



## NOTICE OF APPROVAL

The Department of Community Planning & Building of the City of Carmel-by-the-Sea has approved a Project pursuant to the City's Municipal Code. Persons interested in the project may review additional materials available at the Department of Community Planning & Building located at City Hall on Monte Verde Street between Ocean and 7<sup>th</sup> Avenues, phone number 831-620-2010.

The decision to approve this project may be appealed within 10 days from the date of this by filing a written appeal with the Department of Community Planning & Building.

**Planning Case #:** Design Study 23154

**Owner Name:** SCHAEFER SYLVIA & MILLER KIRK T

**Case Planner:** Suray Nathan, Assistant Planner

**Date Posted:** \_\_\_\_\_

**Date Approved:** 08/22/2023

**Project Location:** 1st Avenue 2 NE of Carpenter

**APN #:** 009144005000      **BLOCK/LOT:** 2/6 & 8

**Applicant:** Jeremy McCullough

**Project Description:** Authorizes reducing site coverage from 2,212 SF to 578 SF (54 percent permeable), installing two planters in the backyard, and a generator outside the setbacks.

**Can this project be appealed to the Coastal Commission?** Yes ☐ No ☒

*Upon completion of the 10 calendar-day appeal period, please return this form, along with the Affidavit of Posting, to the case planner noted above.*

CONDITIONS OF APPROVAL		
No.	Standard Conditions	
1.	<b>Authorization.</b> Approval of Design Study (DS 23-154 (Schaefer) authorizes reducing site coverage from 2,212 SF to 578 SF (54 percent permeable), installing two planters in the backyard, and a generator outside the setbacks located on 1st Ave 2 NE of Carpenter in the Single-Family Residential (R-1) District as depicted in the plans prepared by Jeremy McCullough stamped approved and on file in the Community Planning & Building Department, unless modified by the conditions of approval contained herein.	✓
2.	<b>Codes and Ordinances.</b> The project shall be constructed in conformance with all requirements of the R-1 zoning district. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested at the time such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.	✓
3.	<b>Permit Validity.</b> This approval shall be valid for a period of one year from the date of action unless an active building permit has been issued and maintained for the proposed construction.	✓
4.	<b>Water Use.</b> Approval of this application does not permit an increase in water use on the project site without adequate supply. Should the Monterey Peninsula Water Management District determine that adequate water is not available for this site, this permit will be scheduled for reconsideration and appropriate findings prepared for review and adoption by the Planning Commission.	✓
5.	<b>Service Laterals.</b> All electrical service laterals to any new building or structure, or to any building or structure being remodeled when such remodeling requires the relocation or replacement of the main service equipment, shall be placed underground on the premises upon which the building or structure is located. Undergrounding will not be required when the project valuation is less than \$200,000 or when the City Forester determines that undergrounding will damage or destroy significant trees(s) (CMC 15.36.020).	✓
6.	<b>Fire Sprinklers - Residential.</b> Additions, alterations or repairs to existing structures that involve the addition, removal or replacement of 50 percent or more of the linear length of the walls (interior and exterior) within a 5-year period shall require installation of an automatic residential fire sprinkler system in accordance with the California Building and Fire Codes (CMC 15.08.135.	✓
7.	<b>Modifications.</b> The applicant shall submit in writing, with revised plans, to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating those changes. If the applicant changes the project without first obtaining City approval, the applicant will be required to submit the change in writing, with revised plans, within 2 weeks of the City being notified. A cease work order may be issued any time at the discretion of the Director of	✓

	Community Planning and Building until: a) either the Planning Commission or Staff has approved the change, or b) the property owner has eliminated the change and submitted the proposed change in writing, with revised plans, for review. The project will be reviewed for its compliance to the approved plans prior to final inspection.	
8.	<b>Exterior Revisions to Planning Approval Form.</b> All proposed modifications that affect the exterior appearance of the building or site elements shall be submitted on the "Revisions to Planning Approval" form on file in the Community Planning and Building Department. Any modification incorporated into the construction drawings that is not listed on this form, shall not be deemed approved upon issuance of a building permit.	
9.	<p><b>Conflicts Between Planning Approvals and Construction Plans.</b> It shall be the responsibility of the Owner, Applicant, and Contractor(s) to ensure consistency between the project plans approved by Planning Staff, the Planning Commission, or the City Council on appeal, and the construction plans submitted to the Building Division as part of the Building Permit review. Where inconsistencies between the Planning approval and the construction plans exist, the Planning approval shall govern, unless otherwise approved in writing by the Community Planning &amp; Building Director, or their designee.</p> <p>When changes or modifications to the project are proposed, the Applicant shall clearly list and highlight each proposed change and bring each change to the City's attention. Changes to the project that are incorporated into the construction drawings that were not clearly listed or identified as a proposed change shall not be considered an approved change. Should conflicts exist between the originally approved project plans and the issued construction drawings that were not explicitly identified as a proposed change, the plans approved as part of the Planning Department Review, including any Conditions of Approval, shall prevail.</p>	
	<b>Landscape Conditions</b>	
10.	<b>Landscape Plan.</b> All new landscaping shall be shown on a landscape plan and shall be submitted to the Community Planning & Building Department and to the City Forester <u>prior to the issuance of a building permit</u> . The landscape plan will be reviewed for compliance with the landscaping standards contained in the Zoning Code, including the following requirements: 1) all new landscaping shall be 75% drought-tolerant; 2) landscaped areas shall be irrigated by a drip/sprinkler system set on a timer; and 3) the project shall meet the City's recommended tree density standards, unless otherwise approved by the City based on-site conditions. The landscaping plan shall show where new trees will be planted when new trees are required to be planted by the Forest and Beach Commission or the Planning Commission.	✓
11.	<b>Tree Removal.</b> Trees on the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission, as appropriate; all remaining trees shall be protected during construction by methods approved by the City Forester.	✓

12.	<b>Significant Trees.</b> All foundations within 15 feet of significant trees shall be excavated by hand. If any tree roots larger than two inches (2") are encountered during construction, the City Forester shall be contacted before cutting the roots. The City Forester may require the roots to be bridged or may authorize the roots to be cut. If roots larger than two inches (2") in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed. Twelve inches (12") of mulch shall be evenly spread inside the dripline of all trees prior to the issuance of a building permit.	✓
13.	<b>Erosion Control in the Right-of-Way.</b> Projects with a natural slope within the right-of-way immediately adjacent to the property where parking is not practical shall install jute netting and a drought tolerant ground cover to manage post-construction erosion control. Plants installed within the drip line of trees shall be selected from the City's "List of Compatible Plants Under and Around Native Trees" located in the Forest Management Plan.	✓
14.	<b>Tree Protection Measures.</b> Requirements for tree preservation shall adhere to the following tree protection measures on the construction site. <ul style="list-style-type: none"> <li>● Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved.</li> <li>● Excavation within 6 feet of a tree trunk is not permitted.</li> <li>● No attachments or wires of any kind, other than those of a protective nature shall be attached to any tree.</li> <li>● Per Municipal Code Chapter 17.48.110 no material may be stored within the dripline of a protected tree to include the drip lines of trees on neighboring parcels.</li> <li>● Tree Protection Zone -- The Tree Protection Zone shall be equal to dripline or 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line, whichever is greater. A minimum of 4-foot-high transparent fencing is required unless otherwise approved by the City Forester. Tree protection shall not be resized, modified, removed, or altered in any manner without written approval. The fencing must be maintained upright and taught for the duration of the project. No more than 4 inches of wood mulch shall be installed within the Tree Protection Zone. When the Tree Protection Zone is at or within the drip line, no less than 6 inches of wood mulch shall be installed 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line outside of the fencing.</li> <li>● The Structural Root Zone -- Structural Root Zone shall be 6 feet from the trunk or 6 inches radially from the tree for every one inch of trunk diameter at 4.5' above the soil line, whichever is greater. Any excavation or changes to the grade shall be approved by the City Forester prior to work. Excavation within the Structural Root Zone shall be performed with a pneumatic excavator, hydro-vac at low pressure, or another method that does not</li> </ul>	✓



	<p>sever roots.</p> <ul style="list-style-type: none"> <li>• If roots greater than 2 inches in diameter or larger are encountered within the approved Structural Root Zone the City Forester shall be contacted for approval to make any root cuts or alterations to structures to prevent roots from being damaged.</li> <li>• If roots larger than 2 inches in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed and mitigation measures have been put in place.</li> </ul>	
15.	<p><b>Exterior Lighting.</b> Exterior lighting shall be limited to 25 watts or less (incandescent equivalent, i.e., 375 lumens) per fixture and shall be no higher than 10 feet above the ground. Landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent, i.e. 225 lumens) per fixture and shall be spaced no closer than 10 feet apart. Landscape lighting shall not be used for tree, wall, fence or accent lighting of any type. The purpose of landscape lighting is to safely illuminate walkways and entrances to the subject property. All fixtures shall be shielded and down facing. The manufacturer's specifications, including illumination information, for each exterior light fixture shall be included in the construction drawings submitted with the building permit application.</p>	✓
16.	<p><b>Indemnification.</b> The applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns, from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceeding, to attack, set aside, void, or annul any project approval. The City shall promptly notify the applicant of any legal proceeding, and shall cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for the resolution of all such actions by the parties hereto.</p>	✓
17.	<p><b>Driveway.</b> The driveway material shall extend beyond the property line into the public right of way as needed to connect to the paved street edge. A minimal asphalt connection at the street edge may be required by the Superintendent of Streets or the Building Official, depending on site conditions, to accommodate the drainage flow line of the street. The driveway material and asphalt connection shall be clearly identified on the construction drawings submitted with the building permit application. If a driveway is proposed to be sand set a dimensioned construction detail showing the base material shall be included in the construction drawings.</p>	✓
18.	<p><b>Hazardous Materials Waste Survey.</b> A hazardous materials waste survey shall be required in conformance with the Monterey Bay Unified Air Pollution Control District prior to issuance of a demolition permit.</p>	✓

19.	<b>Cultural Resources.</b> All new construction involving excavation shall immediately cease if cultural resources are discovered on the site, and the applicant shall notify the Community Planning & Building Department within 24 hours. Work shall not be permitted to recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during excavation, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.	✓
20.	<b>Truck Haul Route.</b> Prior to Building Permit issuance, the applicant shall provide for City (Community Planning and Building Director in consultation with the Public Services and Public Safety Departments) review and approval, a truck-haul route and any necessary temporary traffic control measures for the grading activities. The applicant shall be responsible for ensuring adherence to the truck-haul route and implementation of any required traffic control measures.	✓
21.	<b>USA North 811.</b> Prior to any excavation or digging, the applicant shall contact the appropriate regional notification center (USA North 811) at least two working days, but not more than 14 calendar days, prior to commencing that excavation or digging. No digging or excavation is authorized to occur on site until the applicant has obtained a Ticket Number and all utility members have positively responded to the dig request. (Visit USANorth811.org for more information)	✓
22.	<b>Conditions of Approval.</b> All conditions of approval for the Planning permit(s) shall be printed on a full-size sheet and included with the construction plan set submitted to the Building Safety Division.	✓
<b>ENVIRONMENTAL COMPLIANCE CONDITIONS</b>		
23.	<b>Drainage Plan.</b> Prior to issuance of a building permit, the applicant shall provide a drainage plan that meets the requirements of the City's drainage guidance, SOG 17-07. At a minimum, new and replaced impervious area drainage must be dispersed around the site rather than focused into one corner of the property, infiltration features must be sized appropriately and must be located at least 6 feet from neighboring properties. The drainage plan shall include information on drainage from new impervious areas and semi-pervious areas.	✓
24.	<b>BMP Tracking Form.</b> Prior to issuance of a building permit, the applicant shall submit a completed BMP Tracking form for review and approval by the City of Carmel.	✓
25.	<b>Semi-Permeable Surfaces.</b> Prior to issuance of a building permit, the applicant shall provide cross-section details for semi-permeable surfaces.	✓
26.	<b>Erosion and Sediment Control Plan.</b> Prior to issuance of a building permit, the applicant shall provide an erosion and sediment control plan that includes locations and installation details for erosion and sediment control BMPs, material staging areas, and stabilized access for review and approval by the City of Carmel.	✓

SPECIAL CONDITIONS		
27.	<b>Electrical Permit.</b> Prior to the issuance of a building permit, the applicant is required to apply for an electrical permit for the installation of the generator.	✓
28.	<b>Site Coverage.</b> Prior to the final inspection, the applicant shall remove 1,634 square feet of site coverage from approximately 2,212 square feet to 578 square feet to comply with zoning requirement.	
29.	<b>Inspection.</b> The City shall be allowed inspection of the affected premises periodically as necessary.	
30.	<b>Final Inspection.</b> A final inspection is required by the Planning Division.	✓

Acknowledgement and acceptance of conditions of approval:

\_\_\_\_\_  
Property Owner Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Date

*Once signed, please email to [snathan@ci.carmel.ca.us](mailto:snathan@ci.carmel.ca.us).*

Permit #: DS 23-154 (Schaefer)  
Date Approved: 08/22/2023  
Planner: Suray Nathan.

A01		
VERSION:	1.4	
DATE:	8/9/2023	
<div>SCHAEFER - PATIO &amp; GENERATOR LAYOUT / TITLE PAGE</div> <div>1ST 2 NE CARPENTER CARMEL, CA 93923 AP# 009-144-005-000</div>		
<div>BUILDING PLAN SET</div> <div><div>01234</div><div><div></div><div></div><div></div><div></div><div></div></div></div>		
REV. #	DATE	NOTE
<div>△ 2</div>	8-9-23	RFI#2
<p>ALL DESIGNS, CONCEPTS AND IDEAS REPRESENTED IN THESE PAGES ARE SOLELY THE INTELLECTUAL PROPERTY OF MONTEREY BUILDING DESIGN AND ARE TO BE USED IN CONNECTION WITH THIS PROJECT ONLY. THEY MAY NOT BE USED IN WHOLE OR IN PART FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN CONSENT OF MONTEREY BUILDING DESIGN. ALL ATTEMPTS HAVE BEEN UNDERTAKEN TO ENSURE THE ACCURACY OF THESE PLANS. IF ANY UNFORESEEN CONDITIONS OR CIRCUMSTANCES ARISE, IT IS THE RESPONSIBILITY OF THE OWNER AND/OR THE CONTRACTOR TO NOTIFY MONTEREY BUILDING DESIGN IN WRITING BEFORE THE COMMENCEMENT OF RELATED CONSTRUCTION ACTIVITIES. MONTEREY BUILDING DESIGN ASSUMES NO LIABILITY FOR THE CONSTRUCTION OR MAINTENANCE OF THIS PROJECT.</p> <p>JEREMY MCCULLOUGH - DESIGNER</p>		
<div>MONTEREY BUILDING DESIGN</div>		



# GENERAL BUILDING NOTES

## GENERAL NOTES:

THE BUILDER SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES. WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS). PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

## BUILDING PERFORMANCE:

HEAT LOSS CALCULATIONS SHALL COMPLY WITH THE REQUIREMENTS OF REGIONAL AND LOCAL CODES. SEE CALCULATIONS. PORCHES, DECKS, FOUNDATION, FIREPLACE ENCLOSURES, AND GARAGE AREAS NOT INCLUDED IN LIVING AREA. ALL EXHAUST FANS TO BE VENTED DIRECTLY TO THE EXTERIOR. ALL PENETRATIONS OF THE BUILDING ENVELOPE SHALL BE SEALED WITH CAULK OR FOAM.

## CALIFORNIA GREEN BUILDING NOTES:

SEPERATE AND RECYCLE ATLEAST 65% OF ALL CONSTRUCTION WASTE. ADHESIVES, SEALANTS, CAULKS, PAINTS, STAINS AND OTHER COATINGS SHALL COMPLY WITH VOC LIMITS SET FORTH IN TABLE 4.504.1, TABLE 4.504.2 AND TABLE 4.504.3. CANTRACTOR SHALL PROVIDE BUILDING DEPARTMENT WITH MANUFACTURERS PRODUCT SPECIFICATIONS UPON REQUEST. AEROSOL PAINTS AND COATINGS SHALL MEET THE PRODUCT WEIGHTED MIR LIMITS FOR ROC AND OTHER TOXIC COMPOUNDS.

## CARPENTRY:

SAWN LUMBER DESIGN IS BASED ON THE NATIONAL DESIGN SPECIFICATION, LATEST EDITION. SAWN LUMBER SHALL CONFORM TO WEST COAST LUMBER INSPECTION BUREAU OR WESTERN WOOD PRODUCTS ASSOCIATION GRADING RULES. ALL LUMBER NOT SPECIFICALLY NOTED TO BE D.F. #2 OR BETTER. ALL WOOD IN PERMANENT CONTACT WITH CONCRETE OR PRESSURE TREATED UNLESS AN APPROVED WEATHER BARRIER IS PROVIDED. FRAMING ACCESSORIES AND STRUCTURAL FASTENERS SHALL BE MANUFACTURED BY SIMPSON STRONG-TIE COMPANY (OR ENGINEER APPROVED EQUAL) AND OF THE SIZE AND TYPE SHOWN ON THE DRAWINGS. HANGERS NOT SHOWN SHALL BE SIMPSON HU OF SIZE RECOMMENDED FOR MEMBER. ALL HANGERS AND NAILS IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE SIMPSON Z-MAX HANGERS OR STAINLESS STEEL. ALL SHEAR WALL SHEATHING NAILS SHALL BE COMMON NAILS. ALL FRAMING NAILS SHALL BE COMMON NAILS. OR HOT DIPPED GALVANIZED BOX NAILS. FRAMING NAILS SHALL BE PER IBC TABLE 2304.9.1 OR IRC TABLE R602.3(1).

PLYWOOD PANELS SHALL CONFORM TO THE REQUIREMENTS OF "U.S. PRODUCT STANDARD PS 1 FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD" OR APA PRP-108 PERFORMANCE STANDARDS. UNLESS NOTED, PANELS SHALL BE APA RATED SHEATHING, EXPOSURE 1, OF THE THICKNESS AND SPAN RATING SHOWN ON THE DRAWINGS. PLYWOOD INSTALLATION SHALL BE IN CONFORMANCE WITH APA RECOMMENDATIONS. ALLOW 1/8" SPACING AT PANELS ENDS AND EDGES, UNLESS OTHERWISE RECOMMENDED BY THE PANEL MANUFACTURER.

## WINDOW NOTES:

ALL WINDOWS SHALL CONFORM TO WINDOW SCHEDULE.

## DOOR NOTES:

ALL WALK-THRU EXTERIOR DOORS SHALL BE SOLID CORE. INTERIOR DOORS SHALL BE PAINTED. EXTERIOR EXIT DOORS WILL BE 36" MIN. NET CLEAR DOORWAY SHALL BE 32" MIN. DOOR SHALL BE OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.

## CONCRETE NOTES:

- ALL CONCRETE AND REINFORCEMENT SHALL CONFORM TO THE MORE STRINGENT REQUIREMENTS OF THE LATEST EDITION OF EITHER THE A.C.I., C.R.C., OR C.B.C.
- ALL CONCRETE SHALL ATTAIN A MINIMUM STRENGTH OF 2500 P.S.I. IN 28 DAYS U.N.O. DESIGN MIXTURE SHALL BE 5-1/2 SACK CEMENT PER CUBIC YARD CONCRETE. COARSE AGGREGATE SHALL BE 3/4" U.N.O. THE USE OF A DESIGN PUMP MIXTURE MAY BE SUBSTITUTED IF THE CEMENT RATIO IS INCREASED TO 6 SACKS U.N.O.
- ALL CEMENT SHALL BE PORTLAND TYPE I OR TYPE II OF A.S.T.M. (C-150)
- THERE SHALL BE NO ADMIXTURES USED UNLESS SPECIFIED OR APPROVED BY THE ENGINEER.
- ALL CONCRETE SHALL BE VIBRATED AND PLACED IN ACCORDANCE WITH A.S.T.M. (C-143) U.N.O.
- ALL CONCRETE SHALL BE CURED BY KEEPING THE EXPOSED SURFACES CONTINUOUSLY MOIST FOR A 7 DAY PERIOD AND BY USING AN APPROVED CURING COMPOUND AFTER 7 DAY WET CURE.
- ALL CONSTRUCTION JOINT LOCATIONS SHALL BE APPROVED BY THE ENGINEER. SLABS SHALL NOT EXCEED 20' IN ANY DIRECTION WITHOUT A CONTROL JOINT PERPENDICULAR TO THAT DIRECTION U.N.O.
- THE ENGINEER SHALL BE NOTIFIED PROMPTLY OF: CONCRETE WHICH SHOWS HONEYCOMBING, SPALLING, CRACKING, OR OTHER SIGNS OF INADEQUATE STRENGTH; LACK, MISPLACEMENT, OR UNDER SIZING OF ANCHOR HARDWARE. ANY UNCERTAINTY ABOUT HARDWARE OR REINFORCEMENT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PLACING OF CONCRETE.
- THE BUILDING INSPECTOR AND, WHEN SPECIFIED, ENGINEER SHALL INSPECT REINFORCEMENT AND HARDWARE BEFORE CONCRETE IS PLACED.
- ALL FALSEWORK AND FORMING DESIGN AND CONSTRUCTION IS THE RESPONSIBILITY OF THE CONTRACTOR. FALSEWORK MUST STAY IN PLACE UNTIL CONCRETE REACHES A STRENGTH OF 2000 P.S.I.
- CONCRETE CYLINDER SAMPLES SHOULD BE TAKEN THROUGHOUT EACH STAGE OF THE FOUNDATION PLACEMENT AND FOR COMPRESSIVE STRENGTH WHERE MINIMUM REQUIRED STRENGTH IS GREATER THAN 2500 P.S.I.
- ALL CONCEALED BOLTS AND/OR NUTS SHALL BE RE-TIGHTENED PRIOR TO APPLYING COVERINGS.
- HARDWARE SIZE, EMBEDMENT, FASTENERS, AND MEMBERS RECEIVING FASTENERS SHALL MEET THE MOST STRINGENT SPECIFICATION OF THE STANDARD OR SPECIFIC DETAIL. WHERE INTERSECTIONS OF HARDWARE ASSEMBLIES APPEAR TO CONFLICT WITH THE REQUIREMENTS OF ANY INDIVIDUAL STRUCTURAL DETAIL OR INTERFERE WITH STRUCTURAL CONTINUITY, OR UNCERTAINTIES ABOUT INSTALLATION OF THE HARDWARE EXIST, CONTACT THE ENGINEER BEFORE CONTINUING THIS WORK.
- ALL MANUFACTURED METAL CONNECTORS INDICATED IN DRAWINGS ARE "SIMPSON STRONG TIE" UNLESS OTHERWISE SHOWN. SUBSTITUTIONS MAY BE MADE WITH HARDWARE I.C.C. RATED TO PERFORM EQUAL OR BETTER THAN THE SPECIFIC SIMPSON HARDWARE. CONTRACTOR SHALL TAKE RISK FOR THE SUITABILITY OF ANY SUBSTITUTION HARDWARE NOT SPECIFICALLY AUTHORIZED BY ENGINEER

## STRUCTURAL HARDWARE:

- ALL CONCEALED BOLTS AND/OR NUTS SHALL BE RE-TIGHTENED PRIOR TO APPLYING COVERINGS.
- HARDWARE SIZE, EMBEDMENT, FASTENERS, AND MEMBERS RECEIVING FASTENERS SHALL MEET THE MOST STRINGENT SPECIFICATION OF THE STANDARD OR SPECIFIC DETAIL. WHERE INTERSECTIONS OF HARDWARE ASSEMBLIES APPEAR TO CONFLICT WITH THE REQUIREMENTS OF ANY INDIVIDUAL STRUCTURAL DETAIL OR INTERFERE WITH STRUCTURAL CONTINUITY, OR UNCERTAINTIES ABOUT INSTALLATION OF THE HARDWARE EXIST, CONTACT THE ENGINEER BEFORE CONTINUING THIS WORK.
- ALL MANUFACTURED METAL CONNECTORS INDICATED IN DRAWINGS ARE "SIMPSON STRONG TIE" UNLESS OTHERWISE SHOWN. SUBSTITUTIONS MAY BE MADE WITH HARDWARE I.C.C. RATED TO PERFORM EQUAL OR BETTER THAN THE SPECIFIC SIMPSON HARDWARE. CONTRACTOR SHALL TAKE RISK FOR THE SUITABILITY OF ANY SUBSTITUTION HARDWARE NOT SPECIFICALLY AUTHORIZED BY ENGINEER.

## SITE CONTROL DURING CONSTRUCTION:

THE APPLICANT AND/OR PROPERTY OWNER SHALL ADHERE TO THE FOLLOWING DUST CONTROL MEASURES: 1. WATER ALL ACTIVE CONSTRUCTION AREAS TWICE PER DAY AND USE EROSION CONTROL MEASURES TO PREVENT WATER RUNOFF CONTAINING SILT AND DEBRIS FROM ENTERING THE STORM DRAIN SYSTEM. 2. COVER TRUCKS HAULING SOIL, SAND AND OTHER LOOSE MATERIAL. 3. PAVE, WATER OR APPLY NON-TOXIC SOIL STABILIZERS ON UNPAVED ACCESS ROADS AND PARKING AREAS. 4. SWEEP PAVED ACCESS ROADS AND PARKING AREAS DAILY. 5. SWEEP STREETS DAILY IF VISIBLE MATERIAL IS CARRIED ONTO ADJACENT PUBLIC STREETS.

## HOURS OF CONSTRUCTION :

THE OPERATION OF TOOLS AND EQUIPMENT USED IN CONSTRUCTION SHALL BE LIMITED TO THE HOURS AUTHORIZED BY LOCAL AUTHORITY. NO HEAVY EQUIPMENT RELATED CONSTRUCTION ACTIVITY IS ALLOWED ON SUNDAYS OR HOLIDAYS. IF THE CITY ADOPTS A NOISE ORDINANCE IN THE FUTURE, APPLICABLE PROVISIONS OF SAID ORDINANCE SHALL REPLACE THIS CONDITION. DISCOVERY OF PREHISTORIC OR ARCHAEOLOGICAL RESOURCES : SHOULD CONCENTRATIONS OF ARCHAEOLOGICAL OR PALEONTOLOGICAL MATERIALS BE ENCOUNTERED DURING CONSTRUCTION OR GRADING OPERATIONS, ALL GROUND- DISTURBING WORK SHALL BE TEMPORARILY HALTED ON THE SITE AND THE COMMUNITY DEVELOPMENT DEPARTMENT CONTACTED. WORK NEAR THE ARCHAEOLOGICAL FINDS SHALL NOT BE RESUMED UNTIL A QUALIFIED ARCHAEOLOGIST HAS EVALUATED THE MATERIALS AND OFFERED RECOMMENDATIONS FOR FURTHER ACTION. PREHISTORIC MATERIALS THAT COULD BE ENCOUNTERED INCLUDE OBSIDIAN OR CHERT FLAKES OR TOOLS, LOCALLY DARKENED Midden, GROUND STONE ARTIFACTS, DEPOSITIONS OF SHELL, DIETARY BONE, AND HUMAN BURIALS. SHOULD HUMAN REMAINS BE UNCOVERED, STATE LAW REQUIRES EXCAVATION IS HALTED IN THE IMMEDIATE AREA AND THAT THE COUNTY CORONER BE CONTACTED IMMEDIATELY. SHOULD THE CORONER DETERMINE THAT THE REMAINS ARE LIKELY THOSE OF A NATIVE AMERICAN, THE CALIFORNIA NATIVE AMERICAN HERITAGE COMMISSION MUST BE CONTACTED WITHIN 24 HOURS OF IDENTIFICATION. THE HERITAGE COMMISSION CONSULTS WITH THE MOST LIKELY NATIVE AMERICAN DESCENDANTS TO DETERMINE THE APPROPRIATE TREATMENT OF THE REMAINS.

## ADDRESS IDENTIFICATION:

PRIOR TO CONSTRUCTION, A LEGIBLE ADDRESS IDENTIFICATION SHALL BE PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS IDENTIFICATION CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ALL ARABIC NUMBERS OR ALPHABETIC LETTERS. NUMBERS SHALL NOT BE SPILLED OUT. EACH CHARACTER SHALL NOT BE LESS THAN 4 INCHES IN HEIGHT WITH A STROKE WIDTH OF NOT LESS THAN 0.5 INCH. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS IDENTIFICATION SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN MAY BE USED TO IDENTIFY THE STRUCTURE. ADDRESS IDENTIFICATION SHALL BE MAINTAINED.

## ROT / DECAY RESISTANCE NOTES:

- R317.1 LOCATION REQUIRED**  
PROTECTION OF WOOD AND WOOD-BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1
- WOOD JOISTS OR THE BOTTOM OF A WOOD STRUCTURAL FLOOR WHERE CLOSER THAN 18 INCHES (457 MM) OR WOOD GIRDERS WHERE CLOSER THAN 12 INCHES (305 MM) TO THE EXPOSED GROUND IN CRAWL SPACES OR UNEXCAVATED AREA LOCATED WITHIN THE PERIPHERY OF THE BUILDING FOUNDATION.
  - WOOD FRAMING MEMBERS THAT REST ON CONCRETE OR MASONRY EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8 INCHES (203 MM) FROM THE EXPOSED GROUND.
  - SILLS AND SLEEPERS ON A CONCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH THE GROUND UNLESS SEPARATED FROM SUCH SLAB BY AN IMPERVIOUS MOISTURE BARRIER.
  - THE ENDS OF WOOD GIRDERS ENTERING EXTERIOR MASONRY OR CONCRETE WALLS HAVING CLEARANCES OF LESS THAN 1/2 INCH (12.7 MM) ON TOPS, SIDES AND ENDS.
  - WOOD SIDING, SHEATHING AND WALL FRAMING ON THE EXTERIOR OF A BUILDING HAVING A CLEARANCE OF LESS THAN 6 INCHES (152 MM) FROM THE GROUND OR LESS THAN 2 INCHES (51 MM) MEASURED VERTICALLY FROM CONCRETE STEPS, PORCH SLABS, PATIO SLABS AND SIMILAR HORIZONTAL SURFACES EXPOSED TO THE WEATHER.
  - WOOD STRUCTURAL MEMBERS SUPPORTING MOISTURE-PERMEABLE FLOORS OR ROOFS THAT ARE EXPOSED TO THE WEATHER, SUCH AS CONCRETE OR MASONRY SLABS, UNLESS SEPARATED FROM SUCH FLOORS OR ROOFS BY AN IMPERVIOUS MOISTURE BARRIER. THE IMPERVIOUS MOISTURE BARRIER SYSTEM PROTECTING THE STRUCTURE SUPPORTING FLOORS SHALL PROVIDE POSITIVE DRAINAGE OF WATER THAT INFILTRATES THE MOISTURE-PERMEABLE FLOOR TOPPING.
  - WOOD FURRING STRIPS OR OTHER WOOD FRAMING MEMBERS ATTACHED DIRECTLY TO THE INTERIOR OF EXTERIOR MASONRY WALLS OR CONCRETE WALLS BELOW GRADE, EXCEPT WHERE AN APPROVED VAPOR RETARDER IS APPLIED BETWEEN THE WALL AND THE FURRING STRIPS OR FRAMING MEMBERS.
- R317.1.1 FIELD TREATMENT**  
FIELD-CUT ENDS, NOTCHES AND DRILLED HOLES OF PRESERVATIVE-TREATED WOOD SHALL BE TREATED IN THE FIELD IN ACCORDANCE WITH AWPA M4.
- R317.1.2 GROUND CONTACT**  
ALL WOOD IN CONTACT WITH THE GROUND, EMBEDDED IN CONCRETE IN DIRECT CONTACT WITH THE GROUND OR EMBEDDED IN CONCRETE EXPOSED TO THE WEATHER THAT SUPPORTS PERMANENT STRUCTURES INTENDED FOR HUMAN OCCUPANCY SHALL BE APPROVED PRESERVE-PRESERVATIVE-TREATED WOOD SUITABLE FOR GROUND CONTACT USE, EXCEPT THAT UNTREATED WOOD USED ENTIRELY BELOW GROUNDWATER LEVEL OR CONTINUOUSLY SUBMERGED IN FRESH WATER SHALL NOT BE REQUIRED TO BE PRESERVE-PRESERVATIVE TREATED.
- R507.2.3 FASTENERS AND CONNECTORS**  
METAL FASTENERS AND CONNECTORS USED FOR ALL DECKS SHALL BE IN ACCORDANCE WITH SECTION R317.3 AND TABLE R507.2.3

TABLE R507.2.3			
ITEM	MATERIAL	MINIMUM FINISH/COATING	ALTERNATE FINISH/ COATING
NAILS AND TIMBER RIVETS	IN ACCORDANCE WITH ASTM F1667	HOT-DIPPED GALVANIZED PER ASTM A153	STAINLESS STEEL, SILICON BRONZE OR COPPER
BOLTS LAG SCREWS, INCLUDING NUTS AND WASHERS	IN ACCORDANCE WITH ASTM A307 (BOLTS), ASTM A563 (NUTS), ASTM F844 (WASHERS)	HOT-DIPPED GALVANIZED PER ASTM A153, CLASS C (CLASS D OR F306 (NUTS) OR MECHANICALLY GALVANIZED PER ASTM B695, CLASS 55 OR 410 STAINLESS STEEL	STAINLESS STEEL, SILICON BRONZE OR COPPER
METAL CONNECTORS	PER MANUFACTURER'S SPECIFICATION	ASTM A653 TYPE G185 ZINC COATED GALVANIZED STEEL OR POST HOT-DIPPED GALVANIZED PER ASTM A123 PROVIDING A MINIMUM AVERAGE COATING WEIGHT OF 2.0 OZ./FT <sup>2</sup>	STAINLESS STEEL

**CB30.10.5.1 FASTENERS AND CONNECTORS FOR PRESERVATIVE-TREATED WOOD**  
FASTENERS, INCLUDING NUTS AND WASHERS, IN CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL BE OF HOT-DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. STAPLES SHALL BE OF STAINLESS STEEL. FASTENERS OTHER THAN NAILS, STAPLES, TIMBER RIVETS, WOOD SCREWS AND LAG SCREWS SHALL BE PERMITTED TO BE OF MECHANICALLY DEPOSITED ZINC-COATED STEEL WITH COATING WEIGHTS IN ACCORDANCE WITH ASTM B695, CLASS 55 MINIMUM. CONNECTORS THAT ARE USED IN EXTERIOR APPLICATIONS AND IN CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL HAVE COATING TYPES AND WEIGHTS IN ACCORDANCE WITH THE TREATED WOOD OR CONNECTOR MANUFACTURER'S RECOMMENDATIONS. IN THE ABSENCE OF MANUFACTURER'S RECOMMENDATIONS, NOT LESS THAN ASTM A653, TYPE G185 ZINC-COATED GALVANIZED STEEL, OR EQUIVALENT, SHALL BE USED, EXCEPT FOR PLAIN CARBON STEEL FASTENERS, INCLUDING NUTS AND WASHERS, IN SBD/OT AND ZINC BORATE PRESERVATIVE-TREATED WOOD IN AN INTERIOR, DRY ENVIRONMENT SHALL BE PERMITTED.

**2304.12 PROTECTION AGAINST DECAY AND TERMITES**  
WOOD SHALL BE PROTECTED FROM DECAY AND TERMITES IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF SECTIONS 2304.12.1 THROUGH 2304.12.7.

# A1.1

VERSION: 1.4

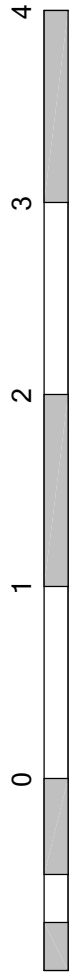
DATE: 8/9/2023

## SCHAEFER - PATIO & GENERATOR

## NOTES

1ST 2 NE CARPENTER  
CARMEL, CA 93923  
AP# 009-144-005-000

BUILDING PLAN SET



REV. #	DATE	NOTE
2	8-9-23	RFI#2

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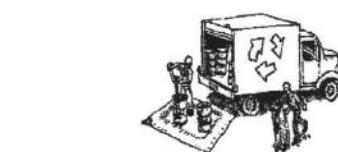
JEREMY MCCULLOUGH - DESIGNER





# 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:**
- 2) Remove all debris, including soil, dirt, or other construction material with large debris, from the site. Do not allow debris to be blown or washed away from the site.
  - 2) Use best management practices to prevent debris from being blown or washed away from the site.

## Hazardous Materials:

- 2) All hazardous materials and hazardous waste (such as petroleum, paint, solvents, fuel, oil, and other materials) must be stored in accordance with city, county, state and federal regulations.
- 2) Store hazardous materials and waste in a secure container, with appropriate labeling, and cover at the end of every week, or during the winter months, to prevent them from being blown or washed away from the site.
- 2) Follow manufacturer's application instructions and be careful to use them in accordance with the label.
- 2) Do not apply chemicals outdoors when rain is forecast within 24 hours.
- 2) Cleanup for appropriate disposal of all hazardous waste.

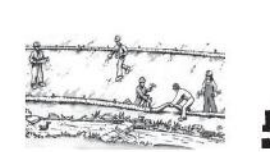


## EQUIPMENT MANAGEMENT & SPILL CONTROL

- Maintenance and Parking:**
- 2) Designate a clean, flat, well-drained area for vehicle and equipment parking and storage.
  - 2) Perform regular maintenance on all equipment.
  - 2) Properly dispose of and repair leaks and equipment properly. Use the proper disposal method for all leaks and equipment properly.

## Spill Prevention and Control:

- 2) Clean up spills of hazardous materials and equipment properly. Use the proper disposal method for all spills and equipment properly.
- 2) Do not have any equipment or materials on the site when it is not needed.
- 2) Do not have any equipment or materials on the site when it is not needed.



## EARTHWORK & CONTAMINATED SOILS

- Grading and Erosion Control:**
- 2) Grading and erosion control measures must be implemented immediately after the start of construction.
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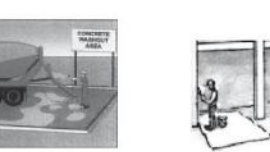


## PAVING ASPHALT WORK

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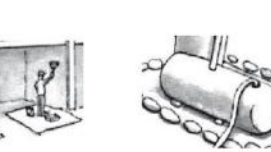


## CONCRETE, GROUT & MORTAR APPLICATION

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## PAINTING & PAINT REMOVAL

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## DEWATERING

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## MANEJO DE MATERIALES Y EQUIPO

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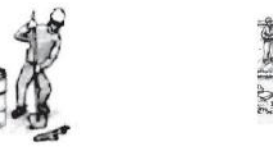


## MANEJO DEL EQUIPO Y CONTROL DE EFUERGAS

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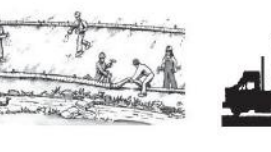


## TRABAJOS EN LA CARRETERA Y PAVIMENTO

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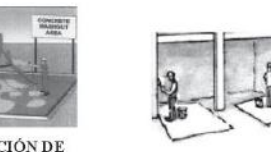


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STORM DRAIN POLLUTERS MAY BE LIABLE FOR FINES OF UP TO \$10,000 PER DAY!

## POLLUTION PREVENTION PLANNING

Every construction project must have an erosion and sediment control plan to prevent soil and materials from leaving the site. Basic steps for this plan include:

1. Understand local jurisdictional stormwater management requirements and create your plan to match your construction site and project needs.
2. Identify the storm drains and the conveyance system (s) nearest the construction site and provide plan to protect them from worksite pollutants.
3. Obtain all local jurisdictional permits, including traffic control permits, if needed.
4. Schedule construction activities so that the soil is not exposed for long periods of time. Limit grading to small areas; install key sediment control practices before site grading begins.
5. Contact the inspector assigned to your project to answer any questions and ensure compliance. Modify BMPs as job requires.



Photo courtesy: USFWS-CA

## PREVENT POLLUTION AND AVOID FINES (3 C's)

**Control:** The best line of defense is to use good house-keeping practices and sediment/erosion control BMPs to prevent materials and debris from entering the storm drain.

**Contain:** Isolate your work area to prevent discharges from leaving the site. Store materials out of the rain and in secondary containment, if necessary.

**Capture:** Sweep or vacuum up any material that could possibly run off-site. Dispose of wastes properly by checking product labels for disposal requirements.

## ONLINE RESOURCES

California Storm Water Quality Association - [www.cswqa.org](http://www.cswqa.org)  
International BMP Database - [www.bmptdatabse.org](http://www.bmptdatabse.org)  
California State Water Board - [www.waterboards.ca.gov](http://www.waterboards.ca.gov)

5 Harris Ct., Bldg D  
Monterey, CA 93940

Phone: (831) 645-4621  
Fax: (831) 372-6178  
Web: [MontereySEA.org](http://MontereySEA.org)

For further details, see [www.baywise.org/demolition](http://www.baywise.org/demolition)

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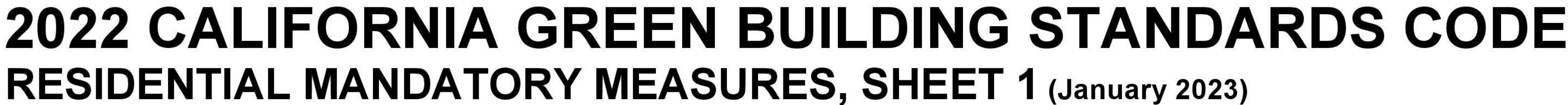
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DATE: 8/9/2023

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

BUILDING PLAN SET

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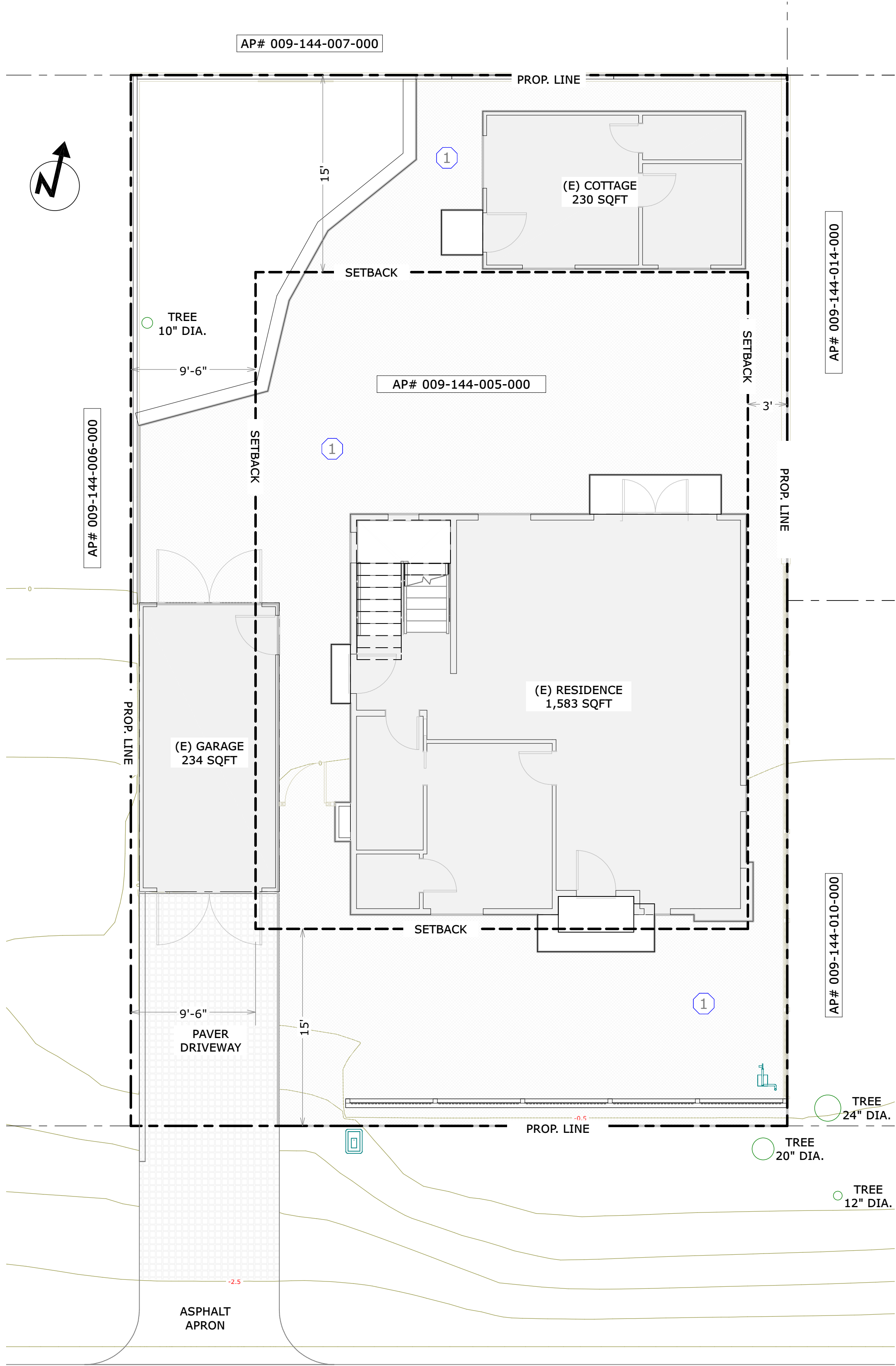
VERSION:	1.4
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EXISTING PLOT PLAN

NOTE- PROPERTY LINES NOT SURVEYED.

SCALE 1"=6'



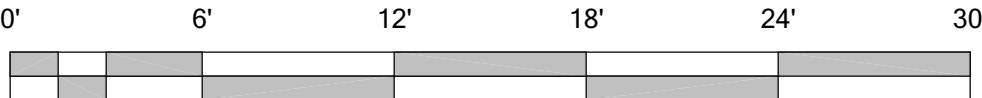
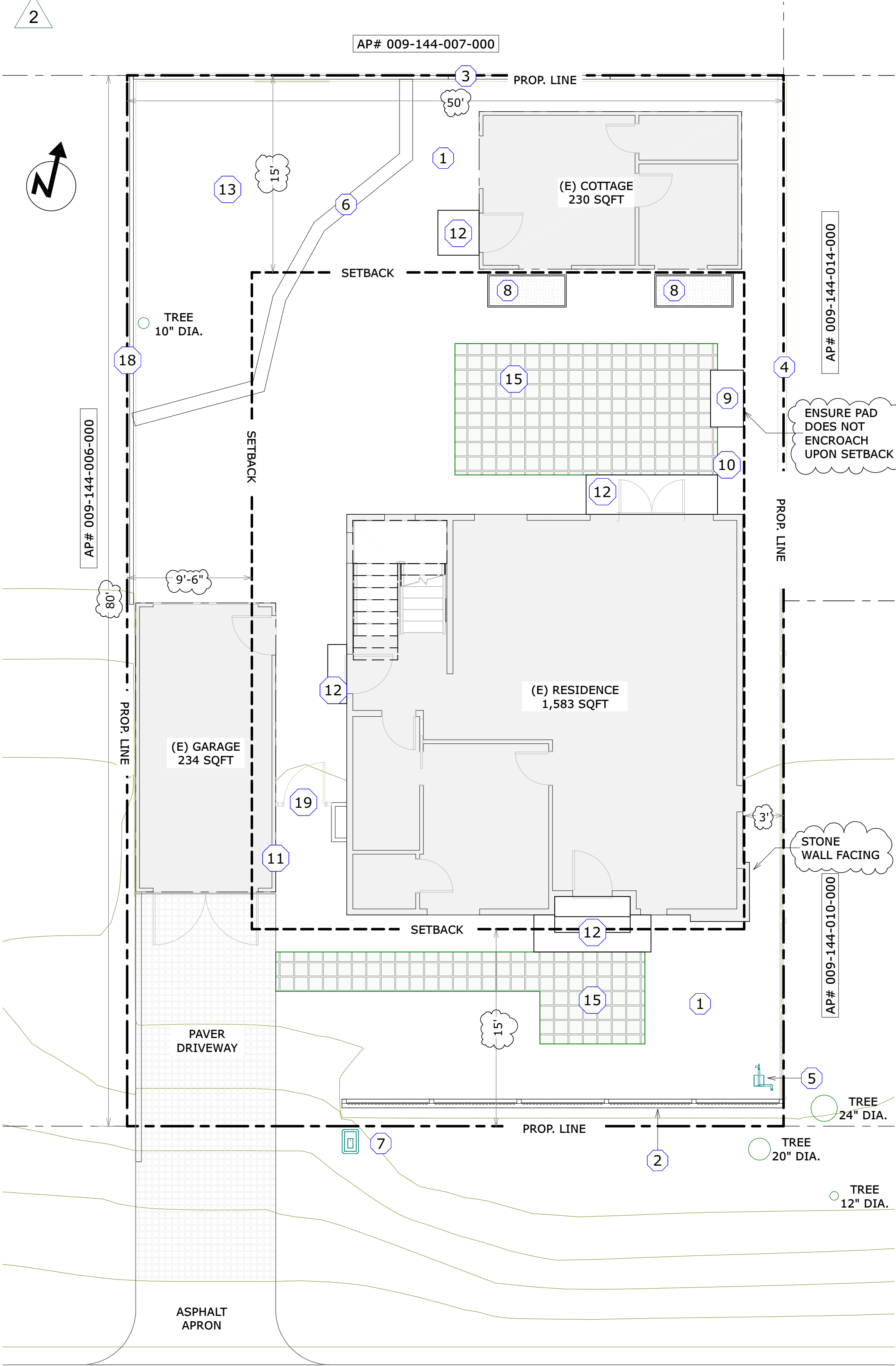
NOTE SCHEDULE			
1	REMOVE (E) DECOMPOSED GRANITE	EXPOSED SOIL TO REMAIN	1,949 SQFT
2	(E) 5' TALL WOOD & STONE FENCE	WOOD STAKE O/ LOW STACKED STONE	
3	(E) 6' WOOD & MASONRY FENCE	4-6' WOOD FENCE O/ STEPPED CMU WALL	
4	(E) 7-8' MASONRY WALL	MASONRY	
5	(E) GAS METER		
6	(E) ROCK WALL BENCH	LESS THAN 24" TALL	
7	(E) WATER METER		
8	NEW RAISED PLANTER		13 SQFT
9	NEW BACK-UP GENERATOR	8500W. NAT. GAS	ON CONC. PAD
10	GAS & ELECTRICAL TRENCH		72 SQFT
11	(E) ELECTRICAL METER & PANEL	200 AMP	
12	(E) CONC. LANDING	IMPERMEABLE	72 SQFT
13	(E) PLANTER AREA	PERMEABLE	367 SQFT
15	NEW PAVER PATIO W/ 1" GROUND COVER SPACING OVER DRAIN ROCK	PERMEABLE	1,015 SQFT
18	(E) WOOD & MASONRY FENCE	WOOD LATTICE O/ 4-5' TALL MASONRY WALL	
19	(E) METAL GATE	PAINTED BLACK STEEL	

SITE COVERAGE CALCULATION		EXISTING	PROPOSED
LOT SIZE		4,000 SQFT	4,000 SQFT
DRIVEWAY		191 SQFT	191 SQFT
CONC. LANDINGS		72 SQFT	72 SQFT
COMPACTED D.G.		1,949 SQFT	0 SQFT
TOTAL IMPERMEABLE		2,212 SQFT	263 SQFT
PLANTERS		0 SQFT	26 SQFT
PATIO PAVERS- SAND SET		0 SQFT	315 SQFT
TOTAL PERMEABLE		0 SQFT	315 SQFT
TOTAL COVERAGE		2,212 SQFT	578 SQFT
MAX ALLOWED		556	556
W/ 4% PERMEABLE BONUS FOR DRIVEWAY		578	578

PROPOSED PLOT PLAN

NOTE- PROPERTY LINES NOT SURVEYED.

SCALE 1"=6'



A02

VERSION: 1.4  
DATE: 8/9/2023

SCHAEFER - PATIO & GENERATOR

PLOT PLAN

BUILDING PLAN SET

1ST 2 NE CARPENTER  
CARMEL, CA 93923  
AP# 009-144-005-000



REV. #	DATE	NOTE
2	8-9-23	RFI#2

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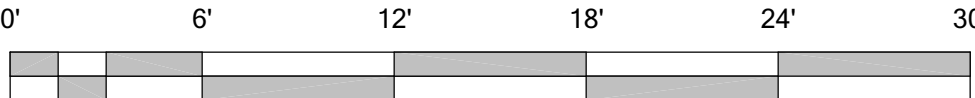
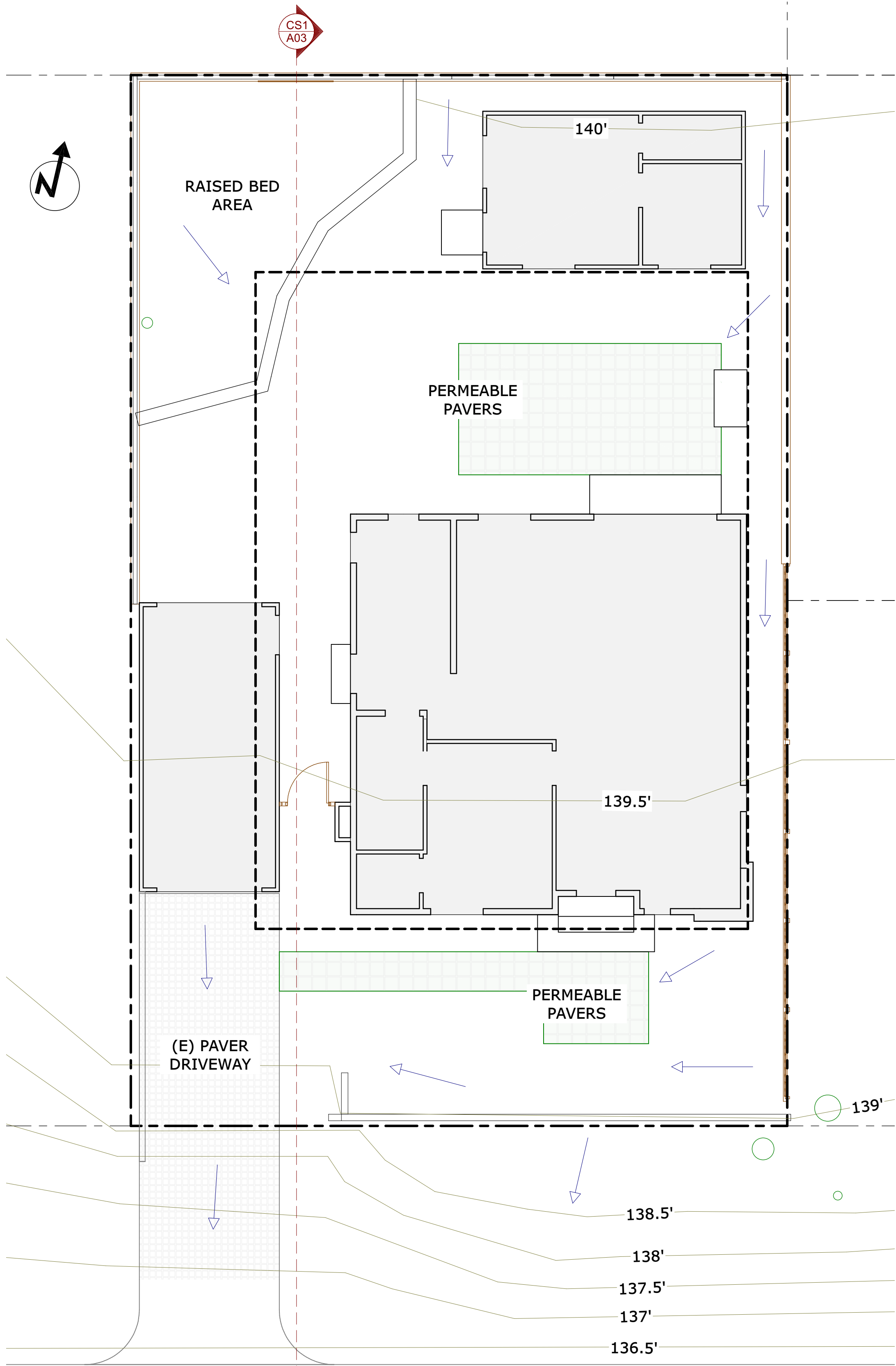
JEREMY MCCULLOUGH - DESIGNER



DRAINAGE PLAN

NOTE- PROPERTY LINES NOT SURVEYED.

SCALE 1"=6'



A2.1

VERSION: 1.4

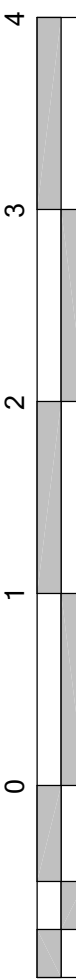
DATE: 8/9/2023

SCHAEFER - PATIO & GENERATOR

DRAINAGE PLAN

1ST 2 NE CARPENTER  
CARMEL, CA 93923  
AP# 009-144-005-000

BUILDING PLAN SET



REV. #	DATE	NOTE
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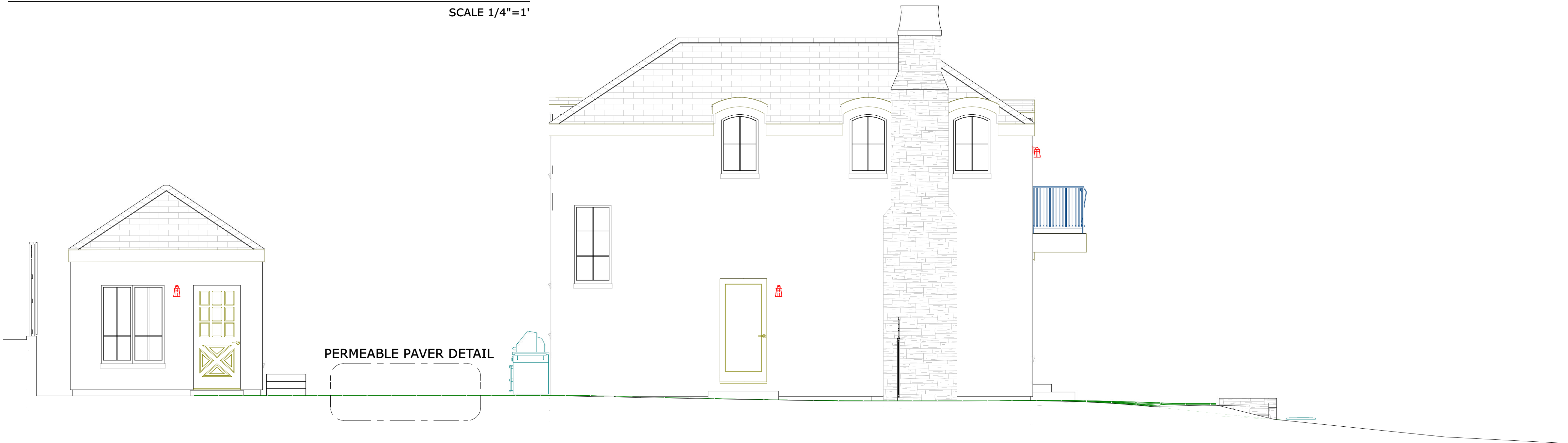
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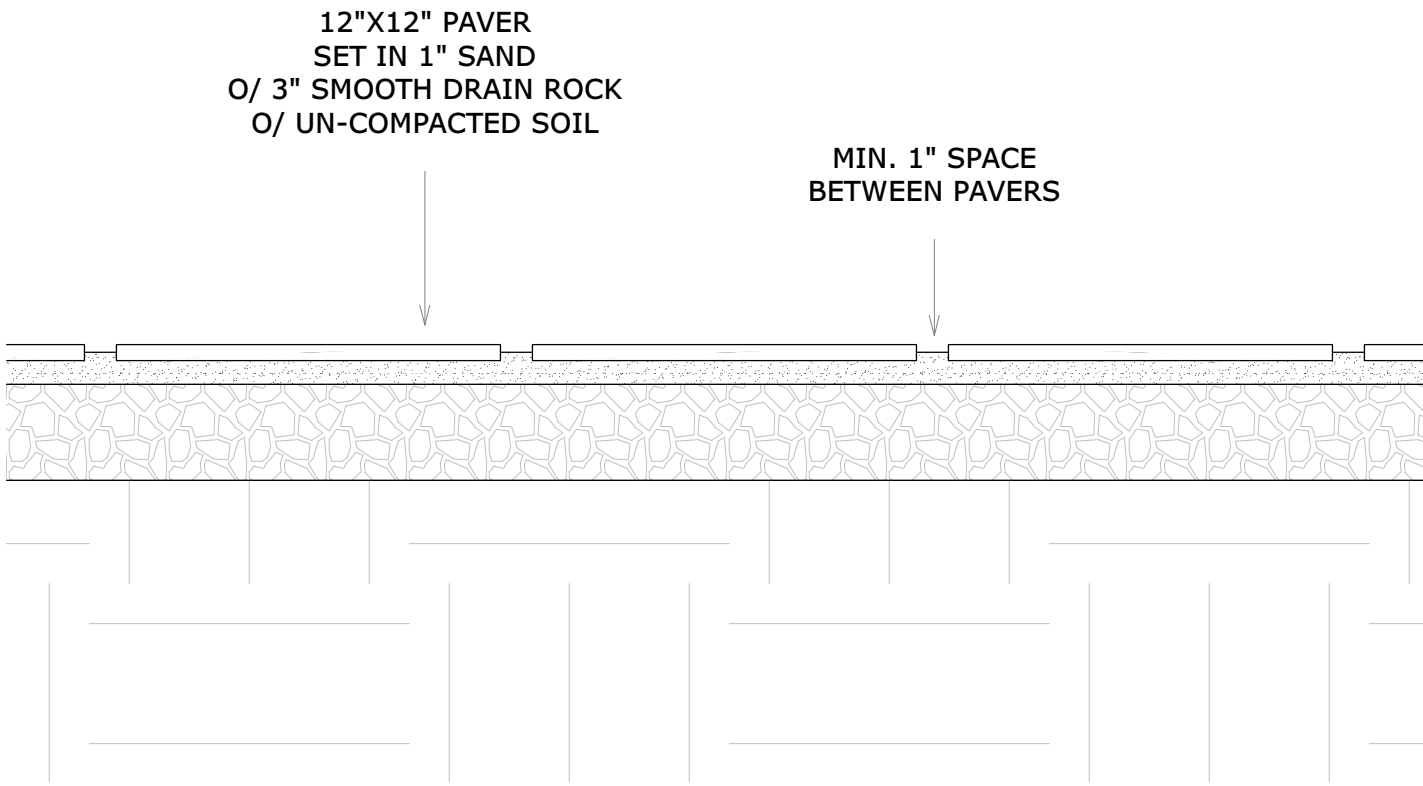
CROSS SECTION 1

SCALE 1/4"=1'



TYP. PERMEABLE PAVER DETAIL

SCALE 2"=1'



A03

VERSION: 1.4

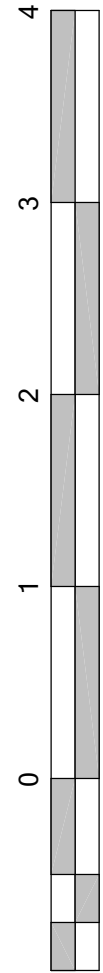
DATE: 8/9/2023

SCHAEFER - PATIO & GENERATOR

DETAILS

1ST 2 NE CARPENTER  
CARMEL, CA 93923  
AP# 009-144-005-000

BUILDING PLAN SET



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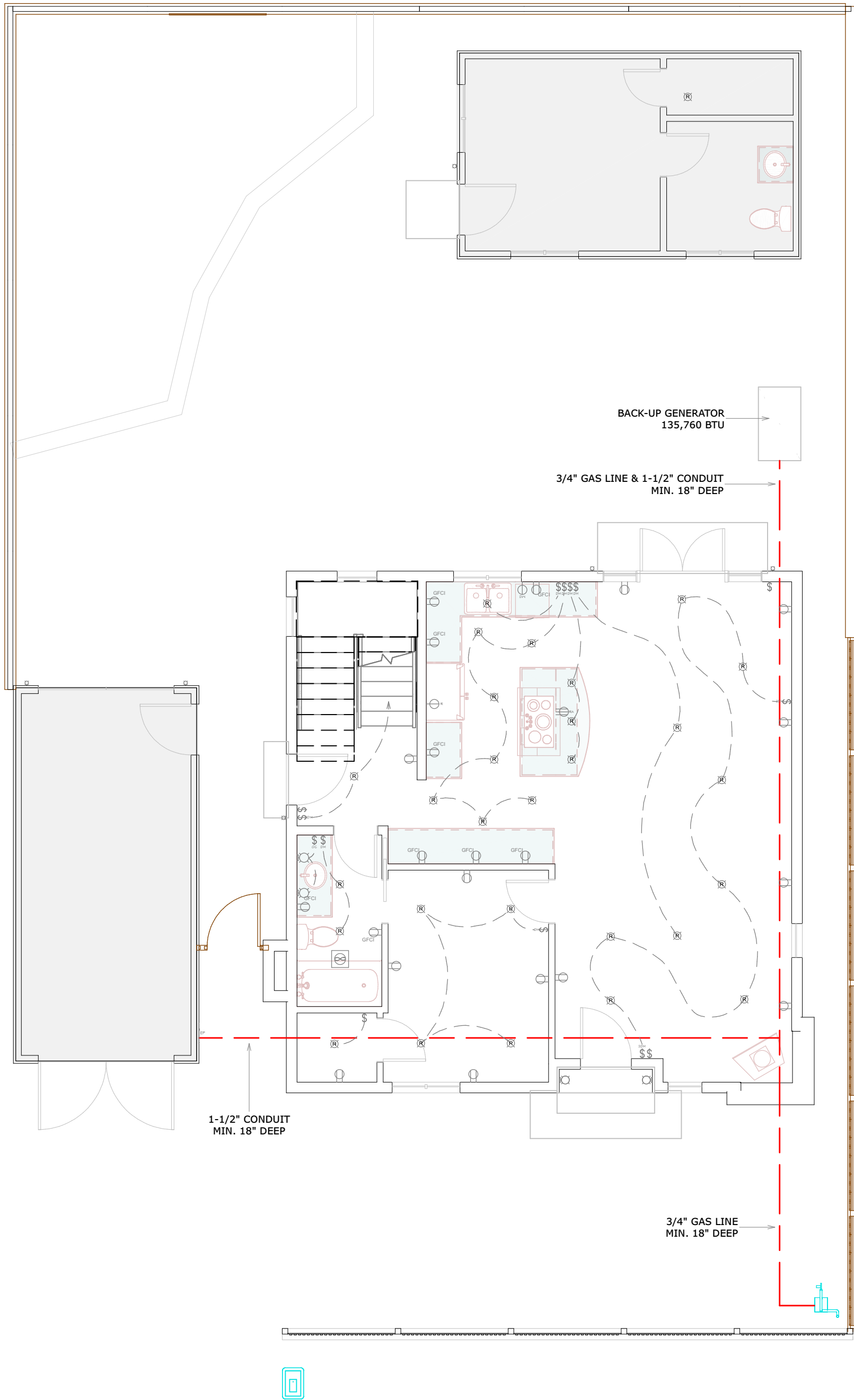




GENERATOR PLAN

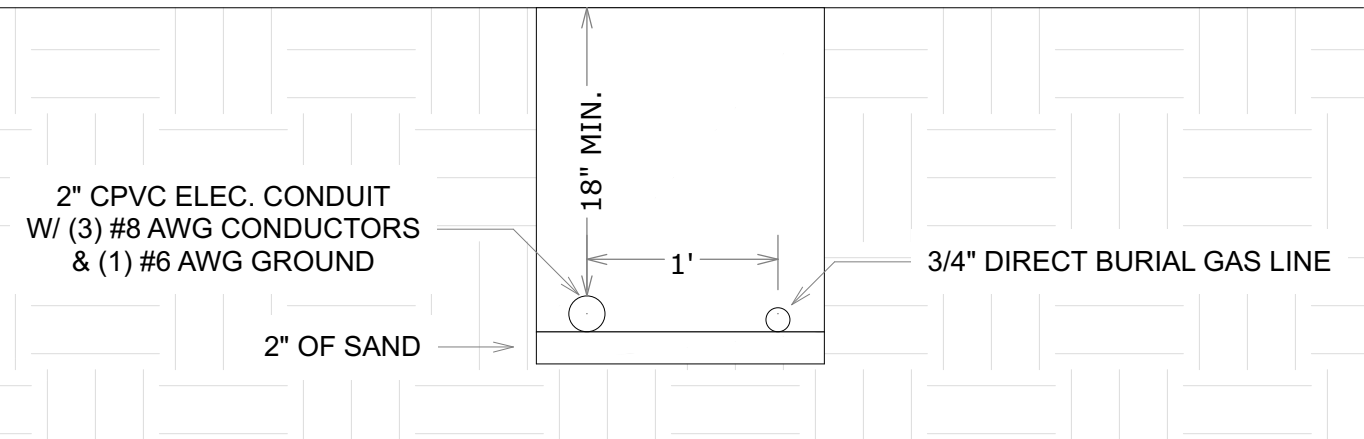
NOTE- DIMENSIONS ARE TO FACE OF FRAMING.

SCALE 1"=6'



TRENCH DETAIL

SCALE 1"=1'



Installation Manual

Home Standby Generator

Models:

- 100199 - 8.5 kW
- 100162 - 11 kW
- 100136 - 12.5 kW
- 100237 - 14 kW



REV 20220823

**DANGER:** Not intended for use in critical life support application.  
**DANGER:** Generator must be installed and operated outdoors only.

www.championpowerequipment.com



8.5-14 kW

Home Standby Generator Systems

When the power goes out, Champion's home standby generators automatically turn on and provide seamless, reliable power to your home. Since it is connected to your propane or natural gas system it never needs refueling. No more searching for flashlights, no extension cords, no refueling in the dark. Comfort and security...on-demand.

**THE SIMPLE SOLUTION™** Highest value per kilowatt.

- FULLY AUTOMATIC 24/7**  
No refueling, manual operation, or extension cords needed
- QUIETEST IN CLASS**  
Low-tone muffler design with custom sound baffling system
- MORE FUEL EFFICIENT**  
Up to 13% better fuel economy than our top competitors
- SUB ZERO/HIGH HEAT**  
24V starting system designed to operate from -22° to 104° F
- 10 YR WARRANTY**  
Longest standard warranty on the home standby market

How do I CHOOSE A HOME STANDBY GENERATOR?

**1 How big is your home?**  
This determines the size **GENERATOR** you need.

Up to 1,500 ft<sup>2</sup> with 3-ton AC

1,500 to ~3,000 ft<sup>2</sup> with 4-ton AC

3,000 to ~4,000 ft<sup>2</sup> with 5-ton AC

**2 What do you want to power?**  
This determines the type of **TRANSFER SWITCH** you need.

EMERGENCY ESSENTIALS

WHOLE HOUSE

Standby Generator

Transfer Switch

Demand Control

8.5 kW

12.5 kW

14 kW

Pre-selected Circuits:

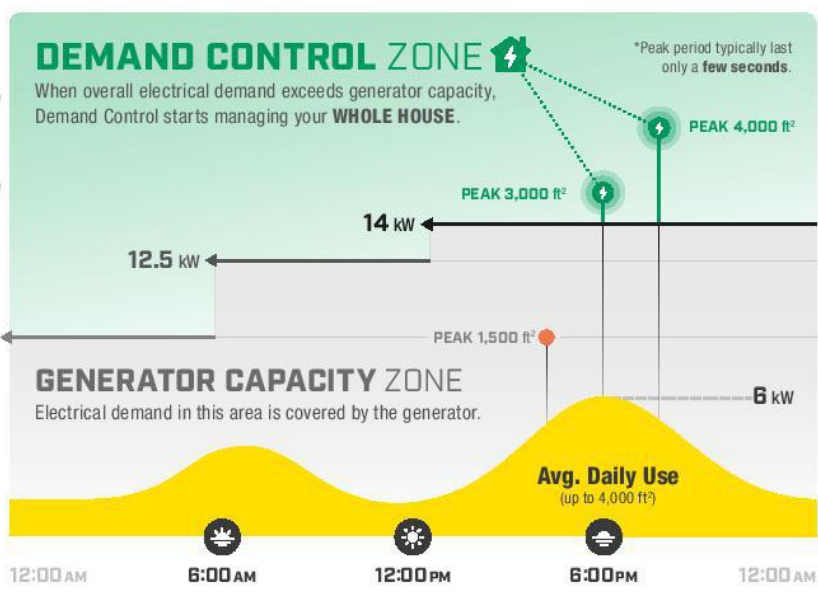
Managed Power:

ATS50 or ATS100

ATS200 with DEMAND CONTROL

How does the **WHOLE HOUSE** transfer switch with **DEMAND CONTROL** work?

Smaller generator, smarter switch. The process of buying a home standby generator shouldn't be difficult, so we spent a lot of time and energy creating The Simple Solution™. Our engineers poured over a large sampling of energy data from a broad cross-section of average American homes. They found that most homes throughout the day rarely exceed an electrical demand of about 6,000W – even during peak periods. Only during brief peak requirements that last only a few seconds (e.g. starting a central AC) does a home require more power. This is where Champion's **WHOLE HOUSE** transfer switch takes over. Your home's circuits are divided into prioritized zones – from vital to managed. Through our **DEMAND CONTROL** intelligent load management technology, your home's power requirements are monitored continuously. If your generator nears maximum capacity, pre-designated, high demand appliances are briefly managed to avoid overload. As soon as demand lowers, the generator will automatically reacqure the appliances that are managed.



SPECIFICATIONS

8.5 KW HSB SPECIFICATIONS

Home Standby Generator	
Maximum continuous power, LPG (Propane)	8.5 kW
Maximum continuous power, NG (Natural Gas)	7.5 kW
Rated voltage	120/240
Amps	70.8/35.4 LPG, 62.5/31.25 NG
Harmonic distortion	Less than 5%
Main line circuit breaker	35.5 amp
Phase	Single
Frequency	60 Hz
Unit weight	365.1 lb. (165.6 kg)
Size (L. x W x H)	49.1 x 28 x 28.3 in. (124.7 x 71 x 72 cm)
Engine	
Type	Champion OHV
No. of cylinders	1
Displacement	439cc
Cylinder block	Aluminum with cast-iron sleeve
Ignition system	Solid state – magneto
Spark plug	F7RTC (NGK BPR7ES)
Governor	Mechanical
Starter	Electric 24V DC
Oil capacity	1.2 qt (1.1 L)
Oil Type	5W-30 Full Synthetic*
RPM	3600
Controls	
Mode switch auto	Auto start on utility failure
Mode switch manual	Starts on demand
Mode switch off	Stops unit/control and charger active
Ready to run/maintenance messages	Standard
Programmable start delay	Standard
Engine start sequence	Standard
Starter lockout	Standard
Battery charger/low battery indicator	Standard
Charger fault	Standard
AVR over voltage protection	Standard
Low oil protection	Standard
Safety fused	Standard
Overcrank/overspeed/underspeed protection	Standard

\*Unit ships without oil. Add oil before starting the HSB.

16 Part No. 101049



The **SIMPLE SOLUTION™**

HOME STANDBY GENERATOR SYSTEMS

GENERATOR SPECIFICATIONS	8.5 kw	12.5 kw	14 kw
Voltage (single phase)	120/240		
Amperage@ 240V on LPG	35.4	52	58.3
Amperage@ 240V on NG	31.3	45.8	52.1
Engine/alternator RPM	3600		
Champion OHV engine (cc)	439	717	754
Fuel consumption @ 1/2 load – NG ft <sup>3</sup> /hr	103.2	122.2	115.9
Fuel consumption @ full load – NG ft <sup>3</sup> /hr	129.3	198.1	181.5
Fuel consumption @ 1/2 load – propane ft <sup>3</sup> /hr (gal/hr)	0.1 (1.1)	0.2 (1.5)	0.2 (1.6)
Fuel consumption @ full load – propane ft <sup>3</sup> /hr (gal/hr)	0.2 (1.6)	0.3 (2.6)	0.4 (2.6)
Governor	Mechanical		
dBA at normal operation	59.5	63	63.5
Enclosure	Gulfwing design/corrosion resistant steel with all-weather mounting pad		
Starting system	Sub zero/high heat 24V		
Warranty	10 year limited		
Oil recommendation	Mobil 1 5W-30 full synthetic		
Oil capacity (qt. [L])	1.2 (1.1)	1.5 (1.4)	1.5 (1.4)
Generator model #	100199	100136	100237
> Dimensions (L. x W x H)	49 x 28 x 28 in.		
> Weight	365 lb.	426 lb.	445 lb.
+ ATS50 Emergency Essentials switch (NEMA 1/3R) model #	100174/100177	–	–
+ ATS100 Emergency Essentials switch (NEMA 1/3R) model #	–	100176/100179	100295/100292
+ ATS200 Whole House w/Demand Control switch (service entry) model #	–	100291	100294

Model	Generator	Description	Output (Propane/NG)	Engine
100199	8.5 kW	Generator only	8,500W 7,500W	439cc Champion OHV
100174		ATS50 Emergency Essentials switch (NEMA 1)		
100177		ATS50 Emergency Essentials switch (NEMA 3R)		
100136	12.5 kW	Generator only	12,500W 11,000W	717cc V-twin Champion OHV
100176		ATS100 Emergency Essentials switch (NEMA 1)		
100179		ATS100 Emergency Essentials switch (NEMA 3R)		
100291	14 kW	ATS200 Whole House switch w/Demand Control (service entry)	14,000W 12,500W	754cc V-twin Champion OHV
100237		Generator only		
100295		ATS100 Emergency Essentials switch (NEMA 1)		
100292		ATS100 Emergency Essentials switch (NEMA 3R)		
100294		ATS200 Whole House switch w/Demand Control (service entry)		

Locate a certified Champion Home Standby Dealer and Installer by visiting:  
www.championpowerequipment.com or emailing hsb@cpeauto.com

Champion Power Equipment, Inc.  
12039 Smith Ave. – Santa Fe Springs, CA 90670 – USA  
hsb@cpeauto.com – 1-877-338-0999

E01

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SCHAEFER - PATIO & GENERATOR

ELECTRICAL PLAN

1ST 2 NE CARPENTER  
CARMEL, CA 93923  
AP# 009-144-005-000

BUILDING PLAN SET



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JEREMY MCCULLOUGH - DESIGNER

