the proposed equipment. All motor driven equipment shall include start-up procedures and tests recommended by the manufacturer. Contractor testing procedures may be considered as an alternative. All powered equipment shall include electrical ratings and wiring information. All items requiring architectural approval, such as air outlets, shall include photographs of equipment. Shop drawings shall be submitted for each piece of purchased equipment and materials including pipes, valves, and fittings.

2. Submission Requirements:

   1) Initial submittal:

      a. Submit electronic format of product data.

      b. Make any corrections or change in submittals as required.

      c. Resubmit for review until no exceptions are taken.

      d. The cost of Monterey Energy Group review of submittals after first resubmittal will be borne by Contractor at the Monterey Energy Group standard billing rates.

   2) Final approval: Once submission is accepted, Contactor shall print two bound sets of submittals for make photocopies for coordination with other trades, as required by the General Contractor. Photocopies will serve as submittal for record and coordination.

Substitutions

A. Substitutions: No substitute material or equipment may be installed without the written consent of the Architect and Engineer. The Contractor shall pay all additional costs incurred by any substitution, whether costs are architectural, structural, electrical, plumbing or mechanical.

B. Shop Drawings: Provide Shop Drawings and detailed descriptions for any equipment fabricated specifically for this project. Provide Shop Drawings of any suggested changes to designed piping layouts. Shop Drawings shall be 24-inch by 36-inch, minimum. Quality of drawings shall be equal to Contract Documents. Provide copies of a portfolio with a description of fixtures and trim. Provide a complete materials list.

Building Codes

A. Conformance: Work shall comply with requirements of building inspectors and all local, state and federal codes including 2022 CPC, CMC, CBC, CEC, CRC, CFC, NFPA, T-24 Energy Code and California Green Building Standards Code. Work shall also conform to SMACNA and OSHA standards. Installation of equipment and materials shall comply with manufacturer's installation instructions and industry standards.

B. Conflicts: Nothing in the Specifications or Drawings shall be construed as permitting a departure from any applicable code, ordinance or regulation. If any conflicts exist between CDs and Codes, Codes shall govern. Where CDs require superior quality, better construction methods or greater capacity than Codes, CDs shall govern. Minor changes required by Codes shall be included in Contractor's bid.

PART TWO - MATERIALS

Soil, Waste, Drain, Vent Systems

A. General: Pipe and fittings shall be the product of a single manufacturer and shall conform to Table 604.1 of the 2022 CPC.

B. Soil, Waste and Drain Piping Above Grade: Soil, waste, drain piping above grade shall be service weight hubless cast iron per CISPI 301 with neoprene sleeves and stainless steel clamps with a stainless steel shield which shall completely cover the neoprene. All cast iron piping shall have a standard rust inhibiting coating. Schedule 40 ABS may be used, when approved by the local authority, below slab and in locations where sound transmission in not an issue. Contractor shall obtain approval of all ABS locations from the architect/owner prior to installation.

C. Vent Piping Above Grade: Vent piping above grade shall be ABS-DWV schedule 40, ASTM d-2661, IAPMO approved.

Potable Water Piping System

A. General: Pipe and fittings shall be the product of a single manufacturer and shall conform to Table 701.2 of the 2022 CPC.

B. Copper Piping: Hard copper water tube, conforming to ASTM B88 (Type "K" underground, Type "L" above ground) with wrought copper fittings.

C. PEX Piping: Non Barrier PEX water tube, conforming to ASTM F 876 and F 877 with fittings per ASTM F1960 Standard Specification for Cold Expansion Fittings with PEX Reinforcing Rings for Use with Cross-linked Polyethylene (PEX) Tubing

D. Polyvinyl Chloride (PVC) and Chlorinated Polyvinyl Chloride (CPVC) Piping: Rigid PVC and CPVC piping shall be Schedule 40, Schedule 80 or Schedule 120 pressure piping as specified and as described in ASTM D-1785. PVC piping shall be Type I, Grade I compound Cell classification 12454-B per ASTM D-1784. SDR Pressure Rated PVC Piping shall be as described in ASTM D-2241. Plastic piping below grade shall be CPVC material.

E. Valves: All valves shall be the product of a single manufacturer such as Milwaukee, NIBCO, Stockham, or Crane; 125-psig steam service rated and 200 psig air and water rated.

1. Gate Valves: Milwaukee 1152 screwed, rising stem, union bonnet, bronze valve with integral tapered seats.
2. Ball Valves: Milwaukee BA100 standard port, screwed, bronze valve.
3. Check Valves: Milwaukee 509T screwed, bronze, swing check valve. Provide non-slam check on pumped equipment or quick closing fixtures.

F. Unions: Mueller C-107, in copper piping systems. Stockham Figure 694, galvanized malleable iron, brass seat, in steel piping systems. Crane dielectric unions where copper connects to steel piping systems.

G. Thermometers: Thermometers shall be H.O. Trerice Company with separable wells, straight or angle mounted, installed to be easily read from floor. Temperature range 30 to 180 degrees Fahrenheit for domestic hot water, 30 to 240 for heating water, 0 to 100 for chilled water, all with 2 degree divisions.

H. Pressure gauges: Pressure gauges shall be H.O. Trerice, grade 2a, bourdon tube spring type with 4.5-inch dials and calibrating screws. Provide anderson-greenwood type h-5 with Teflon packing shutoff needle valves and Trerice 872 pressure snubbers. Install where easily read from floor and only after systems are cleaned. Select pressure range to position indicator at half way point during normal operation.

I. Shock Absorbers: Provide on cold water lines at quick closing valves such as flush valves, solenoid valves, etc. Sized and located in accordance with Plumbing and Drainage Institute Manual WH 201. Provide access panels at locations where shock absorbers are not accessible. See applicable paragraph for types. Locations to be submitted to and approved by Architect

J. Insulation:

A. Insulation shall:
   1. Be of one manufacturer – Commercial Spaces, Certainteed, Owens Corning, Manville, Knauf, or equal. Residential Spaces Nomaco Thermocel, Armaflex or equal.
   2. Meet minimum thickness requirements of Ch. of Title 24
   3. Meet mold, humidity, and erosion resistance requirements of CMC Standard 6-1
   4. Have flame spread not more than 25 and smoke density of not more than 50 when tested as a composite installation per CBC

B. Exposed insulation: Insulation exposed to weather shall be protected by a smooth or corrugated aluminum jacket or colored plastic jacket approved for outdoor installation, minimum 0.016 inch thick, secured 3" on center, overlapped at joints and sealed watertight.

K. Access Panels: Karp style DSC214M with prime coat for field painting, size determined by items requiring service or access. Access panels in restrooms shall be stainless steel.

Gas Piping Systems

1. Below Grade: PE-2406, polyethylene piping conforming with ASTM D 2513, with socket type fittings conforming with ASTM D 2683. Installation shall include tracer wire and transition riser.

2. Above Grade, 2" size and Under 2"in Size: Schedule 40 black steel pipe and black malleable iron fittings.

3. Above Floor, 2-1/2" Size and Over: Schedule 40 black steel pipe and standard weight fittings

4. Exposed pipe and fittings shall be galvanized.

Pipe Hangers, Supports and Seismic Restraints

General: Hangers and supports shall be the product of a single manufacturer. Provide additional supports where necessary at sufficiently close intervals to prevent sagging and to keep it in alignment and at maximum 24-inches from each fitting and change of direction. Anchor vertical risers with hooks, brackets or clamps to make them rigid.

A. Provide seismic restraints to meet the more stringent requirements of the CBC or the local building code.
B. Restraints shall not short-circuit vibration isolation systems under normal operation.
C. Design and provide restraints to prevent permanent displacement in any direction caused by lateral motion, overturning, or uplift of Plumbing equipment, and piping. Restraints shall meet requirements of the CBC.
D. Published specifications standards, tests or recommended methods of trade, industry or governmental organizations apply to work in this section:
   1. "Guidelines for Seismic Restraints of Mechanical Systems and Plumbing Piping Systems"
      a. Published by SMACNA and PPIC
      b. Approved by the State of California
   2. CBC – 2022 California Building Code
   3. CPC – 2022 California Plumbing Code
   4. CRC – 2022 California Residential Code
E. Manufacturers:
   1. Hangers: Any manufacturer who can verify compliance with the CBC standards
   2. Strut - Channel Framing: Any manufacturer who can verify compliance with the CBC standards
   3. Anchors:
      a. Poured in place: Any manufacturer within the CBC standards
      b. Drill In: Any manufacturer within the CBC standards
F. Anchors, Inserts and Fasteners:
   1. General:
      a. Capable of safely accepting indicated external forces without failure
      b. Maintain equipment, piping and ducts in a captive position
   2. All anchors and inserts shall be installed according to the CBC standards

Pipe Sizes to Equipment

A. General: Pipe sizes indicated, including required valves and fittings, shall be carried full size to the equipment served. Any changes in size to match equipment connection shall be made within 1-foot of equipment. All temperature control valves with sizes smaller that connected lines shall have reduction made immediately adjacent to the valves.

Clean-Outs

A. General: Provide Zurn, Wade or Jay R. Smith clean-outs where indicated and required by Code. Same size as main with a maximum size of 4-inches.

1. Floor Clean-Outs (FCO): Zurn ZN1400-2 round top floor clean-out with nickel-bronze head.
2. Wall Clean-Outs (WCO): Zurn ZN1460-8 clean-out, cast brass counter-sunk plug, stainless steel access cover plate secured to plug with counter-sunk screw. For No-Hub piping, Zurn ZN1440-1.
3. Clean-Outs To Grade(COTG): In unfinished areas, use Zurn ZN1420-25 cast iron clean-out, fitted with brass counter-sunk plug. For No-Hub piping, ZN1440.
4. Clean-Outs (CO): For grass or planted areas, Zurn 1449 located in concrete box with cover.

Unions

A. General: Provide unions at each soldered or threaded connection to equipment, tanks and valves; on one threaded connection to each manually operated threaded valve and cock and on one threaded connection to each check valve; at both threaded connections to threaded or soldered automatic valves. Provide where required by service whether indicated or not.

Traps

A. General: Provide traps on all fixtures connected to soil systems, except for fixtures having integral traps. Arrange so discharge form any fixture will not pass through more than one trap before reaching sewer. All traps shall have seal of not less than 2-inches and not more than 4-inches.

B. Exposed Pipe: Exposed traps shall be 17-gauge chromium plated cast brass.

C. Cast Iron Traps: Traps installed in connection with cast iron piping shall be same quality and grade as pipe.

Trap Primers

A. General: Provide trap primers on all drains with infrequent usage and as follows:

1. Water Closets: When connecting to water closets, provide Sloan F72-A primer complete with fitting and accessories.
2. Trap Primer Valve: Automatic trap primer valve shall be Precision Plumbing Products Primer Valve No.1 non-adjusting, for a maximum of two drains.

Hose Bibbs

A. General: Provide all hose bibbs or hydrants with vacuum breakers. All hose bibbs shall have removable metallic handles and lock-shield.

Drains

A. General: Provide Zurn, Wade, or Jay R. Smith drains of sizes indicated. Coordinate installation methods with surfaces where installed. Provide any sleeves, seals, gaskets, rings or other appurtenances required for a complete installation. Drains inside caulked or threaded outlet as required. Provide clamping collars for drains in areas except slab on grade. Provide trap primers where required by Code.

B. Floor Drain: Zurn ZN415-B-6 cast iron floor drain, 2-piece body with double drainage flange, reversible flashing collar, weep-holes, bottom outlet, and adjustable polished nickaloy 6-inch diameter round strainer, Z419-B-6 polished chrome for showers.

C. Floor sinks: Shall be complete with cast iron with acid-resisting porcelain enameled interior, double drainage flange, internal dome, half grate, nickel-bronze frame and trap priming connection. Set top of floor sink to be flush with finished floor. Unless otherwise noted all floor sinks shall be a minimum of 8-1/2" square x 61/4"deep, with ½ grate.

Fixtures

A. General: See fixture schedule on Architectural Drawings. Coordinate with Architectural Drawings for fixtures requiring connection. Verify fixtures are properly set and level prior to connection.

PART THREE - METHODS

Excavation and Backfilling

A. General: Perform all necessary excavation and backfilling required for installation of mechanical and plumbing work. Any work damaged during excavation and backfilling shall be repaired at the Contractor's expense.

B. Verify Conditions: Examine the site to determine the character of the materials to be encountered and existing conditions affecting the Work. Excavation shall be unclassified and shall include the removal of all buried obstructions within the area to be excavated.

C. Trenching: Trenching for underground pipe shall be to the required depths. Maintain excavations free of water while installing pipe and until completion of backfill operation.

D. Tamping: Tamp bottom of trenches to uniform grade and excavate bell holes where necessary to insure that pipe rests for entire length on solid ground. Should rock be encountered, excavate to 6-inches below bottom of pipe and fill with well tamped and compacted 0.5-inch to 1.5-inch broken stone or gravel-sand before laying pipe.

E. Backfill: After pipe has been installed, tested, inspected and approved, backfill excavations with clean earth from excavation or with imported sandy soil in layers not exceeding 8-inches. Moisten and machine tamp and restore ground or paving to original condition. Backfill shall be compacted to a density of 90-percent as determined by laboratory test procedure in ASTM D1557.

F. Owner Tests: During progress of Work, Owner may have compaction tests made under direction of testing laboratory for all compacted fill. If found not to meet Specifications, Contractor shall excavate and re-compact fill at no additional cost to Owner.

G. Grading: After backfilling, grade all trenches to level of surrounding sub-grade. All excess soil shall be removed from site and disposed of in accordance with local Codes.

Pipe Installation

A. General: Install piping approximately as indicated, direct as possible without unnecessary offsets or fittings, parallel with building lines. Locate valves for accessibility. If a location indicated on Drawings for an item requiring access is blocked by an obstacle, point out location to Architect prior to installing item for direction on new location.

B. Layout: Maintain maximum headroom under piping. Contractor to coordinate line locations with beams, windows, columns, etc, to provide maximum clearance. From Drawings, ascertain heights of suspended ceilings and size of pipe shafts, in which piping is concealed, and location and size of structural members in and adjacent to pipe shafts. Coordinate piping installation with ductwork, lighting and equipment. If sufficient space above ceilings or in soffits, shafts and chases is not available, obtain clarification from Architect prior to beginning work.

C. Slope: Horizontal piping shall slope uniformly without sags or humps to provide for complete drainage of systems and elimination of air. Low points in closed systems shall have drain valves accessibly located. Drainage piping shall slope as required by Code or as indicated.

D. Cleaning Piping: Clean all piping prior to assembly. Maintain in clean condition during construction, temporarily capping or plugging ends of pipe when not being worked on.

E. Sizes: Water piping is sized at maximum 8-feet per second velocity for cold water piping and 5-feet per second velocity in hot water piping. Do not reduce pipe sizes shown on Drawings.

F. Cutting: Cut pipe accurately to measurements established on site and work into place without springing or undue forcing and out of the way of openings, ductwork and equipment. Ream ends of pipe and tubing to original bore before connection. Support pipe during cutting. Do not cut plastic piping with tools that generate heat.

G. Expansion: Install piping to allow for expansion and contraction with damage to pipe, supports or building. Provide expansion loops or other devices where required even if not shown on Drawings. Provide swing joints or run-outs to equipment with swing connections or expansion loops to eliminate stress on equipment connections.

H. Cutting Structure: Cutting of structural elements to facilitate pipe installation is strictly prohibited without the written permission of the Structural Engineer.

I. Concealed Pipe: Run piping concealed, except as otherwise noted, with vertical pipe plumb and horizontal pipe installed to maintain uniform slope.

J. Exposed Pipe: All exposed pipe and trim at fixtures shall be chrome-plated.

K. Protection: Protect all piping located in sensitive areas such as over switchboards, electrical machinery or equipment against condensation.

L. Prohibited Locations: Do not install piping in locations prohibited by Code or by Specification Section 15050 Mechanical General.

M. Isolate: Isolate water piping from hangers, walls, structure, etc. with 0.25-inch thick felt pad or Acousto-Plumb Systems. Alleviate noise transmission when water is flowing.

N. Joints: Make all joints in accordance with manufacturer's recommendations and local Codes.

1. Cast Iron: Joints in cast iron piping with neoprene compound applied to male threads only.
2. Threaded Joints: Make screw joints with approved pipe joint compound applied to male threads only. Threaded joints shall not be made in Schedule 40 PVC piping.
3. Copper: Solder joints in copper tubing with lead free soft solder and flux. All joints to be cleaned bright before soldering. Wipe excess solder from joints while molten.
4. PVC Joints: Joints in PVC piping systems shall be solvent weld compatible with the type of materials being handled. Plastic to plastic, plastic to metal, victaulic and flanged fittings shall be made in accordance with the manufacturer's recommendations.

O. Connections: Piping at tanks, converters, generators, pumps, etc shall be supported independently so pipe weight is not supported by equipment. Provide shut off valves, balancing valves, unions, flanges as required by service in supply and return to each item of equipment. Installation shall allow for proper service, balance, testing, maintenance and removal of equipment and associated apparatus. Provide temporary connections, valves, over-sized flushing connections, pipe extensions, etc. as required to test and balance systems.

P. Drains: Drain piping from pump glands, relief valves, etc. Shall spill over open-sight drains, floor drains, floor sinks or other acceptable locations which shall be readily observable. Terminate drainpipe with plain unthreaded pipe with minimum 1-inch air gap.

Q. Unions: Provide screwed unions or flanges in locations required for disconnecting all equipment, traps, by-passes, tanks, etc.

R. Flashing: Coordinate with flashing methods detailed on Architectural Drawings for a uniform appearance. Flash roof vent piping through roof with 24-gauge or heavier galvanized flashing. Make watertight with black fibrous mastic. Extend flashing into roofing felts minimum 12-inches from pipes.

S. Anchorage: equipment and piping shall be accurately set and leveled, anchored to structure as indicated and according to CCR Title 24, CBC and SMACNA "Guidelines For Seismic Restraint Of Plumbing Systems And Mechanical Systems". Supplemental supports to span structural elements shall be provided. Shop drawings shall be approved by the design team prior to installation. Items requiring vibration isolation shall have Mason SSLFH isolators.

T. Pipe Penetrations:

1. Sleeves: Pipe runs in masonry and concrete floors shall be sleeved for protection. Use standard sleeves or black steel piping at least one size larger than piping run. Chase or sleeve all pipes rising in footings and where running concealed through walls. Caulk space between pipes and sleeves in exterior walls and concrete slabs with graphite packing and waterproof plastic compound.
2. Fire Barrier Penetrations: Provide full copy of UL listed fire resistive detail where piping passes through rated barriers. Fire resistive penetration detail shall be coordinated with listing of fire resistive assembly where pipe passes.
3. Slabs: Coordinate water proofing seals where pipes pass through slabs with waterproofing consultant/contractor.
4. Foundation Walls: Pipes penetrating below grade foundation walls shall be protect with Linkseal Systems.
5. Escutcheons: Place escutcheon, stamped with 16-gauge steel and chromium plated, on pipes passing through sleeves in walls, floors or ceilings where exposed to view in finished areas. Grout in all other pipes.

Soil, Waste, Drain And Vent Pipe Installation

A. General: Run piping in approximate location shown on the Drawings, graded one unit in forty-eight (1/4-inch per foot) in buildings. Lay sewers in straight lines at a uniform grade of one unit in forty-eight (1/4-inch per foot) or as noted on Drawings. 1/8" slope on pipe sizes 4"-6" shall be permitted with approval from the authority having jurisdiction.

B. Plug Ends: Keep stopper in mouth of pipe when pipe work is not in progress.

C. Connection Schedule: Contractor shall coordinate with Owner on preferred schedule of system shutdown. Prior to starting any new pipe replacement work, run new waste piping adjacent to existing piping and make connections during off hours so as to maintain service to buildings.

D. Vents: Extend vents through roof. Vents may be combined in accordance with the CPC. Combination of cross-section of all venting within each building shall equal waste pipe size cross-section leaving that building.

E. Traps: All drains shall be properly trapped and vented and supplied with water where required by Code. Give special attention to drains located in areas that are pitched for drainage so that uniform slope will be obtained.

F. Clean-Outs: Cleanouts shall be installed per CPC 707.0 and Table 707.1, every 100-feet of horizontal runs. Make-up clean-out plugs with graphite and oil to facilitate easy removal. Take necessary precautions to protect clean-outs during construction. Replace damaged clean-outs.

Clean Up

A. General: Daily clear construction debris and trash from work areas and dispose of off site. Sweep building floors weekly. Clean all portions of site to the satisfaction of Owner and Architect. See individual Specification Sections for additional requirements.

B. Site: Layout construction tools, work areas, materials and supplies to promote a clean and safe project site. Clean tools and sweep work areas daily.

C. Pipe Cleaning: Flush thoroughly and submit documentation that all water distribution systems have been properly cleaned.

D. Strainers: Remove strainer screens and flush clean before replacing.

E. Equipment: Wipe down equipment, removing dust, grease, marks from shipping or installation. Coordinate any repair, refurbish or touch-up painting required.

Final Inspection

A. Final Inspection: Furnish Architect with all certificates of final inspection and approval from inspection authorities. Coordinate with design team and building inspectors on inspection schedule.

Limited Field Visits

A. Site Visits: Engineer's responsibility is limited to normal construction support services only. Engineer will provide office consultation and, upon approval, will visit site at rough-in, pre-final and final stages only. Contractor shall pay all costs for additional site visits required to re-inspect incomplete work or due to poor coordination or supervision by the Contractor.

Field Instructions

A. Field Instructions: At project completion, provide services of engineer to instruct Owner's maintenance personnel in operation and maintenance of each system. Cover all items in the bound instruction books. Instruction service shall be of sufficient length with enough detail to insure safe and efficient operation.

Guarantee

A. Guarantee: Plumbing Contractor shall guarantee the following:

1. Sub-contractor will replace or repair any defect in equipment, materials, and/or installation within the warranty period, which shall be on year from substantial completion.

2. That all equipment and material will produce the results specified.

3. The Plumbing Contractor shall furnish written guarantee to replace all defective work and materials furnished under this Section, at no cost to the Owner, for this one (1) year period.

Monterey County Building Services
Approved
NucklesE on Mar 16, 2026

WR&D
WALD RUHNKE & DOST ARCHITECTS LLP
2340 GARDEN ROAD, SUITE 100
MONTEREY, CALIFORNIA 93940
PHONE: 831.649.4642
FAX: 831.649.3530
WWW.WRDARCH.COM

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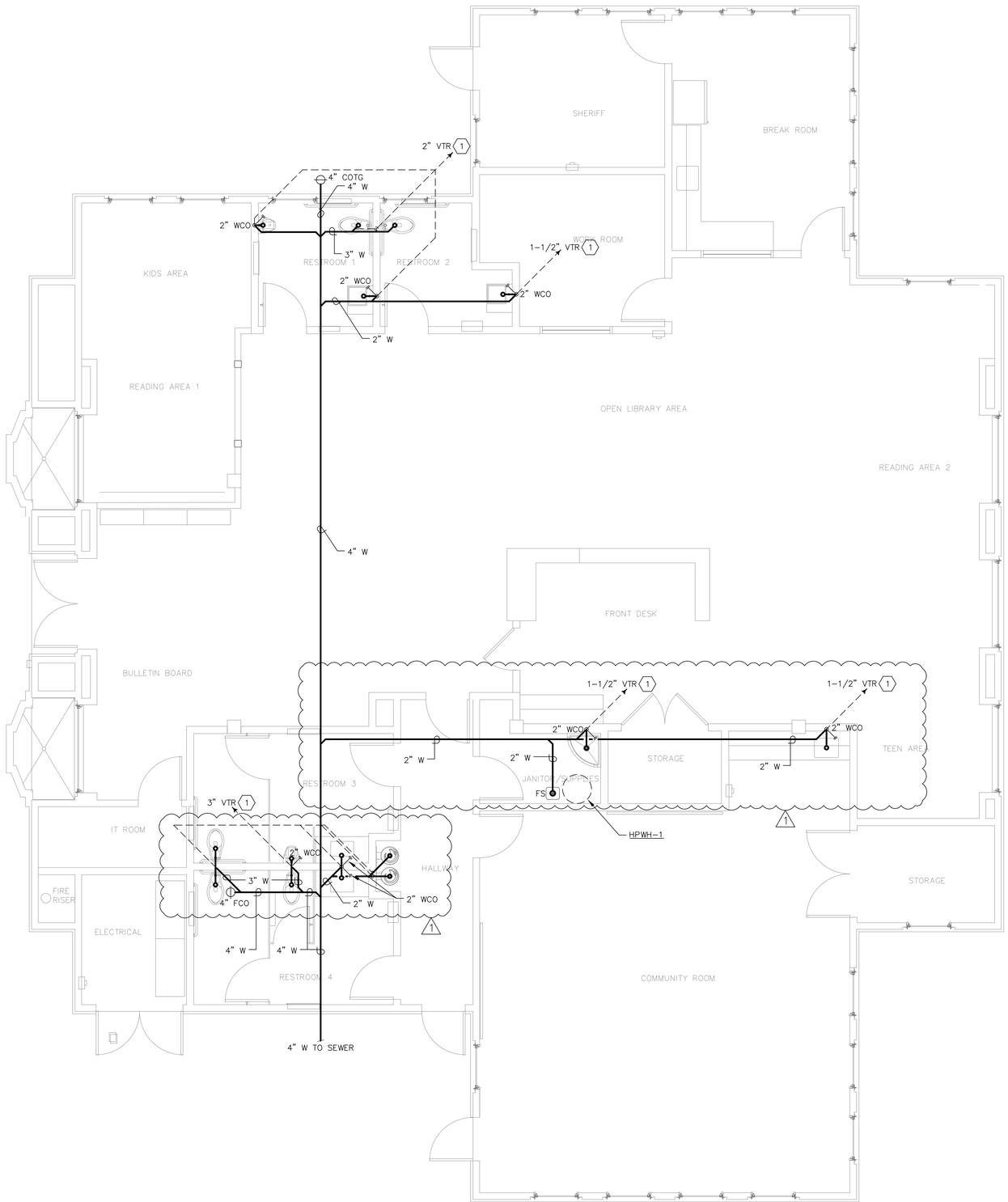
MONTEREY ENERGY GROUP

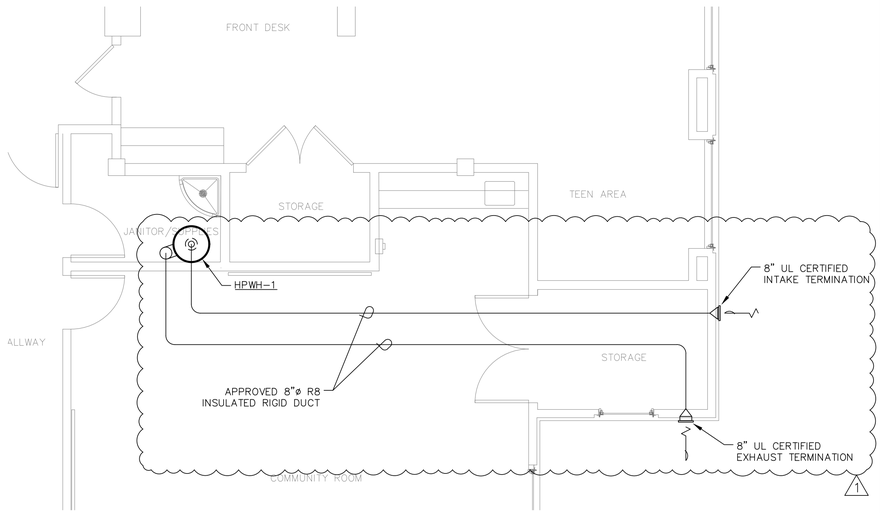
SHEET NOTES

1. NOTE: GROUP ALL VENTS WHERE PRACTICAL TO MINIMIZE PENETRATIONS THROUGH ROOF.PLUMBING CONTRACTOR SHALL OBTAIN APPROVAL FROM ARCHITECT FOR ALL VENT TERMINATION
2. PROVIDE APPROVED AIR GAP FITTING ON THE DISCHARGE SIDE OF THE DISHWASHING MACHINE WHEN DIRECTLY CONNECTED TO A DRAINAGE SYSTEM OR FOOD DISPOSER.
3. PROVIDE TRAP PRIMERS AT ALL FLOOR DRAINS & FLOOR SINKS.
4. COORD ALL PIPING LAYOUTS W/DUCT SYSTEM AND ALL TRADES.
5. COORD FOUNDATION PENETRATIONS.
6. NO COMBUSTION CONDENSATE SHALL DRAIN INTO A CAST IRON PIPE.



1 WASTE & VENT PLAN

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



2 HPWH VENTING DETAILS

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

Monterey County Building Services
Approved
NucklesE on Mar 16, 2026

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WR&D
WALD RUHNKE & DOST ARCHITECTS LLP

2340 GARDEN ROAD, SUITE 100
MONTEREY, CALIFORNIA 93940
PHONE: 831.649.4642
FAX: 831.649.3530
WWW.WRDARCH.COM

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MONTEREY ENERGY GROUP
Certified Energy Analyst
Mark Conrad Rhodes Bld. Suite A | Carmel, CA 93923
mark@montereyenergy.com
831.241.2116

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SHEET NAME: WASTE & VENT PLAN & HPWH VENTING DETAILS

SHEET NO.: P2.1

FILE NAME:

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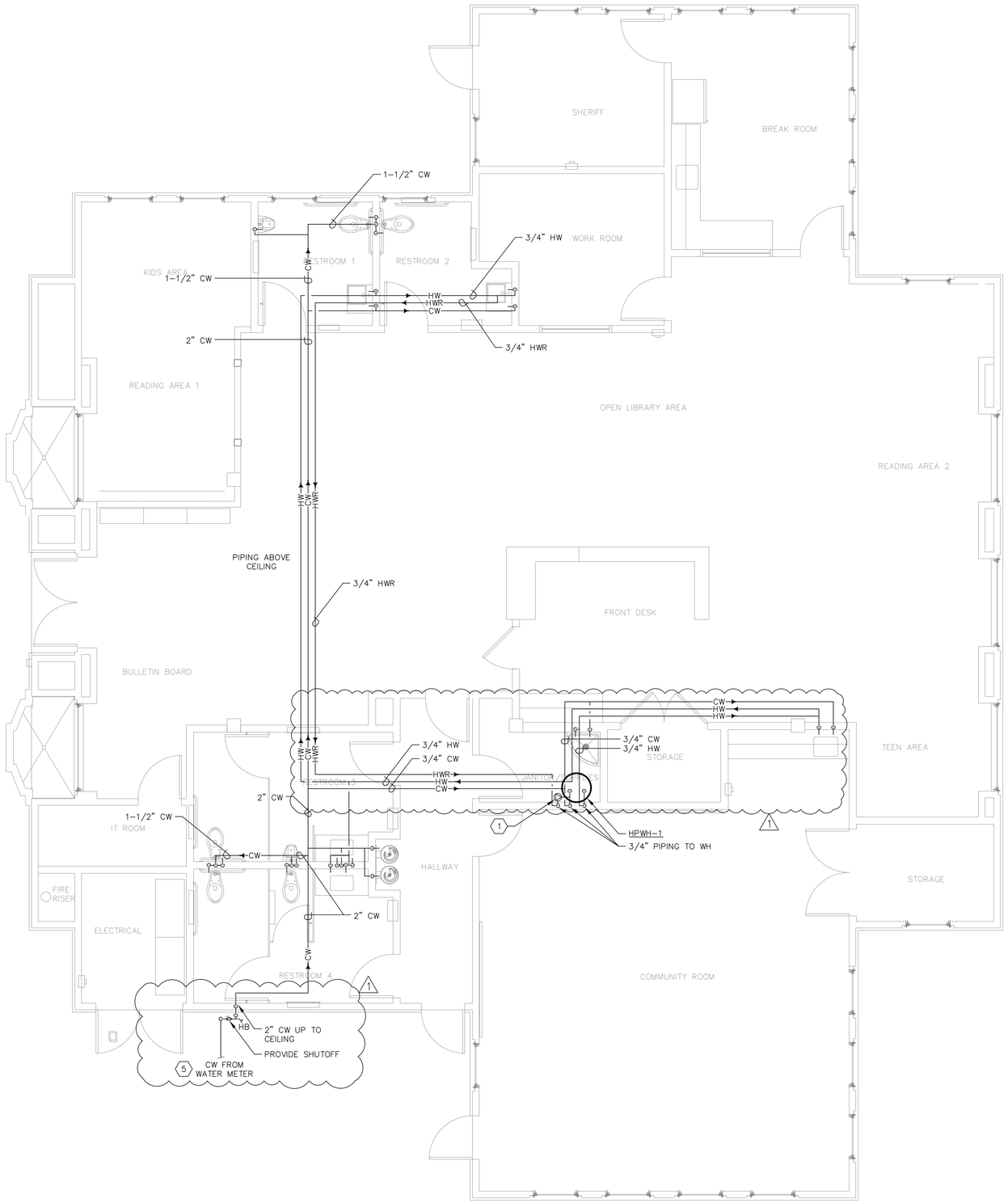

1 DOMESTIC WATER PLAN

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

SHEET NOTES

1. PROVIDE TACO GENIE ON COMMAND MODEL 008-CT DHW RECIRCULATION SYSTEM. SYSTEM SHALL BE EQUIPPED WITH WIRED MOTION SENSOR KIT 554-4 AT EA. BATHROOM AND WIRED INDIVIDUAL STARTER BUTTON 554-3 AT KITCHEN SINK.
2. PROVIDE TRAP PRIMERS AT ALL FLOOR DRAINS & FLOOR SINKS.
3. COORD ALL PIPING LAYOUTS W/DUCT SYSTEM AND ALL TRADES.
4. NOTE: ALL HOT AND COLD WATER PIPING BELOW SLAB SHALL BE TYPE K SOFT COPPER OR APPROVED PEX. NO JOINTS SHALL BE PERMITED BELOW SLAB. INSULATE WITH APPROVED BELOW SLAB INSULATION.
5. SITE MAIN & METER SIZE TO BE DETERMINED BASED ON COMBINED FIRE SPRINKLER DEMAND, DOMESTIC DEMAND AND IRRIGATION DEMAND. DOMESTIC DEMAND = 80 GPM @ 46 TO 60 PSI. SIZING IS BELOW 200FT THEREFORE SIZING IS BASED ON VELOCITY LIMITS FOR COPPER PIPING, 8 FT/SEC FOR CW AND 5 FT/SEC FOR HW.

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WR&D
WALD RUHNKE & DOST ARCHITECTS LLP
2340 GARDEN ROAD, SUITE 100
MONTEREY, CALIFORNIA 93940
PHONE: 831.649.4642
FAX: 831.649.3530
WWW.WRDARCH.COM

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MONTEREY ENERGY GROUP
Certified Business Enterprise
2040 Central Avenue Blvd. Suite A | Carmel, CA 93923
831.242.2110

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SHEET NAME: DOMESTIC WATER PLAN

SHEET NO.: P2.2

FILE NAME: