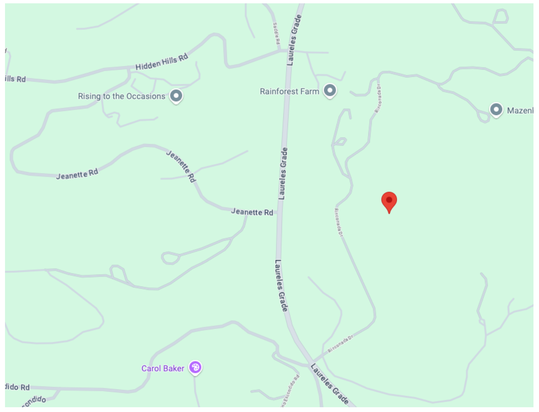
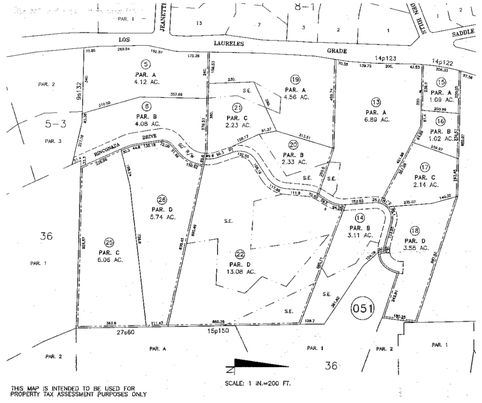
New Residence / Garage & ADU for Noorani Bozorg Property

26141 Rinconada Drive
Carmel Valley, California 93924

VICINITY MAP



ASSESSORS MAP



SHEET INDEX

PROJECT DATA

PROJECT ADDRESS	26141 RINCONADA DRIVE CARMEL VALLEY, CALIFORNIA 93924
PARCEL NUMBER:	**416-051-026**
MONTERY COUNTY ZONING:	**RDR / 5.1-VS**
SITE AREA:	5.74 ACRES (249,690 S.F.)
CONSTRUCTION TYPE:	V-B
OCCUPANCY TYPE:	R-3
STORIES:	ONE STORY
SEWER SYSTEM:	NEW SEPTIC SYSTEM
SQUARE FOOTAGE:	
(N) RESIDENCE:	2,734 S.F.
(N) DETACHED 3-CAR GARAGE:	767 S.F.
(N) ACCESSORY DWELLING UNIT (ADU):	400 S.F.
TOTAL:	3,901 S.F.
SITE COVERAGE:	
(N) RESIDENCE:	2,734 S.F.
(N) DETACHED 3-CAR GARAGE:	767 S.F.
(N) ACCESSORY DWELLING UNIT (ADU):	400 S.F.
(N) DECK:	743 S.F.
(N) WALKWAYS & DRIVEWAY:	11,832 S.F.
TOTAL SITE COVERAGE:	16,476 S.F. (6.60% SITE COVERAGE)
TREES TO BE REMOVED:	(3) OAK TREES TO BE REMOVED
FIRE SPRINKLER REQUIREMENT:	**REQUIRED**
MAXIMUM HEIGHT ALLOWED:	**30 FEET MAX.**
GRADING:	**CUT = 167.00 CUBIC YARDS** **FILL = 268.00 CUBIC YARDS**

GENERAL NOTES

TYPICAL CONSTRUCTION REQUIREMENTS OF THE **2022 CRC** SHALL APPLY WHERE APPLICABLE AND WHEN NOT SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS.

SITE FAMILIARIZATION: CONTRACTOR IS RESPONSIBLE TO ACQUAINT HIMSELF WITH THE SITE PRIOR TO SUBMITTING A PROPOSAL. IF THE CONTRACTOR DISCOVERS ANY CONDITIONS DURING HIS SITE VISIT FAMILIARIZATION WHICH HE FEELS WILL ADVERSELY AFFECT THE WORK, OR WHICH HE FEELS HAVE NOT BEEN ADEQUATELY ADDRESSED BY THE CONSTRUCTION DOCUMENTS, HE IS TO NOTIFY THE DESIGNER IN WRITING.

CONSTRUCTION DETAILS: NOT SPECIFICALLY SHOWN ON THE DRAWINGS SHALL BE CARRIED OUT BY RESPECTIVE CONTRACTORS IN ACCORDANCE WITH THE BEST COMMON PRACTICE AND/OR WITH MANUFACTURERS SPECIFICATIONS FOR INSTALLATION FOR THEIR MATERIALS OR ITEMS.

DEMOLITION: COORDINATE ALL DEMOLITION REQUIREMENTS WITH THE OWNER. VERIFY WITH OWNER WHICH ITEMS, IF ANY, HE WISHES TO RETAIN FOR HIS USEAGE. ALL OTHER ITEMS BECOME PROPERTY OF THE CONTRACTOR AND ARE TO BE PROPERLY REMOVED FROM THE PREMISES. UTILIZE DUST CONTROL MEASURES DURING DEMOLITION.

GLAZING: ALL DOORS ARE TO HAVE TEMPERED GLAZING. ALL GLAZING IN ANY AREAS SUBJECT TO HUMAN IMPACT SHALL BE TEMPERED GLASS. GLAZING WITHIN 24" OF ANY EDGE OF DOOR OR WITHIN 18" OF THE FLOOR MUST COMPLY.

MECHANICAL AND PLUMBING: IT IS THE ESSENCE OF THE CONTRACTOR THAT ALL SYSTEMS SHALL FUNCTION WELL INDIVIDUALLY AND IN COMBINATION WITH OTHER SYSTEMS. THE CONTRACTOR IS RESPONSIBLE FOR THE PLUMBING LAYOUT FOR ALL FIXTURES AND EQUIPMENT.

GFI PROTECTION: ALL 125 VOLT, SINGLE PHASE 15 AND 20 AMP RECEPTACLE OUTLETS INSTALLED OUTDOORS, IN GARAGES, IN BATHROOMS AND WITHIN 6 FEET OF KITCHEN SINKS ABOVE COUNTERTOP SURFACE SHALL HAVE GROUND FAULT CIRCUIT PROTECTION. **ALL KITCHEN RECEPTACLES TO BE GFCI.**

SMOKE DETECTORS: AN APPROVED SMOKE DETECTOR SHALL BE CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO BEDROOMS. SMOKE DETECTORS ARE REQUIRED TO BE INSTALLED IN EACH SLEEPING AND EACH STORY AND IN THE BASEMENT (WHERE APPLICABLE). REQUIRED SMOKE DETECTORS SHALL RECEIVE PRIMARY POWER FROM BUILDING WIRE. ADDITIONS OR REPAIRS WITH A VALUATION OF $1,000 OR MORE REQUIRE THAT SMOKE DETECTORS BE INSTALLED. IN DWELLING UNITS WHERE THE CEILING HEIGHT OF A ROOM OPEN TO THE HALLWAY BY 24" OR MORE, SMOKE DETECTORS SHALL BE INSTALLED IN THE HALLWAY AND IN THE ADJACENT ROOM. DETECTORS SHALL SOUND AN ALARM IN ALL SLEEPING AREAS. (REFER TO 2022 RESIDENTIAL CODE FOR SMOKE DETECTORS).

NAILING TO BE IN COMPLIANCE WITH **2022 CALIFORNIA RESIDENTIAL CODE** TABLE.

ALL HOT WATER FAUCETS THAT HAVE MORE THAN 10 FEET OF PIPE BETWEEN THE FAUCET AND THE HOT WATER HEATER SERVING SUCH FAUCET SHALL BE EQUIPPED WITH A HOT WATER RECIRCULATING SYSTEM. (SECTION 6 (Q), ORD. 3522).

NO PERSON MAY TAP INTO ANY FIRE HYDRANT FOR ANY PURPOSE OTHER THAN FIRE SUPPRESSION OR EMERGENCY AID, WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE WATER PURVEYOR SUPPLYING WATER TO THE HYDRANT AND FROM THE MONTEREY COUNTY HEALTH DEPARTMENT.

ALL HOSES USED IN CONNECTION WITH ANY CONSTRUCTION ACTIVITIES SHALL BE EQUIPPED WITH A SHUT-OFF NOZZLE. WHEN AN AUTOMATIC SHUT-OFF NOZZLE CAN BE PURCHASED OR OTHERWISE OBTAINED FOR THE SIZE OR TYPE OF HOSE IN USE, THE NOZZLE SHALL BE AN AUTOMATIC SHUT-OFF NOZZLE.

ALL MANUFACTURERS INSTALLATION GUIDES TO BE PROVIDED TO INSPECTOR AT TIME OF FIELD INSPECTION.

THE HOT WATER PLUMBING SYSTEM SHALL BE RECIRCULATING HOT WATER SYSTEM.

CARBON MONOXIDE DETECTORS: AN APPROVED CARBON MONOXIDE DETECTOR SHALL BE CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO BEDROOMS. CARBON MONOXIDE DETECTORS ARE REQUIRED TO BE INSTALLED IN EACH STORY AND IN THE BASEMENT (WHERE APPLICABLE). REQUIRED CARBON MONOXIDE DETECTORS SHALL RECEIVE PRIMARY POWER FROM BUILDING WIRE. CARBON MONOXIDE DETECTORS SHALL BE INSTALLED IN THE HALLWAY. DETECTORS SHALL SOUND AND ALARM IN AREAS LOCATED NEAR SLEEPING AREAS. (REFER TO 2022 CALIFORNIA RESIDENTIAL CODE FOR CARBON MONOXIDE DETECTORS, SECTION R315).

FIRE DEPARTMENT NOTES

FIRE007 - DRIVEWAYS
DRIVEWAYS SHALL NOT BE LESS THAN 12 FEET WIDE UNOBSTRUCTED, WITH AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 15 FEET. THE GRADE FOR ALL DRIVEWAYS SHALL NOT EXCEED 15 PERCENT. WHERE THE GRADE EXCEEDS 8 PERCENT. A MINIMUM STRUCTURAL ROADWAY SURFACE OF 0.17 FEET OF ASPHALTIC CONCRETE ON 0.34 FEET OF AGGREGATE BASS SHALL BE REQUIRED. THE DRIVEWAY SURFACE SHALL BE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS (22 TONS), AND BE ACCESSIBLE BY CONVENTIONAL DRIVE VEHICLES, INCLUDING SEDANS. FOR DRIVEWAYS WITH TURNS 90 DEGREES AND LESS, THE MINIMUM HORIZONTAL INSIDE RADIUS OF CURVATURE SHALL BE 28 FEET. FOR ALL DRIVEWAY TRUNS, AND ADDITIONAL SURFACE OF 4 FEET SHALL BE ADDED. ALL DRIVEWAYS EXCEEDING 150 FEET IN LENGTH, BUT LESS THAN 800 FEET IN LENGTH, SHALL PROVIDE A TURNOUT NEAR THE MIDPOINT OF THE DRIVEWAY. WHERE THE DRIVEWAY EXCEEDS 800 FEET, TURNOUTS SHALL BE PROVIDED AT NO GREATER THAN 400-FOOT INTERVALS. TURNOUTS SHALL BE A MINIMUM OF 12 FEET WIDE AND 30 FEET LONG WITH A MINIMUM OF 25-FOOT TAPRE AT BOTH ENDS. TURNAROUNDS SHALL BE REQUIRED ON DRIVEWAYS IN EXCESS OF 150 FEET OF SURFACE LENGTH AND SHALL BE LOCATED WITHIN 50 FEET OF THE PRIMARY BUILDING. THE MINIMUM TURNING RADIUS FOR A TURNAROUND SHALL BE 40 FEET FROM THE CENTER LINE OF THE DRIVEWAY. IF A HAMMERHEAD / T IS USED, THE TOP OF THE "T" SHALL BE A MINIMUM OF 60 FEET IN LENGTH.

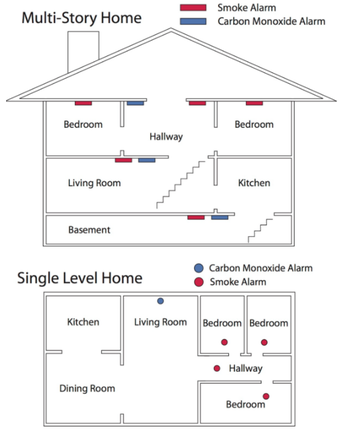
FIRE011 - ADDRESSES FOR BUILDINGS
ALL BUILDINGS SHALL BE ISSUED AN ADDRESS IN ACCORDANCE WITH MONTEREY COUNTY ORDINANCE NO. 1241. EACH OCCUPANCY, EXCEPT ACCESSORY BUILDINGS, SHALL HAVE ITS OWN PERMANENTLY POSTED ADDRESS. WHEN MULTIPLE OCCUPANCIES EXIST WITHIN A SINGLE BUILDING, EACH INDIVIDUAL OCCUPANCY SHALL BE SEPARATELY IDENTIFIED BY ITS OWN ADDRESS. LETTERS, NUMBERS AND SYMBOLS FOR ADDRESSES SHALL BE MINIMUM OF 4 INCH HEIGHT, 1/2 INCH STROKE, CONTRASTING WITH THE BACKGROUND COLOR OF THE SIGN, AND SHALL BE ARABIC. THE SIGN AND NUMBERS SHALL BE PLACED AT EACH DRIVEWAY ENTRANCE AND AT EACH DRIVEWAY SPLIT. ADDRESS SIGNS SHALL BE VISIBLE AND LEGIBLE FROM BOTH DIRECTIONS OF TRAVEL ALONG THE ROAD. IN ALL CASES, THE ADDRESS SHALL BE POSTED AT THE BEGINNING OF CONSTRUCTION AND SHALL BE MAINTAINED THEREAFTER. ADDRESS SIGNS ALONG ONE-WAY ROADS SHALL BE VISIBLE FROM BOTH DIRECTIONS OF TRAVEL. WHERE MULTIPLE ADDRESSES ARE REQUIRED AT A SINGLE DRIVEWAY, THEY SHALL BE MOUNTED ON A SINGLE SIGN. WHERE A ROADWAY PROVIDES ACCESS SOLELY TO SINGLE COMMERCIAL OCCUPANCY, THE ADDRESS SIGN SHALL BE PLACED AT THE NEAREST ROAD INTERSECTION PROVIDING ACCESS TO THAT SITE. PERMANENT ADDRESS NUMBERS SHALL BE POSTED PRIOR TO REQUESTING FINAL CLEARANCE.

FIRE019 - DEFENSIBLE SPACE REQUIREMENTS (STANDARD)
MANAGE COMBUSTIBLE VEGETATION FROM WITHIN A MINIMUM OF 100 FEET OF STRUCTURES, OR TO THE PROPERTY LINE, WHICHEVER IS CLOSER. TRIM TREE LIMBS TO A MINIMUM HEIGHT OF 6 FEET FROM THE GROUND. REMOVE LIMBS WITHIN 10 FEET OF CHIMNEYS. ADDITIONAL AND/OR ALTERNATE FIRE PROTECTION OR FIREBREAKS APPROVED BY THE FIRE AUTHORITY MAY BE REQUIRED TO PROVIDE REASONABLE FIRE SAFETY. ENVIRONMENTALLY SENSITIVE AREAS MAY REQUIRE ALTERNATIVE FIRE PROTECTION, TO BE DETERMINED BY REVIEWING AUTHORITY AND THE DIRECTOR OF PLANNING AND BUILDING INSPECTION.

FIRE021 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM (HAZARDOUS CONDITIONS)
THE BUILDING(S) AND ATTACHED GARAGE(S) SHALL BE FULLY PROTECTED WITH AUTOMATIC FIRE SPRINKLER SYSTEM. INSTALLATION SHALL BE IN ACCORDANCE WITH THE APPLICABLE NFPA STANDARD. A MINIMUM OF FOUR (4) SETS OF PLANS FOR FIRE SPRINKLER SYSTEMS MUST BE SUBMITTED BY A CALIFORNIA LICENSED C-16 CONTRACTOR AND APPROVED PRIOR TO INSTALLATION. THIS REQUIREMENT IS NOT INTENDED TO DELAY ISSUANCE OF A BUILDING PERMIT. A ROUGH SPRINKLER INSPECTION MUST BE SCHEDULED BY THE INSTALLING CONTRACTOR COMPLETED PRIOR TO REQUESTING A FRAMING INSPECTION.

FIRE029 - ROOF CONSTRUCTION
ALL NEW STRUCTURES AND ALL EXISTING STRUCTURES RECEIVING NEW ROOFING OVER 25 PERCENT OR MORE OF THE EXISTING ROOF SURFACE WITHIN A ONE-YEAR PERIOD, SHALL REQUIRE A MINIMUM OF ICBO CLASS "A" ROOF CONSTRUCTION.

SMOKE & CARBON MONOXIDE LOCATIONS



SCOPE OF WORK

1. NEW SINGLE FAMILY DWELLING CONSISTING OF MAIN LEVEL (2,734 S.F.), NEW DETACHED 3-CAR GARAGE (767 S.F.), NEW DETACHED ADU (400 S.F.), EXTERIOR WOOD DECK (743 S.F.)
2. **MATERIALS:**
   1. LIGHTWEIGHT CONCRETE TILE ROOFING (COLOR: VALENCIA)
   2. CEMENT PLASTER SIDING (FIRE RESISTIVE) (COLOR: AGED WHITE)
   3. MILGARD EXTERIOR WINDOWS AND DOORS (COLOR: BLACK)

ARCHAEOLOGICAL RESOURCES NOTE:

IF, DURING THE COURSE OF CONSTRUCTION, CULTURAL, ARCHAEOLOGICAL, HISTORICAL OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED AT THE SITE (SURFACE OR SUBSURFACE RESOURCES) WORK SHALL BE HALTED IMMEDIATELY WITHIN 50 METERS (165 FEET) OF THE FIND UNTIL A QUALIFIED PROFESSIONAL ARCHAEOLOGIST CAN EVALUATE IT. MONTEREY COUNTY RMA - PLANNING AND A QUALIFIED ARCHAEOLOGIST (i.e. AN ARCHAEOLOGIST REGISTERED WITH THE REGISTER OF PROFESSIONAL ARCHAEOLOGISTS) SHALL BE IMMEDIATELY CONTACTED BY THE RESPONSIBLE INDIVIDUAL PRESENT ON-SITE. WHEN CONTACTED, THE PROJECT PLANNER AND THE ARCHAEOLOGIST SHALL IMMEDIATELY VISIT THE SITE TO DETERMINE THE EXTENT OF THE RESOURCES AND TO DEVELOP PROPER MITIGATION MEASURES REQUIRED FOR RECOVERY.

APPLICABLE CODES

THIS PROJECT SHALL COMPLY WITH ALL CURRENT CODES LISTED AS FOLLOWS:

2022 CALIFORNIA RESIDENTIAL CODE

2022 CALIFORNIA FIRE CODE

2022 CALIFORNIA MECHANICAL CODE

2022 CALIFORNIA PLUMBING CODE

2022 CALIFORNIA ELECTRICAL CODE

2022 TITLE 24 ENERGY COMPLIANCE

DESIGN AST Est. 2000 GROUP
957 Angelus Way
Del Rey Oaks, CA 93940
Phone: (831) 578-3450

Aaron S. Tollefson, Designer

New Residence & ADU for:

Noorani Bozorg Residence

26141 Rinconada Drive
Carmel Valley, California
A.P.N.: 416-051-026

DRAWINGS:
PROJECT DATA
SHEET INDEX
SCOPE OF WORK
CODES
ASSESSORS MAP
VICINITY MAP
NOTES

DRAWN BY: AST
DRAWING DATE: **Feb. 28, 2025**
REVISION DATES:
April 14, 2025 (Plann. Comments)

SHEET
A1.0

AIA California

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

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

Y | N/A | RESPON. PARTY

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

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

301.1.1 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 area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.

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.

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.

Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

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 only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.

SECTION 302 MIXED OCCUPANCY BUILDINGS

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

Exceptions:

1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable.
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.

DIVISION 4.1 PLANNING AND DESIGN

ABBREVIATION DEFINITIONS:

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

CHAPTER 4
RESIDENTIAL MANDATORY MEASURES

SECTION 4.102 DEFINITIONS

4.102.1 DEFINITIONS

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

FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.

WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.

4.106 SITE DEVELOPMENT

☒ ☐ **4.106.1 GENERAL.** Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.

☒ ☐ **4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION.** Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.

1. Retention basins of sufficient size shall be utilized to retain storm water on the site.
2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.
3. Compliance with a lawfully enacted storm water management ordinance.

Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil.

(Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)

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

1. Swales
2. Water collection and disposal systems
3. French drains
4. Water retention gardens
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.

Exception: Additions and alterations not altering the drainage path.

☐ ☒ **4.106.4 Electric vehicle (EV) charging for new construction.** New construction shall comply with Sections 4.106.4.1 or 4.106.4.2 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the *California Electrical Code,* Article 625.

Exceptions:

1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:
   1.1 Where there is no local utility power supply or the local utility is unable to supply adequate power.
   1.2 Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 4.106.4, may adversely impact the construction cost of the project.
2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.

☐ ☒ **4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages.** For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

Exemption: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the *California Electrical Code.*

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

Y | N/A | RESPON. PARTY

☐ ☒ **4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities.**
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 a future EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 for further details.

☐ ☒ **4.106.4.2.1Multifamily development projects with less than 20 dwelling units; and hotels and motels with less than 20 sleeping units or guest rooms.**
The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.

1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, 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.

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.

Exceptions:

1.When EV chargers (Level 2 EVSE) are installed in a number equal to or greater than the required number of EV capable spaces.

2.When EV chargers (Level 2 EVSE) are installed in a number less than the required number of EV capable spaces, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed.

Notes:

a.Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.

b.There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.

2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.

Exception: Areas of parking facilities served by parking lifts.

☐ ☒ **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.**
The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.

1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, 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.

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.

Exception: When EV chargers (Level 2 EVSE) are installed in a number greater than five (5) percent of parking spaces required by Section 4.106.4.2.2, Item 3, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed over the five (5) percent required.

Notes:

a.Construction documents shall show locations of future EV spaces.

b.There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.

2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.

Exception: Areas of parking facilities served by parking lifts.

3.EV Chargers. Five (5) percent of the total number of parking spaces shall be equipped with Level 2 EVSE. Where common use parking is provided, at least one EV charger shall be located in the common use parking area and shall be available for use by all residents or guests.

When low power Level 2 EV charging receptacles or Level 2 EVSE are installed beyond the minimum required, an automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EVSE shall have a capacity of not less than 30 amperes. ALMS shall not be used to reduce the minimum required electrical capacity to the required EV capable spaces.

4.106.4.2.2.1 Electric vehicle charging stations (EVCS).
Electric vehicle charging stations required by Section 4.106.4.2.2, Item 3, shall comply with Section 4.106.4.2.2.1.

Exception: Electric vehicle charging stations serving public accommodations, public housing, motels and hotels shall not be required to comply with this section. See California Building Code, Chapter 11B, for applicable requirements.

4.106.4.2.2.1.1 Location.
EVCS shall comply with at least one of the following options:

1.The charging space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space.

2.The charging space shall be located on an accessible route, as defined in the California Building Code, Chapter 2, to the building.

Exception: Electric vehicle charging stations designed and constructed in compliance with the California Building Code, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1 and Section 4.106.4.2.2.1.2, Item 3.

4.106.4.2.2.1.2 Electric vehicle charging stations (EVCS) dimensions.
The charging spaces shall be designed to comply with the following:

1.The minimum length of each EV space shall be 18 feet (5486 mm).

2.The minimum width of each EV space shall be 9 feet (2743 mm).

3.One in every 25 charging spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm).

a.Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction.

4.106.4.2.2.1.3 Accessible EV spaces.
In addition to the requirements in Sections 4.106.4.2.2.1.1 and 4.106.4.2.2.1.2, all EVSE, when installed, shall comply with the accessibility provisions for EV chargers in the California Building Code, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with California Building Code, Chapter 11A, Section 1109A.

4.106.4.2.3 EV space requirements.
1.Single EV space required. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the location or the proposed location of the EV space. Construction documents shall identify the raceway termination point, receptacle or charger location, as applicable. The service panel and/ or subpanel shall have a 40-ampere minimum dedicated branch circuit, including branch circuit overcurrent protective device installed, or space(s) reserved to permit installation of a branch circuit overcurrent protective device.

Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location or the proposed location of the EV space, at the time of original construction in accordance with the California Electrical Code.

2.Multiple EV spaces required. Construction documents shall indicate the raceway termination point and the location of installed or future EV spaces, receptacles or EV chargers. Construction documents shall also provide information on amperage of installed or future receptacles or EVSE, raceway method(s), wiring schematics and electrical load calculations. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.

Y | N/A | RESPON. PARTY

Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location or the proposed location of the EV space at the time of original construction in accordance with the California Electrical Code.

4.106.4.2.4 Identification.
The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

4.106.4.2.5 Electric Vehicle Ready Space Signage.
Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

☐ ☒ **4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multifamily buildings.**
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.

Notes:

1.Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.

2.There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

DIVISION 4.2 ENERGY EFFICIENCY

4.201 GENERAL

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.

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

4.303 INDOOR WATER USE

☒ ☐ **4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS.** Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.4.4.

Note: All noncompliant plumbing fixtures in any residential real property shall be replaced 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.

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

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

4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.

4.303.1.3 Showerheads.

4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

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

Note: A hand-held shower shall be considered a showerhead.

4.303.1.4 Faucets.

4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.

4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.

4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.

4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

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

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

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

TABLE H-2

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

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

Title 20 Section 1605.3 (h)(4)(A): Commercial prerinse spray valves manufactured on or after January 1, 2006, shall have a minimum spray force of not less than 4.0 ounces-force (ozf)[113 grams-force(gf)]

☐ ☒ **4.303.2 Submeters for multifamily buildings and dwelling units in mixed-used residential/commercial buildings.**
Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the *California Plumbing Code*.

☒ ☐ **4.303.3 Standards for plumbing fixtures and fittings.** Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code*.

NOTE:
THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.

TABLE - MAXIMUM FIXTURE WATER USE

FIXTURE TYPE	FLOW RATE
SHOWER HEADS (RESIDENTIAL)	1.8 GMP @ 80 PSI
LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI
LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
METERING FAUCETS	0.2 GAL/CYCLE
WATER CLOSET	1.28 GAL/FLUSH
URINALS	0.125 GAL/FLUSH

Y | N/A | RESPON. PARTY

4.304 OUTDOOR WATER USE

☒ ☐ **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.

NOTES:

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/

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE

☒ ☐ **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.

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

☒ ☐ **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.

Exceptions:

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
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.

☐ ☒ **4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN**. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

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.
2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream).
3. Identify diversion facilities where the construction and demolition waste material collected will be taken.
4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.
5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

☐ ☒ **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.

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

☐ ☒ **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

4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

☐ ☒ **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..

Notes:

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.
2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

4.410 BUILDING MAINTENANCE AND OPERATION

☐ ☒ **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:

1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
2. Operation and maintenance instructions for the following:
   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.
   b. Roof and yard drainage, including gutters and downspouts.
   c. Space conditioning systems, including condensers and air filters.
   d. Landscape irrigation systems.
   e. Water reuse systems.
3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
4. Public transportation and/or carpool options available in the area.
5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.
6. Information about water-conserving landscape and irrigation design and controllers which conserve water.
7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
9. Information about solar energy and incentive programs available.
10. A copy of all special inspections verifications required by the enforcing agency or this code.
11. Information from the Department of Forestry and Fire Protection on maintenance of defensible space around residential structures.
12. Information and/or drawings identifying the location of grab bar reinforcements.

☐ ☒ **4.410.2 RECYCLING BY OCCUPANTS.** Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waster, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of this section.

DIVISION 4.5 ENVIRONMENTAL QUALITY

SECTION 4.501 GENERAL

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.

SECTION 4.502 DEFINITIONS

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

AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements.

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

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.

DESIGN AST Est. 2000 GROUP
957 Angelus Way
Del Rey Oaks, CA 93940
Phone: (831) 578-3450

Aaron S. Tollefson, Designer

New Residence & ADU for:

Noorani Bozorg Residence

26141 Rinconada Drive
Carmel Valley, California
A.P.N.: 416-051-026

DRAWINGS:
2022 CALGREEN CHECKLIST

DRAWN BY: AST
DRAWING DATE: Feb. 28, 2025
REVISION DATES:
April 14, 2025 (Plann. Comments)

SHEET
A1.1

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)

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

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O³/g ROC).
Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.

MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).
Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).

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

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

4.503 FIREPLACES

4.503.1 GENERAL. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.

4.504 POLLUTANT CONTROL

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 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section.

4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and tricloroethylene), except for aerosol products, as specified in Subsection 2 below.
2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with section 94507.

4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.

4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of *California Code of Regulations*, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.

4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

1. Manufacturer's product specification.
2. Field verification of on-site product containers.

TABLE 4.504.1 - ADHESIVE VOC LIMIT[1,2]

(Less Water and Less Exempt Compounds in Grams per Liter)

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

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

2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

TABLE 4.504.2 - SEALANT VOC LIMIT

(Less Water and Less Exempt Compounds in Grams per Liter)

SEALANTS	VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NON-POROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[2,3]

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

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

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS

2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.

3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

TABLE 4.504.5 - FORMALDEHYDE LIMITS[1]

MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

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

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.

2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)

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

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

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

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.

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

See California Department of Public Health's website for certification programs and testing labs.

hhtps://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

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 (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5

4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.
5. Other methods acceptable to the enforcing agency.

4.505 INTERIOR MOISTURE CONTROL

4.505.1 General. Buildings shall meet or exceed the provisions of the *California Building Standards Code*.

4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.

4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following:

1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.
2. Other equivalent methods approved by the enforcing agency.
3. A slab design specified by a licensed design professional.

4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:

1. Moisture content shall be determined with either a probe-type or contact-type moisture meter.Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.
2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified.
3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.

4.506 INDOOR AIR QUALITY AND EXHAUST

4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following:

1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
   a. Humidity controls shall be capable of adjustment between a relative humidity range 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)

Notes:

1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.
2. Lighting integral to bathroom exhaust fans shall comply with the *California Energy Code*.

4.507 ENVIRONMENTAL COMFORT

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 methods:

1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.
2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods.

Exception: Use of alternate design temperatures necessary to ensure the system functions are acceptable.

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

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

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

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

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

Notes:

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

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

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

703 VERIFICATIONS

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

DESIGN AST Est. 2000 GROUP
957 Angelus Way
Del Rey Oaks, CA 93940
Phone: (831) 578-3450

Aaron S. Tollefson, Designer

New Residence & ADU for:

Noorani Bozorg Residence

26141 Rinconada Drive
Carmel Valley, California
A.P.N.: 416-051-026

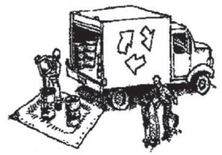
DRAWINGS:
2022 CALGREEN CHECKLIST

DRAWN BY: AST
DRAWING DATE: Feb. 28, 2025
REVISION DATES:
April 14, 2025 (Plann. Comments)

SHEET
A1.2

CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)

Construction Projects Are Required to Implement the Stormwater Best Management Practices (BMP) on this Page, as they Apply to Your Project, All Year Long.



MATERIALS & WASTE MANAGEMENT

Non-Hazardous Materials

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- ❑ Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- ❑ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ❑ Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- ❑ Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- ❑ Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ❑ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

EQUIPMENT MANAGEMENT & SPILL CONTROL

Maintenance and Parking

- ❑ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, steam cleaning equipment, etc.

Spill Prevention and Control

- ❑ Keep spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ❑ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up spills or leaks immediately and dispose of cleanup materials properly.
- ❑ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ❑ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

EARTHWORK & CONTAMINATED SOILS

Erosion Control

- ❑ Schedule grading and excavation work for dry weather only.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.

Sediment Control

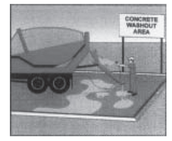
- ❑ Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, fiber rolls, berms, etc.
- ❑ Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.
- ❑ Keep excavated soil on the site where it will not collect into the street.
- ❑ Transfer excavated materials to dump trucks on the site, not in the street.
- ❑ Contaminated Soils
- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - Unusual soil conditions, discoloration, or odor.
  - Abandoned underground tanks
  - Abandoned wells
  - Buried barrels, debris, or trash.

PAVING/ASPHALT WORK

- ❑ Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ❑ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- ❑ Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

- ❑ Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, abosorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ❑ If sawcut slurry enters a catch basin, clean it up immediately.

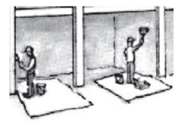


CONCRETE, GROUT & MORTAR APPLICATION

- ❑ Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
- ❑ Wash out concrete equipment/ trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ❑ Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite.

LANDSCAPE MATERIALS

- ❑ Contain stockpiled landscaping materials by storing them under tarps when they are not actively being used.
- ❑ Stack erodible landscape material on pallets. Cover or store these materials when they are not actively being used or applied.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.



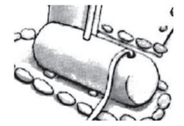
PAINTING & PAINT REMOVAL

Painting cleanup

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.
- ❑ For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of residue and unusable thinner/solvents as hazardous waste.

Paint Removal

- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of as hazardous waste.
- ❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.



DEWATERING

- ❑ Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Divert run-on water from offsite away from all disturbed areas or otherwise ensure compliance.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

* Adapted with permission from the San Mateo Countywide Water Pollution Prevention Program

STORM DRAIN POLLUTERS MAY BE LIABLE FOR FINES OF UP TO $10,000 PER DAY!

DESIGN AST Est. 2000 GROUP

957 Angelus Way
Del Rey Oaks, CA 93940
Phone: (831) 578-3450

Aaron S. Tollefson, Designer

New Residence & ADU for:

Noorani Bozorg Residence

26141 Rinconada Drive
Carmel Valley, California
A.P.N.: 416-051-026

DRAWINGS:
BEST MANAGEMENT PRACTICES BMP'S

DRAWN BY: AST
DRAWING DATE: Feb. 28, 2025
REVISION DATES:
April 14, 2025 (Plann. Comments)

SHEET
A1.3

2022 CALGREEN BUILDING REQUIREMENTS:

1. ALL WATER CLOSETS SHALL HAVE A MAXIMUM FLUSH VOLUME OF 1.28 GALLONS, AND SHALL MEET OR EXCEED THE MINIMUM PERFORMANCE CRITERIA DEVELOPED FOR CERTIFICATION OF HIGH-EFFICIENCY TOILETS UNDER THE WATER SENSE PROGRAM ADOPTED BY THE EPA.

2. PLUMBING FIXTURES AND FITTINGS SHALL MEET THE STANDARDS REFERENCED IN CGBSC SECTIN 4.303.3

WATER CLOSETS	=	1.28 GPF
SHOWERHEADS	=	MAX. 1.8 GPM @ 80 PSI
MULTIPLE SHOWERHEADS	=	2.0 GPM @ 80 PSI COMBINED
LAVATORIES FAUCETS	=	MAX. 1.2 GPM @ 60 PSI
KITCHEN FAUCETS	=	MAX. 1.8 GPM @ 60 PSI

3. IN AUTOMATIC IRRIGATION SYSTEM CONTROLLERS FOR LANDSCAPING ARE PROVIDED BY THE BUILDER AND INSTALLED AT THE TIME OF FINAL INSPECTION, THEY SHALL COMPLY WITH THE REQUIREMENTS OF CGBSC SECTION 4.304.1

4. MINIMUM 65% OF THE NON-HAZARDOUS CONSTRUCTION OR DEMOLITION DEBRIS SHALL BE RECYCLED AND/OR SALVAGED, UNLESS A LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE IN MORE STRINGENT. WHERE THE LOCAL JURISDICTION DOES NOT HAVE A CONSTRUCTION AND WASTE MANAGEMENT ORDINANCE, A CONSTRUCTION AND WASTE MANAGEMENT PLAN COMPLYING WITH CGBSC SECTION 4.408.2 SHALL BE SUBMITTED FOR APPROVAL

5. AT THE TIME OF FINAL INSPECTION, AN "OPERATION AND MAINTENANCE MANUAL" SHALL BE PLACED IN THE BUILDING THAT CONTAINS THE APPLICABLE ITEMS LISTED IN CGBSC SECTION 4.410.1.

6. INSTALLED GAS FIREPLACES SHALL BE DIRECT-VENT SEALED COMBUSTION TYPE (CGBSC 4.503.1)

7. DUCTS AND OTHER RELATED AIR DISTRIBUTION EQUIPMENT SHALL HAVE OPENINGS COVERED WITH TAPE, PLASTIC, SHEET METAL OR OTHER ACCEPTABLE METHODS. (CGBSC 4.504.1)

8. FINISH MATERIALS, CARPET SYSTEMS, RESILIENT FLOORING, AND COMPOSITE WOOD PRODUCTS SHALL COMPLY WITH THE POLLUTANT CONTROL REQUIREMENTS OF CGBSC SECTION 4.504.2 AND 4.504.3.
CARPET ADHESIVE = 50 (VOC LIMIT)
CARPET PAD ADHESIVE = 50 (VOC LIMIT)
WOOD FLOORING ADHESIVE = 100 (VOC LIMIT)
SUBFLOOR ADHESIVE = 50 (VOC LIMIT)
DRYWALL ADHESIVE = 50 (VOC LIMIT)

9. MOISTURE CONTENT OF WALL AND FLOOR FRAMING MEMBERS SHALL BE VERIFIED PRIOR TO ENCLOSURE, FRAMING MEMBERS SHALL NOT BE ENCLOSED WHEN MOISTURE CONTENT EXCEEDS 19% (CGBSC 4.505.3)

10. **BATHROOM EXHAUST FANS SHALL COMPLY WITH THE FOLLOWING:**
ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE OF BUILDING. UNLESS FUNCTIONING AS A PART 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 RANGE OF 50-80%.

11. DUCT SYSTEMS ARE SIZED, DESIGNED AND EQUIPMENT IS SELECTED PER SECTION 4.507.2. HVAC SYSTEM INSTALLERS MUST BE TRAINED AND CERTIFIED AND SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED.

12. PROTECT ANNULAR SPACES AROUND PIPES, ELECTRICAL CABLES, CONDUITS OR OTHE OPENINGS AT EXTERIOR WALLS AGAINST THE PASSAGE OF RODENTS (4.406.1).

13. COVER DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS DURING CONSTRUCTION (4.504.1).

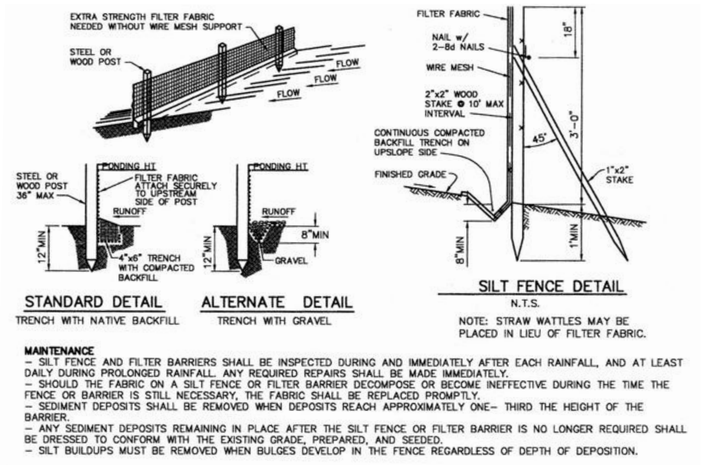
14. PAINT, STAINS AND OTHER COATINGS SHALL BE IN COMPLIANT WITH VOC LIMITS (4.504.2.2).

15. AEROSOL PAINTS AND COATINGS SHALL BE IN COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROC AND OTHER TOXIC COMPOUNDS (4.504.2.3). VERIFICATION OF COMPLIANCE SHALL BE PROVIDED.

16. MINIMUM 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH SECTION 4.504.4.

17. PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD (MDF) AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSIONS STANDARDS (4.504.5).

18. INSTALL CAPILLARY BREAK AND VAPOR RETARDER AT SLAB ON GRADE FOUNDATIONS (4.505.2).



STANDARD DETAIL
TRENCH WITH NATIVE BACKFILL

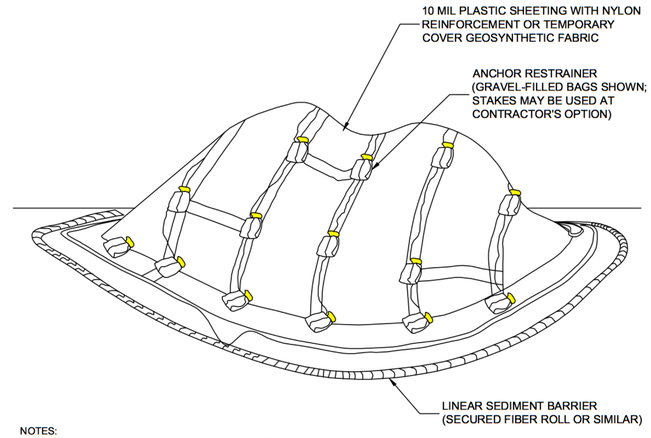
ALTERNATE DETAIL
TRENCH WITH GRAVEL

SILT FENCE DETAIL
N.T.S.

NOTE: STRAW WATTLES MAY BE PLACED IN LIEU OF FILTER FABRIC.

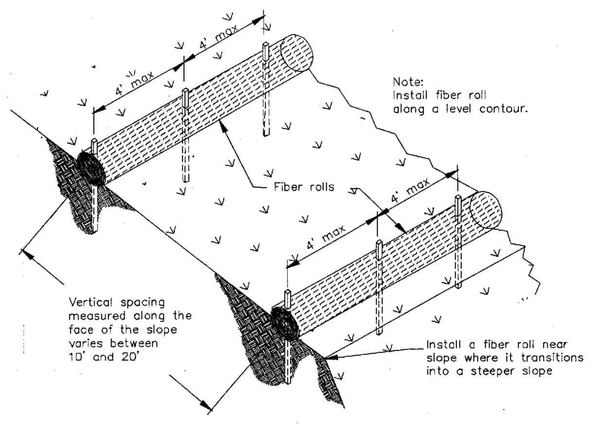
MAINTENANCE
– SILT FENCE AND FILTER BARRIERS SHALL BE INSPECTED DURING AND IMMEDIATELY AFTER EACH RAINFALL, AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
– SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE DURING THE TIME THE FENCE OR BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
– SEDIMENT DEPOSITS SHALL BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE– THIRD THE HEIGHT OF THE BARRIER.
– ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED, AND SEEDED.
– SILT BUILDUPS MUST BE REMOVED WHEN BULGES DEVELOP IN THE FENCE REGARDLESS OF DEPTH OF DEPOSITION.

EROSION CONTROL - SILT FENCING DETAIL **5**

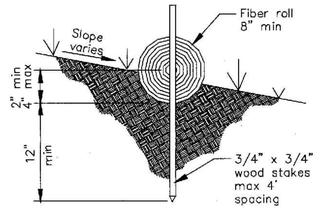


NOTES:
1. ALL STOCKPILES SHALL BE CONTAINED AND COVERED WHEN NOT ACTIVE, AND SECURED AT THE END OF EACH DAY.
2. STOCKPILES SHALL BE SECURELY COVERED OVERNIGHT, AND PRIOR TO, DURING, AND AFTER RAIN EVENTS.
3. NO MATERIAL SHALL LEAVE THE SITE OR MOVE INTO STREET.
4. PLASTIC SHEETING HAS LIMITATIONS DUE TO SUNLIGHT BREAKDOWN, HARD TO MANAGE IN WINDY CONDITIONS, AND CAN INCREASE RUNOFF ISSUE FOR PERIMETER CONTROLS. INSPECT FREQUENTLY OR USE GEOSYNTHETIC FABRIC AS APPLICABLE.
5. DO NOT LOCATE WITHIN 50 FEET OF A STORM DRAIN.

STOCKPILE MANAGMENT DETAIL **3**

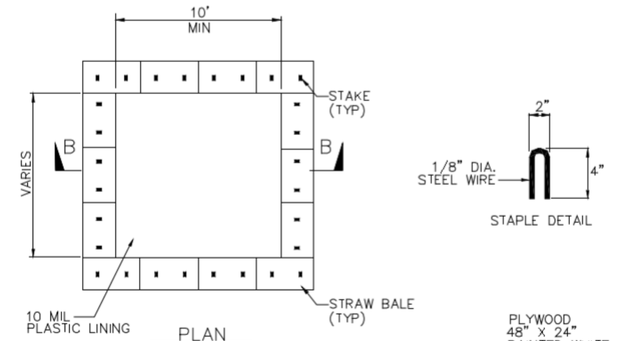


TYPICAL FIBER ROLL INSTALLATION
N.T.S.



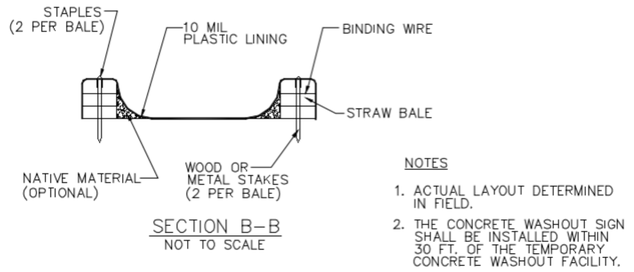
ENTRENCHMENT DETAIL
N.T.S.

EROSION CONTROL - FIBER ROLL DETAIL **4**



PLAN
NOT TO SCALE
TYPE "ABOVE GRADE" WITH STRAW BALES

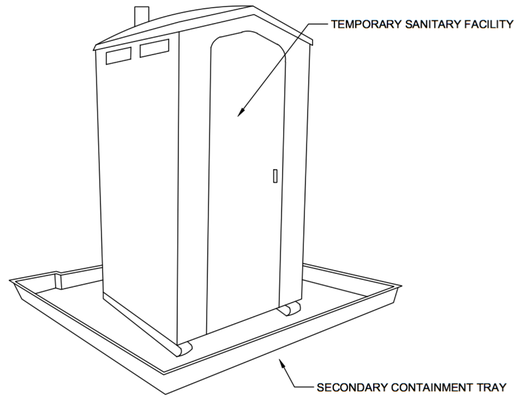
CONCRETE WASHOUT SIGN DETAIL (OR EQUIVALENT)



SECTION B–B
NOT TO SCALE

NOTES
1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

CONCRETE WASTE MANAGEMENT DETAIL **2**



STORAGE AND DISPOSAL PROCEDURES

1. TEMPORARY SANITARY FACILITIES SHOULD BE LOCATED AWAY FROM DRAINAGE FACILITIES, WATERCOURSES, AND FROM TRAFFIC CIRCULATION. IF SITE CONDITIONS ALLOW, PLACE PORTABLE FACILITIES A MINIMUM OF 50 FEET FROM DRAINAGE CONVEYANCES AND TRAFFIC AREAS.
2. WHEN SUBJECTED TO HIGH WINDS OR RISK OF HIGH WINDS, TEMPORARY SANITARY FACILITIES SHOULD BE SECURED TO PREVENT OVERTURNING.
3. TEMPORARY SANITARY FACILITIES MUST BE EQUIPPED WITH SECONDARY CONTAINMENT TRAYS TO PREVENT DISCHARGE OF POLLUTANTS TO THE STORMWATER DRAINAGE SYSTEM OF THE RECEIVING WATER.
4. ARRANGE FOR REGULAR WASTE COLLECTION, DO NOT ALLOW SANITARY FACILITY TO BECOME OVERFULL.

SANITARY WASTE DETAIL **1**

DESIGN AST Est. 2000 GROUP
957 Angelus Way
Del Rey Oaks, CA 93940
Phone: (831) 578-3450

Aaron S. Tollefson, Designer

New Residence & ADU for:

Noorani Bozorg Residence

26141 Rinconada Drive
Carmel Valley, California
A.P.N.: 416-051-026

DRAWINGS:
BEST MANAGEMENT PRACTICES BMP'S

DRAWN BY: AST
DRAWING DATE: Feb. 28, 2025
REVISION DATES:
April 14, 2025 (Plann. Comments)

SHEET
A1.4

Entire Site Plan

1" = 40'-0"

AST DESIGN GROUP
Est. 2000

957 Angelus Way
Del Rey Oaks, CA 93940
Phone: (831) 578-3450

Aaron S. Tollefson, Designer

New Residence & ADU
for:

NOORANI BOZORG RESIDENCE

26141 Rinconada Drive
Carmel Valley, California
A.P.N.: 416-051-026

DRAWINGS:
ENTIRE SITE PLAN

DRAWN BY: AST
DRAWING DATE: Feb. 28, 2025
REVISION DATES:
April 14, 2025 (Plann. Comments)

SHEET
A1.5

DESIGN AST Est. 2000 GROUP

957 Angelus Way
Del Rey Oaks, CA 93940
Phone: (831) 578-3450

Aaron S. Tollefson, Designer

New Residence & ADU
for:

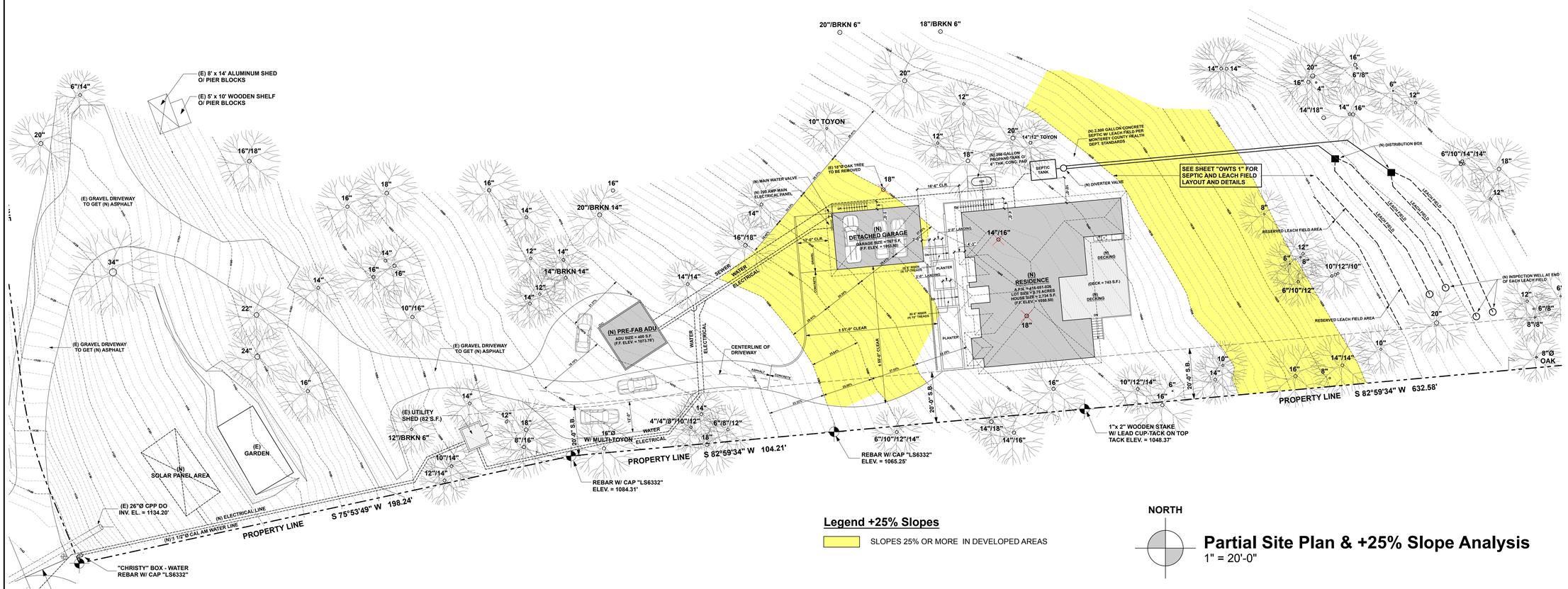
Noorani Bozorg Residence

26141 Rinconada Drive
Carmel Valley, California
A.P.N.: 416-051-026

DRAWINGS:
PARTIAL SITE PLAN
+25% SLOPE ANALYSIS

DRAWN BY: AST
DRAWING DATE: Feb. 28, 2025
REVISION DATES:
April 14, 2025 (Plann. Comments)

SHEET
A1.6



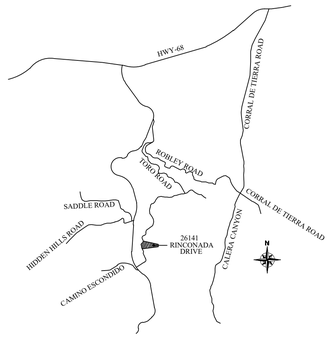
Legend +25% Slopes

SLOPES 25% OR MORE IN DEVELOPED AREAS

Partial Site Plan & +25% Slope Analysis

1" = 20'-0"

CARMEL VALLEY
MONTEREY COUNTY, CALIFORNIA
PRECISE GRADING PLANS
SINGLE FAMILY RESIDENCE
26141 RINCONADA DRIVE
APN 416-051-026
PROJECT # 2024-932



VICINITY MAP
N.T.S.

INDEX OF DRAWINGS

LEGEND:

℄	CENTERLINE		CONCRETE AREA
	PROPERTY LINE (R/W)		LAND. AREA
x	EXIST. CHAIN LINK FENCE		AC. PAVEMENT
	EXIST. WOOD FENCE		
	BLOCK WALL	EG	EDGE OF GUTTER
944	EXIST. CONTOUR LINE	EP	EDGE OF PAVEMENT
945.0 FS	EXIST. SPOT ELEVATION	FF	FINISHED FLOOR
	EXIST. FIRE HYDRANT	FG	FINISHED GROUND
	EXIST. POWER POLE	FL	FLOW LINE
S	EXIST. SEWER MANHOLE	FS	FINISHED SURFACE
	EXIST. STORM DRAIN MANHOLE	GB	GRADE BREAK
WM	EXIST. WATER METER	HP	HIGH POINT
	EXIST. WATER VALVE	INV	INVERT ELEVATION
		PAD	PAD ELEVATION
		RET.	RETAINING WALL
		TC	TOP OF CURB
		TG	TOP OF GRATE

SITE ADDRESS
26141 RINCONADA DRIVE
CARMEL VALLEY, CA 92924

ASSESSOR PARCEL NO.
416-051-026

ZONING/LAND USE
RESIDENTIAL – RDR/5.1-VS

UTILITY PURVEYORS

WATER – COUNTY	PH: (835) 755-4500
SEWER – PRIVATE	
GAS – PROPANE	
ELEC – PGE	PH: (800) 542-8818

LOT ACREAGE
APN 416-051-026 5.74 ACRES

TOTAL AREA DISTURBED
20,682 SQ. FT. OR .47 ACRES

SCOPE OF WORK
NEW SINGLE FAMILY RESIDENCE.
INCLUDES UTILITIES, GRADING, LANDSCAPE, NEW GATES AND FENCING, AND DRIVEWAYS.

NEAREST HYDRANT:
253' FROM HYDRANT NEAR DRIVE ENTRANCE.

TOTAL LENGTH OF DRIVEWAY
508 FEET FROM REAR OF HOUSE TO DRIVE ENTRY ON RINCONADA

LEGAL DESCRIPTION
A PORTION OF PARCEL D (5.74 ACRES) AS SHOWN UPON THAT CERTAIN RECORD OF SURVEY FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF MONTEREY IN VOLUME 27 OF SURVEYS AT PAGE 60 ON MARCH 23, 2004

CODES/ORDINANCES
ALL WORK SHALL BE IN COMPLIANCE WITH THE COUNTY OF MONTEREY ORDINANCES, REQUIREMENTS AND COUNTY MUNICIPAL CODES.

ALL WORK SHALL BE PERFORMED IN COMPLIANCE WITH ALL CALIFORNIA BUILDING CODE REQUIREMENTS (CBC) 2022. CHP 18 APP. J.

STATE MAP

FIRE DEPARTMENT NOTES
100' AROUND ALL STRUCTURES, VEGETATION SHALL BE MAINTAINED PER MONTEREY COUNTY ORDINANCE.

DRIVEWAY SURFACE SHALL BE CAPABLE OF SUPPORTING A VEHICLE 75,000 LBS, OVER TWO AXLES.

DRIVEWAY SLOPES APPROVED BY COUNTY FIRE PERSONNEL SITE REVIEW

CIVIL ENGINEER
DRP ENTERPRISES LLC
DANIEL PATNEAUDE
MAILING ADDRESS:
PO BOX 4428
PALM SPRINGS, CA 92263
206-734-7765
JOANNE C. SINGER RCE 26900
760-625-7426
DPATNEAUDE@DRPENTERPRISESLLC.ORG

DRP PROJECT ID # 2024-932-01

OWNER:
JONATHAN NOORANI
(916) 768-1878
JONATHANNOORANI@GMAIL.COM

GRADING & GEOTECHNICAL SPECIFICATIONS:

ALL GRADING SHALL BE CONDUCTED UNDER THE OBSERVATION AND TESTING BY A QUALIFIED PROFESSIONAL ENGINEER AND, IF REQUIRED, A QUALIFIED PROFESSIONAL GEOLOGIST. ALL GRADING MUST BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY ORDINANCE AND THE RECOMMENDATIONS AND SPECIFICATIONS SET FORTH IN THE PRELIMINARY GEO-TECHNICAL INVESTIGATION REPORT(S) ENTITLED:
REPORT OF PRELIMINARY GEO-TECHNICAL INVESTIGATION FOR PROPOSED NEW RESIDENCE PREPARED BY:SOILS EXPLORATION COMPANY, PREPARED ON 5-18-2021.

THESE DOCUMENTS WILL BE FILED IN THE RECORDS SECTION OF DEVELOPMENT SERVICES UNDER THE PROJECT NUMBER INDICATED IN THE TITLE BLOCK OF THESE PLANS.

1. ALL FILL SOIL SHALL BE COMPACTED TO A MINIMUM OF 90% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE MOST RECENT VERSION OF A.S.T.M. D-1557 OR AN APPROVED ALTERNATIVE STANDARD.
2. AT THE COMPLETION OF THE GRADING OPERATIONS FOR THE EARTHWORK SHOWN ON THIS PLAN, AN AS-GRADED GEOTECHNICAL REPORT SHALL BE PREPARED IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE CITY OF RIVERSIDE GUIDELINES FOR GEO-TECHNICAL REPORTS. THE FINAL "AS-GRADED" GEOTECHNICAL REPORT SHALL BE SUBMITTED IN ACCORDANCE WITH THE GENERAL NOTES ON THESE PLANS WITHIN 30 DAYS OF THE COMPLETION OF GRADING. WHERE GEOLOGIC INSPECTION INDICATED IN THE PERMIT, PLANS, SPECIFICATIONS, OR GEO-TECHNICAL REPORT(S), THE FINAL "AS-GRADED" GEOTECHNICAL REPORT MUST ALSO BE REVIEWED AND SIGNED BY A QUALIFIED PROFESSIONAL GEOLOGIST.
3. THE COMPANY OR COMPANIES REPRESENTED BY THE INDIVIDUALS SIGNING ITEM NO. 5 OF THIS CERTIFICATE IS/ARE THE GEO-TECHNICAL CONSULTANT(S) OF RECORD. IF THE GEO-TECHNICAL CONSULTANT OF RECORD IS CHANGED FOR THE PROJECT, THE WORK SHALL BE STOPPED UNTIL THE REPLACEMENT HAS SUBMITTED AN ACCEPTABLE TRANSFER OF GEO-TECHNICAL CONSULTANT OF RECORD DECLARATION PREPARED IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE CITY OF RIVERSIDE GUIDELINES FOR GEO-TECHNICAL REPORTS. IT SHALL BE THE DUTY OF THE PERMITEE TO NOTIFY THE RESIDENT ENGINEER AND THE GEOLOGY SECTION OF DEVELOPMENT SERVICES IN WRITING OF SUCH CHANGE PRIOR TO THE RECOMMENCEMENT OF GRADING.
4. THESE GRADING PLANS HAVE BEEN REVIEWED BY THE UNDERSIGNED AND FOUND TO BE IN CONFORMANCE WITH THE RECOMMENDATIONS AND SPECIFICATIONS CONTAINED IN THE REFERENCED GEO-TECHNICAL REPORT(S) PREPARED FOR THIS PROJECT.

CIVIL ENGINEER'S NAME - JOANNE SINGER
DRP ENTERPRISES LLC
PO BOX 4428 PALM SPRINGS, CA 92263
760-625-7426
CA RCE 26900 EXP 3/31/2027

REGISTERED PROFESSIONAL ENGINEER JOANNE C. SINGER C 26900 3/31/2027 CIVIL STATE OF CALIFORNIA

GEO-TECHINCAL REPORT INFORMATION:
FOR SITE SPECIFIC DRAINAGE AND PERCOLATION REQUIREMENTS, SOILS AND SOILS TYPES. PLEASE REFERENCE GEO REPORT PROJECT NO. 24-224-M PREPARED BY BUTANO GEOTECHNICAL ENGINEERING INCORPORATED DATED NOVEMBER 2024.

GEOLOGIST NAME - GREG BLUME
COMPANY NAME - BUTANO GEOTECHNICAL ENGINEERING INC.
COMPANY ADDRESS - **404 WESTRIDGE DRIVE, WATSONVILLE, CA, CALIFORNIA 95019 PHONE: 831.724.2612 WWW.BUTANOGEOTECH.COM**
LICENSE C.E. 58819
*IF THE PROFESSIONAL ENGINEER (P.E. OR G.E.) AND PROFESSIONAL GEOLOGIST (P.G. OR C.E.G.) SIGNING THIS STATEMENT ARE NOT FROM THE SAME COMPANY, BOTH COMPANY NAMES AND PHONE NUMBERS MUST BE PROVIDED.

SURVEY INFORMATION - BENCHMARK:
1. DISTANCES ARE EXPRESSED IN FEET AND DECIMALS THEREOF. CONTOUR INTERVAL = 1'
2. HORIZONTAL COORDINATES BASED ON NAD83 CALIFORNIA STATE PLANE, ZONE 4.
3. ELEVATIONS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

SURVEYOR:
SEE SHEET 2

BENCHMARK:
ELEVATIONS SHOWN HEREON ARE ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

PRIMARY DESIGN STANDARDS
1. *COUNTY OF MONTEREY - STANDARD DETAILS & GUIDELINES*
2. *2018 GREENBOOK: STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (18TH EDITION)*
3. *2018 STANDARD SPECIFICATIONS BY CALIFORNIA DEPARTMENT OF TRANSPORTATION*

GRADING TOLERANCE NOTE:
GRADING SHALL BE DONE WITHIN A TOLERANCE OF 0.05' OF THE GRADES IN NO WAY DO THE ABOVE TOLERANCES RELIEVE THE CONTRACTOR OF RESPONSIBILITY OF PROVIDING A FINISHED GRADE SURFACE THAT DOES NOT POND OR PRODUCE PONDING.

EARTHWORK QUANTITIES

DESCRIPTION	CUT	FILL
EARTHWORK	167 CY	268 CY
OVER-EXCAVATION	392 CY	--- CY
RECOMPACTION	--- CY	392 CY
SHRINKAGE	--- CY	27 CY
MISC	--- CY	--- CY
IMPORT	--- CY	128 CY
EXPORT	--- CY	--- CY
TOTAL	167 CY	268 CY

NOTE: SHRINKAGE IS ASSUMED AT A FACTOR OF 10%
**NOTE: INCLUDES SEPTIC AND LEECH FOR CUT LOCATIONS

PERVIOUS - IMPERVIOUS AREA CALCULATIONS		
EXISTING LOT	BEFORE	AFTER
PARCEL AREA -041	250,094 SF	250,094 SF
BUILDINGS MAIN FLR.	0	3,569 SF
LOT COVERAGE (BLDG)	0	1.4%
D/W. WALKS	0	5,270 SF
TOTAL IMPERVIOUS %	0	3.5%
TOTAL PERVIOUS %	100%	96.5%

DECLARATION OF ENGINEER OF RECORD
I HEREBY DECLARE THAT THE DESIGN OF THE IMPROVEMENTS AS SHOWN ON THESE PLANS COMPLIES WITH PROFESSIONAL ENGINEERING STANDARDS AND PRACTICES. AS THE ENGINEER IN RESPONSIBLE CHARGE OF DESIGN OF THESE IMPROVEMENTS, I ASSUME FULL RESPONSIBILITY CHARGE FOR SUCH DESIGN.
I UNDERSTAND AND ACKNOWLEDGE THAT THE PLAN CHECK OF THESE PLANS BY THE COUNTY OF MONTEREY IS A REVIEW FOR THE LIMITED PURPOSE OF ENSURING THAT THE PLANS COMPLY WITH COUNTY PROCEDURES, APPLICABLE POLICIES AND ORDINANCES. THE PLAN CHECK IS NOT A DETERMINATION OF THE TECHNICAL DESIGN OF THE IMPROVEMENTS. SUCH PLAN CHECK DOES NOT, THEREFORE, RELIEVE ME OF MY RESPONSIBILITY FOR THE DESIGN OF THESE IMPROVEMENTS. AS ENGINEER OF RECORD (EOR), I AGREE TO INDEMNIFY AND HOLD THE COUNTY OF MONTEREY, ITS OFFICERS, AGENTS AND EMPLOYEES HARMLESS FROM ANY AND ALL LIABILITY OF CLAIMS, DAMAGES OR INJURIES TO ANY PERSON OR PROPERTY WHICH MIGHT ARISE FROM NEGLIGENT ACTS, ERRORS OR OMISSIONS OF THE ENGINEER OF RECORD. I HAVE READ AND INFORMED THE PROJECT APPLICANT/DEVELOPER THAT APPROVAL OF THESE PLANS DO NOT RELIEVE THEM OF THE REQUIREMENTS OF THE CONDITIONS OF APPROVAL.

I ALSO HEREBY DECLARE THAT I HAVE DECLARED THESE PLANS WITH ALL APPLICABLE ADA TITLE II AND TITLE 24 REQUIREMENTS FOR DISABILITY ACCESS FOR THIS PROJECT, AND THESE PLANS ARE IN FULL COMPLIANCE WITH THOSE REQUIREMENTS.

SIGNATURE J Singer DATE 2-18-2025

LICENSE No. 26900 03/31/2027 EXP. _____

ENGINEER'S NOTES TO CONTRACTOR:

DIGALERT
DIAL BEFORE YOU DIG — TWO WORKING DAYS BEFORE YOU DIG
TOLL FREE 811
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THESE LOCATIONS ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENT THE CONTRACTOR IS REQUIRED TO TAKE DUE CAUTIONARY MEASURES TO PROTECT ANY UTILITY LINES SHOWN AND ANY OTHER UTILITY LINES NOT SHOWN OR A PART OF THESE PLANS. THE CONTRACTOR SHALL POSSESS THE CLASS (OR CLASSES) OF LICENSE AS SPECIFIED IN THE "NOTICE INVITING BIDS" OF THE BID DOCUMENTS.

Notes

GRADING AND DRAINAGE PLANS FOR NEW SINGLE FAMILY RESIDENCE

PLOT DATE:
2-18-2025

COVER SHEET

No.	Revision / Issue	Drawn by	Checked by	Date
1	NEW	DRP	JS	2-18-25
2				
3				

DRP Enterprises

Engineer

REGISTERED PROFESSIONAL ENGINEER JOANNE C. SINGER C 26900 3/31/2027 CIVIL STATE OF CALIFORNIA

Consultant/Client Name Address

JONATHAN NOORANI
26141 RINCONADA DR.
CARMEL VALLEY, CA
916-768-1878
jonathannoorani@gmail.com

Project Name & Address

CARMEL VALLEY
RINCONADA DRIVE
NEW SINGLE FAMILY RESIDENCE
Noorani Residence
26141 Rinconada Drive
Carmel Valley, CA 92924

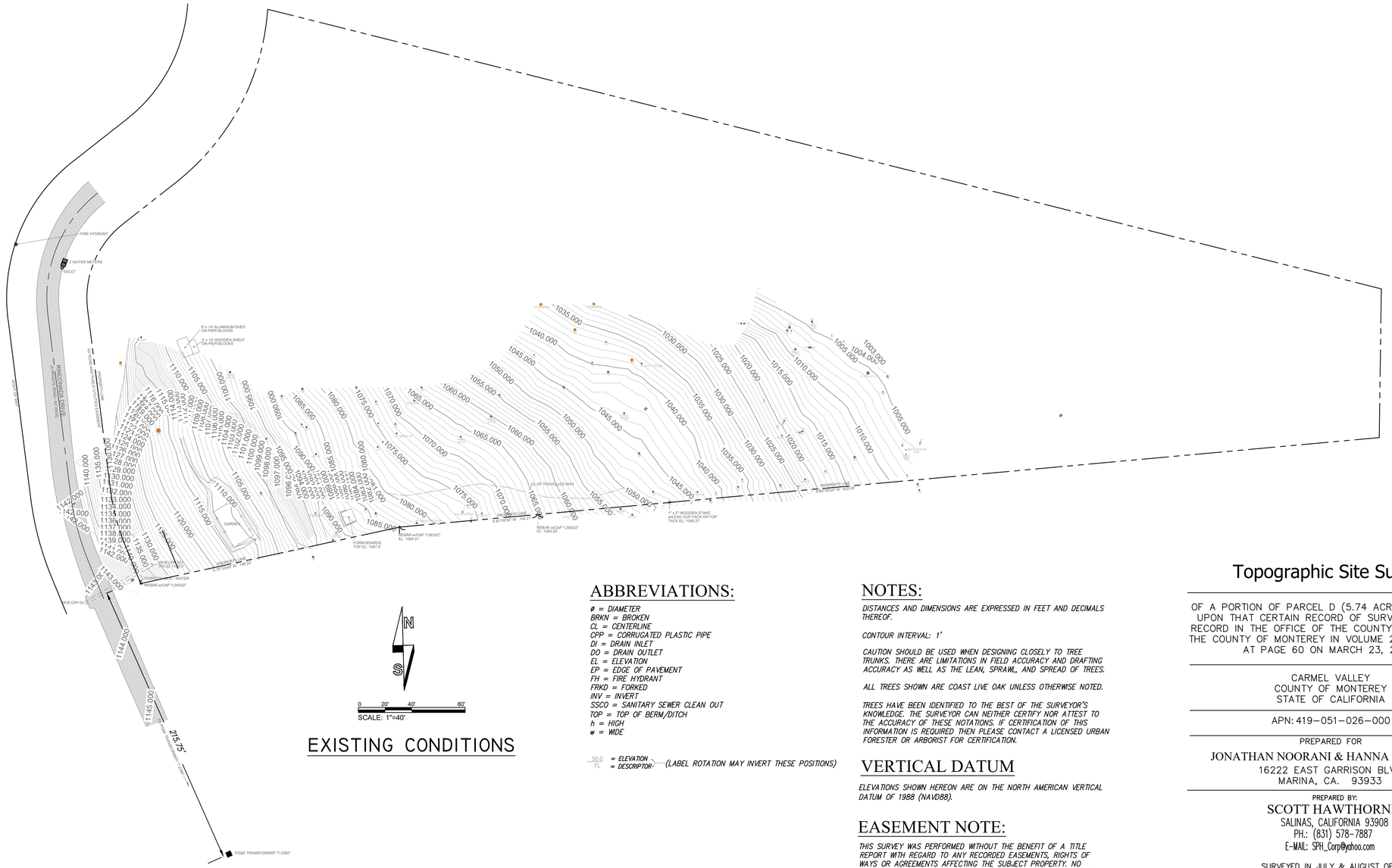
SCALE

NOTED

Project Number & Sheet Number

G-1

Sheet 1 OF 7



EXISTING CONDITIONS

ABBREVIATIONS:

ø = DIAMETER
BRKN = BROKEN
CL = CENTERLINE
CPP = CORRUGATED PLASTIC PIPE
DI = DRAIN INLET
DO = DRAIN OUTLET
EL = ELEVATION
EP = EDGE OF PAVEMENT
FH = FIRE HYDRANT
FRKD = FORKED
INV = INVERT
SSCO = SANITARY SEWER CLEAN OUT
TOP = TOP OF BERM/DITCH
h = HIGH
w = WIDE

50.0 *= ELEVATION*
FL *= DESCRIPTOR* *(LABEL ROTATION MAY INVERT THESE POSITIONS)*

NOTES:

DISTANCES AND DIMENSIONS ARE EXPRESSED IN FEET AND DECIMALS THEREOF.

CONTOUR INTERVAL: 1'

CAUTION SHOULD BE USED WHEN DESIGNING CLOSELY TO TREE TRUNKS. THERE ARE LIMITATIONS IN FIELD ACCURACY AND DRAFTING ACCURACY AS WELL AS THE LEAN, SPRAWL, AND SPREAD OF TREES.

ALL TREES SHOWN ARE COAST LIVE OAK UNLESS OTHERWISE NOTED.

TREES HAVE BEEN IDENTIFIED TO THE BEST OF THE SURVEYOR'S KNOWLEDGE. THE SURVEYOR CAN NEITHER CERTIFY NOR ATTEST TO THE ACCURACY OF THESE NOTATIONS. IF CERTIFICATION OF THIS INFORMATION IS REQUIRED THEN PLEASE CONTACT A LICENSED URBAN FORESTER OR ARBORIST FOR CERTIFICATION.

VERTICAL DATUM

ELEVATIONS SHOWN HEREON ARE ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

EASEMENT NOTE:

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS OF WAYS OR AGREEMENTS AFFECTING THE SUBJECT PROPERTY. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR.

Topographic Site Survey

OF A PORTION OF PARCEL D (5.74 ACRES) AS SHOWN UPON THAT CERTAIN RECORD OF SURVEY FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF MONTEREY IN VOLUME 27 OF SURVEYS AT PAGE 60 ON MARCH 23, 2004

CARMEL VALLEY
COUNTY OF MONTEREY
STATE OF CALIFORNIA

APN: 419–051–026–000

PREPARED FOR
JONATHAN NOORANI & HANNA BOZORG
16222 EAST GARRISON BLVD
MARINA, CA. 93933

PREPARED BY:
SCOTT HAWTHORNE
SALINAS, CALIFORNIA 93908
PH.: (831) 578–7887
E–MAIL: SPH_Corp@yahoo.com

SURVEYED IN JULY & AUGUST OF 2024
PLOT DATE: AUGUST 5, 2024

SCALE: 1"=20'
SHEET ONE OF ONE

Notes

GRADING AND DRAINAGE PLANS FOR NEW SINGLE FAMILY RESIDENCE

EXISTING CONDITIONS

IF THESE DRAWINGS ARE SMALLER THAN 36" x 24" THEY HAVE BEEN REDUCED.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS.

THESE DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE REMAIN THE PROPERTY OF DRP ENTERPRISES LLC AND SHALL NOT BE USED FOR ANY OTHER PURPOSE OTHER THAN THOSE FOR WHICH THEY HAVE BEEN SUPPLIED OR PREPARED.

THESE DRAWINGS SHALL NOT BE REPRODUCED, COPIED OR TRACED WITHOUT THE WRITTEN CONSENT OF DRP ENTERPRISES LLC

No.	Revision / Issue	Drawn by	Checked by	Date
1	NEW	DRP	JS	2-15-25

DRP Enterprises

Engineer

JOANNE C. SINGER
C 26900
3/31/2027
CIVIL
J Singer

Consultant/Client Name Address

JONATHAN NOORANI
26141 RINCONADA DR.
CARMEL VALLEY, CA
916-768-1878
jonathannoorani@gmail.com

Project Name & Address

CARMEL VALLEY
RINCONADA DRIVE
NEW SINGLE FAMILY RESIDENCE
Noorani Residence
26141 Rinconada Drive
Carmel Valley, CA 92924

SCALE

1" = 40'

Project Number & Sheet Number

G-2

Sheet 2 OF 7

GRADING TOLERANCE NOTE:

GRADING SHALL BE DONE WITHIN A TOLERANCE OF 0.1' OF THE GRADES AND ELEVATIONS SHOWN ON THESE PLANS. ALL SLOPES SHALL BE CONSTRUCTED WITH 0.5' OF THE LOCATION SHOWN ON THESE PLANS. IN NO WAY DO THE ABOVE TOLERANCES RELIEVE THE CONTRACTOR OF RESPONSIBILITY OF PROVIDING A FINISHED GRADE SURFACE THAT DOES NOT POND OR PRODUCE PONDING.

GEO-TECHINCAL REPORT INFORMATION:

FOR SITE SPECIFIC DRAINAGE AND PERCOLATION REQUIREMENTS, SOILS AND SOILS TYPES. PLEASE REFERENCE GEO REPORT PROJECT NO. 24-224-M PREPARED BY BUTANO INCORPORATED DATED NOVEMBER 2024.

SOILS NOTES:

SOILS MUST BE EXCAVATED A MIN. OF 24" UNDER THE LOWEST POINT OF THE CUT LOCATION TO MAINTAIN PROPER COMPACTION FOR FOUNDATIONS AND FOOTING DESIGN.

SOILS PREPARATION NOTE:

GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY REMOVING VEGETATION, TOPSOIL AND OTHER UNSUITABLE MATERIALS, AND SCARIFYING THE GROUND TO PROVIDE A BOND WITH THE FILL MATERIAL (APPENDIX SECTION J107.2)

EXCAVATION NOTE:

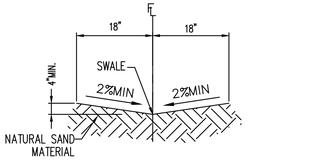
ALL GRADING AND BACKFILLS SHOULD BE PERFORMED IN ACCORDANCE WITH COUNTY OF RIVERSIDE GRADING ORDINANCE AND THE ATTACHED GENERAL EARTHWORK AND GRADING SPECIFICATIONS (APPENDIX F), EXCEPT AS MODIFIED IN THE TEXT OF THIS REPORT.

PRIVATE ROAD STANDARDS

ALL PRIVATE ROAD CONSTRUCTION INVOLVING GRADING SHALL BE DONE UNDER PERMIT PURSUANT TO THE PROVISIONS OF CHAPTER 16.08. THE BUILDING OFFICIAL MAY MODIFY THESE REQUIREMENTS FOR EMERGENCY ACCESS OR TEMPORARY ROADS. ALL PRIVATE DRIVEWAYS LESS THAN FIFTY (50) FEET IN TOTAL LENGTH SHALL BE EXEMPT FROM THE REQUIREMENTS OF SUBSECTION 16.08.350B.

PRIVATE ROAD CONSTRUCTION REQUIRING A GRADING PERMIT SHALL BE SUBJECT TO THE FOLLOWING REQUIREMENTS:

WIDTH OF ROADBED SHALL BE TEN (10) FIRE STANDARDS REQUIRE 12 FEET MINIMUM
MINIMUM CENTERLINE RADIUS SHALL BE THIRTY (30) FEET
IN NO SITUATION WILL ROAD GRADIENTS BE ALLOWED GRATER THAN TWENTY-FIVE (25) PERCENT
THE STRUCTURAL SECTION SHALL CONSIST OF A MINIMUM OF FOUR INCHES OF CLASS II AGGREGATE BASE, EXCEPT WHERE NATIVE MATERIALS PROVIDE SUFFICIENT BEARING CAPACITY FOR ALL WEATHER USE. ADDITIONALLY, ONE AND ONE-HALF INCHES OF ASPHALT CONCRETE SURFACING SHALL BE PROVIDED WHERE ROAD GRADIENTS EXCEED FIFTEEN (15) PERCENT
ASPHALT BERMS ARE REQUIRED WHERE NECESSARY TO CONTROL DRAINAGE. DISCHARGE SHALL BE AT POINTS OF NATURAL WATERWAYS WITH ENERGY DISSIPATORS INSTALLED WHERE NECESSARY TO CONTROL EROSION.
TURNOUTS SHALL BE PROVIDED AT LEAST EVERY FIVE HUNDRED (500) FEET IF THE TRAVELED WAY WIDTH OF THE ROADBED IS LESS THAN SIXTEEN (16) FEET



TYP. EARTH SWALE SEC.
NOT TO SCALE

NOTE:

CONTRACTOR SHALL FOLLOW CA DEPT. OF HEALTH SERVICES CRITERIA FOR SEPARATION OF WATER AND SEWER FACILITIES.

CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO STREETS AND SIDEWALKS DURING CONST. AND AGREES TO REPAIR AND REPLACE ALL EXIS. IMPROVEMENTS DURING THE COURSE OF CONST.

CONTRACTOR TO POTHOLE AND VERIFY ALL UTILITY CONNECTION POINTS AND CROSSINGS PRIOR TO CONSTRUCTION.

DIGALERT
DIAL BEFORE YOU DIG — TWO WORKING DAYS BEFORE YOU DIG
TOLL FREE 811
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

OAK TREE NOTE:

CONTRACTOR TO PROTECT ALL OAK TREES AND OTHER RELATED TREES ON SITE AS DEPICTED IN THE PLAN AND NOTED ON THE PLANS.

GRADING NOTE FOR ARCHEOLOGIST.

FOR SITE SPECIFIC DRAINAGE AND PERCOLATION REQUIREMENTS, SOILS AND SOILS TYPES. PLEASE REFERENCE GEO REPORT PROJECT NO. 24-224-M PREPARED BY BUTANO GEOTECHNICAL ENGINEERING INCORPORATED DATED NOVEMBER 2024.

PERVIOUS - IMPERVIOUS AREA CALCULATIONS		
EXISTING LOT	BEFORE	AFTER
PARCEL AREA -041	250,094 SF	250,094 SF
BUILDINGS MAIN FLR.	0	3,569 SF
LOT COVERAGE (BLDG)	0	1.4%
D/W, WALKS	0	5,270 SF
TOTAL IMPERVIOUS %	0	3.5%
TOTAL PERVIOUS %	100%	96.5%

UTILITY NOTE 1:

UTILITIES WILL BE APPROVED BY BUILDING AND SAFETY AND UNDER SEPARATE PERMIT. UTILITIES SHOWN HERE ARE FOR INFORMATIONAL PURPOSES ONLY. SEE UTILITY NOTE 2.

UTILITY NOTE 2:

ALL WATER, SEWER, ELECTRIC, AND GAS UTILITY LOCATIONS TO BE VERIFIED (DEPTH, SIZE, ETC.) BY CONTRACTOR PER STANDARDS OF LOCAL UTILITY COMPANIES. LOCATION OF WATER, SEWER SHOWN AS APPROXIMATE.

EARTHWORK QUANTITIES

DESCRIPTION	CUT	FILL
EARTHWORK	167 CY	268 CY
OVER-EXCAVATION	392 CY	--- CY
RECOMPACTION	--- CY	392 CY
SHRINKAGE	--- CY	27 CY
MISC	--- CY	--- CY
IMPORT	--- CY	128 CY
EXPORT	--- CY	--- CY
TOTAL	167 CY	268 CY

NOTE: SHRINKAGE IS ASSUMED AT A FACTOR OF 10%
**NOTE: INCLUDES SEPTIC AND LEECH FOR CUT LOCATIONS

TOTAL AREA DISTURBED

20,682 SQ. FT. OR .47 ACRES

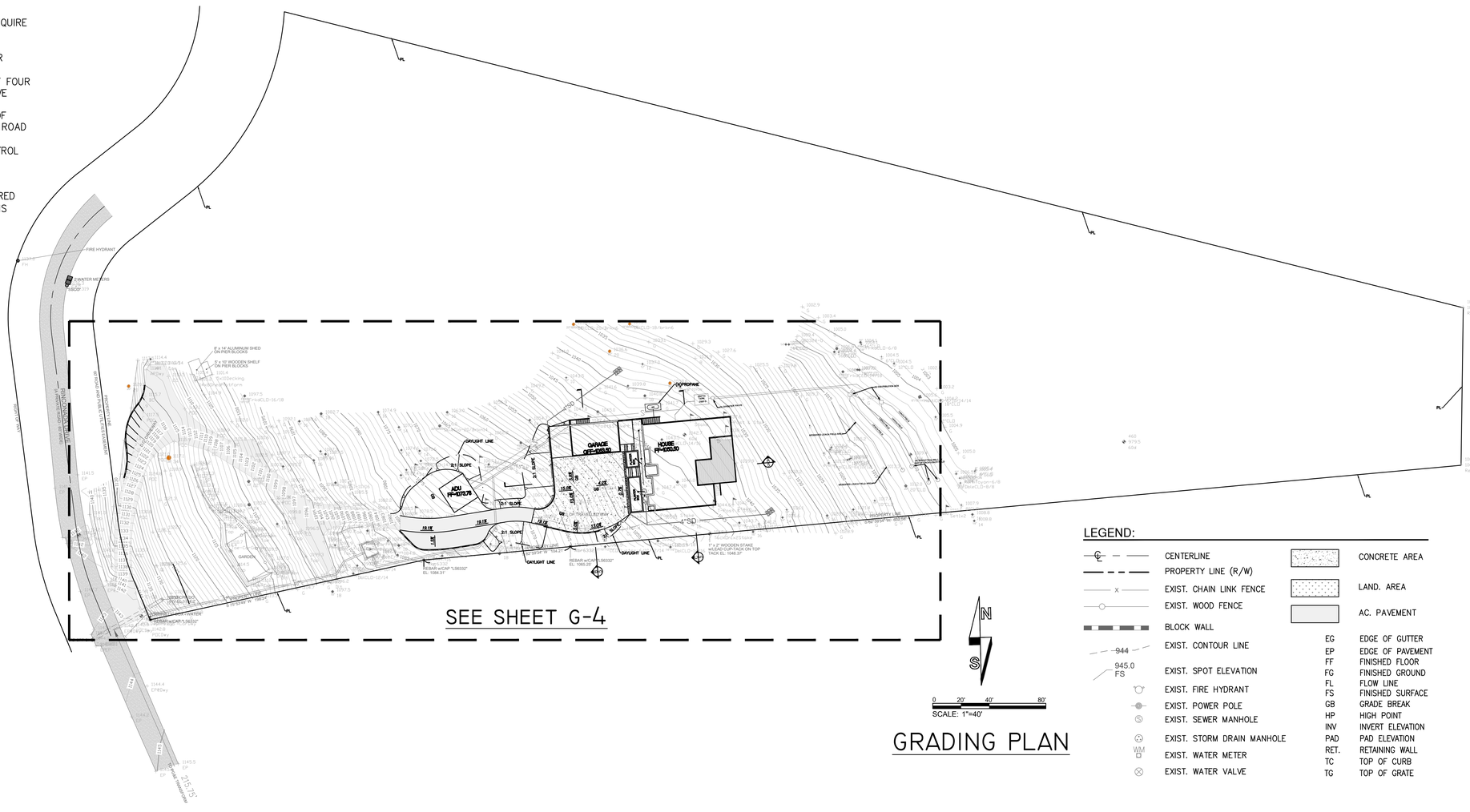
NEAREST HYDRANT:

253' FROM HYDRANT NEAR DRIVE ENTRANCE.

TOTAL LENGTH OF DRIVEWAY

508 FEET FROM REAR OF HOUSE TO DRIVE ENTRY ON RINCONADA

CONSTRUCTION NOTES		QTY. EST.
1	INSTALL NEW PCC CONCRETE FOR DRIVE, WALKWAY 5 INCHES THK MIN. SEE G4 FOR DETAILS	3365 SF
2	CONSTRUCT NEW 4"AC PAVING OVER 6 INCH AB FOR DRIVEWAY AREA AS SHOWN ON PLANS.	1905 SF
3	INSTALL 4 INCH STORM DRAIN SDR-35 PVC	234 LF
4 4A	INSTALL NDS PROPOSED AREA DRAIN FOR PLANTER PER DET. G5 INSTALL NDS PROPOSED PATIO DRAIN PER DET. G5	2 EA 3 EA
5	INSTALL TRENCH DRAIN PER DETAILS ON SHEET G5.	1 EA
6	INSTALL GRAVEL DISSIPATOR PER DETAILS AND INFO ON G5	2 EA
7	CONSTRUCT RETAINING WALL AS SHOWN ON PLANS. SEPARATE PERMIT. ALL WALL TO HAVE MIN 4 INCH PERF PIPE FOR DRAINAGE.	192 LF
8	INSTALL DEEP JENSEN PRECAST CATCH BASIN PER DETAILS ON SHEET G5.	1 EA
9	CONSTRUCT MONOLITHIC 6 INCH CURB WITH PCC SLAB FOR DRAINAGE CONVEYANCE.	65 LF
10	INSTALL AND GRADE DRAINAGE SWALE PER DETAILS ON G3 FOR SECTION.	62 LF
11	INSTALL WATER SERVICE BY OTHERS - SEP. PERMIT - PER CITY REQ.	
12	INSTALL SEWER SERVICE, LATERAL, SEPTIC TANK AND LEACH FIELD PER SEPARATE PERMIT AND PER SOILS REPORT AND HEALTH DEPT.	
13	INSTALL ELECTRICAL SERVICE FROM ADU AND RESIDENCE TO POC-PER 2022 CEC AND SEP BUILD PERMIT	



GRADING PLAN

LEGEND:

	CENTERLINE		CONCRETE AREA
	PROPERTY LINE (R/W)		
x	EXIST. CHAIN LINK FENCE		LAND. AREA
	EXIST. WOOD FENCE		AC. PAVEMENT
	BLOCK WALL		
944	EXIST. CONTOUR LINE	EG	EDGE OF GUTTER
		EP	EDGE OF PAVEMENT
945.0 FS	EXIST. SPOT ELEVATION	FF	FINISHED FLOOR
		FG	FINISHED GROUND
	EXIST. FIRE HYDRANT	FL	FLOW LINE
	EXIST. POWER POLE	FS	FINISHED SURFACE
S	EXIST. SEWER MANHOLE	GB	GRADE BREAK
		HP	HIGH POINT
		INV	INVERT ELEVATION
	EXIST. STORM DRAIN MANHOLE	PAD	PAD ELEVATION
WM	EXIST. WATER METER	RET.	RETAINING WALL
		TC	TOP OF CURB
	EXIST. WATER VALVE	TG	TOP OF GRATE

Notes

GRADING AND DRAINAGE PLANS FOR NEW SINGLE FAMILY RESIDENCE

GRADING AND DRAINAGE PLANS

No.	Revision / Issue	Drawn by	Checked by	Date
1	NEW	DRP	JS	2-15-25
2				
3				

DRP Enterprises

Engineer

REGISTERED PROFESSIONAL ENGINEER JOANNE C. SINGER C 26900 3/31/2027 CIVIL STATE OF CALIFORNIA

Consultant/Client Name Address

JONATHAN NOORANI
26141 RINCONADA DR.
CARMEL VALLEY, CA
916-768-1878
jonathannoorani@gmail.com

Project Name & Address

CARMEL VALLEY
RINCONADA DRIVE
NEW SINGLE FAMILY RESIDENCE
Noorani Residence
26141 Rinconada Drive
Carmel Valley, CA 92924

SCALE

1" = 40'

Project Number & Sheet Number

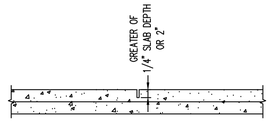
G-3

Sheet 3 OF 7

LEGEND:

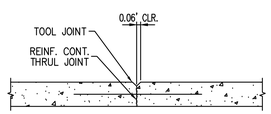
℄	CENTERLINE		CONCRETE AREA
	PROPERTY LINE (R/W)		LAND. AREA
x	EXIST. CHAIN LINK FENCE		AC. PAVEMENT
	EXIST. WOOD FENCE		
	BLOCK WALL	EG	EDGE OF GUTTER
944	EXIST. CONTOUR LINE	EP	EDGE OF PAVEMENT
945.0 FS	EXIST. SPOT ELEVATION	FF	FINISHED FLOOR
		FG	FINISHED GROUND
	EXIST. FIRE HYDRANT	FL	FLOW LINE
	EXIST. POWER POLE	FS	FINISHED SURFACE
S	EXIST. SEWER MANHOLE	GB	GRADE BREAK
		HP	HIGH POINT
	EXIST. STORM DRAIN MANHOLE	INV	INVERT ELEVATION
WM	EXIST. WATER METER	PAD	PAD ELEVATION
		RET.	RETAINING WALL
	EXIST. WATER VALVE	TC	TOP OF CURB
		TG	TOP OF GRATE

	CONSTRUCTION NOTES	QTY. EST.
1	INSTALL NEW PCC CONCRETE FOR DRIVE, WALKWAY 5 INCHES THK MIN. SEE G4 FOR DETAILS	3365 SF
2	CONSTRUCT NEW 4"AC PAVING OVER 6 INCH AB FOR DRIVEWAY AREA AS SHOWN ON PLANS.	1905 SF
3	INSTALL 4 INCH STORM DRAIN SDR-35 PVC	234 LF
4 4A	INSTALL NDS PROPOSED AREA DRAIN FOR PLANTER PER DET. G5 INSTALL NDS PROPOSED PATIO DRAIN PER DET. G5	2 EA 3 EA
5	INSTALL TRENCH DRAIN PER DETAILS ON SHEET G5.	1 EA
6	INSTALL GRAVEL DISSIPATOR PER DETAILS AND INFO ON G5	2 EA
7	CONSTRUCT RETAINING WALL AS SHOWN ON PLANS. SEPARATE PERMIT. ALL WALL TO HAVE MIN 4 INCH PERF PIPE FOR DRAINAGE.	192 LF
8	INSTALL DEEP JENSEN PRECAST CATCH BASIN PER DETAILS ON SHEET G5.	1 EA
9	CONSTRUCT MONOLITHIC 6 INCH CURB WITH PCC SLAB FOR DRAINAGE CONVEYANCE.	65 LF
10	INSTALL AND GRADE DRAINAGE SWALE PER DETAILS ON G3 FOR SECTION.	62 LF
11	INSTALL WATER SERVICE BY OTHERS – SEP. PERMIT – PER CITY REQ.	
12	INSTALL SEWER SERVICE, LATERAL, SEPTIC TANK AND LEACH FIELD PER SEPARATE PERMIT AND PER SOILS REPORT AND HEALTH DEPT.	
13	INSTALL ELECTRICAL SERVICE FROM ADU AND RESIDENCE TO POC-PER 2022 CEC AND SEP BUILD PERMIT	



CONTROL JOINT

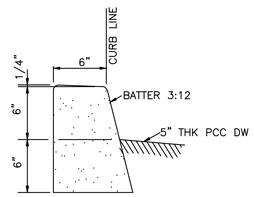
1. PROVIDE CONTROL JOINTS TO LIMIT SLAB AREA TO 250 SF. W/ MAX LENGTH/WIDTH OF 15' ON ANY ONE SIDE.
2. PLACE PERPENDICULAR TO CONSTRUCTION JOINTS.
3. LENGTH SHALL NOT EXCEED WIDTH BY MORE THAN 2'.



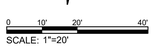
CONSTRUCTION JOINT

1. PROVIDE CONSTRUCTION JOINTS @ CENTER LINE OF COLUMNS, ALIGN WITH BLOCK OUTS @ COLUMNS WHERE OCCURS.

① PCC SLAB DETAIL
N.T.S.



⑨ 6" PCC CURB DETAIL
NOT TO SCALE



GRADING PLAN

DIGALERT
DIAL BEFORE YOU DIG
TWO WORKING DAYS BEFORE YOU DIG
TOLL FREE 811
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

Notes

GRADING AND DRAINAGE PLANS FOR NEW SINGLE FAMILY RESIDENCE

GRADING AND DRAINAGE PLAN 20 SCALE

No.	Revision / Issue	Drawn by	Checked by	Date
1	NEW	DRP	JS	2-15-25
2				
3				

DRP Enterprises

Engineer

REGISTERED PROFESSIONAL ENGINEER JOANNE C. SINGER C 26900 3/31/2027 Civil STATE OF CALIFORNIA

Consultant/Client Name Address

JONATHAN NOORANI
26141 RINCONADA DR.
CARMEL VALLEY, CA
916-768-1878
jonathannoorani@gmail.com

Project Name & Address

CARMEL VALLEY
RINCONADA DRIVE
NEW SINGLE FAMILY RESIDENCE
Noorani Residence
26141 Rinconada Drive
Carmel Valley, CA 92924

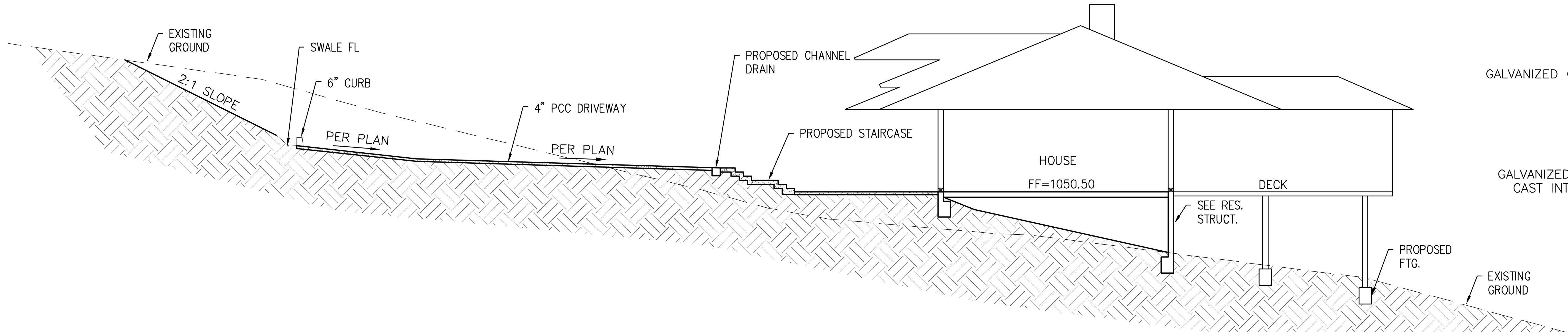
SCALE

1" = 20'

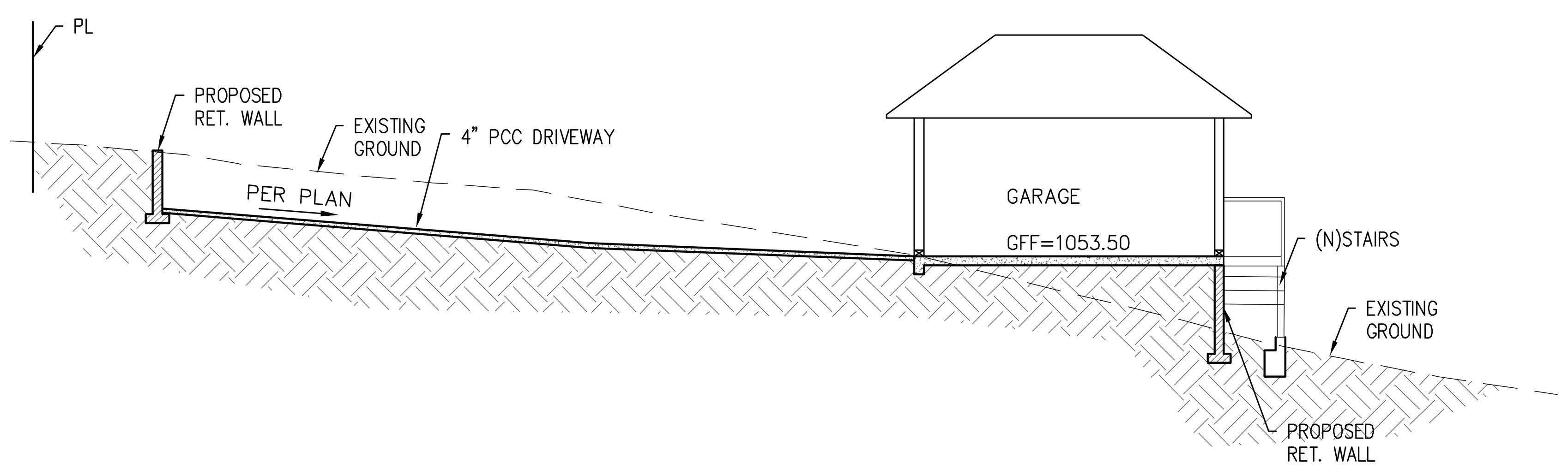
Project Number & Sheet Number

G-4

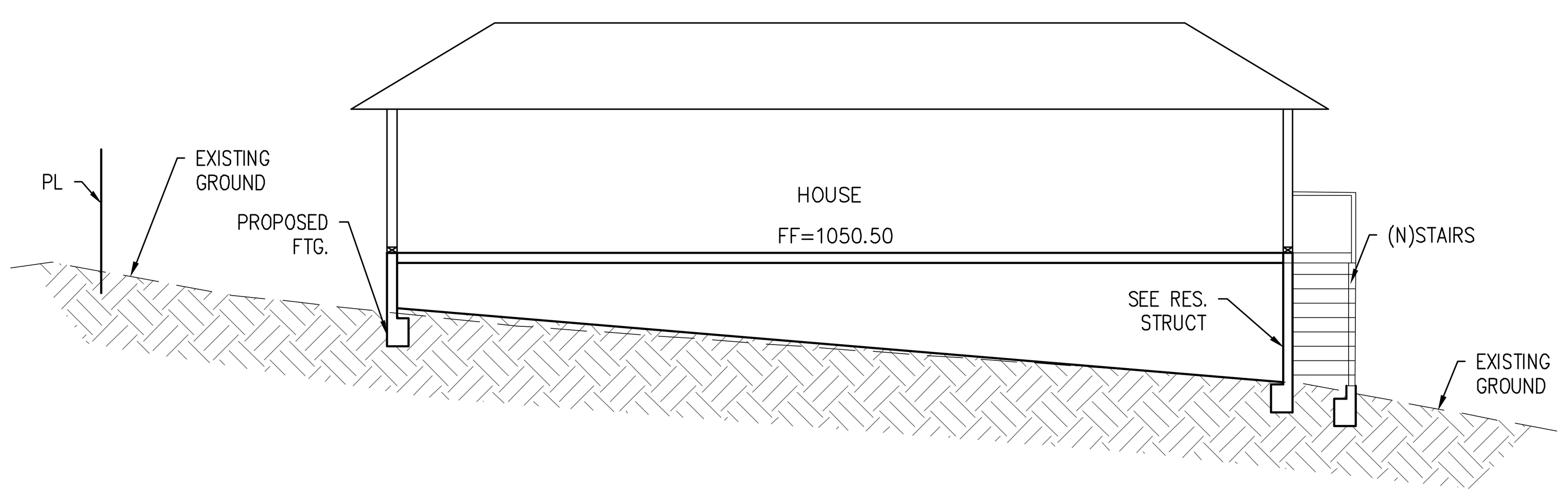
Sheet 4 OF 7



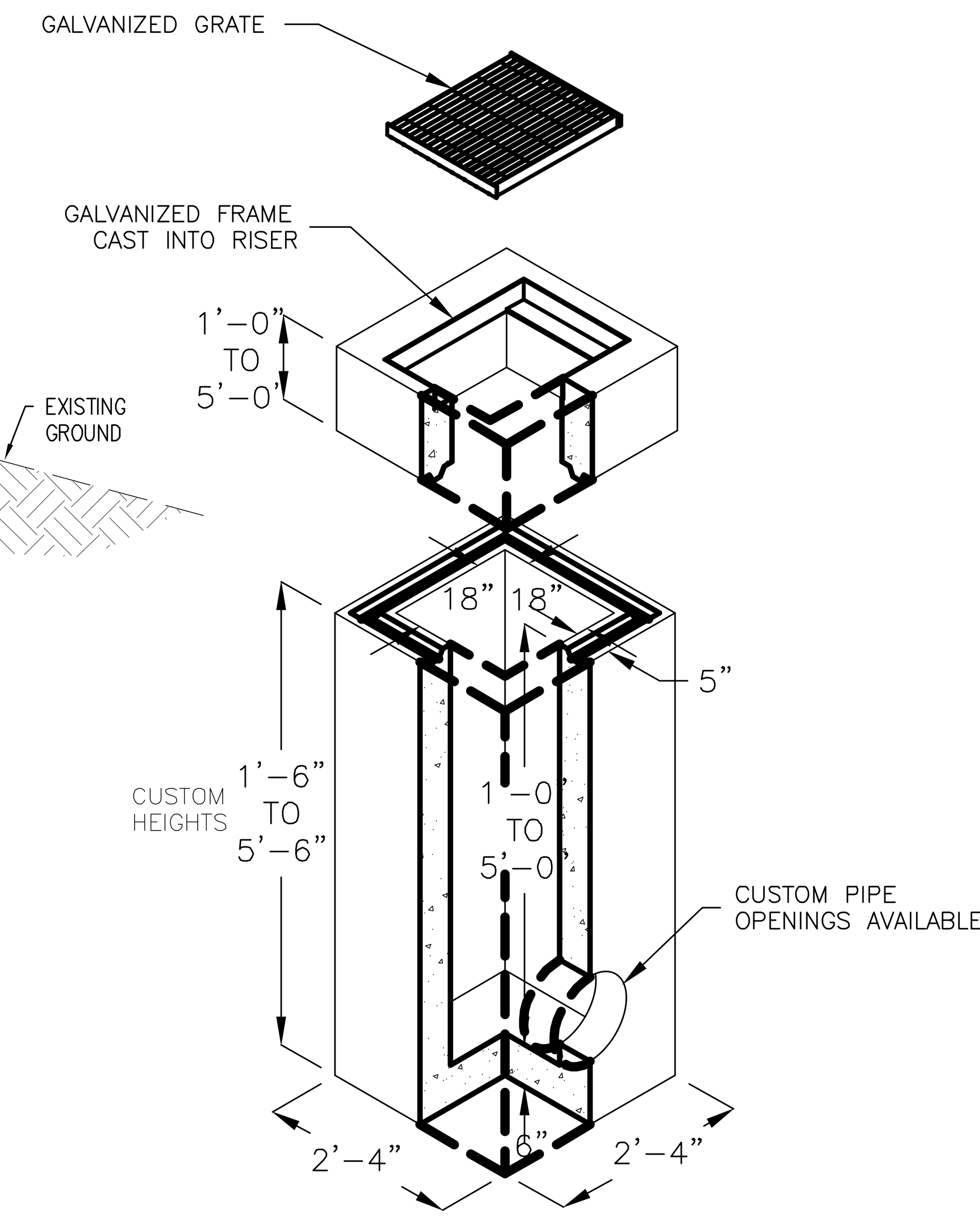
SECTION "A"
SCALE: 1"=10'



SECTION "B"
SCALE: 1"=10'

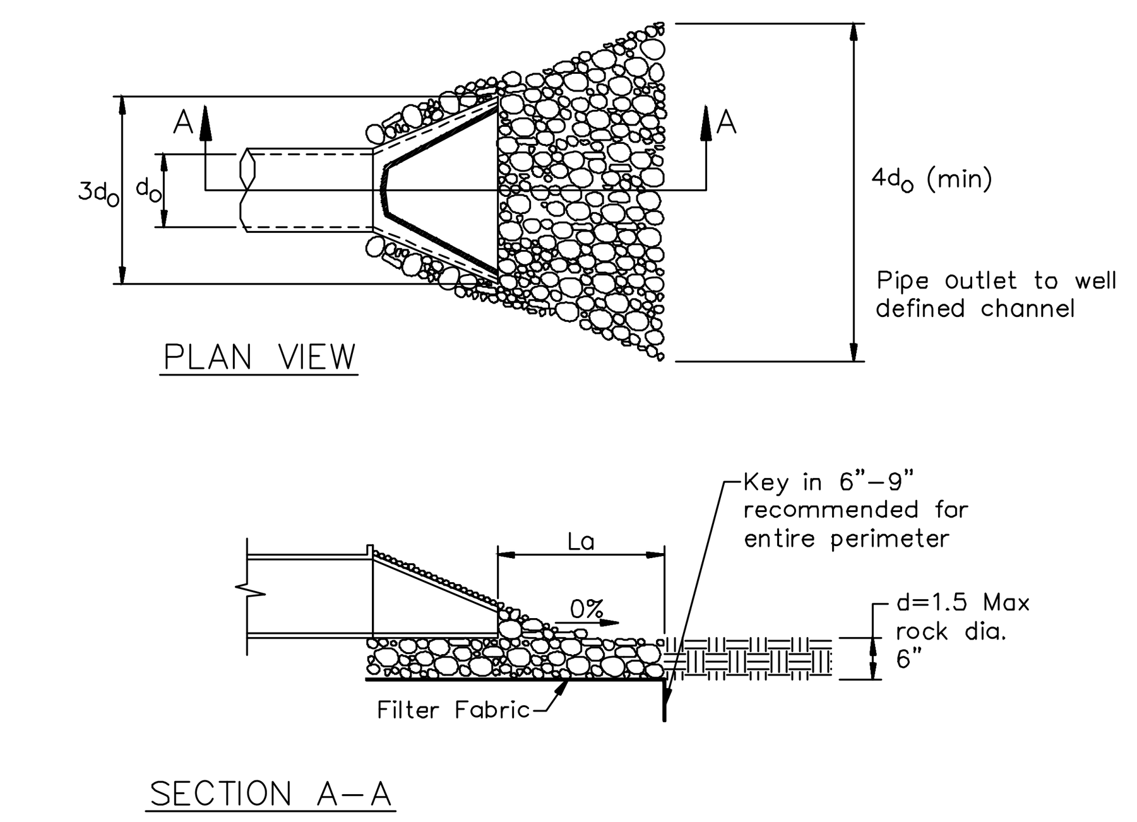


SECTION "C"
SCALE: 1"=10'



8 JENSEN PRECAST CB
N.T.S.

Velocity Dissipation Devices EC-10

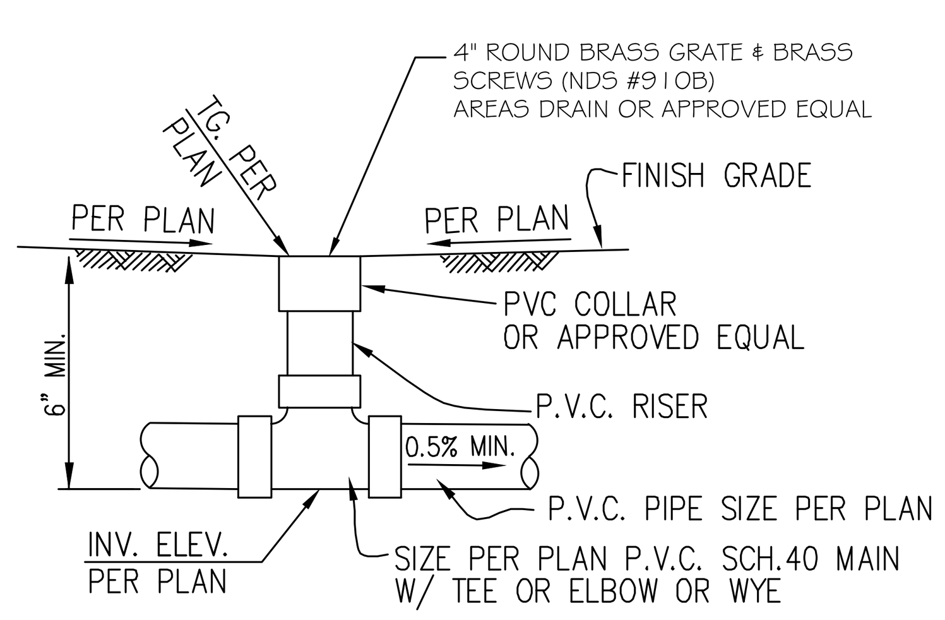


Pipe Diameter inches	Discharge ft3/s	Apron Length, La ft	Rip Rap D50 Diameter Min inches
12	5	10	4
	10	13	6
18	10	10	6
	20	16	8
	30	23	12
	40	26	16
24	30	16	8
	40	26	8
	50	26	12
	60	30	16

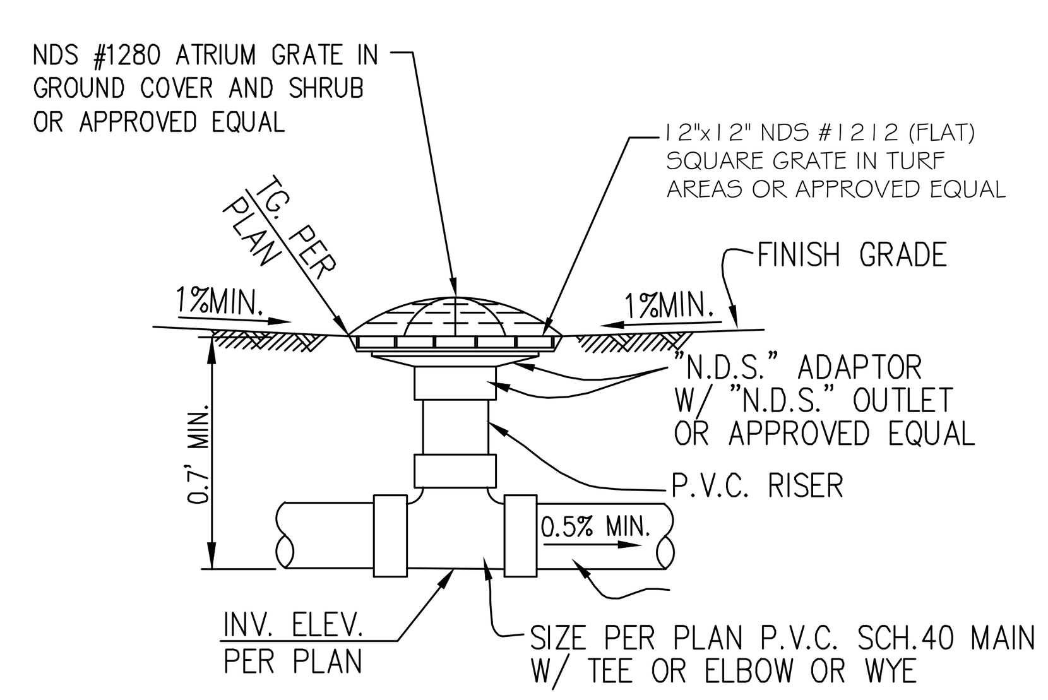
For larger or higher flows consult a Registered Civil Engineer
Source: USDA - SCS

January 2011 — California Stormwater BMP Handbook Construction www.casqa.org — 5 of 5

6 RIP RAP DETAILS
N.T.S.

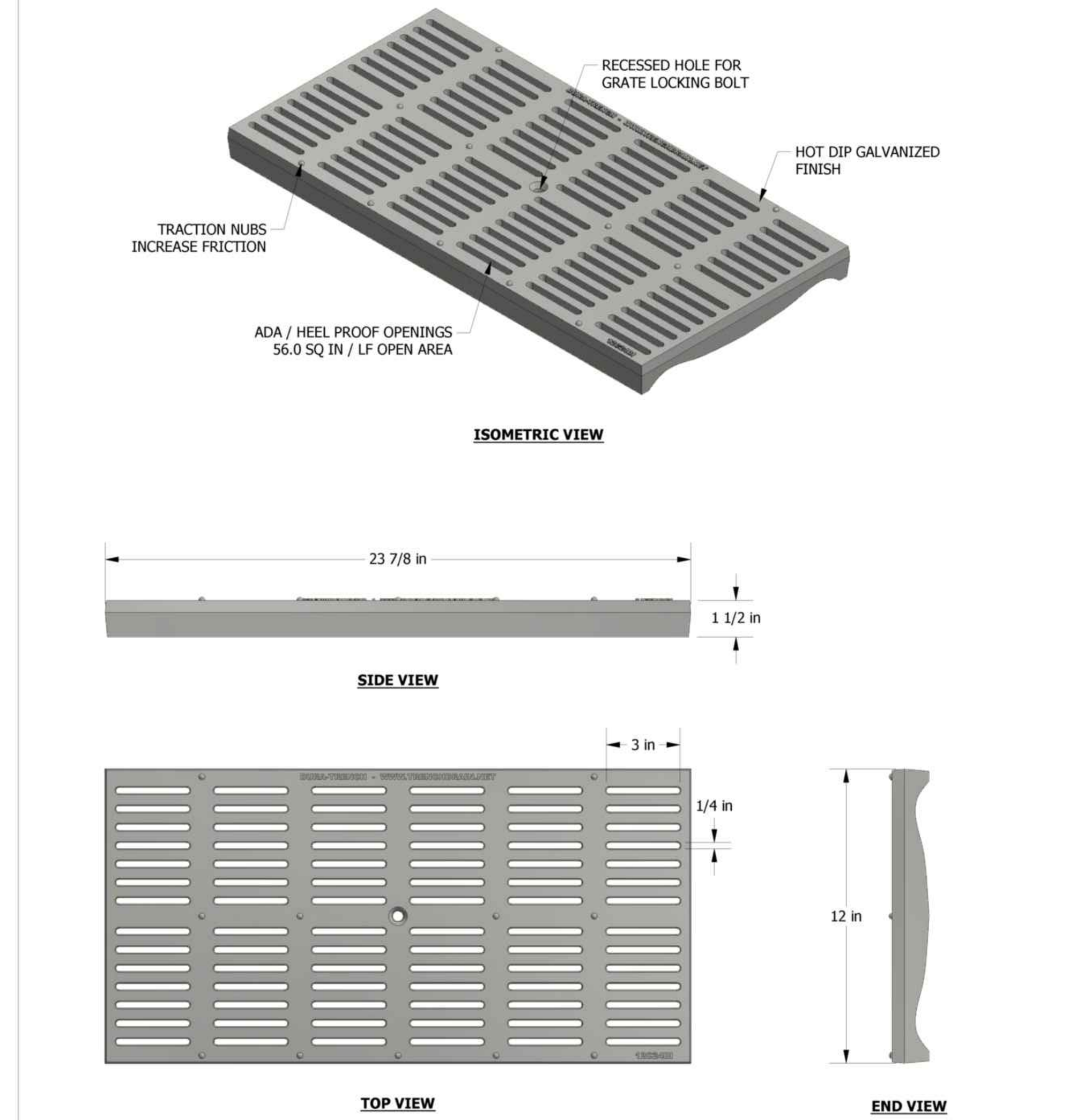


4 PATIO AREA DRAIN DETAIL
NOT TO SCALE



4A PLANTER AREA DRAIN DETAIL
NOT TO SCALE

12C24DG **12" HEEL GUARD DUCTILE IRON GRATE**

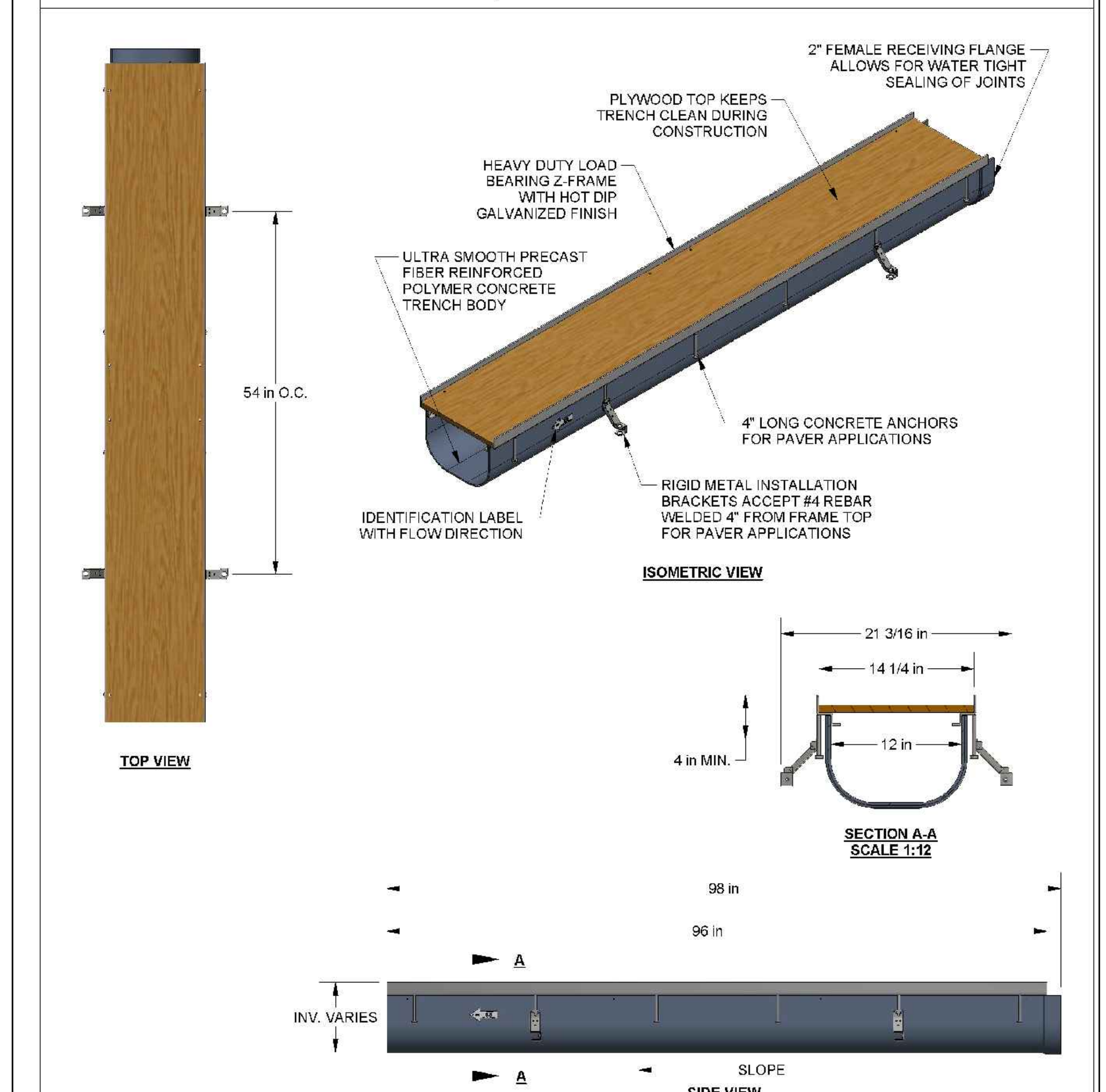


MATERIAL	DUCTILE IRON 65-45-12
COATING	HOT DIP GALVANIZED
LOCKING	BOLT AND TOGGLE
LOAD RATING	DIN CLASS D
ADA / HEEL GUARD	YES

STANDARD TOLERANCES
0 = +/-0.25
0.0 = +/-0.25
0.00 = +/- 0.13

Dura Trench manufactured by Eric'sons
574c Industrial Way N.
Dallas, GA 30132
PH: 770-505-6575
www.trenchdrain.net

DTPF12-HDGS12ZPA **12" PRECAST TRENCH DRAIN**



TRENCH MATERIAL	FIBER REINFORCED POLYMER
FRAME MATERIAL	STEEL PER ASTM A-36
FRAME COATING	HOT DIP GALVANIZED
ANCHOR STUDS	4" X 3/8" Ø
INSTALL DEVICE	RIGID STAMPED METAL FOR #4 BARS
LOAD RATING	HEAVY DUTY
SLOPE	0.5% TYP (CUSTOM SLOPE AVAILABLE)

STANDARD TOLERANCES
0 = +/-0.25
0.0 = +/-0.25
0.00 = +/- 0.13

NOTE:
ALL TRENCHES ARE FACTORY ASSEMBLED AND READY FOR SITE INSTALLATION

Dura Trench manufactured by Eric'sons
574c Industrial Way N.
Dallas, GA 30132
PH: 770-505-6575
www.trenchdrain.net

5 TRENCH DRAIN DETAILS
NOT TO SCALE

Notes

GRADING AND DRAINAGE PLANS FOR NEW SINGLE FAMILY RESIDENCE

GRADING SECTIONS DETAILS

No.	Revision / Issue	Drawn by	Checked by	Date
1	NEW	DRP	JS	2-15-25
2				
3				

DRP Enterprises

Consultant/Client Name Address
JONATHAN NOORANI
26141 RINCONADA DR.
CARMEL VALLEY, CA
916-768-1878
jonathannoorani@gmail.com

CARMEL VALLEY
RINCONADA DRIVE
NEW SINGLE FAMILY RESIDENCE
Noorani Residence
26141 Rinconada Drive
Carmel Valley, CA 92924

SCALE

NOTED

Project Number & Sheet Number

G-5

Sheet 5 OF 7

EROSION AND SEDIMENT CONTROL PLAN (ESCP) GENERAL NOTES:

1. IN CASE OF EMERGENCY, CALL J. NOORANI AT (916)-768-1878.
2. TOTAL DISTURBED AREA WDID # i.RISK LEVEL 1 2 3 (CIRCLE ONE AS DETERMINED BY STATE GENERAL PERMIT FOR SITES GREATER THAN 1 ACRE)
3. A STAND-BY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON (NOVEMBER 1 TO APRIL 15). NECESSARY MATERIALS SHALL BE AVAILABLE ON-SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF EMERGENCY DEVICES WHEN RAIN IS IMMINENT.
4. EROSION CONTROL DEVICES SHOWN ON THIS PLAN MAY BE REMOVED WHEN APPROVED BY THE BUILDING OFFICIAL IF THE GRADING OPERATION HAS PROGRESSED TO THE POINT WHERE THEY ARE NO LONGER REQUIRED.
5. GRADED AREAS ADJACENT TO FILL SLOPES LOCATED AT THE SITE PERIMETER MUST DRAIN AWAY FROM THE TOP OF SLOPE AT THE CONCLUSION OF EACH WORKING DAY. ALL LOOSE SOILS AND DEBRIS THAT MAY CREATE A POTENTIAL HAZARD TO OFF-SITE PROPERTY SHALL BE STABILIZED OR REMOVED FROM THE SITE ON A DAILY BASIS.
6. ALL SILT AND DEBRIS SHALL BE REMOVED FROM ALL DEVICES WITHIN 24 HOURS AFTER EACH RAINSTORM AND BE DISPOSED OF PROPERLY.
7. A GUARD SHALL BE POSTED ON THE SITE WHENEVER THE DEPTH OF WATER IN ANY DEVICE EXCEEDS TWO FEET. THE DEVICE SHALL BE DRAINED OR PUMPED DRY WITHIN 24 HOURS AFTER EACH RAINSTORM. PUMPING AND DRAINING OF ALL BASINS AND DRAINAGE DEVICES MUST COMPLY WITH THE APPROPRIATE BMP FOR DEWATERING OPERATIONS.
8. THE PLACEMENT OF ADDITIONAL DEVICES TO REDUCE EROSION DAMAGE AND CONTAIN POLLUTANTS WITHIN THE SITE IS LEFT TO THE DISCRETION OF THE FIELD ENGINEER. ADDITIONAL DEVICES AS NEEDED SHALL BE INSTALLED TO RETAIN SEDIMENTS AND OTHER POLLUTANTS ON SITE.
9. DESILTING BASINS MAY NOT BE REMOVED OR MADE INOPERABLE BETWEEN NOVEMBER 1 AND APRIL 15 OF THE FOLLOWING YEAR WITHOUT THE APPROVAL OF THE BUILDING OFFICIAL.
10. STORM WATER POLLUTION AND EROSION CONTROL DEVICES ARE TO BE MODIFIED, AS NEEDED, AS THE PROJECT PROGRESSES, THE DESIGN AND PLACEMENT OF THESE DEVICES IS THE RESPONSIBILITY OF THE FIELD ENGINEER. PLANS REPRESENTING CHANGES MUST BE SUBMITTED FOR APPROVAL IF REQUESTED BY THE BUILDING OFFICIAL.
11. EVERY EFFORT SHOULD BE MADE TO ELIMINATE THE DISCHARGE OF NON-STORM WATER FROM THE PROJECT SITES AT ALL TIMES.
12. ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON-SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES, OR WIND.
13. STOCKPILES OF EARTH AND OTHER CONSTRUCTION-RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
14. FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOILS AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
15. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON-SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
16. DEVELOPERS/CONTRACTORS ARE RESPONSIBLE TO INSPECT ALL EROSION CONTROL DEVICES AND BMPS ARE INSTALLED AND FUNCTIONING PROPERLY IF THERE IS A 50% OR GREATER PROBABILITY OF PREDICTED PRECIPITATION, AND AFTER ACTUAL PRECIPITATION. A CONSTRUCTION SITE INSPECTION CHECKLIST AND INSPECTION LOG SHALL BE MAINTAINED AT THE PROJECT SITE AT ALL TIMES AND AVAILABLE FOR REVIEW BY THE BUILDING OFFICIAL (COPIES OF THE SELF-INSPECTION CHECK LIST AND INSPECTION LOGS ARE AVAILABLE UPON REQUEST).
17. TRASH AND CONSTRUCTION-RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
18. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
19. ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
20. AS THE ENGINEER/QSD OF RECORD, I HAVE SELECTED APPROPRIATE BMPS TO EFFECTIVELY MINIMIZE THE NEGATIVE IMPACTS OF THIS PROJECT'S CONSTRUCTION ACTIVITIES ON STORM WATER QUALITY. THE PROJECT OWNER AND CONTRACTOR ARE AWARE THAT THE SELECTED BMPS MUST BE INSTALLED, MONITORED, AND MAINTAINED TO ENSURE THEIR EFFECTIVENESS.

CIVIL ENGINEER/QSD SIGNATURE _____ DATE _____

21. THE FOLLOWING NOTES MUST BE ON THE PLAN:

AS THE PROJECT OWNER OR AUTHORIZED AGENT OF THE OWNER, ? CERTIFY THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH THE SYSTEM DESIGNED TO ENSURE THAT A QUALIFIED PERSONNEL PROPERLY GATHER AND EVALUATE THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE INFORMATION SUBMITTED IS TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT SUBMITTING FALSE AND/ OR INACCURATE INFORMATION, FAILING TO UPDATE THE ESCP TO REFLECT CURRENT CONDITIONS, OR FAILING TO PROPERLY AND/OR ADEQUATELY IMPLEMENT THE ESCP MAY RESULT IN REVOCATION OF GRADING AND/OR OTHER PERMITS OR OTHER SANCTIONS PROVIDED BY LAW. ?

OWNER OR AUTHORIZED REPRESENTATIVE (PERMITTEE) _____ DATE _____

22. DEVELOPERS/CONTRACTORS ARE RESPONSIBLE TO INSPECT ALL EROSION CONTROL DEVICES AND BMPS ARE INSTALLED AND FUNCTIONING PROPERLY AS REQUIRED BY THE STATE CONSTRUCTION GENERAL PERMIT. A CONSTRUCTION SITE INSPECTION CHECKLIST AND INSPECTION LOG SHALL BE MAINTAINED AT THE PROJECT SITE AT ALL TIMES AND AVAILABLE FOR REVIEW BY THE BUILDING OFFICIAL.
23. THE FOLLOWING BMPS FROM THE ?2009 CONSTRUCTION BMP HANDBOOK/PORTAL ?MUST BE IMPLEMENTED FOR ALL CONSTRUCTION ACTIVITIES AS APPLICABLE. AS AN ALTERNATIVE, DETAILS FROM ?CALTRANS STORMWATER QUALITY HANDBOOKS, CONSTRUCTION SITE BEST MANAGEMENT PRACTICES (BMP) MANUAL ?MAY BE USED. ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY THE BUILDING OFFICIAL.

EQUIPMENT TRACKING CONTROL
TC1 – STABILIZED CONSTRUCTION ENTRANCE EXIT
TC2 – STABILIZED CONSTRUCTION ROADWAY
TC3 – ENTRANCE/OUTLET TIRE WASH

NON-STORMWATER MANAGEMENT
NS1 – WATER CONSERVATION PRACTICES
NS2 – DEWATERING OPERATIONS
NS3 – PAVING AND GRINDING OPERATIONS
NS4 – TEMPORARY STREAM CROSSING
NS5 – CLEAR WATER DIVERSION
NS6 – ILLICIT CONNECTION/DISCHARGE
NS7 – POTABLE WATER/IRRIGATION
NS8 – VEHICLE AND EQUIPMENT CLEANING
NS9 – VEHICLE AND EQUIPMENT FUELING
NS10 – VEHICLE AND EQUIPMENT MAINTENANCE
NS11 – PILE DRIVING OPERATIONS
NS12 – CONCRETE CURING
NS13 – CONCRETE FINISHING
NS14 – MATERIAL AND EQUIPMENT USE
NS15 – DEMOLITION ADJACENT TO WATER
NS16 – TEMPORARY BATCH PLANTS

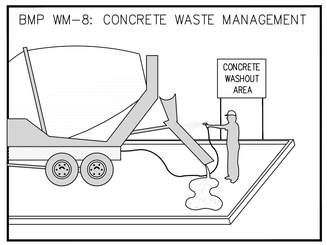
WASTE MANAGEMENT & MATERIAL POLLUTION CONTROL
WM1 – MATERIAL DELIVERY AND STORAGE
WM2 – MATERIAL USE
WM3 – STOCKPILE MANAGEMENT
WM4 – SPILL PREVENTION AND CONTROL
WM5 – SOLID WASTE MANAGEMENT
WM6 – HAZARDOUS WASTE MANAGEMENT
WM7 – CONTAMINATION SOIL MANAGEMENT
WM8 – CONCRETE WASTE MANAGEMENT
WM9 – SANITARY/SEPTIC WASTE MANAGEMENT
WM10 – LIQUID WASTE MANAGEMENT

TEMPORARY SEDIMENT CONTROL
SE1 – SILT FENCE
SE2 – SEDIMENT BASIN
SE3 – SEDIMENT TRAP
SE4 – CHECK DAM
SE5 – FIBER ROLLS
SE6 – GRAVEL BAG BERM
SE7 – STREET SWEEPING AND VACUUMING
SE8 – SANDBAG BARRIER
SE9 – STRAW BALE BARRIER
SE10 – STORM DRAIN INLET PROTECTION
SE11 – ACTIVE TREATMENT SYSTEMS
SE12 – TEMPORARY SILT DIKE
SE13 – COMPOST SOCKS & BERMS
SE14 – BIOFILTER BAGS

WIND EROSION CONTROL
WE1 – WIND EROSION CONTROL

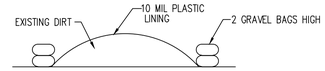
EROSION CONTROL
EC1 – SCHEDULING
EC2 – PRESERVATION OF EXISTING VEGETATION
EC3 – HYDRAULIC MULCH
EC4 – HYDROSEEDING
EC5 – SOIL BINDERS
EC6 – STRAW MULCH
EC7 – GEOTEXTILES & MATS
EC8 – WOOD MULCHING
EC9 – EARTH DIKES AND DRAINAGE SWALES
EC10 – VELOCITY DISSIPATION DEVICES
EC11 – SLOPE DRAINS
EC12 – STREAMBANK STABILIZATION
EC13 – RESERVED
EC14 – COMPOST BLANKETS
EC15 – SOIL PREPARATION\ROUGHENING
EC16 – NON-VEGETATED STABILIZATION

BMP WM-8: CONCRETE WASTE MANAGEMENT



DESCRIPTION AND PURPOSE
PREVENT OR REDUCE THE DISCHARGE OF POLLUTANTS TO STORMWATER FROM CONCRETE WASTE BY CONDUCTING WASHOUT OFFSITE, PERFORMING ONSITE WASH-OUT IN A DESIGNATED AREA, AND TRAINING EMPLOYEE AND SUBCONTRACTORS.

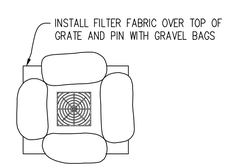
SUITABLE APPLICATIONS
CONCRETE WASTE MANAGEMENT PROCEDURES AND PRACTICES ARE IMPLEMENTED ON CONSTRUCTION PROJECTS WHERE:
* CONCRETE IS USED AS A CONSTRUCTION MATERIAL OR WHERE CONCRETE DUST AND DEBRIS RESULT FORM DEMOLITION ACTIVITIES.
* SLURRIES CONTAINING PORTLAND CEMENT CONCRETE (PCC) OR ASPHALT CONCRETE (AC) ARE GENERATED, SUCH AS FROM SAW CUTTING, CORING, GRINDING, GROOVING, AND HYDRO-CONCRETE DEMOLITION.
* CONCRETE TRUCKS AND OTHER CONCRETE-COATED EQUIPMENT ARE WASHED ONSITE.
* MORTAR-MIXING STATIONS EXIST.



DIRT REMOVED FOR WASH-OUT AREA
(TO BE PROTECTED UNTIL PUT BACK INTO PLACE)

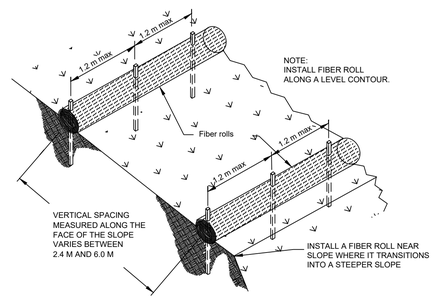
1. ALLOW CONCRETE TO SET, BREAKUP AND DISPOSE OF PROPERLY.
2. EXISTING DIRT TO BE PLACED ON SITE NEAR WASHOUT AREA (SEE DETAIL)
3. UPON COMPLETION OF CONSTRUCTION WASHOUT DITCH TO BE FILLED WITH ORIGINAL DIRT STORED ON SITE PER DETAIL HEREON.
4. REFILLING MUST BE COMPLETED PER GEOTECHNICAL RECOMMENDATIONS.
5. SEE CONCRETE WASTE MANAGEMENT BMP WM-8 FOR ADDITIONAL INFORMATION

CONCRETE WASHOUT AREA (BMP WM-8) 6
NOT TO SCALE

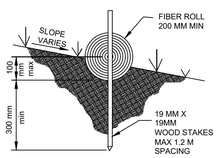


ALL INLET SHALL HAVE GRAVEL BAGS 1 BAG HIGH DURING BLDG CONSTRUCTION PER BMP# SE-10

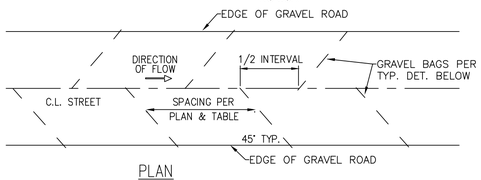
EROSION CONTROL INLET GRAVEL BAG DETAIL 4
NOT TO SCALE



TYPICAL FIBER ROLL INSTALLATION
NO SCALE

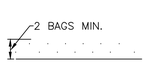


ENTRENCHMENT DETAIL
NO SCALE



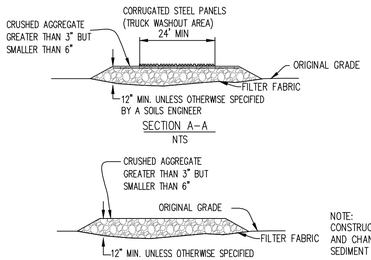
PLAN

STREET GRADE	LENGTH
LESS THAN 5%	100' O.C.
5% TO 10%	50' O.C.
GREATER THAN 10%	25' O.C.

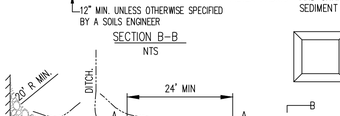


TYPICAL ELEVATION

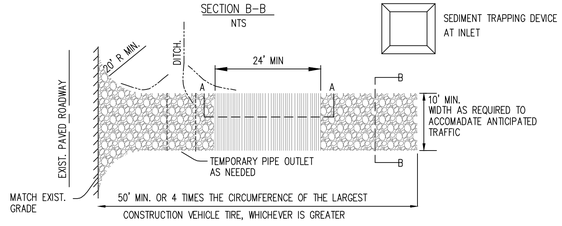
TYPICAL STREET GRAVELBAG VELOCITY DETAIL 3
N.T.S.



SECTION A-A
NTS

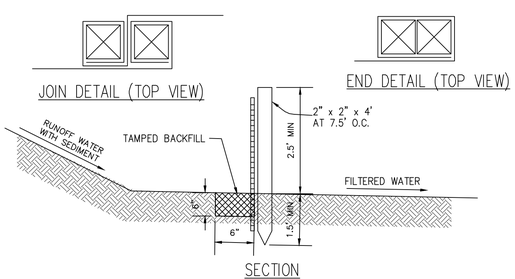


SECTION B-B
NTS



PLAN

STABILIZED CONST. ENTRANCE/EXIT DETAIL (BMP TC1) 7
NOT TO SCALE



SECTION

SILT FENCE 1
N.T.S.

Notes

GRADING AND DRAINAGE PLANS FOR NEW SINGLE FAMILY RESIDENCE

EROSION CONTROL DETAILS

No.	Revision / Issue	Drawn by	Checked by	Date
1	NEW	DRP	JS	2-15-25
2				
3				

DRP Enterprises

REGISTERED PROFESSIONAL ENGINEER JOANNE C. SINGER C 26900 3/31/2027 CIVIL STATE OF CALIFORNIA

Consultant/Client Name Address
JONATHAN NOORANI
26141 RINCONADA DR.
CARMEL VALLEY, CA
916-768-1878
jonathannoorani@gmail.com

CARMEL VALLEY
RINCONADA DRIVE
NEW SINGLE FAMILY RESIDENCE
Noorani Residence
26141 Rinconada Drive
Carmel Valley, CA 92924

SCALE

NOTED

Project Number & Sheet Number

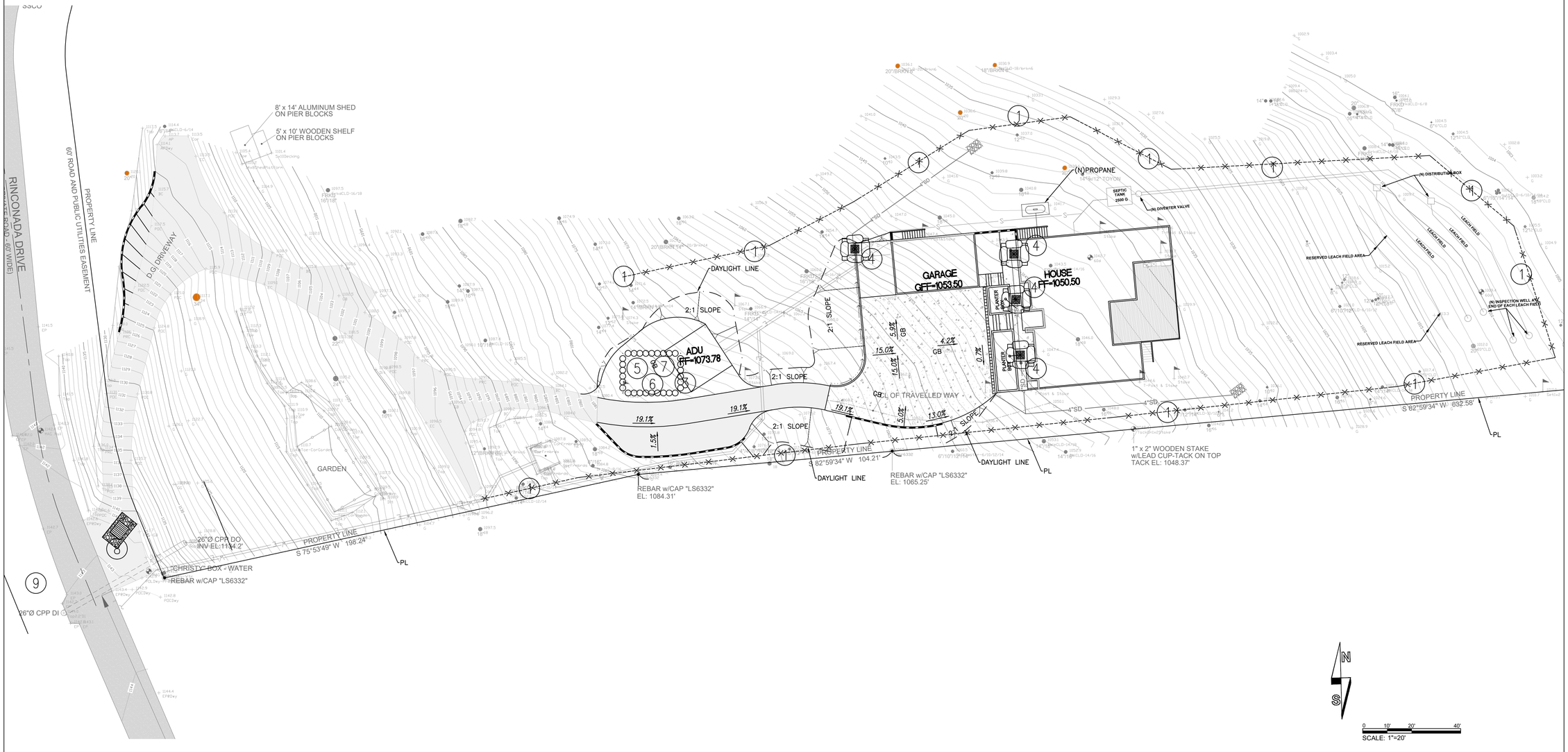
G-6

Sheet 6 OF 7

EROSION CONTROL CONSTRUCTION NOTES	QTY	UNIT
(1) INSTALL SILT FENCE PER CASQA SE-1	600	LF
(2) INSTALL FIBER ROLL PER CASQA SE-5	NA	LF
(3) INSTALL GRAVEL BAG (2 BAGS) VELOCITY REDUCER PER CASQA SE-6 AND DETAIL SHEET 6.	200	BAGS
(4) INSTALL INLET PROTECTION (1 BAG) PER CASQA SE-10 AND DETAIL HEREON	4	BAGS
(5) INSTALL SOLID WASTE MANAGEMENT PER CASQA WM-5 LOCATION SHALL BE DETERMINED DURING CONSTRUCTION	1	EA
(6) INSTALL WATERPROOFED CONCRETE WASHOUT AREA PER CASQA WM-8 AND DETAIL SHEET 6, LOCATION SHALL BE DETERMINED DURING CONSTRUCTION	1	EA
(7) INSTALL SANITARY/SEPTIC WASTE MANAGEMENT PER CASQA WM-9 LOCATION SHALL BE DETERMINED DURING CONSTRUCTION	1	EA
(8) INSTALL STABILIZED CONSTRUCTION ENTRANCE/EXIT PER CASQA TC-1 AND DETAIL SHEET 6, LOCATION SHALL BE DETERMINED DURING CONSTRUCTION	1	EA
(9) STREET SWEEPING PER BMP SE-7	YES	LS

LEGEND:

- FLOW DIRECTION
- SILT FENCE BMP SE-1
- GRAVEL BAGS BMP SE-6
- FIBER ROLL BMP SE-5
- STABILIZED CONSTRUCTION ENTRANCE/EXIT BMP TC-1
- INLET PROTECTION SE-10



EROSION CONTROL PLAN

Notes

GRADING AND DRAINAGE PLANS FOR NEW SINGLE FAMILY RESIDENCE

EROSION CONTROL PLANS

IF THESE DRAWINGS ARE SMALLER THAN 36" x 24" THEY HAVE BEEN REDUCED.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS.

No.	Revision / Issue	Drawn by	Checked by	Date
1	NEW	DRP	JS	2-15-25
2				
3				

DRP Enterprises

REGISTERED PROFESSIONAL ENGINEER JOANNE C. SINGER C 26900 3/31/2027 CIVIL STATE OF CALIFORNIA

Consultant/Client Name Address

JONATHAN NOORANI
26141 RINCONADA DR.
CARMEL VALLEY, CA
916-768-1878
jonathannoorani@gmail.com

CARMEL VALLEY
RINCONADA DRIVE
NEW SINGLE FAMILY RESIDENCE
Noorani Residence
26141 Rinconada Drive
Carmel Valley, CA 92924

SCALE

1"=20'

Project Number & Sheet Number

G-7

Sheet 7 OF 7

SOIL PERCOLATION TEST RECORDED MEASUREMENTS

OWNER/APPLICANT: Jonathan Noorani			P. 1 of 1
LOCATION: 26141 Rinconada Dr. Carmel Valley, CA	APN 416-051-026-000		
TEST CONDUCTED BY: CHRIS DAY, R.E.H.S.	PHONE: 650-293-1045	DATE: 11/17/2024	

HOLE #1 — DEPTH: 5 ft *(Bottom of Hole on Ruler = 5 3/4")*

TIME START	TIME FINISH	WATER LEVEL (in) START	WATER LEVEL (in) FINISH	Δ MIN	Δ INCH	MPI
12:52	12:57	11 3/4	DRY	5		
12:57	12:59	11 3/4	6 7/8	2	4 7/8	0.4
STOPWATCH READINGS (MIN:SEC)						
0:00	1:47	11 1/4	6 1/4	1.8	5	0.4
0:00	2:22	12	6	2.4	6	0.4
0:00	2:12	12 1/2	6 1/2	2.2	6	0.4
0:00	2:03	11 1/2	6 1/2	2.1	5	0.4
0:00	2:30	12 1/4	6 1/4	2.5	6	0.4
0:00	2:35	12 1/4	6 1/4	2.6	6	0.4
0:00	2:34	12 1/4	6 1/4	2.6	6	0.4
0:00	2:38	12 1/4	6 1/4	2.6	6	0.4
Stabilized Percolation Rate = 0.4 MPI						

HOLE #3 — DEPTH: 4 ft *(Bottom of Hole on Ruler = 3" & 7")*

TIME START	TIME FINISH	WATER LEVEL (in) START	WATER LEVEL (in) FINISH	Δ MIN	Δ INCH	MPI
1:42	1:52	9 1/8	5 1/16	10	4 1/16	2.5
2:37	2:47	13 1/8	8 1/2	10	4 5/8	2.2
2:48	2:58	13 1/2	8 3/8	10	5 1/8	2.0
3:00	3:10	13 1/4	9 3/8	10	3 7/8	2.6
3:10	3:20	13 1/4	9 1/4	10	4	2.5
3:20	3:30	13 3/8	9 1/4	10	4 1/8	2.4
Stabilized Percolation Rate = 2.4 MPI						

HOLE #6 — DEPTH: 5.5 ft *(Bottom of Hole on Ruler = 2 1/2")*

TIME START	TIME FINISH	WATER LEVEL (in) START	WATER LEVEL (in) FINISH	Δ MIN	Δ INCH	MPI
12:55	12:57	8 1/2	4 1/4	2	4 1/4	0.5
STOPWATCH READINGS (MIN:SEC)						
0:00	2:41	8 3/4	3 1/2	1.8	5 1/4	0.3
0:00	3:11	8 3/4	3 1/2	1.8	5 1/4	0.3
0:00	4:28	8 3/4	3 1/2	2.4	5 1/4	0.5
0:00	5:12	8 3/4	3 1/2	2.2	5 1/4	0.4
0:00	5:37	8 3/4	3 1/2	2.1	5 1/4	0.4
0:00	5:40	8 3/4	3 1/2	2.5	5 1/4	0.5
0:00	2:35	8 3/4	3 1/2	2.6	5 1/4	0.5
0:00	2:34	8 3/4	3 1/2	2.6	5 1/4	0.5
0:00	2:38	8 3/4	3 1/2	2.6	5 1/4	0.5
Stabilized Percolation Rate = 0.4 MPI						

HOLE #5 — DEPTH: 4.5 ft *(Bottom of Hole on Ruler = 2 1/4")*

TIME START	TIME FINISH	WATER LEVEL (in) START	WATER LEVEL (in) FINISH	Δ MIN	Δ INCH	MPI
1:05	1:07	8 5/8	6	2	2 5/8	0.8
1:07	1:09	8 5/8	6	2	2 5/8	0.8
1:10	1:12	8 5/8	6 1/8	2	2 1/2	0.8
1:12	1:14	8 1/2	6 1/4	2	2 1/4	0.9
1:14	1:16	8 1/2	6 3/8	2	2 1/8	0.9
1:16	1:18	8 1/2	6 7/16	2	2 1/16	1.0
1:19	1:21	8 5/8	6 1/2	2	2 1/8	0.9
1:22	1:24	8 5/8	6 5/8	2	2	1.0
Stabilized Percolation Rate = 1 MPI						

HOLE #9 — DEPTH: 5.5 ft *(Bottom of Hole on Ruler = 2 1/4")*

TIME START	TIME FINISH	WATER LEVEL (in) START	WATER LEVEL (in) FINISH	Δ MIN	Δ INCH	MPI
1:27	1:30	8 5/8	5	3	3 5/8	0.8
3:21	3:26	8 7/8	3 1/2	5	5 3/8	0.9
3:27	3:32	8 1/4	3 5/8	5	4 5/8	1.1
3:33	3:36	8 1/2	4 1/2	3	4	0.8
3:37	3:40	8 1/2	4 3/4	3	3 3/4	0.8
3:42	3:45	8 1/2	5	3	3 1/2	0.9
3:46	3:49	8 5/8	5 3/16	3	3 7/16	0.9
3:51	3:54	8 5/8	5 3/16	3	3 7/16	0.9
Stabilized Percolation Rate = 0.9 MPI						

HOLE #8 — DEPTH: 4.5 ft *(B of Hole on Ruler = 6 1/4" & 8 1/2")*

TIME START	TIME FINISH	WATER LEVEL (in) START	WATER LEVEL (in) FINISH	Δ MIN	Δ INCH	MPI
1:02	1:06	12 1/4	11 1/8	4	1 1/8	3.6
3:18	3:28	14 1/4	11	10	3 1/4	3.1
3:29	3:39	15 1/4	11 1/4	10	4	2.5
3:39	3:49	14 1/4	11 3/8	10	2 7/8	3.5
3:50	4:00	14 1/2	11 1/2	10	3	3.3
4:01	4:11	14 3/8	11 1/4	10	3 1/8	3.2
4:12	4:22	14 3/8	11 3/8	10	3	3.3
Stabilized Percolation Rate = 3.3 MPI						

LOG OF EXPLORATORY BORING

Project No.: 22-224-M Boring: B8 through B11
Project: 26141 Rinconada Drive Location: See Figure B-2
Elevation:
Date: October 1, 2024 Method of Drilling: 6-inch diameter solid stem augers tractor mounted drill rig
Logged By: GB

Depth (ft)	Soil Type	Undisturbed	Bulk	Description	Blows / Foot	N_{60}	Dry Density (pcf)	Moisture Content (%)	Expansion Index (EI)	Particle Size (% Pass No 200)	Swell Pressure (Psf)	L.L.	P.I.
	ML			Grayish brown Silt, loose, dry, slightly plastic									
	Tm			Yellowish gray Siltstone, medium dense to dense, slightly damp, weathered, highly fractured (Monterey Formation-Tm)									
				Boring B8 terminated at a depth of 3 feet. Boring B9 terminated at a depth of 4 feet. Boring B10 terminated at a depth of 6 feet. Boring B11 terminated at a depth of 9 feet.									

Legend: 2" Ring Sample; 2.5" Ring Sample; Terzaghi Split Spoon Sample; Bulk Sample; Perched Water Table; Static Water Table; Water Encountered During Drilling; Change in Soil; Gradation or Minor Change in Classification

BUTANO GEOTECHNICAL ENGINEERING, INC. — FIGURE B-8

LOG OF EXPLORATORY BORING

Project No.: 22-224-M Boring: B3
Project: 26141 Rinconada Drive Location: See Figure B-2
Elevation:
Date: October 1, 2024 Method of Drilling: 6-inch diameter solid stem augers tractor mounted drill rig
Logged By: GB

Depth (ft)	Soil Type	Undisturbed	Bulk	Description	Blows / Foot	N_{60}	Dry Density (pcf)	Moisture Content (%)	Expansion Index (EI)	Particle Size (% Pass No 200)	Swell Pressure (Psf)	L.L.	P.I.
	ML			Grayish brown Silt, loose, dry, slightly plastic	23	8		32.3 / 36.0					
					14	11							
5	Tm			Yellowish gray Siltstone, medium dense to dense, slightly damp, weathered, highly fractured (Monterey Formation-Tm)	25	21		45.1					
					32	29		47.8					
25				Boring terminated at a depth of 25 feet. Groundwater was not encountered during drilling.									

BUTANO GEOTECHNICAL ENGINEERING, INC. — FIGURE B-6

PROJECT SCOPE & RATIONALE:

This project is to construct a new 4 bedroom house and 1 bedroom ADU at the currently vacant lot. The new dwellings will be served by a conventional gravity flow septic system meeting all current Monterey County regulations. A conventional septic system was selected due to ground slope less than 30% in the proposed area, percolation test results greater than 1 MPI, and depth to potential seasonal high groundwater at least 20 ft. The deep boring to 25 ft was done by Butano Geotechnical Engineering, Inc. along with percolation testing that supplements six (6) test holes for which the full testing data collected by me is provided. The proposed system is designed to meet all horizontal and vertical setbacks. The property is served by a public water system.

BUTANO GEOTECHNICAL ENGINEERING, INC. - Perc Data:

Percolation Test Hole (6-inch diameter)	Depth (ft)	Soil Description	Percolation Rate (Minutes/Inch)
B4	3	Silt (weathered siltstone)	30
B5	4	weathered siltstone	60
B6	6	weathered siltstone	20
B8	3	Silt (weathered siltstone)	<1*
B9	4	weathered siltstone	10
B10	6	weathered siltstone	<1*

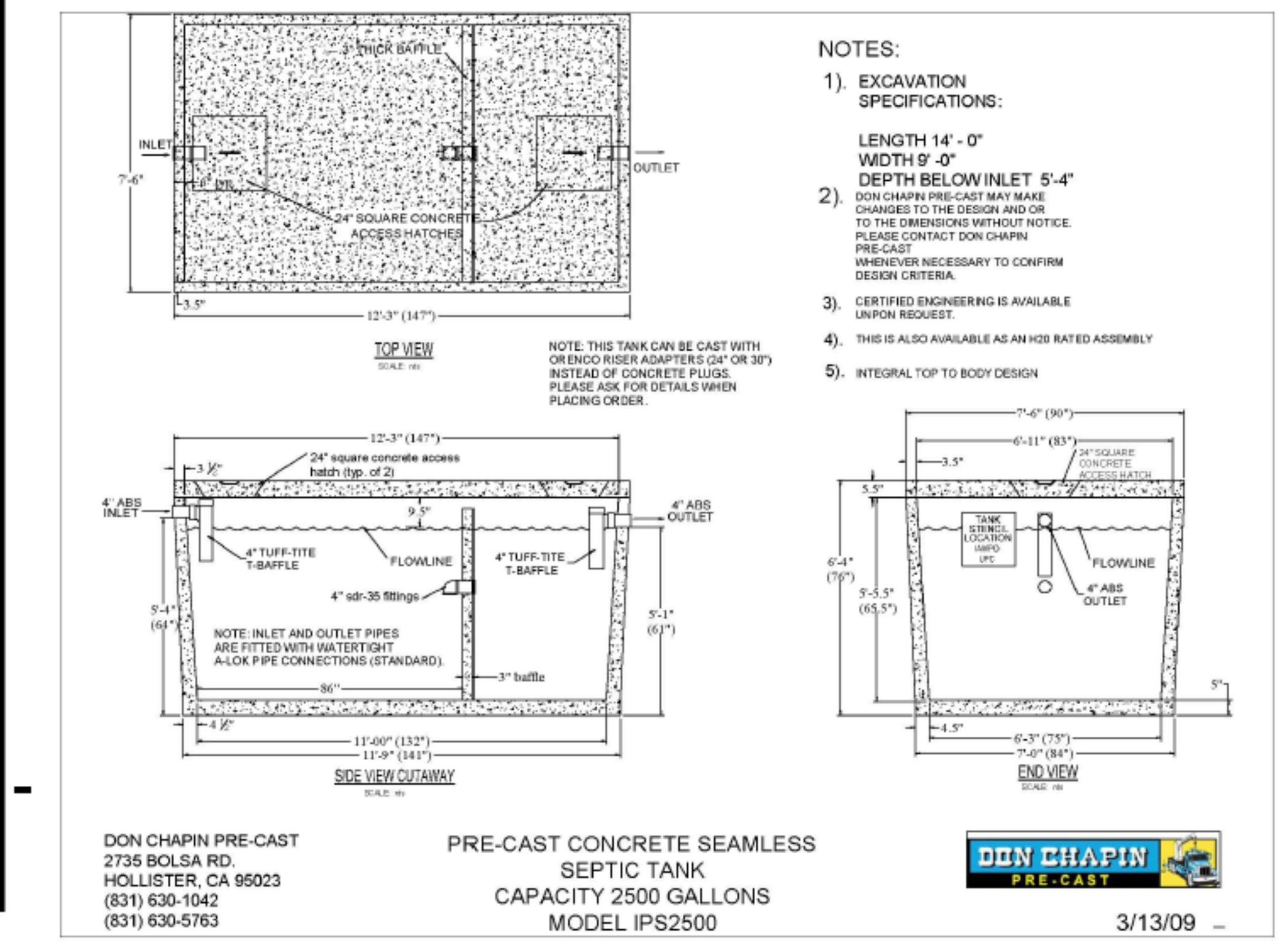
Average Percolation Rate (P1, 3, 5, 6, 8, 9) = 1.4 MPI
Average Percolation Rate (P1, 2, 3, 6, 8, 9 & B9) = 2.6 MPI
(note that B8 & B10 were not tested because holes reportedly did not hold water)

No groundwater to 9 ft in B11.
No groundwater to 25 ft in B3

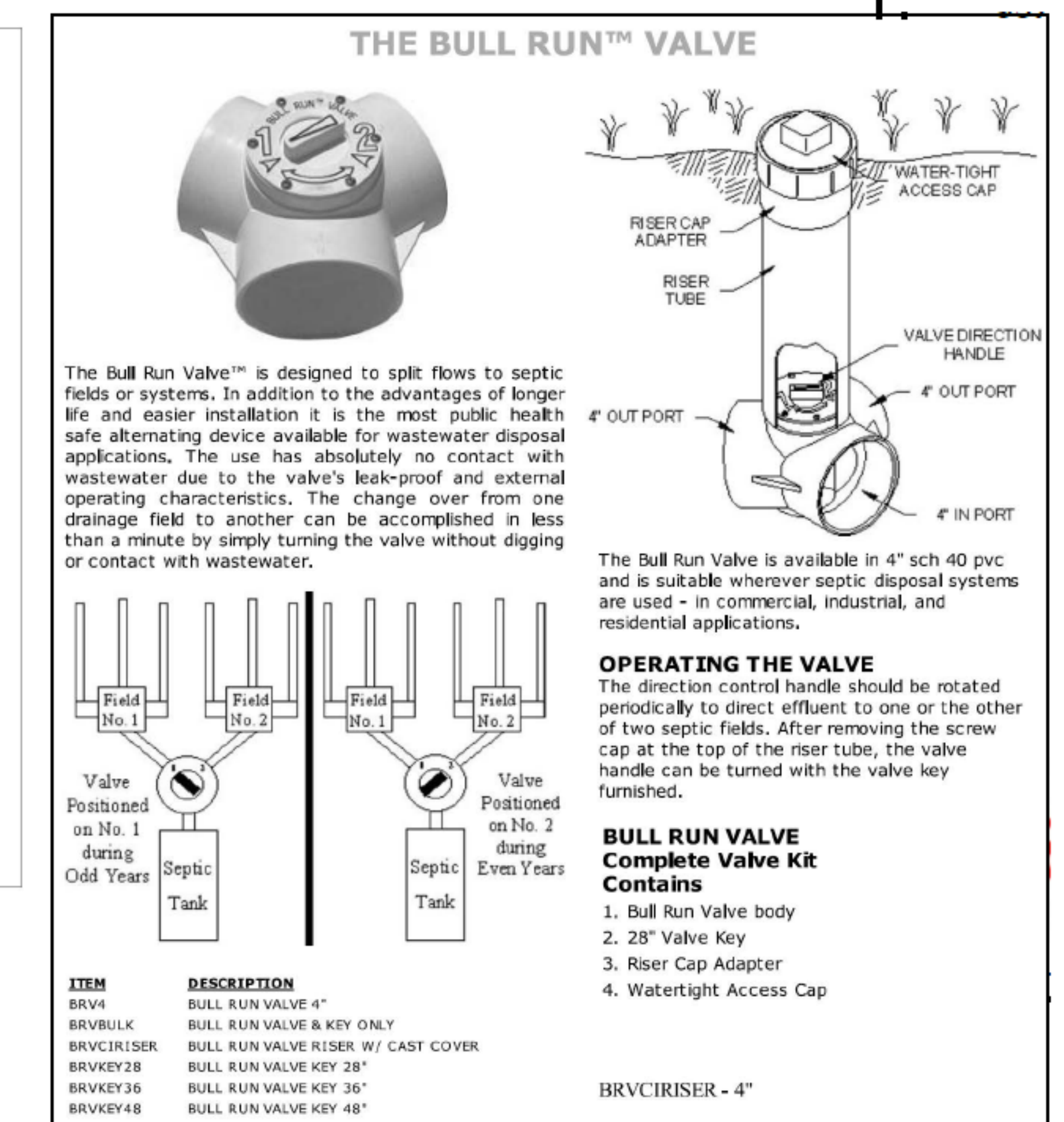
Note that a perc rate was not obtained for B8 & B10. It was reported that the test holes did not hold water after 20 gal was poured into these test holes.

DESIGN PERC RATE: 1.4 MPI
APPLICATION RATE: 1.2 gpd/sq ft
DESIGN FLOW RATE: 600 gpd (4 BR + 1BR)
INFILTRATIVE AREA: 500 sq ft
AREA per LINEAR ft: 4 sq ft
TRENCH LENGTH: 125 linear ft

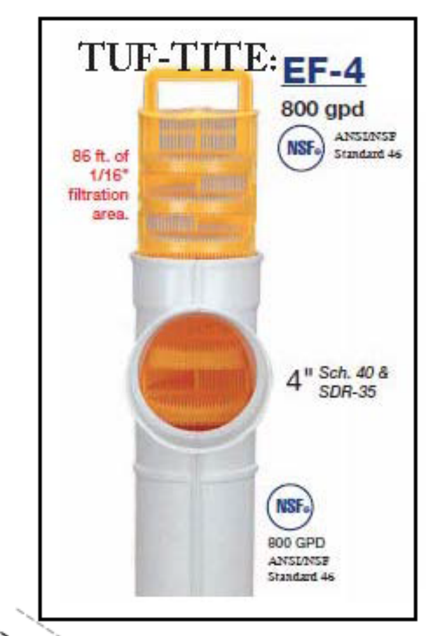
SEPTIC TANK:



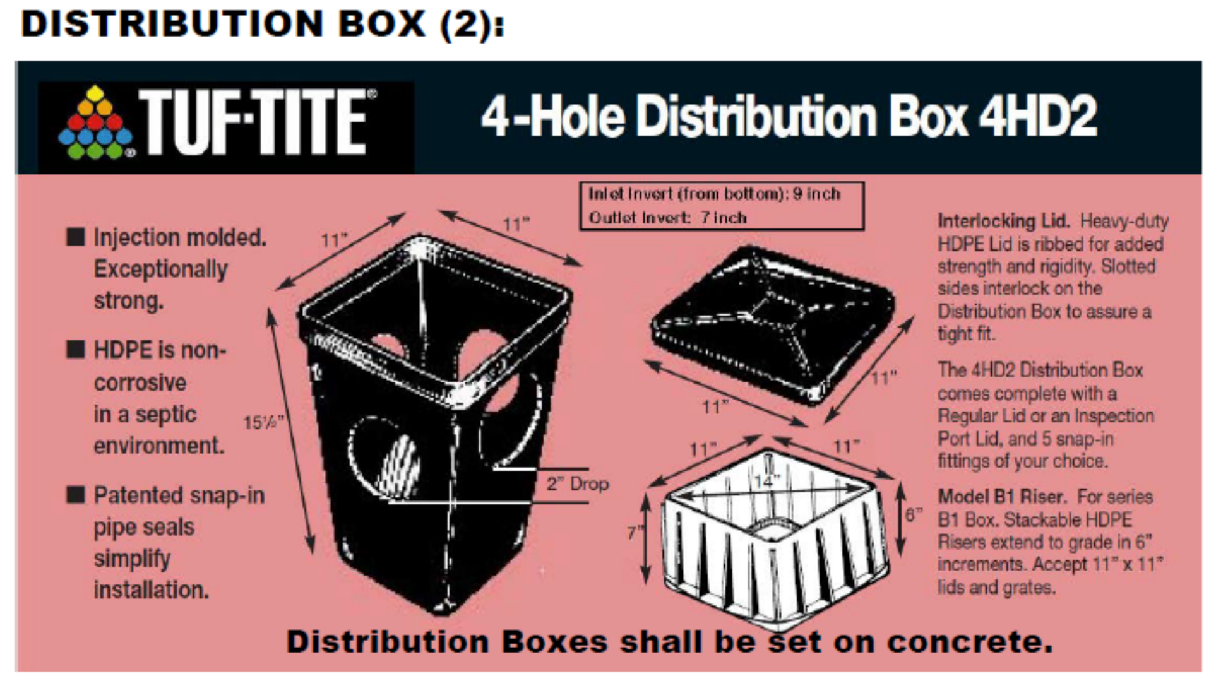
DIVERTER VALVE:



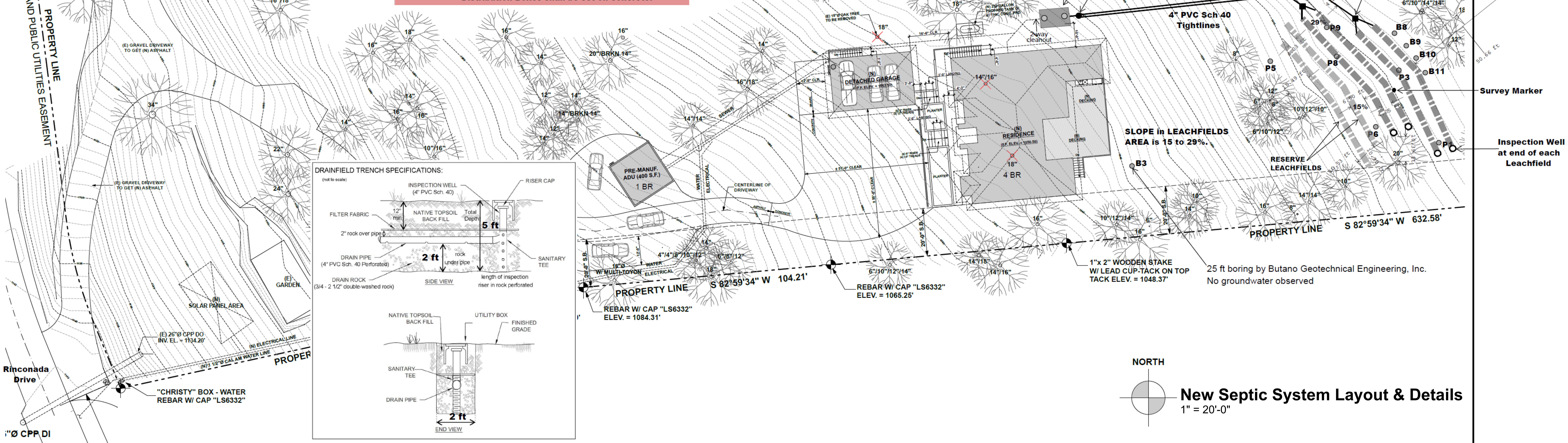
EFFLUENT FILTER:



DISTRIBUTION BOX (2):



LEACHFIELDS ARE EACH 63 LINEAR FT in LENGTH
(lateral trench spacing is 4 ft edge to edge)



New Septic System Layout & Details
1" = 20'-0"

26141 Rinconada Dr., Carmel Valley, CA 93924
APN 416-051-026-000

ORIG 9 Feb 25
REV 1:
REV 2:

PLAN BY:
Christopher Day
650-293-1045
chris5day1966@gmail.com

OWNER:
Jonathan Noorani
Tel. 916-768-1878
jonathannoorani@gmail.com

SITE PLAN

NEW CONVENTIONAL SEPTIC SYSTEM
To Serve Proposed 4 BR House & 1 BR ADU

OWTS 1

"HIGH" FIRE HAZARD SEVERITY ZONE NOTES:

1. ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN GUTTERS. [R327.5.4]
2. ROOF AND ATTIC VENTS SHALL RESIST THE INTRUSION OF FLAME AND EMBERS INTO THE ATTIC AREA OF THE STRUCTURE, OR SHALL BE PROTECTED BY CORROSION-RESISTANT, NON-COMBUSTIBLE WIRE MESH WITH OPENINGS A MINIMUM OF 1/16-INCH AND SHALL NOT EXCEED 1/8-INCH. [R327.6.2]
3. VENTS SHALL NOT BE INSTALLED ON THE UNDERSIDE OF EAVES AND CORNICES, UNLESS THE VENTS ARE APPROVED WITH CBC SECTION 903.3.1.1, OR IF THE EXTERIOR WALL AND UNDERSIDE OF THE EAVE ARE OF IGNITION RESISTANT MATERIALS AND THE VENTS ARE LOCATED MORE THAN 12 FEET FROM THE GROUND OR WALKING SURFACE. [R327.6.3]
4. EXTERIOR WALL COVERING OR WALL ASSEMBLY SHALL BE APPROVED NON-COMBUSTIBLE MATERIAL, IGNITION-RESISTANT MATERIAL, HEAVY TIMBER, LOG WALL CONSTRUCTION, OR SHALL MEET THE PERFORMANCE CRITERIA OF STANDARD SFM 12-7A-1 FOR 10 MINUTE DIRECT FLAME CONTACT EXPOSURE TEST. [R327.7.3] SEE EXCEPTIONS TO THIS SECTION FOR OTHER ALTERNATIVES.
5. 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 AND EAVES AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE. [R327.7.3.1]
6. THE EXPOSED ROOF DECK ON THE UNDERSIDE OF ENCLOSED EAVES SHALL BE APPROVED NON-COMBUSTIBLE MATERIAL, IGNITION-RESISTANT MATERIAL, ONE LAYER 5/8" TYPE X GYPSUM WALLBOARD, OR EXTERIOR PORTION OF AN APPROVED ONE-HOUR WALL ASSEMBLY. [R327.7.4] SEE EXCEPTIONS TO THESE SECTIONS FOR OTHER ALTERNATIVES.
7. EXTERIOR WINDOWS AND EXTERIOR GLAZED DOORS SHALL BE MULTI-PANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE, GLASS BLOCK UNITS, HAVE A FIRE RESISTANCE RATING OF 20 MINUTES WHEN TESTED IN ACCORDANCE WITH NFPA 257, OR MEET THE REQUIREMENTS OF SFM 12-7A-2. [R327.8.2.1]
8. EXTERIOR DOORS SHALL BE APPROVED NON-COMBUSTIBLE CONSTRUCTION OR IGNITION-RESISTANT MATERIAL, SOLID CORE WOOD HAVING STILES AND RAILS NOT LEES THAN 1 3/8 INCHES THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1 1/4 INCHES THICK, SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 252, OR MEET THE REQUIREMENTS OF SFM-7A-1. [R327.8.3]

SUMMARY TABLE

TYPES OF CONSTRUCTION VEHICLES:
1. TRACTORS FOR GRADING
2. CONCRETE TRUCKS
3. LUMBER TRUCKS
4. MISC. TRADE VEHICLES (MID-SIZE VEHICLES)

VEHICLE TRIPS PER DAY: 2 - 4 VEHICLES PER DAY

CONSTRUCTIONS WORKERS PER DAY: 4-7 WORKERS PER DAY

AMOUNT OF GRADING PER DAY: PROPOSED GRADING WILL OCCUR FIRST 3 - 4 WEEKS OF CONSTRUCTION (ONLY GRADING IS FOR FOUNDATION TRENCHES)

HOURS OF OPERATION: 7:00AM - 4:00PM

PROJECT SCHEDULING:
START OF PROJECT: SEPTEMBER 2025
END OF PROJECT: SEPTEMBER 2025

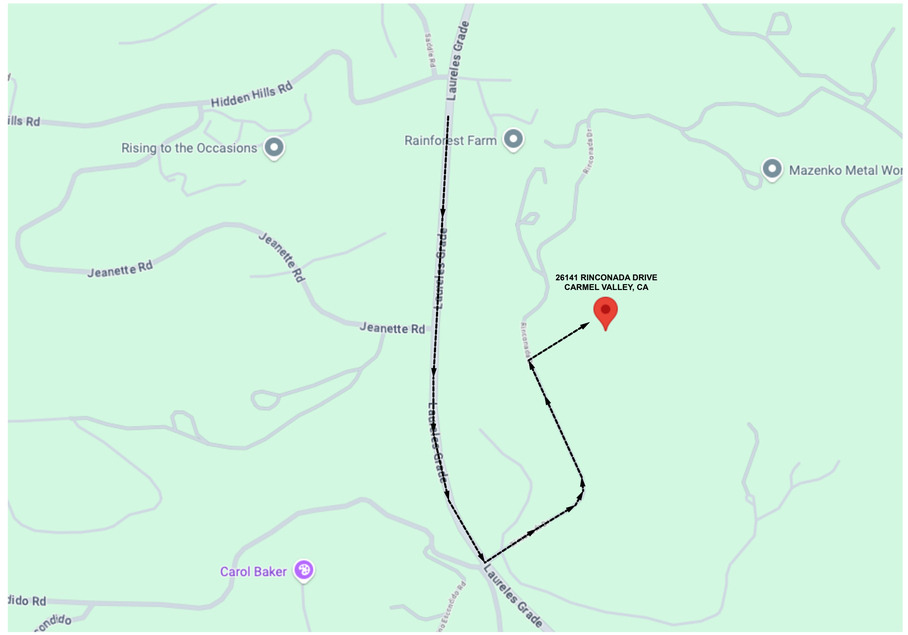
NAMES & CONTACT INFO. RESPONSIBLE FOR PROJECT DURING CONSTRUCTION:

MR. & MRS. JONATHAN NOORANI (OWNERS)
(916) 768-1878

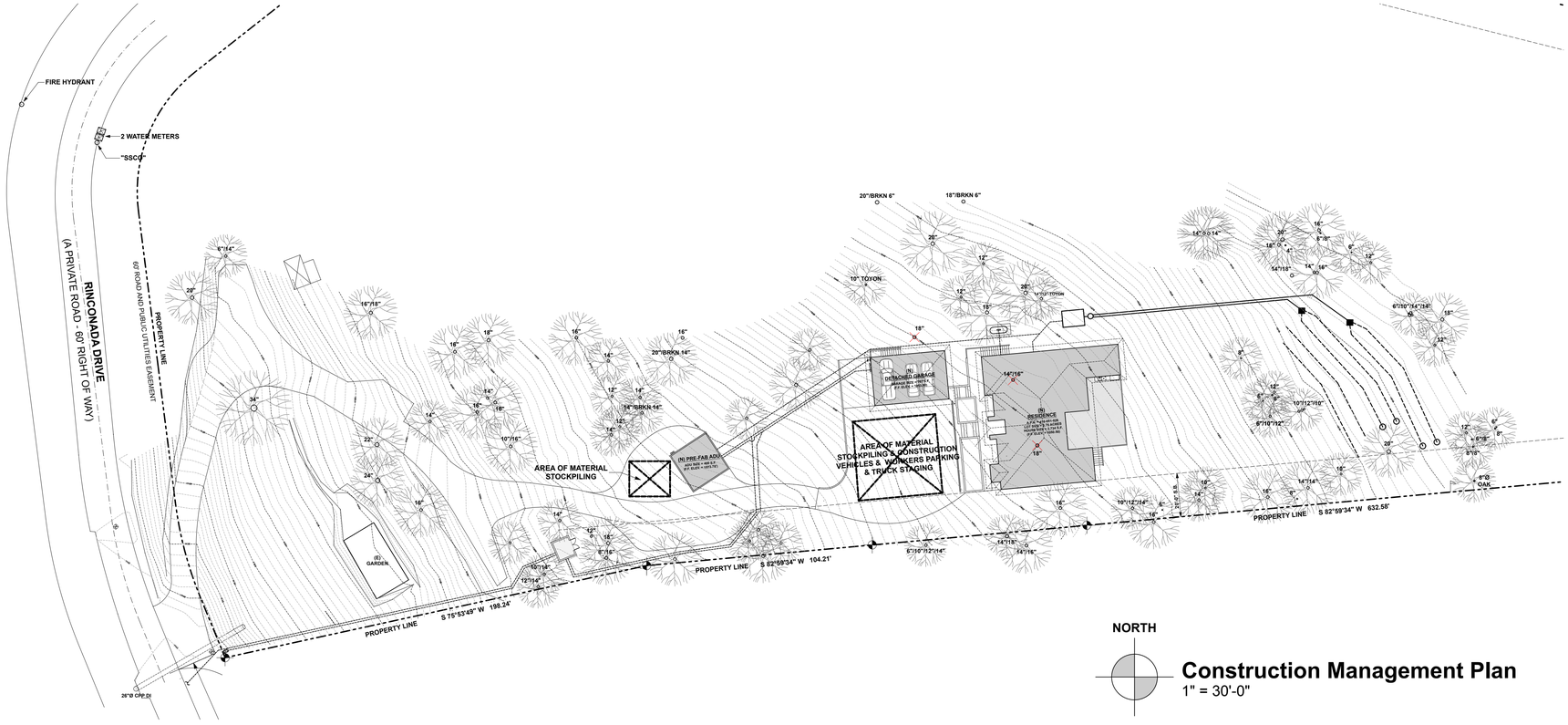
(CONTRACTOR) TO BE DETERMINED

AARON TOLLEFSON (DESIGNER)
(831) 578-3450

VICINITY MAP



Proposed Route for Hauling Material



Construction Management Plan
1" = 30'-0"

DESIGN AST Est. 2000 GROUP
957 Angelus Way
Del Rey Oaks, CA 93940
Phone: (831) 578-3450

Aaron S. Tollefson, Designer

New Residence & ADU for:

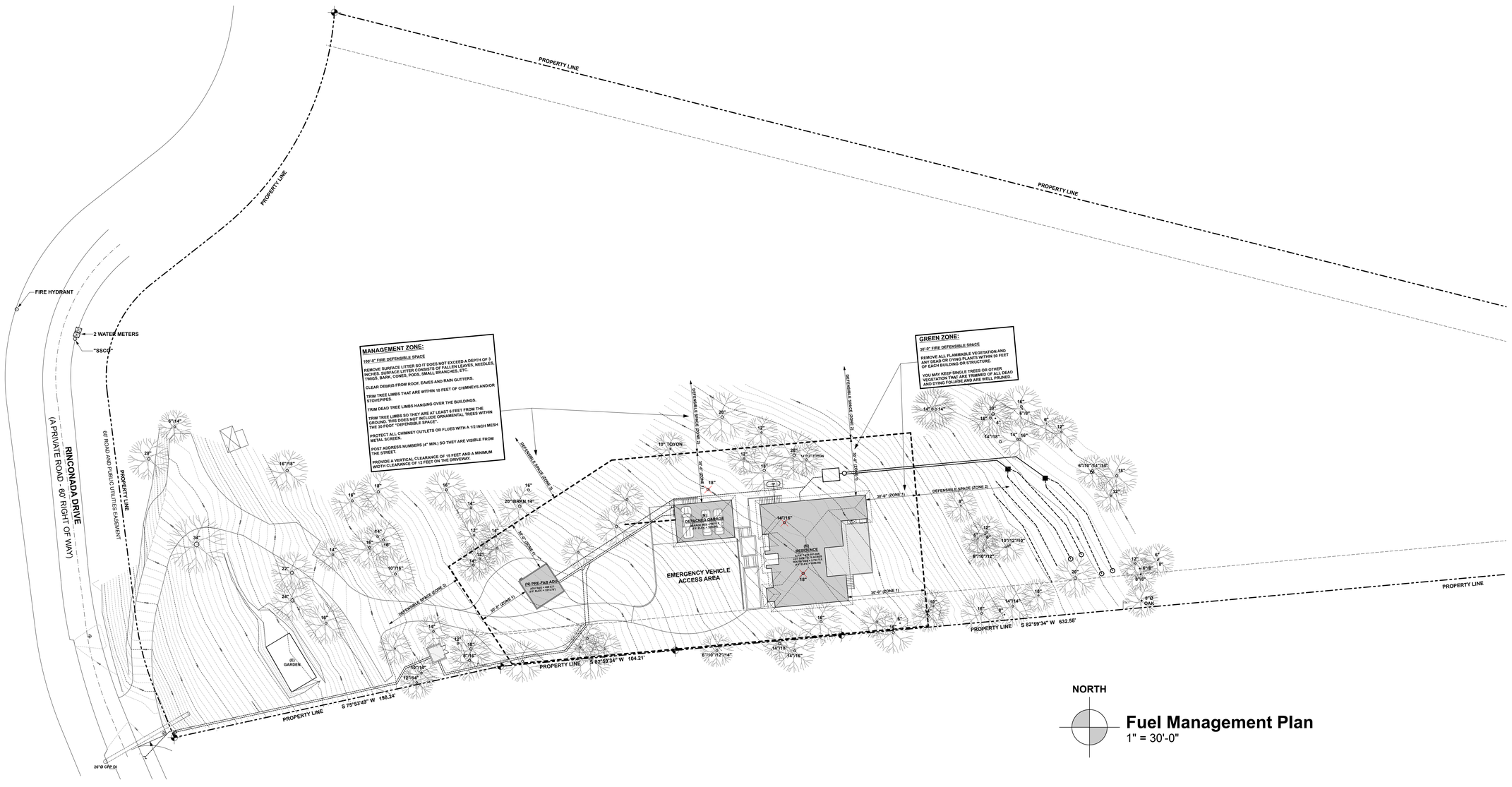
Noorani Bozorg Residence

26141 Rinconada Drive
Carmel Valley, California
A.P.N.: 416-051-026

DRAWINGS:
CONSTRUCTION MANAGEMENT PLAN

DRAWN BY: AST
DRAWING DATE: Feb. 28, 2025
REVISION DATES:
April 14, 2025 (Plann. Comments)

SHEET
CM1.0



NORTH

Fuel Management Plan

1" = 30'-0"

957 Angelus Way
Del Rey Oaks, CA 93940
Phone: (831) 578-3450

Aaron S. Tollefson, Designer

New Residence & ADU
for:

Noorani Bozorg Residence

26141 Rinconada Drive
Carmel Valley, California
A.P.N.: 416-051-026

DRAWINGS:
FUEL MANAGEMENT PLAN

DRAWN BY: AST
DRAWING DATE: Feb. 28, 2025
REVISION DATES:
April 14, 2025 (Plann. Comments)

SHEET

FM1.0

Estimated Total Water Use (E.T.W.U.):

The projects Estimated Total Water Use shall be calculated using this equation:

ETWU = (ETo) (0.62) (PF x HA / IE + SLA)

Where:

ETWU = Estimated Total Water Use (gallons per year)

ETo = Evapotranspiration (inches per year)
Anual ETo
16.0

PF = Plant Factor from WUCOLS

HA = Hydrozone Area [high, medium, and low water use areas] (square feet)

0.62 = Conversion factor (to gallons per square foot)

SLA = Special Landscape Area (square feet)

IE = Irrigation Efficiency (minimum 0.71)

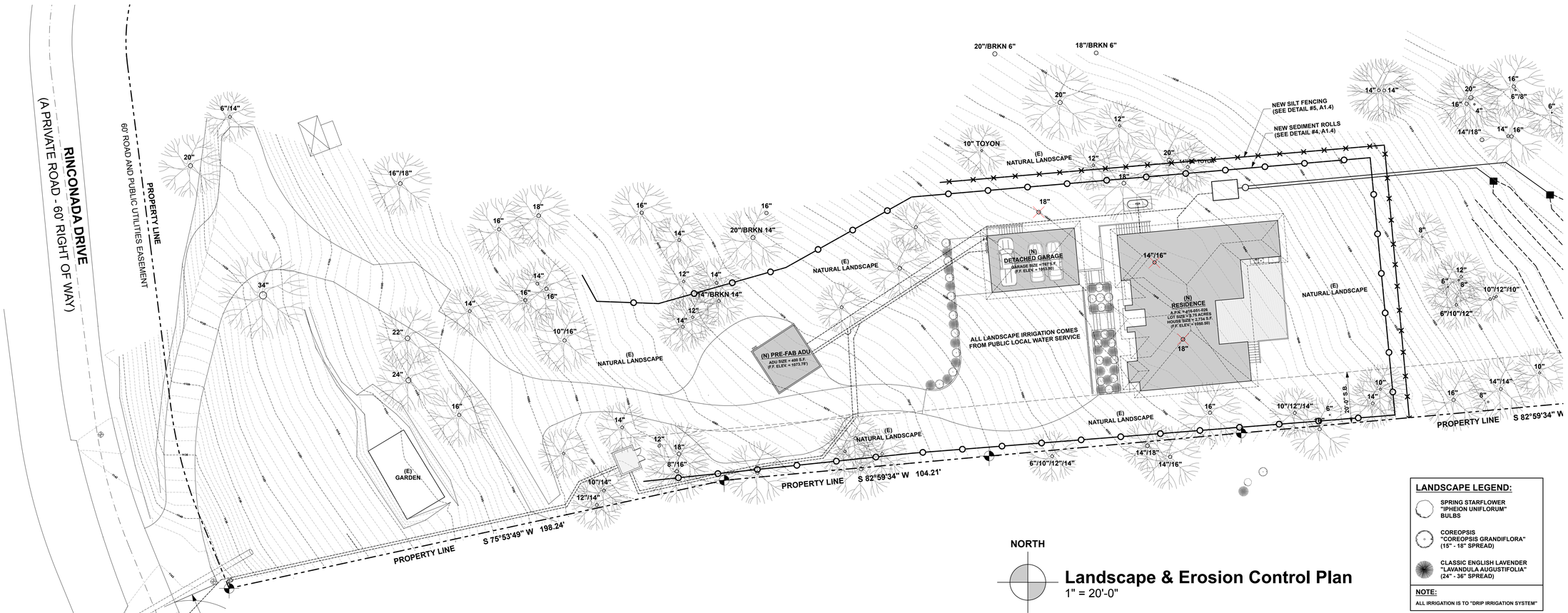
Calculations:

(ETo) (0.62) (PF x HA / IE + SLA) = ETWU

16.0 x 0.62 x (0.3 x 2220 / 0.71 + 0) =

16.0 x 0.62 x 650 = 6,448

Estimated Total Water Use = 6,448 Gallons per year



Landscape & Erosion Control Plan
1" = 20'-0"

LANDSCAPE LEGEND:

- SPRING STARFLOWER "TRIHEIGN UNIFLORUM" BULBS
- COREOPSIS "COREOPSIS GRANDIFLORA" (15" - 18" SPREAD)
- CLASSIC ENGLISH LAVENDER "LAVANDULA AUGUSTIFOLIA" (24" - 36" SPREAD)

NOTE:
ALL IRRIGATION IS TO "DRIP IRRIGATION SYSTEM"

957 Angelus Way
Del Rey Oaks, CA 93940
Phone: (831) 578-3450

Aaron S. Tollefson, Designer

New Residence & ADU
for:

Noorani Bozorg Residence

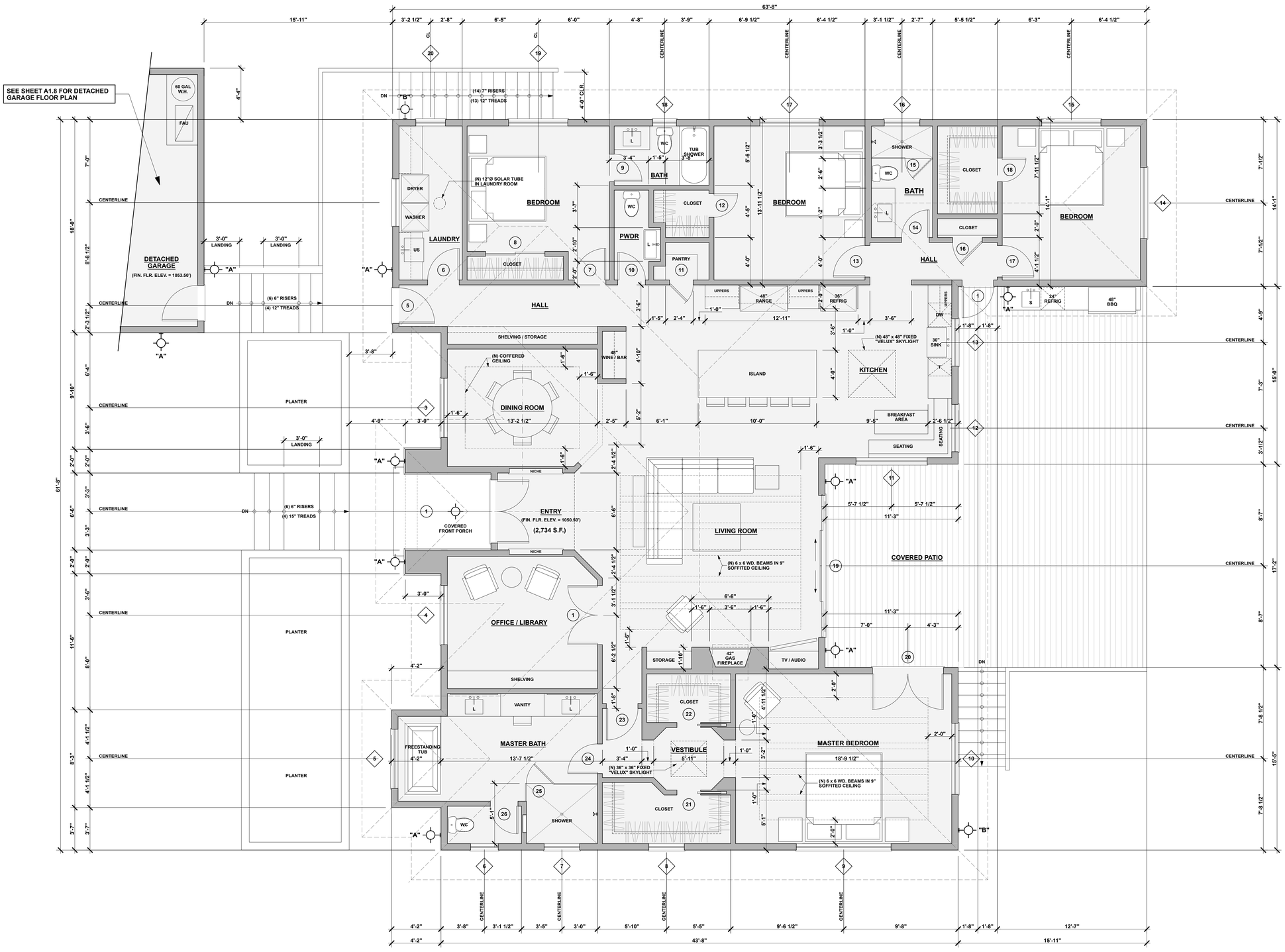
26141 Rinconada Drive
Carmel Valley, California
A.P.N.: 416-051-026

DRAWINGS:
LANDSCAPE PLAN
EROSION CONTROL PLAN
WATER USE CALCULATION

DRAWN BY: AST
DRAWING DATE: Feb. 28, 2025
REVISION DATES:
April 14, 2025 (Plann. Comments)

SHEET

L1.0



New Floor Plan

1/4" = 1'-0"

DESIGN AST Est. 2000 GROUP

957 Angelus Way
Del Rey Oaks, CA 93940
Phone: (831) 578-3450

Aaron S. Tollefson, Designer

New Residence & ADU
for:

Noorani Bozorg Residence

26141 Rinconada Drive
Carmel Valley, California
A.P.N.: 416-051-026

DRAWINGS:
NEW FLOOR PLAN

DRAWN BY: AST
DRAWING DATE: Feb. 28, 2025
REVISION DATES:
April 14, 2025 (Plann. Comments)

SHEET

A1.7

NOTES:

1. SHOWER AREA WALLS SHALL BE FINISHED WITH A SMOOTH, HARD, NON-ABSORBANT SURFACE TO A HEIGHT OF 70" MIN. ABOVE THE DRAIN INLET (SECTION 8071.3, CBC).
2. BATHROOM FANS TO PROVIDE A MINIMUM 5 AIR CHANGES PER HOUR.
3. GLAZING IN AREAS SUBJECT TO HUMAN IMPACT, LESS THAN 24" TO DOORS AND LESS THAN 18" FLOOR TO WINDOW, SHALL BE SAFETY GLAZING MATERIAL SUCH AS WIRED GLASS, LAMINATED GLASS, TEMPERED GLASS OR SAFETY PLASTIC. GLAZING USED IN-DOORS AND PANELS OF SHOWERS AND TUB ENCLOSURES SHALL BE FULLY TEMPERED GLASS.
4. DRYER TO BE VENTED TO EXTERIOR WITH 4"0 DUCT LINE.
   (14"-0" MAXIMUM RUN)
5. PROVIDE A NON-REMOVABLE BACKFLOW PREVENTION DEVICE AT HOSE-BIBS.
6. WINDOWS IN SLEEPING ROOMS SHALL PROVIDE:

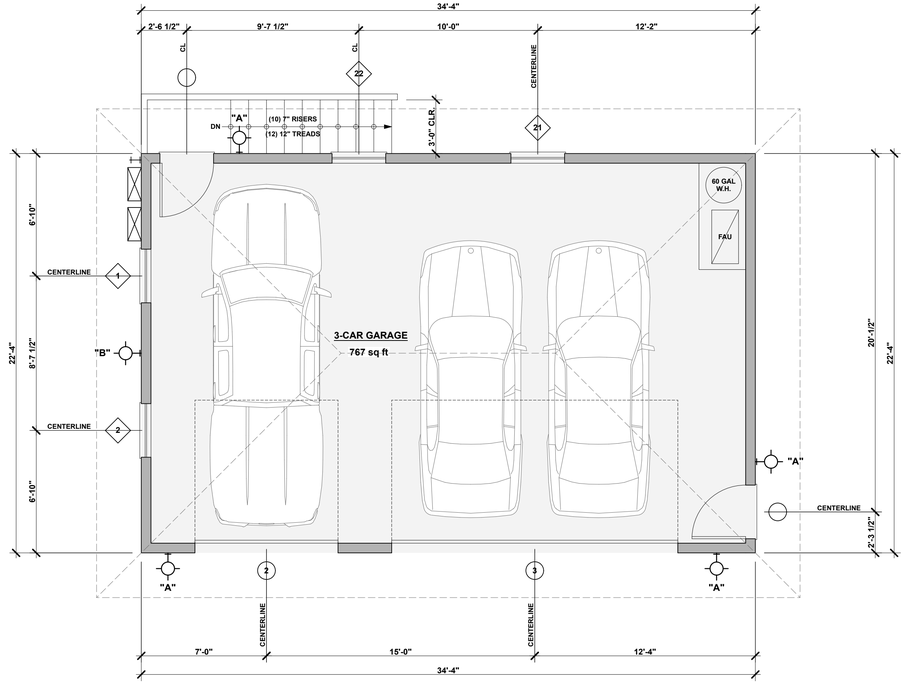
   MINIMUM NET CLEAR OPENABLE DIMENSION OF 5.7 S.F. IN AREA
   MINIMUM NET CLEAR OPENABLE DIMENSION OF 24 INCHES IN HEIGHT
   MINIMUM NET CLEAR OPENABLE DIMENSION OF 20 INCHES IN WIDTH
   OPENINGS SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44" MEASURED FROM THE FLOOR
7. THE REQUIRED NATURAL LIGHT FOR EVERY SPACE INTENDED FOR HUMAN OCCUPANCY WITH GLAZED OPENINGS WITH AN AREA OF NOT LESS THAN 8% OF ROOM FLOOR AREA. (CBC 1205.2)
8. THE REQUIRED NATURAL VENTILATION IN OCCUPIED SPACES THROUGH OPENABLE EXTERIOR WALL OPENINGS WITH AN AREA NOT LESS THAN 4% OF THE AREA BEING VENTILATED. (CBC 1204.1)
9. USE INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING TYPE AT THE SHOWERS AND TUB-SHOWER COMBINATION.
10. SMOKE DETECTORS ARE TO SOUND AND ALARM AUDIBLE IN ALL BEDROOMS OF THE RESIDENCE.
11. SMOKE DETECTORS SHALL RECEIVE THEIR POWER FROM THE HOUSE PRIMARY WIRE AND SHALL ALSO HAVE BATTERY BACK-UP.
12. INSTALL UFER GROUNDING FOR THE 200 AMP ELECTRICAL SERVICE PER NEC 250-50(c).
13. KITCHEN COUNTER OUTLETS SHALL BE SPACED SO THAT NO POINT ALONG THE WALL LINE OF THE COUNTER IS MORE THAN 2'-0" FROM AN ELECTRICAL OUTLET.
14. THE MASTER BATHROOM OUTLETS SHALL HAVE APPROVED GROUND FAULT CIRCUIT PROTECTION.
15. OUTDOOR OUTLETS (WP/GFCI) SHALL BE INSTALLED AT THE FRONT AND REAR OF THE RESIDENCE.
16. AT LEAST ONE 20-AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY BATHROOM RECEPTACLE OUTLETS, OTHER EQUIPMENT (LIGHTING, EXHAUST FANS), WITHIN THE SAME BATHROOM, MAY BE SUPPLIED BY THE SAME BRANCH CIRCUIT WHERE THE BRANCH CIRCUIT SUPPLIES A SINGLE BATHROOM ONLY.
17. AT LEAST ONE 20-AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY LAUNDRY RECEPTACLE OUTLETS.
18. CLOTHES DRYER AND ELECTRIC RANGES SHALL HAVE A 4-WIRE GROUNDED ELECTRICAL OUTLET.
19. PROVIDE WEEP SCREEDS AROUND PERIMETER OF RESIDENCE WHERE CEMENT PLASTER FINISH OCCURS. PROVIDE 4" CLEAR ABOVE EARTH AND 2" CLEAR ABOVE PAVED AREAS.
20. PROVIDE BACKWATER VALVE, APPROVED FRESH AIR INLET AND A "Y" BRANCH OR COMBINATION FITTING INSTALLED IN SEQUENCE IN THE LINE OF FLOW FROM THE BUILDING.

GREEN BUILDING REQUIREMENTS:

1. ALL WATER CLOSETS SHALL HAVE A MAXIMUM FLUSH VOLUME OF 1.28 GALLONS, AND SHALL MEET OR EXCEED THE MINIMUM PERFORMANCE CRITERIA DEVELOPED FOR CERTIFICATION OF HIGH-EFFICIENCY TOILETS UNDER THE WATER SENSE PROGRAM ADOPTED BY THE EPA.
2. PLUMBING FIXTURES AND FITTINGS SHALL MEET THE STANDARDS REFERENCED IN CGBSC SECTIN 4.303.3

WATER CLOSETS	=	MAX 1.28 GPF
SHOWERHEADS	=	MAX. 2.0 GPM @ 80 PSI
MULTIPLE SHOWERHEADS	=	MAX 1.8 GPM @ 80 PSI
LAVATORIES FAUCETS	=	MAX. 1.2 GPM @ 60 PSI
KITCHEN FAUCETS	=	MAX. 1.8 GPM @ 60 PSI

3. IN AUTOMATIC IRRIGATION SYSTEM CONTROLLERS FOR LANDSCAPING ARE PROVIDED BY THE BUILDER AND INSTALLED AT THE TIME OF FINAL INSPECTION, THEY SHALL COMPLY WITH THE REQUIREMENTS OF CGBSC SECTION 4.304.1
4. MINIMUM 65% OF THE NON-HAZARDOUS CONSTRUCTION OR DEMOLITION DEBRIS SHALL BE RECYCLED AND/OR SALVAGED, UNLESS A LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE IN MORE STRINGENT. WHERE THE LOCAL JURISDICTION DOES NOT HAVE A CONSTRUCTION AND WASTE MANAGEMENT ORDINANCE, A CONSTRUCTION AND WASTE MANAGEMENT PLAN COMPLYING WITH CGBSC SECTION 4.408.2 SHALL BE SUBMITTED FOR APPROVAL
5. AT THE TIME OF FINAL INSPECTION, AN "OPERATION AND MAINTENANCE MANUAL" SHALL BE PLACED IN THE BUILDING THAT CONTAINS THE APPLICABLE ITEMS LISTED IN CGBSC SECTION 4.410.1.
6. INSTALLED GAS FIREPLACES SHALL BE DIRECT-VENT SEALED COMBUSTION TYPE (CGBSC 4.503.1)
7. DUCTS AND OTHER RELATED AIR DISTRIBUTION EQUIPMENT SHALL HAVE OPENINGS COVERED WITH TAPE, PLASTIC, SHEET METAL OR OTHER ACCEPTABLE METHODS. (CGBSC 4.504.1)
8. FINISH MATERIALS, CARPET SYSTEMS, RESILIENT FLOORING, AND COMPOSITE WOOD PRODUCTS SHALL COMPLY WITH THE POLLUTANT CONTROL REQUIREMENTS OF CGBSC SECTION 4.504.2 AND 4.504.3.
   CARPET ADHESIVE = 80 (VOC LIMIT)
   CARPET PAD ADHESIVE = 80 (VOC LIMIT)
   WOOD FLOORING ADHESIVE = 80 (VOC LIMIT)
   SUBFLOOR ADHESIVE = 80 (VOC LIMIT)
   DRYWALL ADHESIVE = 80 (VOC LIMIT)
9. MOISTURE CONTENT OF WALL AND FLOOR FRAMING MEMBERS SHALL BE VERIFIED PRIOR TO ENCLOSURE, FRAMING MEMBERS SHALL NOT BE ENCLOSED WHEN MOISTURE CONTENT EXCEEDS 19% (CGBSC 4.505.3)
10. **BATHROOM EXHAUST FANS SHALL COMPLY WITH THE FOLLOWING:**
    ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE OF BUILDING. UNLESS FUNCTIONING AS A PART 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 RANGE OF 50-80%.
11. DUCT SYSTEMS ARE SIZED, DESIGNED AND EQUIPMENT IS SELECTED PER SECTION 4.507.2. HVAC SYSTEM INSTALLERS MUST BE TRAINED AND CERTIFIED AND SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED.
12. PROTECT ANNULAR SPACES AROUND PIPES, ELECTRICAL CABLES, CONDUITS OR OTHE OPENINGS AT EXTERIOR WALLS AGAINST THE PASSAGE OF RODENTS (4.406.1).
13. COVER DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS DURING CONSTRUCTION (4.504.1).
14. PAINT, STAINS AND OTHER COATINGS SHALL BE IN COMPLIANT WITH VOC LIMITS (4.504.2.2).
15. AEROSOL PAINTS AND COATINGS SHALL BE IN COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROC AND OTHER TOXIC COMPOUNDS (4.504.2.3). VERIFICATION OF COMPLIANCE SHALL BE PROVIDED.
16. MINIMUM 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH SECTION 4.504.4.
17. PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD (MDF) AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSIONS STANDARDS (4.504.5).
18. INSTALL CAPILLARY BREAK AND VAPOR RETARDER AT SLAB ON GRADE FOUNDATIONS (4.505.2).



New Garage Floor Plan
1/4" = 1'-0"

DESIGN AST Est. 2000 GROUP

957 Angelus Way
Del Rey Oaks, CA 93940
Phone: (831) 578-3450

Aaron S. Tollefson, Designer

New Residence & ADU for:

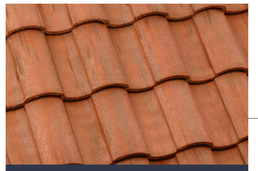
Noorani Bozorg Residence

26141 Rinconada Drive
Carmel Valley, California
A.P.N.: 416-051-026

DRAWINGS:
NEW GARAGE FLOOR PLAN

DRAWN BY: AST
DRAWING DATE: Feb. 28, 2025
REVISION DATES:
April 14, 2025 (Plann. Comments)

SHEET
A1.8



Residence Roofing Material:
Class "A" Lightweight Concrete Tile
(Color: Valencia)

Residence Exterior Patio Door:
4-Panel Clad Slider Exterior Door w/ Grids
(Color: Dark Bronze)

40W LED Security Lights Motion Sensor Light Outdoor, 180 Degree, 4000 LM, 5000 K, ETL Water Resistant, Clear 2 Head Motion Detector Flood Light for Garage, Yard (Bronze)

Residence Exterior Light Fixture "B"
(Color: Dark Bronze)

Residence Entry Door:
Arched Metal Door (Dark Bronze)

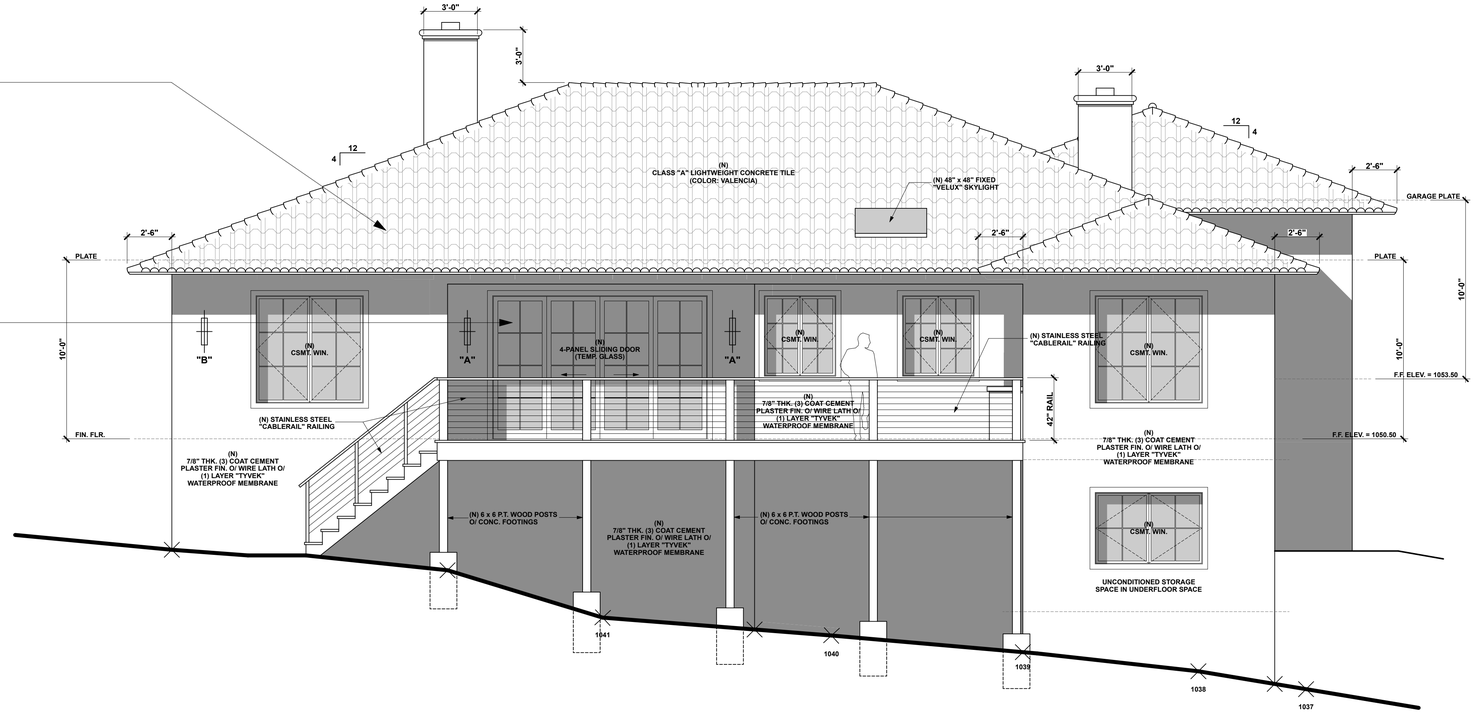
Outdoor Wall Light Fixtures, Exterior Waterproof Lanterns, Porch Sconces Wall Mounted Lighting with E26 Sockets & Glass Shades, Modern Matte Black Wall Lamps for Patio Front Door Entryway, 2-Pack

Amazon's Choice

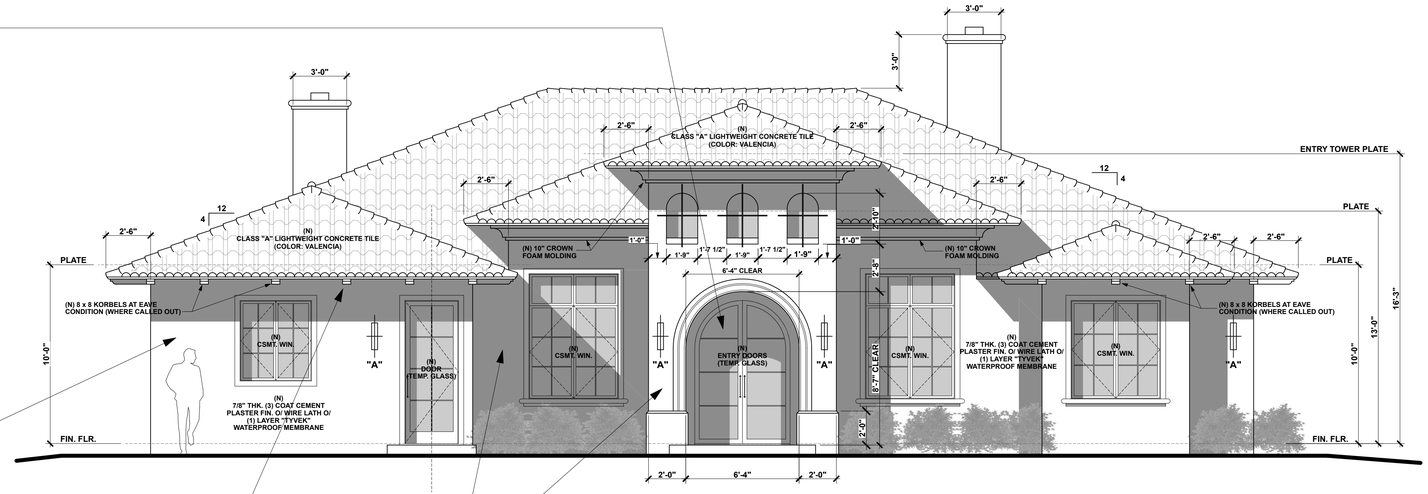
3K+ bought in past month

Residence Exterior Light Fixture "A"
(Color: Dark Bronze)

Residence Cement Plaster Finish:
Smooth Cement Plaster Finish



East Exterior Elevation
1/4" = 1'-0"



West Exterior Elevation
1/4" = 1'-0"

Residence Eave Color:
Sherwin Williams
(SW 6006 - Black Bean)

Residence Body Color:
Sherwin Williams
(SW 9180 - Aged White)

Residence & Garage Exterior Finishes

DESIGN AST Est. 2000 GROUP

957 Angelus Way
Del Rey Oaks, CA 93940
Phone: (831) 578-3450

Aaron S. Tollefson, Designer

New Residence & ADU
for:

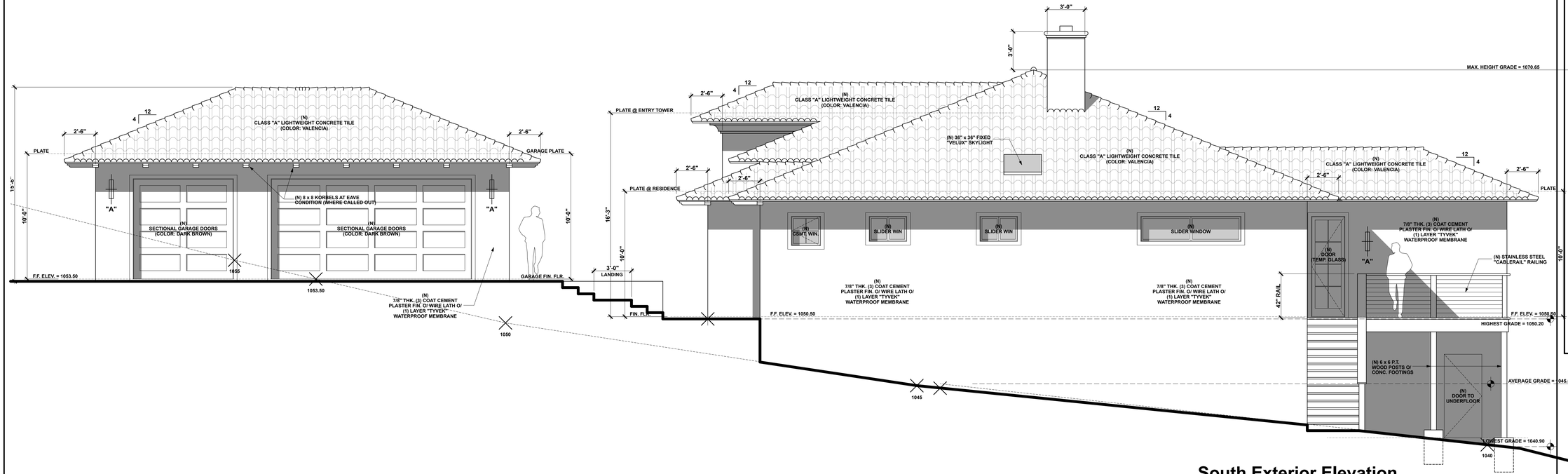
Noorani Bozorg Residence

26141 Rinconada Drive
Carmel Valley, California
A.P.N.: 416-051-026

DRAWINGS:
EXTERIOR ELEVATIONS
FINISHES & COLORS

DRAWN BY: AST
DRAWING DATE: Feb. 28, 2025
REVISION DATES:
April 14, 2025 (Plann. Comments)

SHEET
A1.9



South Exterior Elevation
1/4" = 1'-0"

North Exterior Elevation
1/4" = 1'-0"

DESIGN AST Est. 2000 GROUP

957 Angelus Way
Del Rey Oaks, CA 93940
Phone: (831) 578-3450

Aaron S. Tollefson, Designer

New Residence & ADU for:

Noorani Bozorg Residence

26141 Rinconada Drive
Carmel Valley, California
A.P.N.: 416-051-026

DRAWINGS:
EXTERIOR ELEVATIONS

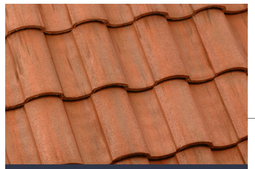
DRAWN BY: AST

DRAWING DATE: Feb. 28, 2025

REVISION DATES:
April 14, 2025 (Plann. Comments)

SHEET

A2.0



526 Valencia

Profile: ***Capistrano*** *Weight:* ***Lightweight***

Residence Roofing Material:
Class "A" Lightweight Concrete Tile
(Color: Valencia)

Detached Garage Cement Plaster Finish:
Smooth Cement Plaster Finish

40W LED Security Lights Motion Sensor Light Outdoor, 180 Degree, 4000 LM, 5000 K, ETL Water Resistant, Clear 2 Head Motion Detector Flood Light for Garage, Yard (Bronze)

Residence Exterior Light Fixture "B"
(Color: Dark Bronze)

Outdoor Wall Light Fixtures, Exterior Waterproof Lanterns, Porch Sconces Wall Mounted Lighting with E26 Sockets & Glass Shades, Modern Matte Black Wall Lamps for Patio Front Door Entryway, 2-Pack

Amazon's Choice

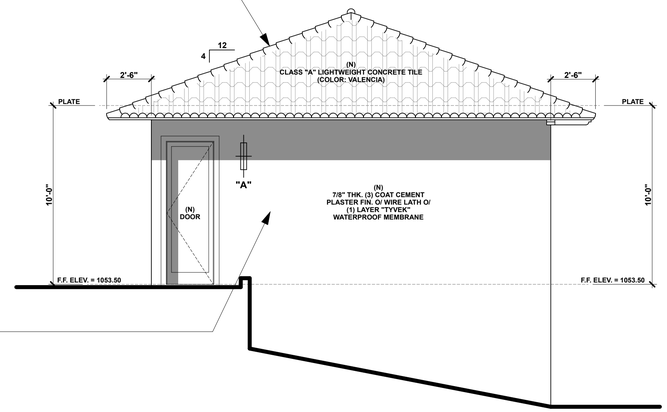
3K+ bought in past month

Residence Exterior Light Fixture "A"
(Color: Dark Bronze)

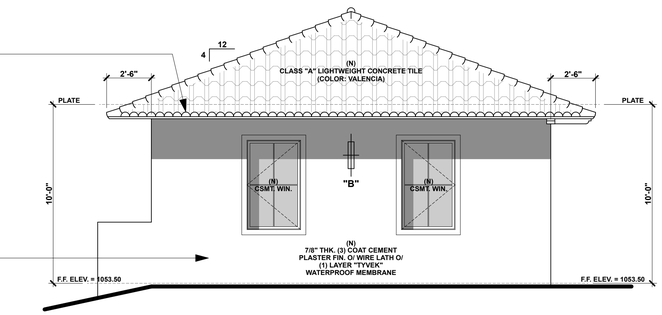
Residence Eave Color:
Sherwin Williams
(SW 6006 - Black Bean)

Residence Body Color:
Sherwin Williams
(SW 9180 - Aged White)

Residence & Garage Exterior Finishes



East Exterior Elevation (Detached Garage)
1/4" = 1'-0"



West Exterior Elevation (Detached Garage)
1/4" = 1'-0"

957 Angelus Way
Del Rey Oaks, CA 93940
Phone: (831) 578-3450

Aaron S. Tollefson, Designer

New Residence & ADU
for:

Noorani Bozorg Residence

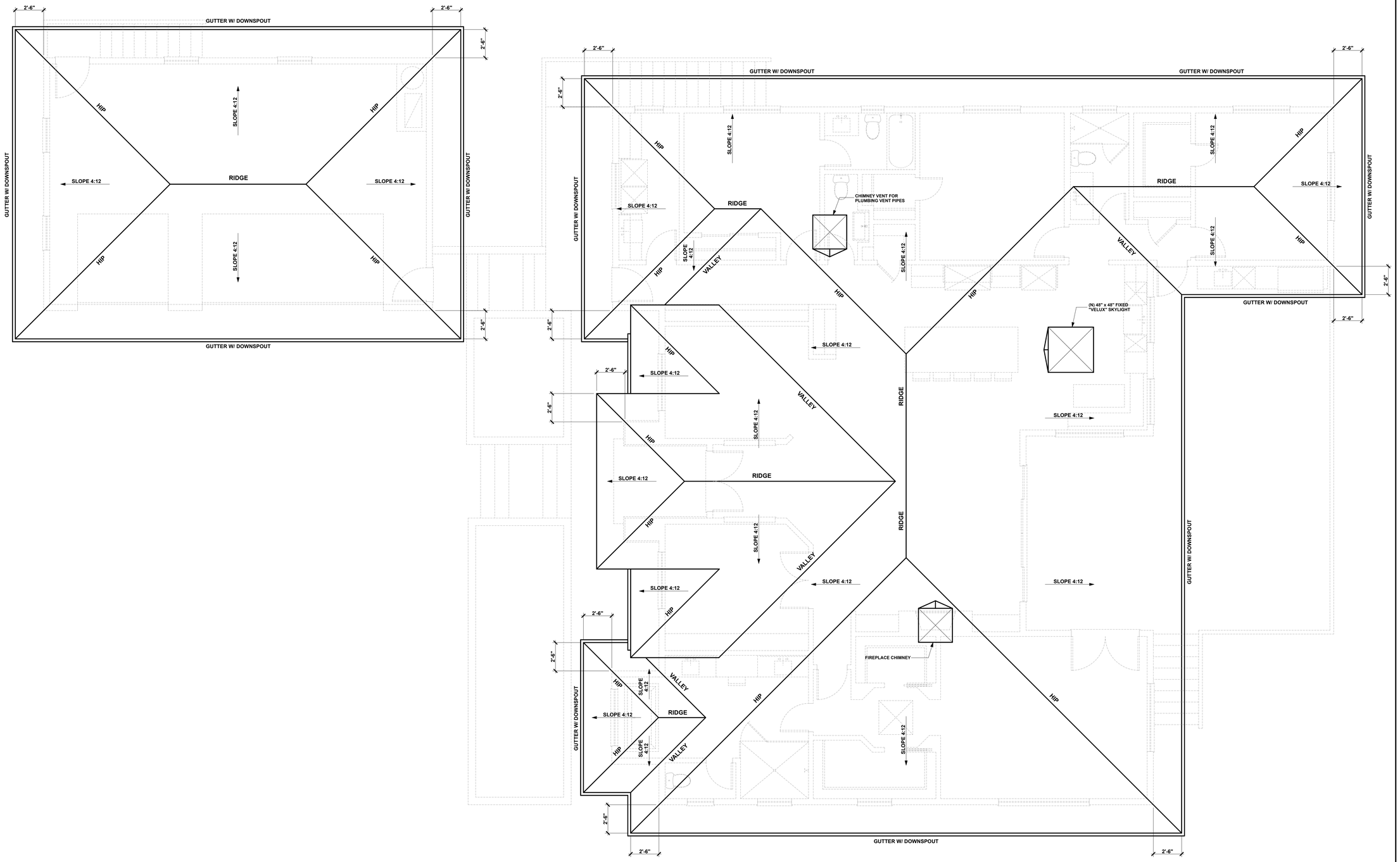
26141 Rinconada Drive
Carmel Valley, California
A.P.N.: 416-051-026

DRAWINGS:
EXTERIOR ELEVATIONS
FINISHES & COLORS

DRAWN BY: AST
DRAWING DATE: Feb. 28, 2025
REVISION DATES:
April 14, 2025 (Plann. Comments)

SHEET

A2.1



New Roof Plan
1/4" = 1'-0"

DESIGN AST Est. 2000 GROUP

957 Angelus Way
Del Rey Oaks, CA 93940
Phone: (831) 578-3450

Aaron S. Tollefson, Designer

New Residence & ADU for:

Noorani Bozorg Residence

26141 Rinconada Drive
Carmel Valley, California
A.P.N.: 416-051-026

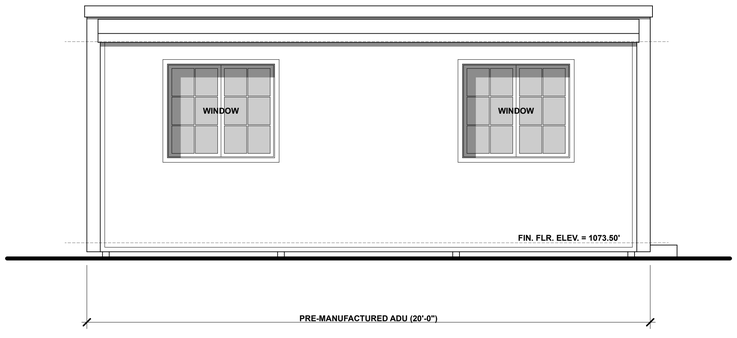
DRAWINGS:
NEW ROOF PLAN

DRAWN BY: AST
DRAWING DATE: Feb. 28, 2025
REVISION DATES:
April 14, 2025 (Plann. Comments)

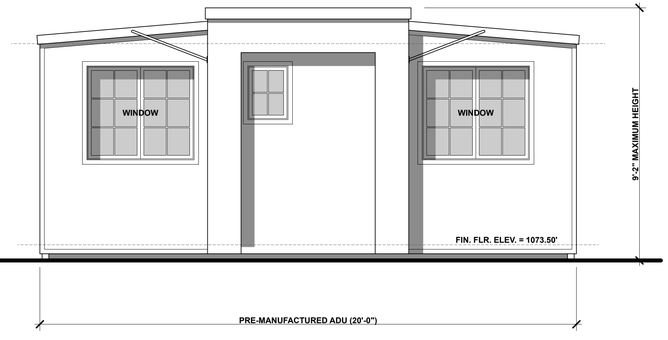
SHEET
A2.2

PRE-MANUFACTURED ACCESSORY DWELLING UNIT (ADU)

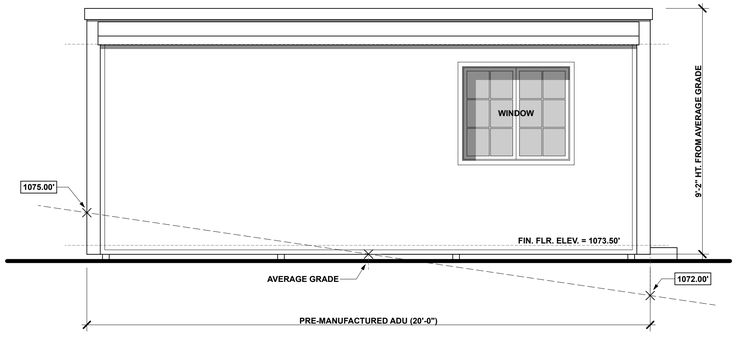
MANUFACTURER: MOBE - EXPANDABLE HOUSE
MODEL: MO2L, (1) BEDROOM, (1) BATH
COLOR: BLACK & GREY



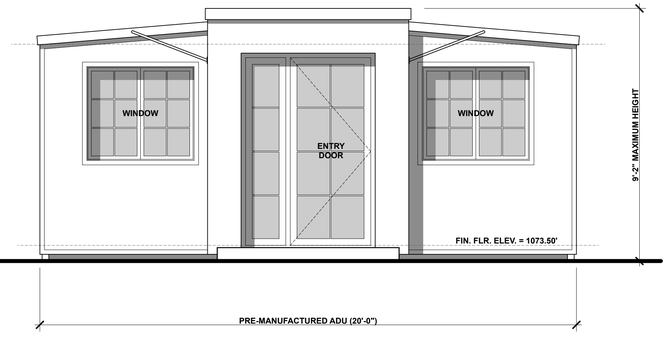
ADU West Exterior Elevation
3/8" = 1'-0"



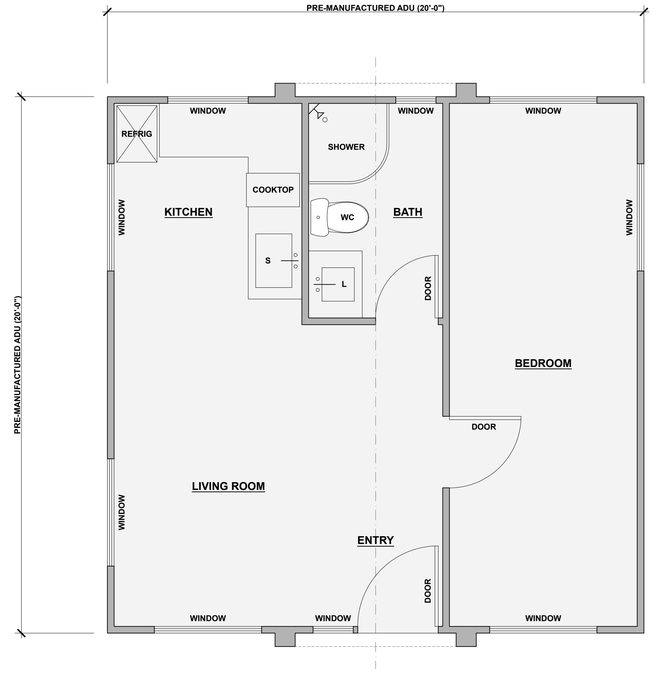
ADU North Exterior Elevation
3/8" = 1'-0"



ADU East Exterior Elevation
3/8" = 1'-0"



ADU South Exterior Elevation
3/8" = 1'-0"



ADU Floor Plan
3/8" = 1'-0"

957 Angelus Way
Del Rey Oaks, CA 93940
Phone: (831) 578-3450

Aaron S. Tollefson, Designer

New Residence & ADU
for:

Noorani Bozorg Residence

26141 Rinconada Drive
Carmel Valley, California
A.P.N.: 416-051-026

DRAWINGS:
ADU FLOOR PLAN
ADU EXTERIOR ELEVATIONS
ADU FINISHES & COLORS

DRAWN BY: AST
DRAWING DATE: Feb. 28, 2025
REVISION DATES:
April 14, 2025 (Plann. Comments)

SHEET
A2.3