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REVISIONS:

PROJECT: EHLEN RESIDENCE
LOCATION: 3150 MIDWOOD LN., PEBBLE BEACH
BLOCK: LOTS:
APN: 008-362-001
PROJECT NO.: 24-03

ISSUE: 10-23-2024
DRAWN BY: AJ ORTIZ

COVER SHEET &
NOTES
SCALE: 1' = 1/4"
CN

ABBREVIATIONS

AT	EW	EACH WAY	NTS	NOT TO SCALE
BLK	EW	END OF EACH JOINT	OC	ON CENTER
AB	EL	ELEVATION	OD	OUTSIDE DIAMETER
AC	EOS	EDGE OF SLAB	OPENING	
ADDN	EQ	EQUAL	OPENING	
APT	EXP. B	EXTERIOR BOLT	OPENING	
AGG	EXT	EXTERIOR	PCC	PRECAST CONCRETE
ALT	FF	FINISH FLOOR	PERP	PERPENDICULAR
ALUM	FG	FINISH GRADE	PL	PLATE
APPROX	FHWS	FLAT HEAD WOOD SCREW	PLWD	POUNDS PER SQUARE FOOT
ARCH	FND	FOUNDATION	PSI	POUNDS PER SQUARE INCH
BLDG	FND	FOUNDATION	PT	PRESSURE TREATED
BLK	FOC	FACE OF CONCRETE	REINF	REINFORCING
BKG	FOC	FACE OF MASONRY	REINF	REINFORCING
BN	FOC	FACE OF STUD	REINF	REINFORCING
BOC	FT (')	FOOT/FEET	REINF	REINFORCING
BOF	FTG	FOOTING	SAD	SEE ARCHITECTURAL DRAWINGS
BOY	GA	GAUZE	SM	SIMILAR
BP	GALV	GALVANIZED	SHJ	SHORTE LEG HORIZONTAL
BR	GLB	GLUE LAMINATED LUMBER	SLH	SHORT LEG VERTICAL
BRG PL	GWB	GYPSUM WALL BOARD	SLV	SHORT LEG VERTICAL
BRG	HAS	HEADED ANCHOR STUD	SM	SHEET METAL
BRG	HDR	HEAD STUD	SMG	SUPERIOR GRADE
CCJ	HKG	HOOK	SQ	SQUARE
CC	HORIZ	HORIZONTAL	SS	STAINLESS STEEL
CENTER TO CENTER	HORIZ	HORIZONTAL	STD	STANDARD
CIP	HSB	HIGH STRENGTH BOLT	STD	STANDARD
COP	ID	INSIDE DIAMETER	STW	STRUCTURAL
CTR	IN (')	IN. (")	SWS	SHEAR WALL SCHEDULE
CL	CENTER	INT. INTERIOR	SYM	SYMMETRICAL
CLG	JST	JOIST	T 24	TITLE 24 CALIFORNIA CODE
CLR	JT	JOAT	TEN	TENON
CMU	JH	JOIST HANGER	THK	THICK
COL	LH	LONG LEG HORIZONTAL	TOC	TOP OF CONCRETE
CONC	LLV	LONG LEG VERTICAL	TOP	TOP OF FOOTING
CONM	LS	LOCK SCREW	TOSL	TOP OF SLAB
CONSTR	LT	LIGHT WEIGHT	TOS	TOP OF SHELL
CONT	WT	LONG	TOW	TOP OF WALL
CTSK	LWC	LIGHT WEIGHT CONCRETE	TS	TUBE STEEL
CT	MAX	MAXIMUM	TOP	TOPICAL
DBL	MIN	MINIMUM	TAB	TOP AND BOTTOM
DEPR	MACH	MACHINE BOLT	TAB	TOP AND BOTTOM
DF	MCH	MASONRY CONTROL JOINT	TN	TOE NAIL
DIA, (ø)	MCH	MASONRY CONTROL JOINT	UNG	UNDISTURBED NATURAL GRADE
DIAG	MECH	MECHANICAL	UN	UNLESS OTHERWISE NOTED
DIAG	MEZZ	MEZZANINE	W	WELDED WIRE FABRIC
DIA	MIN	MINIMUM	W/	WITH
DN	MISC	MISCELLANEOUS		
DW	MISW	MALLEABLE IRON WASHER		
(E)	MTL	METAL		
EF	NO	NO		
EN	NOM	NOMINAL		

GENERAL NOTES

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING CODES:

2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA RESIDENTIAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA GREEN BUILDING STANDARD

- All construction, workmanship and materials shall conform with the requirements of the 2022 California Code Edition, and the Carmel by the Sea municipal code.
- The contractor shall verify all dimensions, elevations and site conditions and shall become completely familiar with the construction documents prior to starting construction.
- CODG, Inc. and Engineer shall be notified of any omissions or discrepancies in the working drawing and/or specifications before proceeding with any work so involved.
- All dimensions take precedence over scale shown on plans, sections and details.
- Specific notes and details take precedence over structural notes and typical details.
- Where specific details are not provided, construction can follow details for similar conditions, unless conflicts occur.
- The contractor shall be responsible for the design, installation and maintenance of all bracing and shoring required during construction until all construction is finalized.
- Job site safety is the sole responsibility of the contractor.
- See architectural drawings for the size and location of all door and window openings, location of nonbearing partitions, roof on floor elevations, roof slopes, architectural finishes, and other related information not indicated on the structural drawings.
- See mechanical, electrical and/or architectural drawing for the size and location of pipes, conduits, floor drains, vents, ducts, and other similar penetrations not indicated on the structural drawings.
- Fire Sprinklers- Provide Sprinkler Drawings to the Fire Marshal for Review & Approval prior to installation.
- EPOXY AND ANCHOR BOLTS:
Especial Inspection required for epoxy set anchor bolts.

SYMBOLS

	SECTION NUMBER		ELEVATION NUMBER
	Sheet Number		Sheet Number
	REVISION NUMBER		DOOR NUMBER
	WINDOW NUMBER		KEY NOTE NUMBER

2022 CalGreen Mandatory Measures

- Protect annular spaces around pipes, electric cables, conduits at exterior walls against the passage of rodents (4.406.1)
- Correct openings and other related air distribution component openings during construction (4.504.1)
- Adhesives, sealant and caulk shall be compliant with VOC and other toxic compounds limits. (4.504.2.1)
- points, stains and other coating shall be compliant with VOC limits. (4.504.2.2)
- Aerosol paints and coatings shall be compliant with product weighted MIR limits for ROC and other toxic compounds. (4.504.2.3) Verification of compliance shall be provided.
- Carpet and carpet system shall be compliant with VOC limits. (4.504.3)
- Exhaust fans in bathrooms must be Energy Star (noted on Plan), and minimum 80% of floor area receiving resilient flooring shall comply with Section(4.504.4)
- Particle board, medium density fiberboard (MDF) and hardwood plywood used in interior
- Install capillary break and vapor retarder at slab on grade foundation. (4.504.2)
- Check moisture content of building material used in wall and floor framing before enclosure. (4.504.3)
- Duct systems are sized, designed, and equipment is selected per Section (405.2) HVAC system installers must be trained and certified and special inspectors employed by the enforcing agency must be qualified.

2022 CAL-GREENBUILDING: STANDARD CODES

- 4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS: plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply.
- 4.406.1 RODENT PROOFING: Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.
- 4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION: At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.
- 4.504.2.1 ADHESIVES, SEALANTS AND CAULKS: Adhesives, sealant and caulk used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply and be in compliance with the voc limits.
- 4.504.3 CARPET CUSHION: All carpet cushion installed in the building interior shall meet the requirements of the carpet and rug institute's green label program.
- 4.504.2.2 PAINTS AND COATINGS: Architectural paints and coatings shall comply with voc limits in table 1 of the arc and architectural suggested control measure, as shown in table 4.504.3, unless more stringent local limits apply, these must be in compliance with the voc limits.
- 4.504.2.3 AEROSOL PAINTS AND COATINGS: Aerosol paints and coatings shall meet the Product-weighted MIR limits for ROC in Section 94522(E)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone-depleting substances, in Section 94522(E)(1) and (F)(1) of California Code of Regulations, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District, additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.
- 4.504.5 COMPOSITE WOOD PRODUCTS: Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for composite wood.
- 4.505.2 CAPILLARY BREAK: A capillary break shall be installed in compliance with at least one of the following: a 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or lesser clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used.
- 4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS: Building materials with visible signs of water damage shall not moisture be installed. Wall and floor framing shall not be enclosed where the framing members exceed 19 percent content.
- 4.506.1 BATHROOM EXHAUST FANS: Each bathroom shall be mechanically ventilated and shall comply with the following:
Fans shall be ENERGY STAR component and be ducted to terminate outside the building unless functionally required. A humidity control of a whole house ventilation system, fans must be controlled by a humidity control.
- B. A humidity control shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment.
- B. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in)
- 4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN: Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following manual: Duct systems are sized according to ANSI/ACCA 1 Manual D
- 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

SHEET INDEX

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GN.2 2022 GREEN BUILDING STANDARDS CODES
GN.3 CONSTRUCTION BEST MANAGEMENT PRACTICE (BMPS)
GN.4 TRAFFIC CONTROL PLAN, TRUCK ROUTE, & PARKING PLAN
GN.5 SPECIAL INSPECTIONS FORM
GN.6 SPECIAL INSPECTIONS FORM

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- 1.0 PROPOSED SITE PLAN
- 2.0 PROPOSED EROSION CONTROL PLAN
- 3.0 PERSPECTIVE DRAWING
- 4.0 FLOOR PLAN PROPOSED
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- 7.0 WINDOW & DOOR SCHEDULE
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- 0.4 MECHANICAL EQUIPMENT SPECIFICATION
- M.2.1 MECHANICAL PLAN - MAIN FLOOR
- M.2.2 MECHANICAL PLAN - ROOF
- M.3.1 MECHANICAL DETAILS
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- S.1 FOUNDATION PLAN & SECTION, NOTES & DETAILS
- S.2 ROOF PLAN
- S.3 SHEAR PLAN
- S.4 SECTIONS & DETAILS
- D.1 FOUNDATION DETAILS
- D.2 ROOF DETAILS
- D.3 STRUCTURAL DETAILS

Ehlen Residence

Accessory Dwelling Unit

Pebble Beach, California

APN: 008-362-001



PROJECT TEAM

DESIGN:
CLAUDIO ORTIZ DESIGN GROUP INC.
26615 CARMEL CENTER PLACE #102
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MECHANICAL ENGINEER:
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INFO@BUILDENGLLC.COM
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MECHANICAL ENGINEER:

SETBACKS (MIN. ALLOWED):

FRONT:20FT, SIDE 20FT, REAR 20FT

R-3/U

LDK/1.5D (CZ)

SETBACKS (MIN. ALLOWED):

FRONT:20FT, SIDE 6FT, REAR 6FT,

IN BETWEEN MAIN BLDG: 10FT-15FT

ONE

NO

ONE

CONST. TYPE:

STORIES:

PROJECT INFORMATION

LOT SIZE (0.478 ACRES) 20,820.0 S.F.
A.P.N. 008-362-001
LEGAL DESCRIPTION BLOCK: LOTS:
ZONING LDR/1.5D (CZ)

SETBACKS (MIN. ALLOWED): FRONT:20FT, SIDE 20FT, REAR 20FT

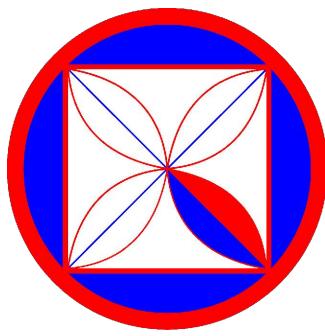
R-3/U



California

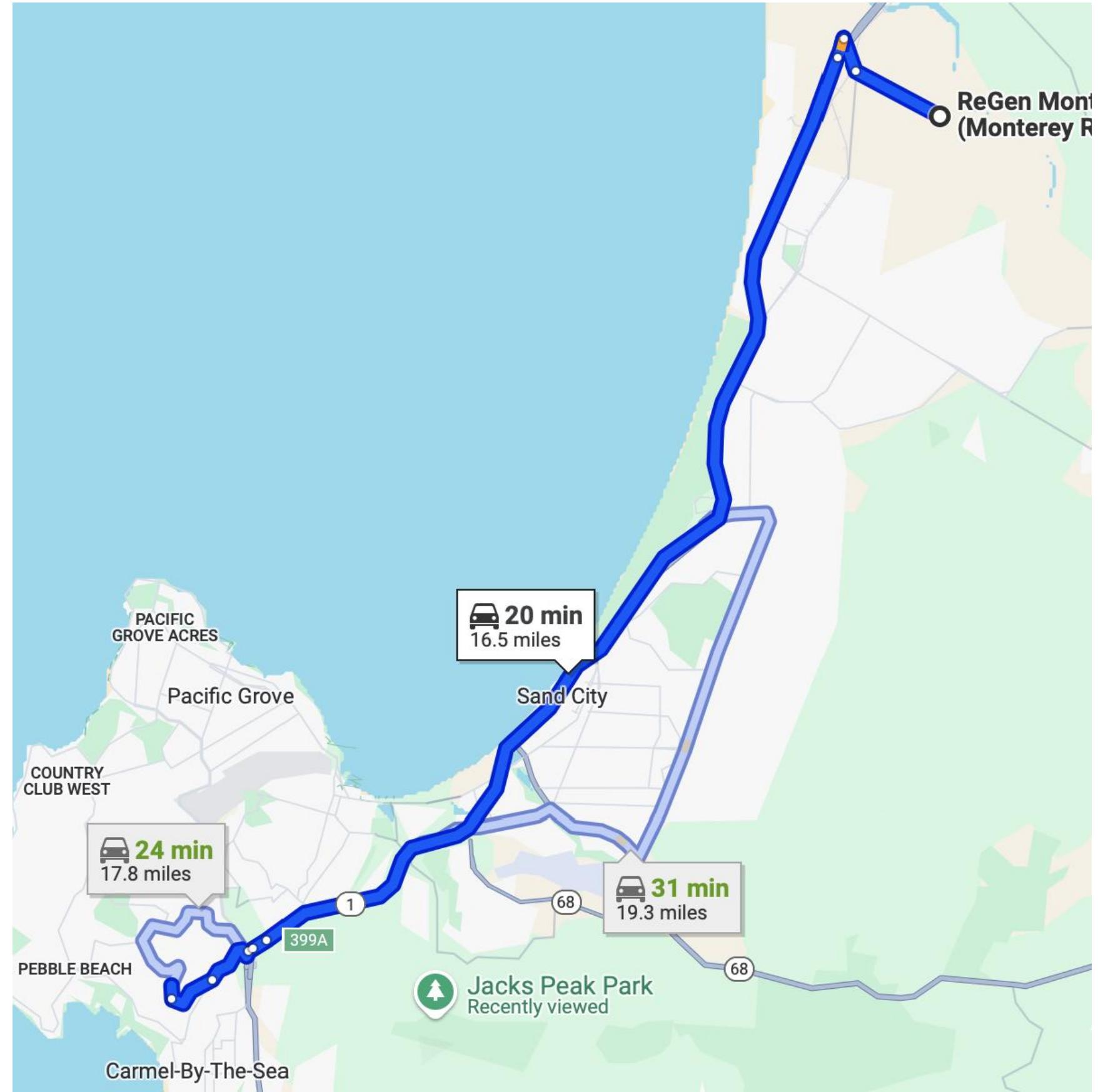
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)



CHAPTER 3 GREEN BUILDING SECTION 301 GENERAL		CHAPTER 4.1 PLANNING AND DESIGN		CHAPTER 4.2 ENERGY EFFICIENCY		CHAPTER 4.3 WATER EFFICIENCY AND CONSERVATION		CHAPTER 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY			
Y	N/A	RESPON. PARTY	Y	N/A	RESPON. PARTY	Y	N/A	RESPON. PARTY	Y	N/A	RESPON. PARTY
<p>301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklist 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.</p> <p>301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned floor area or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.</p> <p>The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.3 for application.</p> <p>Note: Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing lighting fixtures are not considered alterations for the purpose of this section.</p> <p>Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.</p> <p>301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise (LR) or high-rise (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.</p> <p>SECTION 302 MIXED OCCUPANCY BUILDINGS</p> <p>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.</p> <p>Exceptions:</p> <p>1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A, as applicable.</p> <p>2. [HCD] For purposes of CALGreen, live/work units, complying with Section 419 of the California Building Code, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.</p>		<p>4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities.</p> <p>When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the requirements of Sections 4.106.4.2.1 and 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest whole number. A parking space served by electric vehicle supply equipment or designed as future EV charging space shall count as at least one standard automated parking space only for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 for further details.</p> <p>4.106.4.2.1 Multifamily development projects with less than 20 dwelling units; and hotels and motels with less than 20 sleeping units or guest rooms.</p> <p>The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.</p> <p>4.106.4.2.2 Multifamily development projects with 20 or more dwelling units, hotels and motels with 20 or more sleeping units or guest rooms.</p> <p>The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.</p> <p>4.106.4.2.3 Electric vehicle Ready Space Signage.</p> <p>Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).</p> <p>4.106.4.2.4 Identification.</p> <p>The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.</p> <p>4.106.4.2.5 Electric Vehicle Ready Space Signage.</p> <p>Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).</p> <p>4.106.4.2.6 Electric vehicle charging for additions and alterations of parking facilities serving existing multifamily buildings.</p> <p>When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.</p> <p>Notes:</p> <p>1. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.</p> <p>2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.</p> <p>4.201 GENERAL</p> <p>4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.</p>		<p>4.304 OUTDOOR WATER USE</p> <p>4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.</p> <p>NOTES:</p> <p>1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code Regulations, Title 23, Chapter 2.7, Division 2, MWELO and supporting documents, including water budget calculator, are available at: https://www.water.ca.gov</p>		<p>DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY</p> <p>4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE</p> <p>4.406.1 CONSTRUCTION PROCESS. Annular spaces around pipes, electric cables, conduits or other openings in soffitation plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.</p> <p>4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING</p> <p>4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.</p> <p>Exceptions:</p> <p>1. Excavated soil and land-clearing debris.</p> <p>2. Alternate waste reduction methods developed by working with local agencies if diversion or recycling facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.</p> <p>3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.</p> <p>4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with items through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.</p> <p>1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.</p> <p>2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or truck mixed (single stream).</p> <p>3. Identify diversion facilities where the construction and demolition waste material collected will be taken.</p> <p>4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.</p> <p>5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.</p> <p>4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.</p> <p>4.408.4 WASTE STREAM REDUCTION ALTERNATIVE (LR). Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq. ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.</p> <p>4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4.</p> <p>NOTES:</p> <p>1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section.</p> <p>2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).</p> <p>4.410 BUILDING MAINTENANCE AND OPERATION</p> <p>4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:</p> <p>1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.</p> <p>2. Operation and maintenance instructions for the following:</p> <p>a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment.</p> <p>b. Roof and yard drainage, including gutters and downspouts.</p> <p>c. Space heating systems, including condensers and air filters.</p> <p>d. Landscape irrigation systems.</p> <p>e. Water reuse systems.</p> <p>3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.</p> <p>4. Public education and/or community outreach programs in the area.</p> <p>5. Educational material on the positive impacts of increasing indoor relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.</p> <p>6. Information about water-conserving landscape and irrigation design and controllers which conserve water.</p> <p>7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet from the foundation.</p> <p>8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.</p> <p>9. Information about state solar energy and incentive programs available.</p> <p>10. A copy of any special inspection verifications required by the enforcing agency or this code.</p> <p>11. Information from the Department of Forestry and Fire Protection on maintenance of defensible space around residential structures.</p> <p>12. Information and/or drawings identifying the location of grab bar reinforcements.</p> <p>4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide a single accessible area(s) that serves all buildings on the site and are identified for the deposit, 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.</p> <p>Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq., are not required to comply with the organic waste portion of this section.</p> <p>4.501.1 SCOPE. The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well-being of a building's installers, occupants and neighbors.</p> <p>4.502.1 DEFINITIONS</p> <p>5.102.1 DEFINITIONS. The following terms are defined in Chapter 2 (and are included here for reference)</p> <p>AGRICIBER PRODUCTS. Agriciber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (F&F) not considered base building elements.</p> <p>COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard (MDF). Composite wood products does not include laminated panel products, structural panels, structural composite lumber, oriented strand board, glulam laminated timber, and manufactured wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section 93120.1.</p> <p>DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.</p>					

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 VARIABLE'S 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.



TRAFFIC CONTROL PLAN NOTES

TRASH EXPORT ROUTE OF TRAVEL

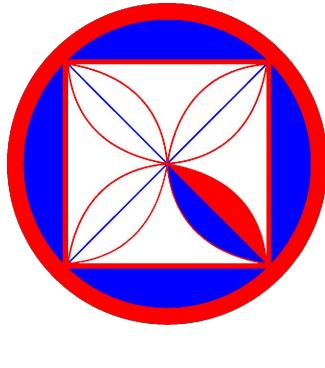
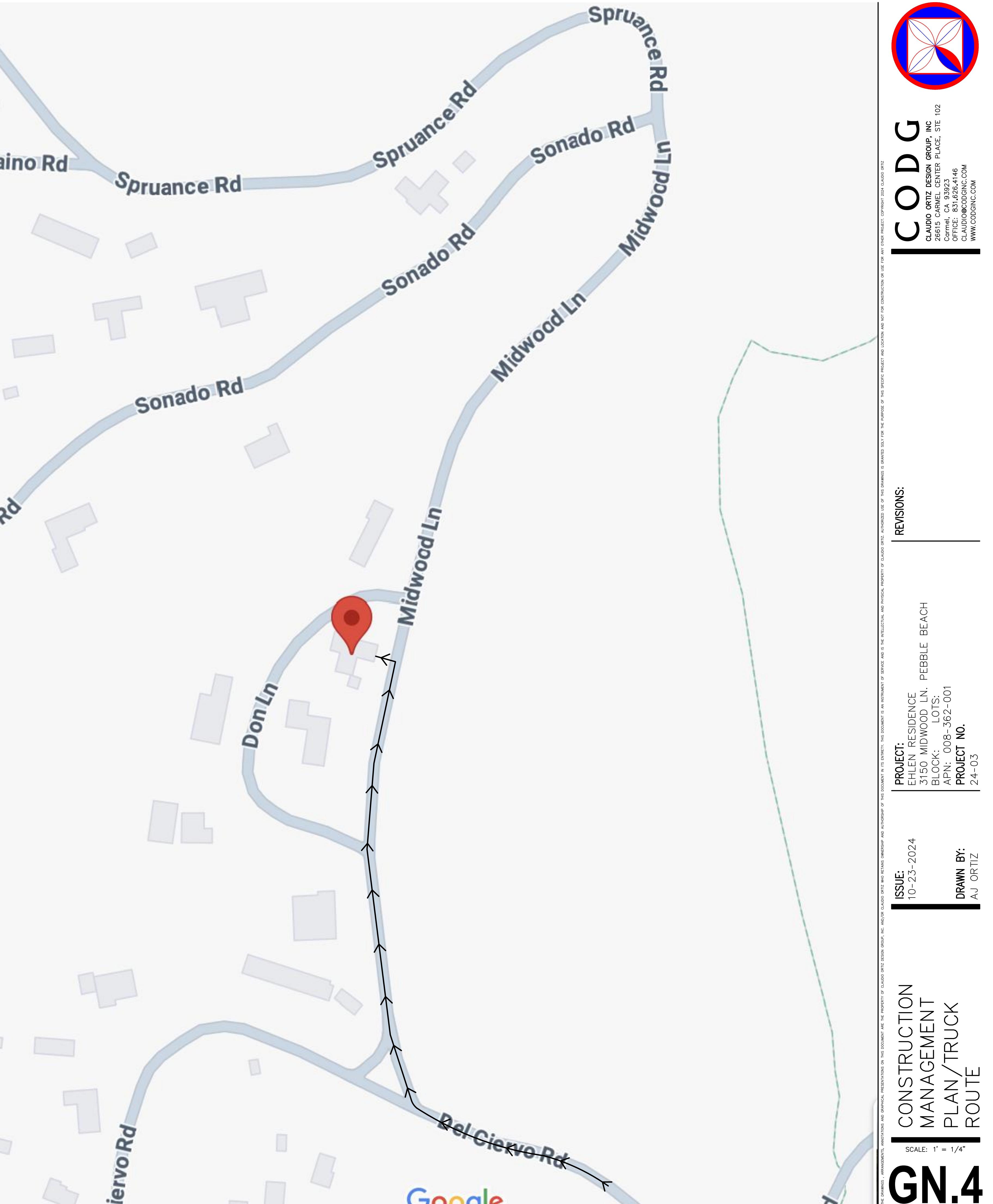
3150 MIDWOOD LN.
PEBBLE BEACH, CA. 93953
APN: 008-362-001-000

PROJECT ROUTE FOR HAULING AWAY DEBRIS OR CONSTRUCTION MATERIALS.

1. TRUCKS WILL BE COMING IN FROM HIGHWAY 1.
2. TAKE EXIT 399A FOR CA-68 W TOWARD PACIFIC GROVE/PEBBLE BEACH.
3. CONTINUE ON 17 MILE DR. TAKE DEL CIERO RD TO MIDWOOD LA IN DEL MONTE FOREST.
4. NOISE-GENERATING CONSTRUCTION ACTIVITIES ARE LIMITED TO THE HOURS BETWEEN 7 A.M. AND 7 P.M. MONDAY THROUGH SATURDAY; NO CONSTRUCTION NOISE IS ALLOWED ON SUNDAYS OR NATIONAL HOLIDAYS.

ROAD SIGNAGE NOTES

1. CONSTRUCTION AHEAD SIGNS TO BE SET TO INFORM NEIGHBORHOOD TRAFFIC. DETOUR SIGNS WILL BE SET UP AT EACH END TO DIRECT TRAFFIC AROUND CONSTRUCTION ZONE.
2. TEMPORARY STREET PARKING SIGNS SET UP IN THE PUBLIC STREET PARKING ON THE ADJACENT PROPERTIES TO PROVIDE EASY ACCESS FOR TRUCKS TO PARK IN FROM THE PROJECT PROPERTY WITHOUT CAUSE DAMAGE TO NEARBY VEHICLES
3. DESIGNATED TRUCK PARKING FOR TRUCKS TO BE ON THE STREET PARKING IN FRONT OF THE PROJECT ADDRESS.
4. CONTRACTOR WILL BE RESPONSIBLE FOR SETTING UP TRAFFIC CONTROL SIGNAGE AND TEMPORARY ENCROACHMENT PERMIT IF APPLICABLE TO PROJECT.



REVISIONS:

PROJECT: EHLLEN RESIDENCE
3150 MIDWOOD LN. #
BLOCK: LOTS:
APN: 008-362-001
PROJECT NO.
24-03

ISSUE: 10-23-2024
DRAWN BY: AJ ORTIZ

CONSTRUCTION MANAGEMENT PLAN /TRUCK ROUTE

SCALE: 1' = 1/4"

ON A

GN4

UN.



REVISIONS:

PROJECT: EHLEN RESIDENCE
BLOCK: LOTS:
APN: 008-362-001
PROJECT NO. 24-03

ISSUE: 02-28-2025
DRAWN BY: AJ ORTIZ

SCALE: 1' = 1/4"

GN.5

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: 3100 Midwood Lane Pebble Beach CA
Permit Application #: _____
Description Of Work: ADDITION APPROXIMATELY 1,242 SF.

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.
 - 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.

Statement of Special Inspections, REV12/23

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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:

Franshiscia Delgado, CODG Inc (Design & Construction Coordinator)
Registered Design Professional in Responsible Charge

franshiscad@codginc.com
Email Address

F. Dely for CODG Inc.

Signature

03/06/25

Date

Statement of Special Inspections, 2022 CBC

Owner's Authorization:

Owner Name _____ Title _____

Signature

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:

- Awareness of the special requirements contained in the statement of special inspections;
- Control will be exercised to obtain conformance with the construction documents approved by the Chief Building Official;
- 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

Statement of Special Inspections, REV12/23

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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	Butano Engineering- Scott	(231 Green Valley Road, Suite E Freedom CA 95019 (805) 216-9797
2. Special Inspections		
3. Material Testing		
4. Structural Observation	Williamson Chavez Design	williamsonchavez@aol.com P.O. Box 22277 Carmel CA 93922
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):

The extent of required seismic-force-resisting system is defined in more detail in the construction documents on sheets:

Statement of Special Inspections, REV12/23

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Structural Observations (Section 1704.6)

Description of frequency and extent of required structural observations:

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:

- 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 fabrication equipment detailed in drawings and quality control procedures	---	
2. Verify the completed certificates 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)	---	

Statement of Special Inspections, REV12/23

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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:

1. Complete penetration groove welds 5/16" or greater in risk category III or IV

2. Complete penetration groove welds 5/16" or greater in risk category II

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

6. 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)

7. Inspect all steel welds, steel plates, steel columns, and steel beams after.

EXCEPTION: NDT of welds completed in an approved fabricator's shop. See AISC 360, N7e

8. UT on 100%, may reduce to 25% per AISC 360, N5e

9. UT on 10%, may increase to 100% per AISC 360, N5f

10. Welded joints subject to fatigue when required by AISC 360, Appendix 3, Table A-3.1

11. Fabricator's NDT reports when fabricator performs NDT

12. 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)

13. Inspect all other welds

14. Inspect anchors cast in concrete

15. Inspect anchors post-installed in hardened concrete members

a. Anchors that have installed in horizontally or upwardly inclined orientations to resist sustained tension loads

b. Mechanical anchors and adhesive anchors not defined in 4.4

16. Verify use of required design mix

17. Prior to concrete placement, fabricate specimens for strength tests, perform slump and air content tests, and determine the temperature of the concrete

18. Inspect concrete and shotcrete placement for proper application techniques

19. Verify maintenance of specified curing temperature and techniques

20. Inspect prestressed concrete for:

a. Application of prestressing forces; and

b. Bonding of prestressed tendons

21. Inspect erection of precast concrete members

22. Inspect 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:

a. Installation of the embedded parts

b. Completion of the continuity of reinforcement across joints

c. Installation of connections in the field

23. Inspect installation tolerances of precast concrete diaphragm connections for compliance with ACI 550.5

24. Inspect concrete diaphragm connections for compliance with ACI 550.13

25. Inspect concrete diaphragm connections for compliance with ACI 550.5

26. Inspect concrete diaphragm connections for compliance with ACI 550.13

27. Inspect concrete diaphragm connections for compliance with ACI 550.5

28. Inspect concrete diaphragm connections for compliance with ACI 550.13

29. Inspect concrete diaphragm connections for compliance with ACI 550.5

30. Inspect concrete diaphragm connections for compliance with ACI 550.13

31. Inspect concrete diaphragm connections for compliance with ACI 550.5

32. Inspect concrete diaphragm connections for compliance with ACI 550.13

33. Inspect concrete diaphragm connections for compliance with ACI 550.5

34. Inspect concrete diaphragm connections for compliance with ACI 550.13

35. Inspect concrete diaphragm connections for compliance with ACI 550.5

36. Inspect concrete diaphragm connections for compliance with ACI 550.13

37. Inspect concrete diaphragm connections for compliance with ACI 550.5

38. Inspect concrete diaphragm connections for compliance with ACI 550.13

39. Inspect concrete diaphragm connections for compliance with ACI 550.5

40. Inspect concrete diaphragm connections for compliance with ACI 550.13



REVISIONS:

PROJECT:
EHLEN RESIDENCE
BLOCK: LOTS:
APN: 008-362-001
PROJECT NO.
24-03

ISSUE:
02-28-2025
DRAWN BY:
AJ ORTIZ

SCALE: 1' = 1/4"

GN.6

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_{c} 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	P	TMS 602; Art 2.4B and 2.4H
c. Dimensions of reinforcement, connectors, and anchor bolts	P	TMS 602; Art 3.4, 3.6A
d. Prestressing technique.	P	TMS 602; Art 3.6B
e. Proportions 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 joint construction	P	TMS 602; Art 1.5
b. Placement of masonry units and mortar	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)		
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

Statement of Special Inspections, REV12/23

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9. 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; Art. 1.4B.2.a.3, 1.4B.2.b.3, 1.4B.2.c.3, 1.4B.3, 1.4B.4, and CBC 2105.3 and 2105.5
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 elements and framing	—	
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 temporary restraint bracing and the permanent individual truss members restrain 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. Record and test 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	

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	
---	---	--

Statement of Special Inspections, REV12/23

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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 top 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 timber 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.

Statement of Special Inspections, REV12/23

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Verification and Inspection (Delete all sections that do not apply)		
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 of 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 ceiling	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 structural supports, where seismic sprinkler systems are installed in structures assigned to Seismic Design Category C, D, E, or F to verify one of the following:	P	CBC 1705.13.6.6 Note: Where flexible sprinkler hose fittings are used, specific 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 1705.13.6.1

Statement of Special Inspections, REV12/23

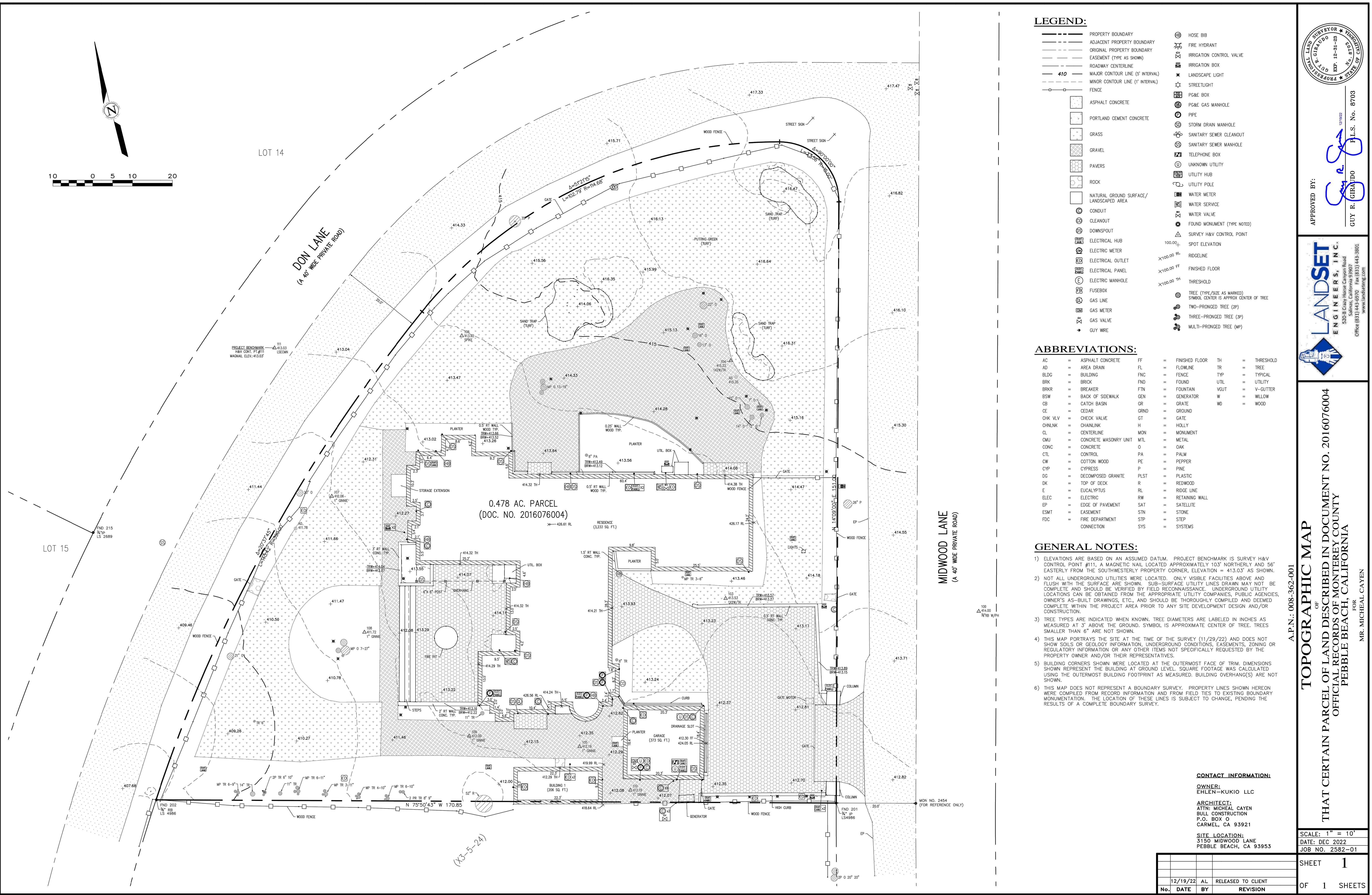
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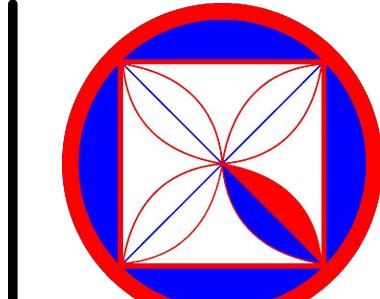
2. A nominal clearance of not less than 3 inches is provided between automatic sprinkler system drops and springs and (a) structural members not used collectively or independently to support the sprinklers, (b) equipment attached to the building structure, and (c) other system's piping	P	CBC 1705.13.6.6.2
Verification and Inspection (Delete all sections that do not apply)		
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. Inspect and verify 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	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 that are 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. Inspect and verify 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	—	
b. Test seismic isolation system in accordance with ASCE 7 Section 17.8	—	CBC 1705.14.4

Statement of Special Inspections, REV12/23

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1. Verify surface condition preparation of structural members.	P	CBC 1705.15.2</





CODG
CLAUDIO ORTIZ DESIGN GROUP, INC.

26615 CARMEL CENTER PLACE, STE 02
CARMEL, CA 93923
OFFICE: 831.689.6446
CLAUDIO@CODGINC.COM
WWW.CODGINC.COM

REVISIONS:

PROJECT: RESIDENCE
ADDRESS: LOTS:
BLOCK: APN:
PROJECT NO. #

ISSUE: 10-23-2024
DRAWN BY: --

EROSION CONTROL PLAN

SCALE: 1/8" = 1'
A1.2

LEGEND

	FENCE, SEE SITE PLN FOR HEIGHTS
	PROPERTY LINE
	MIN. SETBACKS
	EXISTING TREES
	PROPOSED HARDSCAPE
	EXISTING DRIVEWAY
	AREAS OF ADDITION SHOWN SHADeD
	Water Meter
	Electric
	Phone
	Broadband
	Cable
	TV Riser
	Irrigation Valve
	Gate Motor
	Wattes
	EXISTING MAIN DWELLING
	NEW STRUCTURE
	SETBACK BOUNDARY LINE

Existing
LANDING
36.0 SQ.FT.
19.0 SQ.FT.
IMPERVIOUS

Water Meter
Electric
Phone
Broadband
Cable
TV Riser
Irrigation Valve
Gate Motor
Wattes

Erosion Control Notes

AT ALL TIMES THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO MINIMIZE SOIL EROSION AND PREVENT SEDIMENT LADEN RUN-OFF FROM ENTERING THE STORM DRAINAGE SYSTEM. ACCEPTABLE MEASURES MAY INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING: INSTALLATION OF BERMS, SWALES, SITING BASINS, GRAVEL BAG BARRIERS, FIBER ROLLS, STABILIZED CONSTRUCTION ENTRANCES AND OR STABILIZING EXPOSED SLOPES.

GRAVEL BAG BARRIERS

1. GRAVEL BAG BARRIERS SHALL BE INSTALLED AROUND EXISTING AND NEW STORM DRAIN INLETS AS REQUIRED TO PREVENT ANY SEDIMENT LADEN RUN-OFF FROM ENTERING THE STORM DRAINAGE SYSTEM.
2. GRAVEL BAG BARRIERS SHALL BE INSPECTED MONTHLY DURING DRY PERIODS, WEEKLY DURING THE RAINY SEASON AND IMMEDIATELY BEFORE AND AFTER EACH RAINFALL. REPAIRS SHALL BE MADE IMMEDIATELY TO ANY DAMAGED PORTION OF THE BARRIER. SEDIMENT AND DEBRIS SHOULD BE REMOVED FROM THE PERIMETER OF THE BARRIER.
3. GRAVEL BAGS SHALL BE INSTALLED ON ALL ON SITE INLETS AND ALL INLETS IN THE PUBLIC RIGHT OF WAY WHICH ARE IMPACTED BY THE PROJECT.

CONSTRUCTION ENTRANCE

1. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AS REQUIRED AT THE ENTRANCE TO THE CONSTRUCTION SITE.
2. RUN-OFF FROM CONSTRUCTION ENTRANCES SHALL BE DIVERTED SO AS TO PREVENT SEDIMENT LADEN RUN-OFF FROM ENTERING DIRECTLY INTO THE STORM DRAINAGE SYSTEM.
3. ALL VEHICLE LEAVING THE PROJECT SITE SHOULD PASS OVER THE CONSTRUCTION ENTRANCE AND BE CLEARED OF DIRT, MUD, OR ANY DEBRIS BEFORE ENTERING THE PUBLIC RIGHT-OF-WAY.
4. ANY DIRT, MUD, OR DEBRIS DEPOSITED IN THE PUBLIC RIGHT AWAY FROM THE CONSTRUCTION SITE SHOULD BE CLEANED IMMEDIATELY.
5. THE CONSTRUCTION ENTRANCE SHOULD BE INSPECTED AND MAINTAINED.

BEST MANAGEMENT PRACTICES

STORM WATER MANAGEMENT NOTE

THE FOLLOWING STANDARD BMP'S SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE MONTEREY COUNTY STORM WATER MANAGEMENT PROGRAM:

PAINTING:

1. MINIMAL USE OF OIL-BASED PAINTS
2. STORE SOLVENTS AND PAINT IN ORIGINAL CONTAINER OR OTHER FIRE MARSHAL APPROVED CONTAINER.
3. SPENT SOLVENT RE HAZARDOUS WASTE. STORE SPENT SOLVENTS IN APPROVED CONTAINER. REUSE SOLVENT AS MUCH AS POSSIBLE AND USE PAINT AS MUCH AS POSSIBLE RATHER THAN DISPOSING OF THEM. DISPOSE OF SPENT SOLVENTS AND UNUSABLE PAINTS AS MUCH AS HAZARDOUS WASTE.
4. NEVER CLEAN PAINT EQUIPMENT WHERE, SOLVENTS, PAINT OR CONTAMINATED RISE WATER CAN ENTER THE STORM DRAIN SYSTEM.

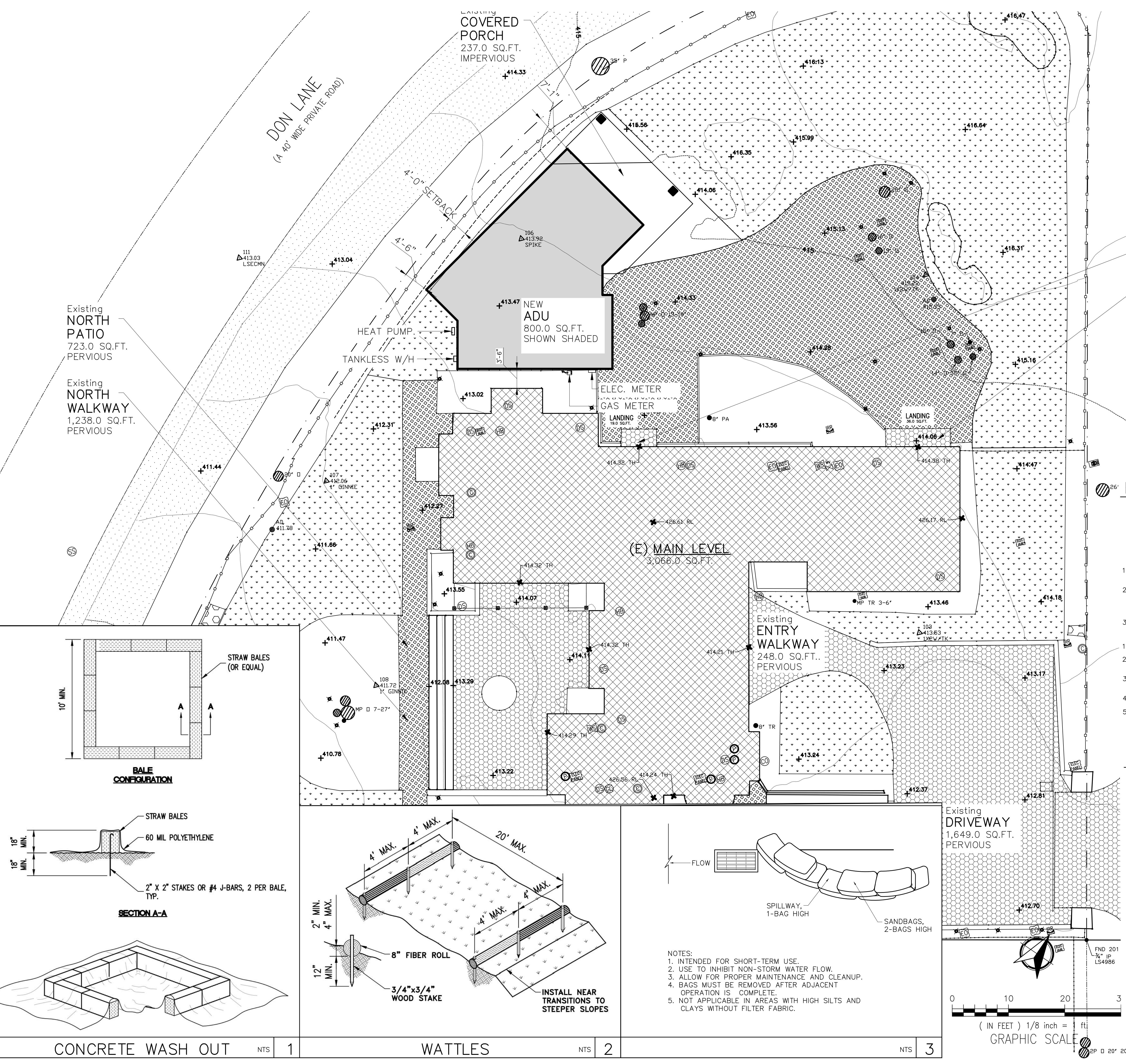
PLASTERING/STUCCO/SITE-MIXED CONCRETE:

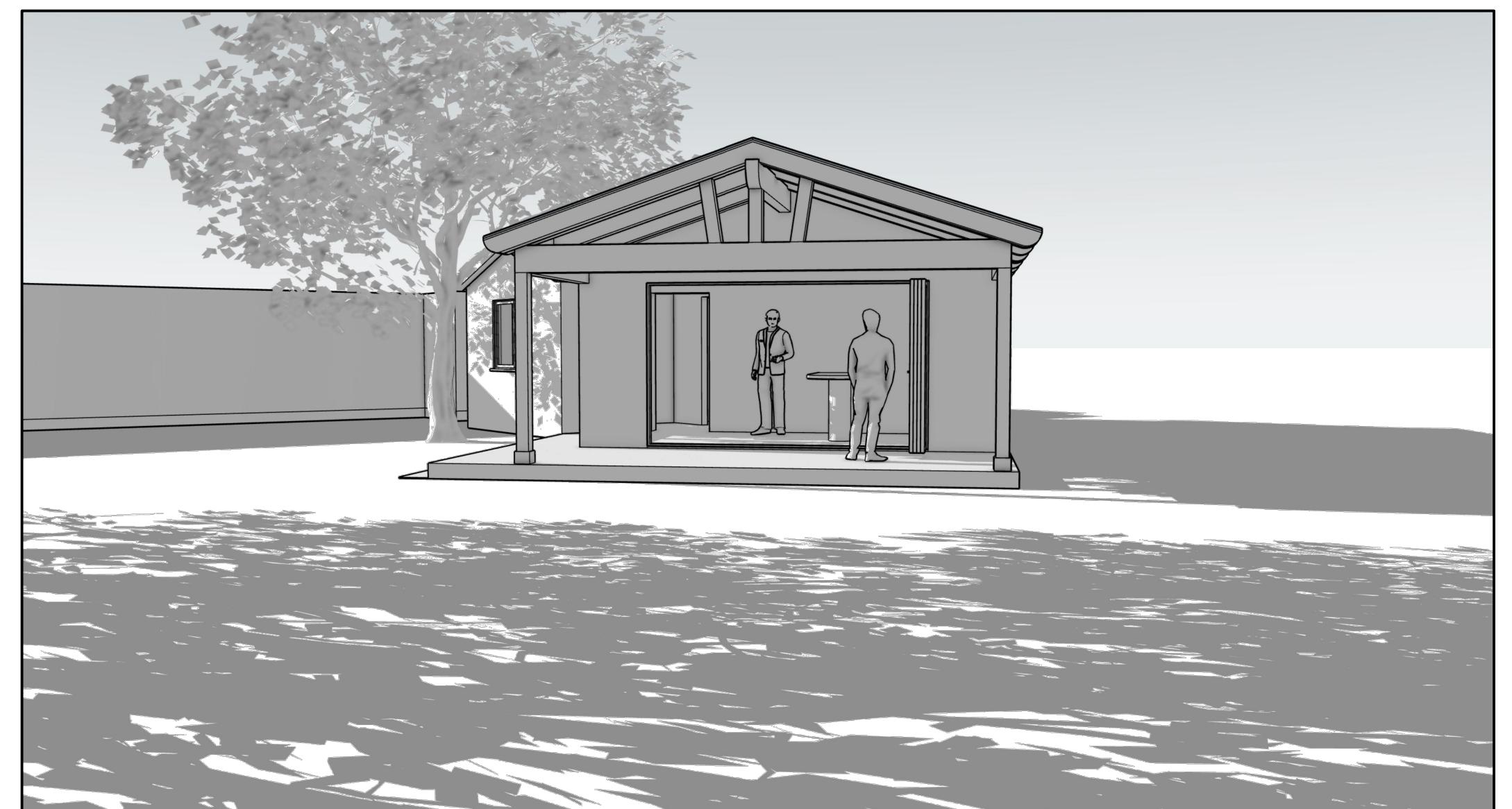
1. STORE PLASTER AND CEMENT IN COVERED AREAS AND KEEP THEM OUT OF THE WIND.
2. CONSERVE MATERIALS. DON'T MIX MORE PRODUCT THAN CAN BE USED BEFORE IT HARDENS.
3. IF THERE IS LEFT OVER PRODUCT, PLACE THE EXCESS IN AN EARTHEN DEPRESSION. LET THE PRODUCT CURE AND DISPOSE OF AS REGULAR REUSE.
4. ALL RINSE WATER IS TO BE PLACED IN AN EARTHEN DEPRESSION CAPABLE OF HOLDING THE RINSE S WELL S ANY RAIN WATER THAT WOULD FALL/RUN INTO THE DEPRESSION.

NOTES:

1. CONTRACTORS STAGING AREA DESIGNATED OR FOLLOWING STORM WATER BEST MANAGEMENT PRACTICES: SCHEDULING, WATER CONSERVATION PRACTICES, VEHICLE & EQUIPMENT CLEANING, SOLID WASTE MANAGEMENT, HAZARDOUS WASTE MANAGEMENT, CONCRETE WASTE MANAGEMENT, SANITARY WASTE MANAGEMENT.
2. REFER TO THE CSQA BMP HANDBOOK FOR BMP FACT SHEETS.

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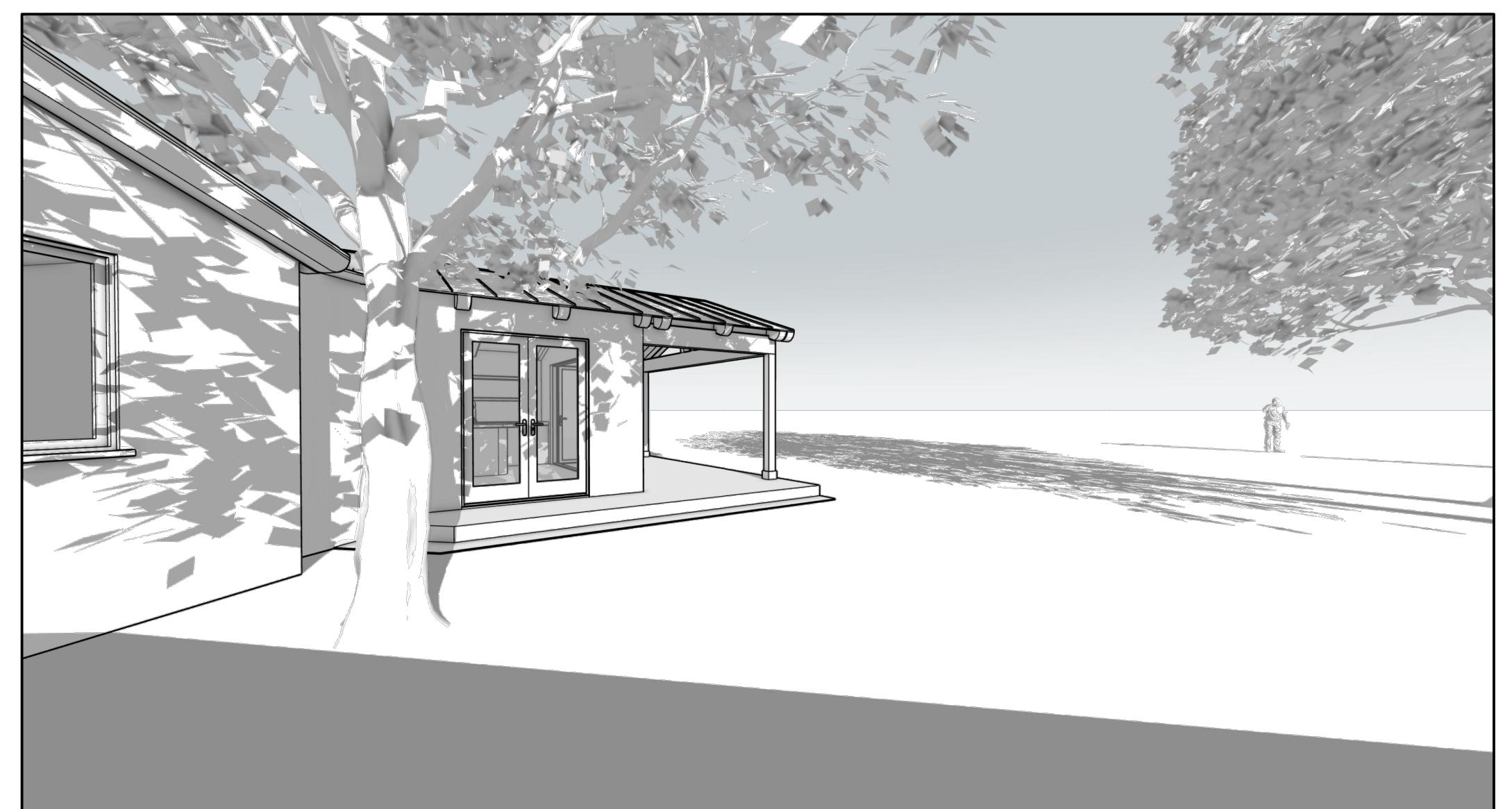




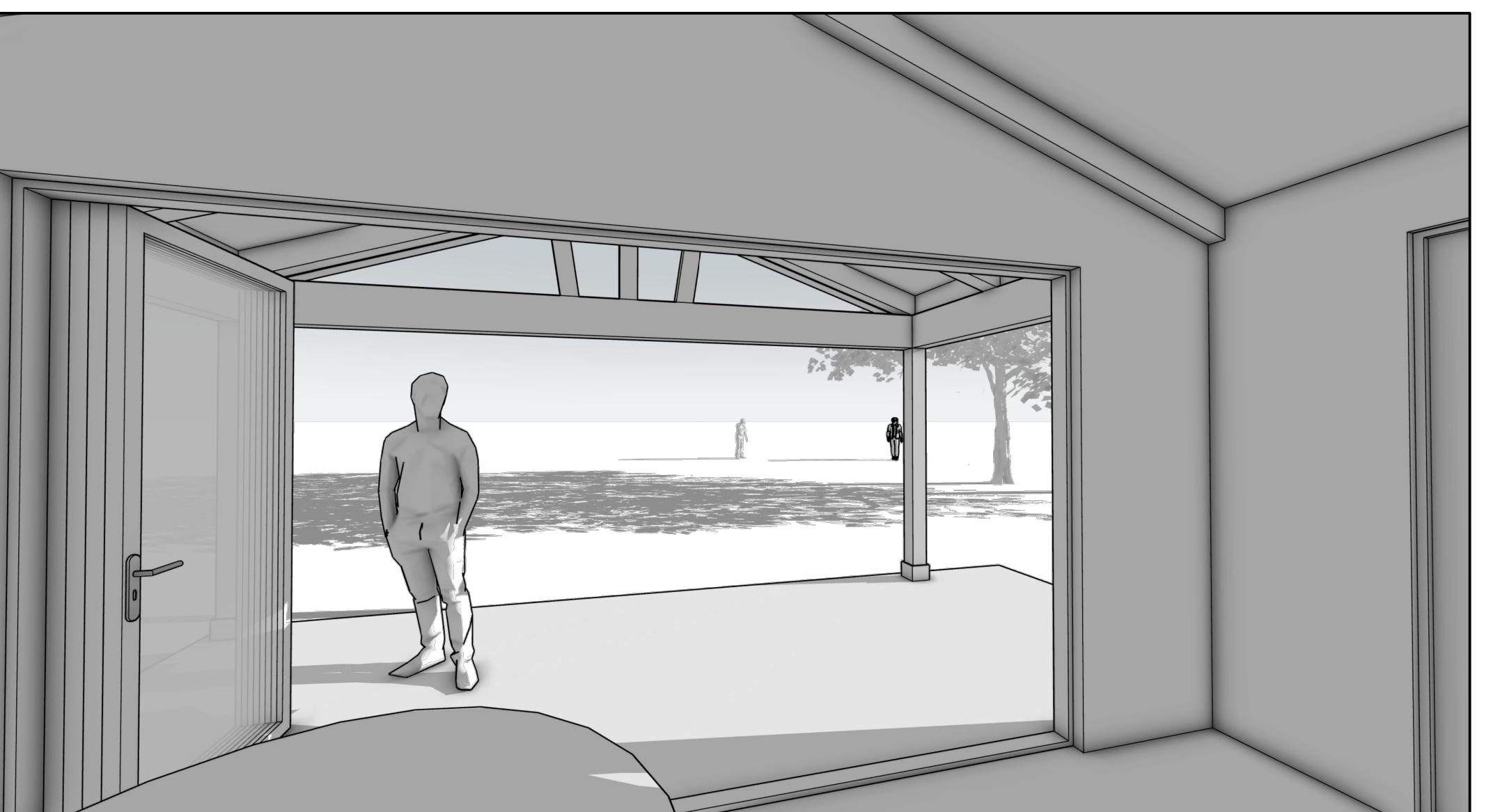
1 EAST ELEVATION



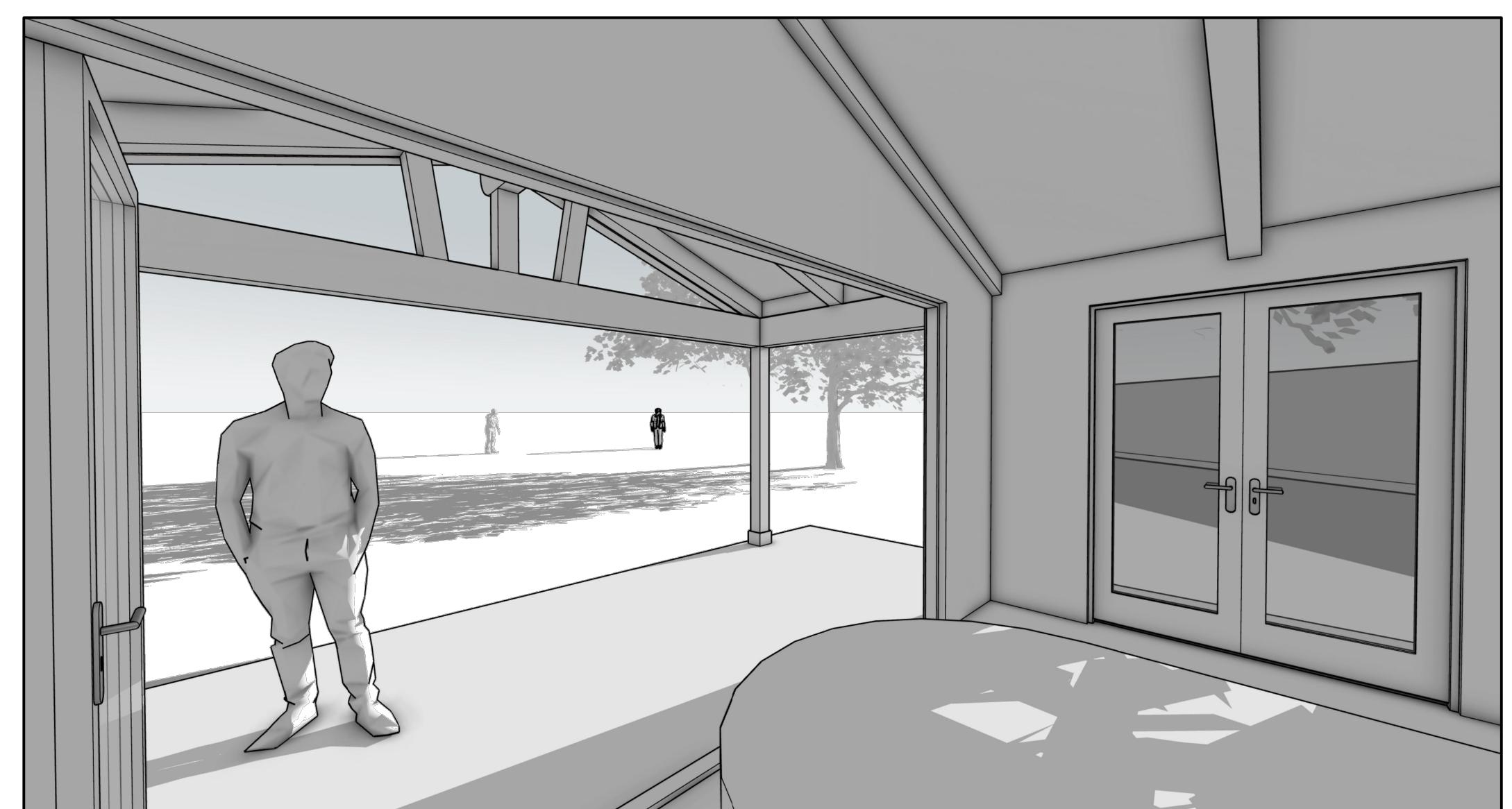
2 SOUTH ELEVATION



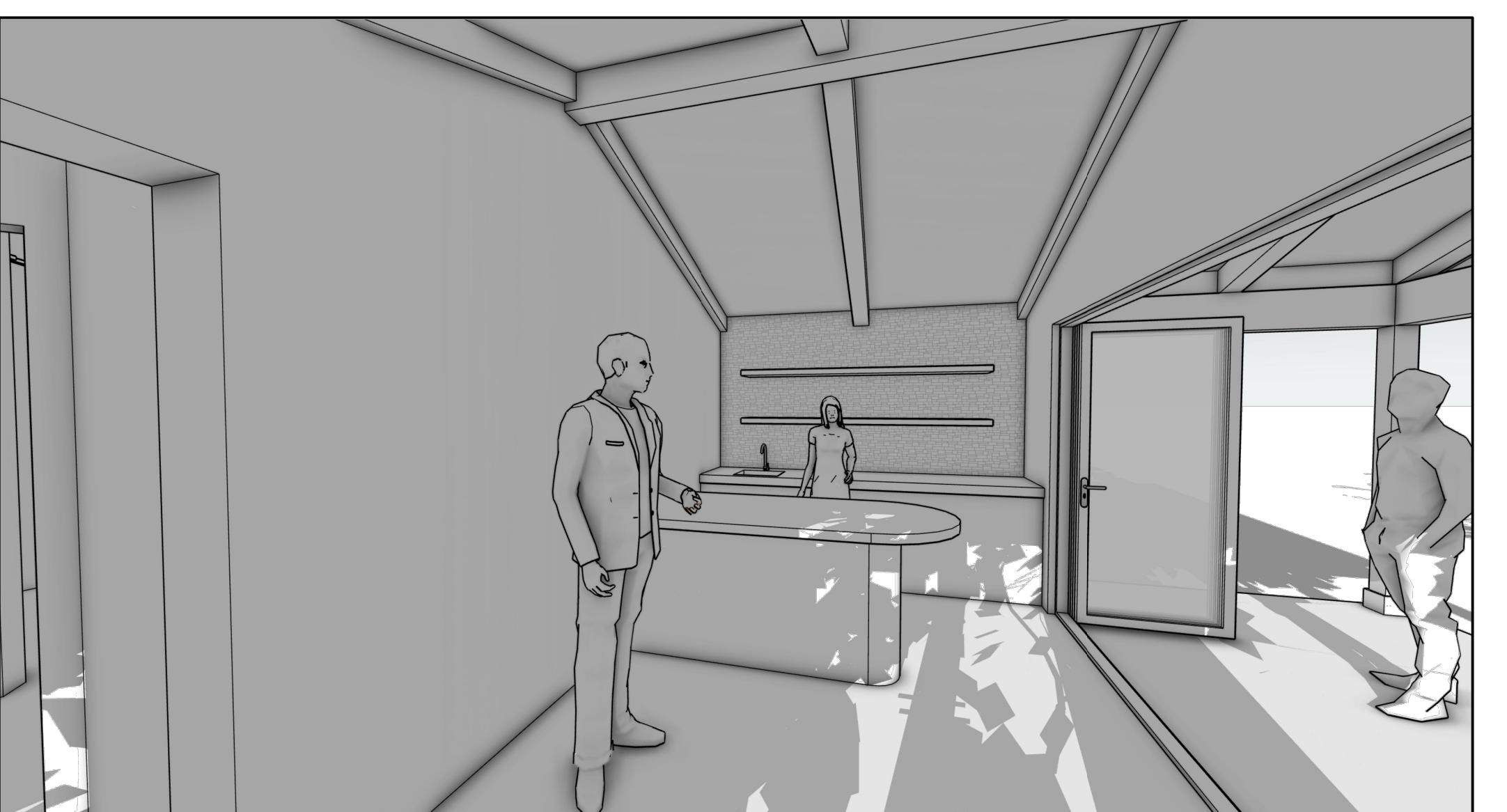
4 EAST ELEVATION



3 NORTH/EAST ELEVATION



5 SOUTH/EAST ELEVATION



6 NORTH ELEVATION

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REVISIONS:

PROJECT:
EHLEN RESIDENCE
3150 MIDWOOD LN. PEBBLE BEACH
BLOCK: LOTS:
APN: 008-362-001
PROJECT NO.
24-03

ISSUE:
10-23-2024
DRAWN BY:
AJ ORTIZ

**PERSPECTIVE
DRAWING**

SCALE: 1' = 1/4"

A2.0

REVISIONS:

PROJECT:
EHLEN RESIDENCE
 BLOCK: LOTS:
 APN: 008-362-001
 PROJECT NO.
 24-03

ISSUE:
 10-23-2024
 02-28-2025
 DRAWN BY:
 AJ ORTIZ

PROPOSED FLOOR PLAN

SCALE: 1' = 1/4"

0 5 10 15

(IN FEET) 1/4 inch = 1 ft.

A3.0

KEY NOTES

- 1 BATHROOM SINK, 36-INCH HIGH FLOATING CABINETS WITH STONE SLAB COUNTERTOP AND BACKSPASH.
- 2 TOILET, 1.28 G.P.F. STANDARD FLOOR MOUNT IN ALL BATHROOMS, EXCEPT IN POWDER ROOM TO BE A WALL MOUNT TOILET.
- 3 SHOWER STALL WITH FRAMELESS SHOWER DOOR, TILED WALLS PER SPEC'S, AND WALL NICHE.
 - SHOWER PER PLAN
 - SHOWER HEAD TO BE 7'-0" FROM FISHED FLOOR
 - ANTI-SCALDING VALVE AT SHOWER
- 4 TUB, UNDERMOUNT, WITH SLAB PLATFORM
- 5 ARCHEDWAY, PLASTER FINISH TO MATCH THE NEW WALLS
- 6 CABINET, 36-IN HIGH, STONE SLAB COUNTERTOP
- 7 BAR ISLAND, 36-INCH HIGH, STONE SLAB COUNTERTOP,
- 8 PERIMETER CABINET, 36-IN HIGH, STONE SLAB COUNTERTOP.
- 9 UPPER CABINET, 18-IN ABOVE COUNTERTOP.
- 10 CLOSET SHELVES AND METAL ROD
- 11 DOWNSPOUT; 3-INCH DIA ROUND, CONNECTED TO A DRAINAGE SYSTEM.
- 12 ELECTRIC METER 200 AMP; PROVIDE 3-FT. SETBACK FROM GAS METER AND DOWNSPOUT. VERIFY WITH PG&E REQUIREMENTS & SETBACKS PRIOR TO INSTALLATION. (SEPARATE FROM MAIN HOUSE)
- 13 GAS METER; PROVIDE 3-FT. SETBACK FROM ELEC. METER AND OPENINGS. VERIFY WITH PG&E REQUIREMENTS & SETBACKS PRIOR TO INSTALLATION.
- 14 TANKLESS WATER HEATER. VERIFY MANUF. SPEC'S FOR ELECTRICAL CONNECTIONS
- 15 CRAWL SPACE ACCESS DOOR

W1 SEE DETAIL 1/A11.0
 W2 SEE DETAIL 4/A11.0
 W3 SEE DETAIL 5/A11.0
 W4 SEE DETAIL 7/A11.0
 W5 SEE DETAIL 2/A11.0
 F1 SEE DETAIL 2/A11.1
 F2 SEE DETAIL 3/A11.1
 F3 SEE DETAIL 4/A11.1
 F4 SEE DETAIL 1/A11.1

LEGEND

6X EXTERIOR WALLS PLASTER SIDING TO MATCH EXISTING HOUSE
 4X INTERIOR WALLS SMOOTH FINISH PLASTER WALLS
 EXISTING TREES
 DENOTES WINDOW NUMBER, SEE SHEET A8.0 WINDOW SCHEDULE
 DENOTES DOOR NUMBER, SEE SHEET A8.0 DOOR SCHEDULE

EXISTING BUILDING
GENERAL NOTES:

THIS PROJECT SHALL COMPLY WITH THE:

2022 CALIFORNIA BUILDING CODES
 2022 CALIFORNIA PLUMBING CODES
 2022 CALIFORNIA FIRE CODES
 2022 CALIFORNIA ELECTRICAL CODES
 2022 CALIFORNIA ENERGY CODES
 2022 CALIFORNIA MECHANICAL CODES
 2022 CALIFORNIA RESIDENTIAL CODES
 2022 CALIFORNIA GREEN BUILDING CODES

1. All construction shall meet the requirements of the C.B.C. 2022 edition.

2. All exterior walls shall be finished in ceilings, all exterior walls under water heaters, walls around air conditioning plenums and between floor joists. Insulation contractor shall post a copy of the "Certificate of Compliance". Insulation shall conform to the required insulation and smoke density requirements of C.B.C. 2022 Edition.

3. Insulate areas as follows:

Ceiling: R-30

Floors: R-23 R-20 of the delivered conditions

4. All windows shall comply with the State of California energy conservation codes, Title 24. See Title 24 calculations included attached to these plans.

5. All exterior wall shall be rated flame spread, Class III.

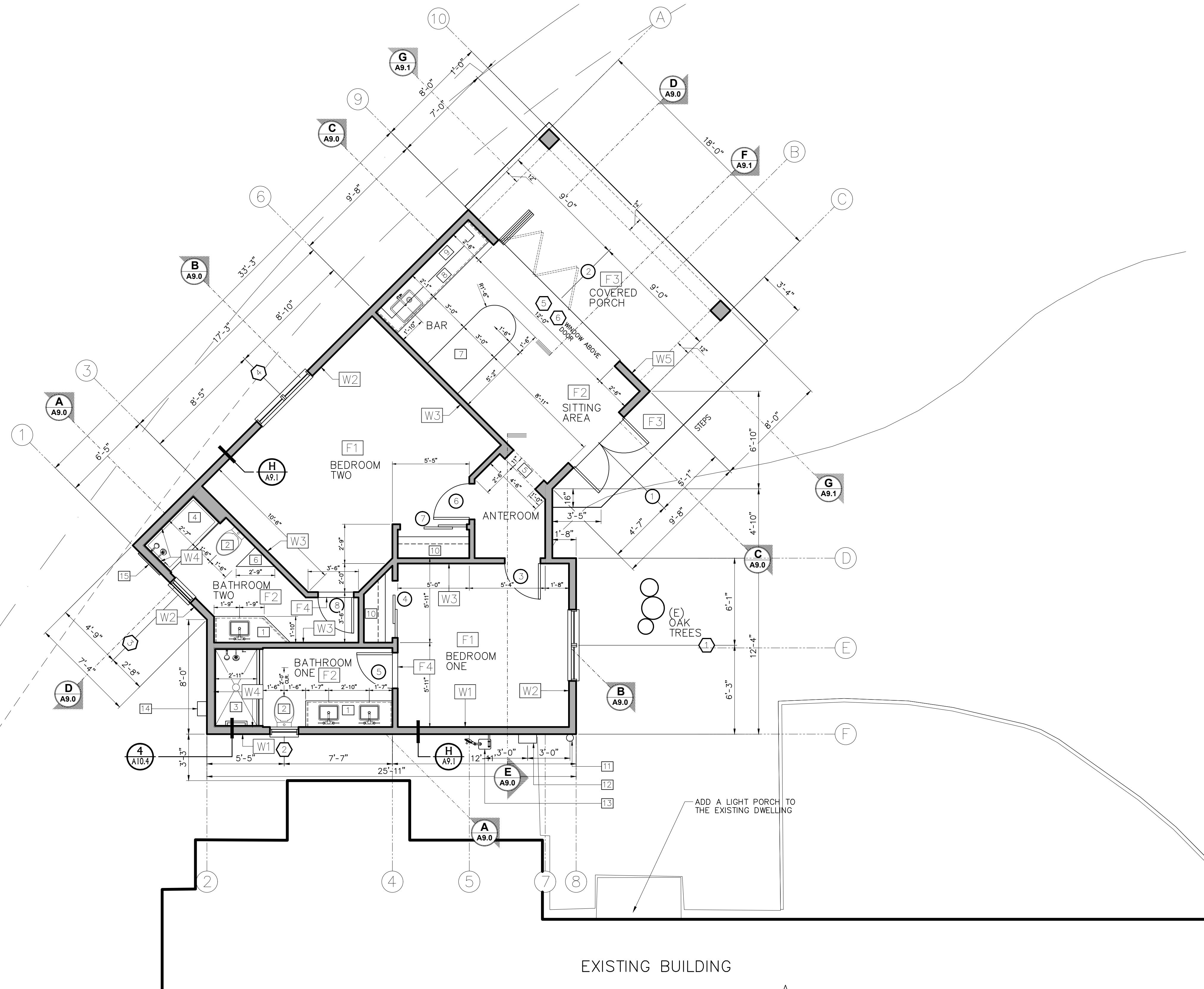
6. Water closet compartment shall be a minimum of 30" width with 24" clear in front.

7. All exterior wall shall have combustion air within 12" of the floor and ceiling.

8. All prefabricated fireplaces shall have tight-fitting doors. Outside combustion air intake (6" square, 12" high, 12" deep) and ducts shall further specification see Title 24 energy requirements.

9. All attic access openings shall not be less than 22"X30" & 30" of clear headroom provides above the access openings.

10. Provide water-resistant gypsum board behind all ceramic tile or other wall finishes as per requirements



11. Garage to Dwelling Separation: The private garage shall be separated from the dwelling unit and its attic area by means of gypsum board no less than 5/8" thick per Mo. Co. Ordinance, applied to the garage and the dwelling unit. Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than 5 1/2"-inch type "A" gypsum board as equivalent (C.R.C. R301.6 Table) Door from garage to dwelling unit is either solid wood door or solid or honeycomb core steel door not less than 1-3/8" thick or 20 minute rated door. The door shall be self-closing and self-latching.

12. OMITTED

13. For storage and laundry rooms have been established at 7'-0" the same as for kitchens and baths. Ceiling heights for accessible and spaces remain at 7'-0".

14. All tub/shower combinations shall be fitted with brass ferrule overflow and drains. Provide an approved water-proof material (tile or fiberglass). A minimum of 6" in the shower area. All tubs/shower heads shall be fitted with approved safety glass enclosure or a curtain rod.

15. Per the California ed. of the CGSC, in Sec. 4.303.1

For all building alterations or improvements to a single family residential property, existing plumbing fixtures in the entire house that do not meet current flow rates will need to be upgraded.

Note: Closet < 1.28 gal/flush

Single Shower Heads: Shall have a combined flow rate of not more than 1.8 gpm according to the current CGSC 4.303.0 or any one shower head shall be limited to a time.

Lavatory Faucets: Max. Flow Rate < 1.2 gpm @ 60 psi ; Min. Flow Rate > 0.8 gpm @ 20 psi

Kitchen Faucets: < 1.8 gal @ 60 psi; temporary increase to 2.2 gpm allowed but shall default to 1.8 gpm

(CMC 802.8.2)

16. Provide approved smoke detectors, receiving their primary power from house wiring with a battery back-up, in each sleeping room, centrally located in the hallway, and in the kitchen, with a 24" ceiling height difference leading to such corridor/accessway, and at each floor level.

17. Final inspection and approval from Water District required prior to County final approval.

18. Instal no threshold greater than 3/4" in height Per CBC 1010.1.6.

19. Anti-syphon devices at all exterior hose bibs

20. Gas system plans to be reviewed and approved by the building official prior to beginning work on the system, not prior to inspection.

21. Shower compartments and wall above bathtubs with installed shower heads shall be finished with a smooth nonabsorbant surface to a height not less than 72-inches above drain inlet. (C.R.C. 1204.2.3)

22. Plumbing vent to terminate 6" above roof and 36" from any property line.

23. N/A

24. The Maximum hot water temperature discharging from the bathtub and whirlpool bathtub shall be limited to 120 F degrees by a device located in accordance with ASME A11.0 or C.S.P. 25.3, the water heater thermostat shall not consider a control for meeting this provision. (CPC 409.4)

25. Through-the-wall vent termination will comply with the following. The vent terminal of direct-vent appliances with an input of 10,000 Btu/h or less shall be located within 6" of the exterior wall, or any air opening into a building, and such an appliance with an input over 10,000Btu/h but not over 50,000 Btu/h shall be installed with nine (9) inches of vent terminal clearance, and the vent terminal shall be located within 50,000 Btu/h shall have at least a twelve (12) inch of vent termination clearance. The bottom of the vent terminal and the air intake shall be located at least twelve (12) inches above grade.

26. Provided makeup air for the clothes dryer. When a closet is

27. Provided source of combustion air to furnace and water heater in compliance with 2022 CMC Chapter 7.

28. OMITTED

29. The first 5 feet of hot and cold water pipes from the storage tank for non-recirculating system shall be thermally insulated with a minimum of 1/2" insulation for hot (and 1/2" for cold) water pipes with a diameter less than or equal to 2-inches or 1.5"(1" for hot (cold) water pipes with a diameter greater than 2-inches) (C.R.C. 1204.1.2)(2)CenC

30. Fireplace door covering per Code 150(e)

A. Closable door covering the entire

opening on one or two sides of the fireplace.

B. A Combustion air intake with damper

directly into the fireplace from the outside.

C. A door covering with ready accessible control.

31. Provide (2) copies of the waste and vent, water pipes and gas pipe line Schematics/Isometrics showing the size of the different branches, the various load demands, and the location of the point of delivery.

32. The reference schematics/isometrics shall be included in the DEPARTMENT PLUMBING PERMIT APPLICATION SUBMITTALS.

33. An approved CO alarm shall be provided on each floor and in all sleeping areas having fuel burning appliances or fireplaces in accordance with (C.R.C. Sec.315).

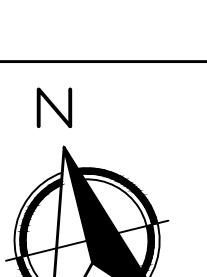
34. Showers and tub/shower combinations shall be provided with individual control valves of the pressure balance, thermostatic, or combination type. Thermostatic and pressure balance types that provide scale and thermal shock protection.

35. Control valves and shower heads shall be located so that the bather can adjust the valves prior to stepping into the shower spray.

Effective January 1, 2010, the State of California Lead Free Plumbing Law, Health and Safety Code Section 116875 becomes effective.

A. IN PERT, THIS CODE SECTION STATES THAT NO PERSON SHALL USE ANY PIPE, PIPE OR PLUMBING FITTING OR FIXTURE, OR SOLDER OR FLUX THAT IS NOT LEAD FREE (0.25% LEAD) IN PLUMBING SYSTEMS CONVEYING POTABLE WATER FOR HUMAN CONSUMPTION (I.E. PIPING, FITTINGS AND FIXTURES TO A KITCHEN AND BATHROOM SINK).

B. PLUMBING CONTRACTOR SHALL PROVIDE THE TESTING AND LISTING DOCUMENTATION TO THE MONTEREY COUNTY INSPECTION STAFF FOR ALL PLUMBING PRODUCTS CONVEYING POTABLE WATER SHOWING THAT EACH MEETS THE LEAD FREE TESTING REQUIREMENTS OF NSF/ANSI 61 ANNEX G.



0 5 10 15
 (IN FEET) 1/4 inch = 1 ft.
 GRAPHIC SCALE
A3.0



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KEY NOTES

- 1 NEW STANDING SEAM METAL ROOF, PITCH 4:12
- 2 NEW GUTTERS & DOWNSPOUTS, ALUMINUM
- 3 NEW SIDING: PLASTER FINISH, PAINTED
- 4 NEW POST: 8X8, PAINT GRADE
- 5 NEW BI-FOLD DOOR WITH GLASS PANELS
- 6 NEW WINDOWS AND DOORS: NEW, WOOD CLAD
- 7 NEW GRADE WHERE OCCURS
- 8 NEW LIGHT FIXTURES
- 9 GAS METER
- 10 MAIN ELECTRICAL PANEL 200 AMP
- 11 TANKLESS WATER HEATER. VERIFY MANUF. SPEC'S FOR ELECTRICAL CONNECTIONS
- 12 HEAT PUMP. VERIFY MANUF. SPEC'S FOR ELECTRICAL CONNECTIONS
- 13 EXISTING GRADE WHERE OCCURS
- 14 NEW BEAM: 8X12, PAINT GRADE
- 15 4X8 SHAPED REDWOOD RAFTER TAIL; STAINED TO MATCH EXISTING DWELLING; SPACE EQUAL TO 3'8", FILED VERIFY
- 16 POST BASE: 1X6 A2EX TRIM, PAINT TO MATCH POST.
- 17 CRAWL SPACE ACCESS DOOR

REVISIONS:

PROJECT:
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3150 MIDWOOD LN. PEBBLE BEACH
BLOCK: LOTS:
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24-03

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10-23-2024

DRAWN BY:
AJ ORTIZ

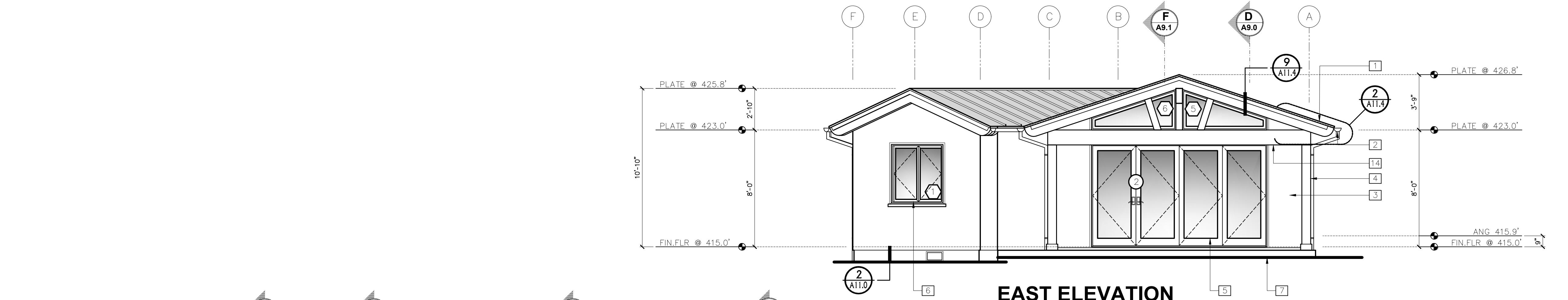
PROPOSED
ELEVATIONS

SCALE: 1' = 1/4"

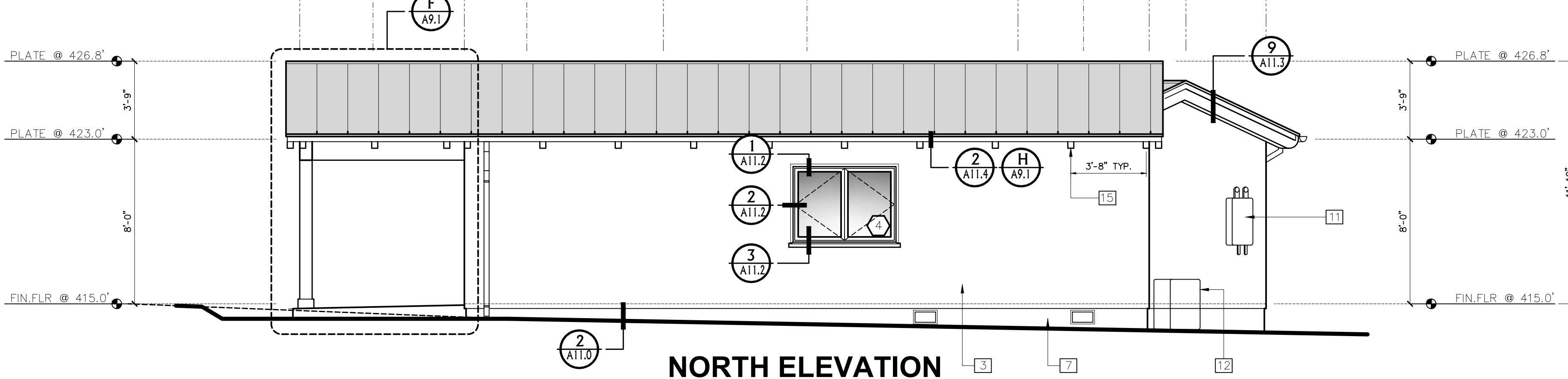
0 5 10 15
(IN FEET) 1/4 inch = 1 ft.
GRAPHIC SCALE

A4.0

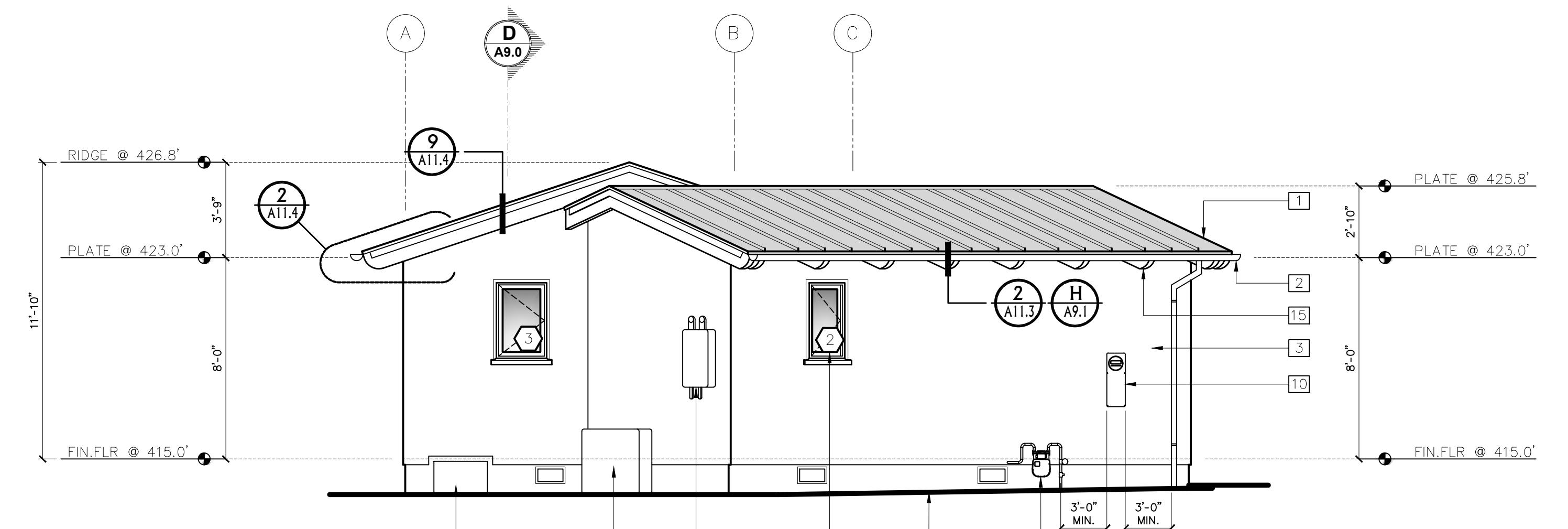
EAST ELEVATION



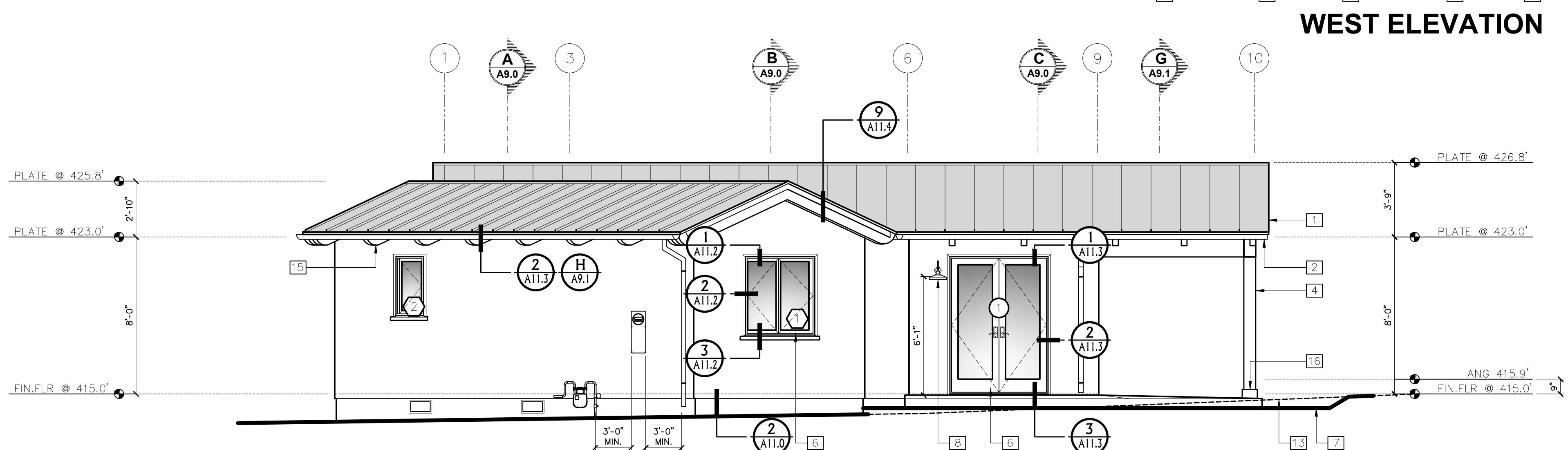
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION





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REVISIONS:

PROJECT: EHLEN RESIDENCE
3150 MIDWOOD LN. PEBBLE BEACH
BLOCK: LOTS:
APN: 008-362-001
PROJECT NO. 24-03

ISSUE: 10-23-2024
DRAWN BY: AJ ORTIZ

PROPOSED ROOF
PLAN
A5.0

SCALE: 1' = 1/4"

0

5

10

15

(IN FEET) 1/4 inch = 1 ft.

GRAPHIC SCALE



KEY NOTES

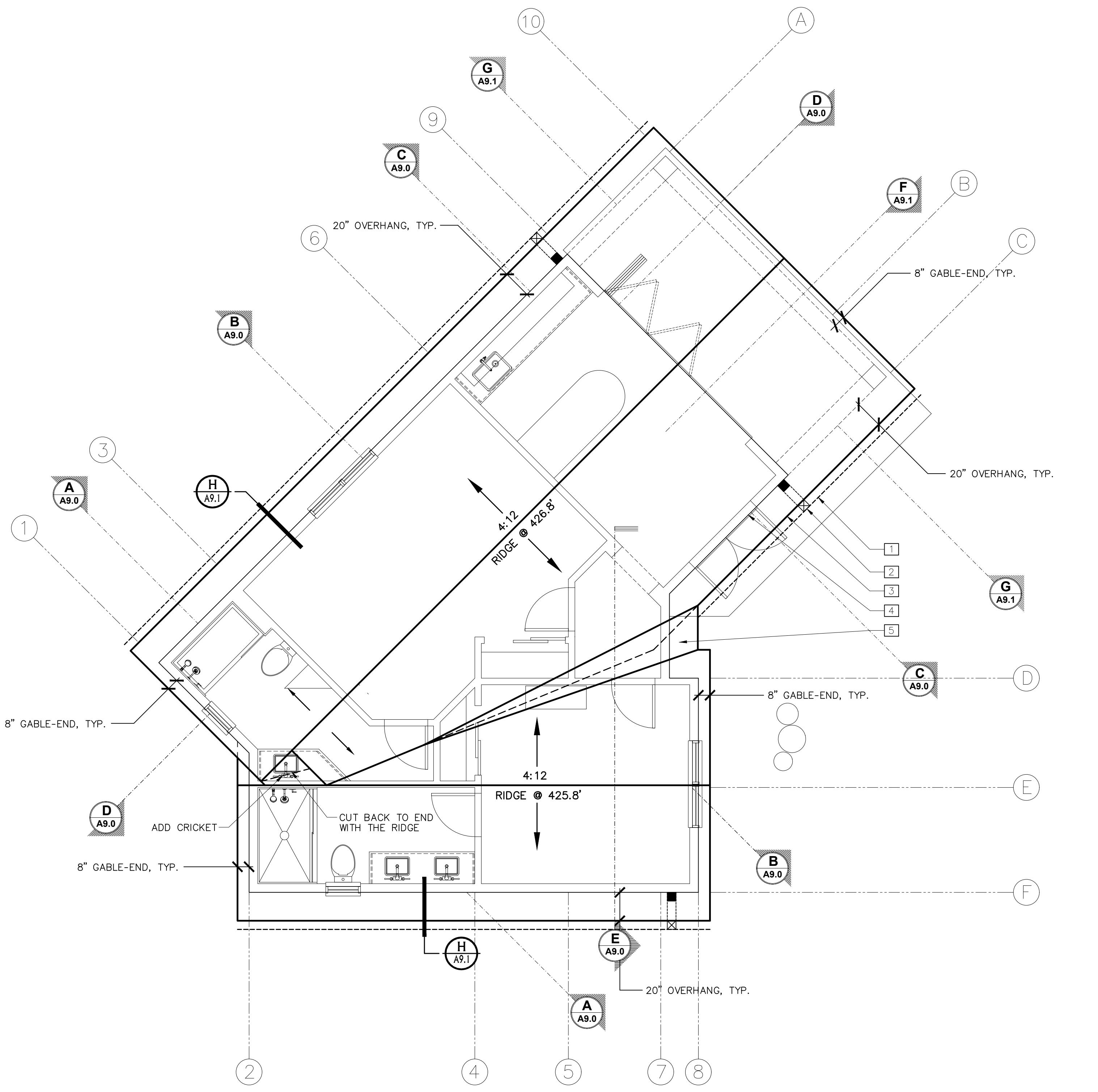
- [1] GUTTER DOWNSPOUTS
- [2] 5-IN OGEE GALV. METAL GUTTERS W/ 2% SLOPE
- [3] ROOF SHOWN THICK SOLID LINE
- [4] MAIN STRUCTURE SHOWN THIN-SOLID LINE
- [5] CRICKET

LEGEND

- ROOF SLOPE DIRECTION ARROW
- ROOF LINE: NEW THICK SOLID LINE
- MAIN STRUCTURE FOOTPRINT THIN DASHED LINE
- - - GUTTERS
- DOWNSPOUTS W/2% SLOPE

GENERAL NOTES

- SEE PLAN FOR ROOF SLOPE.
- INSTALLATION OF ROOFING SHALL BE IN ACCORDANCE WITH MANUFACTURE'S SPECIFICATIONS.
- CLASS "A" MINIMUM RATING FOR ROOF ASSEMBLY PER PEBBLE BEACH "CALIFORNIA" DOUBLE FRAMING AREAS PROVIDE OPENINGS INTO MAIN ATTIC SPACE FOR ADEQUATE VENTILATION, PER C.B.C., IF "CALIFORNIA" DOUBLE FRAME AREA HAS MORE THAN 30-INCHES HEADROOM, PROVIDE A 22"X30" ACCESS THOUGH MAIN ROOF SHEATHING. VERIFY OPENINGS IN ROOF SHEATHING WITH STRUCTURAL ENGINEER.
- ALL BOX COLUMNS AND 'POP-OUTS' SHALL REMAIN OPEN AT TOP PLATE LINE TO ALLOW FOR VENTILATION. PROVIDE TWO (2) LAYERS GRADE "D" MINIMUM PAPER UNDER STUCCO WHERE WOOD SHEATHING OCCURS.
- PROVIDE DRAFT STOPS PER C.R.C.
- ALL ROOF FASTENERS TO BE CAPABLE OF RESISTING WIND LOAD OF 110 M.P.H. INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTION. (As shown in Figure R301.2(4).)
- BUILT UP ROOFING TO HAVE MINERAL SURFACE CAP SHEET WITH FIBERGLASS BASE SHEET SPOT MOPPED TO DECK. PROVIDE 2 FIBERGLASS PLYSHEETS WITH TYPE II ASPHALT @ 25-30. CONSULT MANF. FOR SPECIFIC INSTALLATION REQUIREMENTS.
- WHERE CEILING ARE APPLIED TO UNDER-SIDE OF ROOF RAFTERS, EACH SEPARATE SPACE SHALL HAVE CROSS VENTILATION OPENING & MINIMUM 1-INCH AIR SPACE BETWEEN INSULATION AND ROOF SHEATHING.
- FLAT ROOFS MUST SLOPE A MINIMUM OF 1/4-INCH PER FOOT FOR DRAINAGE OR SUBMIT DESIGN TO SUPPORT ACCUMULATED WATER. (Sec. 1611.2)
- R806.2 Minimum Vent Area
The minimum net free ventilating area shall be 1/150 of the area of the vented space.
Exception: The minimum net free ventilation area shall be 1/300 of the vented space provided both of the following conditions are met:
1. In Climate Zones 6, 7 and 8, a Class I or II vapor retarder installed on the warm-in-winter side of the ceiling.
2. Not less than 40 percent and not more than 100 percent of the required ventilating area is provided by ventilators located in the upper portion of the attic or rafter space. Upper ventilators shall be located not more than 3 feet (914 mm) below the ridge or highest point of the space, measured vertically. The balance of the required ventilation provided shall be located in the bottom one-third of the attic space. Where the location of wall or roof framing members conflicts with the installation of upper ventilators, installation more than 3 feet (914 mm) below the ridge or highest point of the space shall be permitted.



0 5 10 15
GRAPHIC SCALE
(IN FEET) 1/4 inch = 1 ft.

SCALE: 1' = 1/4"

0

5

10

15

(IN FEET) 1/4 inch = 1 ft.

GRAPHIC SCALE

SCALE: 1' = 1/4"

REVISIONS:

PROJECT:
EHLEN RESIDENCE
BLOCK: LOTS:
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PROJECT NO.
24-03

REFLECTIVE CEILING
PLAN

SCALE: 1' = 1/4"

0 5 10 15
(IN FEET) 1/4 inch = 1 ft.
GRAPHIC SCALE



KEY NOTES

- [1] FLAT CEILING; 5/8" GYPSUM BOARD, THIN VENEER PLASTER, SMOOTH FINISH
- [2] SLOPED CEILING; 5/8" GYPSUM BOARD, THIN VENEER PLASTER, SMOOTH FINISH
- [3] 1X6 T&G, CEDAR ROUGH SAWN, SQUARE EDGE W/NICKLE GAPS
- [4] RIDGE BEAM 6X12; CEDAR ROUGH SAWN
- [5] 6X6 STRUT; CEDAR ROUGH SAWN
- [6] 6X6 KING POST; CEDAR ROUGH SAWN
- [7] 8X12 BEAM; CEDAR ROUGH SAWN WITH HIDDEN STL. PER STRUCTURAL DWGS, CONNECTION TO POST & BEAMS.
- [8] 6X10 RAFTER; EXPOSED CEDAR, ROUGH SAWN
- [9] 6X6 RAFTER; CEDAR, ROUGH SAWN
- [10] RIDGE BEAM 6X10; CEDAR, ROUGH SAWN
- [11] RIDGE BEAM 6X6; CEDAR, ROUGH SAWN

NOTES

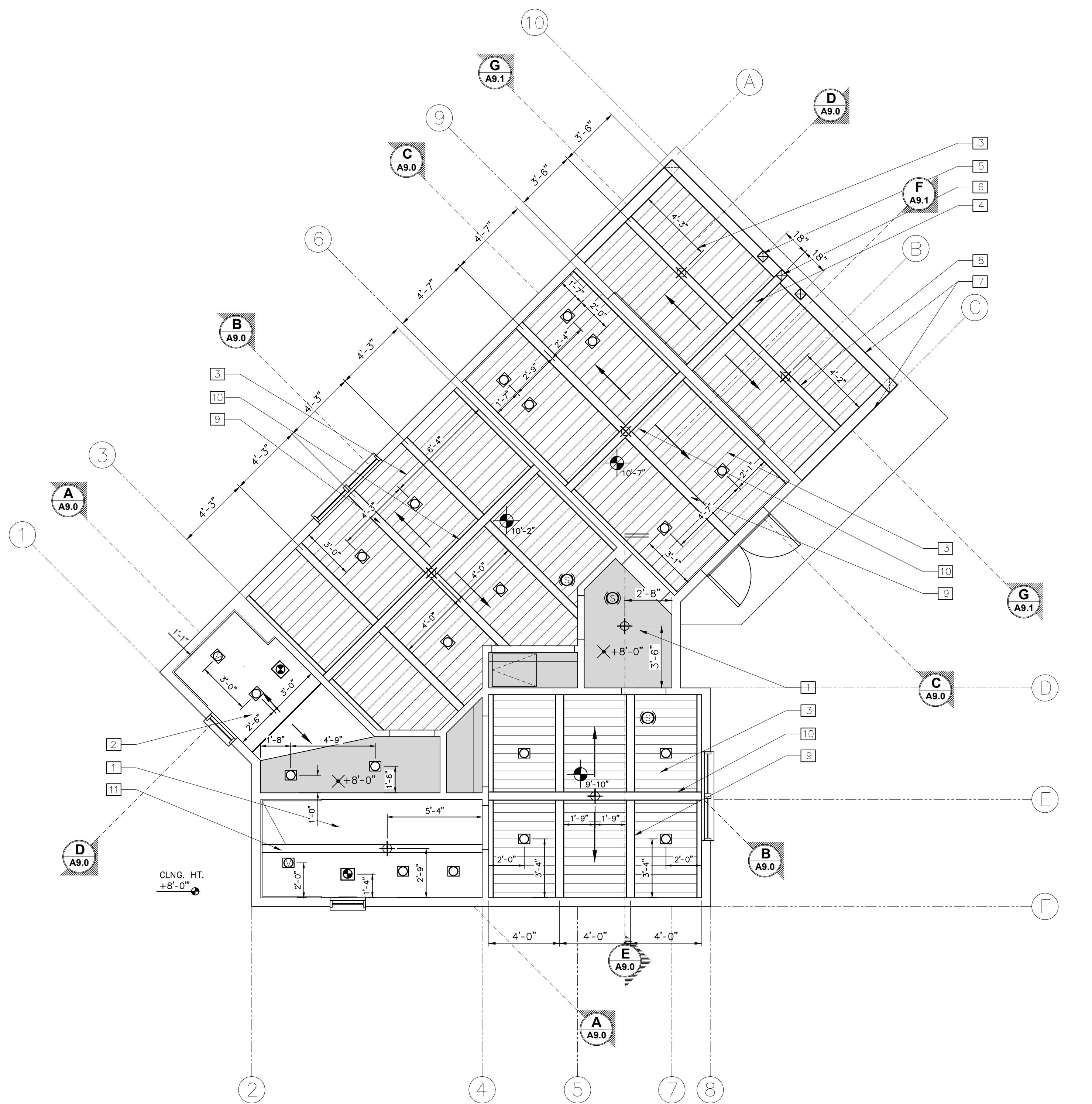
1. All beams and decking to be kiln-dry lumber.
2. Drywall 5/8" thick gypsum board typical.
3. GARAGE TO DWELLING SEPARATION: The private garage shall be separated from the dwelling unit and its attic area by means of gypsum board, not less than 1/2 inch (12.7 mm) in thickness, applied to the garage side. Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than a 5/8-inch (15.9 mm) Type X gypsum board or equivalent and 1/2-inch (12.7 mm) gypsum board applied to structures supporting the separation from habitable rooms above the garage. (CRC R302.6)
4. Door openings between a private garage and the dwelling unit shall be equipped with either solid wood doors or solid or honeycomb core steel doors not less than 13/8 inches (34.9 mm) in thickness, or doors in compliance (CRC R302.5.1) with a fire protection rating of not less than 20 minutes. Doors shall be self-closing and self-latching.

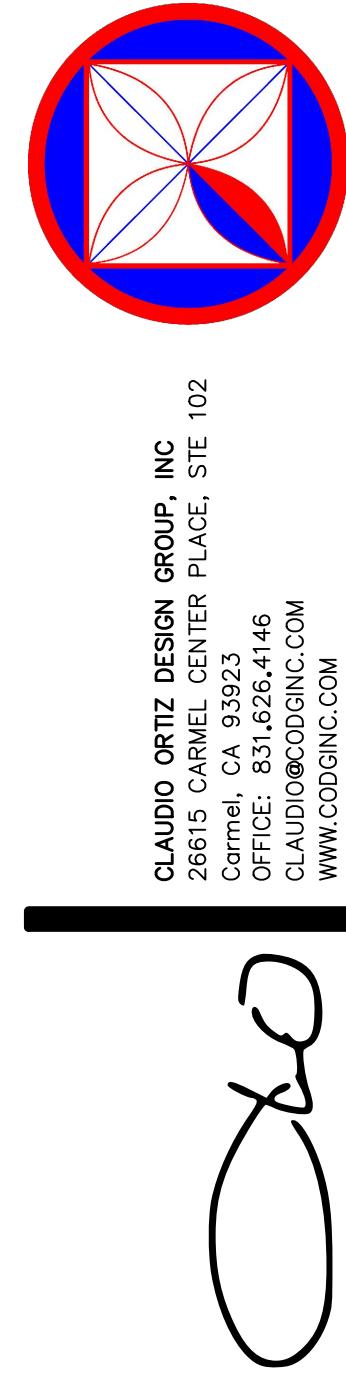
LEGEND

- SLOPED CEILING DIRECTION
- FLAT CEILING
- CEILING BEAMS
- ☒ EXHAUST FAN (ENERGY STAR) SEPARATE SWITCHES
- Ⓐ COMBO - SMOKE ALARM & CARBON MONOXIDE ALARM
- HIGH EFFICACY LIGHTING (RECESSED CAN LIGHT)
- ☒ VAPOR-RESISTANT LIGHT FIXTURE
- ❖ DECORATIVE CEILING FIXTURE (HANGING FIXTURE)
- CEILING HEIGHT DATUM
- ATTIC ACCESS DOOR 22X30 MIN. WITH 30" CLR HEADROOM MIN. ACCESS TO FURN.
- 1X6 T&G, CEDAR ROUGH SAWN, SQUARE EDGE W/NICKLE GAPS

WUI REQUIREMENTS:

- > ROOF COVERINGS: WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING, THE SPACES SHALL BE CONSTRUCTED TO RESIST THE INTRUSION OF FLAMES AND EMBERS, BE FIRE STOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF MINIMUM 72 POUND MINERAL SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D3909 INSTALLED OVER THE COMBUSTIBLE DECKING.
- > THE GUTTER.
- > ROOF AND ATTIC VENTS AND UNDERFLOOR VENTILATION SHALL RESIST THE INTRUSION OF FLAME AND EMBERS THROUGH THE VENTILATION OPENINGS. THE VENTILATION OPENINGS SHALL BE FULLY COVERED WITH WILDLAND FLAME AND EMBER RESISTANT (WUI) VENTS APPROVED AND LISTED BY THE STATE FIRE MARSHAL, OR WUI VENTS LISTED TO ASTM E2886.
- > EXTERIOR WALL COVERING OR WALL ASSEMBLY SHALL BE APPROVED NONCOMBUSTIBLE MATERIAL, IGNITION-RESISTANT MATERIAL, HEAVY TIMBER, LOG WALL CONSTRUCTION, OR SHALL MEET THE PERFORMANCE CRITERIA OF ASTM E2707. (SEE §R337.7.3 EXCEPTIONS FOR OTHER ALTERNATIVES)
- > EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF AND TERMINATE AT 2-INCH NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE.
- > THE EXPOSED ROOF DECK ON THE UNDERSIDE OF UNENCLOSED EAVES, ENCLOSED EAVES, EXTERIOR PORCH CEILINGS, AND ALL EXPOSED UNDERFLOOR AREAS SHALL BE APPROVED NONCOMBUSTIBLE MATERIAL, IGNITION-RESISTANT MATERIAL, ONE LAYER OF 5/8" TYPE X GYPSUM SHEATHING APPLIED BEHIND THE EXTERIOR COVERING, OR EXTERIOR PORTION OF AN APPROVED ONE HOUR WALL ASSEMBLY.





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26615 CARMEL CENTER PLACE, STE 02
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OFFICE: 510.895.6416
EMAIL: CLAUDIO@CODINC.COM

REVISIONS:

PROJECT: EHLEN RESIDENCE
BLOCK: LOTS:
APN: 008-362-001
PROJECT NO.: 24-03

WINDOW AND DOOR SCHEDULES

SCALE: 1' = 1/4"

A7.0

Door Notes:

1. PROVIDE DEAD BOLT LOCKS ON ALL EXTERIOR DOORS. SEE SCHEDULE FOR ADDITIONAL REQUIREMENTS.
2. PROVIDE PRIVACY HARDWARE FOR ALL BEDROOM AND BATHROOM LOCATIONS.
3. GENERAL CONTRACTOR TO CONSULT WITH OWNER FOR ADDITIONAL DOOR HARDWARE REQUIREMENTS.
4. ALL EXTERIOR DOOR GLAZING TO BE TEMPERED GLASS.
5. ALL EXTERIOR DOOR GLAZING TO BE 5/8" INSULATED TEMPERED GLASS.
6. DOORS BETWEEN CONDITIONED AND UNCONDITIONED SPACES SHALL BE FULLY WEATHER STRIPED.
7. GENERAL CONTRACTOR TO REVIEW DOOR ORDER WITH ARCHITECT PRIOR TO DOOR ORDER PLACEMENT.
8. DOOR HINGES TO BE 4.5" X 4.5" DOOR 7'-0".
9. ALL DOOR TOPS AND BOTTOM TO BE Sanded, FINISHED, AND SEALED.
10. GARAGE DOORS: SEE SCHEDULE AND EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
11. THE DOOR FINISH PER CLIENT OR CODG, INC.
12. THE DOOR STILES TO BE PER PLAN
13. CHECK FLOOR PLAN FOR HINGES LOCATION
14. PER THE ENERGY CODE ALL WINDOWS ARE TO BE LAMINATED DOUBLE GLAZING PANES.
15. R3271.3 INTERIOR DOORS-EFFECTIVE JULY 1, 2024 AT LEAST ONE BATHROOM W/SHOWER & OR TUB AND ONE BEDROOM ON THE ENTRY LEVEL SHALL PROVIDE A DOORWAY WITH A NET CLEAR OPENING OF NOT LESS THAN 36" W. DOOR PROVIDED 32" CLEAR WHEN OPEN MEASURED WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM THE CLOSED POSITION OR IN THE CASE OF A TWO- OR THREE-STORY SINGLE FAMILY DWELLING ON THE SECOND OR THIRD FLOOR OF THE DWELLING IF A BATHROOM OR BEDROOM IS NOT LOCATED ON THE ENTRY LEVEL.

Window Notes:

1. PROVIDE SAFETY GLAZING (TEMPERED OR LAMINATED) AS REQUIRED PER C.B.C.
2. SCREEN COLOR TO BE SPECIFIED BY CLIENT
3. GENERAL CONTRACTOR TO VERIFY THE WINDOW ORDER AND ROUGH FRAMING WITH THE DESIGNER/ARCHITECT PRIOR TO PLACEMENT OF THE WINDOW ORDER.
4. THE WINDOW MANUFACTURER WILL SUPPLY SHOP DRAWINGS FOR SPECIAL WINDOWS (OVERSIZE, ETC.) FOR REVIEW BY CODG, INC.
5. APPLY SISAL KRAFT PAPER AROUND ALL EXTERIOR OPENING.
6. PROVIDE CONTINUOUS CAULK AROUND ALL WINDOW OPENINGS WITH G.E. SILICONE ACRYLIC, POLYSULFIDE OR URETHANE AS REQUIRED.
7. ALL MANUFACTURED WINDOWS TO BE CERTIFIED AND LABELED MEETING STANDARDS LISTED IN TABLE 2-53V OF THE C.I.C. '24.
8. EXTERIOR WINDOW FINISH TO BE SEALED, U.N.O.
9. ALL OPERABLE WINDOWS TO HAVE SCREENS. AS SPECIFY BY CLIENT.
10. SEE EXTERIOR ELEVATIONS FOR ALL WINDOW HEAD HEIGHTS.
11. DOUBLE PANE LAMINATED GLASS AS SPECIFIED TITLE 24 GLASS & GLAZING SEC. 2401 & TABLE 2403.2.1
12. PER THE ENERGY CODE ALL WINDOWS ARE TO BE GLAZING AS DOUBLE PANE.
13. WINDOW JAMS TO BE 3-1/2-INCHES WITHOUT EXTENSION JAMS AND DELIVERED WITH EXTERIOR WOOD SILLS ONLY. (U.N.O.)

Note:

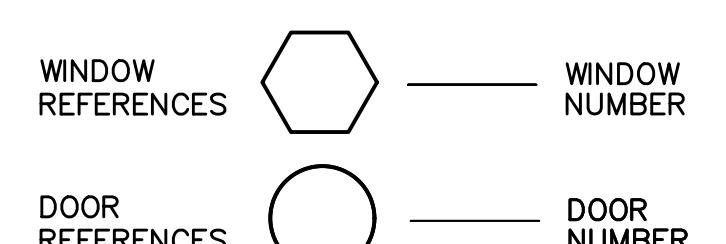
1. FOR HINGE LOCATION & OPENING SWING DIRECTION SEE ELEVATIONS
2. ALL WINDOW DIMENSIONS ARE THE ROUGH OPENING SEE ELEVATIONS
3. ALL DOOR DIMENSIONS ARE ACTUAL DOOR SIZE & OPENING SEE ELEVATIONS

Tempered Glass Note:

EACH PANE OF GLAZING INSTALLED IN HAZARDOUS LOCATIONS SHALL BE TEMPERED GLASS; THE FOLLOWING LOCATIONS SHALL BE HAZARDOUS LOCATIONS FOR GLAZING:

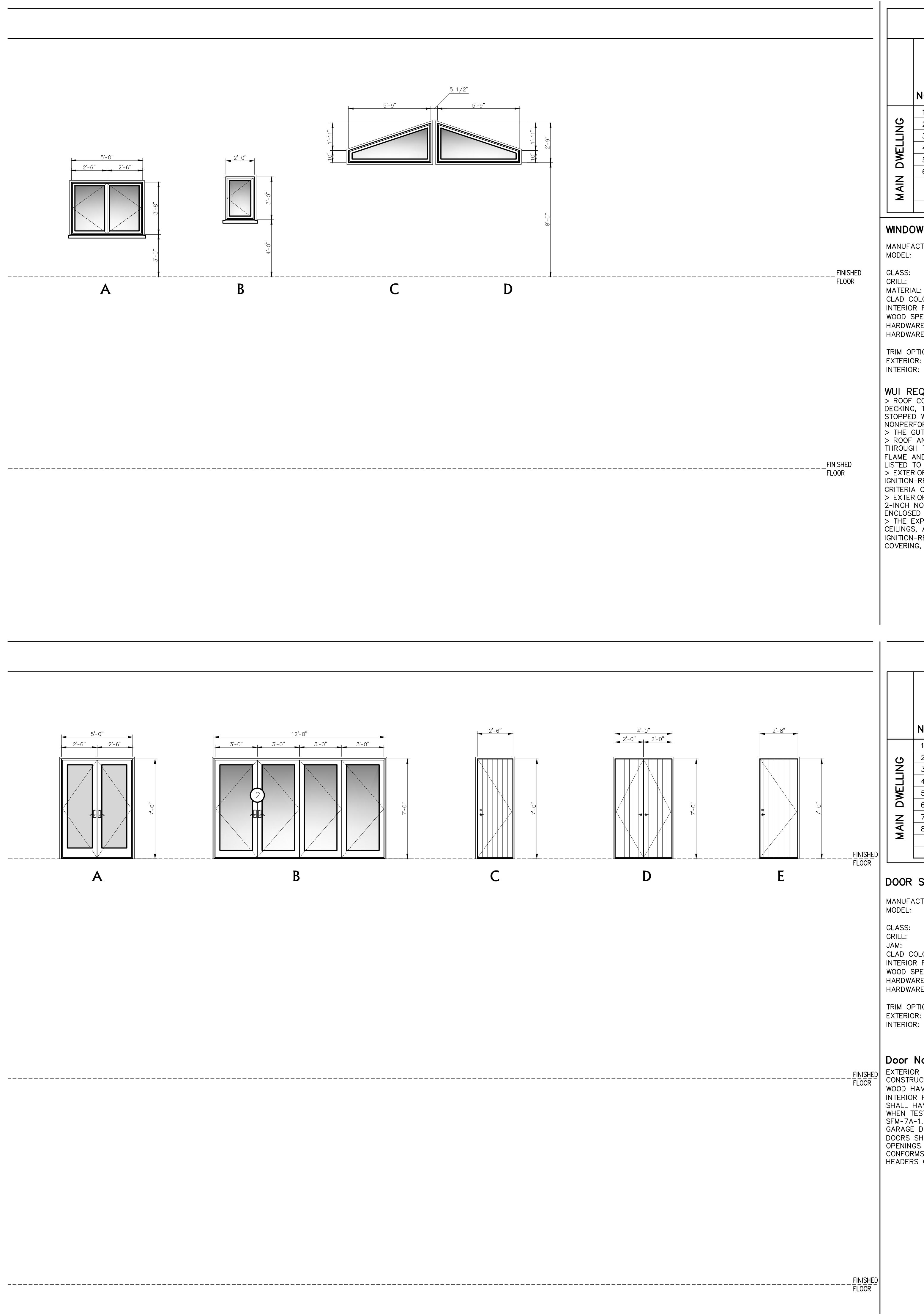
- A) GLAZING IN DOORS.
- B) GLAZING IN A FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE BOTTOM OF THE GLAZING IS LESS THAN 60-INCHES ABOVE THE FLOOR OR WALKING SURFACE. IT IS RECOMMENDED THAT THE GLAZING BE A FIXED PANEL IN THE PLANE OF THE DOOR "OR" WHERE THE GLAZING IS ON A WALL PERPENDICULAR TO THE PLANE OF THE DOOR WITHIN 24-INCHES OF THE HINGE SIDE OF AN IN-SWINGING DOOR.
- C) GLAZING IN WINDOWS THAT MEET ALL THE FOLLOWING CONDITIONS:
 1. THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9-SQUARE FEET.
 2. THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18-INCHES ABOVE THE FLOOR.
 3. THE TOP EDGE OF THE GLAZING IS LESS THAN 18-INCHES ABOVE THE FLOOR.
 4. ONE OR MORE WALKING SURFACES ARE WITHIN 36-INCHES, MEASURED HORIZONTALLY.
 - 5) GLAZING IN BATHS CONTAINING OR FACING TUBS, SHOWERS AND OTHER WET SURFACES WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60-INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACES, INCLUDING SHOWER DOORS AND SURROUNDS.
 - 6) GLAZING ADJACENT TO STAIRS AND RAMPS.

Symbols



Abbreviations

N/A	NOT APPLICABLE
G.C.	GENERAL CONTRACTOR
P	PAINT
ST	STAIN
FF	FACTORY FINISH
I.D.	INTERIOR DESIGN
S	SEALED
MFR.	MANUFACTURER
FIN.	FINISH
NAT.	NATURAL





REVISIONS:

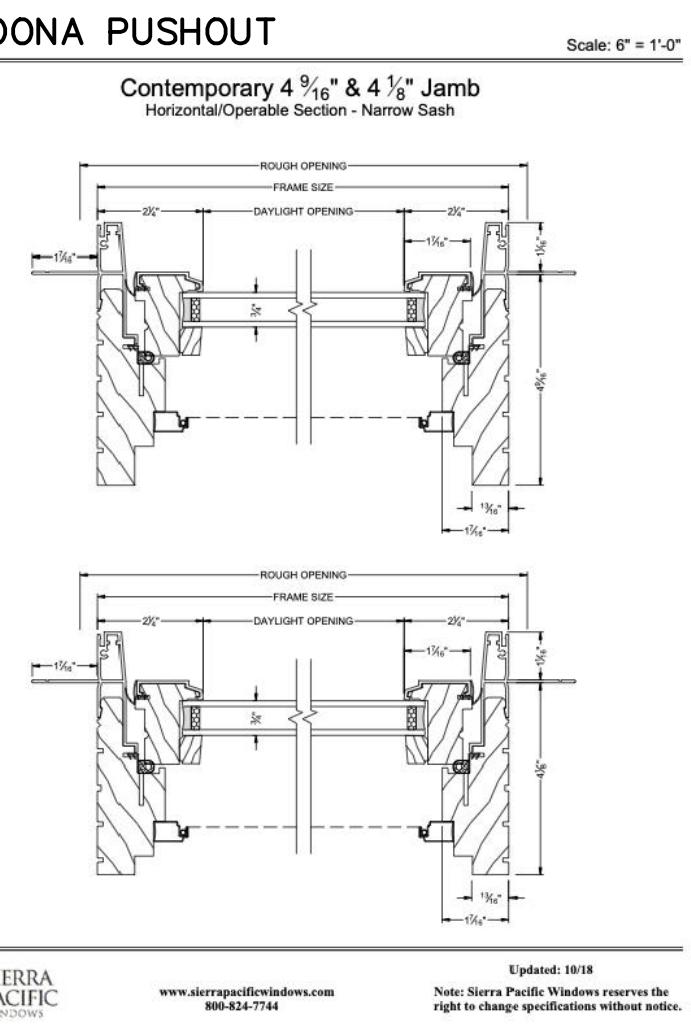
PROJECT: EHLEN RESIDENCE
3150 MIDWOOD LN. PEBBLE BEACH
BLOCK: LOTS:
APN: 008-362-001
PROJECT NO.: 24-03

MATERIALS

SCALE: 1' = 1/4"

A8.0

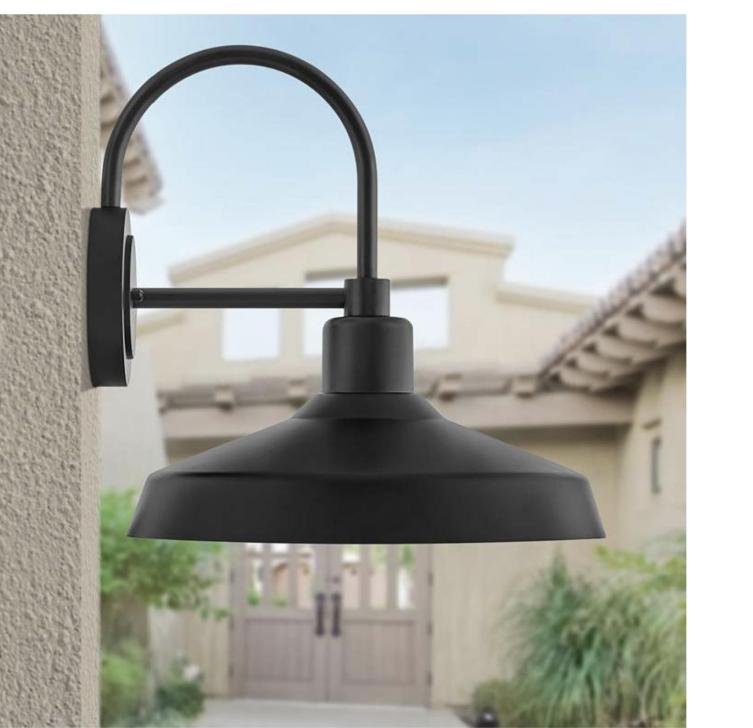
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SEDONA PUSHOUT

Scale: 6' = 1'-0"

SIERRA PACIFIC
WINDOWS
www.sierrapacificwindows.com
800-824-7744



FIXTURE A

MANUFACTURE: HINKLEY
T24 COMPLIANT: YES
COLOR: BLACK
WATTS: 14 WATTS
LUMENS: 150
BULB TYPE: SEE BULB
DIMENSIONS: 16 1/2" H X 16" W X 11"
EXTENDS 17" FROM WALL

WINDOW

MANUFACTURE: SIERRA PACIFIC
MODEL: URBAN
MATERIAL: WOOD-CLAD
TYPE: CASEMENT
COLOR: BLACK



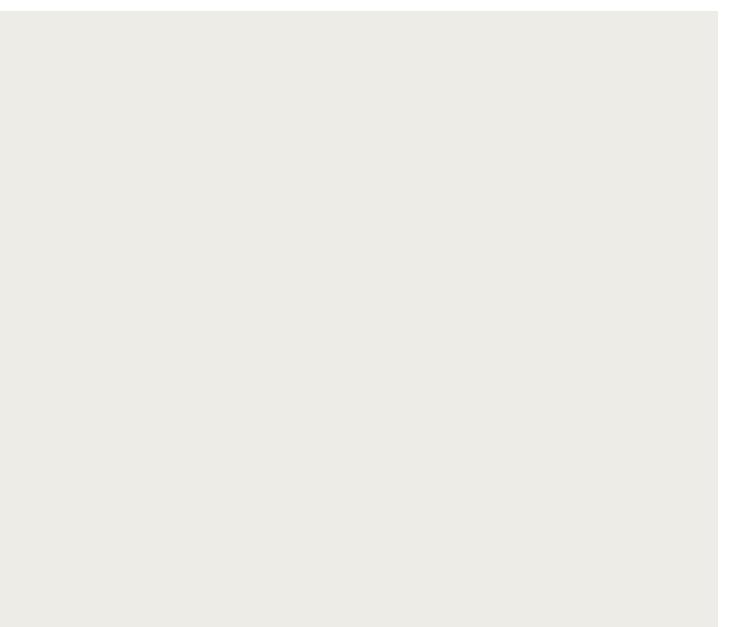
METAL ROOF

MANUFACTURER: TAYLOR METAL PRODUCTS
FINISH: CHARCOAL GRAY SRI-25
GAUGE: 24
LVR: 12



COLOR EXTERIOR

MANUFACTURE: SHERWIN-WILLIAMS
COLOR: CHOPSTICKS / SW 7575
LOCATION: EXTERIOR
LOCATOR NUMBER: 263-C7



WINDOW FRAME COLOR EXTERIOR

MANUFACTURE: SHERWIN-WILLIAMS
COLOR: PURE WHITE / SW 7005
LOCATION: EXTERIOR
LOCATOR NUMBER: 255-C1

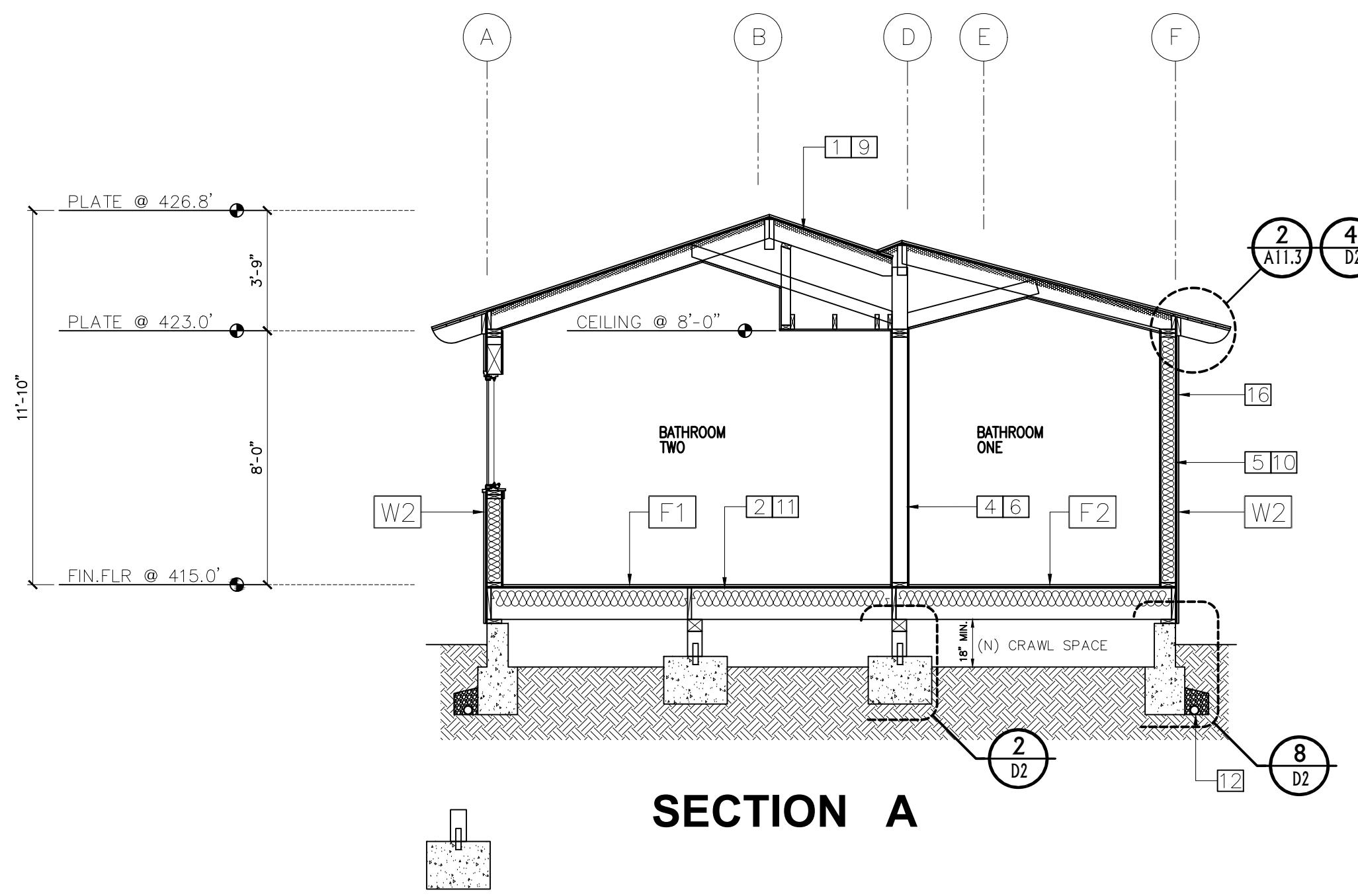


BULB

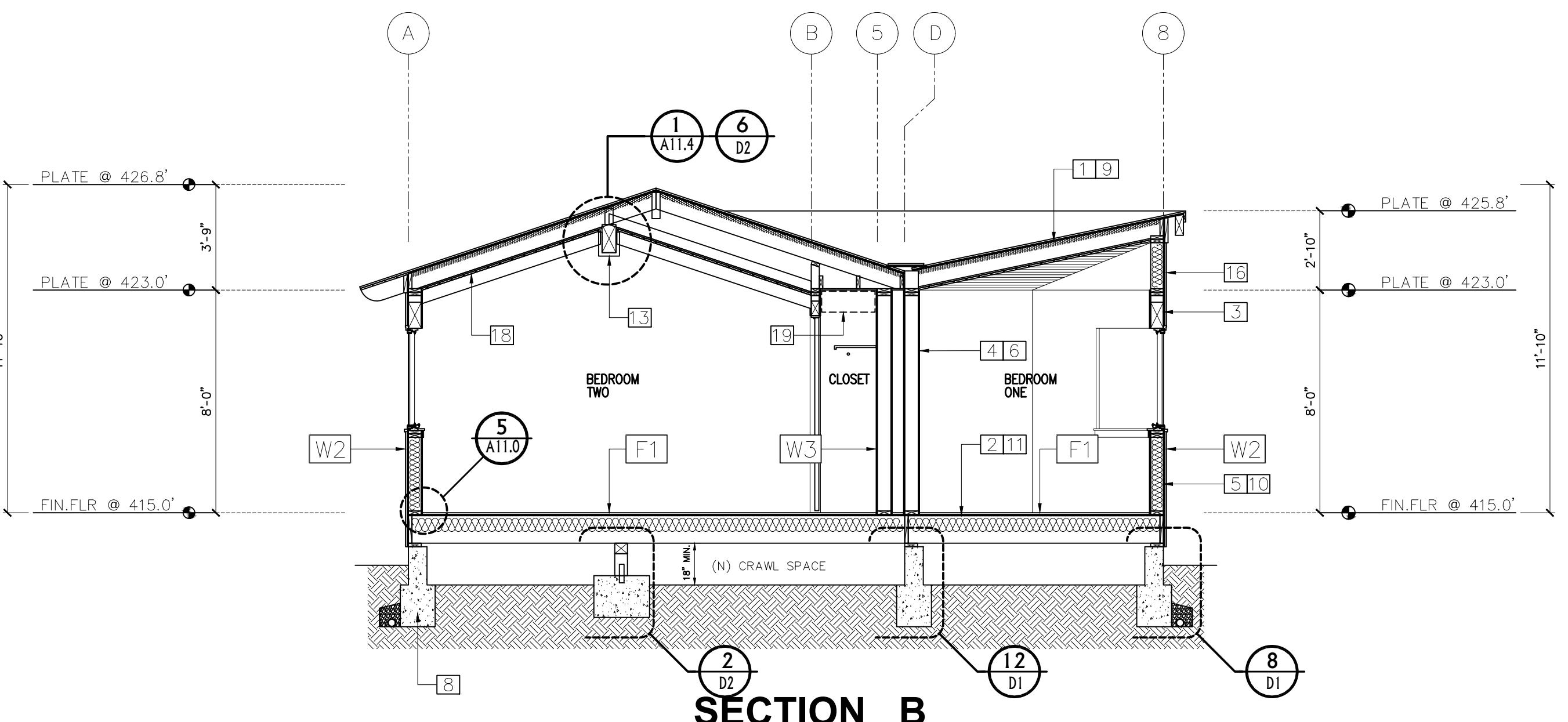
MANUFACTURE: PHILLIPS
WATTS: 4 WATTS
LUMENS: 150
BULB TYPE: B11 LED SOCKET

SCALE: 1' = 1/4"

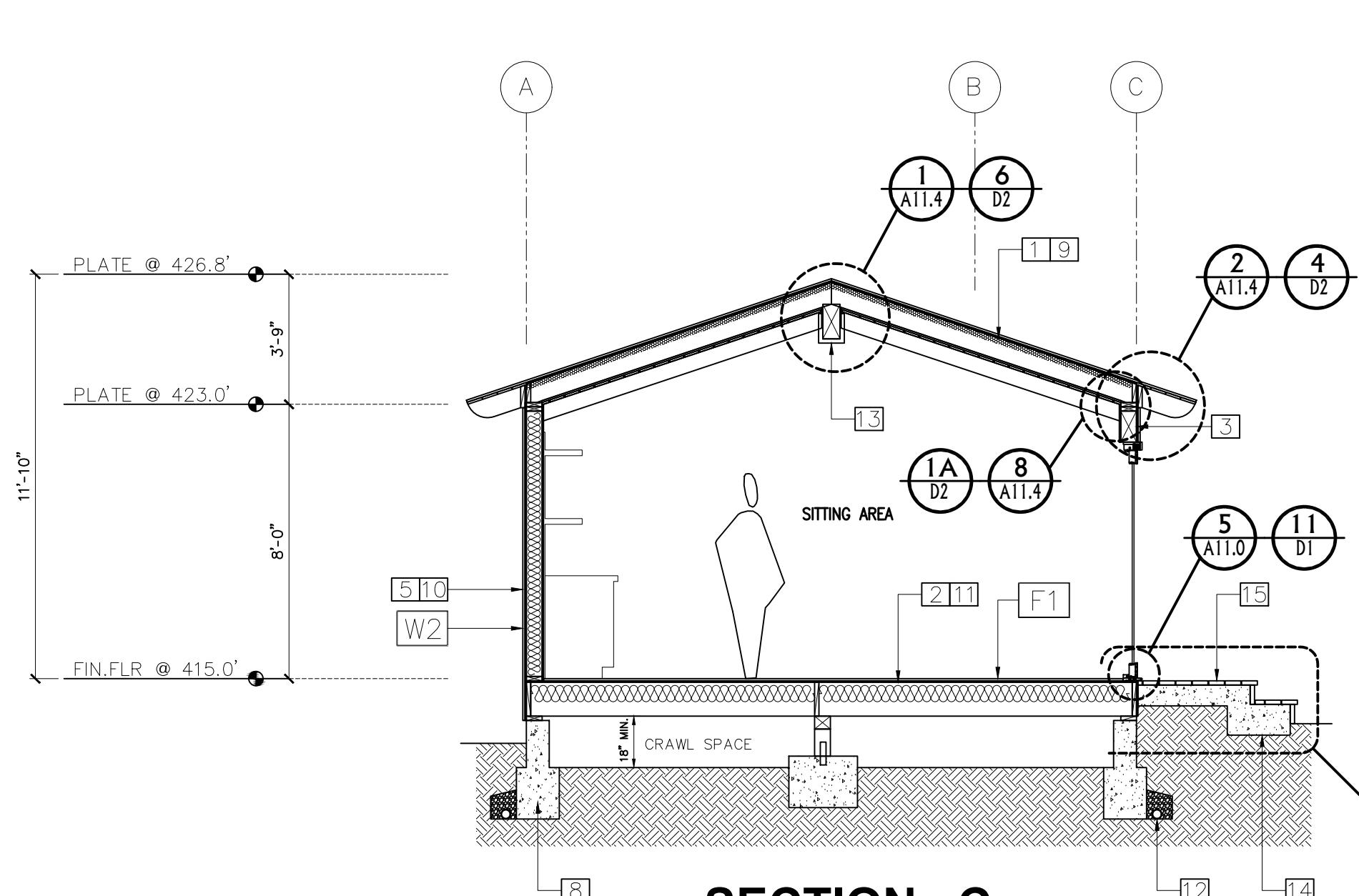
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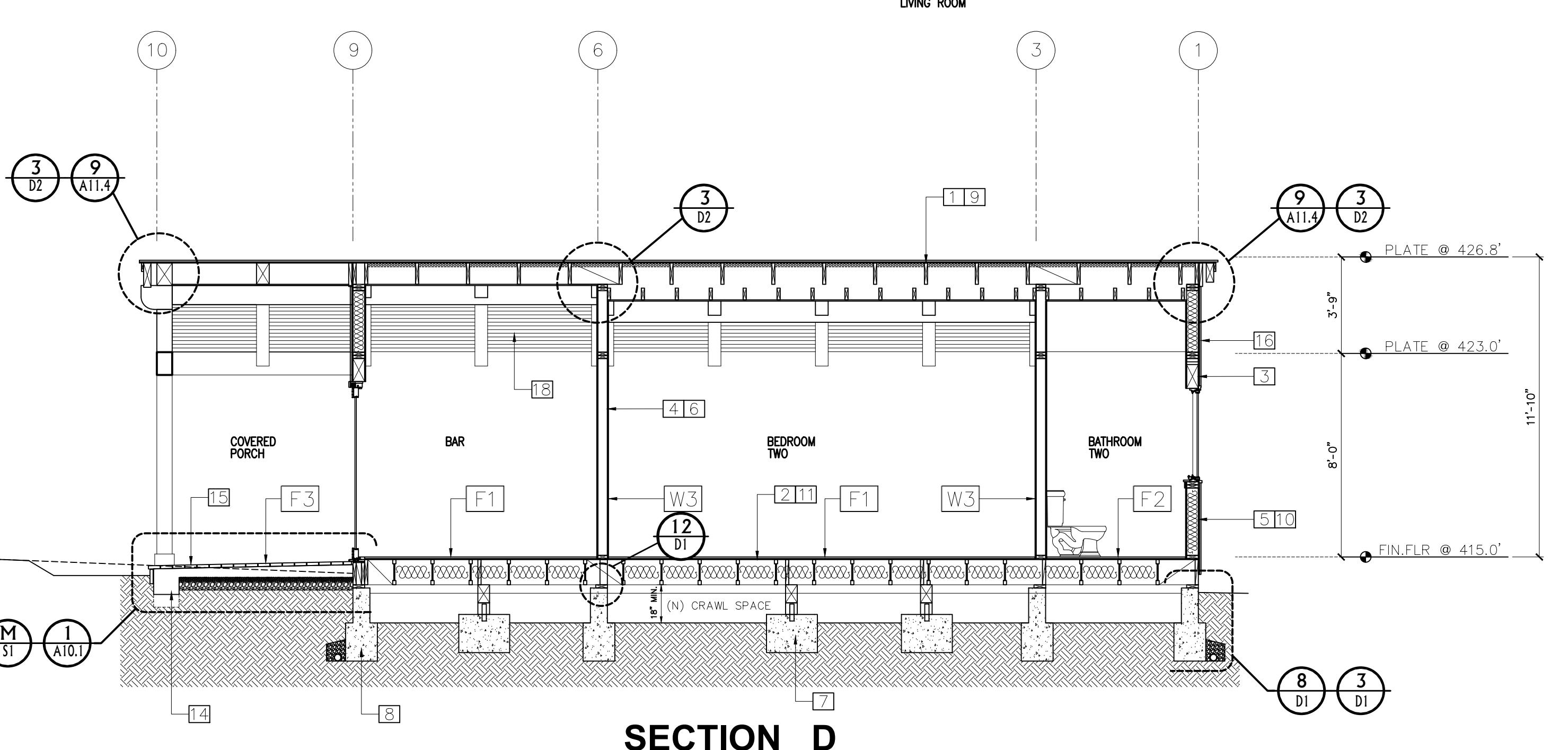
SECTION A



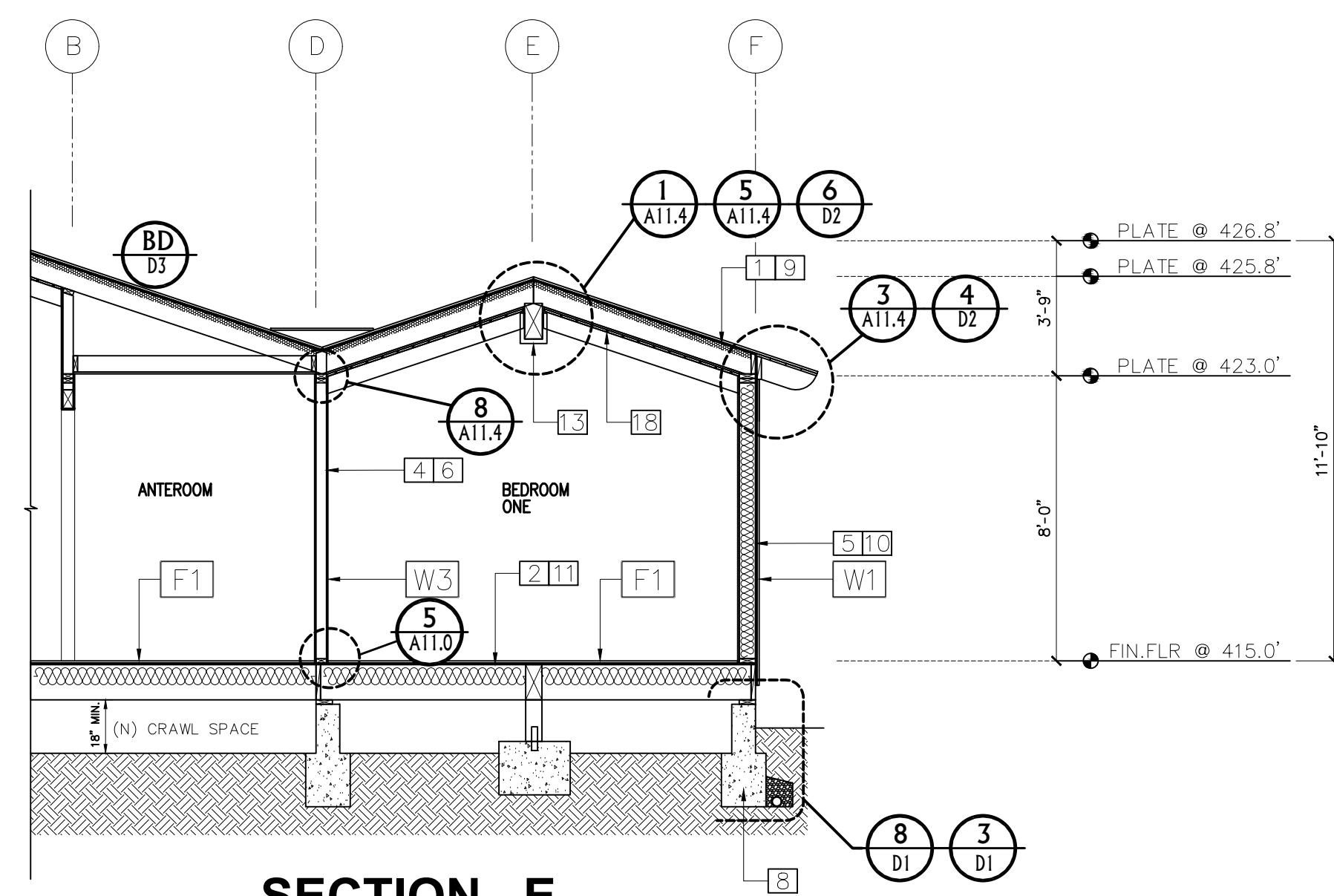
SECTION B



SECTION C



SECTION D



SECTION E

KEY NOTES

- [1] 2X10 RAFTER TYP. PER STRUCTURAL
- [2] I-JI FLOOR JOIST 1 1/8" TYP. PER STRUCTURAL DWG'S
- [3] HEADER PER STRUCTURAL DWG'S
- [4] 2X4 D.F. #2 AT 16" O.C. PER STRUCTURAL DWG'S
- [5] 2X6 D.F. #2 AT 16" O.C. PER STRUCTURAL DWG'S
- [6] DRYWALL: 1/2" THICK GYP. BRD. AT WALLS AND 5/8" THICK AT CEILINGS, SMOOTH FINISH
- [7] SPOT CONC. FTNG'S PER STRUCTURAL DWG'S
- [8] CONC. FTNG'S PER STRUCTURAL DWG'S
- [9] RIGID INSULATION 2-INCH THK; IMPERMEABLE CLOSE CELL SPRAY FOAM
- [10] R21 BATT INSULATION ON WALLS, TYP. W/SOUND INSULATION.
- [11] R19 BATT INSULATION ON FLOOR TYP. W/SOUND INSULATION.
- [12] DRAINAGE: PROVIDE FOOTING DRAINAGE CONNECTED TO EXISTING DRAINAGE SYSTEM.
- [13] RIDGE BEAM: PER STRUCTURAL PLANS, ENCASE WITH 2X PER ARCH PLANS
- [14] SLAB: 5-INCH THK. MIN. OVER 2-IN SAND, FIN. 4-IN CLEAN GRAVEL, 15 MIL. VISQUEEN OR POLY VAPOR BARRIER.
- [15] STONE TILE 3/4" THICK OVER MORTAR BED 1 1/2" THK. MIN. OVER 2"X2" WELDED MESH 16-GAUGE WIRE LATH
- [16] SIDING: PLASTER FINISH, PAINTED
- [17] GRADE WHERE OCCURS
- [18] 1X6 CEILING DECKING
- [19] SPLIT SYSTEM 27.5X10



REVISIONS:

- [W1] SEE DETAIL 1/A11.0
- [W2] SEE DETAIL 4/A11.0
- [W3] SEE DETAIL 5/A11.0
- [W4] SEE DETAIL 7/A11.0
- [W5] SEE DETAIL 2/A11.0
- [F1] SEE DETAIL 2/A11.1
- [F2] SEE DETAIL 3/A11.1
- [F3] SEE DETAIL 4/A11.1
- [F4] SEE DETAIL 1/A11.1

Exterior Wall Requirements

1. PROVIDE 1-HOUR RATED CONSTRUCTION FOR ALL WALLS LESS THAN 5-FEET FROM PROPERTY LINE. OPENINGS ARE PERMITTED LESS THAN 3-FEET FROM PROPERTY LINE AND NO MORE THAN 25% OPENING IS PERMITTED BETWEEN 3-FEET TO 5-FEET FROM PROPERTY LINE. (SEC. 704.8)
2. UNPROTECTED VB DWELLING EXTERIOR WALLS SHALL BE AT 5-FEET FROM PROPERTY LINE. (TABLE 602 FOOTNOTE (f))

WOOD SHAKE/STONE VENEER:

3. WEATHER RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED IN SEC. 1404.2 AND WHERE APPLIED OVER WOOD-BASE SHEATHING, SHALL INCLUDE A WATER-RESISTIVE VAPOR PERMEABLE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF GRADE "D" PAPER. (See 2510.6)
4. PLASTERING WITH CEMENT PLASTER SHALL NOT BE LESS THAN 3-COATS WHEN APPLIED OVER METAL LATH OR WIRE FABRIC LATH. SECTION 2512.1
5. A MIN. 26 GALVANIZED CORROSION-RESISTANT WIRE SCREED WITH:
 - A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3-1/2-INCHES PROVIDE AT OR BELOW THE FOUNDATION PLATE LINE AT ALL EXTERIOR WALLS.
 - B) THE SCREED SHALL BE PLACED A MINIMUM OF 4-INCHES ABOVE EARTH OR 2-INCHES ABOVE PAVED AREA. SECTION 2512.1.C.

CRAWLSPACE VENTILATION

719.0 SQ.FT. / 150 = 4.79 SQ. FT.
4.79 x 144 = 690.00 SQ.FT. REQUIRED
8x14 FOUNDATION VENTS @ 112 S.F. EA.
USE: 7 FOUNDATION VENTS = 784.0 S.F.

ATTIC VENTILATION

PROPOSED ATTIC WITH SPRAY INSULATION,
VENTS NOT REQUIRED.

ROOF AND ATTIC VENTS AND UNDERFLOOR VENTILATION SHALL RESIST THE INTRUSION OF FLAME AND EMBERS THROUGH THE VENTILATION OPENINGS. THE VENTILATION OPENINGS SHALL BE FULLY COVERED WITH WILDFIRE FLAME AND EMBER RESISTANT (W) VENTS APPROVED AND LISTED BY THE STATE FIRE MARSHAL, OR WUI VENTS LISTED TO ASTM E2886.

Weather Exposed Surfaces Notes

R703.2 Water-resistant barrier. One layer of No. 15 asphalt felt, free from holes and breaks, complying with ASTM D 226 for Type 1 felt or other approved water-resistant barrier shall be applied over studs or sheathing on all exterior walls or roof sheathing shall be applied horizontally, with the upper layer located over the lower layer not less than 2 inches (51 mm). Where joints occur, felt shall be lapped not less than 6 inches (152 mm). The felt shall be lapped not less than 6 inches (152 mm). The felt or other approved material shall be continuous to the top of walls and terminated at penetrations and building appendages in a manner to meet the requirements of the exterior wall envelope as described in Section R703.1.

Exception: Omission of the water-resistant barrier is permitted in the following situations:

CrawlSpace / Under-Floor Access Opening Notes:

1. Provide 18-inch clearance under floor joist & 12-inches clearance under griders. Under floor access at perimeter walls and all crawl spaces area, 18"x24" min. size, 22"x30" under floor furnace.
- 408.4 Access.

Access shall be provided to all under-floor spaces. Access openings through the floor shall be a minimum of 18 inches by 24 inches (457 mm by 610 mm). Openings through a perimeter wall shall be not less than 18 inches by 24 inches (457 mm by 610 mm). When a portion of the through-wall access is below grade, an opening not less than 16 inches by 24 inches (407 mm by 610 mm) shall be provided. The bottom of the doorway shall be below the threshold of the access opening. Through wall access openings shall not be located under a door to the residence. See the California Mechanical Code for access requirements where mechanical equipment is located under floors.



SECTIONS
A,B,C,D & E

PROJECT:
EHLIN RESIDENCE
BLOCK: LOTS:
APN: 008-362-001
PROJECT NO.
24-03

ISSUE:
10-23-2024
02-28-2025
DRAWN BY:
AJ ORTIZ

SCALE: 1' = 1/4"

A9.0



CODG

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CARMEL, CA 93923
OFFICE: 317.896.4466
CLAUDIO@CODGINC.COM

REVISIONS:

PROJECT:
EHLEN RESIDENCE
3150 MIDWOOD LN. PEBBLE BEACH
BLOCK: LOTS:
APN: 008-362-001
PROJECT NO.
24-03

ISSUE:
10-23-2024
02-28-2025
DRAWN BY:
AJ ORTIZ

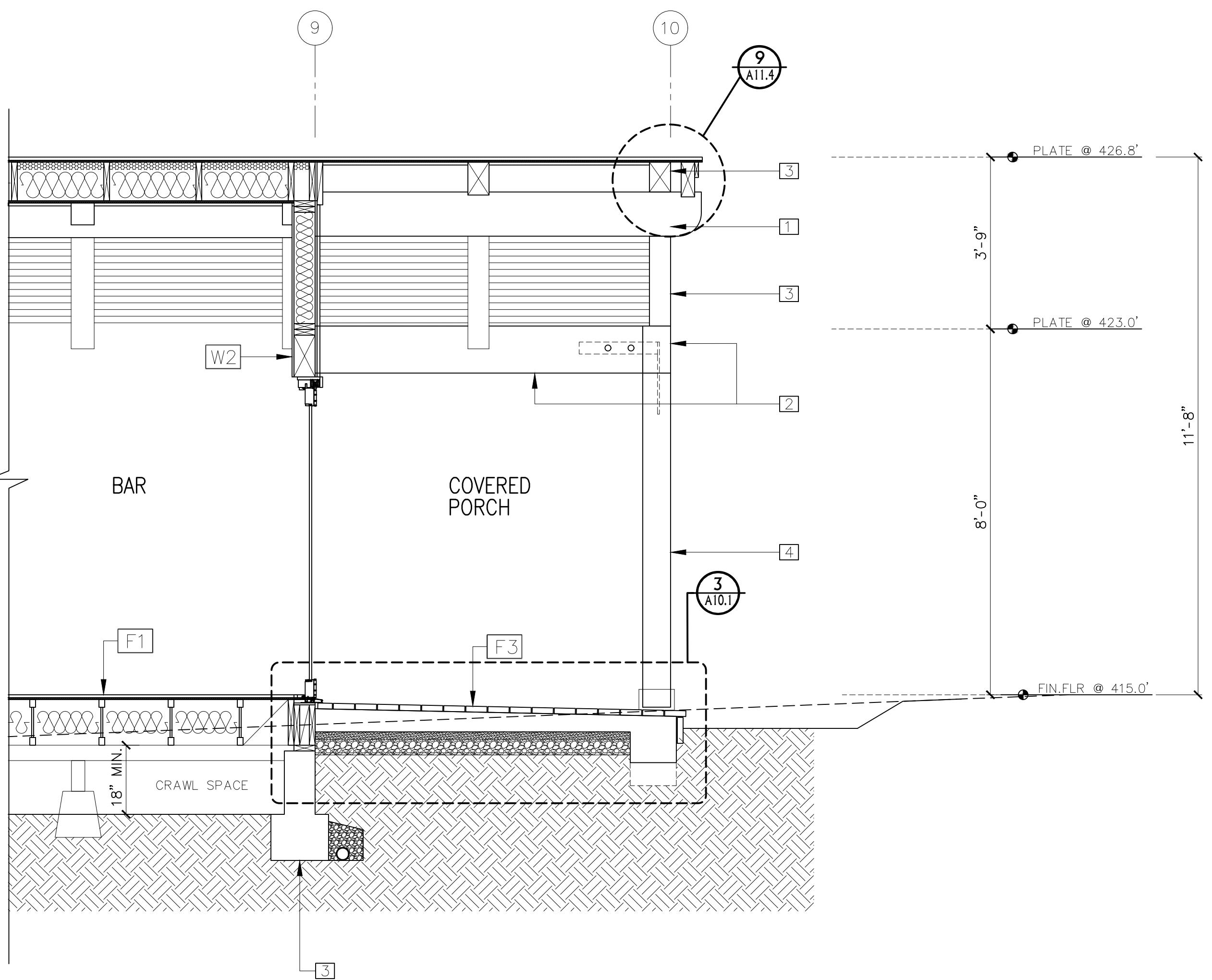
SCALE: 1' = 1/2"

A9.1

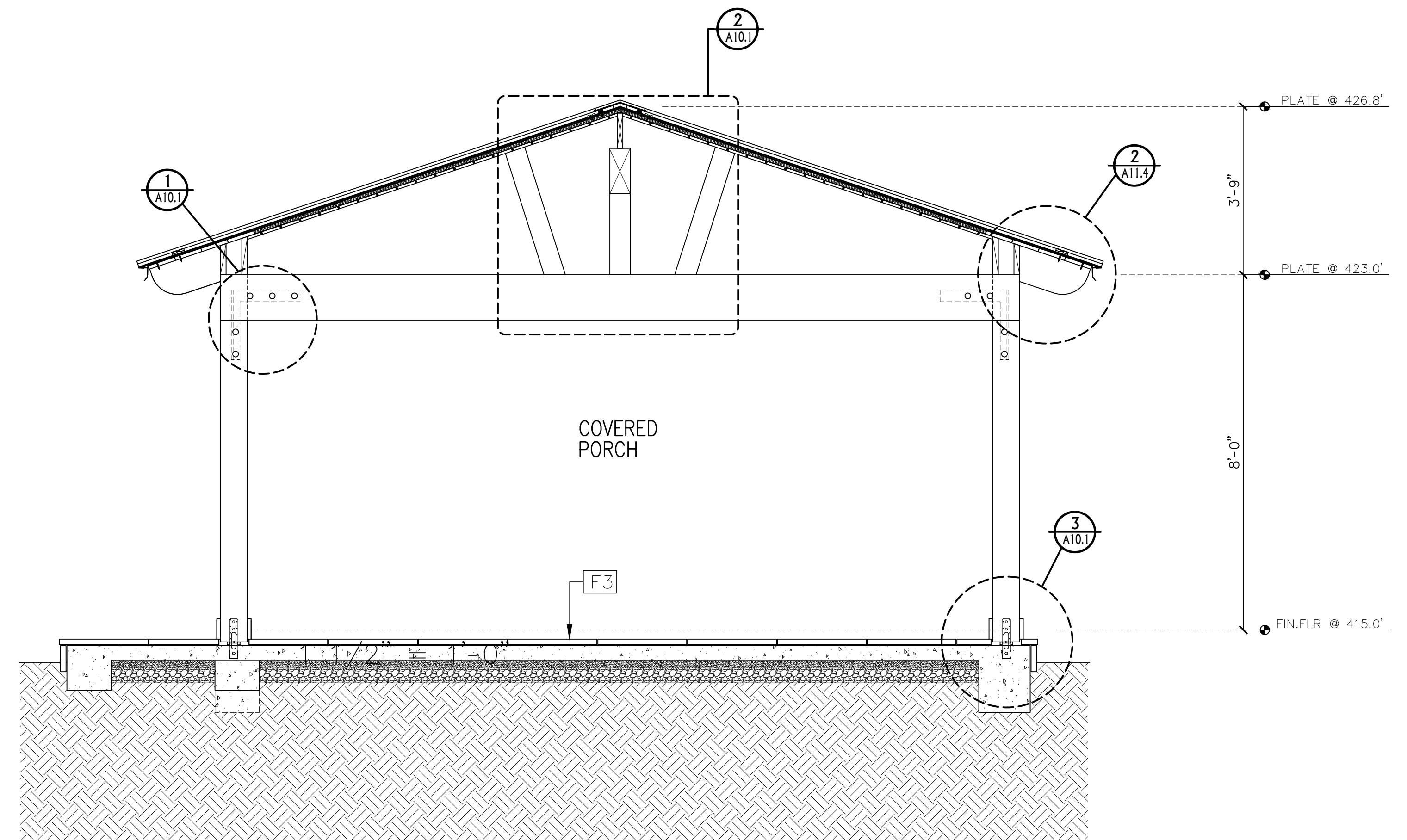
KEY NOTES

- [1] 6X12 BEAM, CEDAR
- [2] 8X12 BEAM, CEDAR
- [3] 6X6 KING POST; CEDAR
- [4] NEW POST:8X8, PAINT GRADE

- [W1] SEE DETAIL 1/A11.0
- [W2] SEE DETAIL 4/A11.0
- [W3] SEE DETAIL 5/A11.0
- [W4] SEE DETAIL 7/A11.0
- [W5] SEE DETAIL 2/A11.0
- [F1] SEE DETAIL 2/A11.1
- [F2] SEE DETAIL 3/A11.1
- [F3] SEE DETAIL 4/A11.1
- [F4] SEE DETAIL 1/A11.1

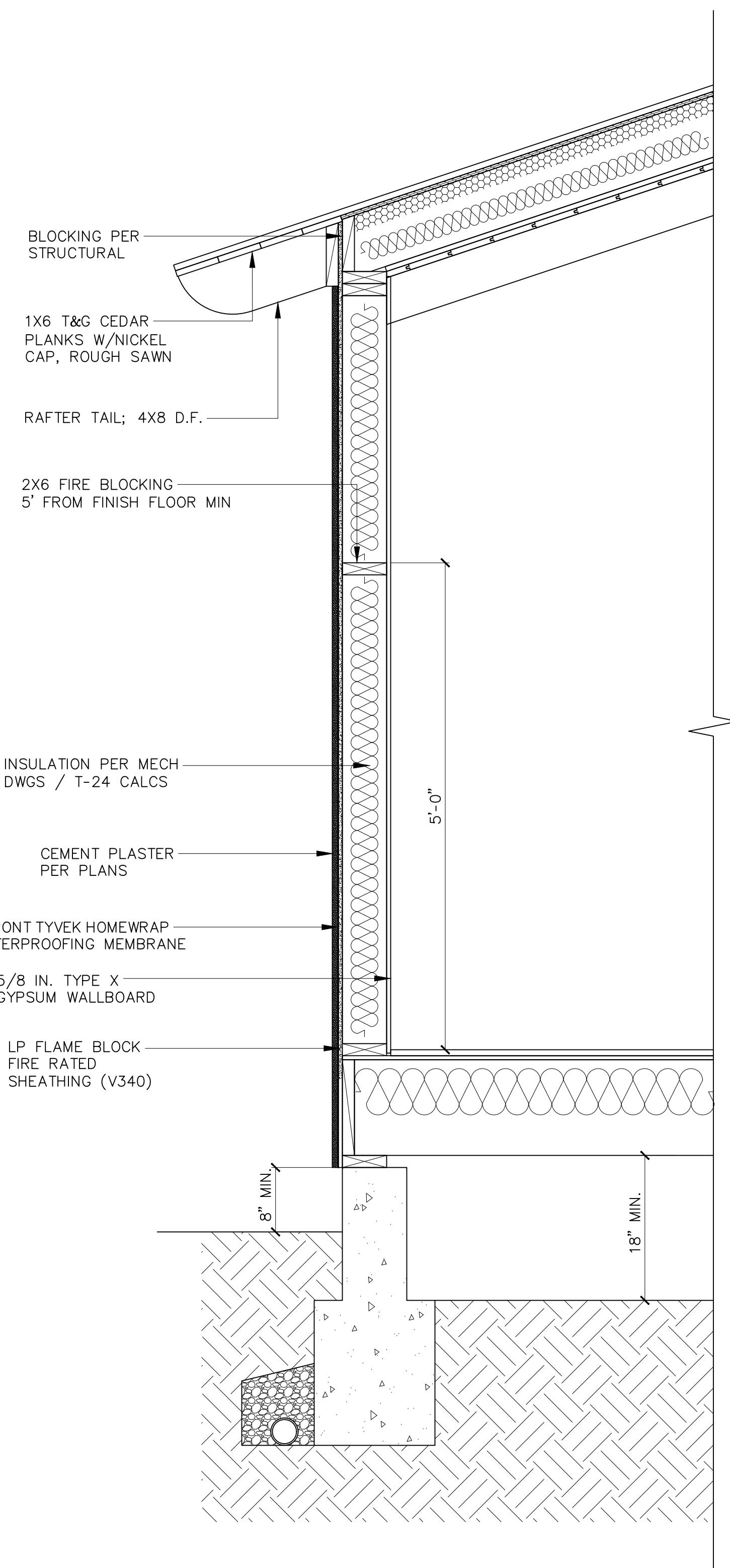


SECTION F



SECTION G

1HR RATED EAVES & WALL SECTION H





CODG

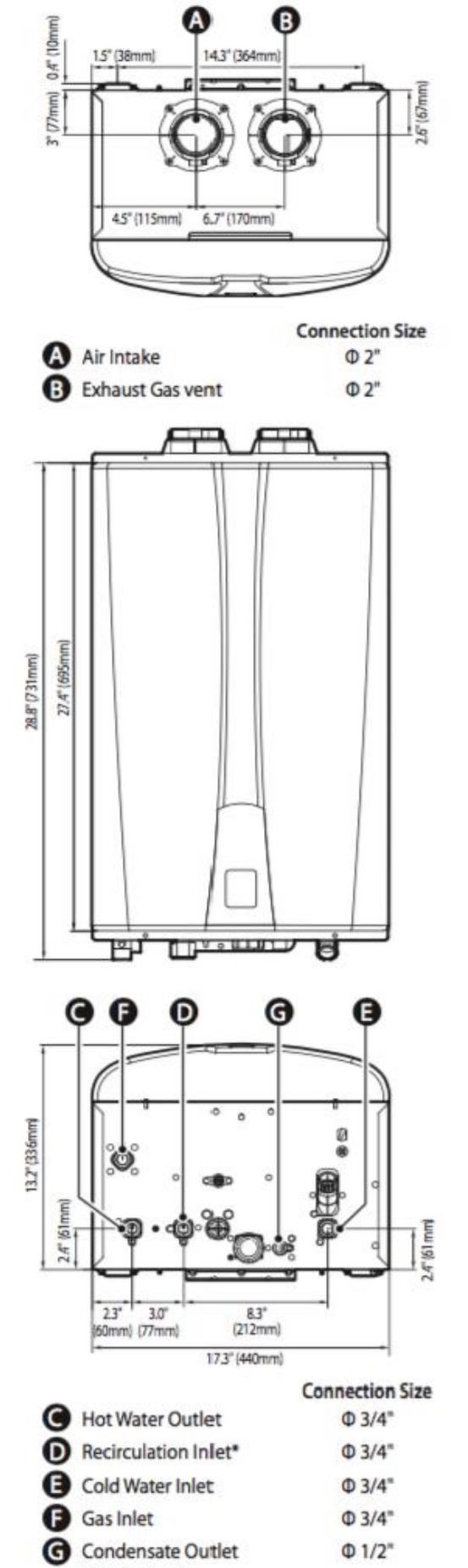
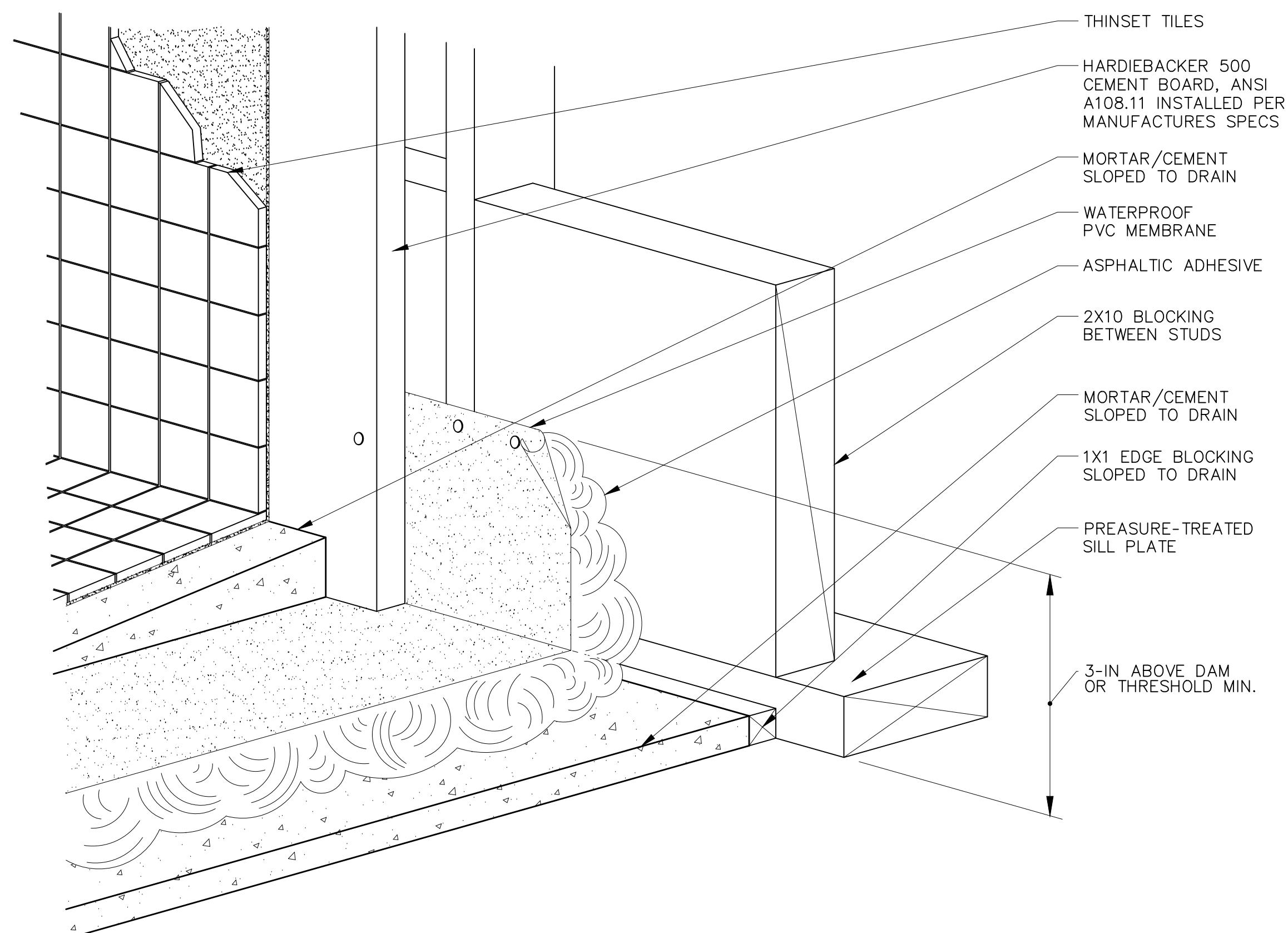
CLAUDIO ORTIZ DESIGN GROUP, INC.
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CARMEL, CA 93923-4146
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WWW.CODGINC.COM

REVISIONS:

PROJECT: EHLEN RESIDENCE
3150 MIDWOOD LN. PEBBLE BEACH
BLOCK: LOTS:
APN: 008-362-001
PROJECT NO.: 24-03

TYPICAL DETAILS

ISSUE: 10-23-2024
02-28-2025
DRAWN BY: AJ ORTIZ
SCALE: 1' = 1/4"



Specifications

Item	NPE-180A	NPE-180S	NPE-210A	NPE-210S	NPE-240A	NPE-240S
Heat Capacity (Input)	15,000-150,000 BTU/H	19,000-180,000 BTU/H	19,900-199,900 BTU/H	19,900-199,900 BTU/H	19,900-199,900 BTU/H	19,900-199,900 BTU/H
35°F(19°C) Temp Rise	8.4 GPM (32 L/m)	10.1 GPM (38 L/m)	11.2 GPM (42 L/m)			
Flow Rate (DHW)	45°F(25°C) Temp Rise 6.5 GPM (25 L/m)	7.8 GPM (30 L/m)	8.7 GPM (33 L/m)			
	77°F(43°C) Temp Rise 3.8 GPM (14 L/m) 3.9 GPM (15 L/m) 4.4 GPM (17 L/m) 4.6 GPM (17 L/m) 4.9 GPM (19 L/m) 5.1 GPM (19 L/m)					
Dimensions			17.3"(W) x 27.4"(H) x 13.2"(D)			
Weight	75 lbs (34kg)	67 lbs (30 kg)	82 lbs (37 kg)	75 lbs (34 kg)	82 lbs (37 kg)	75 lbs (34 kg)
Installation Type	Indoor or Outdoor Wall-Hung					
Venting Type	Forced Draft Direct Vent					
Ignition	Electronic Ignition					
Water Pressure	15-150 PSI					
Natural Gas Supply Pressure (from source)	3.5"-10.5" WC					
Propane Gas Supply Pressure (from source)	8.0"-13.0" WC					
Natural Gas Manifold Pressure (min to max)	-0.04" WC to -0.84" WC					
Propane Gas Manifold Pressure (min to max)	-0.03" WC to -0.50" WC					
Minimum Flow Rate	0 GPM (0 L/m) for "A" models / 0.5 GPM (1.9 L/m) for "S" models					
Connection Sizes	Cold Water Inlet Ø 1/2" NPT					
	Hot Water Outlet Ø 1/2" NPT					
	Recirculation Inlet Ø 1/2" NPT (on "A" models only)					
	Gas Inlet Ø 1/2" NPT					
Power Supply	Main Supply 120V AC, 60Hz					
Materials	Maximum Power Consumption 200W (up to 2 amperes), 350W (up to 4 amperes) with external pump connected					
Casing	Cold Rolled Carbon Steel					
Heat Exchangers	Primary Heat Exchanger: Stainless Steel Secondary Heat Exchanger: Stainless Steel					
Venting	Exhaust 2" or 3" PVC, CPVC, Polypropylene 2" or 3" Special Gas Vent Type BH (Class II, A/B/C)					
	Intake 2" or 3" PVC, CPVC, Polypropylene 2" or 3" Special Gas Vent Type BH (Class II, A/B/C)					
	Vent Clearances 0" to combustibles					
Safety Devices	Flame Rod, APS, Ignition Operation Detector, Water Temperature High Limit Switch, Exhaust Temperature High Limit Sensor, Power Surge Fuse					

Certified design according to **ANSI Z21.10.3 - CSA 4.3** latest standards for both indoor or outdoor installations (with optional Outdoor Vent Kit)

ANSI Z21.10.3/CSA 4.3-2011

Shower (Typ. Detail)

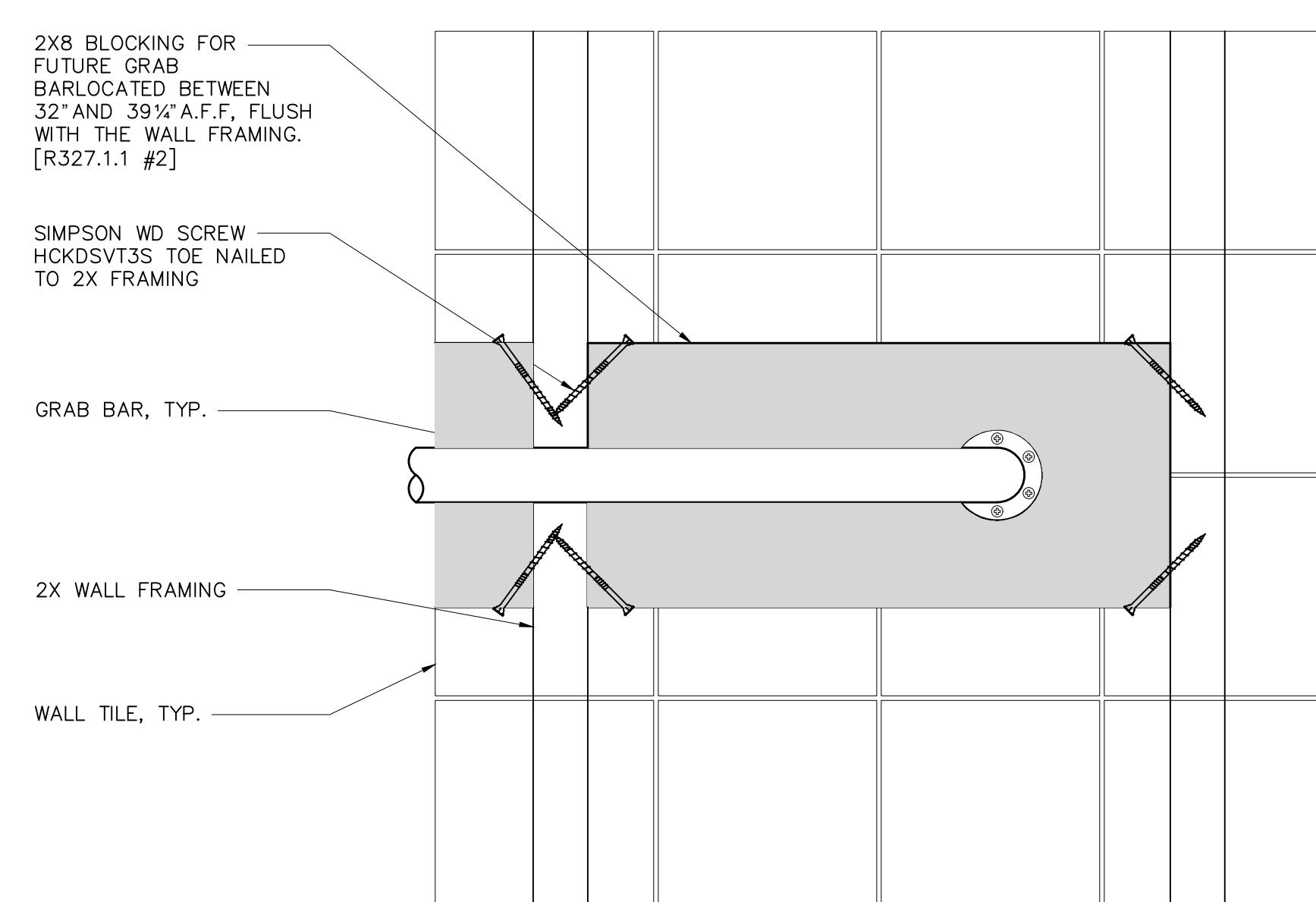
N.T.S. | 3

(Manufacture installation Typ. Detail)

N.T.S. | 1

Wall Attachment Per Manufacture's Manual

- Identify the installation location and confirm that the installation will meet all required clearances.
- Securely attach the water heater to the wall using any of the holes in the wall installation brackets which are at the top and bottom of the water heater. Ensure that the attachment strength is sufficient to support the weight. Refer to the weight of the water heater in the Specifications section.



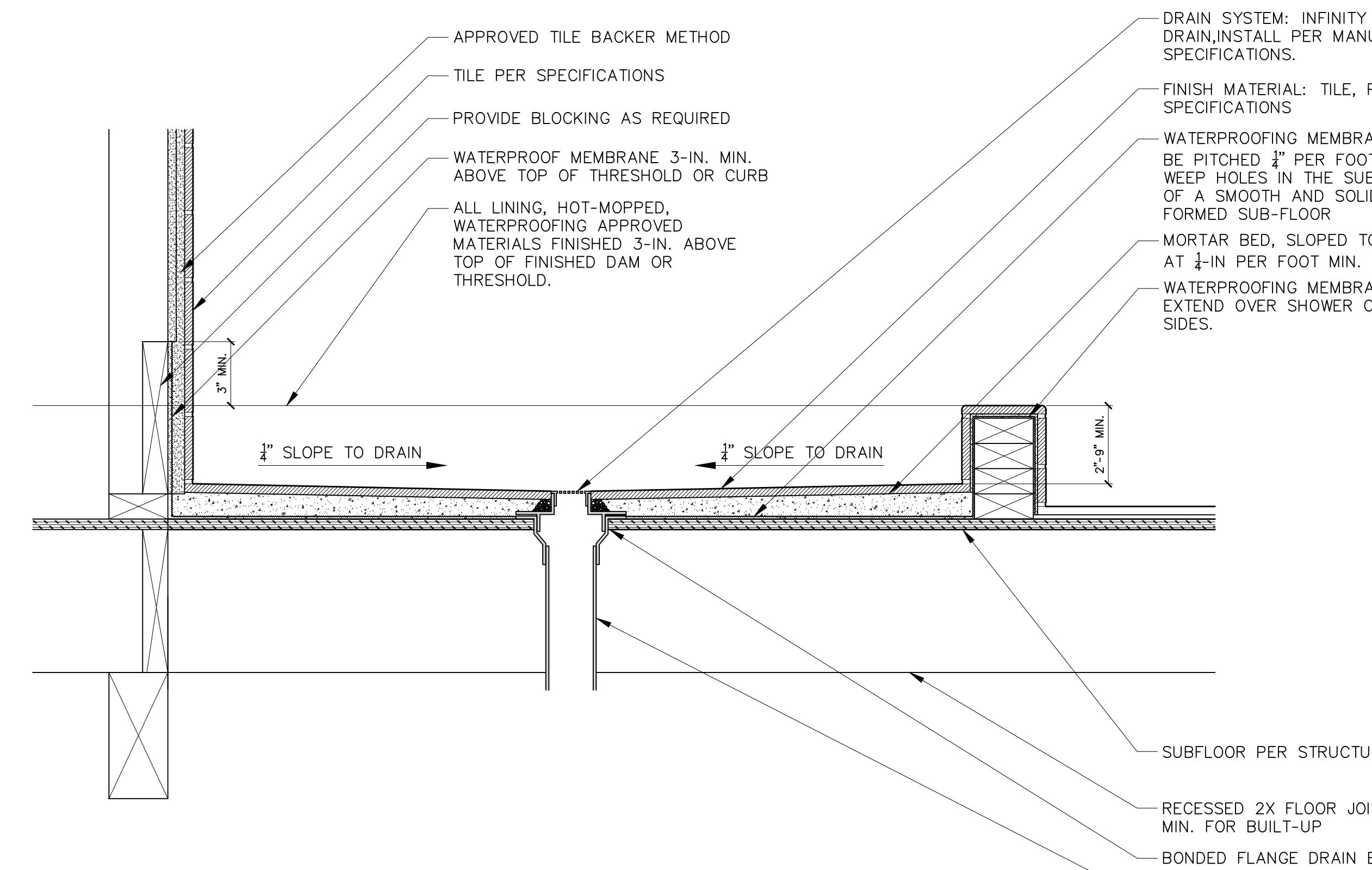
R327.1.1 REINFORCEMENT FOR GRAB BARS

- R327.1.1 REINFORCEMENT FOR GRAB BARS
- At least one bathroom on the entry level shall be provided with reinforcement installed in accordance with this section. Where there is no bathroom on the entry level at least one bathroom on the second or third floor of the dwelling shall comply with this section.
- Reinforcement shall be solid lumber or other construction materials approved by the enforcing agency.
- Reinforcement shall not be less than 2 by 8 inch (51 mm by 203 mm) nominal lumber, [1 1/2 inch by 7 1/4 inch (38 mm by 184 mm) actual dimension] or other construction material providing equal height and load capacity. Reinforcement shall be located between 32 inches (812.8 mm) and 39 1/4 inches (997 mm) above the finished floor flush with the wall framing.
- Water closet reinforcement shall be installed on both side walls of the fixture or one side wall and the back wall.
- Shower reinforcement shall be continuous where wall framing is provided.
- Bathtub and combination bathtub/shower reinforcement shall be continuous on each end of the bathtub and the back wall. Additionally back wall reinforcement for a lower grab bar shall be provided with the bottom edge located no more than 6 inches (152.4 mm) above the bathtub rim.

Exceptions:

- Where the water closet is not placed adjacent to a side wall capable of accommodating a grab bar the bathroom shall have provisions for installation of floor-mounted foldaway or similar alternate grab bar reinforcements approved by the enforcing agency.
- Reinforcement shall not be required in wall framing for pre-fabricated shower enclosures and bathtub wall panels with integral factory-installed grab bars or when factory-installed reinforcement for grab bars is provided.
- Shower enclosures that do not permit installation of reinforcement and/or grab bars shall be permitted provided reinforcement for installation of floor-mounted grab bars or an alternate method is approved by the enforcing agency.
- Shower enclosures that do not permit installation of reinforcement shall be permitted provided reinforcement for installation of floor-mounted grab bars adjacent to the bathtub or an alternate method is approved by the enforcing agency.
- Reinforcement of floors shall not be required for bathtubs and water closets installed on concrete slab floors.

BASE FOR TILE IN SHOWER AND TUB COMPARTMENT: CEMENT, FIBER-CEMENT OR GLASS MAT GYPSUM BACKERS SHALL BE USED AS A BASE FOR WALL AND CEILING PANELS IN SHOWER AND BATHTUB COMPARTMENTS AND SHALL BE INSTALLED PER MANUFACTURE'S RECOMMENDATIONS. CRC R702.4.2



Grab Bar Details

N.T.S. | 4

Shower drain Typical Detail

N.T.S. | 2

A10.0



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A simple line drawing of a person's head and shoulders, facing right. The head is an oval with a small circle for an ear. The shoulders and upper arms are represented by a single curved line.

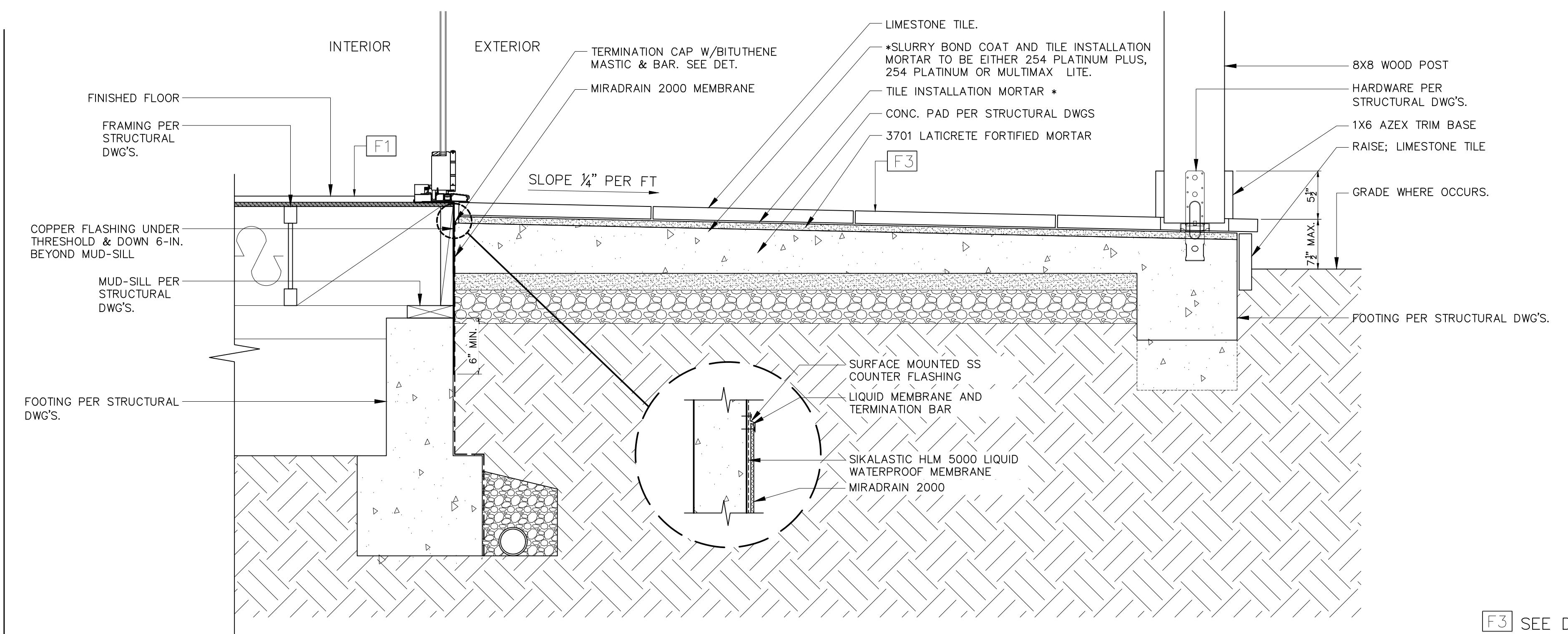
REVISIONS:

PROJECT: EHLLEN RESIDENCE
3150 MIDWOOD LN.
BLOCK: LOTS:
APN: 008-362-001
PROJECT NO.
24-03

ISSUE: 10-23-2024
DRAWN BY: AJ ORTIZ
02-28-2025

Custom Details

SCALE: 1 = 1/4

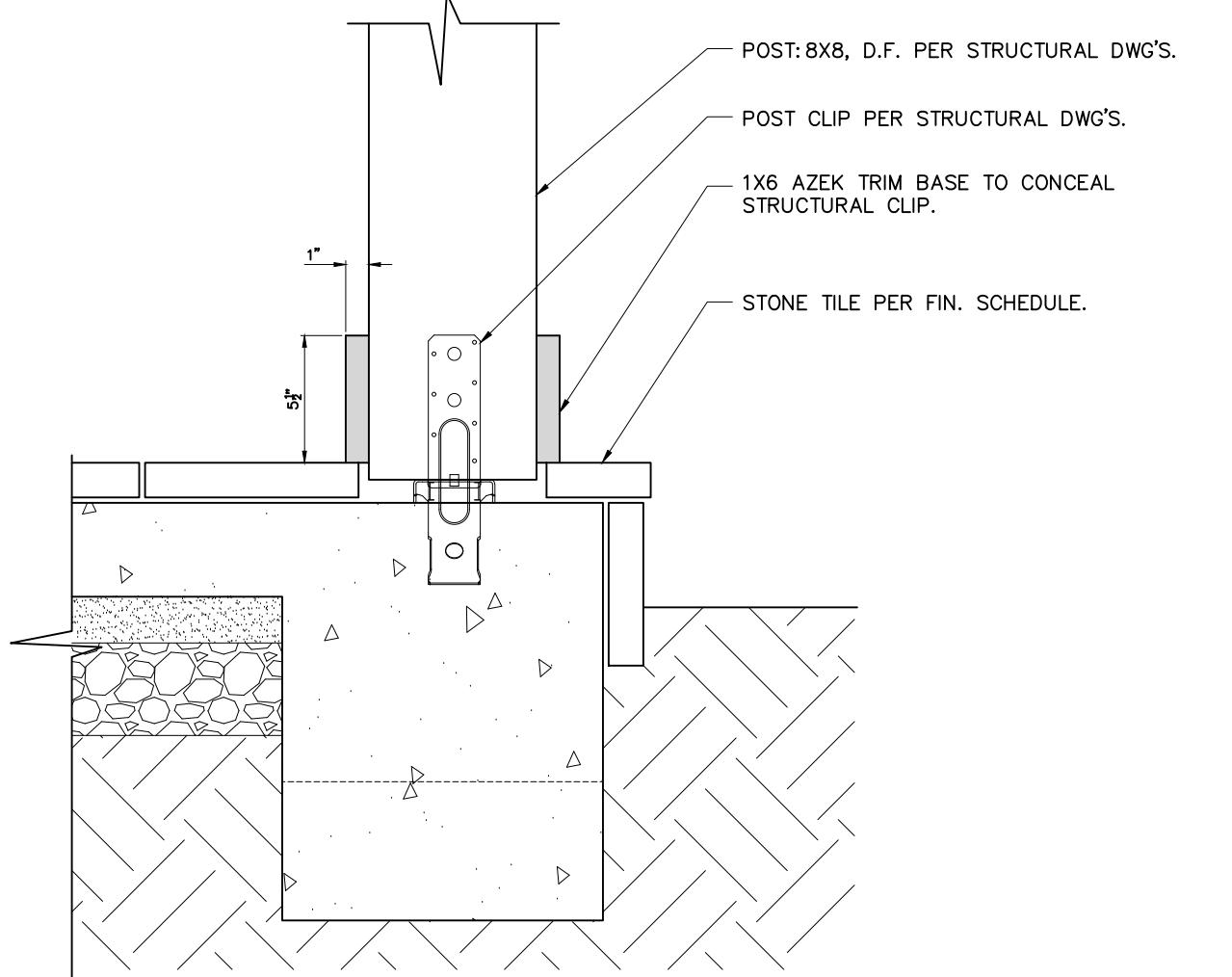


3 SEE DETAIL 4/A11.1
4 SEE DETAIL 1/A11.1

4 SEE DETAIL 1/A11.1

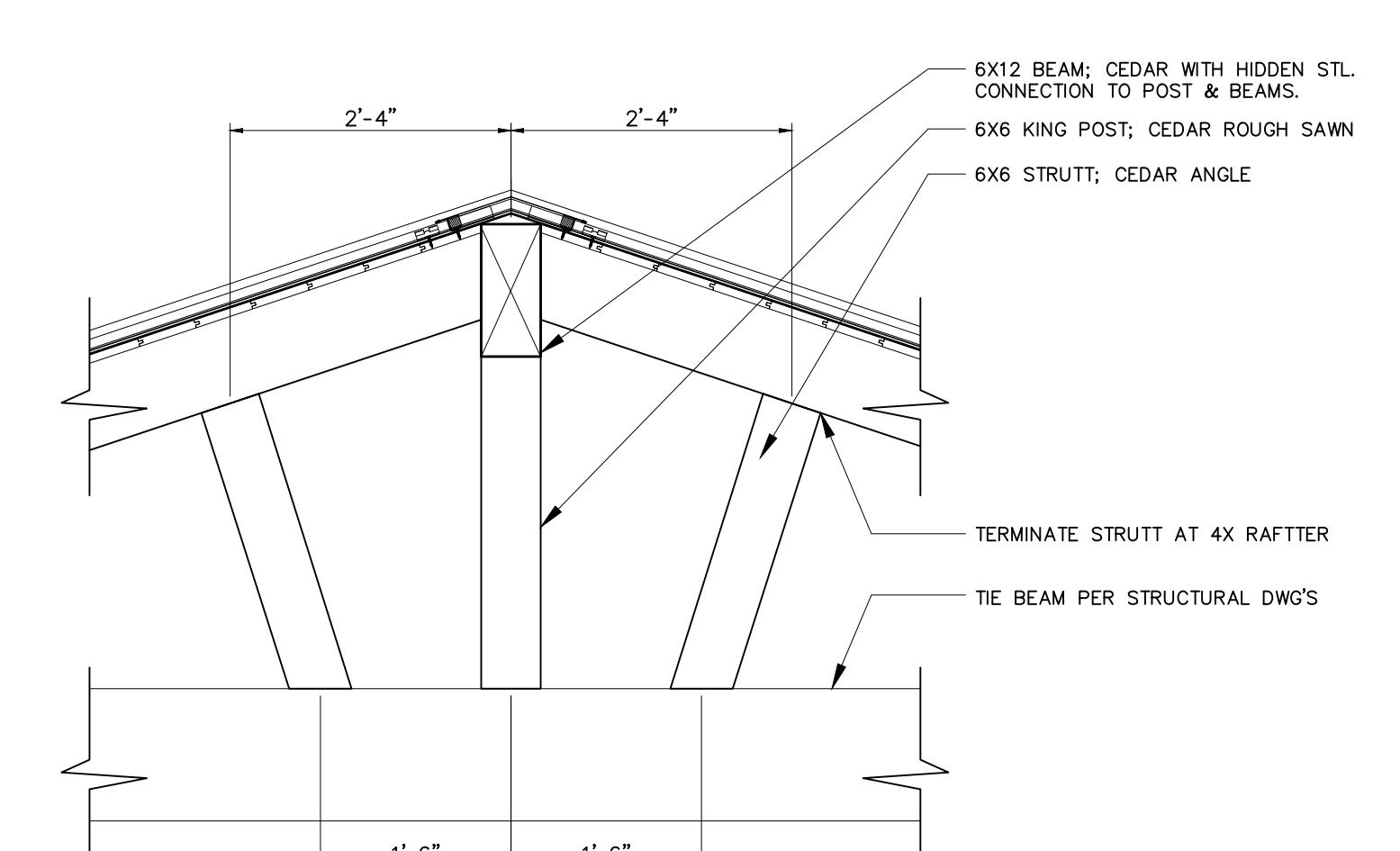
Concrete Slab O/Tile Patio

“ = 1'-0”



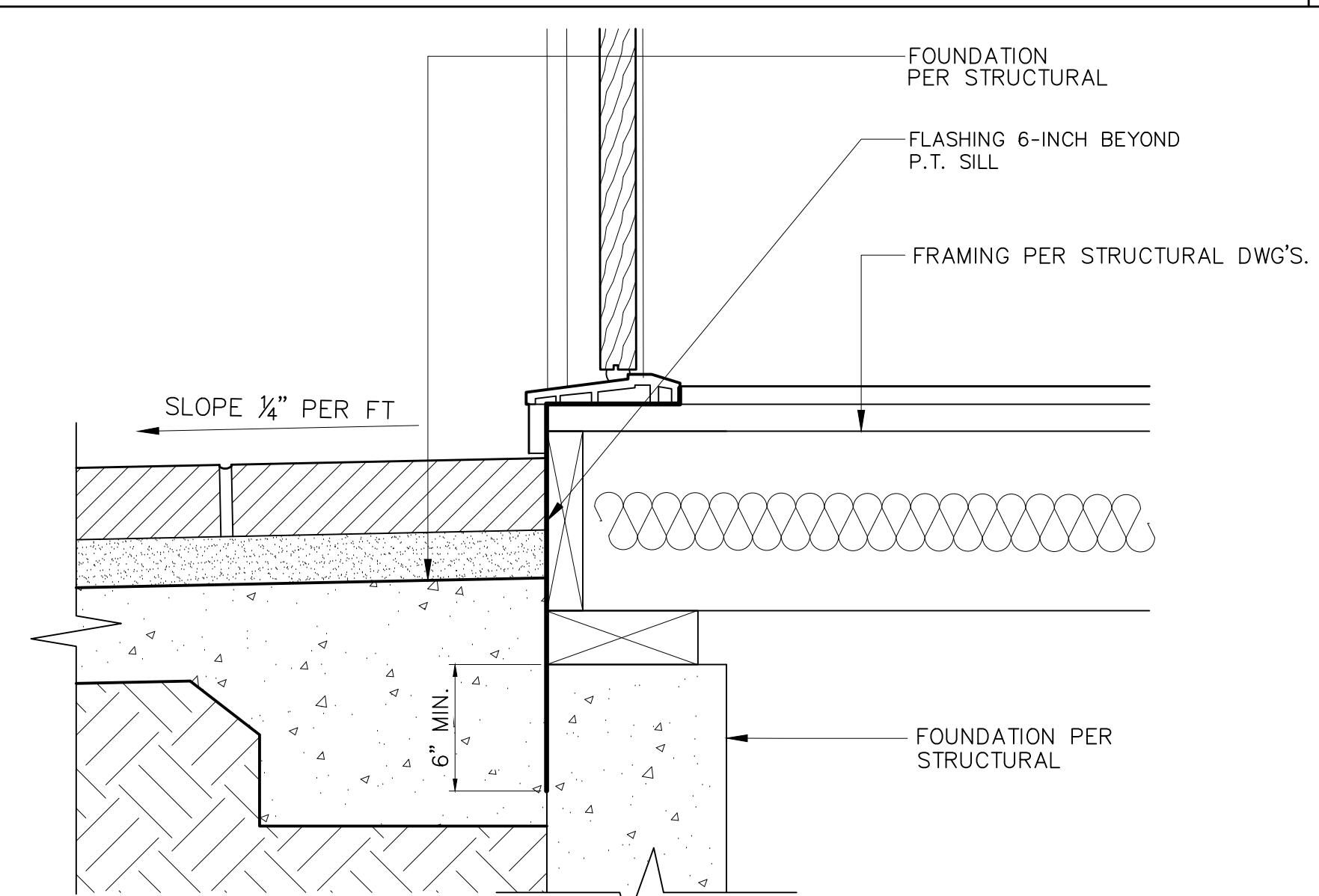
Post Cap

N



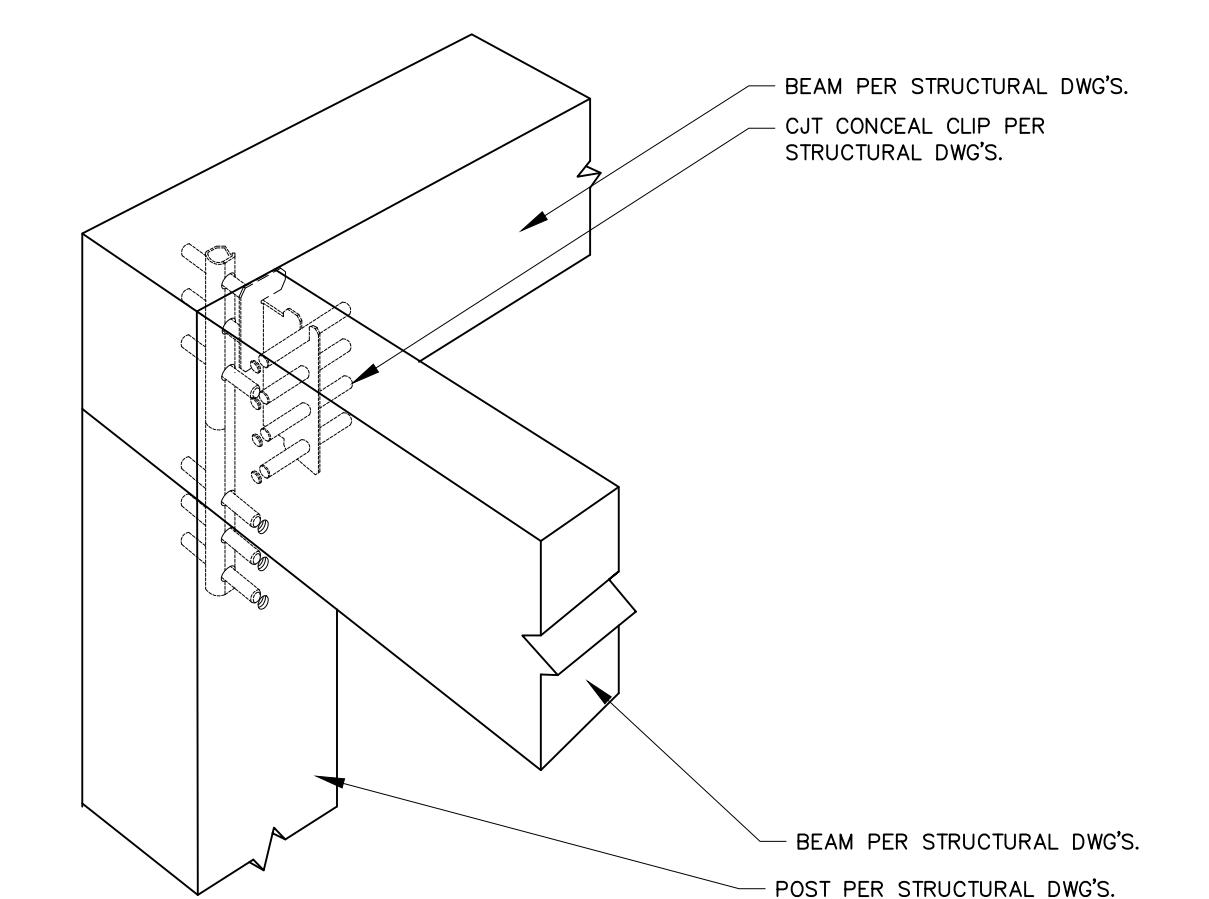
Gable-End Porch Detail

.T.S.



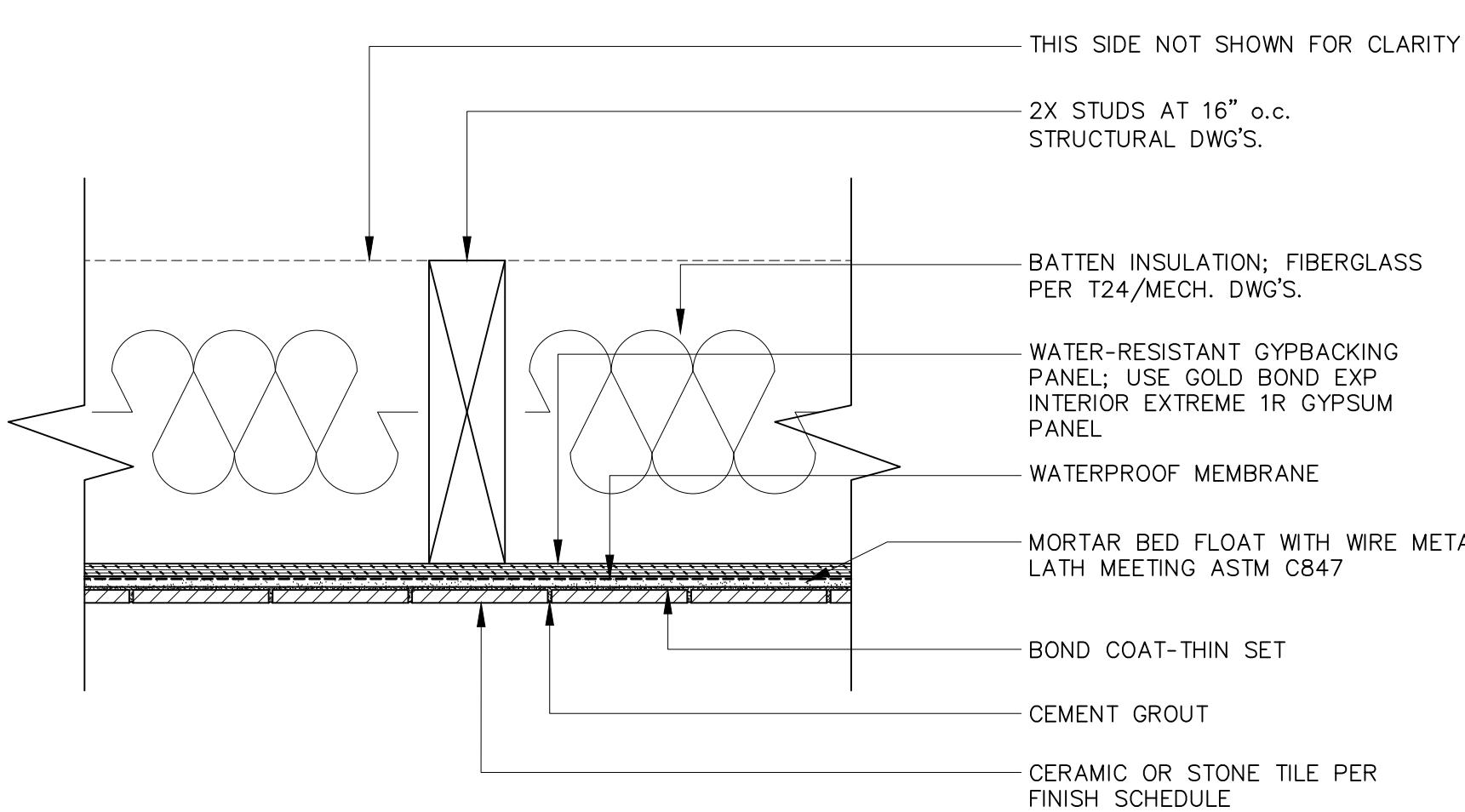
Stoop & Footing Detail

N

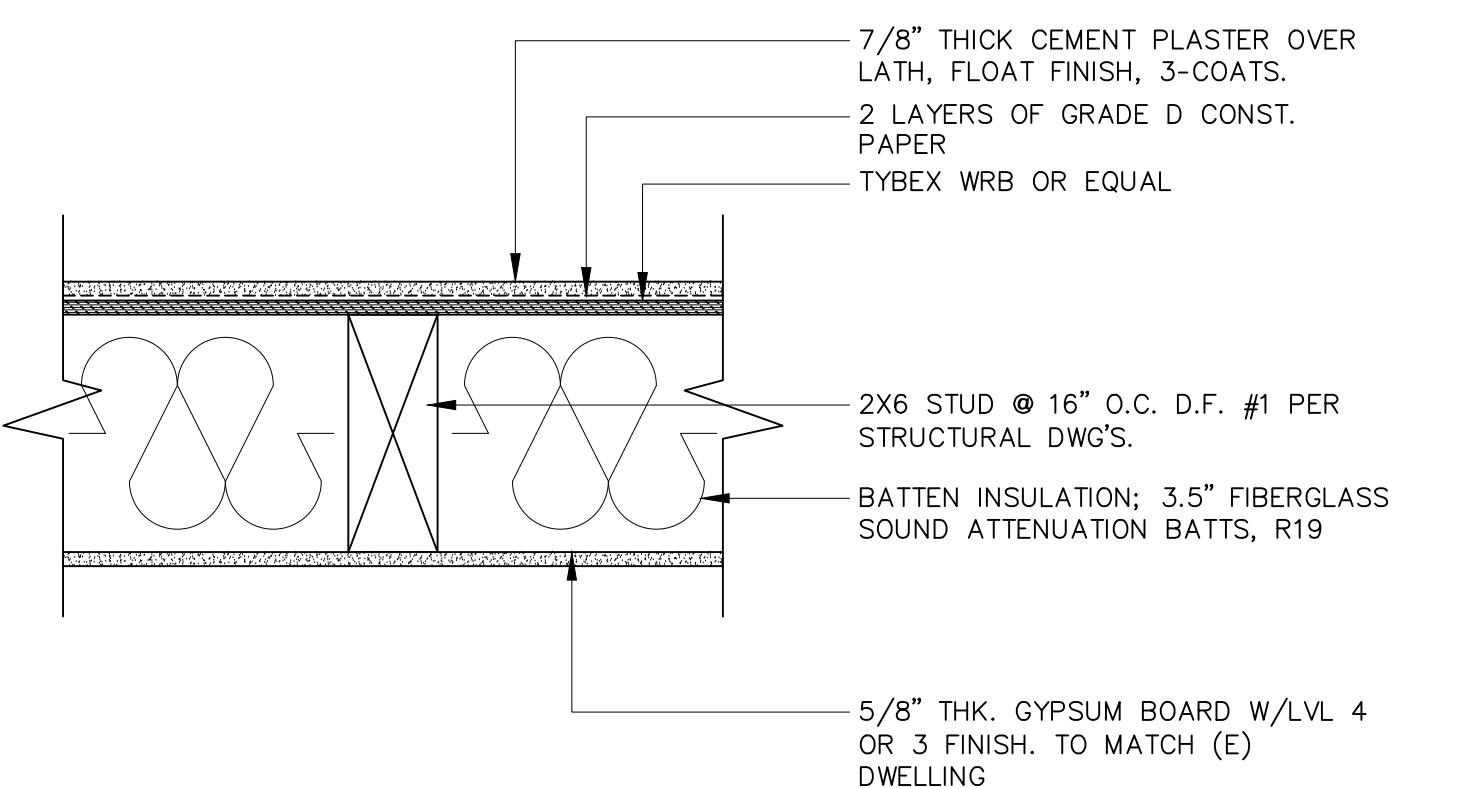


Concealed Corner Detail

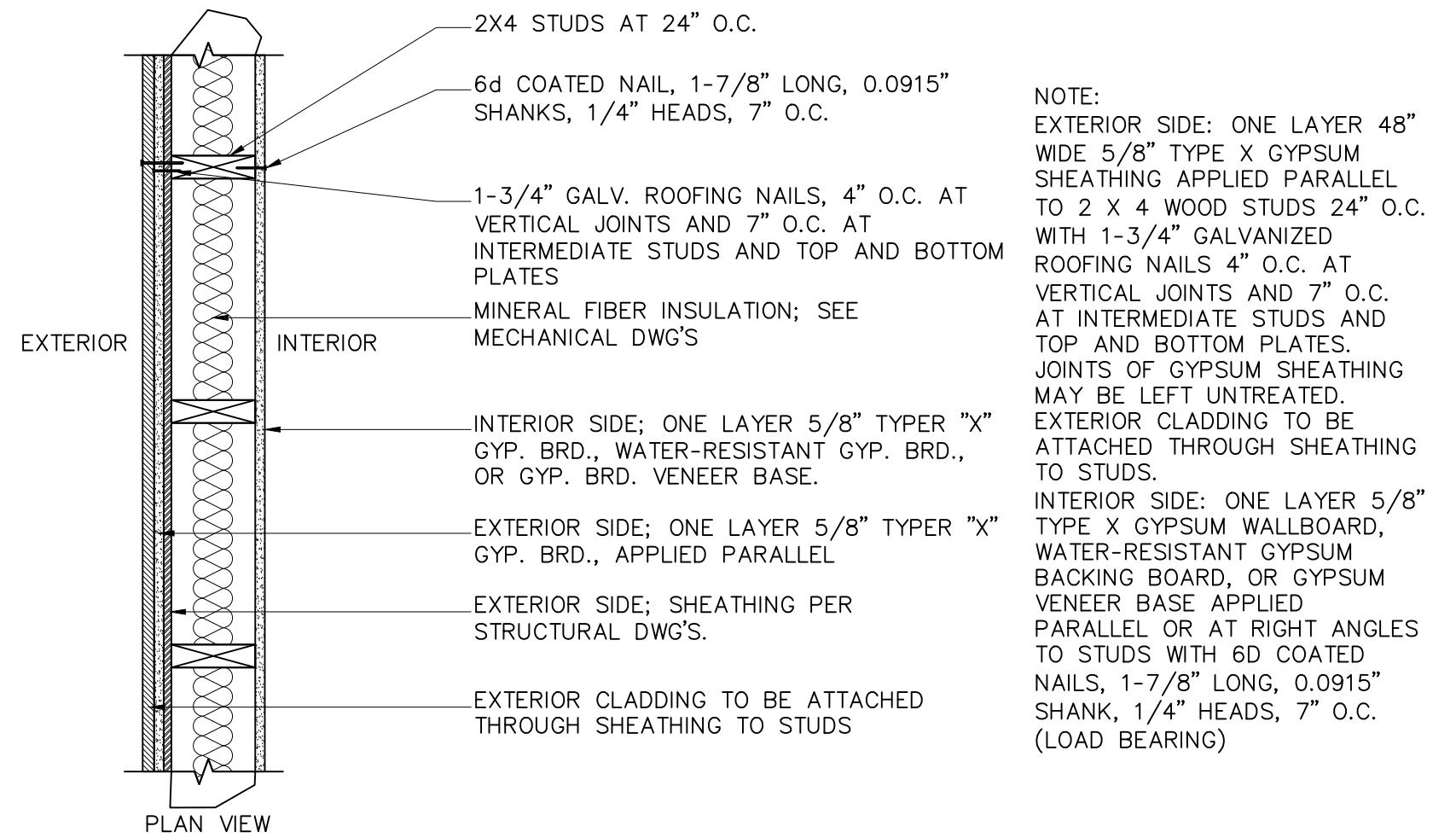
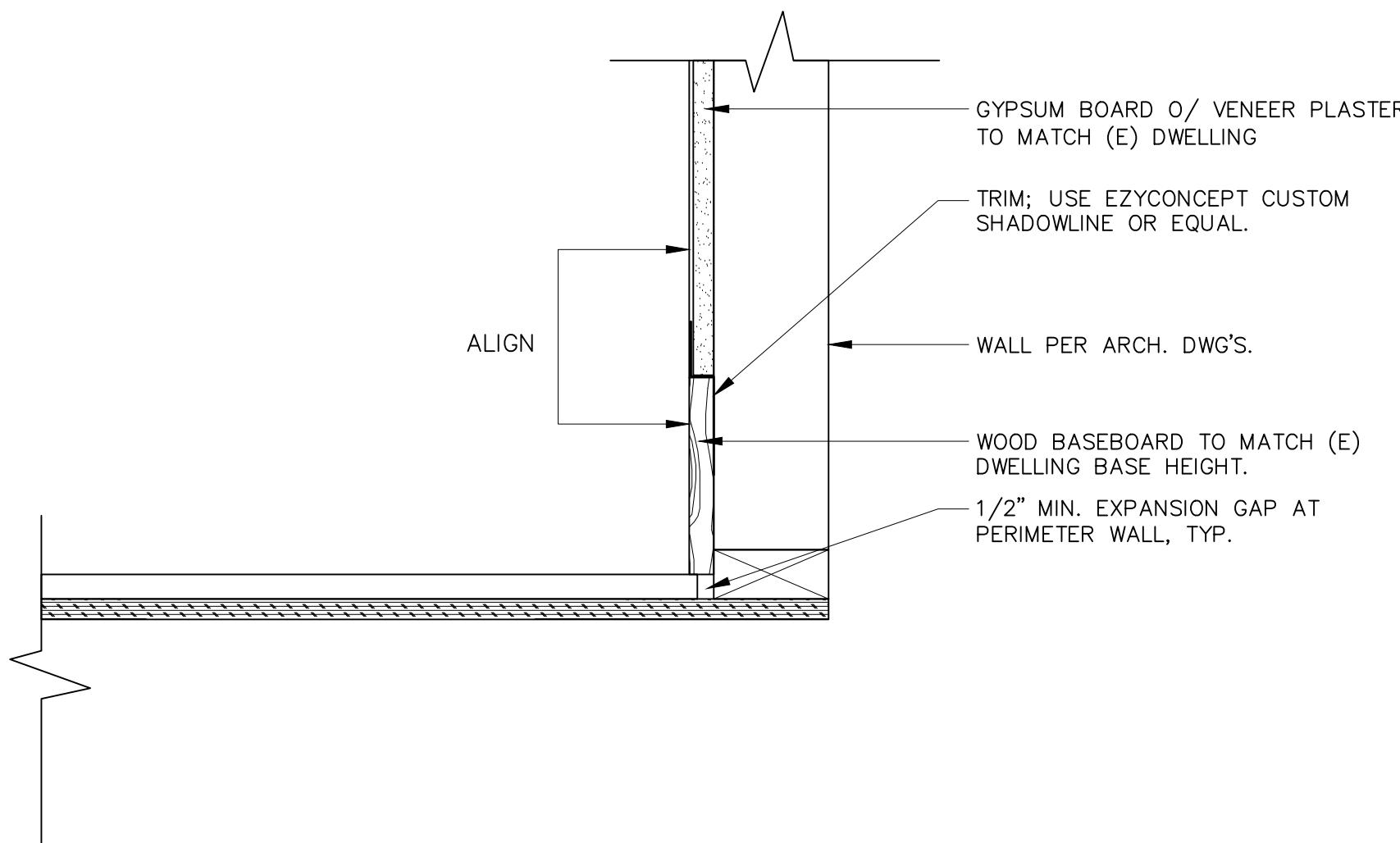
.T.S.


Tile Wall Detail

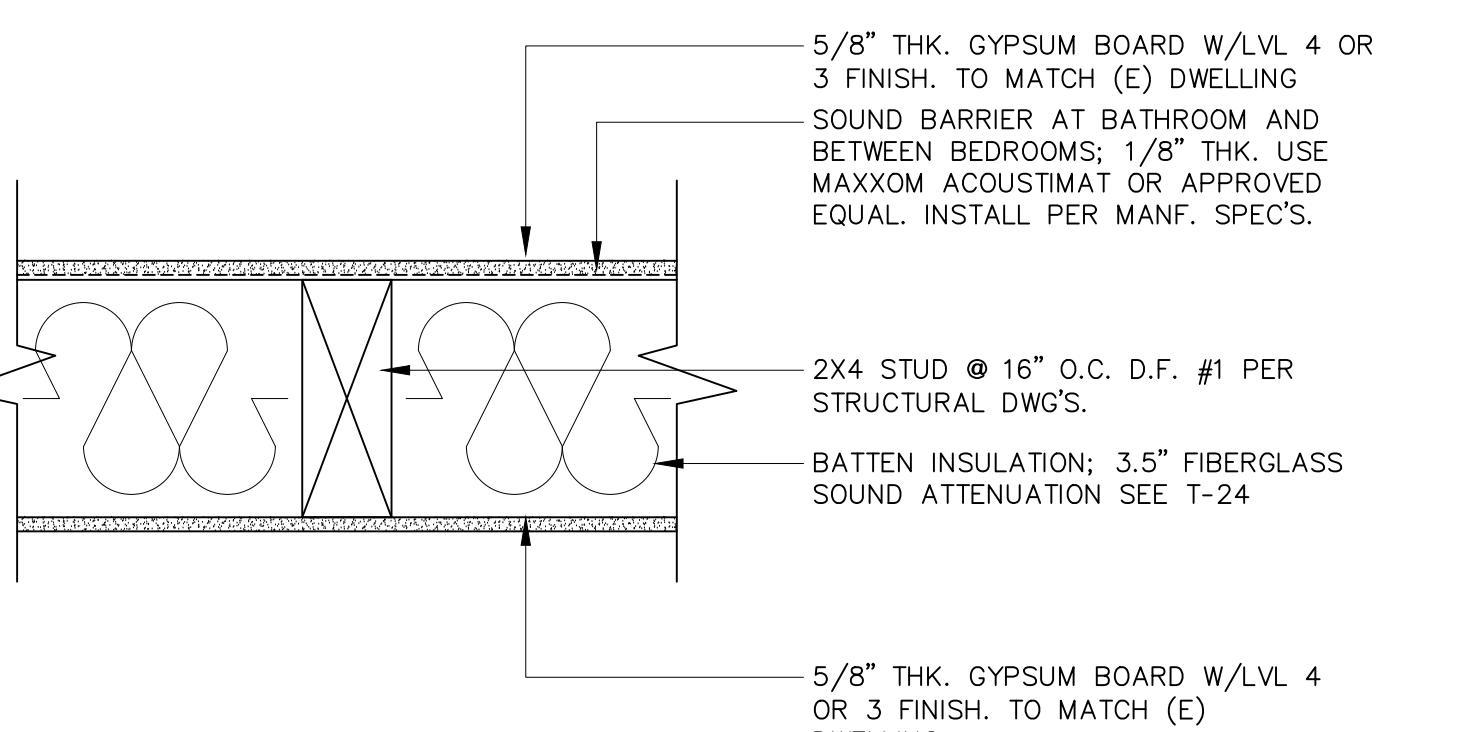
N.T.S.

7
Exterior Wall 2x6 WD Stud

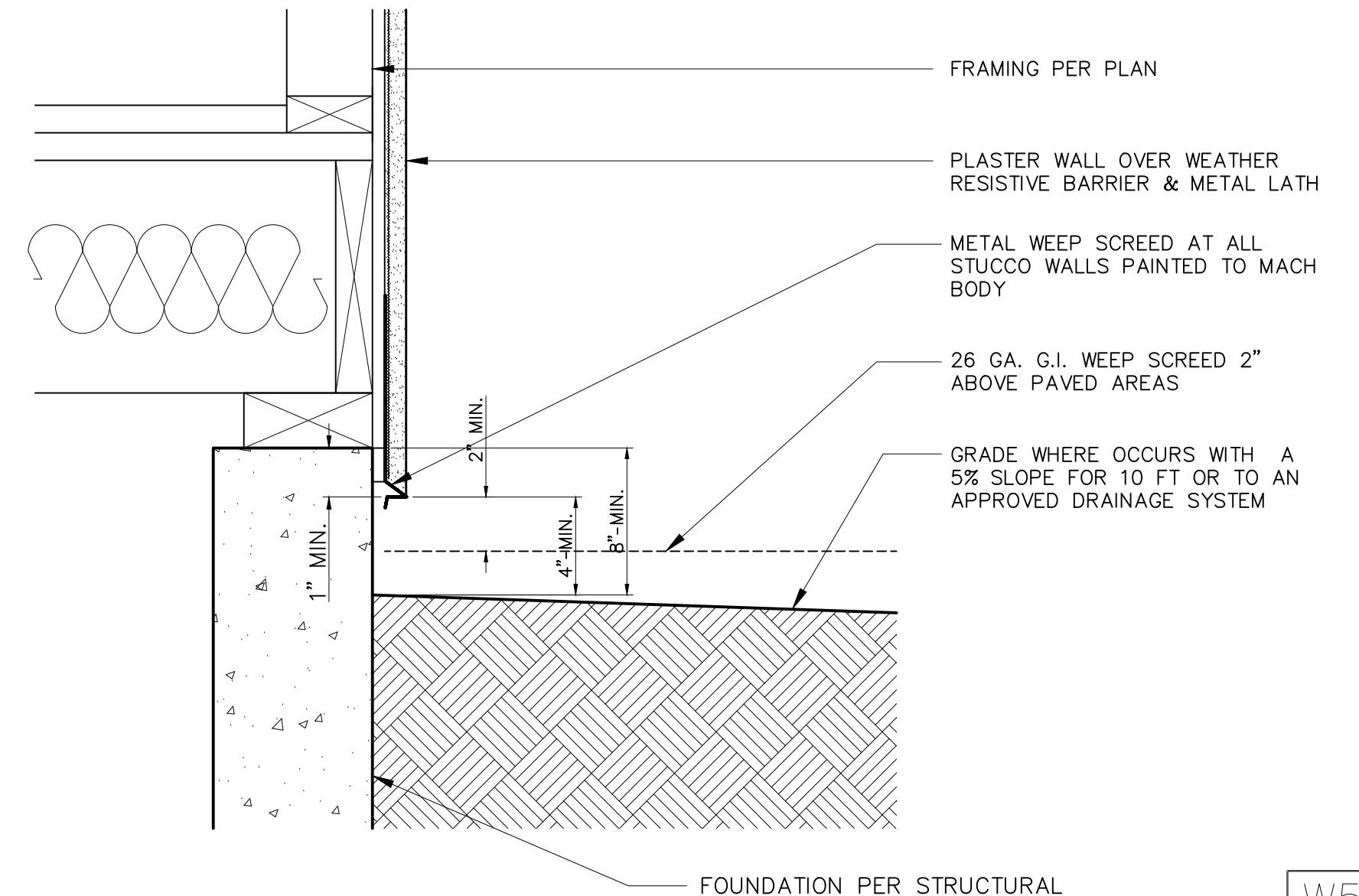
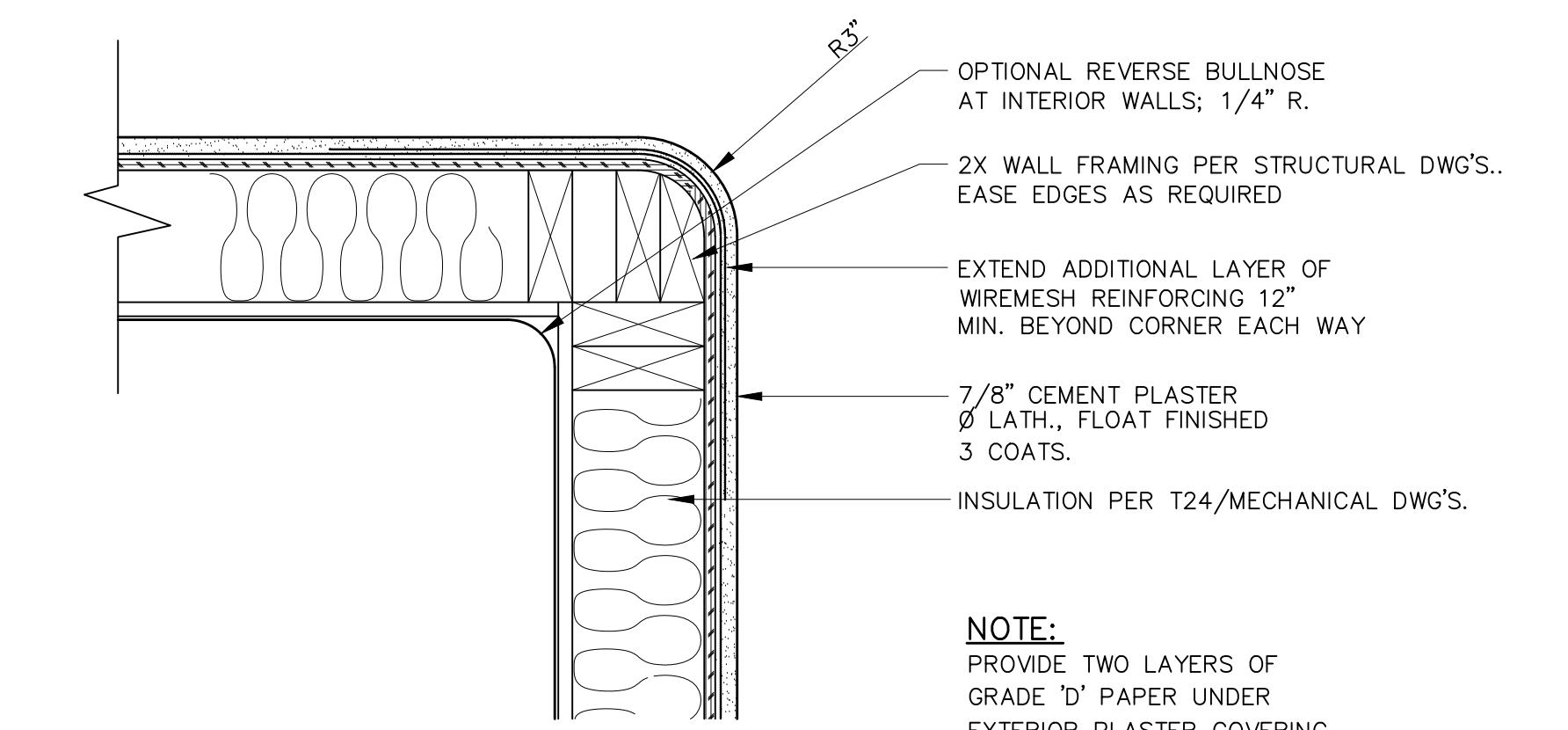
N.T.S.

4
1 HR Fire Rated Wall; Sheathing & WD. Studs
1
Flush Baseboard

N.T.S.

8
Interior Wall 2x4 WD Stud

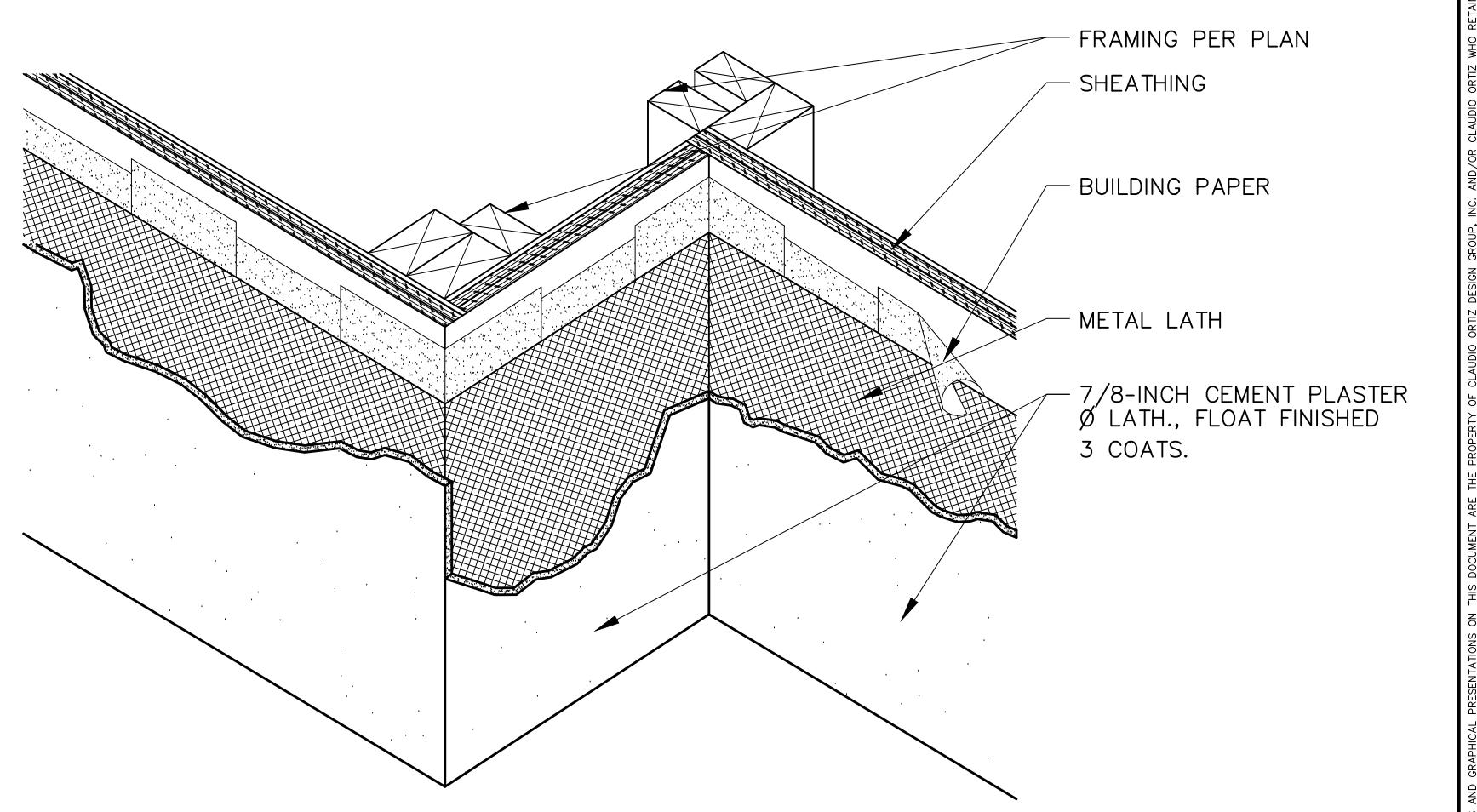
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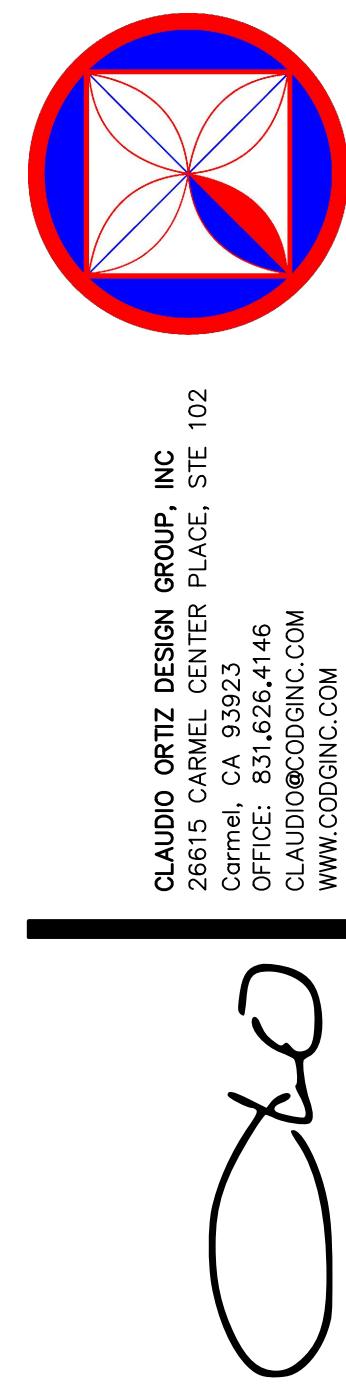
5
Weep Screeed
2
NOTE:
 PROVIDE TWO LAYERS OF
 GRADE 'D' PAPER UNDER
 EXTERIOR PLASTER COVERING
 WHEN APPLIED OVER WOOD
 SHEATHING PER UBC 2506.4

N.T.S.

9
Bullnose Plaster Corner

N.T.S.

6
Exterior Plaster Wall Corner
3



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REVISIONS:

F1

2

ISSUE:

10-23-2024
02-28-2025

PROJECT:

EHLEN RESIDENCE
BLOCK: LOTS:
APN: 008-362-001
PROJECT NO.
24-03

DRAWN BY:

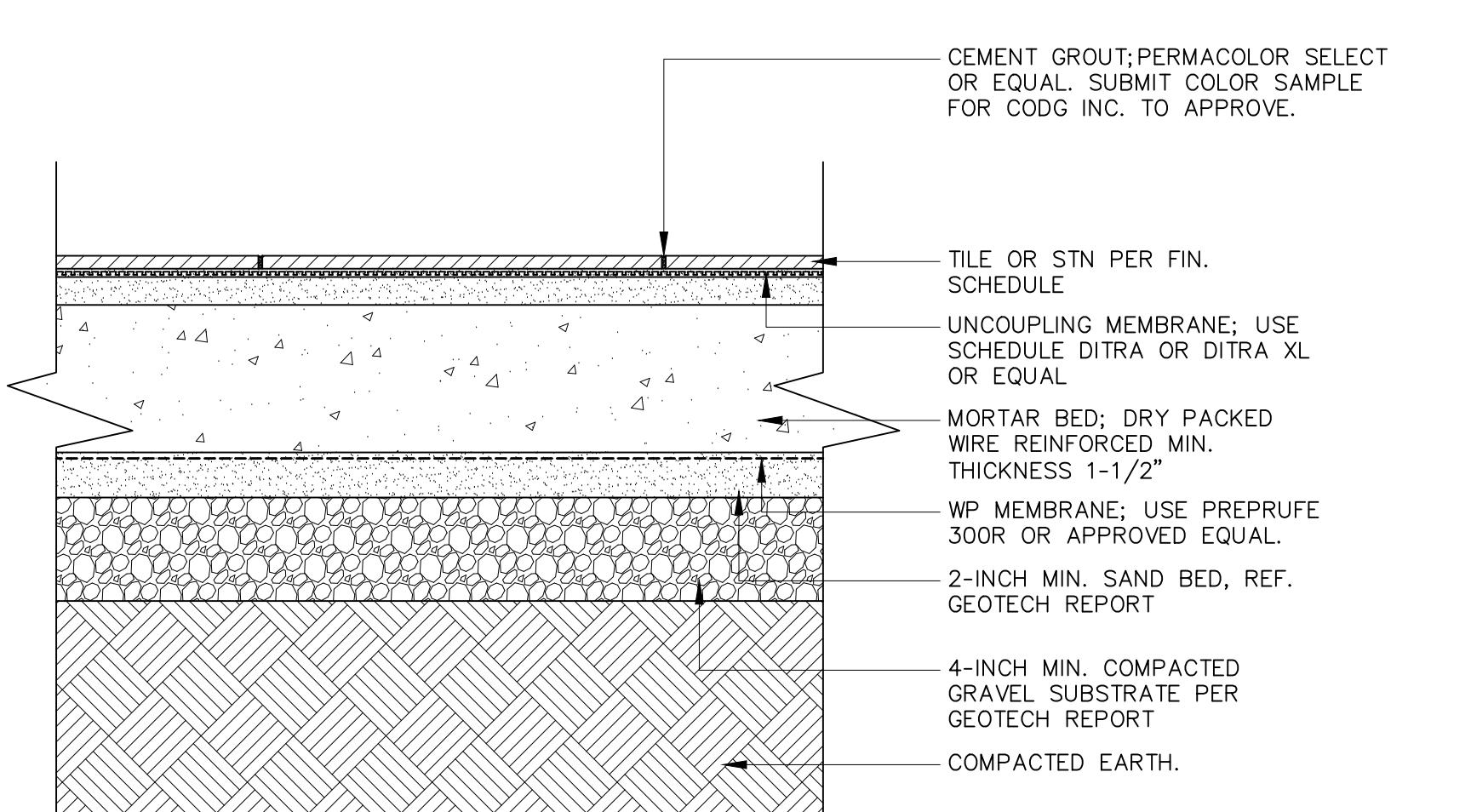
AJ ORTIZ

SCALE: 1' = 1/4"

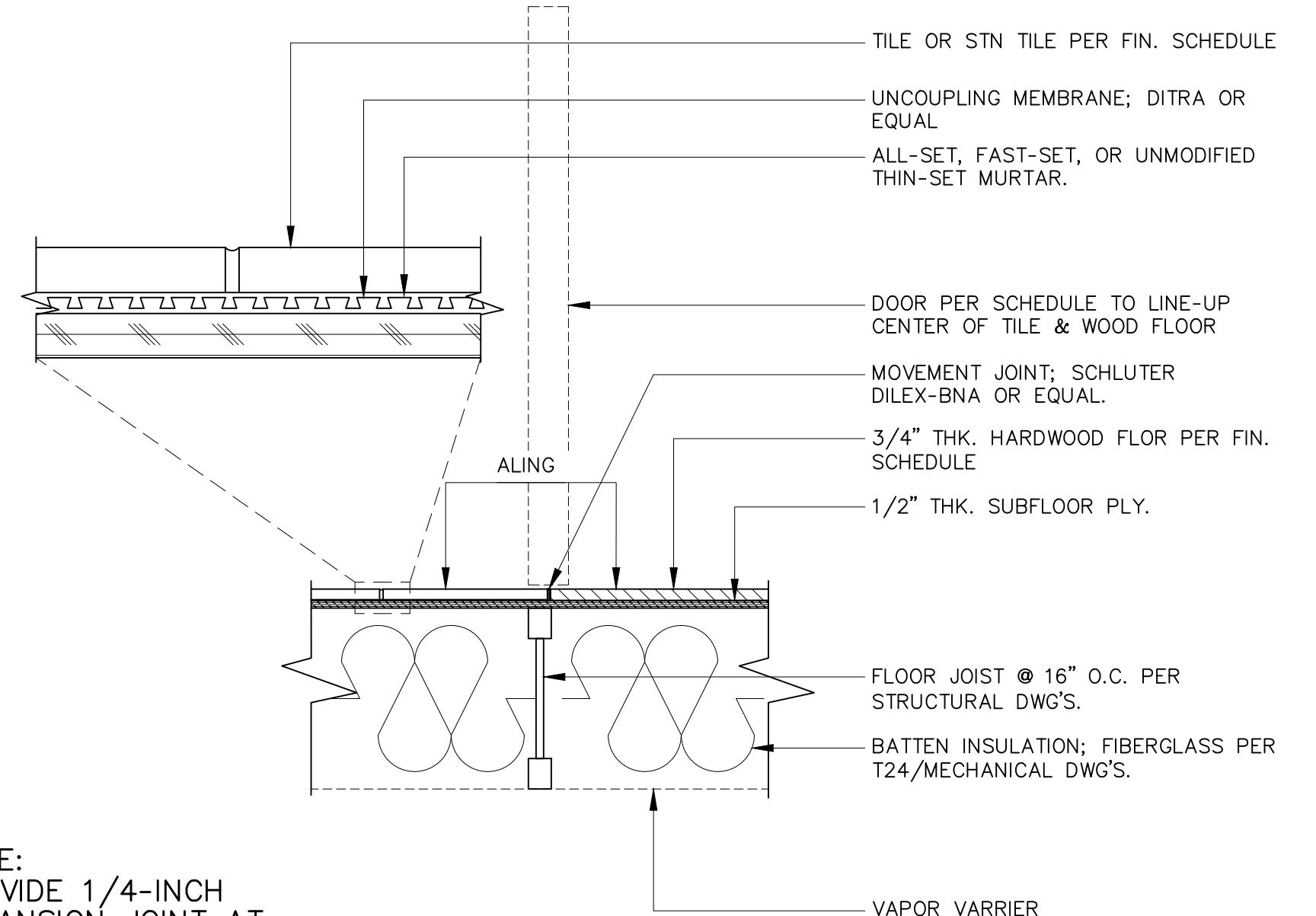
F2

3

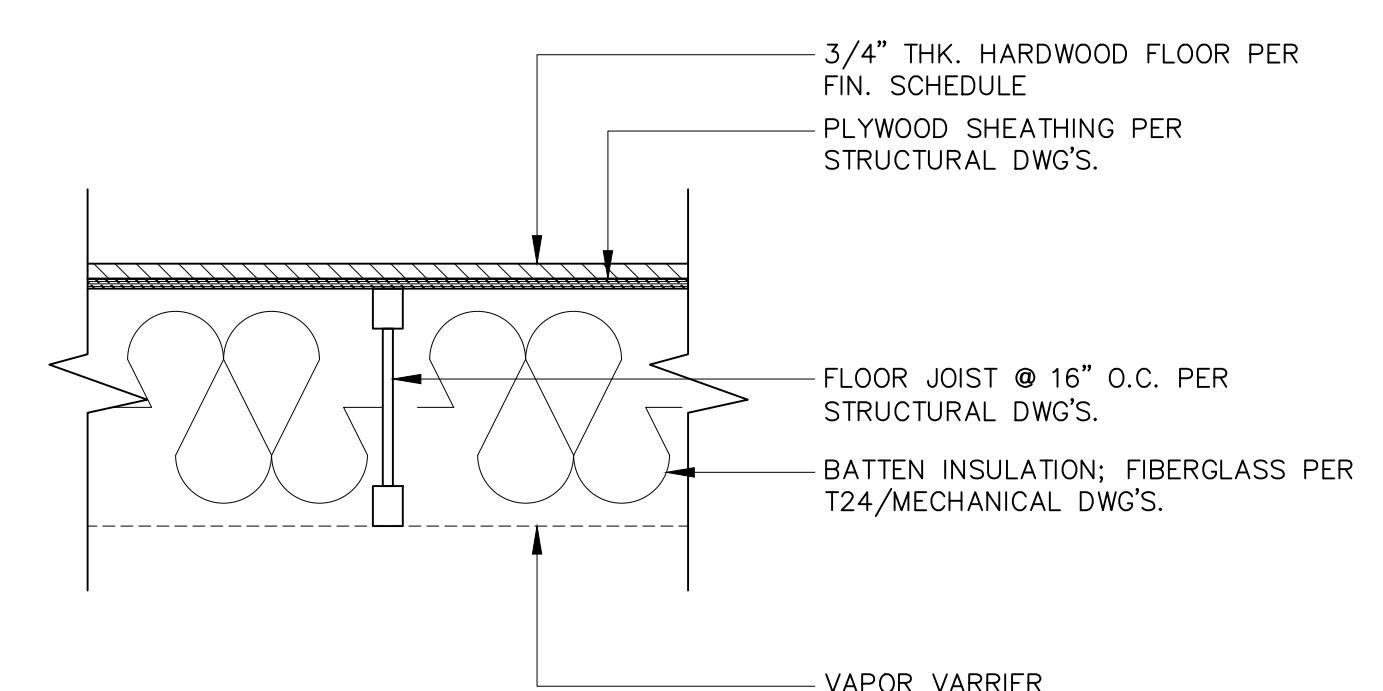
A11.1



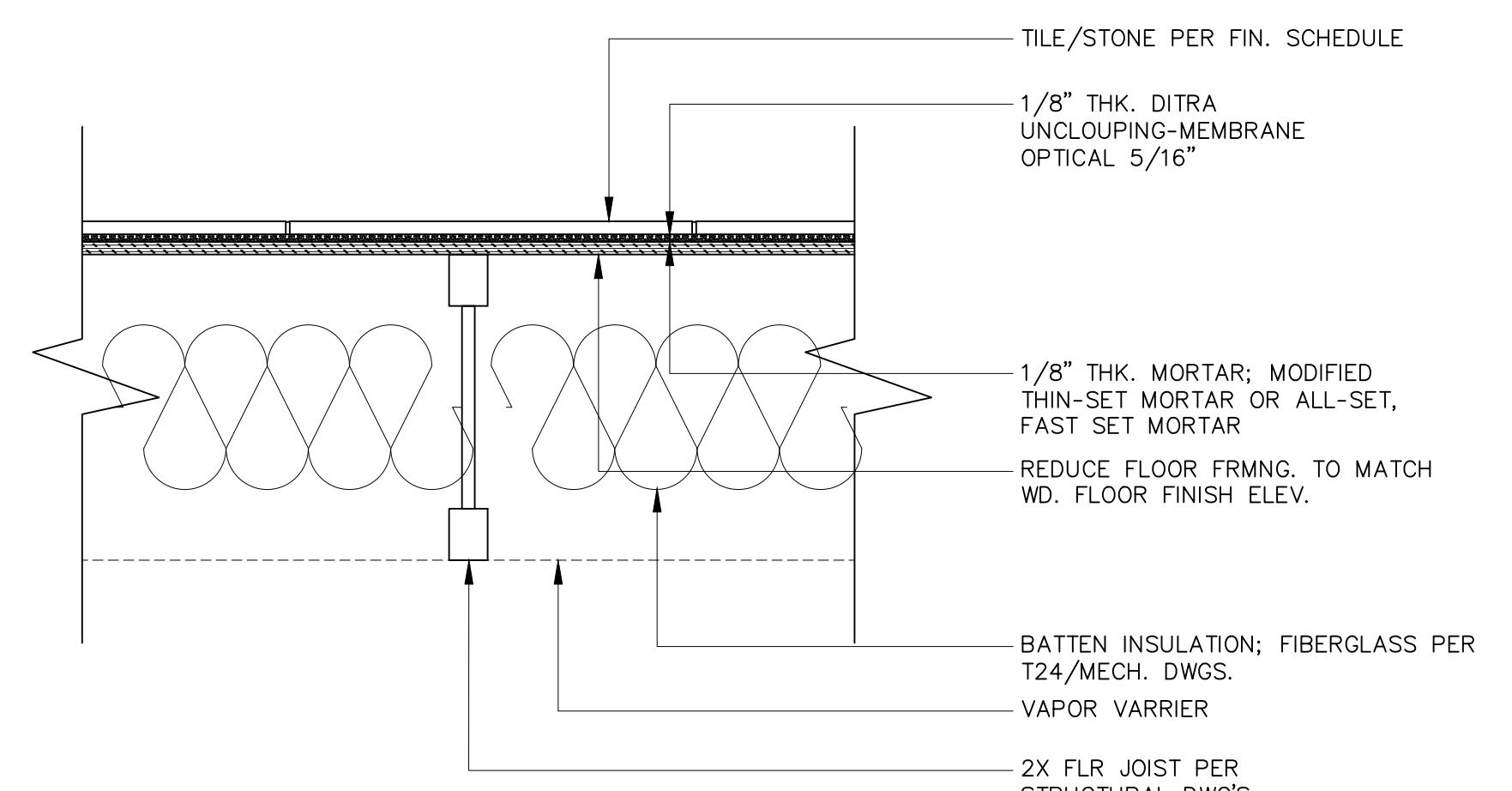
Exterior Tile or Stone Floor Over Slab 1'-0" = 3" 4



Wood to Tile Floor Transition 1'-0" = 3" 1



Wood Floor Over Wood Framing 1'-0" = 3" 2



FLOOR ASSEMBLY DETAILS 1'-0" = 3" 3

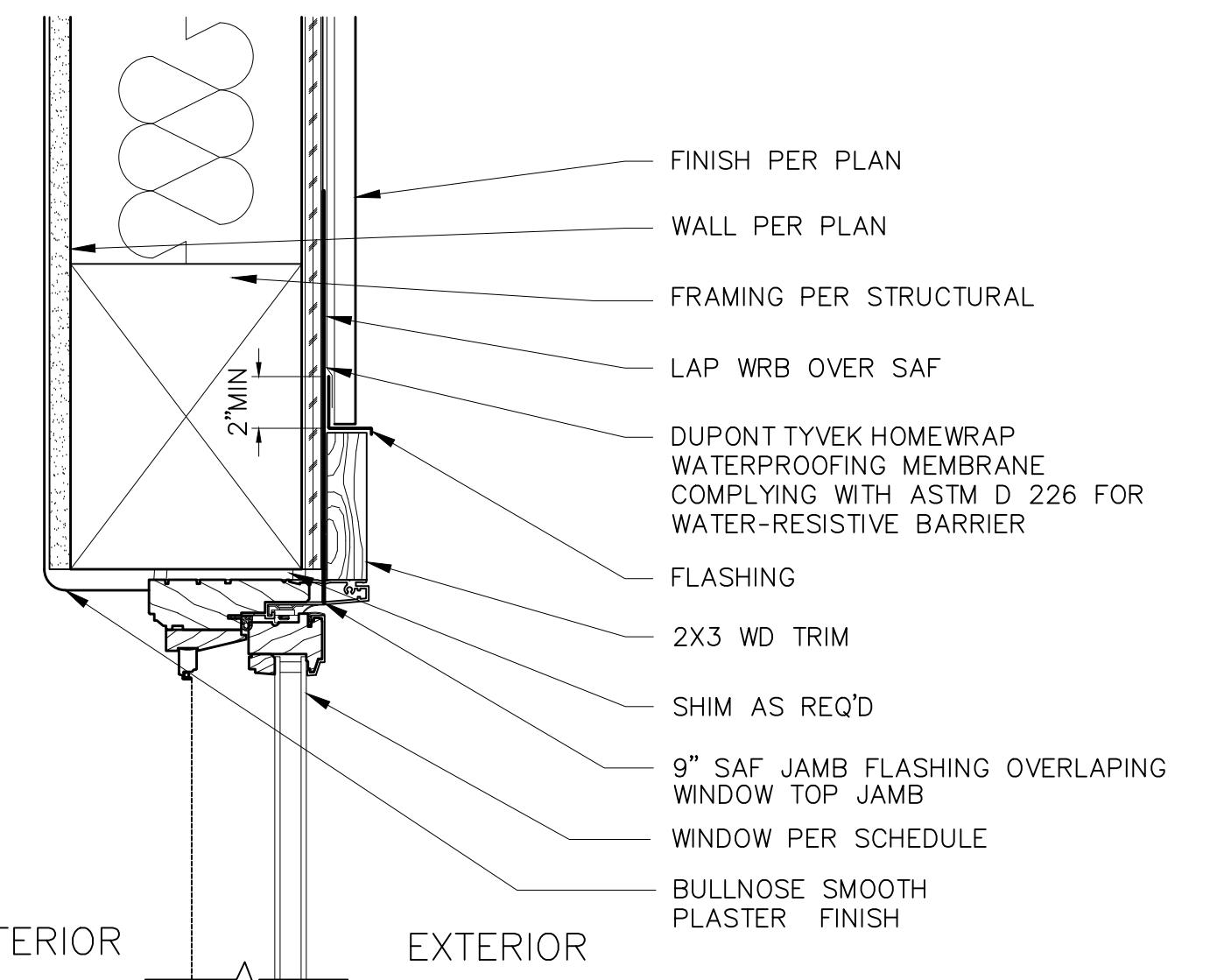
6

Stone or Tile Floor Over Wood Framing 1'-0" = 3" 3

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GENERAL NOTE:

- 1 PROVIDE THRU-WALL CAVITY FLASHING AS REQUIRED
- 2 VERIFY WALL THICKNESS


Window Pan Typ. Detail

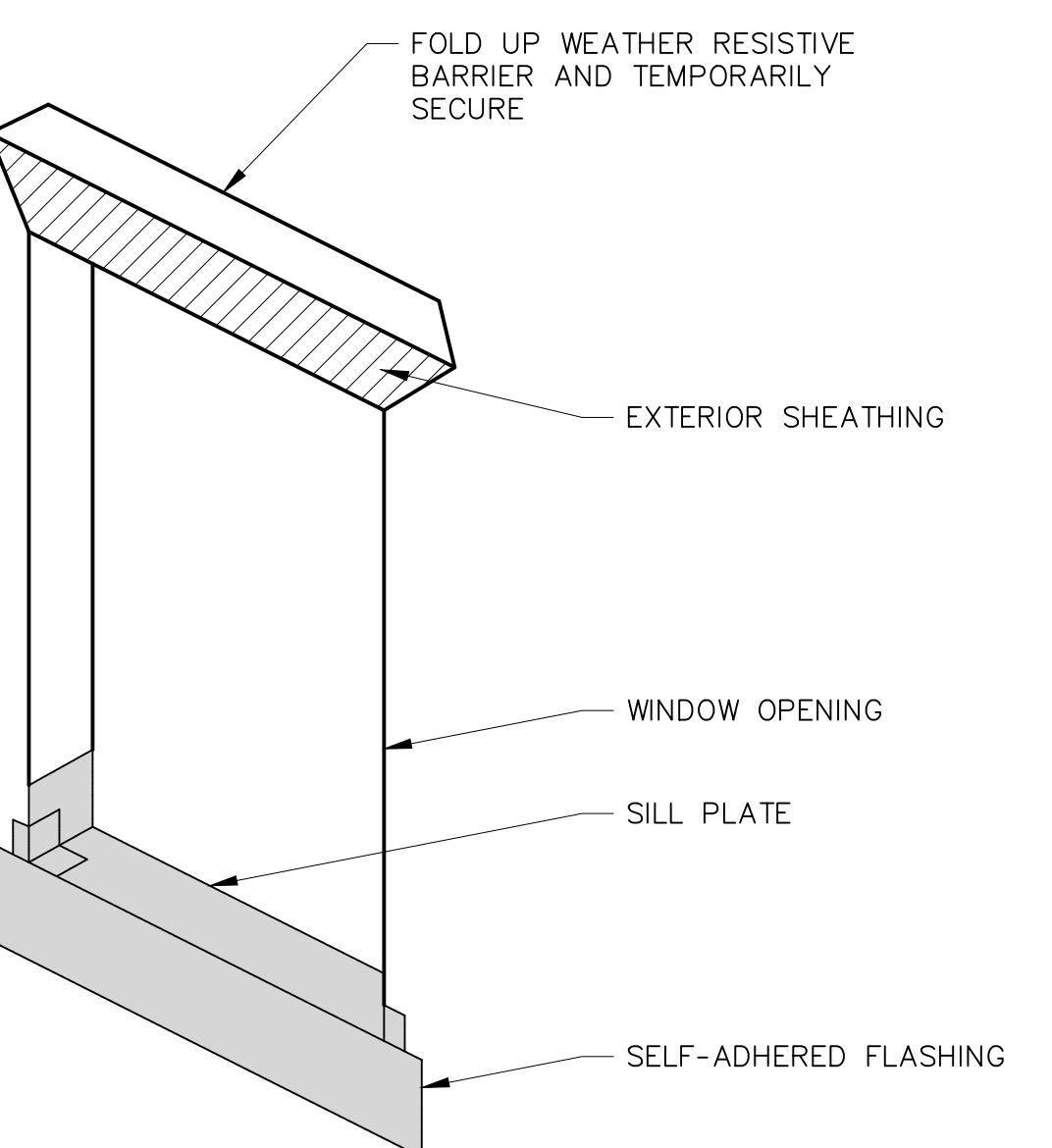
N.T.S.

4

Window Head

1' - 0" = 3"

1

GENERAL NOTE:
 FLASHING SHALL BE IN COMPLIANCE WITH R703.4
 SELF-ADHERED MEMBRANES USED AS FLASHING SHALL COMPLY WITH AAMA 711.

Self-Adhered Flashing Detail

N.T.S.

5

Window Jam

1' - 0" = 3"

2

CRC R337.8.2.1 Exterior windows and exterior glazed door assembly requirements. Exterior windows and exterior glazed door assemblies shall comply with one of the following requirements:

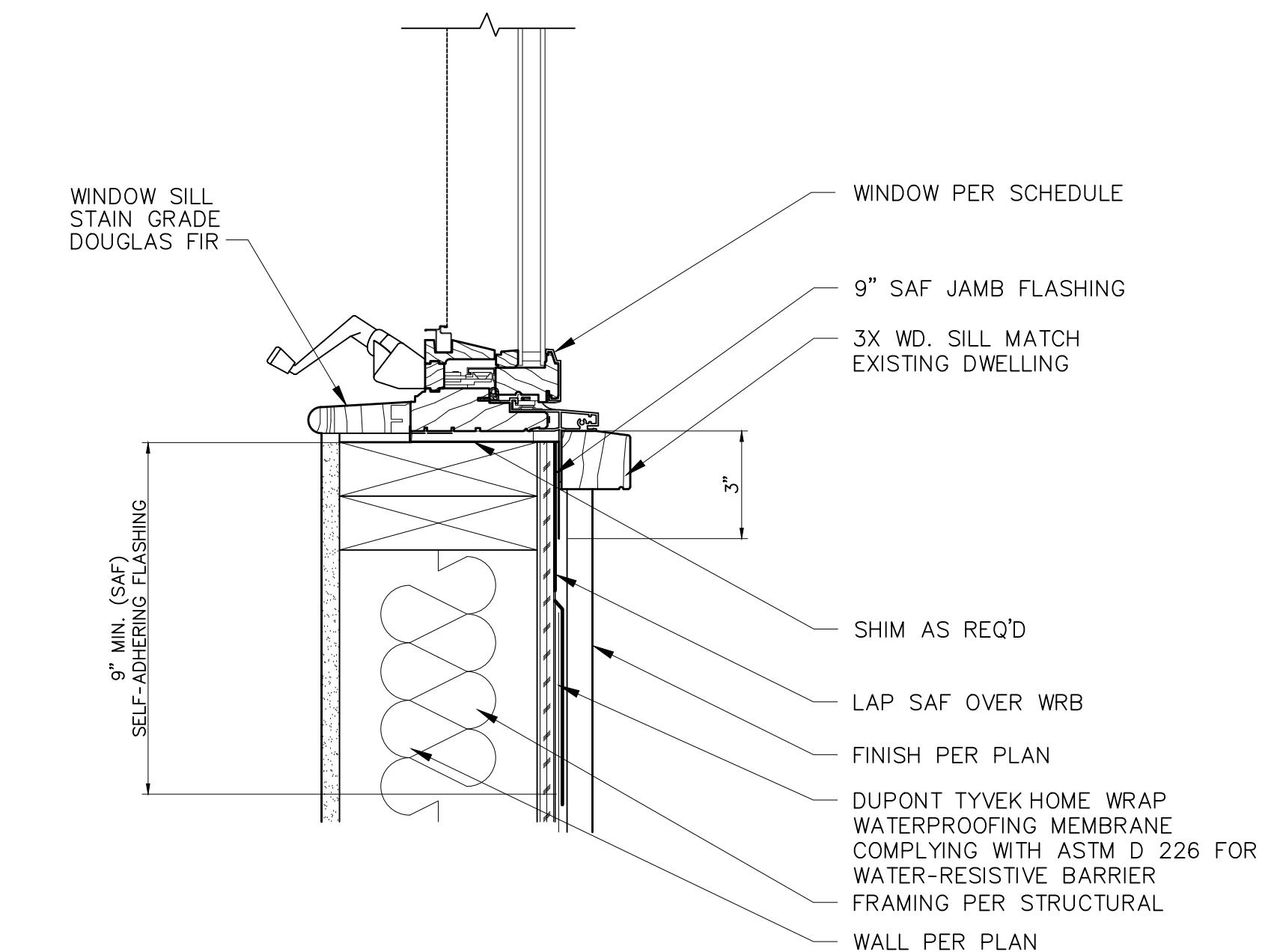
1. Be constructed of multi-pane glazing with a minimum of one tempered pane meeting the requirements of R308 Safety Glazing, or
2. Be constructed of glass block units, or
3. Have a fire-resistance rating of not less than 20 minutes when tested according to NFPA 257, or
5. Be tested to meet the performance requirements of SFM 12-7A-2.

CRC R337.8.3 Exterior doors. Exterior doors shall comply with one of the following:

1. The exterior surface or cladding shall be of noncombustible or ignition-resistant material, or
2. Shall be constructed of solid core wood having stiles and rails not less than 1-3/8 inches thick with interior field panel thickness no less than 1 1/4 inches thick, or
3. Shall have a fire-resistance rating of not less than 20 minutes when tested according to NFPA 257.

Exception: Solid doors having a fire-resistance rating of not less than 20 minutes may have untested glazing that complies with section 708A.2.

4. Shall be tested to meet the performance requirements of standard SFM12-7A-1. 708A.3.1 Exterior door glazing. Glazing in exterior doors shall comply with Section 708A.2.1.


Door Fire Notes Requirements

N.T.S.

6

Window Sill (Plaster)

1' - 0" = 3"

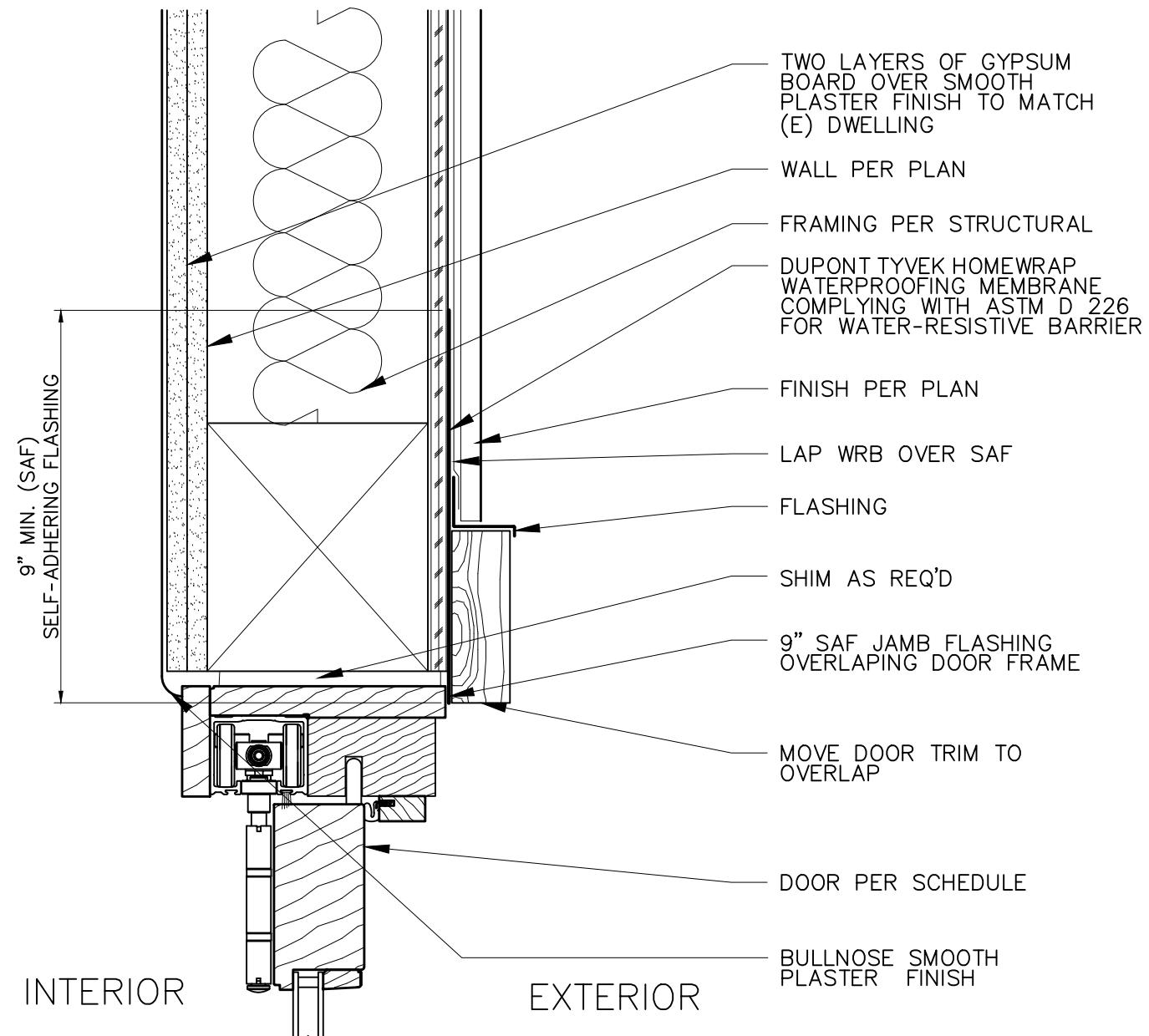
3

REVISIONS:

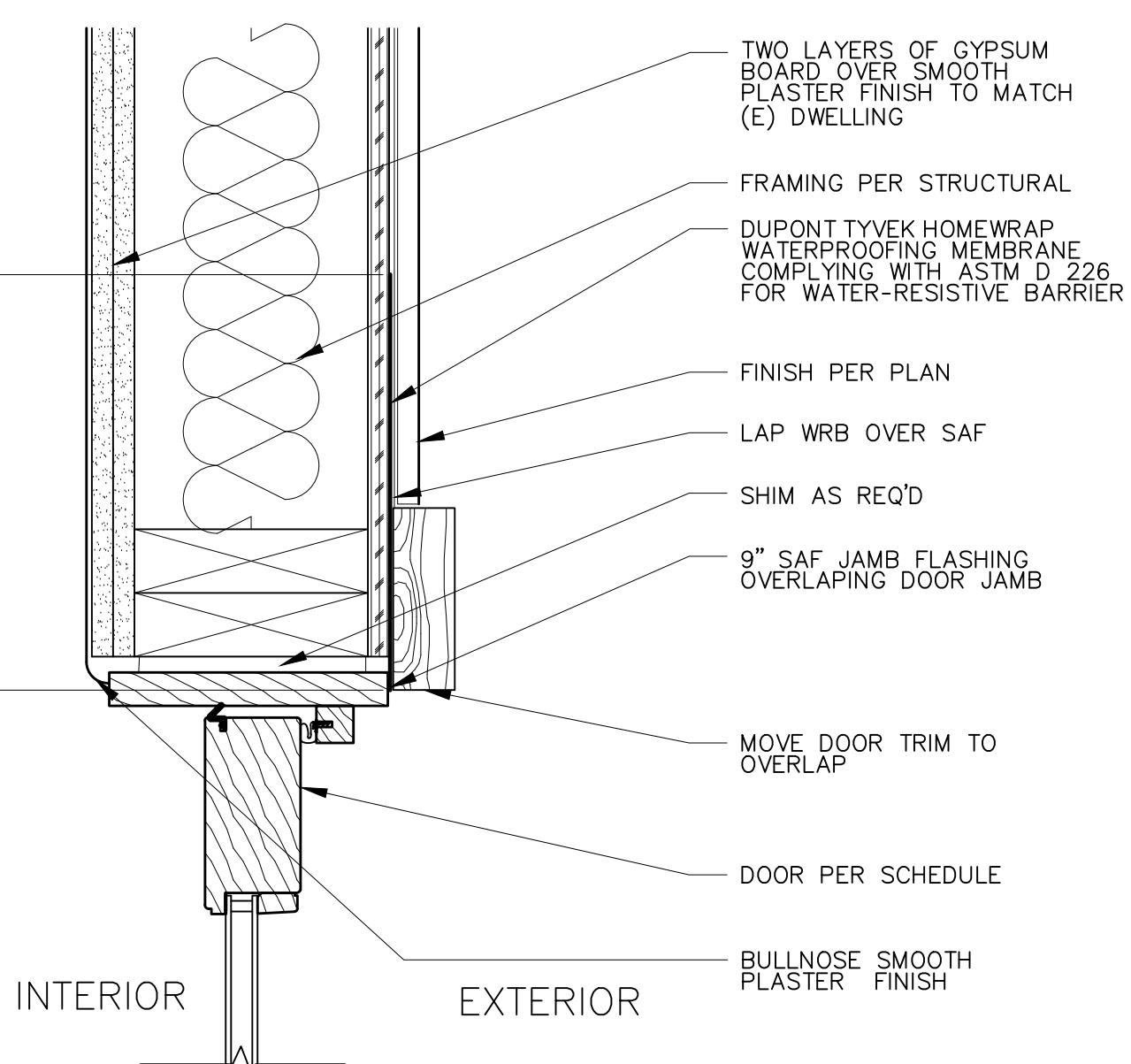
PROJECT:
 EHLEN RESIDENCE
 3150 MIDWOOD LN. PEBBLE BEACH
 BLOCK: LOTS:
 APN: 008-362-001
 PROJECT NO.
 24-03

DOOR DETAILS

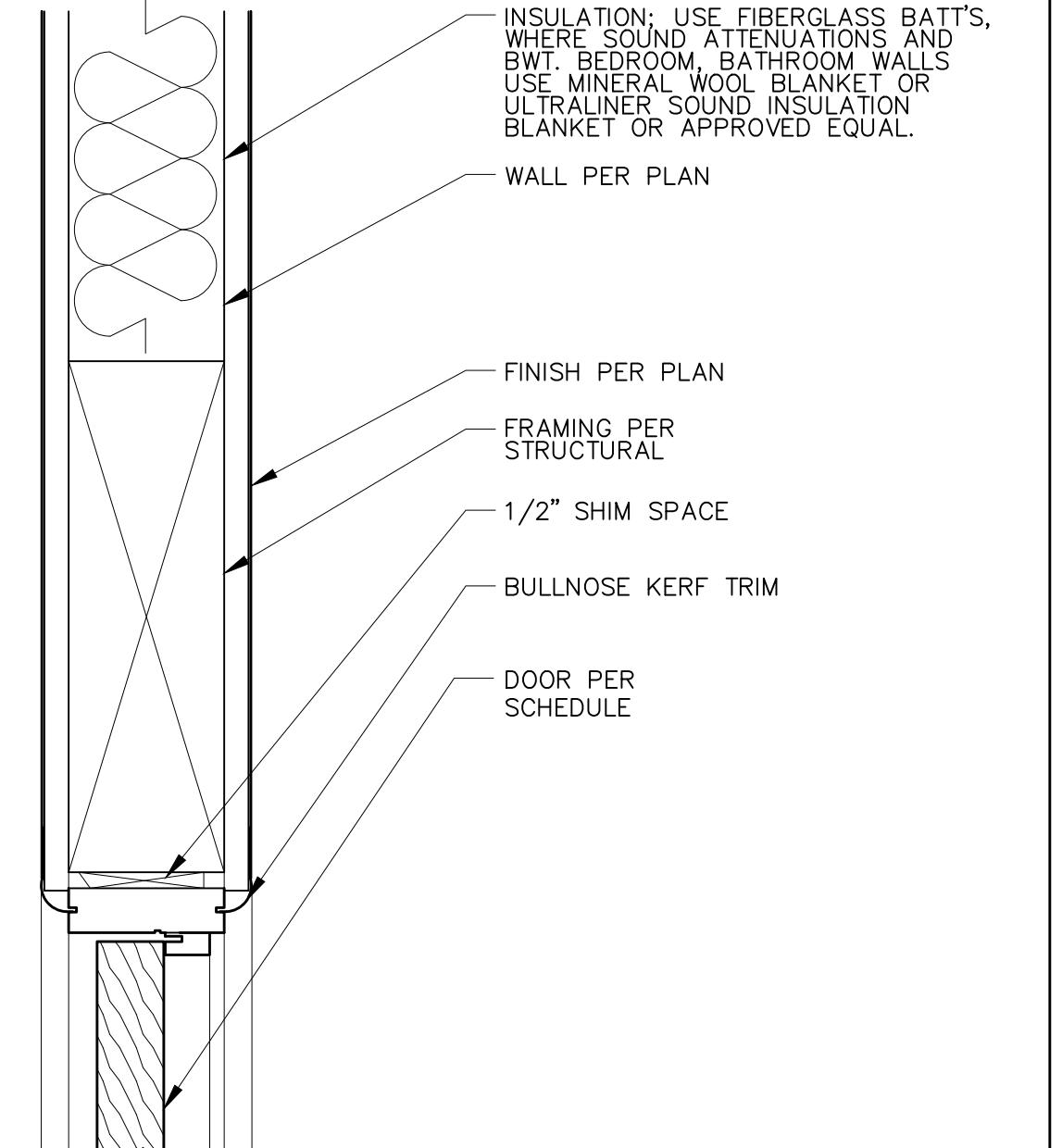
SCALE: 1' = 1/4"


Door Head (Plaster)

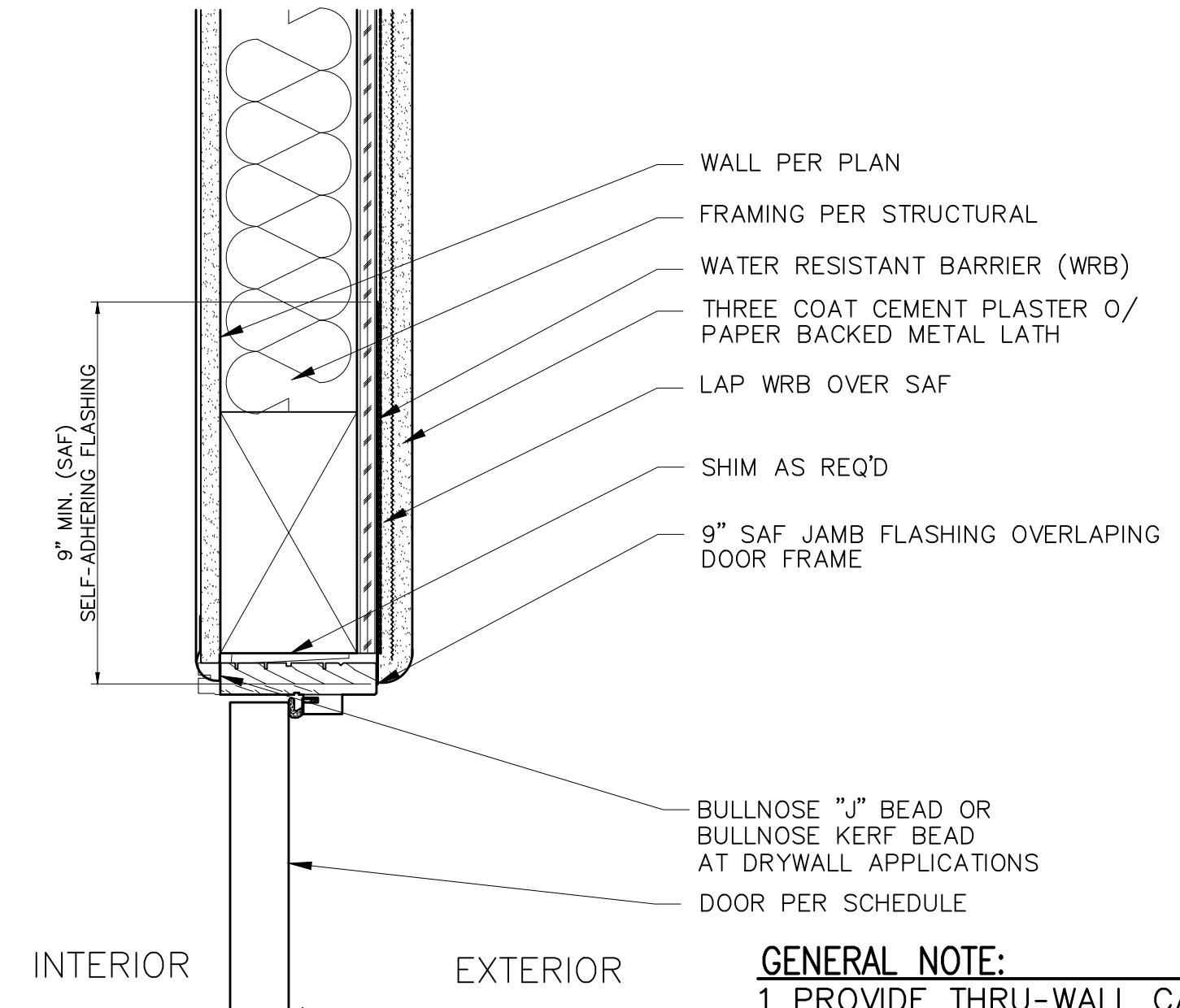
1'-0" = 3"


Door Head (Plaster)

1'-0" = 3"

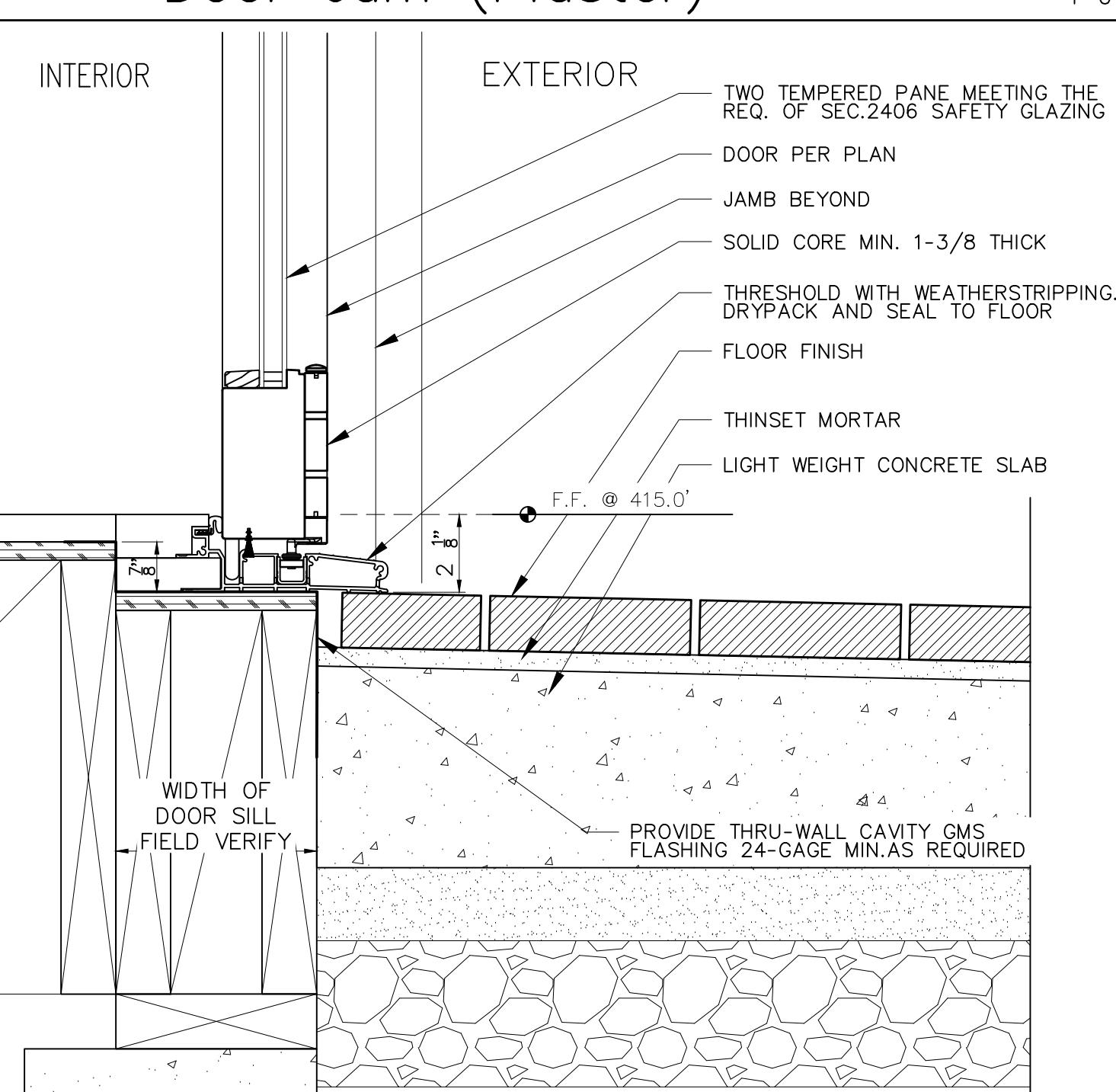

Door Head (Interior)

1'-0" = 3"

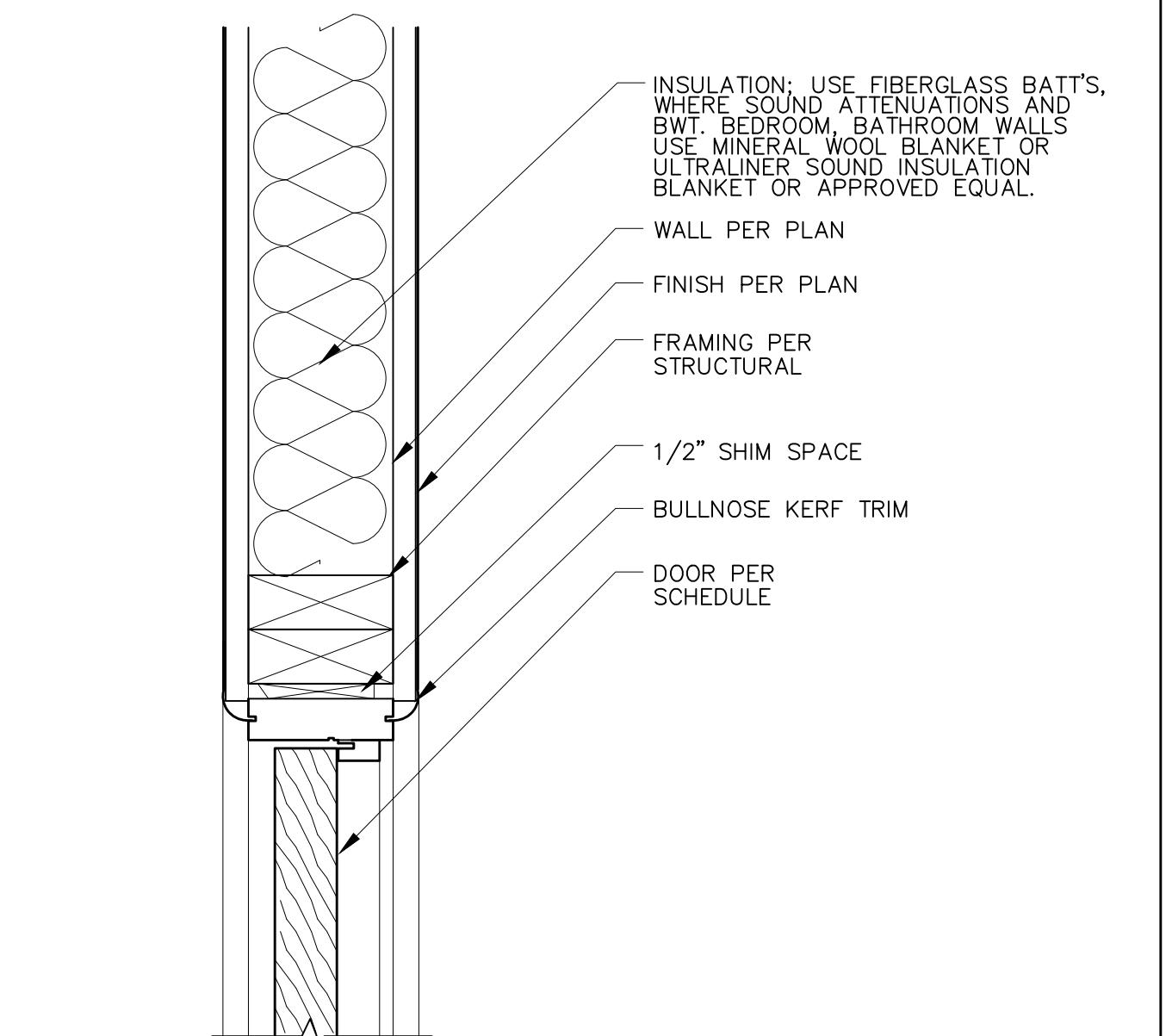

Door Head (Plaster)

1'-0" = 3"

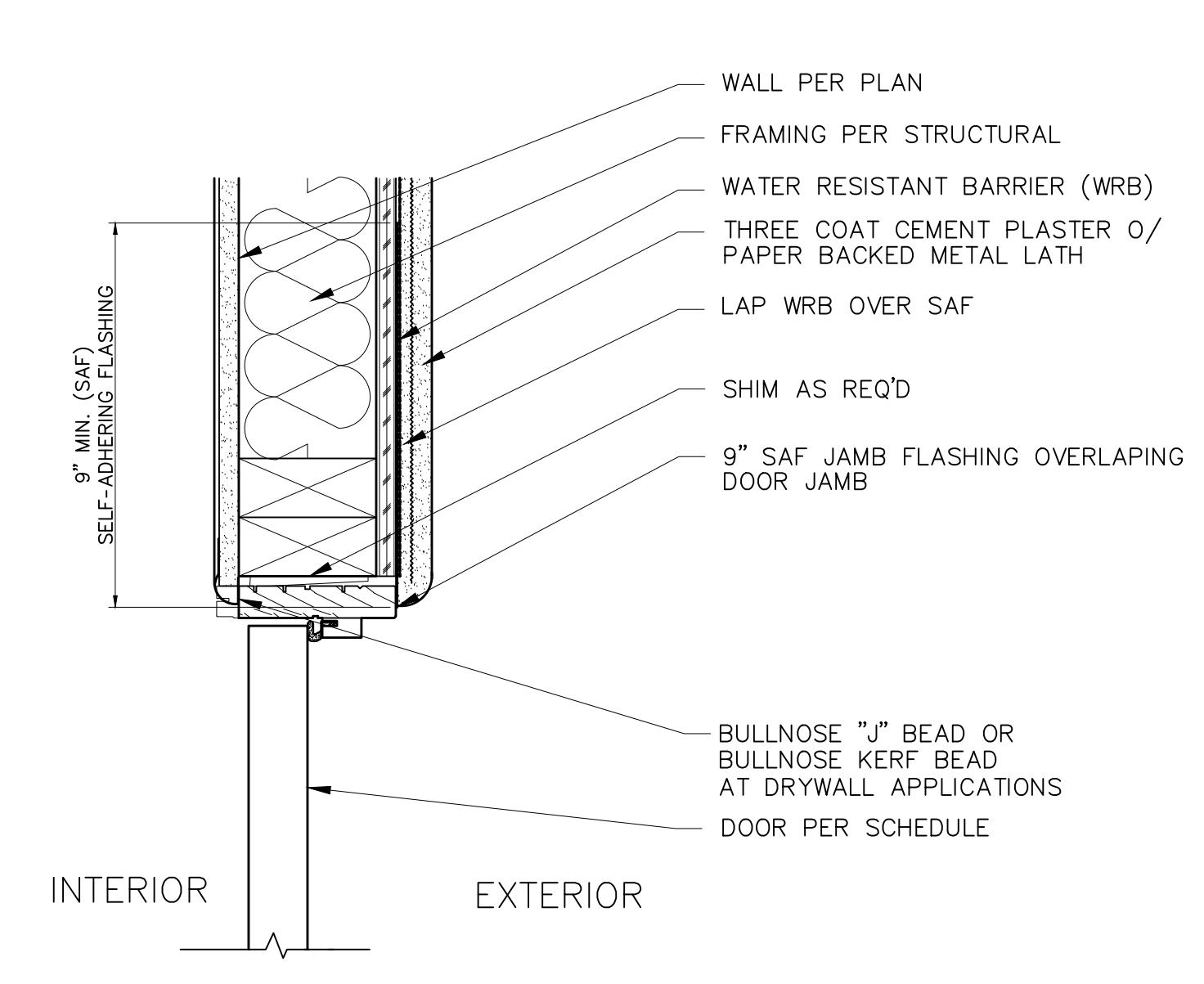
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Door Jam (Plaster)

1'-0" = 3"

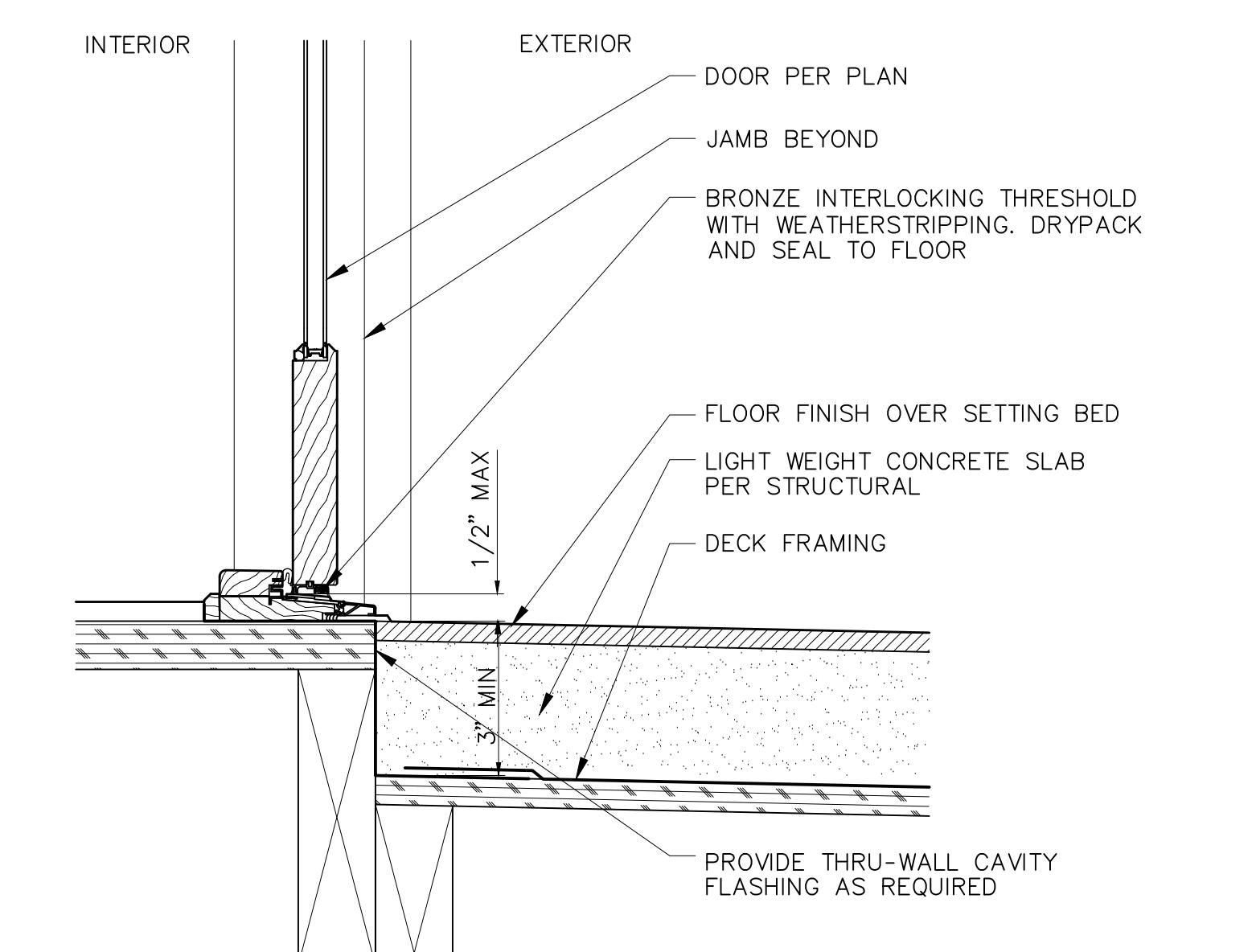

Door Jam (Interior)

1'-0" = 3"


Door Jam (Plaster)

1'-0" = 3"

CRC R337.8.2.1 Exterior windows and exterior glazed door assembly requirements. Exterior windows and exterior glazed door assemblies shall comply with one of the following requirements:
 1. Be constructed of multi-pane glazing with a minimum of one tempered pane meeting the requirements of R308 Safety Glazing, or
 2. Be constructed of glass block units, or
 3. Have a fire-resistance rating of not less than 20 minutes when tested according to NFPA 257, or
 5. Be tested to meet the performance requirements of SFM 12-7A-2.
 CRC R337.8.3 Exterior doors. Exterior doors shall comply with one of the following:
 1. The exterior surface or cladding shall be of noncombustible or ignition-resistant material, or
 2. Shall be constructed of solid core wood having stiles and rails not less than 1-3/8 inches thick with interior field panel thickness no less than 1 1/4 inches thick, or
 3. Shall have a fire-resistance rating of not less than 20 minutes when tested according to NFPA 257.
 Exception: Solid doors having a fire-resistance rating of not less than 20 minutes may have untested glazing that complies with section 708A.2.
 4. Shall be tested to meet the performance requirements of standard SFM12-7A-1.
 708A.3.1 Exterior door glazing. Glazing in exterior doors shall comply with Section 708A.2.1.


1/2-inch Door Threshold

1'-0" = 3"

Door Fire Notes Requirements

N.T.S.

9

1/2-inch Door Threshold

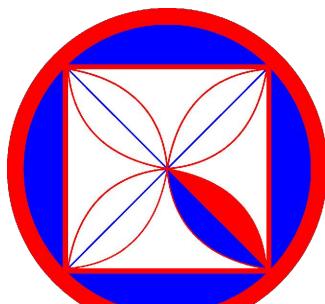
N.T.S.

6

1/2-inch Door Threshold

1'-0" = 3"

A11.3



CODE
CLAUDIO ORTIZ DESIGN GROUP, INC.

26615 CANEL CENTER PLACE, STE 02

CARROLL, GA 30329

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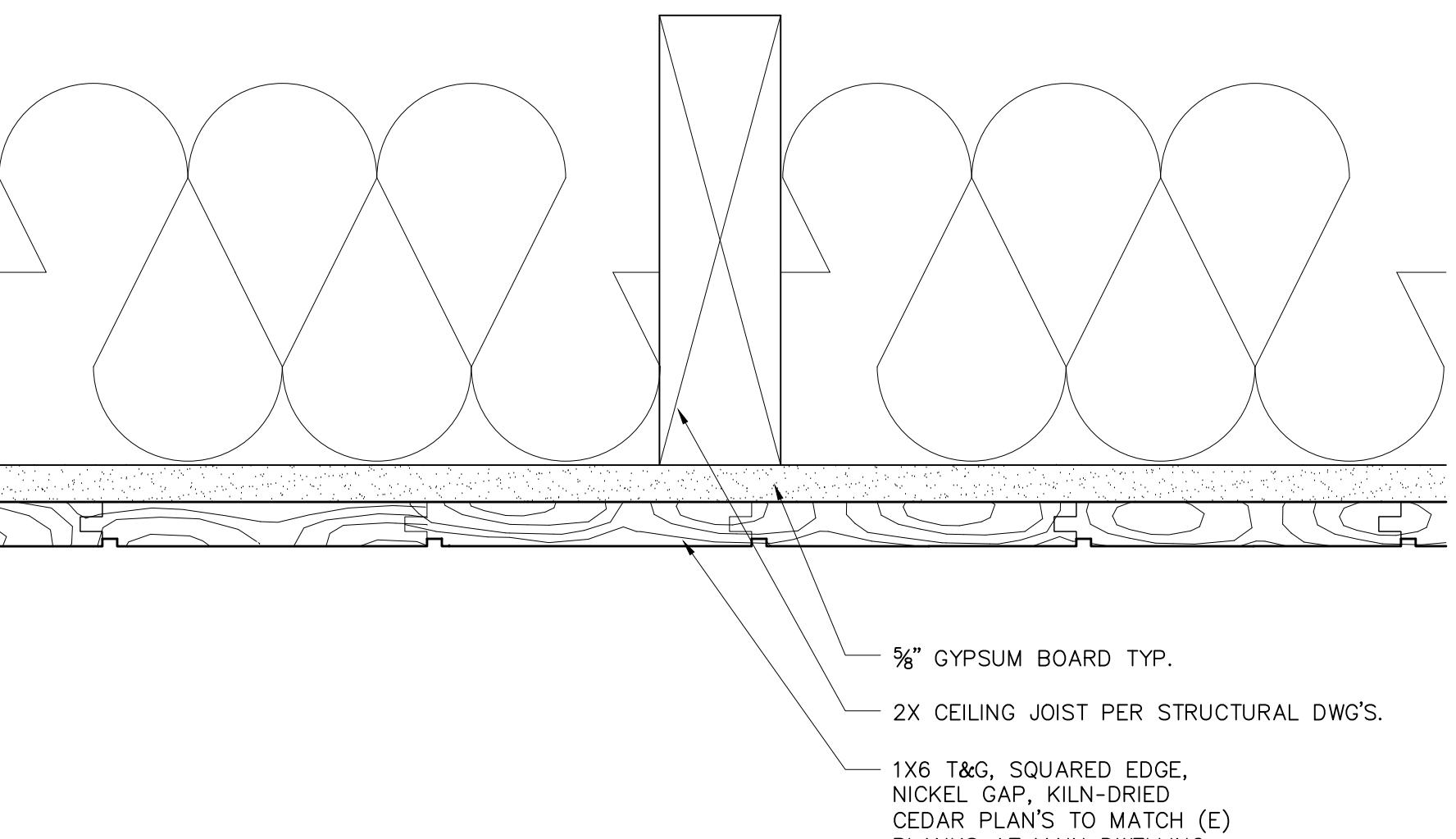
REVISIONS:

PROJECT:
EHLEN RESIDENCE
BLOCK: LOTS:
APN: 008-362-001
PROJECT NO.
24-03

ISSUE:
10-23-2024
02-28-2025
DRAWN BY:
AJ ORTIZ

ROOF DETAILS

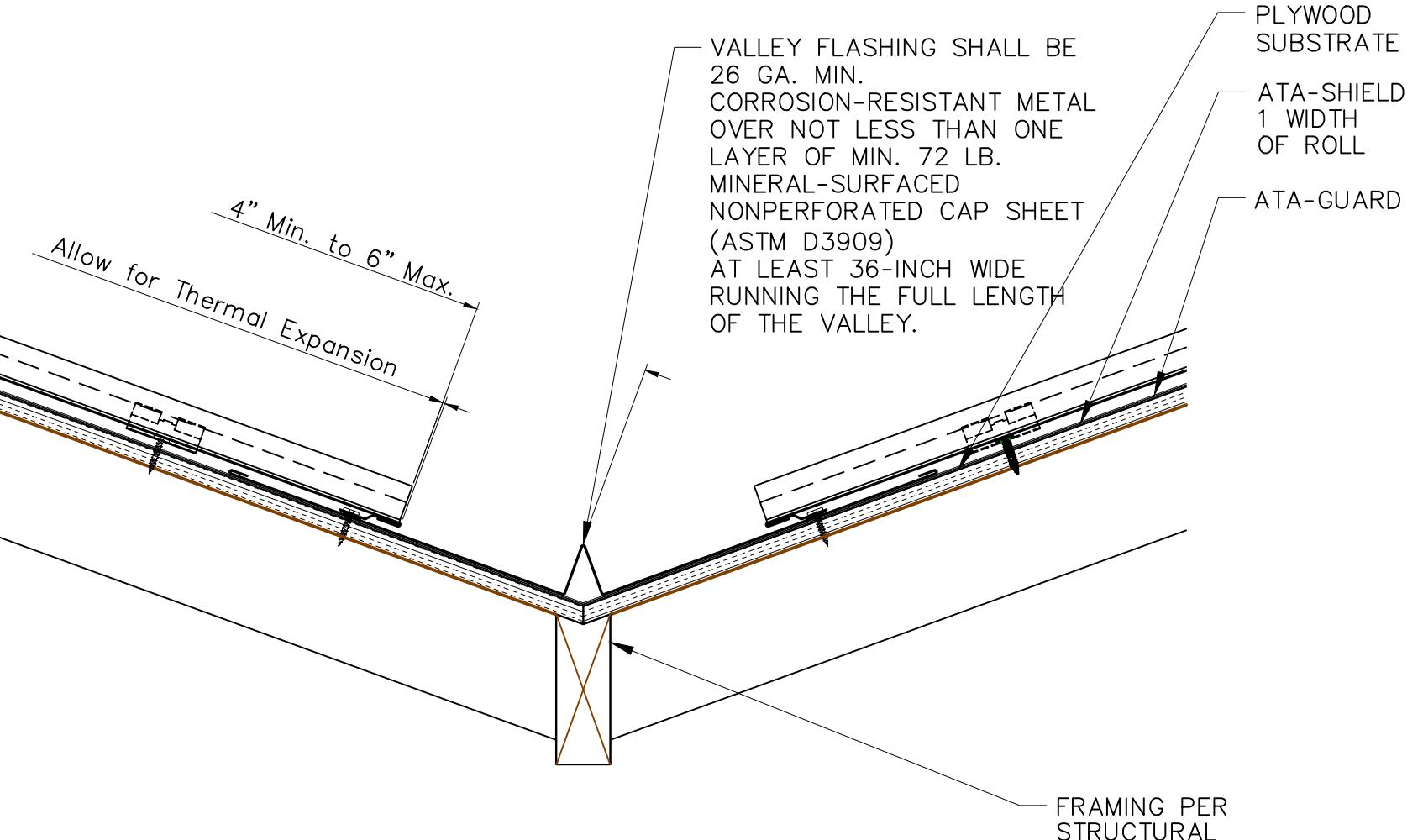
SCALE: 1' = 1/4"



T&J Detail

N.T.S.

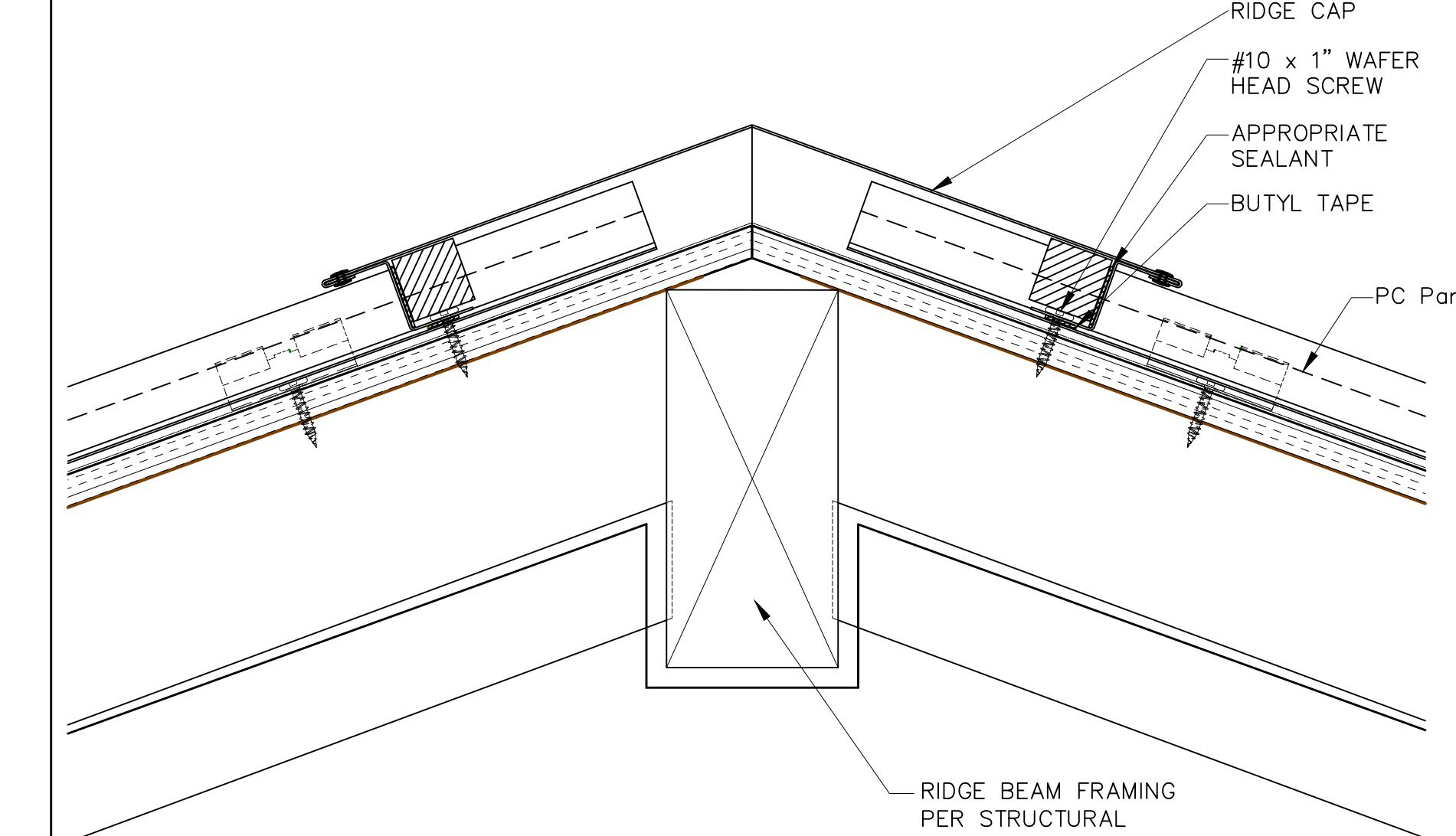
7



Valley

N.T.S.

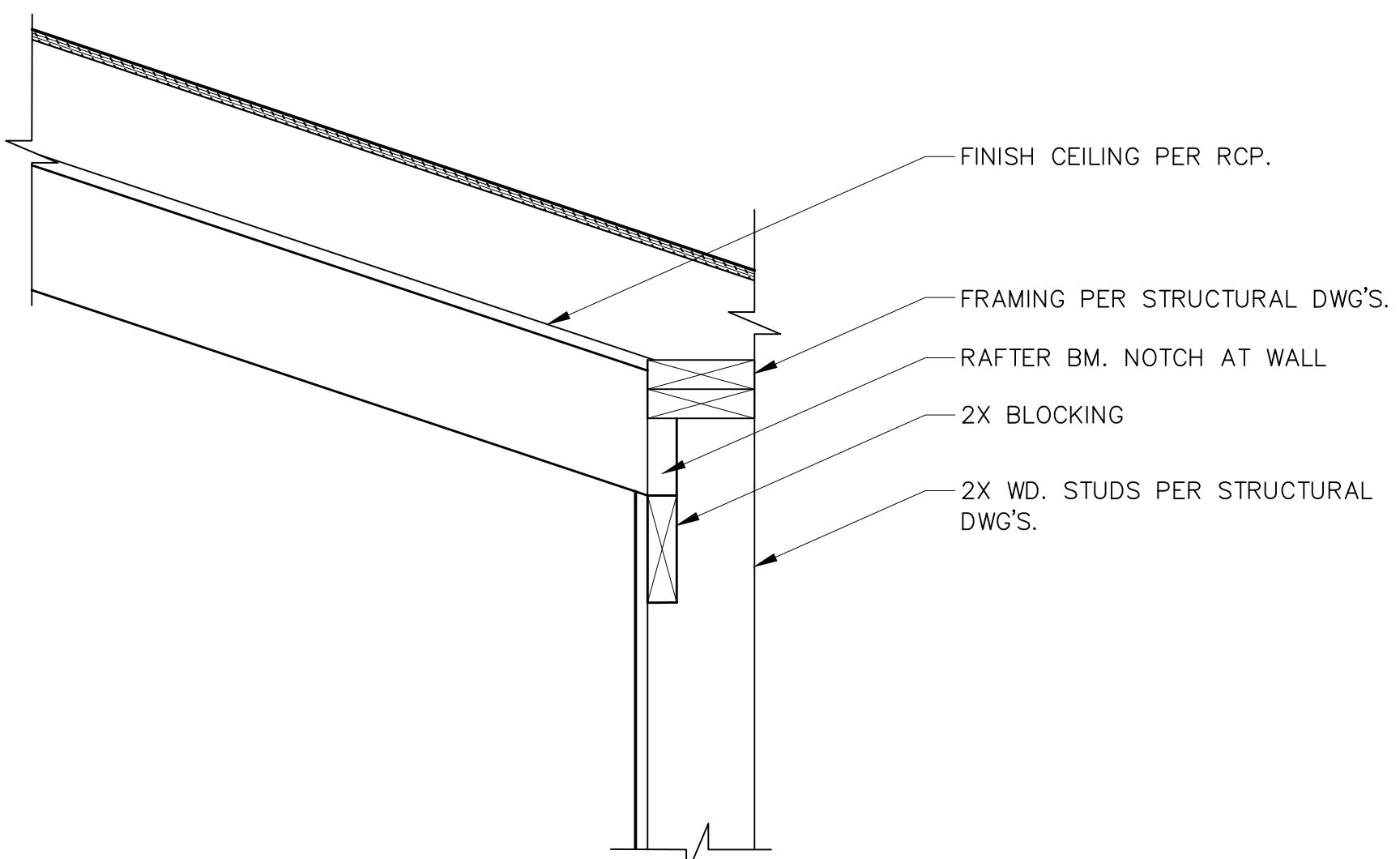
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Ridge

N.T.S.

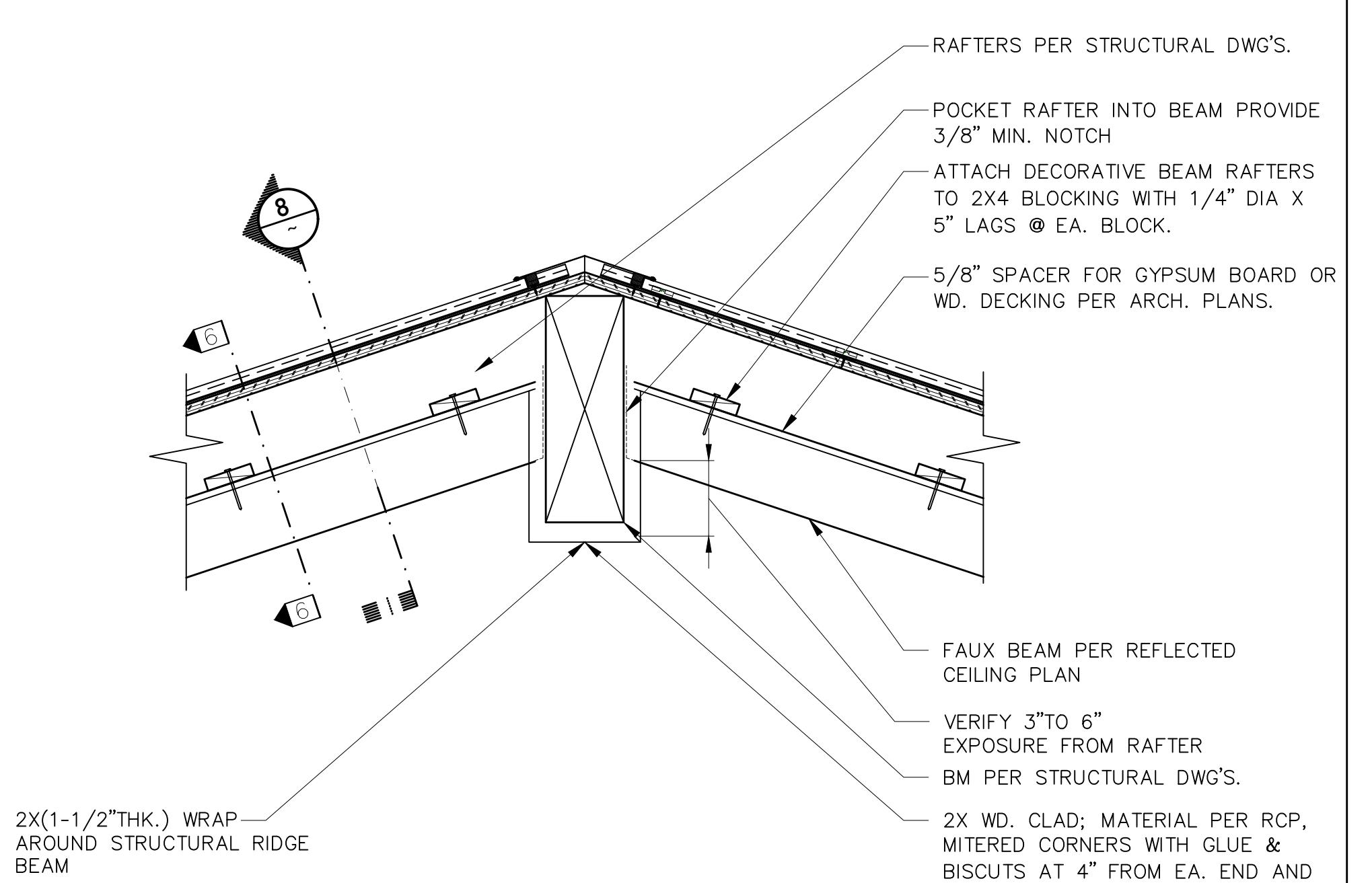
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Rafter Beam at Wall Connection

N.T.S.

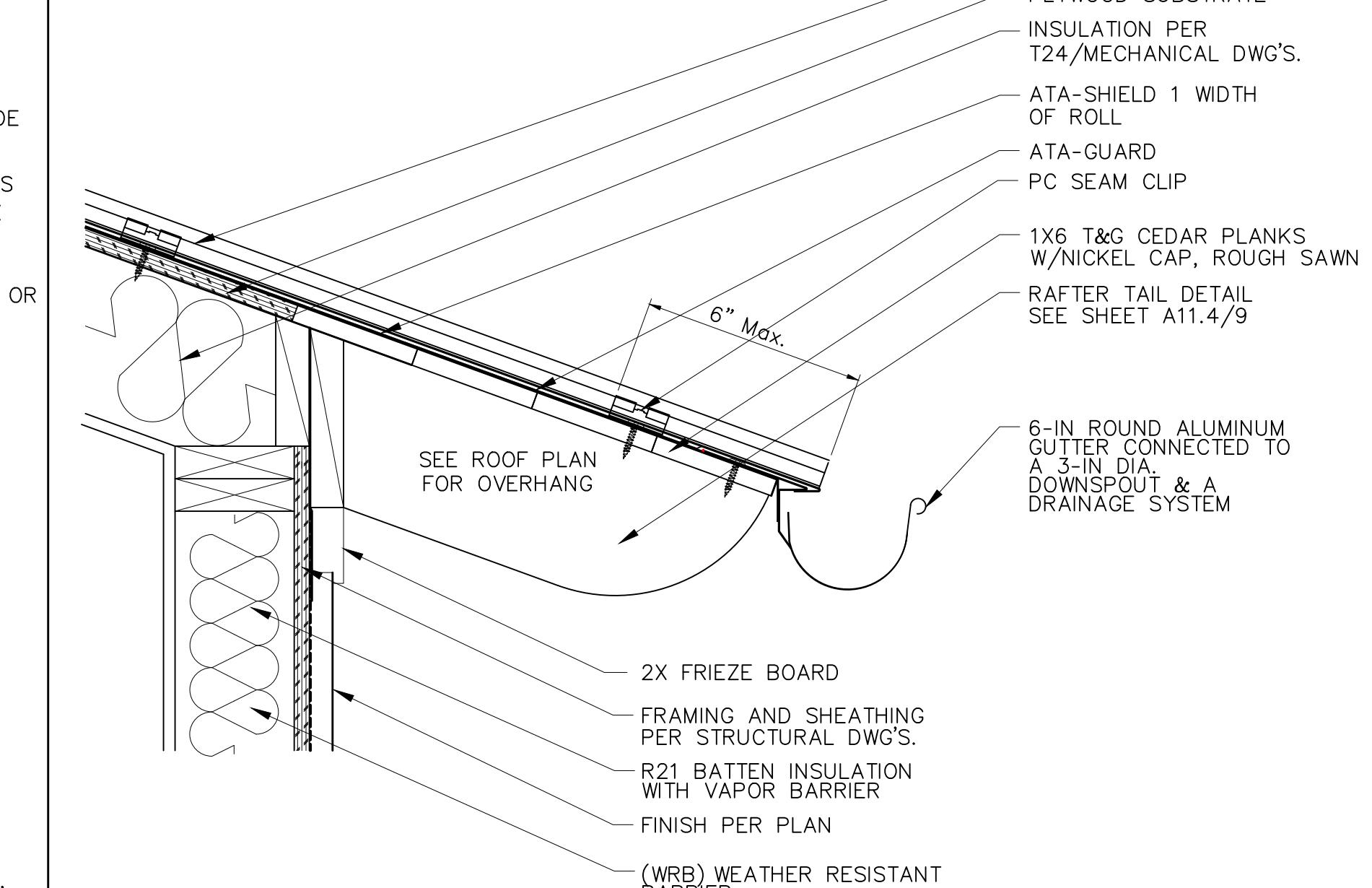
8



Rafter to Ridge Beam

N.T.S.

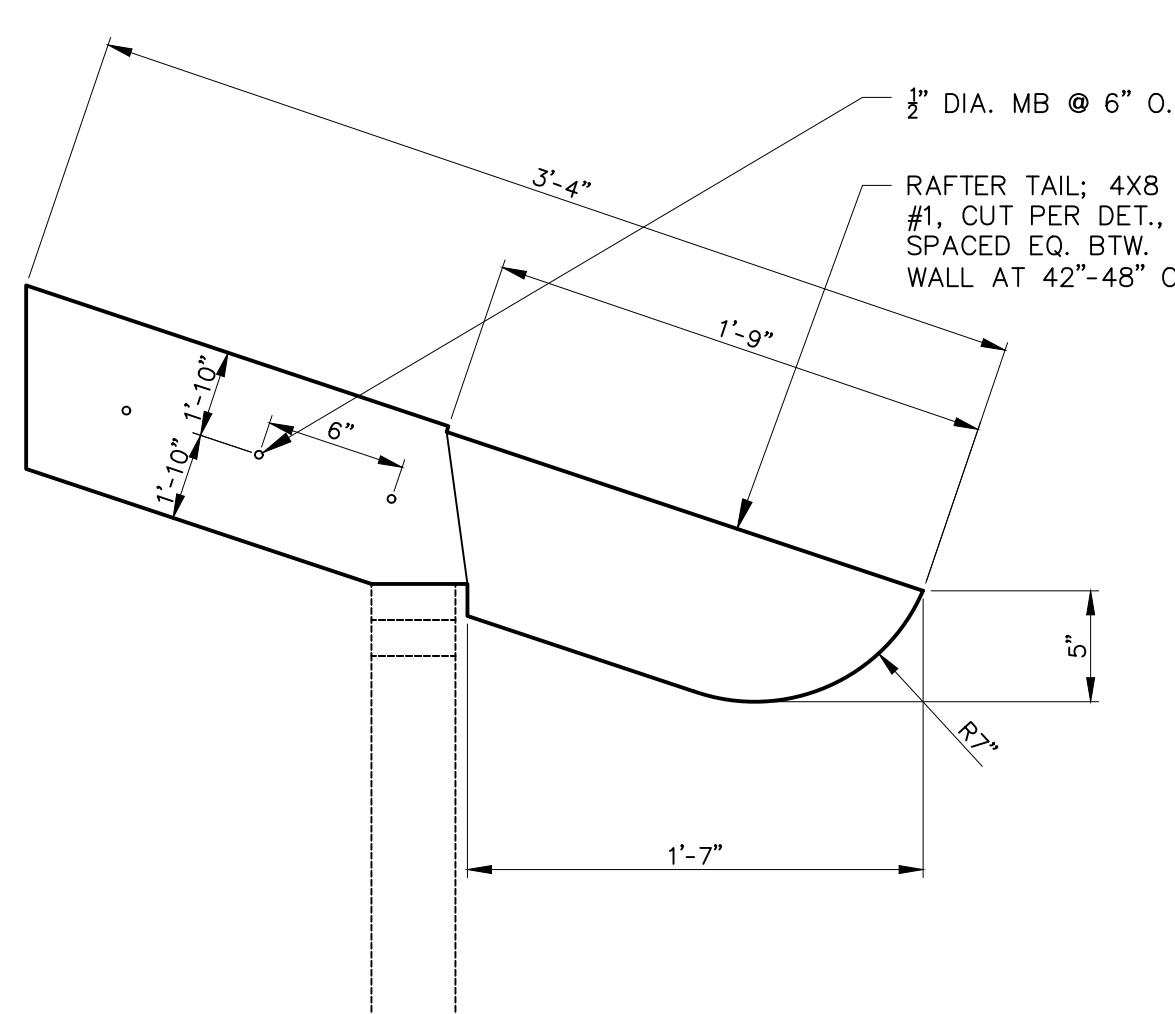
5



Eave

N.T.S.

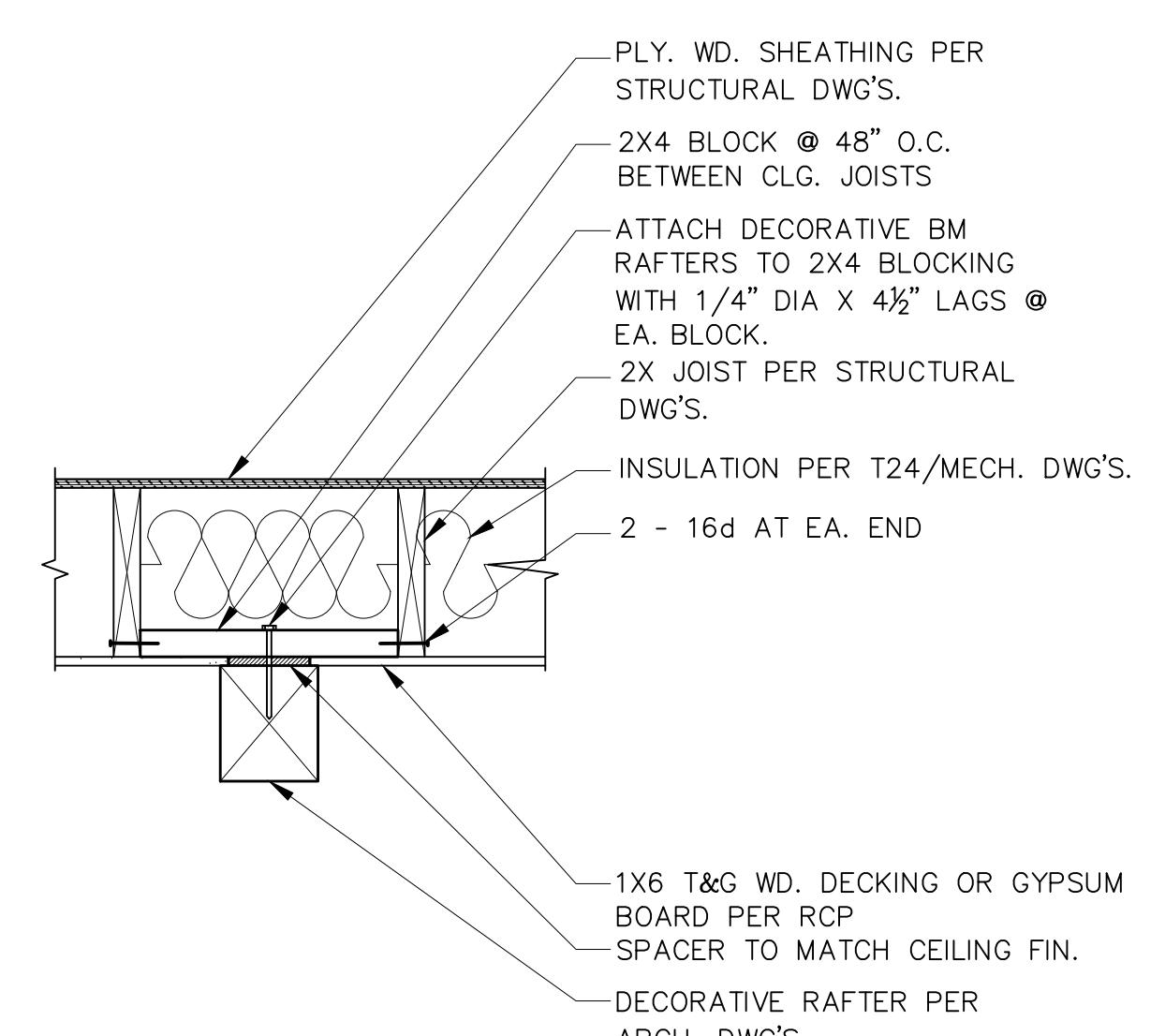
2



Rafter Tail Detail

N.T.S.

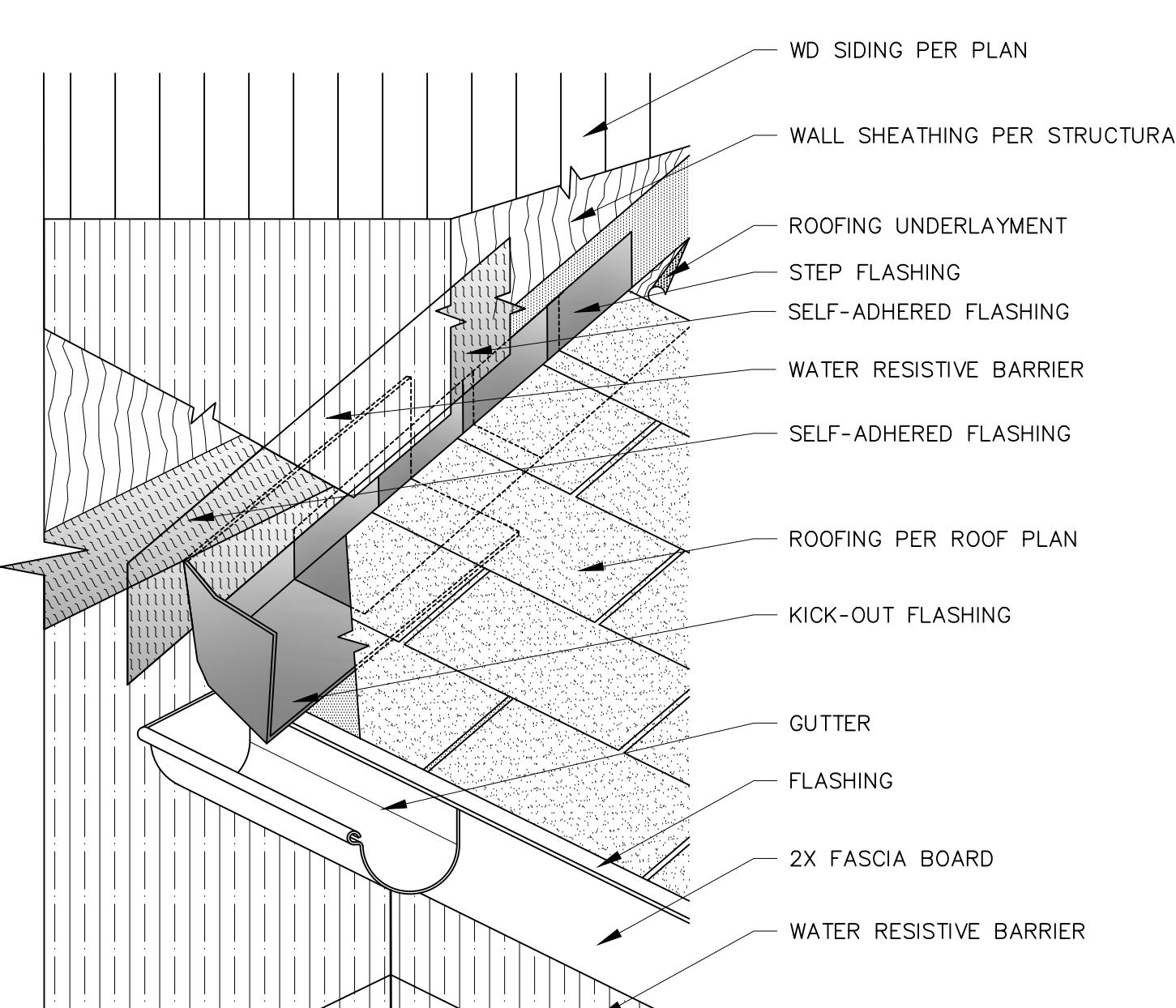
9



Wood Beam Section

N.T.S.

6



Kick-Out Flashing Detail

N.T.S.

A11.4

3

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VERAGE NATURAL GRADE

WELLING AVERAGE NATURAL GRADE			415.4 FT
ELEV.	LINE	LENGTH	TOTAL
414 FT	0	17.7'	0.0'
415 FT	1	21.7'	21.7'
TOTAL		39.4'	21.7'

A black and white line drawing of a stepped pyramid. The pyramid has a total height of 415' and a base width of 414'. The drawing shows the front face with its three visible steps and the top edge.

Residential Lighting Measures:

2022 CALIFORNIA ENERGY CODES

High Luminous Efficacy Luminaires
1) 150.0(k)1A and Table 150.0-A: All luminaires are installed with:

- Light sources of one of the lighting technologies specified under the 'High Luminous Efficacy' column of Table 150.0-A; or
- JA8 compliant light sources and the light sources are marked with JA8-2020 or JA8-2022-E. Exception 1: Integrated device lighting: Lighting integral to exhaust fans, kitchen range hoods, bath vanity mirrors, and garage door openers, and non-removable lighting attached to ceiling fans. Exception 2: Navigation lighting: night lights, step lights, path lights less than 12 inches. 5 lumens. Exception 3: Recessed lighting: lighting internal to dryers, cabinetry, and linen closets with an efficacy of 45 lumens per watt or greater
- Lighting shall have readily accessible wall-mounted controls that allow the lighting to be manually turned ON and OFF

Recessed Downlight Luminaires in Ceilings

- 1) 150.0(k)1C1: Do not contain screw based lamp sockets.
- 2) The luminaire is marked with "JA8-2022".
- 3) 150.0(k)1C1i: Has label certifying the luminaires are air tight with air leakage less than 2.0 cfm at 75 Pascals when tested in accordance with ASTM E283. Exception: Recessed luminaires marked for use in fire-rated installations, and recessed luminaires installed in non-insulated ceilings.
- 4) 150.0(k)1C1j: Sealed with a gasket or caulk between the luminaire housing and ceiling, and an leakage path between conditioned and unconditioned spaces are marked with a gasket or caulk. Luminaires shall be installed per manufacturer's instructions to maintain airtightness between the luminaire housing and ceiling. - Exception: Recessed luminaires marked for use in fire-rated installations, and recessed luminaires installed in non-insulated ceilings.
- 5) 150.0(k)1Civ: Meet the following requirements (California Electrical Code Section 410.116)
 - A recessed luminaire that is not identified for contact with insulation shall have all recessed parts spaced not less than 1/2 inch from combustible materials. The first outlet box in the branch circuit shall be marked to indicate that it is the first outlet of the circuit.
 - A recessed luminaire that is identified for contact with insulation, Type IC, shall be permitted to be in contact with combustible materials at recessed points, points of support and points of opening of the bulb structure.
 - Thermal insulation shall not be installed above a recessed luminaire or within 3 inches of the recessed luminaire's enclosure, wiring compartment, ballast, transformer, LED driver, or power supply unless the luminaire is identified as Type IC for insulation contact.

Light sources in enclosed or recessed luminaires (other than recessed downlight luminaires in ceilings)

- 1) 150.0(k)1D: Light Sources in Enclosed or Recessed Luminaires that are not marked with JA8-2022-E, should not be installed in enclosed or recessed luminaires.

Lighting Controls in bathrooms, garages, laundry rooms, utility rooms, and walk-in closets

- 1) 150.0(k)2E: In bathrooms, garages, laundry rooms, utility rooms, and walk-in closets, at least one installed luminaire is controlled by an occupancy or vacancy sensor providing automatic-off functionality.

Lighting Controls in any interior rooms

- 1) 150.0(k)2E1: For lighting internal to drawers and cabinetry with opaque fronts or doors, the lighting has controls to turn light off when the drawer or door is closed are provided.
- 2) 150.0(k)2F: Lighting in habitable spaces, including but not limited to living rooms, dining rooms, kitchens, and bedrooms, have readily accessible wall-mounted dimming controls that allow the lighting to be manually adjusted up and down. Forward phase cut dimmers controlling LED light sources in these spaces comply with NEC 2022 Article 410.
- EXCEPTION 1: Ceiling fans may provide control of integrated lighting via a remote control. EXCEPTION 2: Luminaires connected to a circuit with controlled lighting power less than 20 watts, or controlled by an occupancy sensor where THAT DIMMER SENSOR IS INSTALLED TO COMPLY WITH SECTION 150.0(K)
- 3) 150.0(k)2A: Lighting has readily accessible wall-mounted controls that allow the lighting to be manually turned ON and OFF.
- 4) 150.0(k)2B: No controls bypasses a dimmer, occupant sensor or vacancy sensor where THAT DIMMER SENSOR IS INSTALLED TO COMPLY WITH SECTION 150.0(K)
- 5) 150.0(k)2C: Lighting controls comply with the applicable requirements in Section 110.9.
- 6) 150.0(k)2D: An Energy Management Control Systems (EMCS) or a multiscene programmable control can be used to comply with dimming, occupancy, and lighting control requirements in Section 150.0(k)2 if it provides the functionality of the specified control in accordance with Section 110.9, and the physical controls (readily accessible wall-mounted controls that allow the lighting to be manually turned ON and OFF).
- 7) 150.0(k)2G: Independent controls
 - Integrated lighting of exhaust fans is controlled independently from the fans.
 - Undercabinet lighting, undershelf lighting, interior lighting of display cabinets, and switched outlets

Screw Based Luminaires

- 1) 150.0(k)1B: Screw based luminaires shall contain lamps that are marked with JA8-2022 or JA8-22-E

Address Signs

- 1) 150.0(k)4: Internally illuminated address signs. Internally illuminated address signs shall be:
 - Comply with Section 140.8. Applicable nonresidential sign lighting compliance forms shall also be submitted; or
 - Consume no more than 5 Watts of power.

Outdoor Lighting and Controls

- 1) 150.0(k)1A and Table 150.0-A: High efficacy outdoor lighting or LED light sources are installed.
- 2) 150.0(k)1C: Outdoor lighting is controlled by a manual ON and OFF switch that permits one of the following automatic actions:
 - Controlled by a photocell and either a motion sensor or an automatic time switch control;
 - Controlled by an astronomical time clock control;
 - Controls that override the ON mode, not be allowed unless the override automatically returns the automatic control to its normal operation within 6 hours. An energy management control that provides the specified lighting control functionality and complies with all requirements applicable to the specified controls may be used to meet the above requirements.

Lighting for Residential Garages for Eight or More Vehicles

- 1) 150.0(k)5: Lighting complies with the applicable requirements for nonresidential garages in Sections 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0. Applicable LTC forms shall also be submitted.

Blank Electrical Boxes

- 1) 150.0(k)1E: The number of electrical boxes that are more than 5 feet above the finished floor and do not contain luminaires or other fixtures, shall be no greater than the number of bedrooms. These electrical boxes must be ganged and dimmer, vacancy sensor control, low voltage wiring or fan speed control.

Arc-Fault Circuit Interrupter Protection Note:

CEC 210.12 Arc-Fault Circuit-Interrupter Protection

- 1) Arc-fault circuit-interrupter protection shall be provided as required in 210.12(A), (B), (C), and (D). The arc-fault circuit interrupter shall be installed in a readily accessible location
- (A) Dwelling Units: All 120-volt, single-phase, 15- and 20-ampere branch circuits supplying outlets or devices installed in dwelling unit kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, laundry areas, or similar rooms or areas shall be protected by any of the means described in 210.12(A)(1) through (6):
 - 1) A listed combination-type arc-fault circuit interrupter installed to provide protection of the entire branch circuit
 - 2) A listed branch/feeder-type AFCI installed at the origin of the branch-circuit in combination with a listed outlet branch-circuit-type arc-fault circuit interrupter installed at the first outlet box on the branch circuit. The first outlet box in the branch circuit shall be marked to indicate that it is the first outlet of the circuit.
 - 3) A listed supplemental arc protection circuit breaker installed at the origin of the branch circuit in combination with a listed outlet branch-circuit-type arc-fault circuit interrupter installed at the first outlet box on the branch circuit where all of the following conditions are met:
 - a.) The branch-circuit wiring shall be continuous from the branch-circuit overcurrent device to the outlet branch-circuit arc-fault circuit interrupter.
 - b.) The maximum length of the branch-circuit wiring from the branch-circuit overcurrent device to the first outlet shall not exceed 15.2 m (50 ft) for a 14 AWG conductor or 21.3 m (70 ft) for a 12 AWG conductor.
 - c.) The first outlet box in the branch circuit shall be marked to indicate that it is the first outlet of the circuit.
 - 4) A listed outlet branch-circuit-type arc-fault circuit interrupter installed at the first outlet on the branch circuit in combination with a listed branch-circuit overcurrent protective device where all of the following conditions are met:
 - a.) The branch-circuit wiring shall be continuous from the branch-circuit overcurrent device to the outlet branch-circuit arc-fault circuit interrupter.
 - b.) The maximum length of the branch-circuit wiring from the branch-circuit overcurrent device to the first outlet shall not exceed 15.2 m (50 ft) for a 14 AWG conductor or 21.3 m (70 ft) for a 12 AWG conductor.
 - c.) The first outlet box in the branch circuit shall be marked to indicate that it is the first outlet of the circuit.
- (B) Small Appliances
- (C) Guest Rooms, Guest Suites, and Patient Sleeping Rooms in Nursing Homes and Limited-Care Facilities: All 120-volt, single-phase, 15- and 20-ampere branch circuits supplying outlets and devices installed in guest rooms and guest suites of hotels and motels and patient sleeping rooms in nursing homes and limited-care facilities shall be protected by any of the means described in 210.12(A)(1) through (6).
- (D) Branch Circuit Extensions or Modifications —Dwelling Units, Dormitory Units, and Guest Suites and Guest Suites: Where branch circuit wiring for any of the areas specified in 210.12(A), (B), or (C) is added, replaced, or extended, the branch circuit shall be protected by one of the following:
 - 1) By any of the means described in 210.12(A)(1) through (A)(6)
 - 2) A listed outlet branch-circuit-type AFCI located at the first receptacle outlet of the existing branch circuit.
 Exception: AFCI protection shall not be required where the extension of the existing branch circuit conductors is not more than 1.8 m (6 ft) and does not include any additional outlets or devices, other than splicing devices. This measurement shall not include the conductors inside an enclosure, cabinet, or junction box.

Exterior lighting Notes:

Outdoor Lighting and Controls

- 1) 150.0(k)1A and Table 150.0-A: High efficacy outdoor lighting or LED light sources are installed.
- 2) 150.0(k)3A: Outdoor lighting is controlled by a manual ON and OFF switch that permits one of the following automatic actions:
 - Controlled by a photocell and either a motion sensor or an automatic time switch control;
 - Controls that override an astronomical time clock control.
 - Controls that override to ON shall not be allowed unless the override automatically returns the automatic control to its normal operation within 6 hours. An energy management control that provides the specified lighting control functionality and complies with all requirements applicable to the specified controls may be used to meet the above requirements.

Smoke Alarm Requirements

- 1) Centrally located in corridor (or area) leading areas, and inside each each sleeping room.
- 2) On ceiling of upper level i close proximity to the stairway when sleeping areas are on an upper level.
- 3) On each floor level and in basement
- 4) In the adjacent room (or area) where the ceiling height exceeds that of the hallway by 24 inches.
- 5) Smoke alarms shall sound an alarm audible in all sleeping areas. (Sec.310.9.1.4)
- 6) Note on plans that for existing buildings smoke alarms may be battery operated and shall be installed in locations as specified above. (Sec. 314.9.1.2)

Receptacle Notes:

210.52 Dwelling Unit Receptacle Outlets

- 1) This section provides requirements for 125-volt, 15- and 20-ampere receptacle outlets. The receptacles required by this section shall be in addition to any receptacle that is as follows:
 1. Part of a luminaire or appliance, or
 2. Controlled by a listed wall-mounted control device in accordance with 210.70(A)(1), Exception No. 1, or
 3. Located within cabinets or cupboards, or
 4. Located more than 1.7 m (51/2 ft) above the floor
- (A) General Provisions: In every kitchen, family room, dining room, living room, parlor, library, den, sunroom, bedroom, recreation room, or similar room or area of dwelling units, receptacle outlets shall be installed in accordance with the general provisions specified in 210.52(A)(1) through (A)(4).
 - 1) Spacing: Receptacles shall be installed such that no point measured horizontally along the floor line of any wall space is more than 1.8 m (6 ft) from a receptacle outlet.
 - 2) Wall Space: As used in this section, a wall space shall include the following:
 - a.) Any space 600 mm (2 ft) or more in width (including space measured around corners) and unbroken along the floor line by doorways and similar openings, fireplaces, and fixed cabinets that do not have countertops or similar work surfaces
 - b.) The space occupied by fixed panels in walls, excluding sliding panels
 - c.) The space afforded by fixed room dividers, such as freestanding bar-type counters or railings.
 - 3) Floor Receptacles: Receptacle outlets in or on floors shall not be counted as part of the required number of receptacle outlets unless located within 450 mm (18 in.) of the wall.
 - 4) Countertop and Similar Work Surface Receptacle Outlets: Receptacles installed for countertop and similar work surfaces as specified in 210.52(C) shall not be considered as the receptacle outlets required by 210.52(A).
- (B) Small Appliances
- (C) Countertops and Work Surfaces: In kitchens, pantries, breakfast rooms, dining rooms, and similar areas of dwelling units, receptacle outlets for countertop and work surfaces that are 300 mm (12 in.) or wider shall be installed in accordance with 210.52(C)(1) through (C)(3) and shall not be considered as the receptacle outlets required by 210.52(A).
 - 1) Electrical fixtures located in wet/damp locations such as the exterior of the building, or within tub and or shower enclosures must be labeled for damp location (CEC 410.10. (A))
 - 2) Minimum 200-amp electrical service for residential. Locate sub-panel 200 sq.in. of any firewall.
 - 3) At least 20-amp branch circuit shall be provided to supply each, laundry, built-in microwave oven, & the two small appliance branch circuits serving the kitchen, within the same bathroom, may be supplied by the same branch circuit where the branch circuit supplies a single bathroom only. CEC 210.23 (A)(2)
 - 4) Storage/Equipment space lighting: For attics, underfloor spaces, utility rooms, and basements, at least one lighting outlet containing a switch or controlled by a wall switch shall be installed where these spaces are used for storage or contain equipment requiring servicing. At least one point of control shall be at the usual point of entry to these spaces. The lighting outlet shall be provided at or near the equipment requiring servicing. (CEC 210.70. (C))
 - 5) 125-volt, single-phase, 15- or 20-ampere-rated receptacle outlet shall be provided and installed at an accessible location for the servicing of heating, air-conditioning, and refrigeration equipment. The receptacle shall be located on the same level and within 25 ft of the heating, air-conditioning, and refrigeration equipment. The receptacle outlet shall not be connected to the load side of the equipment disconnecting means. (CEC 210.63)
 - 6) A receptacle installed outdoors in location protected from weather or other damp locations shall have an enclosure for receptacle that is weatherproof when the receptacle is covered (attachment plug cap not inserted and receptacle covers closed). Installation suitable for wet locations shall be considered suitable for damp locations. Receptacle shall be considered to be in a location protected from the weather where located under roofed open porches, canopies, marquees, & the like, and will not be subjected to a beating rain or water runoff. All 15- and 20-ampere, 125- & 250-volt nonlocking receptacles shall be a listed weather-resistant type. (CEC 406.89(B)(1))
 - 7) Prior to receiving a building final, a completed copy of the WS-5R form shall be given to the Owner and to the building inspector.
 - 8) All Lighting to be installed shall be high efficacy OR show how each luminaires light complies with the mandatory residential lighting measures listed on the MF-1R form.
 - 9) Bathroom exhaust fans shall comply with & shall include the following: have a min. ventilation rate of 50 cfm and be Energy Star compliant unless functioning as a component of a whole house ventilation system fans must be controlled by a humidistat which shall be readily accessible. Humidistat controls shall be capable of adjustment between a relative humidity of 50% to 80% the control may be a separate component or integral to the exhaust fan. (CGRS Section 4.506)
 - 10) Exhaust fan with integral/combo lighting system shall be switched separately from lighting system OR have a lighting system that can be manually turned on & off while allowing the fan to continue to operate for an extended period of time
 - 11) All luminaires and Screw based high efficacy lighting shall meet all the following: (CEN 150.0(k)(G)) Shall not be recessed downlight high efficacy lighting in ceiling; and shall contain lamps that comply with Reference Joint Appendix JA8; and installed lamps shall be marked with JA8-2016-E.
 - 12) AFCI protection is required for all receptacles except those located outside in bathrooms, garages, attics & basements. Bathrooms & exterior areas.
 - 13) Provide automatic sensors for night-lights at stairs, bathrooms night-light and outdoor path lights. Provide a master switch to power the system. Night Lights, step lights, & path lights must either be rated to consume no more than 5 watts & emit no more than 150 lumens. (CEN 150.0(k)(E))
 - 14) All installed luminaires shall be high efficacy and meet the requirements in 2022 CEN TABLE 150.0-A. Lighting shall have readily accessible wall-mount controls that manually turn the lights on/off and in habitable spaces lighting shall also have readily accessible wall-mounted dimming controls. [150.2(k)(F)]
 - 15) Structural metal framing shall be bonded in accordance with CEC 250.102(C)(1)
 - 16) Tamper resistant receptacles are required in all locations.
 - 17) GFCI protection required for receptacles located outdoors, in bathrooms, laundry room (clothes dryer), basements, crawl spaces, kitchen and wet bar countertop surfaces, electric ranges within 6 ft. Of sink, garages and heat pumps (150v, 50a).
 - 18) Electrical receptacle outlets, switches and controls (including controls for heating, ventilation and air conditioning) intended to be used by occupants shall be located no more than 48 inches (1219.2 mm) measured from the top of the outlet box above the finish floor. R327.1.2
 - 19) R327.1.4 Doorbell Buttons- Doorbell buttons or controls when installed shall not exceed 48 inches (1219.2 mm) above exterior floor or landing measured from the top of the doorbell button assembly. Where doorbell buttons integrated with other features are required to be installed above 48 inches (1219.2 mm) measured from the exterior floor or landing a standard doorbell button or control shall also be provided at a height not exceeding 48 inches (1219.2 mm) above exterior floor or landing measured from the top of the doorbell button or control.

General Electrical Notes:

- 1) All work shall be in compliance with 2022 California Electrical Code
- 2) Provide Smoke Alarms & Carbon Monoxide Alarms Smoke Alarm Requirements
- 3) Smoke alarms shall be installed in the following locations: 1) In each sleeping room. 2) Outside each separate sleeping area in the immediate vicinity of the bedrooms. 3) On each additional story of the dwelling, including basements and habitable attics and not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level. 4) Smoke alarms shall be installed not less than 3 feet horizontally from the door or opening of a bathroom that contains a bathtub or shower unless this would prevent placement of a smoke alarm required by this section. (CRC R314.3)
- 4) Smoke alarms or smoke detectors shall be installed a minimum of 20 feet horizontal distance from a permanently installed cooking appliance. (CRC R314.3.3 (4))
- 5) Carbon monoxide alarms in dwelling units shall be installed and maintained in accordance with the manufacturer's published instructions in the following locations: 1) Outside of each separate sleeping area in the immediate vicinity of the bedrooms. 2) On every occupiable level of a dwelling unit, including basements. 3) Where a fuel-burning appliance is located within a bedroom or its attached bathroom, a carbon monoxide alarm shall be installed within the bedroom. (CRC R315.3)
- 6) Where more than one smoke alarm is required to be installed within an individual dwelling or sleeping unit, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed. (CRC R 314.4.)
- 7) Combination carbon monoxide and smoke detectors installed in carbon monoxide detection systems in lieu of carbon monoxide detectors shall be listed in accordance with UL 2075 and UL 268. (CRC R315.7.4)
- 8) No parts of cord-connected luminaires, chain- or cord-suspended luminaires, lighting track, pendants, or ceiling-suspended fans shall be located within a zone measured (3 ft) horizontally and (8 ft) vertically from the top of the bathtub rim or shower stall threshold. This zone is all encompassing and includes the space directly over the tub or shower stall. Luminaires located within the actual outside dimension of bathtub or shower at height of (8 ft) vertically from the top of the bathtub rim or shower threshold shall be marked for damp locations, or marked wet locations where subject to shower spray. (CEC 410.10 (D))
- 9) Luminaries in Clothes Closets: (CEC 410.16)
 - i) Luminaries permitted: i) Surface mounted or recessed or LED luminaires with enclosed light sources ii) Surface mounted or recessed fluorescent luminaires iii) Surface mounted fluorescent LED luminaires identified as suitable for installation within closet storage space.
 - ii) Location: i) (12in) for surface-mounted or LED luminaires with enclosed light source, ii) (6in) for recessed fluorescent luminaires on the wall, above the door or on ceiling, iii) (6in) for recessed fluorescent, or LED luminaires installed in the wall or ceiling.
- 10) Electrical fixtures located in wet/damp locations such as the exterior of the building, or within tub and or shower enclosures must be labeled for damp location (CEC 410.10. (A))
- 11) Minimum 200-amp electrical service for residential. Locate sub-panel 200 sq.in. of any firewall.
- 12) At least 20-amp branch circuit shall be provided to supply each, laundry, built-in microwave oven, & the two small appliance branch circuits serving the kitchen, within the same bathroom, may be supplied by the same branch circuit where the branch circuit supplies a single bathroom only. CEC 210.23 (A)(2)
- 13) Storage/Equipment space lighting: For attics, underfloor spaces, utility rooms, and basements, at least one lighting outlet containing a switch or controlled by a wall switch shall be installed where these spaces are used for storage or contain equipment requiring servicing. At least one point of control shall be at the usual point of entry to these spaces. The lighting outlet shall be provided at or near the equipment requiring servicing. (CEC 210.70. (C))
- 14) A 125-volt, single-phase, 15- or 20-ampere-rated receptacle outlet shall be provided and installed at an accessible location for the servicing of heating, air-conditioning, and refrigeration equipment. The receptacle shall be located on the same level and within 25 ft of the heating, air-conditioning, and refrigeration equipment. The receptacle outlet shall not be connected to the load side of the equipment disconnecting means. (CEC 210.63)
- 15) A receptacle installed outdoors in location protected from weather or other damp locations shall have an enclosure for receptacle that is weatherproof when the receptacle is covered (attachment plug cap not inserted and receptacle covers closed). Installation suitable for wet locations shall be considered suitable for damp locations. Receptacle shall



ELECTRICAL SYMBOL LEGEND

INSULATED LUMINAIRES SHALL BE HIGH EFFICACY; EITHER LISTED BY SOURCE TYPE OR BY BEING JA8-2022 CERTIFIED LABELED.

ELECTRICAL OUTLET LEGEND

- 1/2 CONVENIENCE 110V RECEPTACLE
- UNDER COUNTERS, SHELVES, DESKS, ETC RECEPTACLE.
- 110V RECEPTACLE (12" OFF THE FLOOR UNLESS NOTED OTHERWISE)
- GROUND FAULT CURRENT INTERRUPTER RECEPTACLE
- GFI AND WATER PROOF RECEPTACLE
- GFI FLOOR RECEPTACLE
- GFI CEILING RECEPTACLE
- 240V RECEPTACLE

THE AFCI TAMPER RESISTANT OF THE 2022 CEC APPLY TO THIS PROJECT

ELECTRICAL SWITCH LEGEND

LIGHT SWITCH
DOUBLE LIGHT SWITCH
3-WAY LIGHT SWITCH
AUTOMATIC DOOR LIGHT SWITCH
GARAGE DOOR LIGHT SWITCH
VACANCY SENSOR LIGHT SWITCH
DIMMER LIGHT SWITCH

ELECTRICAL FIXTURES LEGEND

LED LIGHT STRIP
EXTERIOR WALL FIXTURE WATER PROOF (HIGH EFFICACY LUMINAIRES)
SURFACE MOUNT FLOURESCENT FIXTURE (18-INCHES LONG)
LED STRIP LIGHT (UPPER CABINET TOP & BOTTOM)
HIGH EFFICACY LIGHTING (ADJUSTABLE)
HIGH EFFICACY LIGHTING (DOWN LIGHT)
RECESSED, LOW VOLTAGE ACCENT LIGHT.
VAPOR-RESISTANT LIGHT FIXTURE
MINIATURE LOW VOLTAGE DOWNLIGHT INTEGRATED INTO NICHE OR SHELF.
RECESSED LOW VOLTAGE DOWNLIGHT W/ ADJUSTABLE TRIM.
DECORATIVE CEILING FIXTURE (HIGH EFFICACY LUMINARIES)
DECORATIVE CEILING FIXTURE (DIMMABLE)
WALL SCONCES (HIGH EFFICACY LUMINARIES)
RECESSED WALL MOUNTED LIGHTING

MISCELLANEOUS ELECTRICAL SYMBOL LEGEND

CABLE TV
TELEPHONE
ELECTRIC GARAGE DOOR OPENER
EXHAUST FAN
HOSE BIB WITH NON-REMovable BACKFLOW PREVENTION DEVICE ANTI-SYPHON DEVICES REQUIRED AT ALL EXTERIOR HOSE BIBBS.
GAS VALVE
200-AMP SUB PANEL
ELECTRICAL METER
EXHAUST FAN (ENERGY STAR) SEPARATE SWITCHES; HUMIDITY/MOTION SENSOR FAN
CARBON MONOXIDE ALARM - BATTERY AND HARDWIRED
COMBO - SMOKE ALARM & CARBON MONOXIDE ALARM
GAS METER
FIRE ALARM
DOOR CHIME
DOOR BELL (MUST MEET CODE R327.1.4 Doorbell Buttons)
FIRE ALARM
SURGE PROTECTOR SERVICE DEVICE (SPD)

ELCTRICAL NOTES:

PROVIDE DIMMABLE SWITCHES FOR ALL AREAS EXCEPT AT CLOSETS AND GARAGE
PROVIDE VACANCY SENSOR SWITCHES AT ALL BATHROOMS, GARAGES, LAUNDRY
ROOMS, AND WALK-IN CLOSETS, AT LEAST ONE INSTALLED LUMINARIES SHALL BE
CONTROLLED BY AN OCCUPANCY OR VACANCY SENSOR AUTOMATIC-OFF
FUNCTIONALITY.

ALL BATHROOM FANS TO HAVE A HUMIDISTAT.R303.3.1

EXTERIOR STAIRWAYS SHALL HAVE ARTIFICIAL LIGHTS SOURCE LOCATED AT THE
TOP OF STAIRWAY LANDING.

ALL OUTLETS 12-IN OFF THE FLOOR, UNO.

ALL SWITCHES 42-IN OFF THE FLOOR, UNO.

SURGE PROTECTOR DEVICE AT MAIN PANEL MY BE INTEGRAL TO OR IMMEDIATELY
ADJACENT TOT HE SERVICE PANEL AND MUST BE TYPE 1 OR TYPE 2 SPD.

PROVIDE RESERVED SPACES IN PANELBOARD AND INSTALL OUTLET RECEPTACLES
WITH DEDICATED 240 VOLT BRANCH CIRCUIT WIRING FOR A FUTURE HEAT PUMP
SPACE HEATER (30 AMPS), ELECTRIC COOKTOP (50 AMPS) AND ELECTRIC
CLOTHES DRYER (30 AMPS).

ALL OUTLETS SHALL BE INSTALLED WITHIN 3 FEET OF THE GAS/PROPANE UNITS;
INSTALL BLANK COVERS IDENTIFIED AS 240V READY

SMOKE ALARMS SHALL BE INSTALLED A MINIMUM OF 20' HORIZONTAL DISTANCE
FROM A PERMANENTLY INSTALLED COOKING APPLIANCE (EXCEPTION: IONIZATION
TYPE OR PHOTOELECTRONIC 10'). F907.2.11.4

CLOTHES DRYER MOISTURE EXHAUST DUCTS SHALL TERMINATE OUTSIDE THE
BUILDING AND HAVE A BACK-DRAFT DAMPER EXHAUST DUCT IS LIMITED TO 14'
WITH TWO ELBOWS. THIS SHALL BE REDUCED BY 2' FOR EVERY ELBOW MORE
THAN TWO. DUCTS SHALL BE MINIMUM 4" DIAMETER, SMOOTH AND METAL.

THE KITCHEN EXHAUST SYSTEMS SHALL BE DUCTED WITH A SMOOTH METAL
INTERIOR DUCT. VENTED TO OUTDOORS, HAVE A MINIMUM EXHAUST RATE 100
CFM AND BE PROVIDED WITH A BACK-DRAF DAMPER.

PLANS TO BE IN ACCORDANCE TO CA RESIDENTIAL CODES R327.1
AGING-IN-PLACE DESIGN AND FALL PREVENTION

ELECTRICAL NOTES

PROJECT: EHLLEN RESIDENCE **PEBBLE BEACH**
3150 MIDWOOD LN. **LOTS:**
BLOCK: **APN:** 008-362-001
PROJECT NO. 24-03

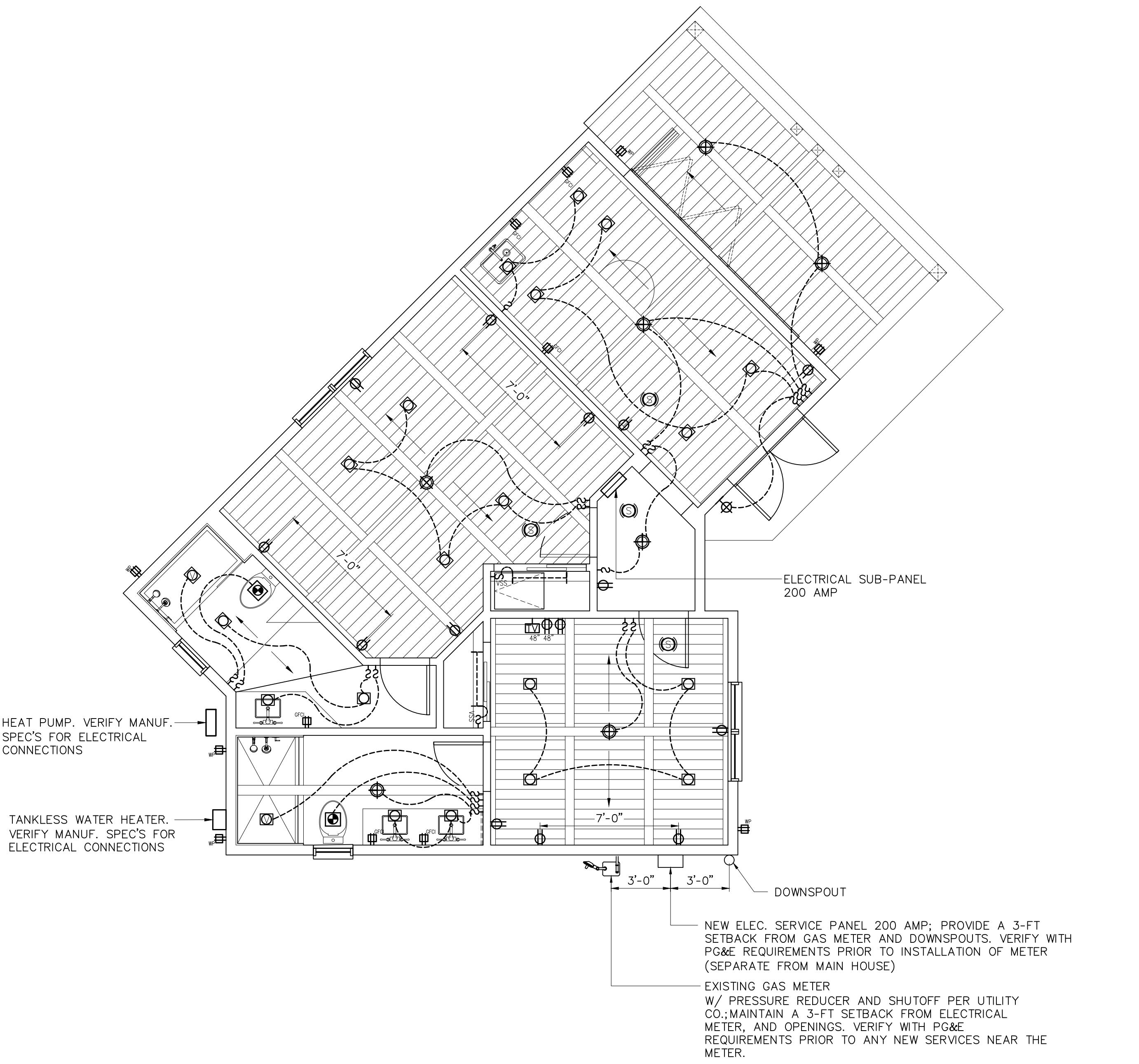
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SELECT

SCAL



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A graphic scale consisting of a horizontal line with tick marks. The first tick mark is at the origin. The second tick mark is labeled '5' above the line. The third tick mark is labeled '10' above the line. The fourth tick mark is at the end of the line, labeled '1' above the line. Below the line, the text '(IN FEET) 1/4 inch = 1 ft.' is written in parentheses, indicating the scale factor.

SCALE: 1' = 1/4"