



## 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 23358

**Owner Name:** JANZ JAMES R & KATHRYN C TRS

**Case Planner:** Marnie R. Waffle, AICP, Principal Planner

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

**Date Approved:** 04/03/2024

**Project Location:** NEC 4th & Carpenter

**APN #:** 010014010000      **BLOCK/LOT:** 1A/ALL LOT 8

**Applicant:** Same as above

**Project Description:** This approval of Design Study application DS 23-358 (Janz) amends portions of Design Study approval DS 21-180 (Janz) as follows: 1) shift the north wall of the addition to be flush with the existing north wall of the house, 2) simplify the roof form and replace the approved gable and shed roofs with a hip to match existing conditions, 3) change the deck railing from a wood frame with metal pickets to a metal frame with metal pickets, 4) eliminate the solar tubes, 5) change the roof material from asphalt shingle to wood, to match existing conditions, 6) retain existing window openings on the north and east elevations, 7) modify window openings on the west elevation of the primary bedroom addition, 8) modify and enlarge window openings on the south elevation, and 9) change the window and door divided light pattern. The project is located at the northeast corner of Carpenter Street and 4th Avenue in the Single-Family Residential (R-1) District. Unless amended by this approval, all provisions of the original design study remain valid and in full force and effect. All work shall be implemented as depicted in the plans revised by MJM Michael James Martin Civil Engineering, stamped approved, and on file in the Community Planning & Building Department unless modified by the conditions of approval.

**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.*

<b>CONDITIONS OF APPROVAL</b>	
<b>No.</b>	<b>Standard Conditions</b>
1.	<p><b>Authorization.</b> This approval of Design Study application DS 23-358 (Janz) amends portions of Design Study approval DS 21-180 (Janz) as follows: 1) shift the north wall of the addition to be flush with the existing north wall of the house, 2) simplify the roof form and replace the approved gable and shed roofs with a hip to match existing conditions, 3) change the deck railing from a wood frame with metal pickets to a metal frame with metal pickets, 4) eliminate the solar tubes, 5) change the roof material from asphalt shingle to wood, to match existing conditions, 6) retain existing window openings on the north and east elevations, 7) modify window openings on the west elevation of the primary bedroom addition, 8) modify and enlarge window openings on the south elevation, and 9) change the window and door divided light pattern.</p> <p>The project is located at the northeast corner of Carpenter Street and 4<sup>th</sup> Avenue in the Single-Family Residential (R-1) District. Unless amended by this approval, all provisions of the original design study remain valid and in full force and effect. All work shall be implemented as depicted in the plans revised by MJM Michael James Martin Civil Engineering, stamped approved, and on file in the Community Planning &amp; Building Department unless modified by the conditions of approval contained herein.</p>
2.	<p><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 when preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested when such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.</p>
3.	<p><b>Permit Validity.</b> In accordance with CMC Section 17.52.170 (Time Limits on Approvals and Denials), a residential design study approval remains valid for 12 months from the date of action. The project must be implemented during this time, or the approval becomes void. Implementation is effected by erecting, installing, or beginning the installation of the improvement authorized by the permit, as determined by the Director. Extensions to this approval may be granted consistent with CMC 17.52.170.C.</p>
4.	<p><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 two weeks of the City being notified. A cease work order may be issued at 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 with the approved plans prior to the final inspection.</p>

5.	<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 not listed on this form shall not be deemed approved upon issuance of a building permit.
6.	<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 the 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 & Building Director or their designee.  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 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.
7.	<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 proceedings to attack, set aside, void, or annul any project approval. The City shall promptly notify the Applicant of any legal proceeding and 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 resolving all such actions by the parties hereto.
8.	<b>Cultural Resources.</b> Throughout construction, all activities 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 the 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 the excavation, no further disturbance shall occur until the County Coroner has made the necessary findings

	regarding origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.
9.	<b>Conditions of Approval.</b> Prior to the issuance of a building permit, the Applicant shall print a copy of the Resolution adopted by the Planning Commission and signed by the property owner(s) on a full-size sheet within the construction plan set submitted to the Building Safety Division.
10.	<b>Conditions of Approval Acknowledgement.</b> A completed Conditions of Approval Acknowledgement form shall be included in the construction drawings prior to the issuance of a building permit revision. The form shall be signed by the Property Owner, Applicant, and Contractor.
<b>Special Conditions</b>	
11.	<b>Copper Gutters &amp; Downspouts not Permitted.</b> Prior to the issuance of a building permit, the applicant shall identify the material for new gutters and downspouts in the construction drawings. Copper is not permitted to be used for gutters or downspouts.
12.	<b>Recessed Porch Light Fixtures.</b> Prior to the issuance of a building permit, the applicant shall provide the manufacturer's specifications for the recessed light fixtures above the porch. Each fixture shall be limited to 25 watts incandescent or 375 lumens.
13.	<b>Wall Mounted Light Fixtures.</b> Prior to the issuance of a building permit, the applicant shall identify the location of all wall mounted light fixtures on an exterior lighting plan.
14.	<b>Vinyl Windows not Permitted.</b> Prior to the issuance of a building permit, the applicant shall submit for review and approval by the Community Planning & Building Department an alternative window and exterior door material. Permitted exterior materials include wood or aluminum-clad wood. Vinyl, fiberglass, or other composite material is not permitted. Manufacturer's specifications for windows and exterior doors shall be included with the building permit submittal.
15.	<b>Landscape Plan.</b> Any new landscaping shall be submitted on a landscape and irrigation plan to the Community Planning & Building Department for review and approval prior to installation.

Acknowledgment and acceptance of conditions of approval:

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

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

\_\_\_\_\_  
Date

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

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

\_\_\_\_\_  
Date







# VOC AND FORMALDEHYDE LIMITS

4.504.2.1 Adhesives, sealants and caulks. Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits.

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 adhesive	100
Rubber floor adhesives	60
Subfloor adhesives	50
Ceramic tile adhesives	65
VCT and asphalt tile adhesives	50
Drywall and panel adhesives	50
Cove base adhesives	50
Multipurpose construction adhesives	70
Structural glazing adhesives	100
Single-ply roof membrane adhesives	250
Other adhesives not specifically listed	50
SPECIALTYAPPLICATIONS PVC welding	510
C/PVC 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 and trim adhesive	250
SUBSTRATESPECIFIC 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 VOC content specified in table, see South Coast Air Quality Management District Rule 1168.

SEALANT VOC LIMIT (Less Water and Less Exempt Compounds in Grams per Liter)	
SEALANTS	VOC LIMIT
Architectural	250
Marine deck	760
Non membrane roof	300
Roadway	250
Single-ply roof membrane	450
Other	420
SEALANTPRIMERS	
Architectural	
Nonporous	250
Porous	775
Modified bituminous	500
Marine deck	760
Other	750

4.504.2.2 Paints and coatings. Paints, stains and other coatings shall be compliant with VOC limits.

VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS (Grams of VOC per Liter of Coating, Less Water and Less Exempt Compounds)	
COATINGCATEGORY	VOC
Flat coatings	50
Non flat coatings	100
Non flat-high gloss coatings	150
SPECIALTY COATING	
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 <sup>1</sup>	120
Magnesite cement coatings	450
Mastic texture coatings	100
Metallic pigmented coatings	500
Multicolor coatings	250
Pretreatment wash primers	420
Primers, sealers, and undercoaters	100
Reactive penetrating sealers	350
Recycled coatings	250
Roof coatings	50
Rust preventative coatings	250
Shellacs	
Clear	730
Opaque	550
Specialty primers, sealers and under coatings	100
Stains	250
Stone consolidants	450
Swimming pool coatings	340
Traffic marking coatings	100
Tab and tile refresh 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 and including 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 derived from those specified by the California Air Resources Board, Architectural Coatings Suggested Control Measure February 1, 2008. More information is available from the Air Resources Board



400 Foam Street, Suite 200B  
Monterey, California. 93940  
Office 831.601.9818

## The Janz Addition Northeast Corner 4th & Carmel

Carmel

California

APN 010-014-010

DATE: 1 March 2024

REVISIONS:



## General Notes

SCALE: None

DRAWN BY:

CHECKED BY:

JOB NO.:

SHEET NO.: T-4

Do not scale drawings. Verify dimensions measurements and data on building or site. Report and questions to MJM.

The use of these plans and specifications is restricted to the original site for which they were prepared.

All drawings and written material appearing here in constitute the original and unpublished work of MJM and the same may not be duplicated, used or disclosed without written consent of MJM.





2019 CALIFORNIA GREEN BUILDING CODE STANDARD CODE RESIDENTIAL MANDATORY MEASURES (continued)

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 COATINGS1	120
MAGNESITE GEMENT 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
SHELLAC	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	
STAINS	100
UNDERCOATERS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	100
TRAFFIC MARKING COATINGS	340
TILE & 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	
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	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" (ø MM).	

**DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)**

4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the testing and product requirements of at least one of the following:

- Carpet and Rug Institute's Green Label Plus Program.
- California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350).
- NSF/ANSI 140 at the Gold level.
- Scientific Certifications Systems Indoor Advantage TM Gold.

4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute's Green Label program.

4.504.3.2 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 comply with one or more of the following:

- Products compliant with 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 1.1, February 2010 (also known as Specification 01350), certified as a CHPS Low-Emitting Material in the Collaborative for High Performance Schools (CHPS) High Performance Products Database.
- Products certified under UL GREENGUARD Gold (formerly the Greenguard Children & Schools program).
- Certification under the Resilient Floor Covering Institute (RFC) FloorScore program.
- Meet 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 1.1, February 2010 (also known as Specification 01350).

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 CSR 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:

- Product certifications and specifications.
- Chain of custody certifications.
- Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
- Exterior grade products such as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 JS standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.
- 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:

- 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 curing, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.
- Other equivalent methods approved by the enforcing agency.
- 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 15 percent moisture content. Moisture content shall be verified in compliance with the following:

- 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.
- 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.
- 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:

- Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
- Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
  - 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.
  - A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in).

Notes:

- For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.
- 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.

- 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.
- Duct systems are sized according to ANSI/ACCA 1 Manual D – 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
- 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:

- State certified apprenticeship programs.
- Public utility training programs.
- Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
- Programs sponsored by manufacturing organizations.
- 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:

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

Notes:

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

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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.

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**MJM**  
Michael James Martin  
Civil Engineering

400 Foam Street, Suite 200B  
Monterey, California, 93940  
Office 831.601.9818

**The Janz Addition**  
Northwest Corner 4th & Carpenter

Carmel  
California

APN 010-014-010

DATE: 1 March 2024

REVISIONS:

*Michael James Martin*

**California Green Building Code**

SCALE: None

DRAWN BY:

CHECKED BY:

JOB NO.:

SHEET NO. T-6

Do not scale drawings. Verify dimensions measurements and data at building or site. Report and questions to MJM.

The use of these plans and specifications is restricted to the original site for which they were prepared.

All drawings and written material appearing here in constitute the original and unaltered work of MJM and the same may not be duplicated, used or disclosed without written consent of MJM.

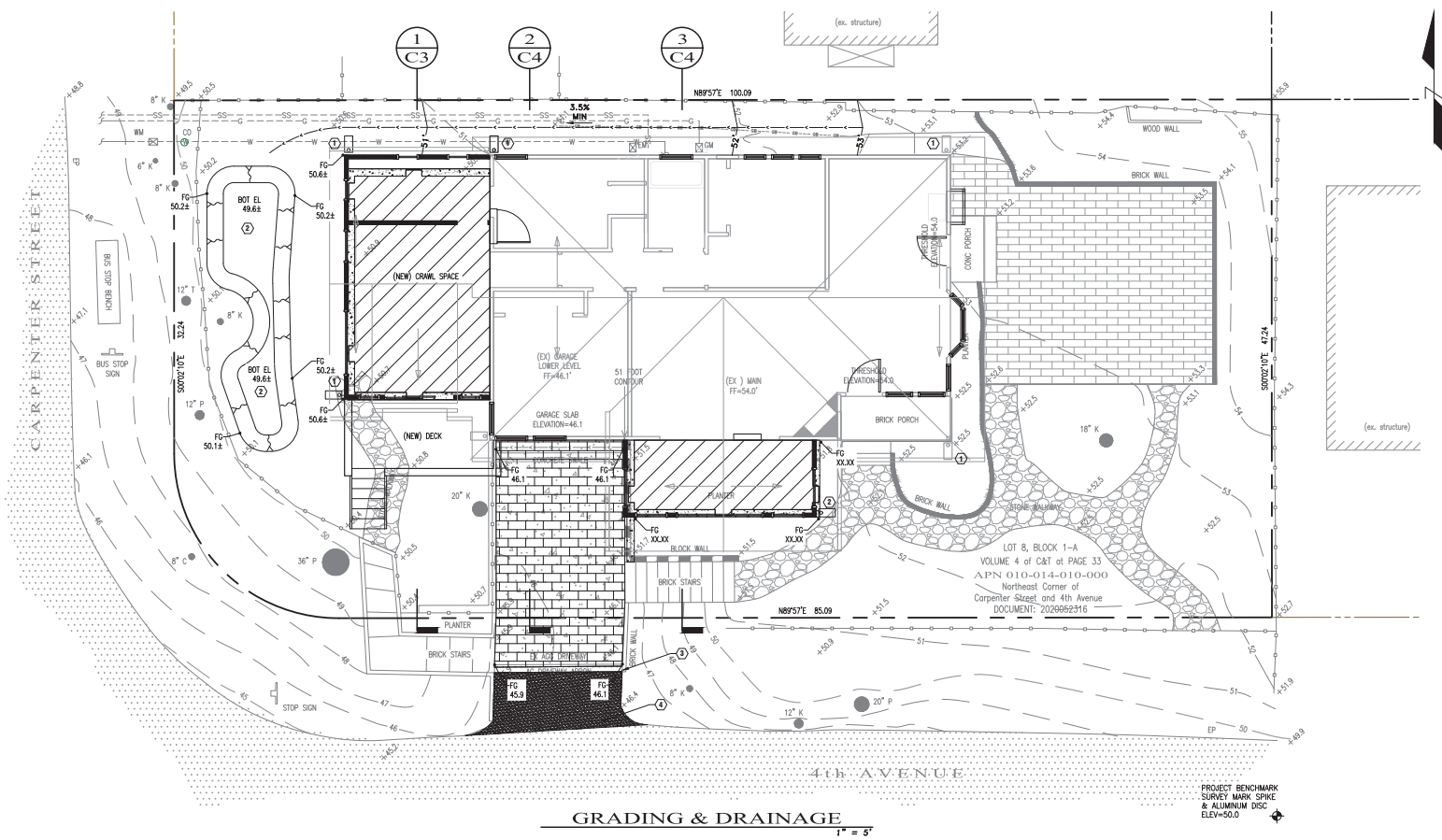
Michael James Martin Engineering





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



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 Project: Janz Residence  
 Date: 05/15/2023  
 Scale: 1" = 5'



**GRADING & DRAINAGE**  
 1" = 5'

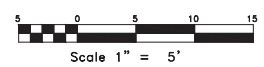
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 SURVEY MARK SPIKE  
 & ALUMINUM DISC  
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**HATCH LEGEND**

-  AC PAVEMENT, (SEE A/C4)
-  CONCRETE PAVEMENT, (SEE B/C4)
-  LANDSCAPE, (SEE LANDSCAPE ARCHITECT'S PLANS)
-  NEW CRAWL SPACE, (SEE SECTIONS, SHEET C3)
-  NEW PAVERS, (1/C3)
-  EX. ASPHALT CONCRETE

**KEY NOTES**

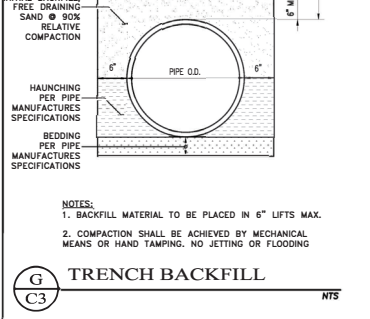
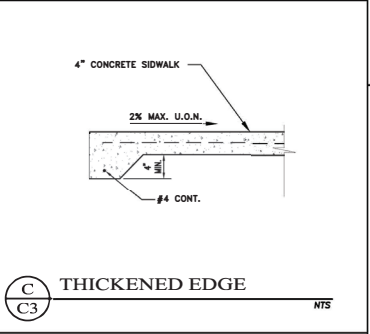
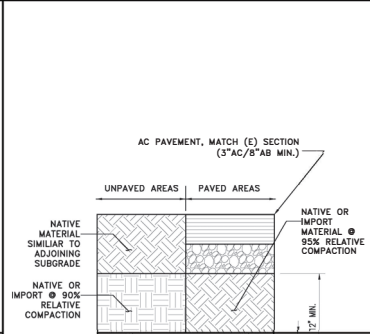
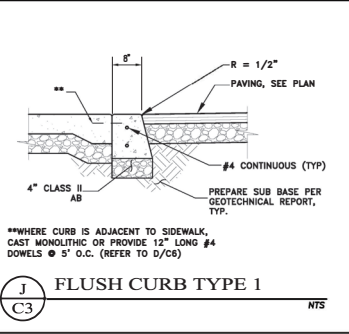
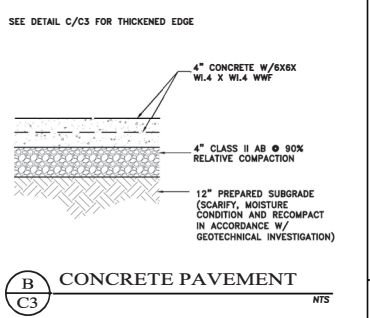
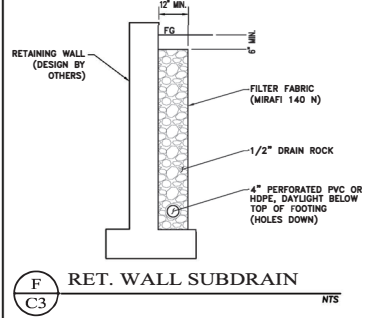
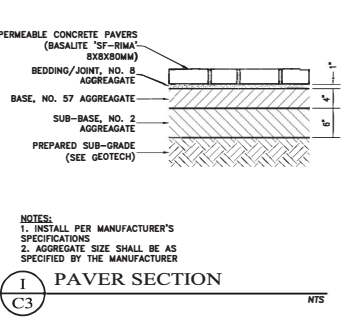
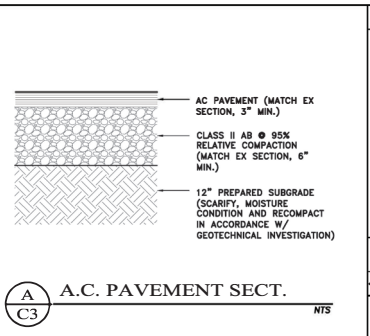
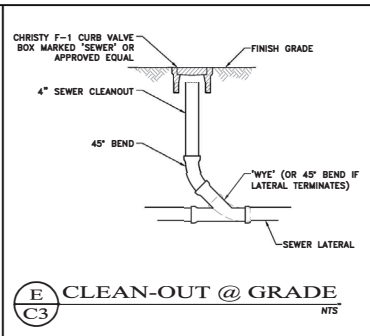
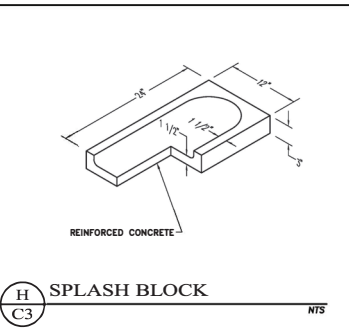
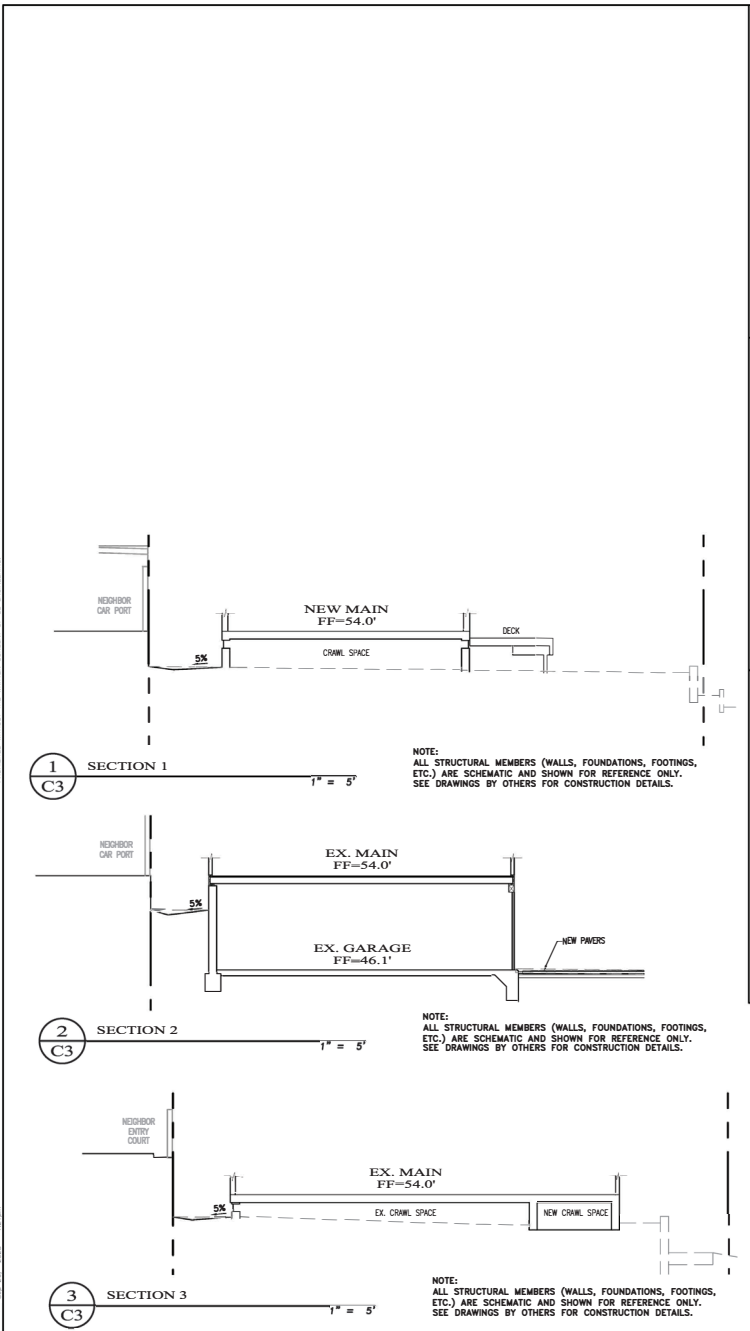
- ① NEW SPLASH BLOCK, (SEE H/C3)
- ② DEPRESS EX LANDSCAPE 0.5'
- ③ FLUSH VERTICAL CURB (1/C3)
- ④ SAWCUT EX AC PAVEMENT AND PATCH PATCH WITH NEW AC PAVEMENT (A/C4)



 <p><b>C3 ENGINEERING</b>        Civil Engineering Land Development        Stormwater Management</p> <p>1865 Broadway Plaza, Suite C, Carmel, CA 95008        Phone: (831) 342-1100 Fax: (831) 647-1194        Email: info@C3Engineering.net</p>	 <p><b>GRADING &amp; DRAINAGE</b>        JANZ RESIDENCE        APN# 010-014-010-000</p> <p>Project Location: NE CHR. FOULTH &amp; CARPENTER, CARMEL, CA 95023        PREPARED FOR: JANZ</p>
<p>SCALE: AS NOTED          DATE: 05/15/2023          DESIGN BY: FJC          DRAWN BY: ECH          CHECKED BY: FJC          SHEET NUMBER:</p>	
<p><b>C2</b>          OF 6 SHEETS          PROJECT# 123-115</p>	

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 Date: 05/15/2023  
 Project: 123115 0220200 - 123115 0220200



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**REGISTERED PROFESSIONAL ENGINEER**  
 No. 61980  
 Exp. 06/30/25  
 CIVIL ENGINEER

**SECTIONS & DETAILS**  
 JANZ RESIDENCE  
 APN# 010-014-010-000  
 Project Location: NE CHR. FOURTH & CARPENTER, CARMEL, CA 93923  
 PREPARED FOR: JANZ

SCALE: AS NOTED  
 DATE: 05/15/2023  
 DESIGN BY: FJC  
 DRAWN BY: ECH  
 CHECKED BY: FJC  
 SHEET NUMBER: C3  
 OF 6 SHEETS  
 PROJECT# 123-115

**EROSION CONTROL NOTES**

1. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE TO NEIGHBORING PROPERTIES. THE CONTRACTOR SHALL CONFORM TO THE STANDARDS FOR BEST-CONTROL AS ESTABLISHED BY THE ADULTY MAINTENANCE DISTRICT. CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
  - A. PROMOTE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH. SUFFICIENT WATERING TO CONTROL DUST IS REQUIRED AT ALL TIMES.
  - B. COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.
  - C. KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DIRT.
  - D. LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.
2. THE CONTRACTOR SHALL ASSUME LIABILITY FOR CLAIMS RELATED TO WIND BLOWN MATERIAL, IF THE DUST CONTROL IS NECESSARY AS DETERMINED BY THE CITY. THE CONSTRUCTION WORK SHALL BE TERMINATED UNTIL CORRECTIVE MEASURES ARE TAKEN.
3. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP STREETS AND ROADS FREE FROM DIRT AND DEBRIS. SHOULD ANY DIRT OR DEBRIS BE DEPOSITED IN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL REMOVE IT IMMEDIATELY.
4. ALL CUT AND FILL SLOPES EXPOSED DURING CONSTRUCTION SHALL BE COVERED, SEEDED OR OTHERWISE TREATED TO CONTROL EROSION WITHIN 48 HOURS AFTER GRADING. CONTRACTOR SHALL RE-VEGETATE SLOPES AND ALL DISTURBED AREAS THROUGH AN APPROVED PROCESS AS DETERMINED BY THE CITY. THIS MAY CONSIST OF EFFECTIVE PLANNING OF THE GRASS, MULCH OR SOME OTHER FAST GERMINATING SEED.
5. DURING WINTER OPERATIONS (BETWEEN OCTOBER 1ST AND APRIL 15TH), THE FOLLOWING MEASURES MUST BE TAKEN:
  - A. VEGETATION REMOVAL SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS. DURING THIS PERIOD, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE. DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
  - B. ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION OR DAMAGE TO THE ROADWAY OR THE DOWNHILL PROPERTIES.
  - C. RUN-OFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE DISTURBED AREA OR SITE. THESE DRAINAGE FACILITIES MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT.
  - D. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY CHECKED THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS.
  - E. THE GRADING INSPECTOR MAY STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF EROSION PROBLEMS ARE NOT SOON CONTROLLED ACCURATELY.
6. CONTRACTORS STAGING AREA DESIGNATED FOR FOLLOWING STORM WATER BEST MANAGEMENT PRACTICES: SCHEDULING, WATER CONSERVATION PRACTICES, VEHICLE & EQUIPMENT CLEANING, VEHICLE & EQUIPMENT MAINTENANCE, MATERIAL DELIVERY & STORAGE, STOCKPILE MANAGEMENT, SPILL PREVENTION & CONTROL, SOIL WASTE MANAGEMENT, HAZARDOUS WASTE MANAGEMENT, CONCRETE WASTE MANAGEMENT, SANITARY WASTE MANAGEMENT.
7. IF VEGETATION REMOVAL TAKES PLACE PRIOR TO A GRADING OPERATION AND THE ACTUAL GRADING DOES NOT BEGIN WITHIN 30 DAYS FROM THE DATE OF REMOVAL, THEN THAT AREA SHALL BE PLANTED UNDER THE PROVISION OF SECTION 10.08.340 TO CONTROL EROSION. NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED WHICH WILL RESULT IN SILTATION OF WATER COURSES OR UNCONTROLLABLE EROSION.
8. ALL FINISHED SLOPES, OPEN SPACE, UTILITY BACKFILL, OR COMPLETED LOTS THAT ARE NOT SCHEDULED TO BE RE-DISTURBED FOR ANNUALLY 14 DAYS SHALL BE PROTECTED WITH EFFECTIVE SOIL COVER.
9. SOIL STOCKPILES AREAS SHALL BE PROTECTED AGAINST EROSION.

**STORMWATER MANAGEMENT**

1. ALL POLLUTANTS AND THEIR SOURCES, INCLUDING SOURCES OF SEDIMENT ASSOCIATED WITH CONSTRUCTION, CONSTRUCTION SITE EROSION AND ALL OTHER ACTIVITIES ASSOCIATED WITH CONSTRUCTION ACTIVITY SHALL BE CONTROLLED.
2. ALL NON-STORM WATER DISCHARGES SHALL BE IDENTIFIED AND EITHER ELIMINATED, CONTROLLED, OR TREATED.
3. SITE BMP'S SHALL BE IMPLEMENTED TO REDUCE OR ELIMINATE POLLUTANTS IN STORM WATER DISCHARGES AND AUTHORIZED NON-STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITY.
4. BEST MANAGEMENT PRACTICES (BMP'S) TO BE IMPLEMENTED BY THE PROJECT ARE LISTED BY CATEGORY, FACT SHEETS, AND DETAILS FOR THE BMP'S SPECIFIC TO THIS PROJECT, CAN BE FOUND IN THE CAGS STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK.
5. DETAIL, SITE-SPECIFIC LISTING OF POTENTIAL SOURCES OF STORMWATER POLLUTION IS PROVIDED IN THE STORMWATER CONTROL PLAN AND OR THE BMP'S.
6. ACCESS ROADS SHALL BE CLEARED (SWPT) DAILY (IF NECESSARY) AND PRIOR TO ANY RAIN EVENT.
7. DUMPSTERS SHALL BE COVERED NIGHTLY AND PROTECTED FROM RAIN AND SHALL HAVE SECONDARY CONTAINMENT.

THE FOLLOWING STANDARD BMP'S SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE MONTEREY REGIONAL STORMWATER MANAGEMENT PROGRAM:

**PAINTING:**

1. MINIMIZE USE OF OIL-BASED PAINTS
2. STORE SOLVENTS AND PAINTS IN ORIGINAL CONTAINERS OR OTHER FIRE RESISTANT APPROVED CONTAINER.
3. SPENT SOLVENTS ARE HAZARDOUS WASTES. STORE SPENT SOLVENTS IN APPROVED CONTAINERS. REUSE SOLVENTS AS MUCH AS POSSIBLE AND USE PAINTS AS MUCH AS POSSIBLE RATHER THAN DISPOSING OF THEM. DISPOSABLE PAINTS ARE REUSABLE. REUSE AS MUCH AS POSSIBLE. LET THE PRODUCT CURE AND DISPOSE OF AS REGULAR REFUSE.
4. NEVER CLEAN PAINT EQUIPMENT WHERE SOLVENTS, PAINT OR CONTAMINATED RINSE WATER CAN ENTER THE STORM DRAIN SYSTEM.

**PLASTERING/SPLICING/TILING/SITE-MIXED CONCRETE:**

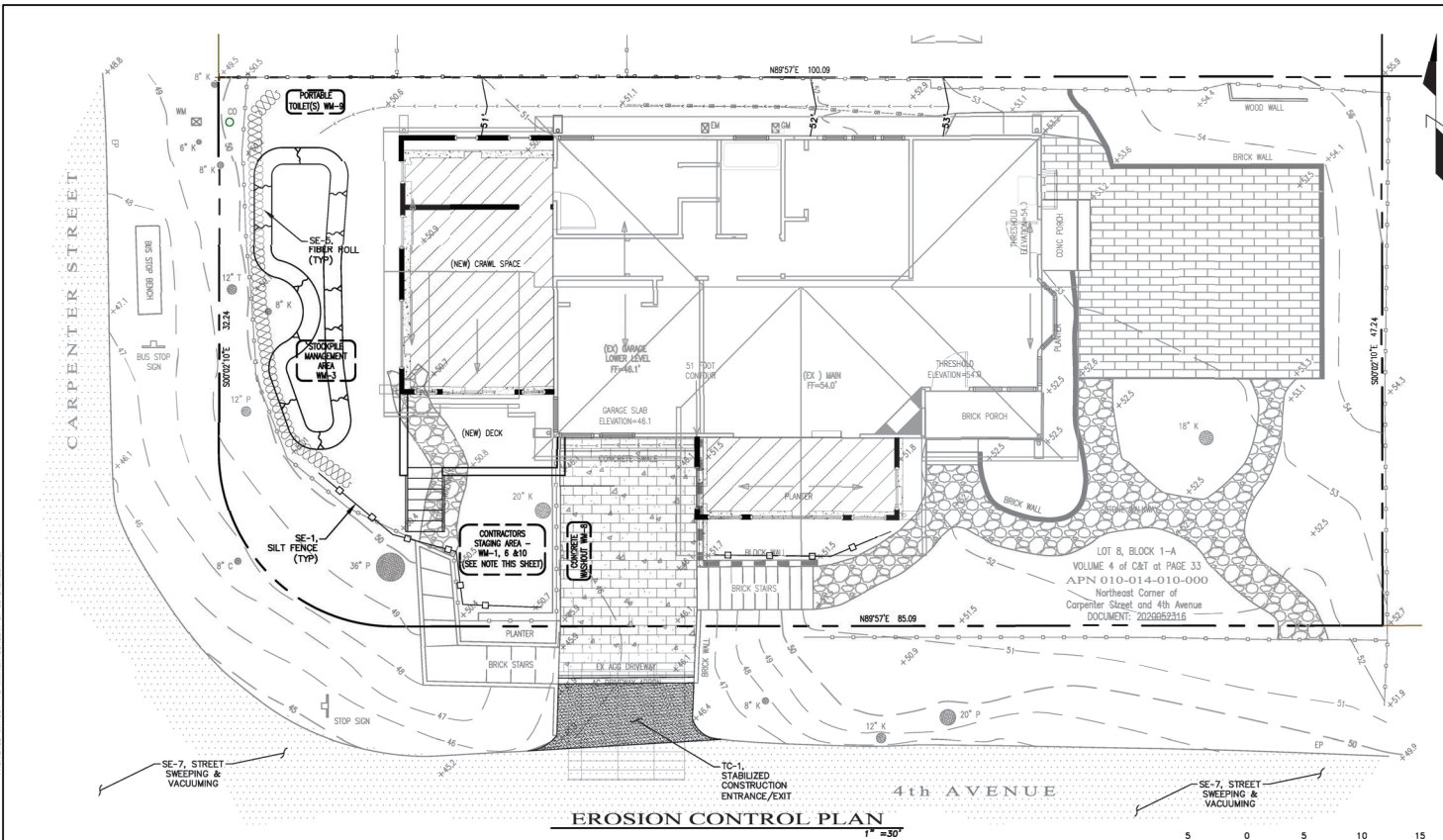
1. STORE PLASTER AND GROUT IN COVERED AREAS AND KEEP THEM OUT OF THE WIND.
2. CONCRETE MATERIALS DON'T MIX MORE PRODUCT THAN CAN BE USED BEFORE IT HARDENS.
3. IF THERE IS LEFT OVER PRODUCT, IT CAN BE REUSED IN AN APPROVED MANNER. LET THE PRODUCT CURE AND DISPOSE OF AS REGULAR REFUSE.
4. ALL RINSE WATER IS TO BE PLACED IN AN IMPERVIOUS DEPRESSION CAPABLE OF HOLDING THE RINSE WATER AS WELL AS ANY RAIN WATER THAT WOULD FALL INTO THE DEPRESSION.

**READY-MIXED CONCRETE:**

1. HAVE AN IMPERVIOUS DRAIN POND PRIOR TO THE ARRIVAL OF THE READY-MIX TRUCK.
2. IF A PUMP IS USED, PLACE THE ENTIRE PUMP RINING FLUID AND REJECT CONCRETE IN THE DEPRESSION.
3. PLACE ALL SPILLED CONCRETE AND CURRE WASH WATER IN THE DEPRESSION.
4. ALL TRUCK AND PUMP RINSE WATER IS TO BE DRAIN BACK TO THE READY-MIX BATCH PLANT FOR TREATMENT/RECYCLING.

**READY-MIXED CONCRETE:**

1. BEFORE CREATING AN EXPOSED AGGREGATE FINISH, CAREFULLY PLAN AND PREPARE TO PREVENT THE SLURRY THAT IS WASHED OFF FROM ENTERING THE STORM DRAIN SYSTEM AND OUTLETS.



**BMP'S**

SE-1 SILT FENCE (TYP)	SE-2 SEDIMENT TRAP	SE-3 STABILIZED CONSTRUCTION ENTRANCE/EXIT	SE-4 BRUSH MAT	SE-5 SLOTTED CURB	SE-6 SLOTTED CURB WITH SAND	SE-7 STREET SWEEPING & VACUUMING	SE-8 BRUSH MAT	SE-9 SLOTTED CURB	SE-10 SLOTTED CURB WITH SAND	SE-11 SLOTTED CURB WITH SAND AND GEOTEXTILE	SE-12 SLOTTED CURB WITH SAND AND GEOTEXTILE	SE-13 SLOTTED CURB WITH SAND AND GEOTEXTILE	SE-14 SLOTTED CURB WITH SAND AND GEOTEXTILE
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**LEGEND**

INLET PROTECTION (SEE D/C4)	PROPOSED DRAINAGE FLOW	FIBER ROLL (SEE A/C4)	SILT FENCE (SEE F/C4)
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**EROSION CONTROL:**

- TC-1 STABILIZED CONSTRUCTION ENTRANCE/EXIT
- TC-2 STABILIZED CONSTRUCTION ENTRANCE/EXIT
- TC-3 ENTRANCE/OUTLET THE WASH

**WIND EROSION CONTROL:**

- WE-1 WIND EROSION CONTROL

REF: TO THE CAGS BMP HANDBOOK FOR BMP FACT SHEETS.

**VEGETATION BEST MANAGEMENT PRACTICES:**

- VE-1 VEGETATION BEST MANAGEMENT PRACTICES
- VE-2 VEGETATION BEST MANAGEMENT PRACTICES
- VE-3 VEGETATION BEST MANAGEMENT PRACTICES
- VE-4 VEGETATION BEST MANAGEMENT PRACTICES
- VE-5 VEGETATION BEST MANAGEMENT PRACTICES
- VE-6 VEGETATION BEST MANAGEMENT PRACTICES
- VE-7 VEGETATION BEST MANAGEMENT PRACTICES
- VE-8 VEGETATION BEST MANAGEMENT PRACTICES
- VE-9 VEGETATION BEST MANAGEMENT PRACTICES
- VE-10 VEGETATION BEST MANAGEMENT PRACTICES
- VE-11 VEGETATION BEST MANAGEMENT PRACTICES
- VE-12 VEGETATION BEST MANAGEMENT PRACTICES
- VE-13 VEGETATION BEST MANAGEMENT PRACTICES
- VE-14 VEGETATION BEST MANAGEMENT PRACTICES

**ACC3 ENGINEERING INCORPORATED**  
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DATE: 05/15/2023  
 DRAWN BY: ECH  
 CHECKED BY: FJC  
 SHEET NUMBER: C4

**EROSION AND SEDIMENT CONTROL PLAN**

**JANZ RESIDENCE**  
 APN# 010-014-010-000

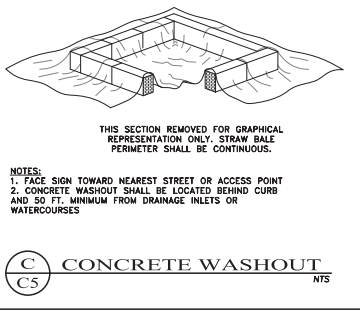
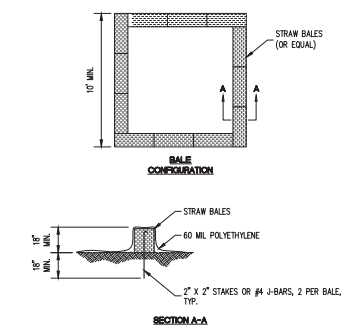
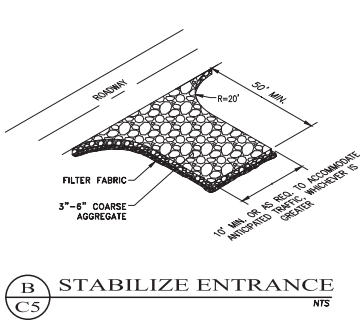
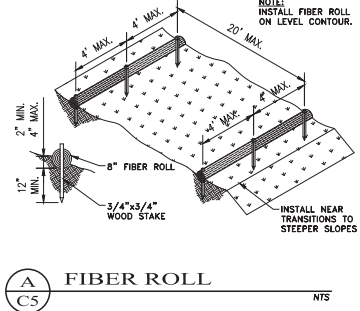
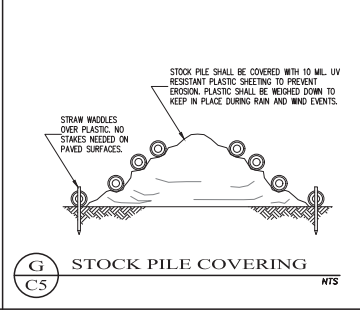
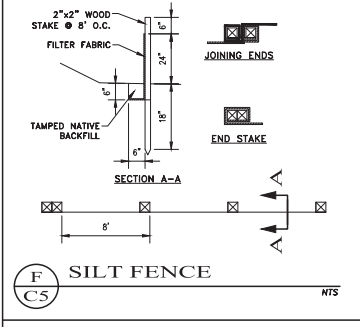
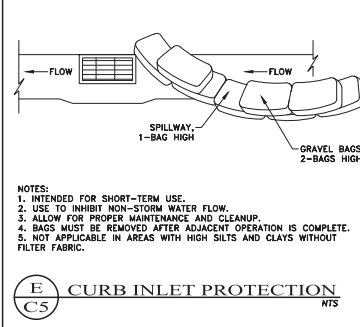
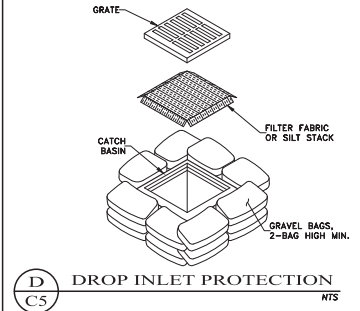
Project Location: NE COR, FOURTH & CARPENTER, CARMEL, CA 93923  
 PREPARED FOR: JANZ

SCALE: AS NOTED  
 DATE: 05/15/2023  
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OF 6 SHEETS  
 PROJECT# 123-115

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Project: Janz Residence  
Date: 02/20/25



REV.	DATE	BY	DESCRIPTION

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**EROSION AND SEDIMENT CONTROL PLAN DETAILS**  
**JANZ RESIDENCE**  
**APN# 010-014-010-000**  
Project Location: NE CHR. FOULTH & CARPENTER, CARMEL, CA 93923  
PREPARED FOR: JANZ

SCALE: AS NOTED  
DATE: 05/15/2023  
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**C5**  
OF 6 SHEETS  
PROJECT# 123-115





# CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)

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



## MATERIALS & WASTE MANAGEMENT

### Non-Hazardous Materials

- Bern and securely cover stockpiles of sand, dirt, or other construction materials with tarps when rain is forecast or if stockpiles are not actively being used. For best results, this should be done at the end of the work day throughout construction when feasible.
- 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.

### 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.

### Waste Management

- The California Green Building Code requires all permitted residential and non-residential construction, demolition and additions/alterations projects to recycle or salvage a minimum 65% of nonhazardous construction materials from the project.
- Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- Clean or replace portable toilets, and inspect them frequently for leaks and spills. Incorporate secondary containment and locate them away from storm drain inlets.
- Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste (the Monterey Regional Waste Management District offers a Household Hazardous Waste Facility that accepts these items).

### 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.
- Inlet protection is the last line of spill defense. Drains/inlets that receive storm water must be covered or otherwise protected from receiving sediment/dirt/mud, other debris, or illicit discharges, and include gutter controls and filtration where applicable in a manner not impeding traffic or safety.



## EQUIPMENT MANAGEMENT & SPILL CONTROL

### 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 (see the Monterey Regional Waste Management District's guidelines for accepting hazardous waste materials).

- 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 (see the Monterey Regional Waste Management District's Contaminated Soil Acceptance Criteria).
- Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: Dial 911.



## 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, inlet filter, 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.

- If any of the following conditions are observed, test for contamination and contact the Monterey County Environmental Health Department, Regional Water Quality Control Board, and local municipal inspector:
  - 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 or 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.
- Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, inlet filters, berms, etc.
- Shovel, absorb, 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.



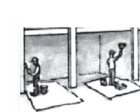
## CONCRETE, GROUT & MORTAR APPLICATION

- 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 approval 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 protection of its water quality for 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, and/or disposal in sanitary sewer may be required.
- In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer and municipal staff to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE THE SOLE RESPONSIBILITY OF THE USER. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

Drawing No. 2/Projects/12115/02/0000 - Janz/01/12/15/02/0000.dwg  
Created: 01/26/2025 - 12:11pm

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

SCALE:	AS NOTED
DATE:	05/15/2023
DESIGN BY:	FJC
DRAWN BY:	ECH
CHECKED BY:	FJC
SHEET NUMBER:	
<b>C6</b>	
OF 6 SHEETS	
PROJECT# 123-115	

**AC3 ENGINEERING INCORPORATED**  
Civil Engineering Land Development  
Stormwater Management

1165 Bayhills Place, Suite C, Monterey, CA 93940  
Phone: (831) 347-1131 Fax: (831) 647-1184  
mha@ac3engineering.net

**CONSTRUCTION BEST MANAGEMENT PRACTICE**

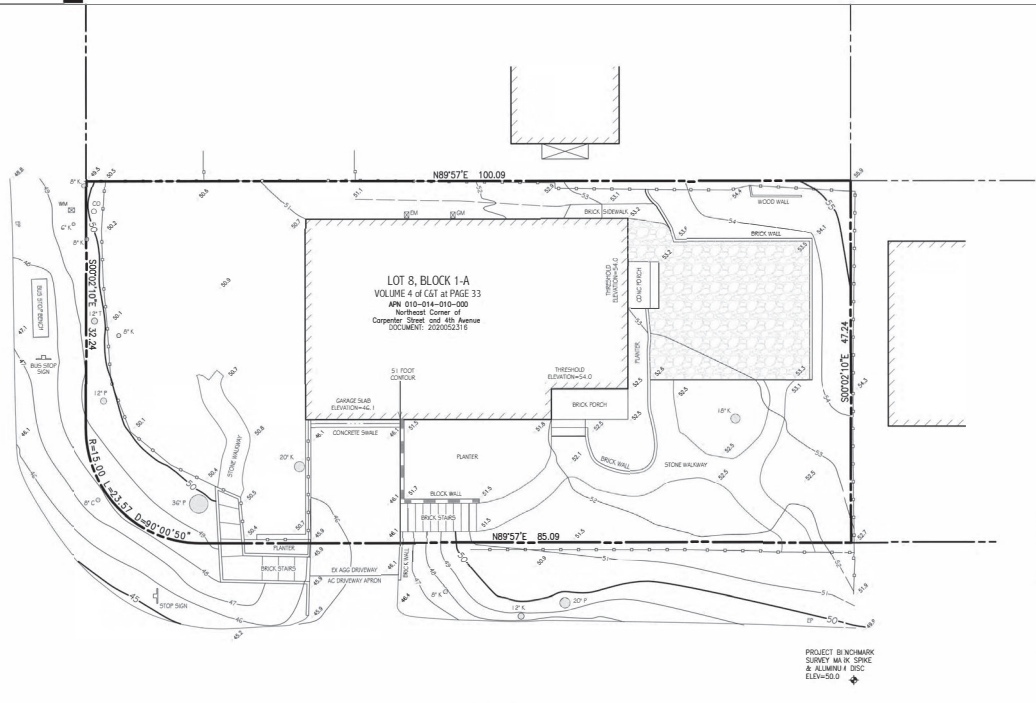
**JANZ RESIDENCE**  
APN# 010-014-010-000

Project Location: NE CHR. FOURTH & CARPENTER, CARMEL, CA 93923  
PREPARED FOR: JANZ

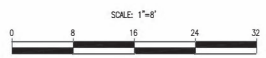
**LEGEND:**

- |         |                      |
|---------|----------------------|
| —       | RECORD BOUNDARY      |
| ---     | RECORD RIGHT OF WAY  |
| - - - - | RECORD LOT LINE      |
| —       | RECORD CENTERLINE    |
| ---     | RECORD EASEMENT LINE |
| - - - - | RECORD SETBACK       |
| - - - - | OLD RECORD LINE      |
| +       | PROJECT BENCHMARK    |
| 50      | CONTOUR (MAJOR)      |
| 5       | CONTOUR (MINOR)      |
- 
- |                          |                              |
|--------------------------|------------------------------|
| EF                       | EDGE OF PAVEMENT             |
| SIDEWALK                 | BACK OF SIDEWALK             |
| DRIVEWAY                 | EDGE OF DRIVEWAY             |
| FLOWLINE                 | FLOWLINE                     |
| BUILDING                 | APPROXIMATE BUILDING OUTLINE |
| CHIMNEY                  | CHIMNEY                      |
| THRESHOLD ELEVATION      | APPROXIMATE FLOOR ELEVATION  |
| DECK                     | DECK                         |
| CONC PAD                 | CONCRETE PAD                 |
| STEP                     | STEP                         |
| PLANTER                  | PLANTER                      |
| WATER VALVE              | WATER VALVE                  |
| WATER METER              | WATER METER                  |
| FIRE HYDRANT             | FIRE HYDRANT                 |
| SANITARY SEWER MANHOLE   | SANITARY SEWER MANHOLE       |
| SANITARY SEWER CLEAN-OUT | SANITARY SEWER CLEAN-OUT     |
| STORM DRAIN              | STORM DRAIN                  |
| STORM DRAIN MANHOLE      | STORM DRAIN MANHOLE          |
| AREA DRAIN               | AREA DRAIN                   |
| STORM DRAIN CATCH BASIN  | STORM DRAIN CATCH BASIN      |
| UTILITY POLE             | UTILITY POLE                 |
| GUY WIRE                 | GUY WIRE                     |
| ELECTRIC VAULT           | ELECTRIC VAULT               |
| UTILITY VAULT            | UTILITY VAULT                |
| ELECTRIC METER           | ELECTRIC METER               |
| STREET LIGHT             | STREET LIGHT                 |
| LAMP POST                | LAMP POST                    |
| GAS METER                | GAS METER                    |
- 
- ABBREVIATIONS**
- |        |                            |
|--------|----------------------------|
| AC     | ASPHALT CONCRETE           |
| CS     | CARMEL STONE               |
| CMP    | CORRUGATED METAL PIPE      |
| CONC   | CONCRETE SLAB              |
| DG     | DECOMPOSED GRANITE         |
| EX AGG | EXPOSED AGGREGATE          |
| HPE    | HIGH DENSITY POLY ETHYLENE |
| ICC    | PORTLAND CEMENT CONCRETE   |
| PS     | PAWER STONE                |
| FP     | FIRE PIT                   |
| WL     | WOOD LID                   |
| TE     | TRASH ENCLOSURE            |
- 
- |         |                         |
|---------|-------------------------|
| W       | WOOD FENCE              |
| W       | WIRE FENCE              |
| CL      | CHAIN LINK FENCE        |
| ST      | STREET SIGN             |
| SP      | SIGN POST               |
| MB      | MAIL BOX                |
| B       | BOLLARD                 |
| P       | PORCH POST              |
| PCC     | PCC RETAINING WALL      |
| ROCK    | ROCK RETAINING WALL     |
| STACKED | STACKED BLOCK WALL      |
| BRICK   | BRICK WALKWAY/PATIO     |
| STONE   | STONE PATIO             |
| PCC     | PCC WALKWAY/PATIO       |
| FOLIAGE | EDGE OF FOLIAGE         |
| T       | TREE WITH SIZE AND TYPE |
| A       | ACACIA                  |
| C       | CYPRESS                 |
| O       | OAK                     |
| P       | PINE                    |
| R       | REDWOOD                 |
| T       | TREE                    |
| S       | SPOT ELEVATION          |

CARPENTER STREET



4th AVENUE



**BENCHMARK:**  
 ELEVATIONS FOR THIS SURVEY ARE BASED ON AN ASSUMED DATUM.  
 AN ELEVATION OF 50.0 HAS BEEN ASSIGNED TO A SURVEY MARK (SPINEL & DISC STAMPED "LUCIDO SURVEYORS CONTROL DISC") SET IN THE PAVEMENT NEAR THE SOUTHEASTERLY CORNER OF THE SUBJECT PROPERTY AS SHOWN HEREON.

- NOTES**
- BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN HEREON ARE FROM THE RECORDS, AND IS SHOWN APPROXIMATE ONLY - NOT FOR CONSTRUCTION. THIS IS NOT A BOUNDARY SURVEY.
  - ENCUMBRANCES OR ENCUMBRANCES AFFECTING THIS PROPERTY MAY NOT NECESSARILY BE SHOWN.
  - DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
  - CONTOUR INTERVAL = ONE FOOT.
  - TREE TYPES ARE INDICATED WHERE KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES AND ARE APPROXIMATE ONLY. TO BE VERIFIED BY AN APPROVED ARBORIST PROVIDED BY OTHERS PER AGREEMENT WITH THE SURVEYOR. TREES SMALLER THAN 6" IN DIAMETER MAY NOT BE NECESSARILY SHOWN. DIRECTION OF GROWTH AND DRIP LINE SHAPE TO BE VERIFIED BY OTHERS.
  - POSITION AND DIMENSIONS (IF ANY) OF BUILDINGS, FENCES AND OTHER STRUCTURES ARE SHOWN HEREON APPROXIMATE ONLY DUE TO MEASUREMENT LIMITATIONS. IRREGULAR SHAPE OF BRICK FACING, POPOUTS, BULL NOSE CORNERS, ETC.
  - NOT ALL UTILITY BOXES AND/OR UTILITY STRUCTURES ARE SHOWN INCLUDING BUT NOT LIMITED TO HOSE BIBS AND IRRIGATION VALVES. ONLY THE VISIBLE UTILITY BOXES AND/OR UTILITY STRUCTURES THAT WERE CONSIDERED TO CONVEY THE GENERAL UTILITY CONDITIONS ARE SHOWN.
  - THIS MAP CORRECTLY REPRESENTS A SURVEY PREPARED BY ME AND/OR UNDER MY DIRECTION, FROM FIELD DATA COLLECTED IN DECEMBER 2020.

*TOPOGRAPHIC SITE SURVEY*  
 OF  
 Northeast Corner of  
 Carpenter Street and 4th Avenue  
 per  
 DOCUMENT: 2020052316  
 Records of Monterey County  
 PREPARED FOR  
**Jim and Kathy Janz**

BY  
**LUCIDO SURVEYORS**  
 Boundary and Construction Surveys · Topographic and Planimetric Mapping  
 ALTA Surveys and GIS Database Management · Land Planning and Consulting

28 Lucido Avenue  
 DEL REY OAKS, CALIFORNIA 95940 info@lucidosurveyors.com  
 (531) 600-5032

SCALE: 1"=8'  
 CARMEL BY THE SEA COUNTY OF MONTEREY STATE OF CALIFORNIA  
 PROJECT No. 2589 DECEMBER 2020

**SDC**  
**LLC**  
 DESIGN AND CONSULTING  
 11515 N 91 ST SCOTTSDALE AZ 85260  
 480-363-9075 ROADDESIGNSAZ@GMAIL.COM

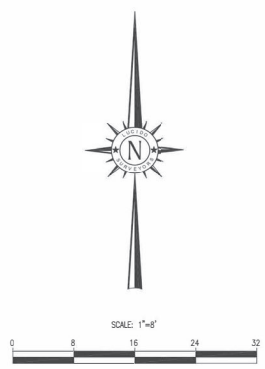
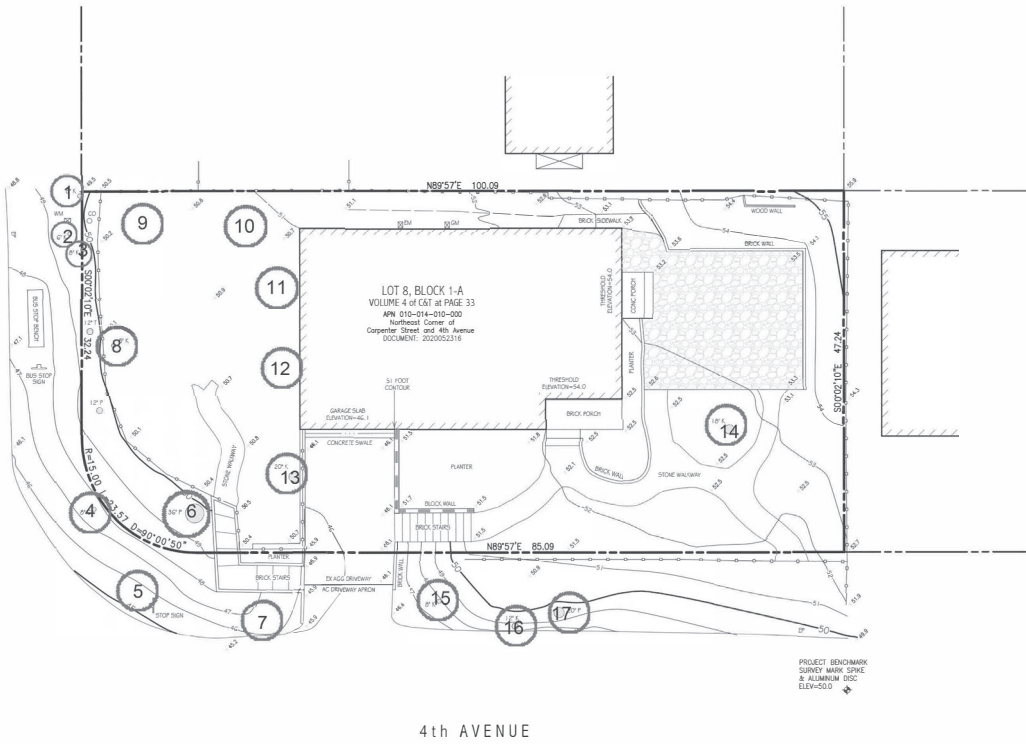
**JANZ RESIDENCE**  
**REMODEL PLAN**  
 NE CORNER 4TH AND CARPENTER  
 CARMEL, CA 93923

**TOPO SITE PLAN**  
 SCALE 1/4" = 1'-0"


A1.3

**LEGEND:**

- RECORD BOUNDARY
- RECORD RIGHT OF WAY
- RECORD LOT LINE
- RECORD CENTERLINE
- RECORD EASEMENT LINE
- RECORD SETBACK
- OLD RECORD LINE
- ◆ PROJECT BENCHMARK
- 50 CONTOUR (MAJOR)
- 10 CONTOUR (MINOR)
- SP EDGE OF PAVEMENT
- SIDEWALK
- DRIVEWAY
- FLOWLINE
- APPROXIMATE BUILDING OUTLINE
- CHIMNEY
- THRESHOLD ELEVATION
- DECK
- CONC PAD
- STEP
- PLANTER
- WV WATER VALVE
- WM WATER METER
- PH FIRE HYDRANT
- SM SANITARY SEWER MANHOLE
- SO SANITARY SEWER CLEAN-OUT
- SD STORM DRAIN
- SM STORM DRAIN MANHOLE
- AD AREA DRAIN
- CS STORM DRAIN CATCH BASIN
- UP UTILITY POLE
- GW GUY WIRE
- EV ELECTRIC VAULT
- UV UTILITY VAULT
- EM ELECTRIC METER
- SL STREET LIGHT
- LP LAMP POST
- GM GAS METER



**BENCHMARK:**  
ELEVATIONS FOR THIS SURVEY ARE BASED ON AN ASSUMED DATUM. AN ELEVATION OF 50.0 HAS BEEN ASSIGNED TO A SURVEY MARK (SPK & DISC GRAFED LUCIDO SURVEYORS CONTROL DISC) SET IN THE PAVEMENT NEAR THE SOUTHEASTLY CORNER OF THE SUBJECT PROPERTY AS SHOWN HEREON.

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  4. CONTOUR INTERVAL = ONE FOOT.
  5. TREE TYPES ARE INDICATED WHERE KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES AND ARE APPROXIMATE ONLY, TO BE VERIFIED BY AN APPROVED ARBORIST PROVIDED BY OTHERS, PER AGREEMENT WITH THE SURVEYOR. TREES SMALLER THAN 6" IN DIAMETER MAY NOT BE NECESSARILY SHOWN. DIRECTION OF GROWTH AND DRIP LINE SHAPE TO BE VERIFIED BY OTHERS.
  6. POSITION AND DIMENSIONS (IF ANY) OF BUILDING & FENCES AND OTHER STRUCTURES ARE SHOWN HEREON APPROXIMATE ONLY DUE TO MEASUREMENT LIMITATIONS. IRREGULAR SHAPE OF BRICK FACING, POPOUTS, BULL NOSE CORNERS, ETC.
  7. NOT ALL UTILITY BOXES AND/OR UTILITY STRUCTURES ARE SHOWN INCLUDING BUT NOT LIMITED TO HOSE BIBS AND IRRIGATION VALVES. ONLY THE VISIBLE UTILITY BOXES AND/OR UTILITY STRUCTURES THAT WERE CONSIDERED TO CONVEY THE GENERAL UTILITY CONDITIONS ARE SHOWN.
  8. THIS MAP CORRECTLY REPRESENTS A SURVEY PREPARED BY ME AND/OR UNDER MY DIRECTION, FROM FIELD DATA COLLECTED IN DECEMBER 2020.

**ABBREVIATIONS**

AC	ASPHALT CONCRETE
CS	CARMEL STONE
CMF	CORRUGATED METAL PIPE
CONC	CONCRETE SLAB
DG	DECOMPOSED GRANITE
EX AGG	EXPOSED AGGREGATE
HDPPE	HIGH DENSITY POLY ETHYLENE
PCC	PORTLAND CEMENT CONCRETE
PS	PAVER STONE
FP	FIRE PIT
WL	WOOD LID
TE	TRASH ENCLOSURE

- WOOD FENCE
- WIRE FENCE
- CHAIN LINK FENCE
- SPS STREET SIGN
- SP SIGN POST
- MB MAIL BOX
- B BOLLARD
- P PORCH POST
- PCC RETAINING WALL
- ROCK RETAINING WALL
- STACKED BLOCK WALL
- BRICK WALKWAY/PATIO
- STONE PATIO
- PCC WALKWAY/PATIO
- EDGE OF FOLIAGE
- TREE WITH SIZE AND TYPE
- A ACACIA
- C CYPRESS
- O OAK
- P PINE
- R REDWOOD
- T TREE
- SPOT ELEVATION

**TOPOGRAPHIC SITE SURVEY**  
OF  
**Northeast Corner of  
Carpenter Street and 4th Avenue**  
per  
**DOCUMENT: 2020052316**  
Records of Monterey County  
PREPARED FOR  
**Jim and Kathy Janz**  
BY  
**LUCIDO SURVEYORS**  
Boundary and Construction Surveys · Topographic and Planimetric Mapping  
ALTA Surveys and GIS Database Management · Land Planning and Consulting

2 Susacito Avenue  
DEL REY CANYON, CALIFORNIA 95040

info@lucidosurveyors.com  
(916) 620-9832

SCALE: 1"=8'      PROJECT No. 2589      DECEMBER 2020  
CARMEL BY THE SEA      COUNTY OF MONTEREY      STATE OF CALIFORNIA

**SDC  
LLC**  
DESIGN AND CONSULTING  
11515 N. 91ST. SCOTTSDALE, AZ 85260  
480-363-9075    RDADESIGNSAZ@GMAIL.COM

**JANZ RESIDENCE  
REMODEL PLAN**

**NE CORNER 4TH AND CARPENTER  
CARMEL, CA 93923**

**TOPO SITE PLAN**

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

A1.4

**Significant Tree Evaluation Worksheet**

APN: 010-014-011-000  
 Street Location: Northeast corner of Carpenter and 4th Ave  
 Planner: Miami Walfelt  
 City Forester: Sara Davis  
 Property Owner: Janz

**Part One: Initial Screening:**  
 Complete Part One to determine if further assessment is warranted. Trees must pass all criteria in Part One to be considered significant or moderately significant.

**A. Does the tree pose an above-normal potential risk to life and property?**

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	
YES																			
NO	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X

Any tree with structural impairment likely to cause failure should be marked as unsafe and removed. Use page five of this worksheet to document the safety risk. Trees that have limited and specific defects that can be remedied with selective pruning or other mitigation should be marked as safe and specific recommendations should be given to the owner for tree care. Such trees may still be assessed for significance.

**B. Is the tree one of the following native species on the Carmel-by-the-Sea recommended tree list?**

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	
Species	CO	CO	Aracata	MP	MC	MP	MP	CO	Prunus	Prunus	MP	MP	CO	CO	Toyon	MP	CO		
YES	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
NO																			

MP - Monterey pine MC - Monterey cypress BP - Bishop pine CS - coast redwood CO - coast live oak  
 CI - Catalina ironwood CS - California sycamore BL - big leaf maple OT - other  
 (Note: Other species on the recommended tree list may be determined to be significant. Trees only if they are exceptional examples of the species. Such trees also must exhibit excellent health, form, vigor, and substantial size to rate an overall score of at least 7 points in Part Two of the assessment.)

**C. Does the tree meet the minimum size criteria for significance?**

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	
YES	11	4			7	32	6						7	16	8	16	24	11	
NO			3	5			3	3	3	2	2								

Monterey pine, Monterey cypress, Bishop pine, Coast redwood: 6" DBH  
 Coast live oak - single trunk trees: 6" DBH  
 Coast live oak - multi-trunk tree measured per industry standard: 6" DBH  
 California sycamore, Big leaf maple, Catalina ironwood, other: 10" DBH  
 dbh = diameter at breast height or 4.5 feet above the adjacent ground surface

**G. Are environmental conditions favorable to the tree?**

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Score			X	X			X		X	X	X	X	1	1	1	1	1	1

0 points: The tree is crowded or has no room for growth to maturity. The tree has poor access to light, air or has poor soil for the species.  
 1 point: The tree has average environmental conditions including room for growth to maturity, access to light, air and soils suitable for the species.  
 2 points: The tree has room for growth to maturity with no crowding from other significant trees or existing buildings nearby. The tree also has excellent access to light, air and excellent soils for root development.

**Part Three: Final Assessment**  
 Record the total points scored on D - G for each tree.

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Total Score	6	6	X	X	7	5	X	7	X	X	X	X	7	7	3	6	6	6

**A. Did all assessment categories in Part Two achieve a minimum score of 1-point?**

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
YES	X	X		X	X		X						X	X		X	X	X
NO			X	X				X	X	X	X					X		

**B. Are there any other factors that would disqualify a tree from a determination of significance?**

(Explain any 'yes' answer)  
 Yes \_\_\_\_\_

**Conclusion: Does The Tree Qualify As Significant Or Moderately Significant?**

If the tree meets the species, size and safety criteria identified in Part One and scores at least one point under each of the criteria in Part Two, it shall be classified as Significant if it achieves a score of 6 or more points or shall be classified as Moderately Significant if it achieves a score of 4 or 5 points. Tree species not listed in Part One-B that meet other screening criteria in Part One may be classified by the City Forester as Significant if they score at least 7 points, or as Moderately Significant if they score at least 4 points. All other trees are classified as non-significant.

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
SGNIF	X	X			X								X	X		X	X	X
MCO						X										X	X	X
NOT SGNIF			X	X				X	X	X	X							

**Part Two: Assessment For Tree Significance**

For each of the criteria below assign points as shown to assess the tree. If any criteria score is zero the assessment may stop as the tree cannot qualify as significant or moderately significant.

**D. What is the health and condition of the tree?**

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Score	2	2	X	X	2	2	X	2	X	X	X	2	2	2	1	2	2	2

0 points: The tree is heavily infested with pests or has advanced signs of disease that reduce the tree's stability and has very limited life expectancy.  
 1 point: The tree shows some pests or disease that impact its condition, but which does not immediately threaten the health of the tree. The tree may recover on its own, or with appropriate intervention.  
 2 points: The tree appears healthy and in good condition.  
 3 points: The tree shows excellent health, is free of pests and disease and is in very strong condition.

**E. What is the overall form and structure of the tree?**

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Score	2	2	X	X	2	2	X	2	X	X	X	2	2	2	1	2	2	2

0 points: Prior pruning, disease or growth habit have left the tree deformed or unsound to an extent that it cannot recover or will never be the usual asset to the neighborhood or will likely deteriorate into a structural hazard.  
 1 point: The tree has poor form or structure but (a) can recover with proper maintenance or (b) provides visual interest in its current form, and does not have structural defects that are likely to develop into a safety hazard.  
 2 points: The tree has average form and structure for the species, but does not exhibit all the qualities of excellent form and structure.  
 3 points: The tree exhibits excellent form and structure. For all species there will be a good distribution of foliage on multiple branches with no defects. For conifers, the tree will have a single straight leader with balanced branching and with good taper. Oaks will exhibit a well-developed canopy with no suppressed branches. Oaks may be single-trunked or multi-trunked and will have a balanced distribution of foliage on each.

**F. What is the age and vigor of the tree?**

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Score	2	2	X	X	3	1	X	3	X	X	X	X	2	2	0	1	1	1

0 points: The tree is over-mature or shows signs of poor or declining vigor such as die-back of major limbs or of the crown, small leaves/needles and/or minimal crown density.  
 1 point: The tree is mature but retains normal vigor and is likely to continue as a forest asset for a substantial period into the future.  
 2 points: The tree is young to middle age and shows normal vigor.  
 3 points: The tree is young to middle age and shows exceptional vigor.

**Items to note:**

- Requirements for tree preservation shall adhere to the following tree protection measures on construction site.
  - Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved.
  - Excavation within 6 feet of a tree trunk is not permitted.
  - No attachments or wires of any kind, other than those of a protective nature shall be attached to any tree.
  - Per Municipal Code Chapter 17.48.110 no material may be stored within the drip-line of a protected tree to include the drip lines of trees on neighboring parcels.
  - Tree Protection Zone - The Tree Protection Zone shall be equal to drip-line 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. Minimum of 4 foot high transparent fencing is required unless otherwise approved by the City Forester. Tree protection shall not be reused, 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 fencing.
  - 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 pneumatic excavator, hydrovac at low pressure, or other method that does not sever roots.
  - 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.
  - 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.

**SDC LLC**  
 DESIGN AND CONSULTING  
 11515 N. 91ST SCOTTSDALE AZ 85260  
 480-363-9075 ROADDESIGNSAZ@GMAIL.COM

**JANZ RESIDENCE REMODEL PLAN**

NE CORNER 4TH AND CARPENTER  
 CARMEL, CA 93923

**TREE EVALUATION**

SCALE 1/4" = 1'-0"


**A1.5**

The Jantz Addition  
 Northeast Corner 4th &  
 Carpenter

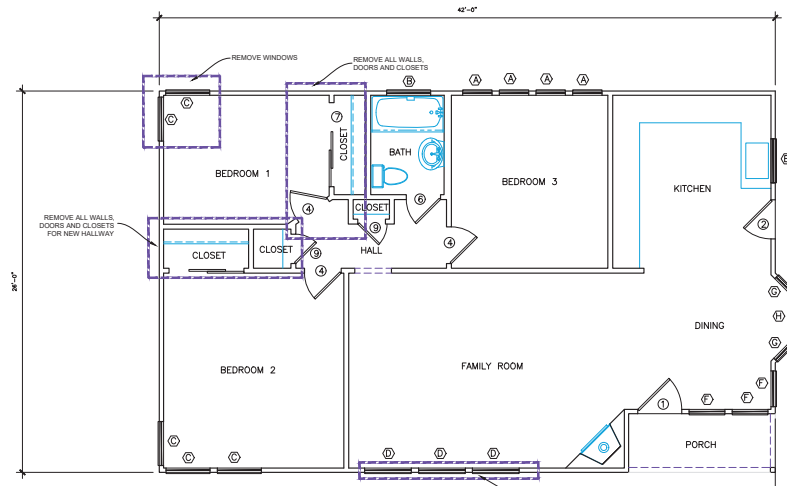
Carmel

California

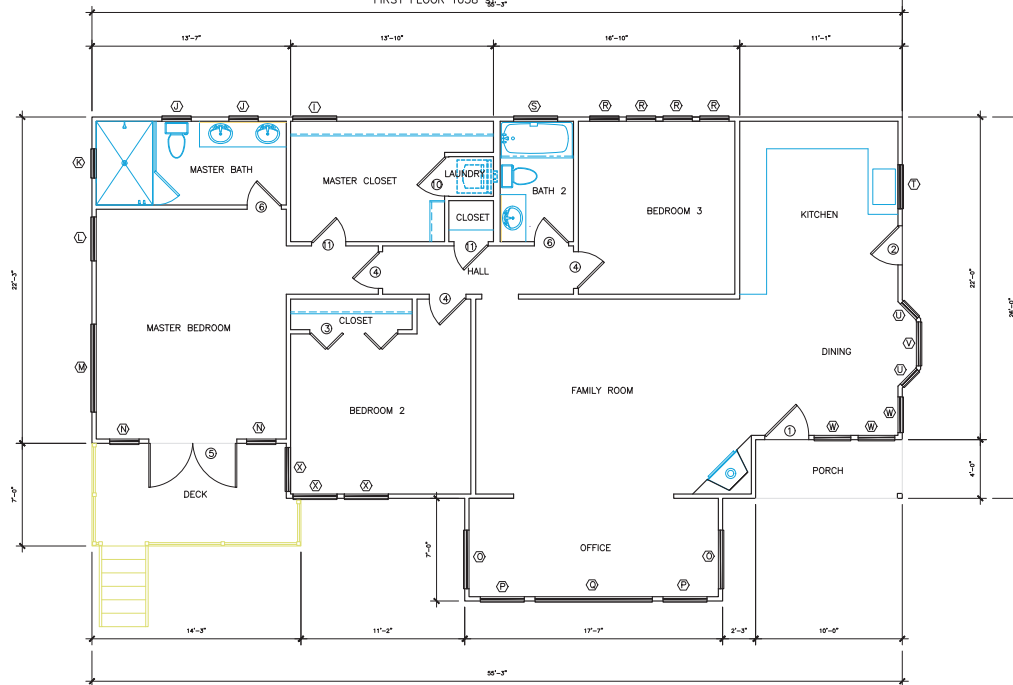
APN 010-014-010

DATE: 1 March 2024

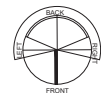
REVISIONS:

**Existing First Floor Plan**  
 FIRST FLOOR 1058 sf



**Proposed First Floor Plan**  
 FIRST FLOOR 1476 sf  
 NEW FRONT DECK 96 sf



**Existing & Proposed  
 First Floor Plan**

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

DRAWN BY:

CHECKED BY:

JOB NO.:

SHEET NO.: **A-1**

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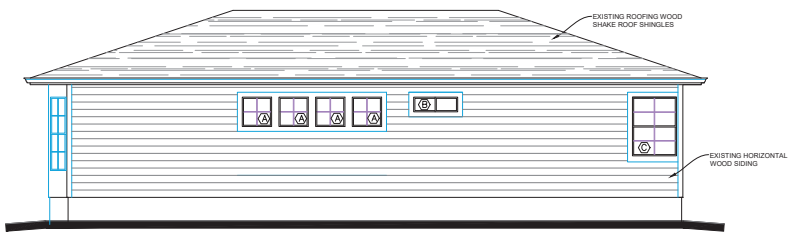
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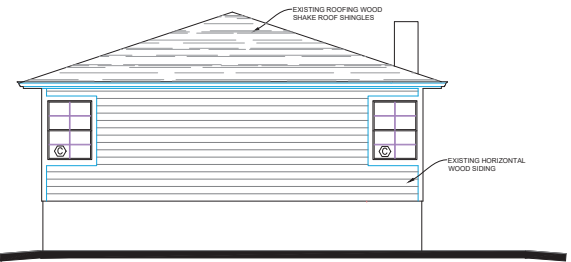
**The Janz Addition**  
 Northeast Corner 4th &  
 Carpenter  
 Carmel  
 California  
 APN 010-014-010  
 DATE: 1 March 2024  
 REVISIONS:



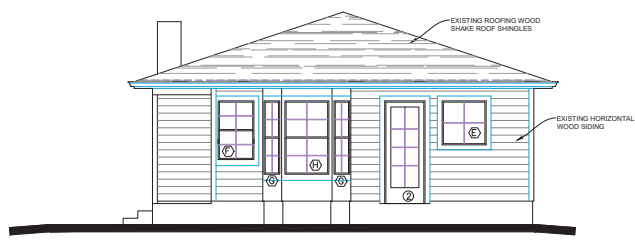
*Michael James Martin*



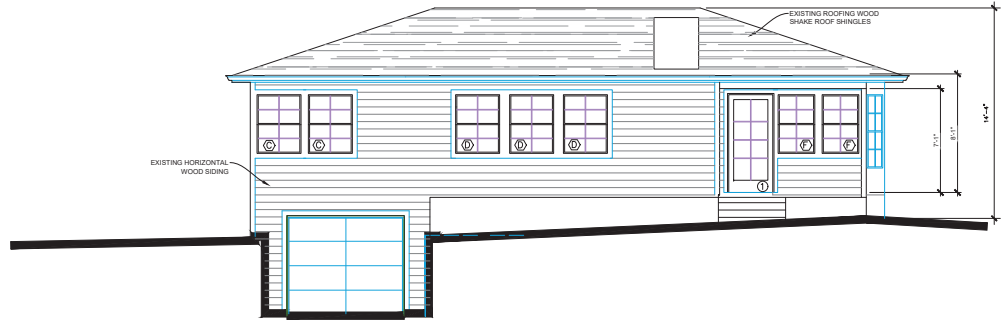
**Existing Rear Elevation**



**Existing Left Elevation**



**Existing Right Elevation**



**Existing Front Elevation**



**Existing Elevations**

SCALE: 1/4" = 1'-0"  
 DRAWN BY:  
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 SHEET NO.: **A-2**

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**The Janz Addition**  
 Northeast Corner 4th &  
 Carpenter

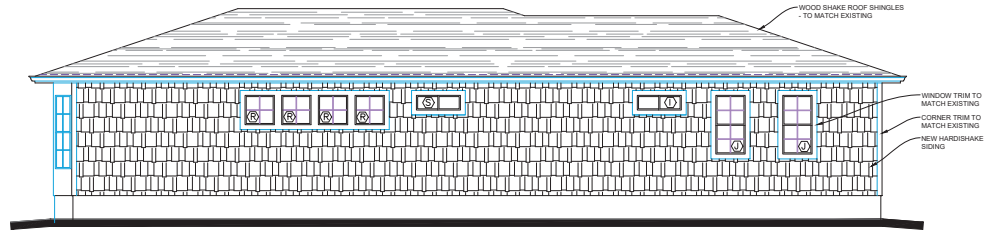
Carmel

California

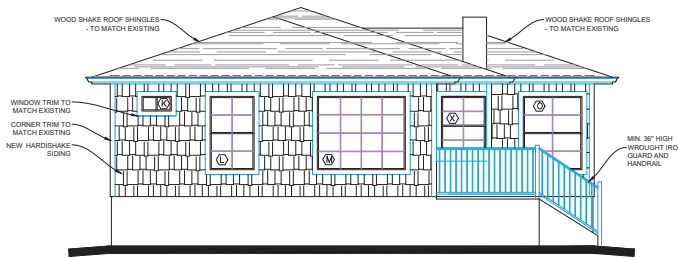
APN 010-014-010

DATE: 1 March 2024

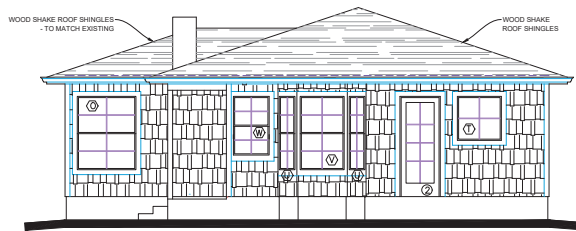
REVISIONS:

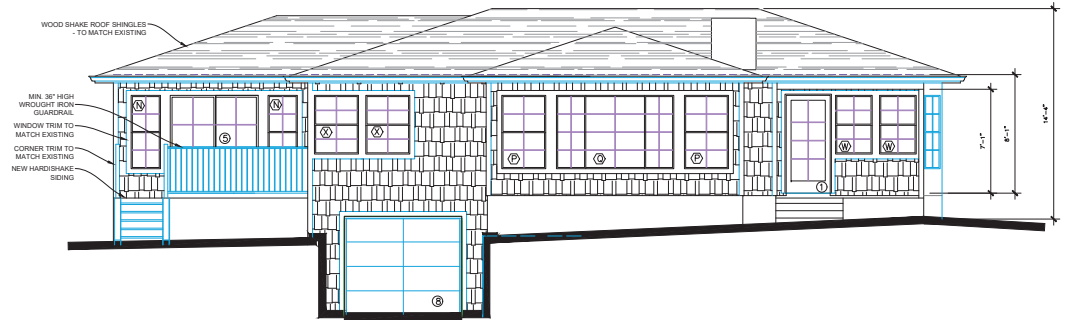
**Proposed Rear Elevation**



**Proposed Left Elevation**



**Proposed Right Elevation**



**Proposed Front Elevation**

**Proposed Elevations**

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

DRAWN BY:

CHECKED BY:

JOB NO.:

SHEET NO.: **A-3**

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### Existing & Proposed Roof Plan

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

DRAWN BY:

CHECKED BY:

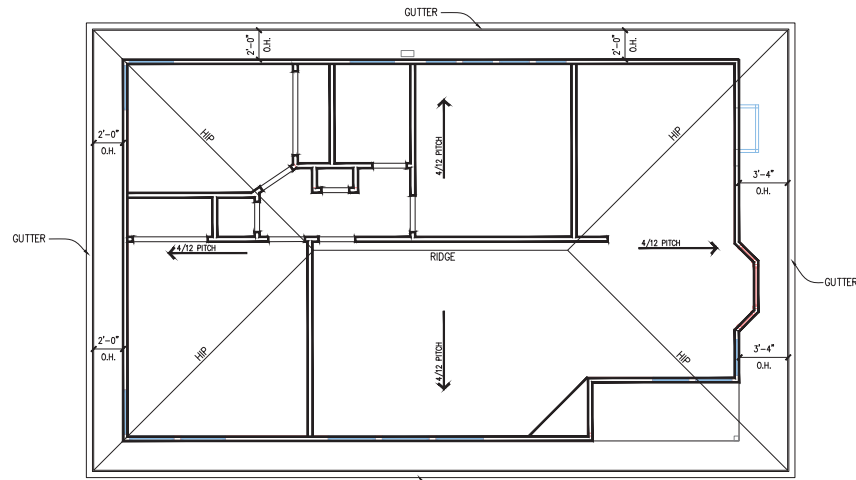
JOB NO.:

SHEET NO.: A-4

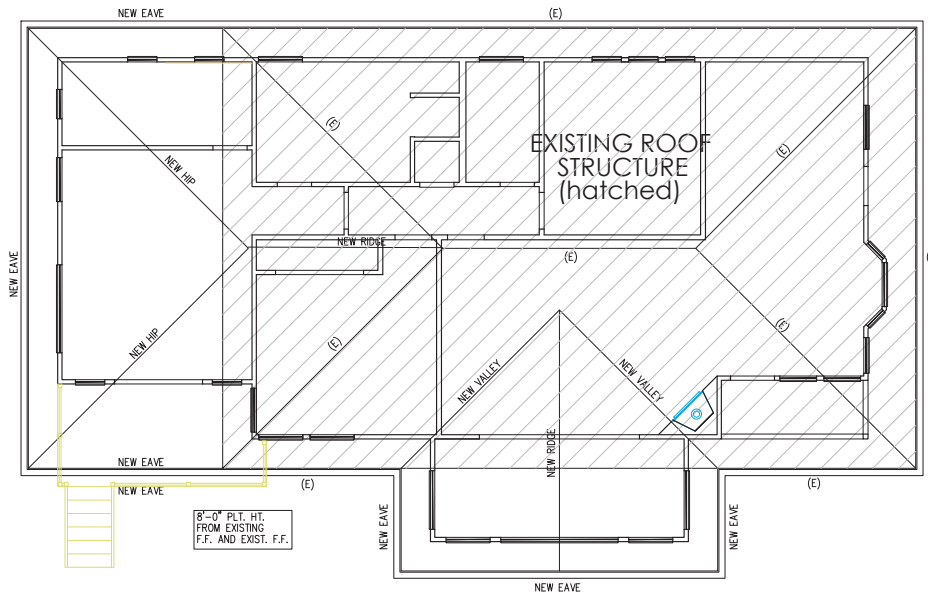
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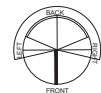
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**Existing Roof Plan**  
 EXISTING ROOFING WOOD SHAKE



**Proposed Roof Plan**  
 NEW ROOFING WILL BE WOOD SHAKE TO MATCH EXISTING ROOFING



8'-0" P.L.T. HT.  
 FROM EXISTING  
 F.F. AND EXIST. F.F.

8'-0" P.L.T. HT.  
 FROM EXISTING  
 F.F. AND EXIST. F.F.



**DOOR NOTES:**

- (N) INTERIOR DOORS TO BE PAINT GRADE, FORMALDEHYDE FREE DOOR PANELS. ELEVATION PER SCHEDULE.
- EXTERIOR DOORS: ALL EXTERIOR DOORS, INCLUDING GARAGE DOORS, MUST BE NONCOMBUSTIBLE OR IGNITION RESISTANT MATERIAL, OR SOLID CORE WITH STILES & RAILS NOT LESS THAN 1 3/8" THICK AND PANELS NOT LESS THAN 1 1/4", OR HAVE A 20 MIN FIRE-RESISTANCE [CRC R337.8.3].
- EXTERIOR GLAZED DOORS TO FEATURE MULTIPANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE THAT MEETS THE REQUIREMENTS OF R308 [CRC R337.8.3.1, R337.8.2.1].
- EXTERIOR DOOR GLAZING TO BE LOW E2, INSULATED GLASS.
- ALL DOORS TO HAVE A MIN. 10" BOTTOM RAIL.
- ALL EXTERIOR DOORS AND DOORS OPENING ONTO UNCONDITIONED SPACES TO BE FULLY WEATHERSTRIPPED.
- GARAGE DOOR PERIMETER GAP: EXTERIOR GARAGE DOORS SHALL RESIST THE INTRUSION OF EMBERS FROM ENTERING BY PREVENTING GAPS BETWEEN DOORS AND DOOR OPENINGS, AT THE BOTTOM, SIDES AND TOPS OF DOORS, FROM EXCEEDING 1/8 INCH [R337.8.4].
- ALL INTERIOR WOOD TRIM TO BE 1X PAINT GRADE, FINGER JOINTED MATERIAL.
- GENERAL CONTRACTOR TO CONFIRM JAMB SIZE AND HEIGHT OF ALL DOORS BEFORE ORDERING.
- PROVIDE HEAD FLASHING ON THE EXTERIOR SIDE OF ALL EXTERIOR DOORS.

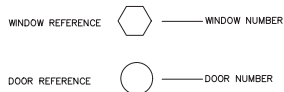
**WINDOW NOTES:**

- ALL EXTERIOR WINDOWS TO BE GELWIN BUILDER SERIES VINYL.
- ALL EXTERIOR WINDOW TRIM TO BE PAINT GRADE, OR COMPOSITE MATERIAL.
- ALL INTERIOR WINDOW TRIM TO BE 1X PAINT GRADE, FINGER-JOINTED MATERIAL.
- ALL WINDOWS TO BE LOW E2, INSULATED GLASS.
- OMITTED.
- ALL WINDOWS TO HAVE A MAX. .28 U-FACTOR.
- GENERAL CONTRACTOR TO CONFIRM JAMB SIZE.
- HEAD HEIGHT OF ALL WINDOWS PER SCHEDULE.
- PROVIDE HEAD FLASHING ON EXTERIOR SIDE OF ALL WINDOWS.
- WINDOWS MARKED AS 'EMERGENCY EGRESS' TO MEET CRC R310.2 REQUIREMENTS. MIN. NET CLEAR OPENING OF 5.7 SF, MIN. NET CLEAR OPENING HEIGHT OF 24" AND WIDTH OF 20". MAX. 44" FROM BOTTOM OF OPENING TO FLOOR. OPENING OPENS DIRECTLY TO A STREET, PUBLIC ALLEY, YARD, OR COURT THAT OPENS TO A PUBLIC WAY.
- DO NOT REMOVE NFRC LABELS FROM WINDOWS UNTIL FIELD VERIFICATION IS COMPLETE.
- The NFRC temporary label displayed on windows must remain on the unit until final inspection has been completed.

**DOOR NOTES:**

- PROVIDE DEADBOLT LOCKS ON ALL EXTERIOR DOORS. SEE SCHEDULE FOR ADDITIONAL REQUIREMENTS.
- PROVIDE PRIVACY HARDWARE FOR ALL BEDROOM AND BATHROOM LOCATIONS.
- GENERAL CONTRACTOR TO WITH CONSULT OWNER FOR ADDITIONAL DOOR HARDWARE REQUIREMENTS.
- ALL DOOR GLAZING TO BE TEMPERED GLASS.
- ALL EXTERIOR DOOR GLAZING TO BE 5/8" INSULATED TEMPERED GLASS.
- DOORS BETWEEN CONDITIONED AND UNCONDITIONED SPACES TO BE FULLY WEATHERSTRIPPED.
- GENERAL CONTRACTOR TO REVIEW DOOR ORDER WITH OWNER PRIOR TO DOOR ORDER PLACEMENT.
- DOOR HINGES TO BE 4.5"x4.5"x1/2".
- ALL DOOR TOPS AND BOTTOM TO BE SANDED, FINISHED, AND SEALED.
- GARAGE DOORS TO BE PANEL SECTIONAL OVERHEAD DOORS. SEE SCHEDULE AND EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
- THE DOOR FINISH TO BE: EXTERIOR-PAINTED INTERIOR-PAINTED OR STAINED
- THE DOOR STYLES TO BE PER OWNER
- ALL DOOR FRAMES TO BE 3/4" FULL STOCK MINIMUM.
- DOOR JAMBS AND HEAD MATERIAL TO MATCH DOOR.
- THE DOOR MATERIAL TO BE:
- DOOR STYLE AND RAIL WIDTH TO BE AS MINIMAL AS POSSIBLE TO MAXIMIZE LITE SIZE FOR CUSTOM UNITS.

**SYMBOLS**



**ABBREVIATIONS**

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

**DOOR SCHEDULE #**

NO.	TYPE	NO.	SIZE w x h	MATERIAL	TEMPERED	REMARKS	U-FACTOR	SHGC	DUAL GLAZED
1	EXTERIOR ENTRY	1	3'-0" X 6'-8"	EXTERIOR FRENCH	YES	SINGLE DOOR	.32	.35	YES
2	EXTERIOR ENTRY	1	3'-0" X 6'-8"	EXTERIOR FRENCH	YES	SINGLE DOOR	.32	.35	YES
3	CLOSET BIFOLD	1	6'-0" X 6'-8"	INTERIOR WOOD		BIFOLD			
4	INTERIOR BEDROOM	3	2'-8" X 6'-8"	INTERIOR WOOD		SINGLE DOOR			
5	EXTERIOR FRENCH	1	6'-0" X 6'-8"	EXTERIOR WOOD	YES	DOUBLE DOOR	.32	.35	YES
6	INTERIOR BATHROOM	2	2'-6" X 6'-8"	INTERIOR WOOD		SINGLE DOOR			
7	CLOSET SLIDER	1	6'-0" X 6'-8"	INTERIOR WOOD		DOUBLE DOOR			
8	EXTERIOR GARAGE	1	8'-0" X 7'-0"	GARAGE W/ CLOSER		SINGLE DOOR ROLL UP			
9	CLOSET	2	2'-0" X 6'-8"	INTERIOR WOOD		SINGLE DOOR			
10	LAUNDRY CLOSET	1	2'-8" X 6'-8"	INTERIOR WOOD		SINGLE DOOR			
11	CLOSET	2	2'-4" X 6'-8"	INTERIOR WOOD		SINGLE DOOR			

PRIOR TO INSTALLATION ALL WINDOWS TO BE COORDINATED WITH THE OWNER FOR SPECIFIC SIZE AND LOCATION

**WINDOW SCHEDULE #**

ITEM	TYPE	NO.	SIZE / MATERIAL	REMARKS	TEMPERED	GREEN	U-FACTOR	SHGC	DUAL GLAZED
			w x h		YES	YES			YES
1	CASEMENT (EXISTING)	4	2'-0" X 2'-0"		YES	YES	.32	.35	YES
2	BATHROOM AWNING (EXISTING)	1	3'-0" X 1'-0"		YES	YES	.32	.35	YES
3	BEDROOM SINGLE HUNG (EXIST)	5	3'-0" X 4'-0"		YES	NO	.32	.35	YES
4	FAMILY ROOM SINGLE HUNG (E)	3	3'-0" X 4'-0"		YES	YES	.32	.35	YES
5	KITCHEN CASEMENT (EXISTING)	1	3'-0" X 3'-0"		YES	YES	.32	.35	YES
6	DINING ROOM CASEMENT (E)	3	2'-6" X 4'-0"		YES	YES	.32	.35	YES
7	BAY SINGLE HUNG (EXISTING)	2	1'-6" X 5'-0"		YES	YES	.32	.35	YES
8	BAY CASEMENT (EXISTING)	1	3'-0" X 5'-0"		YES	YES	.32	.35	YES
9	AWNING (NEW)	1	3'-0" X 1'-0"		YES	YES	.32	.35	YES
10	BATH CASEMENT (NEW)	2	2'-0" X 4'-0"		YES	YES	.32	.35	YES
11	BATH AWNING (NEW)	1	2'-0" X 1'-0"		YES	YES	.32	.35	YES
12	BEDROOM CASEMENT (NEW)	1	3'-0" X 5'-0"	EMERGENCY EGRESS	YES	YES	.32	.35	YES
13	BEDROOM CASEMENT (NEW)	1	6'-0" X 5'-0"		YES	NO	.32	.35	YES
14	BEDROOM CASEMENT (NEW)	2	2'-0" X 5'-0"		YES	YES	.32	.35	YES
15	OFFICE CASEMENT (NEW)	2	4'-0" X 5'-0"		YES	YES	.32	.35	YES
16	OFFICE CASEMENT (NEW)	2	3'-0" X 5'-0"		YES	YES	.32	.35	YES
17	OFFICE FIXED (NEW)	1	8'-0" X 5'-0"		YES	NO	.32	.35	YES
18	CASEMENT (NEW)	1	2'-0" X 2'-0"		YES	YES	.32	.35	YES
19	BATHROOM AWNING (NEW)	1	3'-0" X 1'-0"		YES	YES	.32	.35	YES
20	KITCHEN CASEMENT (NEW)	1	3'-0" X 3'-0"		YES	YES	.32	.35	YES
21	BAY CASEMENT (NEW)	2	1'-6" X 5'-0"		YES	YES	.32	.35	YES
22	BAY FIXED (NEW)	1	3'-0" X 5'-0"		YES	NO	.32	.35	YES
23	DINING ROOM CASEMENT (NEW)	3	2'-6" X 4'-0"		YES	YES	.32	.35	YES
24	BEDROOM CASEMENT (NEW)	3	3'-0" X 4'-0"		YES	YES	.32	.35	YES

PRIOR TO INSTALLATION ALL DOORS TO BE COORDINATED WITH THE OWNER FOR SPECIFIC SIZE AND LOCATION

**WINDOW NOTES**

- PROVIDE SAFETY GLAZING (TEMPERED OR LAMINATED) AS REQUIRED PER CBC.
- WINDOWS TO BE COSTUM FABRICATED, SEE SCHEDULE FOR ADDITIONAL INFORMATION.
- SCREEN COLOR TO BE CHARCOAL, 18X16 FIBERGLASS MESH WITH WOOD FRAMES TO MATCH WINDOW
- GENERAL CONTRACTOR TO VERIFY THE WINDOW ORDER AND RUGH FRAMING WITH THE OWNER PRIOR TO PLACEMENT OF THE WINDOW ORDER.
- THE WINDOW MANUFACTURER WILL SUPPLY SHOP DRAWINGS FOR SPECIAL WINDOWS (OVERSIZED, ETC.) FOR REVIEW BY OWNER.
- APPLY SISAL KRAFT PAPER AROUND ALL EXTERIOR OPENING.
- PROVIDE CONTINUOUS CAULK AROUND ALL WOOD WINDOW AND DOOR FININGS WITH G.E. SILICONE ADHESIVE, POLYSULFIDE OR URETHANE AS REQUIRED.
- ALL MANUFACTURED WINDOWS TO BE CERTIFIED AND LABELLED MEETING TITLE 24 STANDARDS.
- EXTERIOR WINDOW FINISH TO BE CLAD, U.N.O.
- WINDOW UNITS TO BE RECEIVED UNPRIMED.
- WINDOW UNITS TO BE RECEIVED WITH BRICK/STUCCO MOULDING TRIM AS REQUIRED.
- ALL OPERABLE WINDOWS TO HAVE FIXED SCREENS.
- SEE EXTERIOR ELEVATIONS FOR ALL WINDOW HEAD HEIGHTS.

**GLAZING LEGEND**

TYPE 1 GLAZING - 5/8" CLEAR INSULATION

NEW WINDOWS TO HAVE A maximum 0.32 u-value

All new or retrained doorways, excluding shower doors or doors serving closets that are less than 36" deep to be a minimum 30-inch net clear opening for: Water closets are not exempt.



*Michael J. Martin*

**Schedules & Notes**

SCALE: None

DRAWN BY:

CHECKED BY:

JOB NO.:

SHEET NO. **A-5**

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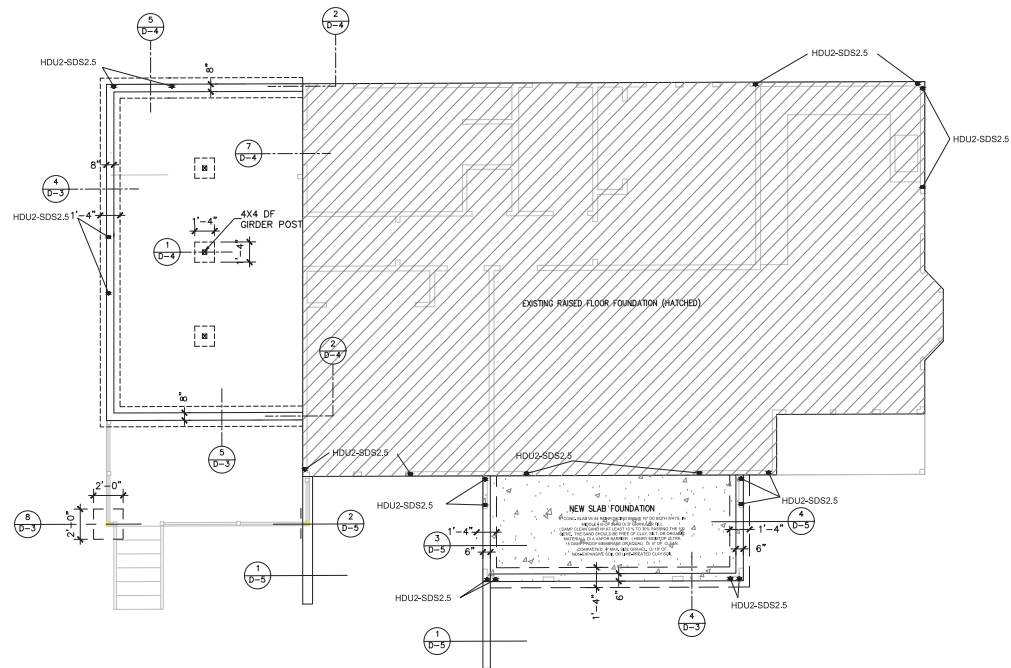
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## Janz Residence

NE Corner 4th & Carpenter  
Carmel By The Sea  
California

DATE: 26 July 2023

REVISIONS:



### Foundation Plan

## Foundation Plan

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

DRAWN BY:

CHECKED BY:

JOB NO.:

SHEET NO. S-1

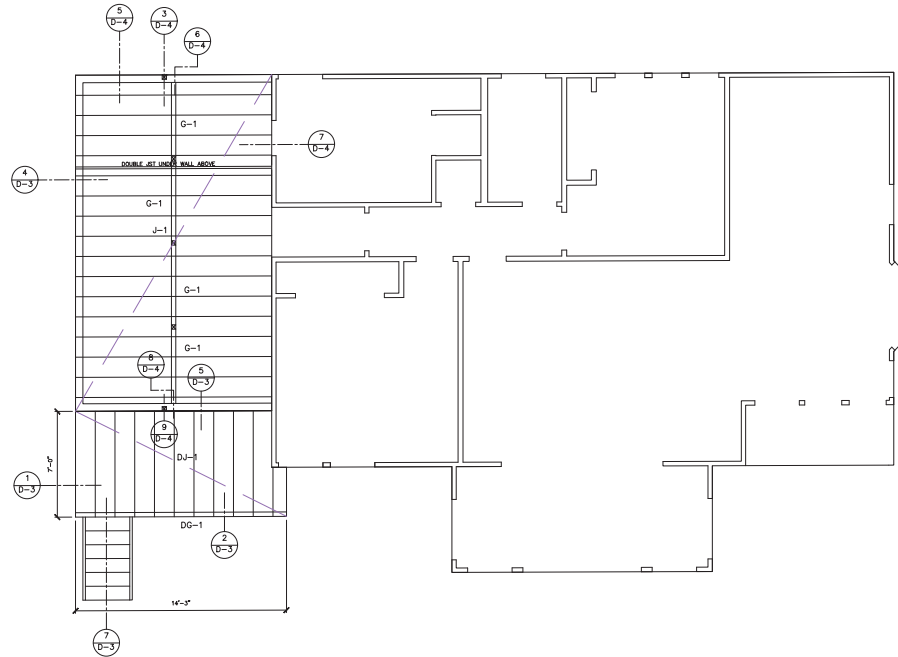
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BEAM & JOIST SCHEDULE			
MEMBER	STATUS	SIZE AND GRADE	TYPE
DJ-1	DECK JOIST	2X6 DFPT No 1 @ 16" OC	JOIST
DC-1	DECK GIRDER	6X12 DFPT No 2	GIRDER
H-1	HEADER	5-1 X 11-1 PARALLAM 2.0E	HEADER
H-2	HEADER	5-1 X 11-1 PARALLAM 2.0E	HEADER
H-3	HEADER	4X12 DF No 1	HEADER
H-4	HEADER	6X12 DF No 1	HEADER
J-1	FLOOR JOIST	2X6 DFPT No 1 @ 16" OC	JOIST
G-1	GIRDER	4X8 DF No 2	GIRDER

ALL NEW EXTERIOR WALLS TO BE 2X6 DOUG FIR No 2 OR BETTER STUDS AND PLATES  
 ALL NEW EXTERIOR WALLS MUD SILLS TO BE 2X6 DOUG FIR PRESSURE TREATED



First Floor & Deck Framing Plan

**Janz Residence**  
 NE Corner 4th & Carpenter  
 Carmel By The Sea  
 California

DATE: 26 July 2023  
 REVISIONS:



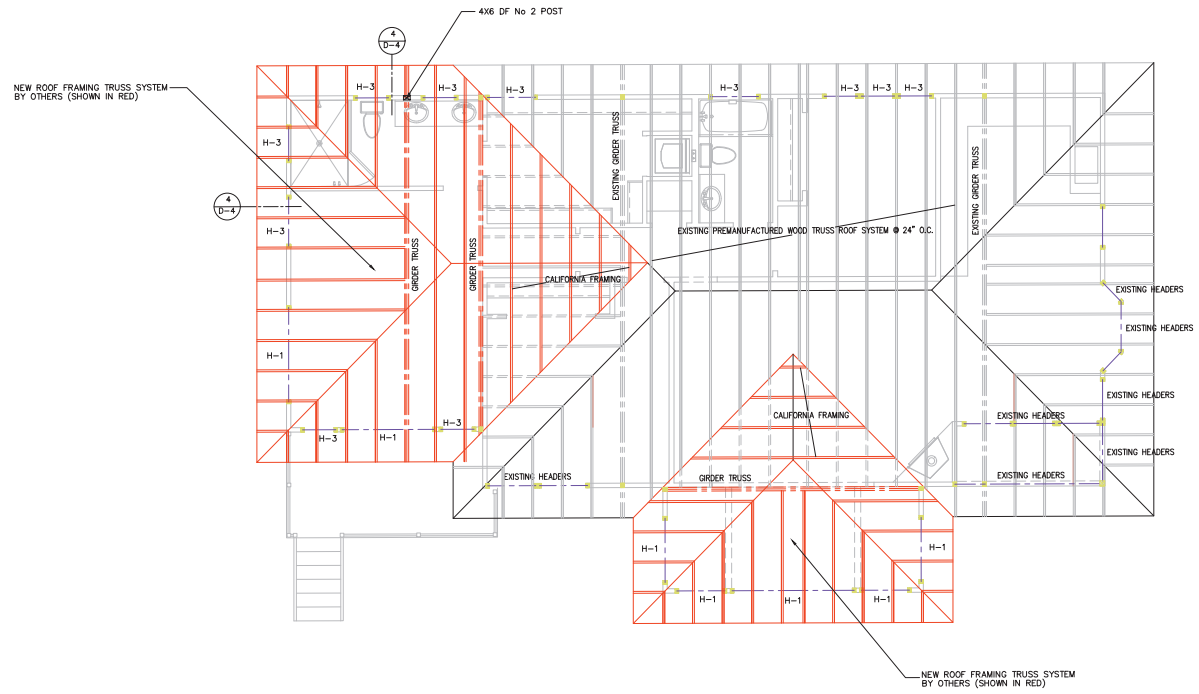
*Michael Martin*

SCALE: 1/4" = 1'-0"  
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 CHECKED BY:  
 JOB NO.:  
 SHEET NO: S-2

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BEAM & JOIST SCHEDULE			
MEMBER	STATUS	SIZE AND GRADE	TYPE
DJ-1	DECK JOIST	2X6 DFP1 No 1 @ 16" OC	JOIST
DG-1	DECK GIRDER	6X12 DFP1 No 2	GIRDER
H-1	HEADER	3- $\frac{1}{2}$ X 11- $\frac{1}{4}$ PARALLAM 2.0E	HEADER
H-2	HEADER	5- $\frac{1}{2}$ X 11- $\frac{1}{4}$ PARALLAM 2.0E	HEADER
H-3	HEADER	4X12 DF No 1	HEADER
H-4	HEADER	6X12 DF No 1	HEADER

ALL NEW EXTERIOR WALLS TO BE 2X6 DOUG FIR No 2 OR BETTER STUDS AND PLATES  
 ALL NEW EXTERIOR WALLS MUD SILLS TO BE 2X6 DOUG FIR PRESSURE TREATED  
 ALL NEW ROOF TRUSSES BY OTHERS



**Roof Framing Plan**

DATE: 26 July 2023

REVISIONS:



*Michael Martin*

**Roof Framing Plan**

SCALE:  $\frac{1}{4}'' = 1'-0''$

DRAWN BY:

CHECKED BY:

JOB NO.:

SHEET NO.: **S-3**

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**Janz  
 Residence**

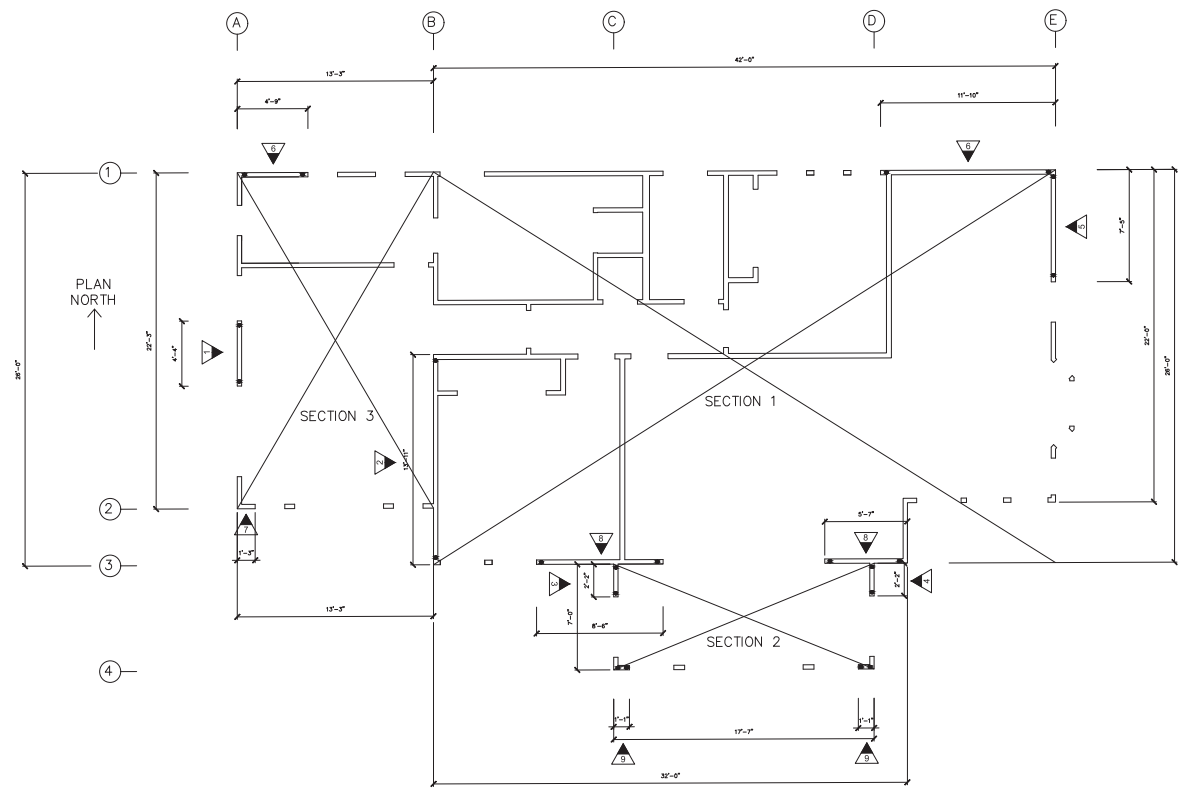
NE Corner 4th & Carpenter  
 Carmel By The Sea  
 California

DATE: 26 July 2023

REVISIONS:



*Michael Martin*



**Shear Wall Plan**

**SHEAR WALL SCHEDULE**

SEE SHEET D-2 FOR GENERAL PANEL JOINTS, SHEAR CLIPS/STRAPS AND HOLD DOWN INSTALLATION DETAILS

REFER TO: <https://www.strongtie.com/eshw-strongtie.com/shearwalls/eshw-shearwall/p/strong-wall-high-strength-wood-shearwall>  
 NOTE: ALL NAILS USED TO CONSTRUCT SHEAR WALLS SHALL BE AS SPECIFIED BY ASTM 1067

Wall	Hold Down	Hold Down Bolt	HD Stud	Wall Stud	Roof To Wall	Floor To Wall	Plate Nailing	Anchor Bolts	USE 3X PLATE
1	1/2" CDX ply w/ 8d @ 6" oc	HDUJ-SDS2.5	4x4	2X	H10 @ 24" oc	NA	NA	5/8" DIA @ 48" OC	NO
2	1/2" CDX ply w/ 8d @ 6" oc	HDUJ-SDS2.5	4x4	2X	H10 @ 24" oc	NA	NA	5/8" DIA @ 36" OC	NO
3	5/8" CDX ply w/ 10d @ 4" oc BOTH SIDES	HDUJ-SDS2.5	4x4	2X	H10 @ 24" oc	NA	NA	5/8" DIA @ 48" OC	NO
4	5/8" CDX ply w/ 10d @ 4" oc BOTH SIDES	HDUJ-SDS2.5	4x4	2X	H10 @ 24" oc	NA	NA	5/8" DIA @ 48" OC	NO
5	5/8" CDX ply w/ 10d @ 4" oc	HDUJ-SDS2.5	4x4	2X	H10 @ 24" oc	NA	NA	5/8" DIA @ 48" OC	YES
6	1/2" CDX ply w/ 8d @ 4" oc	HDUJ-SDS2.5	4x4	2X	H10 @ 24" oc	NA	NA	5/8" DIA @ 48" OC	NO
7	SIMPSON WSH1208	STRONG WALL	4x4	2X	H10 @ 24" oc	NA	NA	5/8" DIA @ 48" OC	NO
8	1/2" CDX ply w/ 8d @ 6" oc	HDUJ-SDS2.5	4x4	2X	H10 @ 24" oc	NA	NA	5/8" DIA @ 24" OC	NO
9	5/8" CDX ply w/ 10d @ 4" oc BOTH SIDES	HDUJ-SDS2.5	4x4	2X	H10 @ 24" oc	NA	NA	5/8" DIA @ 48" OC	NO

⬇ DENOTES SHEAR WALL

⬆ DENOTES APPROX. HOLD DOWN BOLT LOCATION  
 HD3B

**Shear Wall Plan**

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

DRAWN BY:

CHECKED BY:

JOB NO.:

SHEET NO. S-4

Do not scale drawings. Verify dimensions measurements and data in building or site Report and questions to MJM.

All drawings shall be printed on paper meeting the requirements of the International Building Code (IBC) and the International Residential Code (IRC) and shall be approved by the local building department.

Michael James Martin Engineering

**FOUNDATION NOTES:** Typ. (U.O.N.)

1. FOUNDATION: FOUNDATION DESIGN IS BASED ON AN ASSUMED BEARING CAPACITY OF 1500 PSF, SOIL TYPE 5, TABLE 1806.2 OF THE 2023 C.B.C.; ALL FOOTINGS SHALL BEAR ON FIRM, NATIVE SOL AND ADHERE TO THE FOLLOWING TABLE:

STORIES	WIDTH	THICKNESS	DEPTH BELOW GRADE
1	12"	8"	24" min
2	18"	8"	24" min

CONTRACTOR SHALL VERIFY THAT EXISTING CONDITIONS ARE AS ASSUMED. NOTIFY ENGINEER IF ANY SOIL CONDITIONS ARE NOT AS ASSUMED PRIOR TO LAYING ANY REINFORCING OR PLACING ANY CONCRETE.

2. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH WORK.

3. SILL PLATES: ALL SILL PLATES SHALL BE BOLTED TO FOUNDATION WITH 5/8" DIAMETER X 10" LENGTH A.B.'S @ 48" O.C. EMBEDMENT SHALL BE A MINIMUM OF 7" INTO CONCRETE OR GROUT. THIS SPACING IS TYPICAL U.O.N. ON PLANS OR DETAILS.

ALL SILL PLATES TO BE P.T. D.F.#2 OR BETTER, U.O.N.

4. HOLDINGS: LOCATION OF HOLDINGS IS APPROXIMATE. SEE PLANS AND DETAILS TO DETERMINE EXACT LOCATION OF THE HOLDING AND ANCHOR. PROVIDE MIN. 2 EA. 2 X- STUDS OR 4 X- POST AT THE END OF ALL SHEAR WALLS FOR BOLTING HOLDINGS TO SHEAR WALL, U.O.N.

5. CONCRETE SLAB ON GRADE: CONCRETE SLAB ON GRADE SHALL BE A MINIMUM 6" THICK, OVER VAPOR BARRIER, OVER 4" 3/8" TO 1/2" OPEN GRADED ROCK, VAPOR BARRIER SHALL BE A MINIMUM 15 MIL VISQUEEN HIGH PERFORMANCE VALOR BARRIER. REINFORCE SLAB WITH #4 BARS @ 16" O.C. EACH WAY PLACED AT CENTER OF SLAB.

6. WEAKEND PLANE JOINTS: CONTRACTOR SHALL SPACE JOINTS EVENLY, 10' O.C. MAXIMUM EACH WAY. PROVIDE EXTRA CONTROL JOINTS AT ALL BUILDING CORNERS AND OFFSETS OR DISCONTINUITIES.

7. THE ENGINEER SHALL INSPECT AND APPROVE THE FOUNDATION EXCAVATIONS BEFORE REQUESTING A BUILDING DIVISION FOUNDATION INSPECTION.

8. AT THE TIME OF FOUNDATION INSPECTION, GRADING AND COMPACTION REPORTS SHALL BE SUBMITTED TO THE BUILDING DIVISION GRADING INSPECTOR.

9. THE FASTENERS EMBEDDED IN CONCRETE SHALL BE ATTACHED TO, OR HOOKED AROUND REINFORCING STEEL OR OTHERWISE TERMINATED TO EFFECTIVELY TRANSFER FORCES TO THE REINFORCING STEEL.

10. HOLD DOWN DEVICES MUST BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION.

12. FASTENERS IN PRESERVATIVE-TREATED WOOD (ANCHOR BOLTS, NAILS, SCREWS, ETC.) - EXCLUDING EXTERIOR WALLS - SHALL BE APPROVED SILICON BRONZE OR COPPER, STAINLESS STEEL, OR HOT-DIPPED ZINC-COATED STEEL ALTERNATE MATERIALS AND METHODS MUST BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO PERMIT ISSUANCE.

13. WASHERS FOR THE ANCHOR BOLTS SHALL BE A MIN. OF 3" X 3" X .229".

14. DIMENSIONS ON ARCHITECTURAL PLANS, OR IN THE CASE OF A REMODEL OF EXISTING CONSTRUCTION, THE ACTUAL FIELD DIMENSIONS, TO GOVERN

16. THERE SHALL BE A MINIMUM OF TWO BOLTS PER SILL PIECE WITH ONE BOLT LOCATED NOT MORE THAN 12 INCHES OR LESS THAN 4 INCHES FROM EACH END OF THE SILL PLATE.

**FLOOR FRAMING NOTES:** Typ. (U.O.N.)

1. FLOOR JOIST TO MATCH EXISTING SIZE W/ D/ NO 1, OR AS INDICATED ON PLAN. PROVIDE RIM BOARD MATCH DEPTH OF THE FLOOR JOIST.

2. JOIST LAYOUT SHOWN ON THE PLANS ARE APPROXIMATE. DRAG / COLLECTOR AND DOUBLE JOISTS ARE TO BE PLACED AS SHOWN ON THE PLANS. ALL OTHER JOIST SHOW MAY BE ADJUSTED AS REQUIRED PROVIDED THAT JOISTS MAINTAIN MAXIMUM SPACING AS NOTED ON THE PLANS.

3. DO NOT USE T.J. JOISTS FOR FIRST FLOOR FRAMING.

4. NAIL SHEATHING AT ALL DRAG JOISTS/ TRUSSES W/ 10d @ 4"O.C. TYP.

5. DO NOT CUT OR MODIFY ANY FLOOR JOISTS WITHOUT WRITTEN CONSENT OF PROJECT ENGINEER.

6. ALL HEADERS AT BEARING WALLS SHALL BE 4x12 D.F.#2 WITH MINIMUM 1 -2x TRIMMER AND 1-2x KING STUDS. HEADERS AT THE 2x6 WALLS SHALL BE BUILT UP WITH MINIMUM 4x12 D.F.#2 WITH 1 - 2x 12 AND PLYWOOD FILLER , NAILED WITH (2) 16d AT 8"O.C.

7. HEADERS GREATER THAN 4'-0" USE 3'-1" X 11'-# PARALLAM & 2 KING STUDS PER SIDE.

8. INTERIOR STUDS SHALL BE 2x6 D.F.#2 @ 16" TYP. (U.O.N.) - MAX HT = 8'-0".

9. EXTERIOR STUDS SHALL BE 2x4 D.F.#2 @ 16" TYP. (U.O.N.) - MAX HT = 13'-0".

10. BALLOON FRAME WALL SHALL BE WITH MINIMUM (2) 2x6 STUDS AT 12" O.C., PROVIDE SIMPSON A35 CLIP ANGLES AT BOTTOM AND TOP PLATES TO STUDS, MAX HEIGHT OF BALLOON WALL STUD 22'-0".

11. ALL 4X AND 6X BEAMS SHALL HANG OFF OTHER BEAMS WITH "HUT" (16 GAUGE) HANGER. ALL "PSL" AND / OR "SL" BEAMS USE "TOP" HANGER.

12. FLOOR JOIST HANGERS FOR 2x4 FLOOR JOIST USE "J" SERIES HANGERS AND "THAT" OR "MI" \* SERIES FOR T.J FLOOR JOIST TYP. (U.O.N.).

13. PROVIDE POSITIVE CONN. POST TO BEAM W / SIMPSON - MTS50 TYP. (U.O.N.).

14. PROVIDE FULL HT. BLOCKING AT ALL BEARING LOCATIONS, POINT LOADS, HOLDINGS AND FLOOR ASSEMBLY PER "DIAPHRAM BLOCKING. ALSO PROVIDE SQUASH BLOCKS IN FLOOR CAVITY UNDER BEARING POST ABOVE. MATCH WIDTH OF POST ABOVE IN FLOOR CAVITY.

15. DOUBLE FLOOR JOIST AT PARALLEL WALLS ABOVE, SHEAR WALLS BOTTOM AND TOP PLATE - TYP. (U.O.N.).

16. PROVIDE MINIMUM DOUBLE T.J. AT PARALLEL WALLS ABOVE, SHEAR WALLS BOTTOM AND TOP PLATE - TYP. (U.O.N.). SEE SHEAR WALL SCHEDULE.

17. EXTERIOR AND INTERIOR PLYWOOD SHEATHING - SEE SHEAR WALL SCHEDULE FOR INSTALLATION AND NAILING REQUIREMENTS. SHEAR WALL SHEATHING SHALL BE CONTINUED THE ENTIRE WALL HEIGHT FROM SILL PLATE TO RIM BOARD ABOVE AND FROM RIM BOARD TO TOP PLATE AT UPPER WALL LOCATION.

**ROOF FRAMING NOTES:** Typ. (U.O.N.)

1. ROOF DIAPHRAGM SHEATHING -SEE SHEET D1 AND D2 FOR TYPICAL NOTES.

2. NAIL ROOF SHEATHING TO BEAMS, HIP BEAMS, DRAG TRUSSES & BLOCKING AT RIDGES (SEE NOTE #12 BELOW) WITH BOUNDARY NAILING (B.N.) 10d @ 4"O.C. WHERE ROOF SHEATHING IS SPICED OVER THE MEMBER BELOW NAIL EACH EDGE SHEATHING WITH B.N. = 10d @ 4" O.C. STAGGER NAILING PATTERN.

3. HPS NOT SPECIFICALLY CALLED OUT ON THE PLANS SHALL BE MINIMUM (2) 2x12 D.F.#2 -FACE NAIL WITH (2) 16d COMMON NAILS SPACED 8" O.C. ROOF RAFTERS (NOTED AS R.R.) 2x 12 D.F. #2 @ 24"O.C. PROVIDE "SULO" OR "SURTO" HANGERS RAFTER TO HIP. MAX NOTCH ("C" CUT) AT BOOM OF RAFTER SHALL NOT EXCEED 1" W.

4. CEILING JOISTS (NOTED ON PLANS AS C.J.)

2x4 @ 24" O.C. MAX. SPAN = 6'-4"  
2x6 @ 24" O.C. MAX. SPAN = 10'-0"  
2x8 @ 24" O.C. MAX. SPAN = 13'-6"  
2x10 @ 24" O.C. MAX. SPAN = 16'-0"  
2x12 @ 24" O.C. MAX. SPAN = 18'-0"

5. JOIST ASSUMPTIONS DL= 12 PSF, JOIST GRADE D.F. #2. PROVIDE HANGERS WHERE REQUIRED.

6. ALL HEADERS AT BEARING WALLS SHALL BE 4x12 D.F.#2 WITH MINIMUM 1 -2x TRIMMER AND 1-2x KING STUDS.

7. HEADERS GREATER THAN 4'-0" USE 3'-1" X 11'-# PARALLAM & 2 KING STUDS PER SIDE.

8. HEADERS AT THE 2x6 WALLS SHALL BE BUILT UP WITH MINIMUM 4x12 D.F.#2 OR WITH 2 EA 2x12 AND PLYWOOD FILLER , NAILED WITH (2) 16d AT 8"O.C. TYP. (U.O.N.).

9. MANUFACTURED ROOF TRUSSES SHALL BE BY AN APPROVED FABRICATOR WHO SHALL PROVIDE DETAILS AND SPECIFICATIONS - FOR THE SCOPE OF THE DESIGN SEE TYPICAL STRUCTURAL NOTES ON SNT.

10. ALL TRUSSES SHALL BE BRACED, FRAMED AND TIED TO SUPPORTING WALLS TO FORM INTEGRAL PART OF THE WHOLE STRUCTURE.

11. ALL ORDER TRUSSES SHALL BE ANCHORED TO TOP PLATES WITH "TBC" AND "LGT2" - SIMPSON CONNECTOR. THERE SHALL BE (3) LAMINATED STUDS (16d @ 12" O.C. EA. SIDE) UNDER EACH ORDER TRUSS BEARING POINT.

12. ALL COMMON TRUSSES SHALL BE ANCHORED TO THE TOP PLATES WITH SIMPSON "HT" CLIP OR PER DETAIL.

13. ALL TRUSS AND ORDER HANGERS SHALL BE DESIGNED AND SUPPLIED BY THE TRUSS MANUFACTURER.

14. THE ENGINEER OF RECORD SHALL REVIEW ALL TRUSS MANUFACTURER SHOP DRAWINGS FOR COMPLIANCE WITH THE INTENDED BUILDING DESIGN. THESE DRAWINGS SHALL BE RETURNED TO THE TRUSS MANUFACTURER BEFORE FABRICATION OF THE TRUSSES MAY BEGIN. THE TRUSS MANUFACTURER SHALL INCLUDE FINAL TRUSS DESIGN AS FABRICATED WITH THE TRUSS PACKAGE DELIVERED TO THE JOB SITE.

15. FOR TRUSSES OVER NONBEARING WALLS USE SIMPSON STCT TRUSS CLIPS .

16. ALL INTERIOR SHEAR WALLS SHALL EXTEND TO BOTTOM OF ROOF PLYWOOD DIAPHRAGM AND SHALL BE NAILED AS PER DETAIL. ON SHEET D1 ALTERNATIVE TERMINATE SHEAR AT THE BOTTOM CHORD OF TRUSS - ALIGN (1) TRUSS OVER SHEAR WALL BELOW.

17. STRAP ROOF RAFTERS WITH SIMPSON LSTA24 OVER THE RIDGE - PER SECTION 218 AND/ OR SECTION 210 ON S03 -TYP (U.O.N.). PROVIDE CLIP ANGLE ALSO SPACED 48" O.C. BLOCKING TO RIDGE BEAM BELOW.

18. PACKAGING FOR ROOFING MATERIALS SHALL BEAR THE MANUFACTURER'S AND APPROVED TESTING AGENCY'S LABEL FOR FIELD INSPECTION.

19. TRUSSES SHALL NOT BE INSTALLED UNTIL AN APPROVED JOB COPY OF THE TRUSS PLANS AND CALCULATIONS FROM THE TRUSS MANUFACTURE ARE PROVIDED IN THE FIELD.

**SPECIAL INSPECTIONS**

**1704.4 CONCRETE**

1. VERIFY USE OF REQUIRED DESIGN MIX.

USE 2500 PSI FOR FOOTINGS, SLABS, AND STEM WALLS.

USE 3000 PSI FOR RETAINING WALLS AND RETAINING WALL FOOTINGS.

2. INSPECTION OF REINFORCING SIZE, PLACEMENT IAW PLANS AND SPECIFICATIONS.

3. EPOXY ANCHORS/BOLTS/REINFORCING BAR IN EXISTING CONCRETE. INSPECT FOR PROPER DEPTH AND CLEANLINESS (HOLE FREE OF DUST AND DEBRIS) OF PRE-DRILLED HOLE. INSPECT FOR PROPER LOCATION AND PLACEMENT OF ANCHOR/BOLT/BAR IAW PLANS AND SPECIFICATIONS. INSPECT FOR ADEQUATE PLACEMENT AND FILLING OF EPOXY PRIOR TO, AND AFTER, PLACEMENT OF ANCHOR/BOLT/BAR IN PRE-DRILLED HOLE.

**1704.5.1 MASONRY**

1. GROUT SPACE CLEAN PRIOR TO GROUT PLACEMENT.

2. PLACEMENT OF REINFORCING PRIOR TO GROUT PLACEMENT.

3. CONSTRUCTION OF MORTAR JOINTS PRIOR TO GROUT PLACEMENT.

**1704.7 SOLLS**

1. VERIFY MATERIALS BELOW FOOTINGS ARE ADEQUATE TO ACHIEVE THE DESIRED BEARING CAPACITY.

2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.

3. THE ENGINEER SHALL INSPECT AND APPROVE THE FOUNDATION EXCAVATIONS BEFORE REQUESTING BUILDING DIVISION FOUNDATION INSPECTION.

4. PRIOR TO CALLING FOR A BUILDING DIVISION FOUNDATION INSPECTION, PRELIMINARY GRADING AND COMPACTION REPORTS SHALL BE SUBMITTED TO AND APPROVED BY THE BUILDING DIVISION GRADING INSPECTOR.

**1705.4.2 WND**

1. WALL CONNECTIONS TO ROOF AND FLOOR DIAPHRAGMS AND FRAMING.

2. ROOF AND FLOOR DIAPHRAGMS SYSTEMS, INCLUDING COLLECTORS, DRAG STRUTS AND BOUNDARY ELEMENTS.

3. VERTICAL WIND-FORCE RESISTING SYSTEMS, INCLUDING BRACED FRAMES, MOMENT FRAMES AND SHEAR WALLS.

4. WIND-FORCE RESISTING SYSTEM CONNECTIONS TO THE FOUNDATION.

**1707.3 WOOD**

1. INSPECT NAILING, BOLTING, ANCHORING, AND OTHER FASTENING OF COMPONENTS WITHIN THE SEISMIC-FORCE RESISTING SYSTEM, INCLUDING:  
A. WOOD SHEAR WALLS.  
B. WOOD DIAPHRAGMS.  
C. DRAG STRUTS, BRACES.  
D. SHEAR PANELS.  
E. HOLD DOWNS.

DESIGN LOADS USED IN STRUCTURAL DESIGN

FLOOR DEAD LOAD DECK = 20 PSF  
FLOOR LIVE LOAD DECK = 60 PSF  
FLOOR DEAD LOAD = 20 LBS/SF  
FLOOR LIVE LOAD = 40 LBS/SF  
ROOF DEAD LOAD = 20 LBS/SF  
ROOF LIVE LOAD = 20 LBS/SF

**MJM**

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Carmel By The Sea

California

DATE: 26 July 2023

REVISIONS:



*Michael Martin*

**Structural Notes**

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

DRAWN BY:

CHECKED BY:

JOB NO.:

SHEET NO.: S-5

Do not scale drawings. Verify dimensions measurements and data in building or site Report and questions to MJM.  
The use of these plans and specifications is confined to the project for which they were prepared.  
All drawings shall utilize metric measuring units to coordinate the original and unapproved work of MJM and the same may not be duplicated, used or disclosed without written consent of MJM.

Michael James Martin Engineering







**ELECTRICAL NOTES**

- ELECTRICAL DEVICES ARE SHOWN SCHEMATICALLY. INSTALLATIONS SHALL BE PER CODE AND SHALL BE REVIEWED FOR COMPLIANCE BY THE BUILDING INSPECTOR IN THE FIELD.
- PROVIDE SEPARATE 20 AMP CIRCUIT REQD. FOR LAUNDRY.
- PROVIDE ONE (1) 20 AMP CIRCUIT FOR BATH RECEPTACLES. MIN.
- PROVIDE TWO (2) 20 AMP DEDICATED SMALL APPLIANCE CIRCUITS SERVING COUNTER SURFACES.
- GFCI RECEPTACLE OUTLETS ARE REQUIRED WITHIN 3' OF THE OUTSIDE EDGE OF EACH BASIN AND SHALL BE LOCATED ON THE WALL OR PARTITION ADJACENT TO THE BASIN. VERIFY POWER AND COMMUNICATION DEVICE SPECIFICATION WITH OWNER/ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR TO DETERMINE WHETHER IC AND NON-IC HOUSING ARE TO BE USED.
- TELEPHONE DATA AND RECEPTACLE OUTLETS TO BE INSTALLED 12" A.F.F. U.O.N.
- EXHAUST FANS SHALL BE INSTALLED IN EACH BATHROOM AND TO BE ON TIMERS. EXHAUST FANS TO BE CAPABLE OF PROVIDING FIVE (5) COMPLETE AIR CHANGES PER HOUR. VENT EXHAUST FANS TO OUTSIDE AIR.
- ALL SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THE 2010 IRC AND THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72. WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT THE ALARMS DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.
- CARBON MONOXIDE ALARMS TO BE INSTALLED IN ALL BEDROOMS, AREAS LEADING TO BEDROOMS AND ONE EVERY LEVEL INCLUDING BASEMENTS, AND SHALL BE INTERCONNECTED.
- ALL WIRING AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH THE 2010 NEC AND LOCAL ORDINANCES.
- ALL 125 VOLT, SINGLE PHASE, 15 & 20 AMP RECEPTACLES INSTALLED IN BATHROOMS, AT KITCHEN COUNTERTOPS, AT LAUNDRY, UTILITY OR WET BAR SINKS WITHIN 6" OF EDGE OF SINK AND ALL OUTDOOR RECEPTACLES, TO BE GFCI PROTECTED, PER CEC ARTICLE 210.8.
- 120 VOLT, SINGLE PHASE, 15 & 20 AMP BRANCH CIRCUITS THAT SUPPLY OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENIS, BEDROOMS, SURREAOS, RECREATION ROOMS, CLOSETS, HALLWAYS OR SIMILAR ROOM AREAS SHALL BE PROTECTED BY A LISTED ARC-Fault Interrupter, PER CEC ARTICLE 210.12(B).
- ADDITIONAL RECEPTACLE OUTLETS TO BE PLACED AT THE FOLLOWING LOCATIONS:
  - TWELVE (12) FEET O.C. MAX. AND WITHIN 6" OF THE END WALLS. WALL SPACES INCLUDING EXTERIOR WALLS, EXCLUDING SLIDING PANELS AND ALSO FIXED ROOM DIVIDERS SUCH AS BAR TYPE COUNTERS OR RAILINGS, PER CEC ARTICLE 210.52(A)(1) & 210.52(A)(2), (3).
  - ANY WALL SPACE 2' OR MORE WIDE, PER CEC ARTICLE 210.52(B).
  - AN EXTERIOR RECEPTACLE AT THE FRONT AND REAR OF THE HOME. RECEPTACLES TO BE WITHIN 6'-6" OF GRADE AND WATERPROOFED, PER CEC ARTICLE 210.52(F).
  - AT LEAST ONE RECEPTACLE FOR THE LAUNDRY, PER CEC ARTICLE 210.52(F).
- ALL REQUIRED KITCHEN COUNTERTOP RECEPTACLES SHALL BE LOCATED ABOVE THE COUNTERTOP NOT MORE THAN 20" ABOVE THE COUNTER AND MAY NOT BE INSTALLED FACE-UP IN THE COUNTER. RECEPTACLES CAN BE INSTALLED NO MORE THAN 12" BELOW THE COUNTERTOP WHERE THE COUNTERTOP EXTENDS MORE THAN 6" BEYOND ITS SUPPORT, PER CEC ARTICLE 210.52 (C)(5).
- ALL 15 & 20 AMP RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES PER CEC 406.11.
- When more than one smoke detector or carbon monoxide alarm is required to be installed within an individual dwelling unit, the smoke detector and carbon monoxide alarms must be installed in such manner that the activation of one alarm will activate all of the alarms.

**LIGHTING NOTES**

- LIGHTING FIXTURES DRAWN ARE INTENDED TO CONVEY THE TYPE AND LOCATIONS OF LIGHT FIXTURES AND ALL OTHER CEILING MOUNTED DEVICES. ALL DIMENSIONS ARE FROM FACE OF FINISH SURFACES.
- ALL DIMENSIONS SHOWN FROM FINISH FLOOR OR FINISH WALL.
- VERIFY LOCATION AND SPACING OF ALL LIGHT FIXTURES AND OTHER CEILING MOUNTED DEVICES WITH OWNER/ARCHITECT PRIOR TO INSTALLATION.
- PROVIDE ALL NECESSARY FRAMING AND BLOCKING TO ACCOMMODATE CEILING MOUNTED FIXTURES & DEVICES. LIGHT SWITCHES WILL BE INSTALLED 48" A.F.F. U.O.N.
- LIGHT FIXTURES IN TUB OR SHOWER ENCLOSURES OR OTHER WET/DAMP LOCATIONS SHALL BE LABELED "SUITABLE FOR DAMP LOCATIONS".
- KITCHEN LIGHTING: AT LEAST 50% OF INSTALLED WATTAGE MUST BE HIGH EFFICACY.
- BATH ROOM, LAUNDRY, UTILITY ROOM AND GARAGE LIGHTING SHALL BE HIGH EFFICACY OR SHALL BE CONTROLLED BY A MANUAL-ON OCCUPANT SENSOR.
- ALL OTHER ROOMS (HALLWAYS, STAIRS, DINING, LIVING, BEDROOMS, ETC) LIGHTING SHALL BE HIGH EFFICACY OR SHALL BE CONTROLLED BY A DIMMER SWITCH. EXCEPTION: CLOSETS LESS THAN 75 SF.
- ALL OUTDOOR LIGHTING ATTACHED TO THE BUILDING SHALL BE HIGH EFFICACY OR CONTROLLED BY BOTH A MOTION SENSOR AND PHOTOCONTROL.

**ADDITIONAL EXTERIOR LIGHTING NOTE:**  
Residential Buildings/Zones.1. All exterior lighting attached to the main building or any accessory building shall be no higher than 10 feet above the ground and not exceed 25 watts (incandescent equivalent) in power per fixture. 2. Landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent) 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. 3. No exterior lighting is permitted on City property and may not be directed toward City property. 4. Flood-type lighting is prohibited at all times.

**MECHANICAL NOTES**

- PLUMBING FIXTURES, ELECTRICAL EQUIPMENT PANELS AND MECHANICAL EQUIPMENT ARE SHOWN SCHEMATICALLY. INSTALLATIONS SHALL BE REVIEWED FOR CODE COMPLIANCE BY THE BUILDING INSPECTOR IN THE FIELD.
- PROVIDE ALL NECESSARY FUEL GAS SUPPLY LINES WITH SHUTOFF VALVES TO ALL GAS FIRED OPERATED APPLIANCES: HYDRONIC RADIANT HEAT AND IN-TANKLESS DOMESTIC HOT WATER HEATER IN MAIN HOUSE. MINI-SPLIT HEAT PUMP IN (N) MUSIC STUDIO.
- ALL WATER CLOSETS ≤ 128 GAL./FLUSH, W. MIN. 15" CLEAR FROM CENTERLINE OF FIXTURE TO SIDE WALL AND 24" CLEAR IN FRONT OF FIXTURE.
- SINGLE SHOWER HEADS ≤ 1.8 GPM @ 80 PSI. COMBINED FLOW RATE OF ALL SHOWERS AND/OR OUTLET OUTLETS CONTROLLED BY A SINGLE VALVE ≤ 1.8 GPM @ 80 PSI OR ONLY ONE SHOWER OUTLET TO BE INSTALLED AT A TIME.
- LAVATORY FAUCETS: ≤ 1.5 GPM @ 80 PSI AND MAY NOT BE LESS THAN 0.8 GPM @ 20 PSI.
- KITCHEN FAUCETS: ≤ 1.5 GPM @ 80 PSI.
- ALL EXTERIOR HOSE BIBBS SHALL HAVE AN APPROVED NON-REMOVABLE BACKFLOW PREVENTION DEVICE.
- ALL HOT WATER PIPES TO BE INSULATED.
- WATER HAMMER ARRESTER TO BE INSTALLED ON WATER LINES TO ABSORB HIGH PRESSURES. REGULATOR FROM QUICK CLOSING OF QUICK-ACTING VALVES AND SHALL BE LOCATED AS CLOSE AS POSSIBLE TO THE QUICK-ACTING VALVES.
- PROVIDE SEPARATE HOT AND COLD WATER AND DRAIN STANDPIPE AT WASHER.
- SHOWER RECEPTACLES SHALL HAVE MIN. FINISHED INTERIOR OF 1" 024 SQ. INCHES AND SHALL BE CAPABLE OF ENCOMPASSING A 3/32" ORICLE PER IPC-111.7.

- PLUMBING FIXTURES, ELECTRICAL EQUIPMENT PANELS AND MECHANICAL EQUIPMENT ARE SHOWN SCHEMATICALLY. INSTALLATIONS SHALL BE REVIEWED FOR CODE COMPLIANCE BY THE BUILDING INSPECTOR IN THE FIELD.
- HVAC SYSTEMS SHALL BE SIZED, DESIGNED, AND EQUIPMENT SELECTED USING THE FOLLOWING METHODS:
  - HEAT LOSS AND HEAT GAIN ACCORDING TO ANSII/ACCA 2 MANUAL J - 2004 (RESIDENTIAL LOAD CALCULATION), ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
  - DUCT SYSTEMS ARE SIZED ACCORDING TO ANSII/ACCA 1 MANUAL D - 2009 (RESIDENTIAL DUCT SYSTEM), ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
  - SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ANSII/ACCA 3 MANUAL 2 - 2004 (RESIDENTIAL EQUIPMENT SELECTION) OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
- HVAC SYSTEM INSTALLERS SHALL BE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS AND EQUIPMENT BY A RECOGNIZED TRAINING OR CERTIFICATION PROGRAM.
- ANY INSTALLED GAS FIREPLACE SHALL BE A DIRECT VENT SEALED-COMBUSTION TYPE. ANY INSTALLED WOODSTOVE OR PELLET STOVE SHALL COMPLY WITH U.S. EPA PHASE II EMISSION LIMITS. WOODSTOVES, PELLET STOVES AND FIREPLACES SHALL ALSO COMPLY WITH ALL APPLICABLE LOCAL ORDINANCES.
- DRYER VENT: PROVIDE SMOOTH METAL EXHAUST DUCT TO VENT OUTSIDE WITH A MAX. LENGTH OF 14' EQUIPPED WITH A BACK DRAFT DAMPER INCLUDING TWO 90-DEGREE ELBOWS AND A MIN. DIA. OF 4". THE VENT DISCHARGE LOCATION SHALL BE MIN. 3 FEET AWAY FROM ANY OPENINGS INTO THE BUILDING, PER CMC 504.5.
- TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS EXHAUST SHALL BE A MIN. OF 3' FROM PROPERTY LINE AND ANY OPENINGS INTO THE BUILDING.
- ENVIRONMENTAL AIR DUCTS (VENTILATION FOR HUMAN USAGE, KITCHEN RANGE EXHAUST, BATHROOM EXHAUST AND CLOTHES DRYER) SHALL BE EQUIPPED WITH BACK-DRAFT DAMPER.
- WHOLE HOUSE FAN (H) - 46.7 CFM, MIN. (TOTAL HABITABLE SF)(100) + 7.5x (# OF BEDROOMS+1) (1870/100) + 7.5(4) = 46.7 CFM. FAN TO BE ON ALL TIMES WITH A MAX. SOUND RATING OF 1. SOME ALL BATHROOMS REQUIRE MECHANICAL VENTILATION TO THE OUTSIDE WITH A MIN. OF 50CFM. IF THE FAN INCLUDES A LIGHT, THEY MUST BE SWITCHED SEPARATELY, PER CBC 1203.4.2.1, CMC 403.7 & TABLE 4.4, CEC 150(1), AND ASHRAE 62.2.
- AT THE TIME OF ROUGH INSTALLATION, DURING STORAGE, AND UNTIL FINAL STARTUP OF HVAC EQUIPMENT, ALL DUCT AND OTHER RELATED AIR INTAKE AND DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED.
- EACH BATHROOM SHALL BE MECHANICALLY VENTILATED AND SHALL COMPLY WITH THE FOLLOWING:
  - FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING.
  - UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL.
    - HUMIDITY CONTROLS SHALL BE CAPABLE OF MANUAL OR AUTOMATIC ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF LESS THAN 50% TO A MAXIMUM OF 80%.
    - A HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO THE EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL OR BUILT-IN.
- MAXIMUM ALLOWABLE FLOW RATES FOR EXISTING PLUMBING FIXTURES REQUIRED TO COMPLY WITH CIVIL CODE SECTION 1101.1-1101.8, AS FOLLOWS:
  - 1.6 GALLONS PER FLUSH FOR TOILETS
  - 1.0 GALLONS PER FLUSH FOR URINALS
  - 2.5 GPM FOR SHOWERHEAD
  - 2.2 GPM FOR ANY INTERIOR FAUCETS

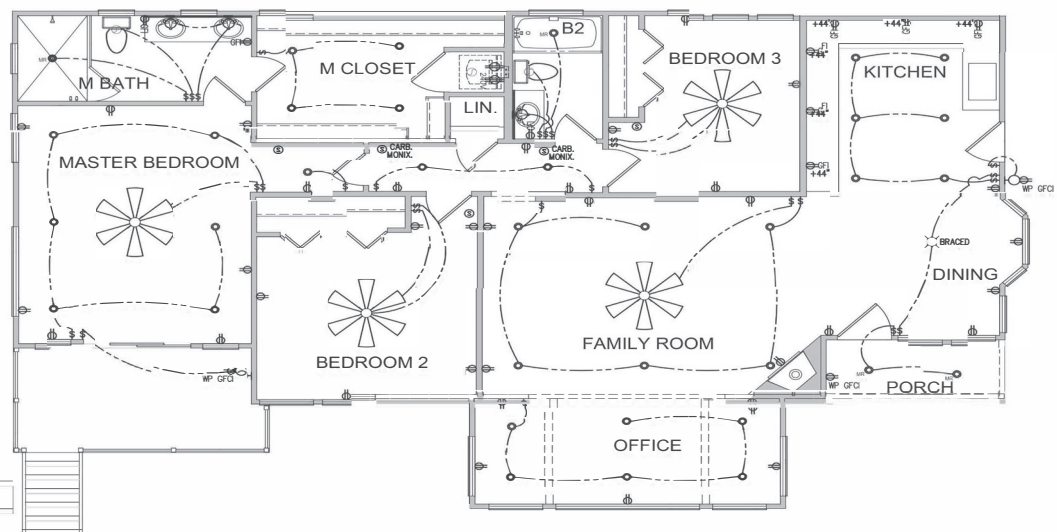
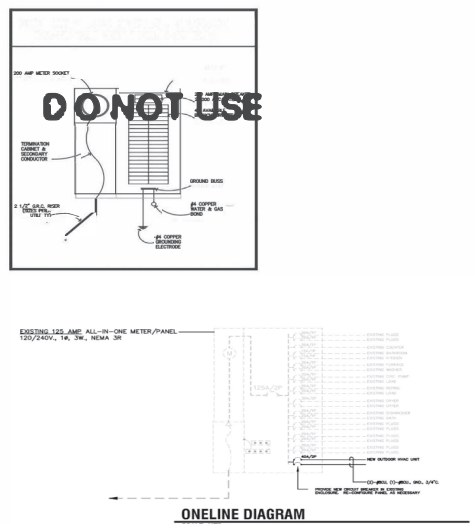
THIS COMMENT APPLIES TO EXISTING TO REMAIN PLUMBING FIXTURES ONLY. ALL NEW PLUMBING FIXTURES MUST COMPLY WITH THE MAXIMUM FLOW RATES SPECIFIED BELOW ARE UNDER CALGREEN COMMENTS.

**"DARK SKY" EXTERIOR SCENES**

**Bayport Collection Dark Sky 7 3/4" High Outdoor Porch Wall Light**  
 ☆☆☆☆ 4 Reviews  
**\$77.00**  
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Max. 25 watts or 200 Lumens (incandescent equivalent); 2w LED Dimmable light bulb, typical

#	USAGE	CB	WIRE	#	USAGE	CB	WIRE
1	ELECTRIC OVEN	2-40	8-3 CU W/G	4	LAUNDRY	1-20	12-2 CU
3				5	SOFT WATER GFCI	W/G-5	14-2 CU
6				6	REFRIGERATOR	1-20	12-2 CU
7	HVAC UNIT #1	2-50	8-3 AL W/G	8	MICROWAVE	1-20	12-2 CU W/G
9				10	WASHER	1-20	12-2 CU W/G
11	HVAC UNIT #2	2-50	8-3 AL W/G	14	ARC FAULT - BEDS 2, 3	1-15	14-2 CU
13				15	ARC FAULT - NOOK, OFFICE	1-15	14-2 CU
17				20	SOFT WATER GFCI	1-15	14-2 CU W/G
19				22	SOFT WATER GFCI	1-15	14-2 CU W/G
21	AIR HANDLER #1	1-15	14-2 CU W/G	24	BATHROOM RECEPTACLES	1-20	12-2 CU W/G
23	AIR HANDLER #2	1-15	14-2 CU W/G	25	KITCHEN APPLIANCES	1-20	12-2 CU W/G
25				26	GLC - MASTER BATH, WC	1-15	14-2 CU
27				28	GLC - HALL, OFFICE	1-15	14-2 CU
29				30	GLC - BATH 2	1-15	14-2 CU
31	SOFT WATER GFCI	1-15	14-2 CU W/G	32	GLC - LAUNDRY, GARAGE	1-15	14-2 CU
33	WH RECIRCULATOR	1-15	14-2 CU W/G	34	GLC - NOOK, KITCHEN	1-15	14-2 CU
35	LANDSCAPING	1-20	12-2 CU W/G	36	GLC - PORCH, PATIO, GARAGE	1-15	14-2 CU
37	GARAGE/EXTERIOR GFCI	1-15	14-2 CU W/G	38			
39	LAUNDRY	1-20	12-2 CU W/G	40			



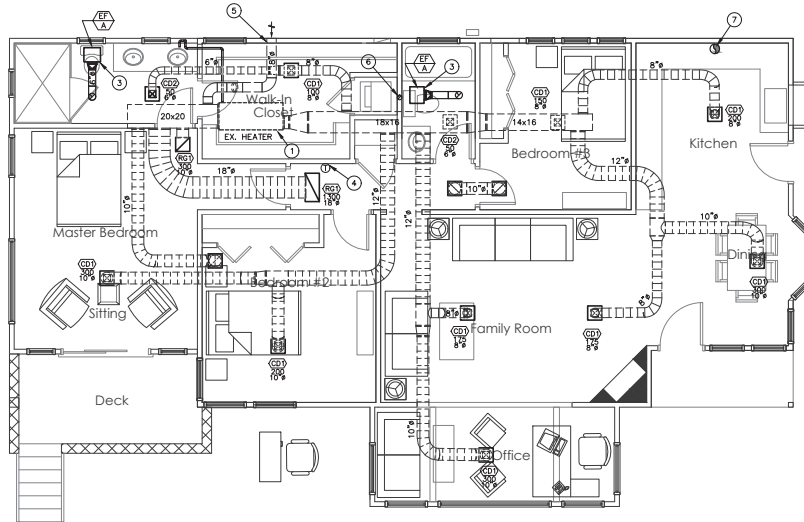
**SDC LLC**  
 DESIGN AND CONSULTING  
 11515 N. 91ST SCOTTSDALE AZ 85260  
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**JANZ RESIDENCE**  
 REMODEL PLAN  
 NE CORNER 4TH AND CARPENTER  
 CARMEL, CA 93923

**ELECTRICAL PLAN**  
 SCALE 1/4" = 1'-0"

**E1.1**





**MECHANICAL PLAN**  
SCALE: 1/4" = 1'-0"

**GENERAL NOTES**

- A. LIGHTING & SPRINKLER HEADS TAKE PRECEDENCE OVER DIFFUSER LOCATION. CONTRACTOR SHALL MAKE NECESSARY ADJUSTMENTS TO DIFFUSERS TO AVOID ANY CONFLICT WITH LIGHTING LAYOUT & SPRINKLER HEADS.
  - B. THERMOSTATS SHALL BE MOUNTED PER ADA REQUIREMENTS. MAXIMUM MOUNTING HEIGHT FOR SIDE ACCESS SHALL BE 48" A.F.F.
  - C. CONTRACTOR TO COORDINATE ALL FINAL THERMOSTAT LOCATIONS WITH OWNER & ARCHITECT PRIOR TO MOUNTING.
  - D. THE CONTRACTOR SHALL DO ALL NECESSARY CUTTING OF WALLS AND CEILING.
  - E. NO STRUCTURAL MEMBER SHALL BE CUT WITHOUT PERMISSION FROM THE ENGINEER.
  - F. PATCH AROUND ALL OPENINGS TO MATCH EXISTING CONSTRUCTION.
  - G. DUCTWORK CONSTRUCTION AND INSTALLATION INCLUDING SHEET METAL GAUGES, REINFORCEMENT, JOINT SEALING, AIR LEAKAGE AND DETAILS NOT SPECIFICALLY SHOWN ON DRAWINGS SHALL BE IN ACCORDANCE WITH 2018 CMC DUCT CONSTRUCTION STANDARDS.
  - H. FLEXIBLE DUCTWORK SHALL COMPLY WITH THE CLASS I REQUIREMENTS OF THE NFPA BULLETIN NO. 904 AND SHALL BE INSULATED WITH 1" FIREGLASS, SUPPORTED BY HELICALLY WOUND STEEL WIRE WITH REINFORCED METALIZED OUTER JACKET RATED FOR USE IN PLENUMS. ATTACHMENT SHALL BE WITH WORM DRIVE CLAMPS.
  - I. CONTRACTOR SHALL BALANCE AIR DISTRIBUTION TO WITHIN 10% OF VALUES LISTED ON DRAWINGS.
  - J. BRANCH DUCT SERVING DIFFUSERS SHALL BE SAME SIZE AS NECK DIAMETER.
  - K. WRAP ALL OUTSIDE AIR DUCT WITH EXTERNAL INSULATION.
  - L. HANGERS FOR SHEET METAL DUCTWORK SHALL BE INSTALLED AS REQUIRED IN ACCORDANCE WITH BELOW OR 2018 CMC WHICH EVER IS MORE STRINGENT.
- | DUCT SIZE   | GAUGE  | SUPPORT     | SPACING         |
|-------------|--------|-------------|-----------------|
| 12" & UNDER | 26 GA. | 1" x 18 GA. | STRAPS @ 10 FT. |
| 13" TO 30"  | 24 GA. | 1" x 18 GA. | STRAPS @ 10 FT. |
| 30" TO 40"  | 22 GA. | 1" x 1/8"   | STRAPS @ 10 FT. |
| 40" & OVER  | 20 GA. | 1" x 1/8"   | STRAPS @ 10 FT. |

**KEYED NOTES**

- 1. EXISTING HEATER AND DISTRIBUTION SYSTEMS TO REMAIN AS IS.
- 2. NOT USED.
- 3. PROVIDE AND INSTALL CEILING MOUNTED EXHAUST FAN WITH FACTORY GRILLE AND BACKDRAFT DAMPER. ROUTE 4" EXHAUST DUCT AND TERMINATE AT ROOF OR EXTERIOR WALL. SEE MANUFACTURER'S WRITTEN INSTRUCTION FOR ADDITIONAL REQUIREMENTS.
- 4. PROVIDE AND INSTALL 7-DAY PROGRAMMABLE THERMOSTAT TO BE MOUNTED PER ADA REQUIREMENTS. MAXIMUM MOUNTING HEIGHT FOR FRONT ACCESS SHALL BE 48" A.F.F. COORDINATE FINAL LOCATIONS WITH OWNER/ARCHITECT.
- 5. PROVIDE AND INSTALL 8" OUTSIDE AIR DUCT THRU ROOF OR EXTERIOR WALL WITH BACKDRAFT DAMPER, MANUAL BALANCING DAMPER AND INSECT/BIRDSCREEN. MAINTAIN 10" CLEARANCE FROM ANY EXHAUST OR PLUMBING VENT AND 3" CLEARANCE FROM PROPERTY LINE. BALANCE OUTSIDE AIR TO 180 CFM.
- 6. CLOTHES DRYER SHALL BE EXHAUSTED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. ROUTE 4" DRYER EXHAUST DUCT FROM APPLIANCE THRU ROOF OR EXTERIOR WALL. EXHAUST DUCT SHALL TERMINATE NO LESS THAN 36" FROM AND BUILDING OPENINGS. EXHAUST DUCT SHALL HAVE A SMOOTH INTERIOR FINISH. PROVIDE AND INSTALL INTEGRAL BACKDRAFT DAMPER AND SEAL ROOF PENETRATION WEATHER TIGHT. PROVIDE CLEANOUT AT THE BOTTOM OF VERTICAL RISER. PROVIDE DUCTS WITH PROTECTIVE SHIELD PLATES.
- 7. RANGE HOODS SHALL DISCHARGE TO THE OUTDOORS THROUGH A GALVANIZED STEEL SINGLE-WALL DUCT. THE DUCT SERVING THE HOOD SHALL HAVE A SMOOTH INTERIOR SURFACE. SHALL BE AIR TIGHT. SHALL BE EQUIPPED WITH A BACKDRAFT DAMPER, AND SHALL BE INDEPENDENT OF ALL OTHER EXHAUST SYSTEMS. EXHAUST HOOD SYSTEMS CAPABLE OF EXHAUSTING IN EXCESS OF 400 CFM SHALL BE PROVIDED WITH MAKEUP AIR AT A RATE APPROXIMATELY EQUAL TO THE EXHAUST AIR RATE. SUCH MAKEUP AIR SYSTEMS SHALL BE EQUIPPED WITH A MEANS OF CLOSURE AND SHALL BE AUTOMATICALLY CONTROLLED TO START AND OPERATE SIMULTANEOUSLY WITH THE EXHAUST SYSTEM. THE EXHAUST TERMINATION SHALL BE A MINIMUM OF 3' FROM PROPERTY LINES AND 10' FROM FRESH AIR INTAKES.

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**The Janz**  
**Addition**

Northeast Corner  
4th and Carpenter  
Carmel, Ca. 93923



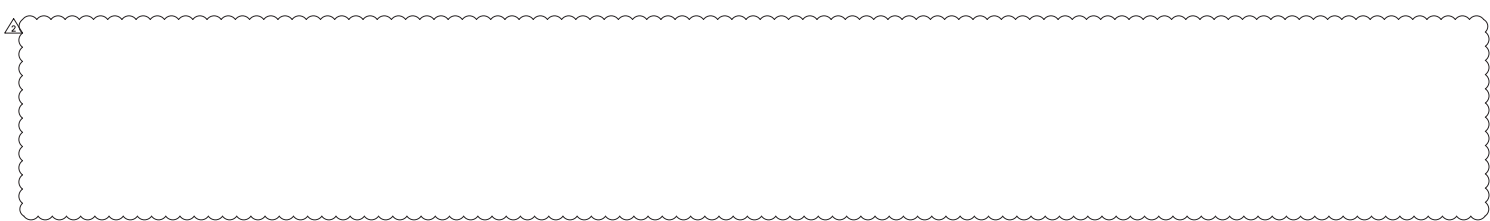
**MECHANICAL PLAN**

SCALE: AS NOTED


M2.0



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Galakatos Residence  
Page 1

**Load Preview Report**

Zone	Net Tot	Net Tot	Net Tot	Net Tot	Net Tot	Net Tot	Net Tot	Net Tot	Net Tot	Net Tot	Net Tot	Net Tot	Net Tot
	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area
Buildng	9.49	307	3,362	100,446	1,303	10,749	60,980	825	4,757	4,757	1,347	20x12	
System 1	2.22	389	864	26,327	302	21,629	19,294	207	1,247	1,247	1,247	20x12	
Zone 1			664	26,327	302	21,629	19,294	207	1,247	1,247	1,247	20x12	
1-Bath			47	3,156	-11	1,150	1,745	24	149	149	149	1-6	
2-Bedroom			244	1,856	175	7,031	4,052	60	385	325	325	1-10	
12-Flux Airlock			283	1,798	-21	8,766	3,329	45	284	274	274	1-10	
13-Bedroom			244	1,898	170	7,068	4,424	60	327	327	327	2-6	
14-Bath			46	1,652	-11	3,652	1,744	24	149	149	149	1-6	

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**EXHAUST FAN SCHEDULE**

MARK	MANUFACTURER	MODEL	AREA SERVED	CFM	ESP	SONES	MOTOR			DRIVE TYPE	WT	NOTES
							VOLTS	PHASE	WATTS			
A	GREENHECK	SP-A190	RESTROOM	150	0.25	1.5	115	1	46	DIRECT	15	1,2,3,4

NOTES:  
1. CONTRACTOR SHALL FIELD VERIFY EXACT TERMINATION LOCATION TO ENSURE A 10'-0" SEPARATION FROM ALL FRESH AIR INTAKES.  
2. PROVIDE AND INSTALL STANDARD DISCONNECT.  
3. PROVIDE WITH BACKDRAFT DAMPER.  
4. PROVIDE WITH SEPARATE WALL SWITCH.

**AIR DEVICE SCHEDULE**

MARK	DEVICE TYPE	MAKE	MODEL	MODULE SIZE	MATERIAL	MAX. NO. LEVEL	PATTERN	DAMPER
CD1	CEILING DIFFUSER	KRUEGER	250	12X12	STEEL	25	4 WAY	OBD
CD2	CEILING DIFFUSER	KRUEGER	250	9X9	STEEL	25	4 WAY	OBD
RS1	RETURN GRILLE	KRUEGER	S80	12X12	STEEL	25	LOUVERED	NONE
RS1	RETURN GRILLE	KRUEGER	S80	12X12	STEEL	25	LOUVERED	NONE

NOTES:  
1. SEE INSTALLATION DETAILS.  
2. PROVIDE SQUARE TO ROUND ADAPTER  
3. SEE ARCHITECTURAL DRAWINGS FOR CEILING TYPE AND PROVIDE CORRESPONDING BORDER TYPE.

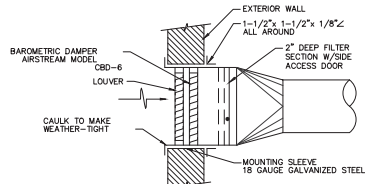
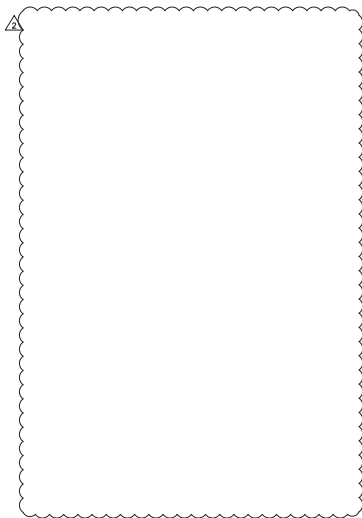


MECHANICAL SCHEDULES  
SCALE: AS NOTED

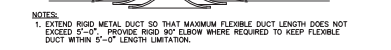
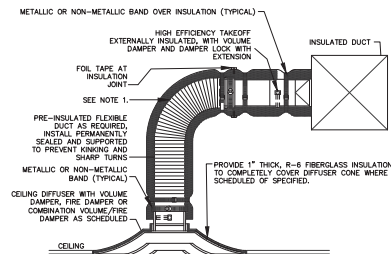



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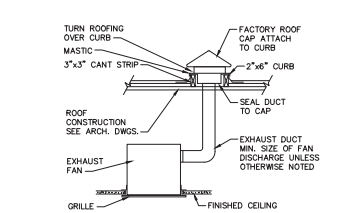
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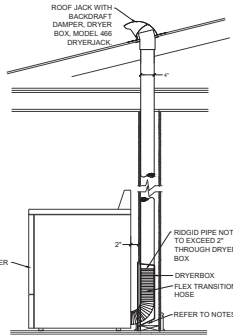
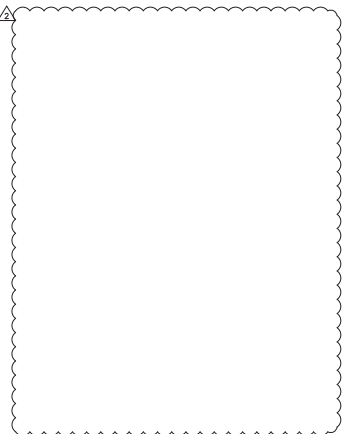
4 SCALE: 1/8\"/>



1 SCALE: 1/8\"/>



8 SCALE: 1/8\"/>



2 SCALE: 1/8\"/>

EXHAUST DUCTS SHALL HAVE A SMOOTH INTERIOR FINISH AND SHALL BE CONSTRUCTED OF METAL, MINIMUM 1/8\"/>

EXHAUST DUCT TO BE SUPPORTED IN 4' INCREMENTS.

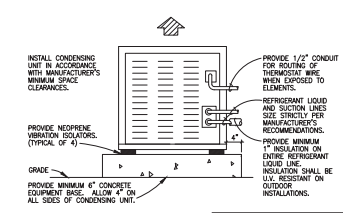
DRYER VENTING: MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ALL DUCTWORK FOR THE DRYER EXHAUST SYSTEM. ALL CONCEALED DRYER DUCTING MUST BE RIGID METAL, GALVANIZED OR ALUMINUM MINIMUM SIZE OF 3\"/>

DRYERBOX RECEPTACLE (WHERE DRYERBOXES) SHALL BE METAL AND BE RECESSED AS FAR AS POSSIBLE AS TO PERMIT THE PROOF AND SAFE COLLECTION OF THE DRYER TRANSITION HOSE. DRYERBOX SHOULD BE INSTALLED ON THE EXTERIOR WALL AND LOCATED AT LEAST THE CENTERLINE OF THE PROPOSED DRYER APPLIANCE. RIGID DUCT SHOULD PENETRATE DRYERBOXES 1/2\"/>

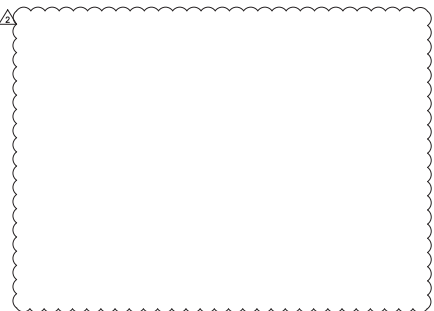
DRYER TRANSITION HOSE SHALL BE "BUTTED" UP TO THE FINISH EXTENSION RIM AND SLIGHTLY BACK-CUT ABOUT 1/8\"/>

DRYER TRANSITION HOSE SHALL BE INSTALLED WITH THE BENT BATT INSULATION BE STUFFED AROUND THE DRYERBOX AND IN THE JOINTS UP TO THE FINISH EXTENSION RIM AND SLIGHTLY BACK-CUT ABOUT 1/8\"/>

LENGTH OF CONCEALED RIGID METAL DUCTING SHALL NOT EXCEED 35 FEET. EXHAUST FEET FROM THE ALLOWABLE LENGTH FOR EVERY 35 FEET TO DISBURSE ELBOWS AND TAPS AND A HALF FEET FOR EVERY 45 DEGREE FITTING. DRYER VENTING SHALL BE INDEPENDENT OF ANY OTHER SYSTEM (DAMPERS OR EXHAUST VENTS). TERMINATION OF DRYER VENTING MUST BE TO THE EXTERIOR WITH A PROPER HOOD OR ROOF JACK EQUIPPED WITH A BACK-DRAFT DAMPER. SMALL DRYER METAL SCREENING SHOULD NOT BE PART OF THE HOOD OR ROOF JACK AS THIS WILL ACCUMULATE LEAF MESS AND OTHER DEBRIS. HOOD OPENING SHOULD POINT DOWN AND ABOUT 12 INCHES OF CLEARANCE BETWEEN THE BOTTOM OF THE HOOD AND THE GROUND OR OTHER OBSTRUCTION. VERIFY APPLIANCE MANUFACTURER'S RECOMMENDATIONS FOR ANY OTHER FACTORS.



6 SCALE: 1/8\"/>



6 SCALE: 1/8\"/>



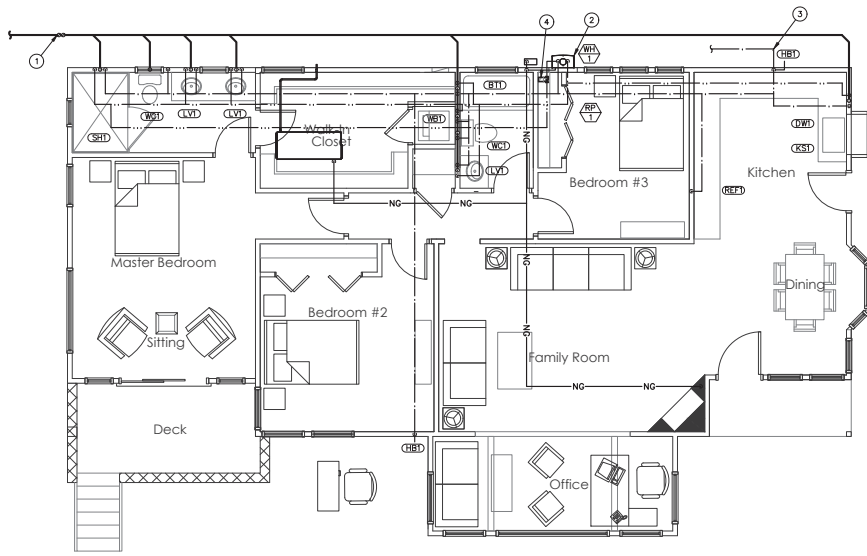
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MECHANICAL  
DETAILS

SCALE: AS NOTED


M4.0





**PLUMBING PLAN**  
SCALE: 1/4" = 1'-0"

**GENERAL NOTES**

- A. EXACT LOCATION OF PLUMBING FIXTURES SHALL BE DETERMINED FROM ARCHITECTURAL DRAWINGS.
- B. BEFORE SUBMITTING BID, THE PLUMBING CONTRACTOR SHALL REVIEW THE ARCHITECTURAL DRAWINGS AND INCLUDE IN HIS BID AN AMOUNT TO FURNISH AND INSTALL ANY FIXTURES WHICH ARE SHOWN IN ADDITION TO FIXTURES SHOWN ON THE PLUMBING DRAWINGS.
- C. CONTRACTOR SHALL VERIFY INVERT ELEVATIONS OF SEWERS TO WHICH NEW WASTE LINES ARE TO BE CONNECTED BEFORE MAKING UP OR INSTALLATION OF NEW WASTE SYSTEM.
- D. CONTRACTOR SHALL VERIFY AND COORDINATE LOCATION OF ALL PLUMBING LINES WITH DUCTWORK AND ELECTRICAL SERVICES.
- E. THE INSTALLATION OF ALL VALVES, UNIONS, THERMOMETERS, GAUGES, OR OTHER INDICATING OR RECORDING EQUIPMENT, OR SPECIALTIES REQUIRING FREQUENT READING, REPAIRS, ADJUSTMENT, INSPECTION, REMOVAL OR REPLACEMENT SHALL BE CONVENIENTLY AND ACCESSIBLY LOCATED WITH REFERENCE TO THE FINISHED BUILDING.
- F. ALL VENTS THROUGH ROOF SHALL BE 10'-0" REMOVED FROM ALL AIR INTAKES, EVAPORATIVE COOLERS, ETC.
- G. WHERE POSSIBLE, TIE VENTS TOGETHER SO THAT A MINIMUM NUMBER TERMINATE THROUGH THE ROOF.
- H. CONTRACTOR SHALL NOT CUT HOLES IN STRUCTURAL MEMBERS WITHOUT FIRST SECURING WRITTEN APPROVAL FROM THE ARCHITECT.
- I. CONTRACTOR SHALL INSTALL DIELECTRIC UNIONS AT CONNECTIONS OF DISSIMILAR METALS.
- J. CONTRACTOR SHALL ROUGH-IN ALL WASTES AND SUPPLIES TO SPECIAL EQUIPMENT ACCORDING TO MANUFACTURERS SHOP DRAWINGS AND MAKE FINAL CONNECTIONS. ALL SUPPLIES SHALL BE VALVED.

**KEYED NOTES**

- 1. ROUTE NEW WASTE LINE OUTSIDE OF BUILDING WITH 2-WAY CLEANOUT LOCATED 5' FROM THE BUILDING. CONTRACTOR TO CONNECT TO WASTE STUB-OUT ON SITE. CONTRACTOR TO VERIFY CONNECTION SIZE, DIRECTION OF FLOW AND INVERTS PRIOR TO INSTALLATION. PROVIDE AND INSTALL BACKWATER VALVE WHERE UPSTREAM MANHOLE RIM ELEVATION IS HIGHER THAN PLUMBING FIXTURE ELEVATIONS. PLUMBING FIXTURES ABOVE RIM ELEVATION SHALL NOT BE INSTALLED WITH BACKWATER VALVE INVERT ELEVATION.
- 2. PROVIDE AND INSTALL TANKLESS WATER HEATER MOUNTED TO WALL PER MANUFACTURERS INSTALLATION INSTRUCTIONS. CONTRACTOR TO PROVIDE AND INSTALL ALL NECESSARY VENT KITS, AND CONTROLLERS FOR BURNING UNITS. VENT KITS PROVIDED BY THE PLUMBING CONTRACTOR AND INSTALLED BY THE ELECTRICAL CONTRACTOR.
- 3. CONNECT NEW COLD WATER LINE TO COLD WATER MAIN ON SITE. CONTRACTOR TO MAKE FINAL CONNECTION. PROVIDE SHUT OFF VALVE AT TAP. FIELD VERIFY EXACT SIZE AND LOCATION PRIOR TO CONNECTION.
- 4. PROVIDE AND INSTALL RECIRC PUMP WITH COMBINATION AQUA-STAT AND TIMER.
- 5. ROUTE 1" CONDENSATE DRAIN TO THE LANDSCAPE.

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**PLUMBING PLAN**

SCALE: AS NOTED




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PLUMBING FIXTURE SCHEDULE																										
MARK	TYPE	MANUFACTURER	MODEL	ADA	OCCUPANCY	FLOW CONTROL	SPECIFICATIONS	QUANTITY	WASTE FIXTURE UNITS			DOMESTIC WATER FIXTURE UNITS						FLOW RATE (GPM)	PRESS. LOSS (PSI)	PIPE SIZES				GAS		
									DFU	TOTAL DFU	CWFU	TOTAL CWFU	HFU	TOTAL HFU	TOTAL FU	GRAND TOT	WASTE SIZE			VENT SIZE	CW SIZE	HW SIZE	PIPE SIZE	LOAD (CFH)	TOT (CFH)	
B11	BATHTUB	BY OWNER	BY OWNER	NON-ADA	Private	MIXING VALVE	BATHTUB BY OWNER, INSTALLED BY PLUMBING CONTRACTOR. PROVIDE PTRAP AND THERMOSTATIC MIXING VALVE.	1	2	2	1	1	1	1	1.4	1.4	4	20	1.5	1.5	0.75	0.75	0	0	0	
DW1	DISHWASHER	BY OWNER	BY OWNER	NON-ADA	Private	FAUCET	DISHWASHER BY OWNER, INSTALLED BY PLUMBING CONTRACTOR. ANGLE STOPS, ESD/UTHERON PLATES AND FLEXIBLE DOMESTIC WATER PIPING FOR FINAL CONNECTION. INSTALL PER MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS.	1	2	2	1	1	1	1	1.4	1.4	2.2	8	1.5	1.5	0.75	0.75	0	0	0	
HB1	HOSE BIBB	WATTS	LFSG	NON-ADA	Private	FAUCET	HOSE BIBB HEX SHOULDER BELLOW WITH THE HANDLE, INTEGRAL VACUUM BREAKER. INSTALL IN AREAS NOT SUBJECT TO FREEZING.	2	0	0	2.5	5	0	0	2.5	5	5	8	0	0	0.75	0	0	0	0	
KS1	SINK - KITCHEN	BY OWNER	BY OWNER	NON-ADA	Private	FAUCET	SINK WITHIN AND GARBAGE DISPOSAL BY OWNER, INSTALLED BY PLUMBING CONTRACTOR. PROVIDE P-TRAP, ANGLE STOPS, ESD/UTHERON PLATES AND FLEXIBLE DOMESTIC WATER PIPING FOR FINAL CONNECTION. PROVIDE WITH AN OUF PER MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS.	1	2	2	1	1	1	1	1.4	1.4	2.2	8	1.5	1.5	0.75	0.75	0	0	0	
LV1	LAVATORY	BY OWNER	BY OWNER	NON-ADA	Private	FAUCET	LAVATORY BY OWNER, INSTALLED BY PLUMBING CONTRACTOR. PROVIDE P-TRAP, ANGLE STOPS, ESD/UTHERON PLATES AND FLEXIBLE DOMESTIC WATER PIPING FOR FINAL CONNECTION.	3	1	3	0.5	1.5	0.5	1.5	0.7	2.1	2.2	8	1.25	1.25	0.5	0.5	0	0	0	
REF1	REFRIGERATOR/ICE MACHINE	QATEY	39152	NON-ADA	Private	AUTOMATIC	ICE MAKER BOX, 8.25" X 8.25" SQUARE, 1/4 TURN COPPER, WATER HAMMER BRASS BODY, WALL VALVE, SUPPORT BRACKETS, POLYETHYLENE, NSF #1 SECTION 9	1	0	0	0.5	0.5	0	0	0.5	0.5	1	8	0	0	0.5	0	0	0	0	
SH1	SHOWER HEAD	BY OWNER	BY OWNER	NON-ADA	Private	MIXING VALVE	SHOWER HEAD BY OWNER, INSTALLED BY PLUMBING CONTRACTOR. PROVIDE PTRAP AND THERMOSTATIC MIXING VALVE.	1	2	2	1	1	1	1	1.4	1.4	2.5	20	1.5	1.5	0.75	0.75	0	0	0	
WB1	WASHING MACHINE BLBS	WATTS	2M2-DWB	NON-ADA	Private	AUTOMATIC	DISPOSABLE WALL BOX WITH SERIES 3 DIS-CLOSE SINGLE LEVER SHUTOFF VALVE, ANGLE STOP AND BRACKET, AND TAGELATE. INSTALL WASHING MACHINE ON THE LEFT HAND SIDE OF THE DRYER. PROVIDE STRONGPULL ANGLE STOPS, WATER HAMMERS (LISE 1010).	1	2	2	1	1	1	1	1.4	1.4	2.5	8	2	1.5	0.75	0.75	0	0	0	
WC1	WATER CLOSET (FT)	BY OWNER	BY OWNER	NON-ADA	Private	FLUSH TANK	WATER CLOSET BY OWNER, INSTALLED BY PLUMBING CONTRACTOR. PROVIDE GASKETS, SEALS, WAX RINGS, ESD/UTHERON PLATES, ANGLE STOPS AND FLEXIBLE COLD WATER PIPING.	2	3	6	2.2	4.4	0	0	2.2	4.4	1.6	15	3	2	0.5	0	0	0	0	
TOTAL									19		16.4		6.5		19										0	

**GAS WATER HEATER - TANKLESS**

MARK	MANUFACTURER	MODEL	INPUT (MBH)	OUTPUT (MBH)	EFFICIENCY	ELECTRICAL DATA		TEMP. RISE (°F)	RECOVERY (GPM)	WEIGHT (LBS)	NOTES
1	RINNAI	RSC199AN	199	189	96%	VOLTS/PHASE	HZ /AMPS				
						120 / 1	60 / 4.0	100	228	62	1, 2

NOTES:  
1. ROUTE NEW TRAP TO EXTERIOR LANDSCAPE.  
2. SUPPORT EXPANSION TANK TO STRUCTURE.

**RECIRCULATING PUMP SCHEDULE**

MARK	MANUFACTURER	MODEL	G.P.M.	FT.HD.	H.P.	VOLTS	PH	NOTES
1	ARMSTRONG	S-25	8 GPM	10 FT	1/12	115	1	1

NOTES:  
1. BRONZE BODY PUMP, 3/4" SIZE PROVIDE MANUAL SHUT OFF FOR PUMP SHUTDOWN WHEN HW NOT REQUIRED, PROVIDE WITH COMBINATION AQUASTAT AND TANK.

**EXPANSION TANK**

MARK	MANUFACTURER	MODEL	TYPE	CAPACITY (GAL)	APPROX. DIM. DIA. x LENGTH (INCHES)	MOUNTING	WEIGHT W/ WATER (LBS)	NOTES
1	A.O. SMITH	PMC-2	DOMESTIC	2	8.375 X 12.5	WALL MTD.	22	1

NOTES:  
1. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.  
2. EXPANSION TANK TO BE SECURELY FASTEN TO WALL.

PIPE SIZING CHART (PIPE SIZING CHART BASED ON 60 PSI/100 FT)			
SIZE	GPM	TANK (NSFU)	VALVE (NSFU)
1/2"	2.6	1	-
3/4"	7	3	-
1"	15	21	-
1 1/4"	26	46	9
1 1/2"	40	86	28
2"	80	275	148
2 1/2"	150	692	631
3"	260	1418	1418

**WATER CALCULATION**

TOTAL WATER SUPPLY FIXTURES	67.8 FU
FIXTURES FLOW RATE	+ 35.6 GPM
IRRIGATION FLOW RATE	+ 0 GPM
TOTAL FLOW RATE	= 35.6 GPM
WATER METER SIZE	3/4"
BACKFLOW PREVENTOR SIZE	1 1/4"
BUILDING SUPPLY PIPE SIZE	1 1/4"
DISTANCE FROM STREET TO METER	+ 30 FT
DISTANCE FROM METER TO FURTHEST FIXTURE	+ 200 FT
VERTICAL PIPE LENGTH	+ 10 FT
FITTING LOSSES (25%)	+ 60 FT
TOTAL DEVELOPED LENGTH	= 300 FT
STREET PRESSURE	+ 60 PSI
WATER METER LOSS	- 15 PSI
BACKFLOW PREVENTOR LOSS	- 15 PSI
STATIC LOSS (10' X 0.431)	- 4.31 PSI
FIXTURE LOSS	- 15 PSI
TRUNC. LOSS	- 0 PSI
PRESSURE AVAILABLE FOR PIPING	= 10.69 PSI

MAX. ALLOWABLE PSI/100 FT (10.69 PSI / 300 FT) X 100 = 3.56 PSI/100'  
 PLUMBING CONTRACTOR TO VERIFY AND COORDINATE EXACT STREET PRESSURE AND NOTIFY ENGINEER OF ANY DISCREPANCIES.  
 PLUMBING CONTRACTOR TO PROVIDE A PRESSURE REDUCING VALVE (PRV) ON CUSTOMER SIDE OF WATER METER IF THE STREET PRESSURE EXCEEDS 80 PSI. PRV TO BE SET @ 80 PSI.  
 PLUMBING CONTRACTOR IS TO PROVIDE AND INSTALL A WATTS #909 OR EQUIVALENT REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER. PRESSURE PRINCIPLE BACKFLOW PREVENTER IS TO BE SAME SIZE AS WATER PIPE BETWEEN WATER METER AND BUILDING. BACKFLOW PREVENTER SHALL BE READILY ACCESSIBLE FOR INSPECTION.  
 BEFORE THE LOCAL JURISDICTION WILL ACCEPT AND INSTALLED BACKFLOW DEVICE FOR APPROVAL, THE FOLLOWING MUST BE ACCOMPLISHED: THE DEVICE MUST BE TESTED BY A CERTIFIED BACKFLOW TESTER AND TEST RESULTS FORWARDED TO THE LOCAL JURISDICTION BACKFLOW SPECIALIST. THE LOCAL JURISDICTION WILL PROVIDE AN UP-TO-DATE LIST OF CERTIFIED TESTERS FROM WHICH TO BE SELECTED. ESTER FEES WILL BE AT THE EXPENSE OF THE INSTALLER.



**PLUMBING SCHEDULES**

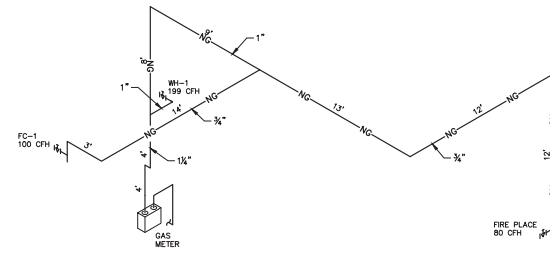
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P3.0



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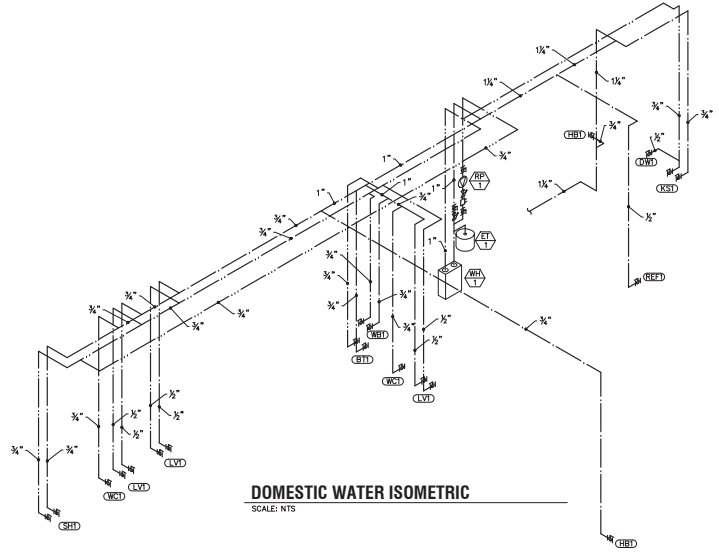
- NOTES:**
1. MINIMUM DEPTH OF GAS PIPING TO BE 18" BELOW GRADE.
  2. PROVIDE SHUT-OFF COCK UNLNU AND 4" LONG DRIP LEG WITH CAP AT GAS LINE DROP TO APPLIANCE.
  3. GAS PIPING TO BE SCHEDULE 40 METALLIC PIPING.
  4. ALL GAS PIPING UNDER ASPHALT OR CONCRETE PAVING MUST BE SLEEVED IN GAS TIGHT VENTED PIPE.
  5. ALL GAS PIPING MATERIALS, VALVES, FITTINGS, INSTALLATION AND TESTING SHALL COMPLY WITH 2018 IFGC AND 2018 IPC.

**GAS CALCULATION**

GAS TYPE	NATURAL GAS
INLET PRESSURE	7-11 INWC
PRESSURE DROP	0.5 INWC
LONGEST LENGTH OF PIPING	62 FEET
FITTINGS AND VALVES	15 FEET
TOTAL DEVELOPED LENGTH OF PIPING	77 FEET
TOTAL LOAD	379 CFH

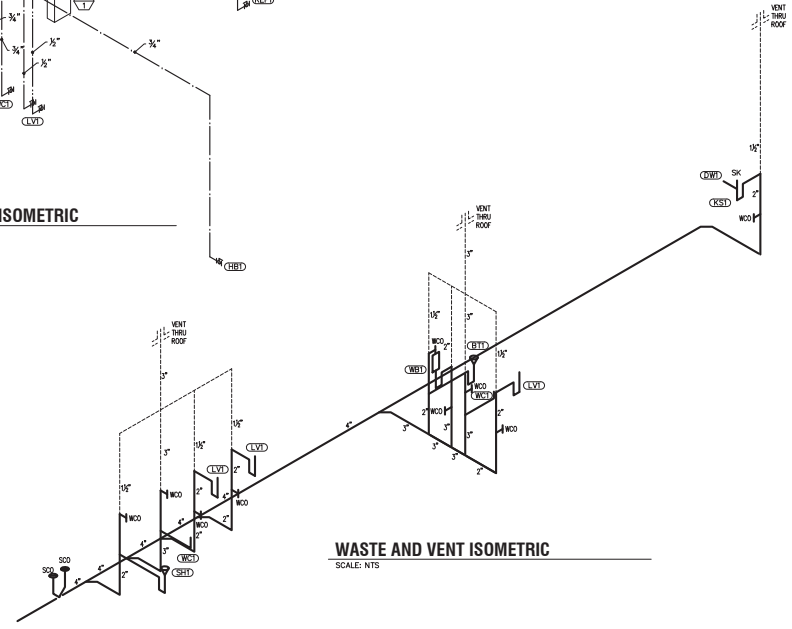
**GAS SCHEMATIC**

SCALE: NTS



**DOMESTIC WATER ISOMETRIC**

SCALE: NTS



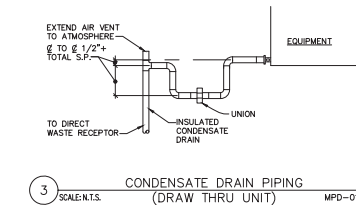
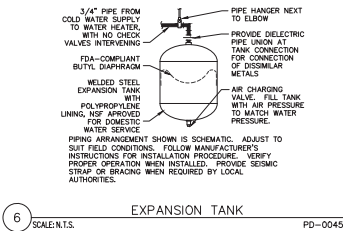
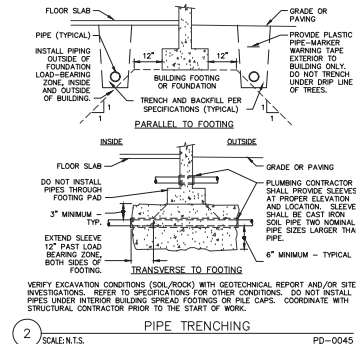
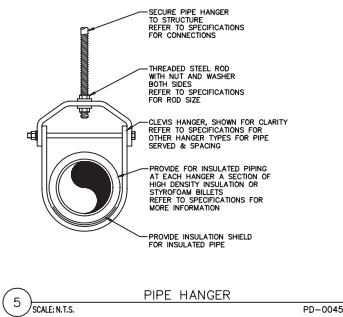
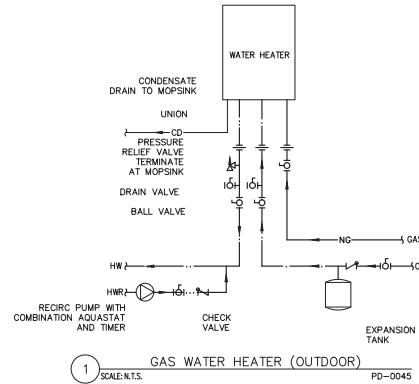
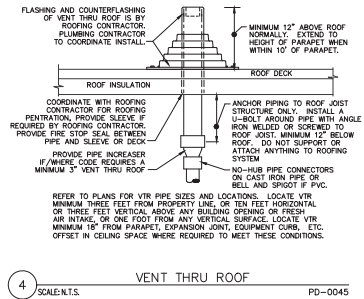
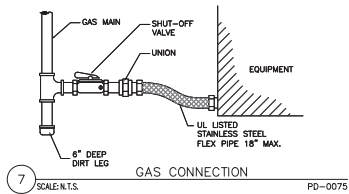
**WASTE AND VENT ISOMETRIC**

SCALE: NTS



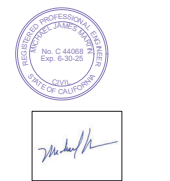
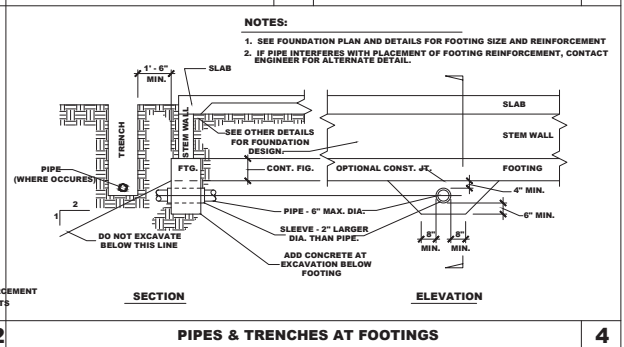
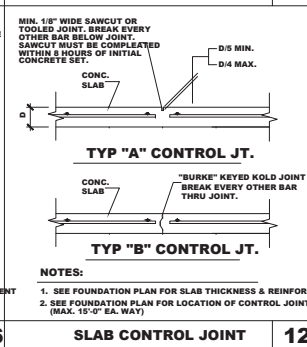
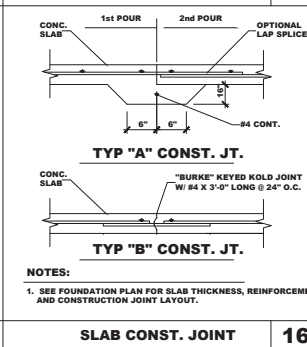
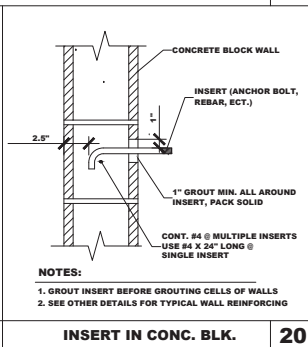
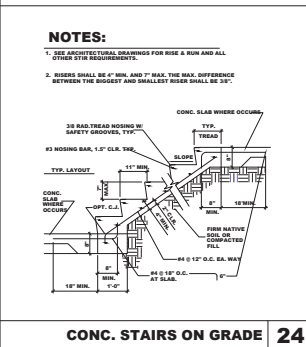
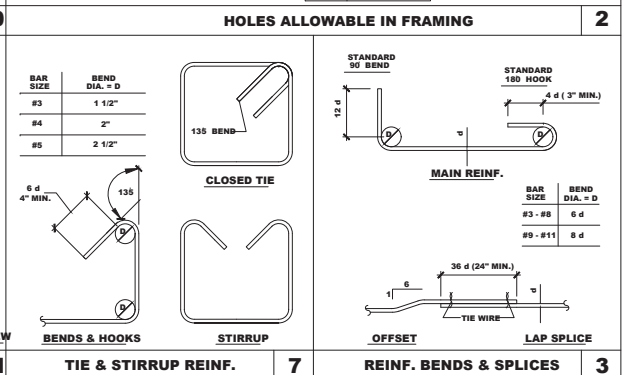
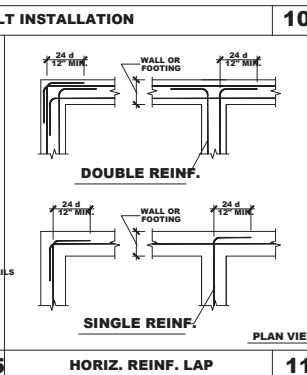
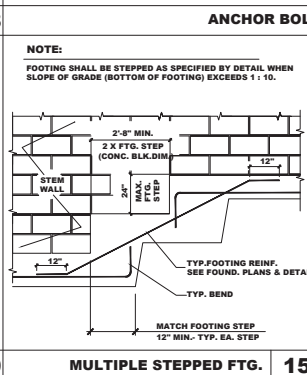
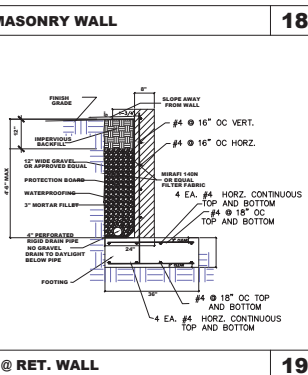
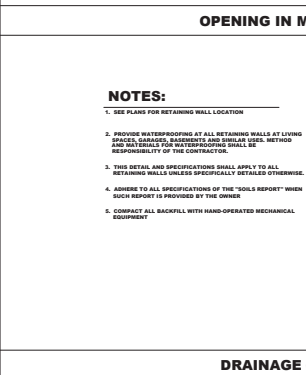
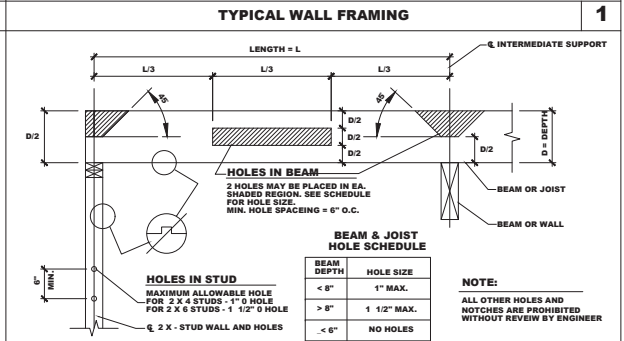
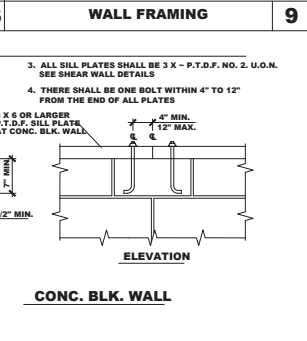
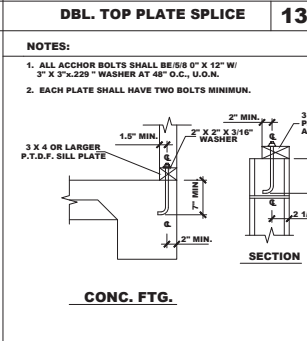
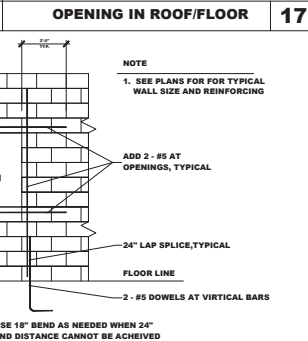
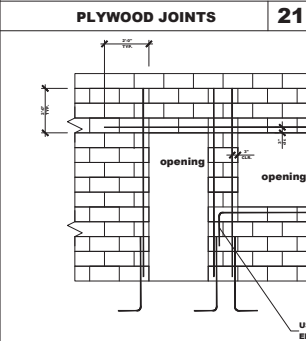
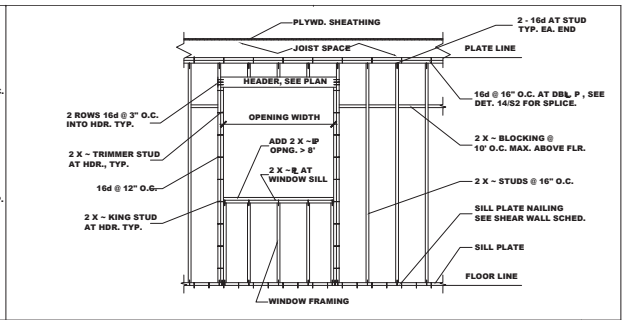
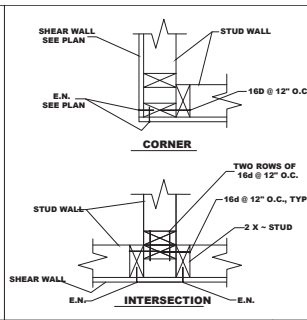
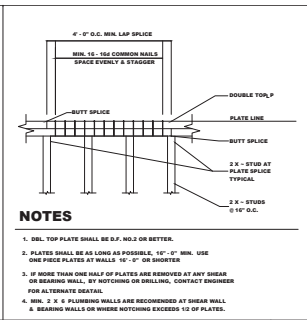
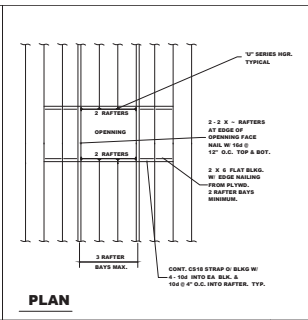
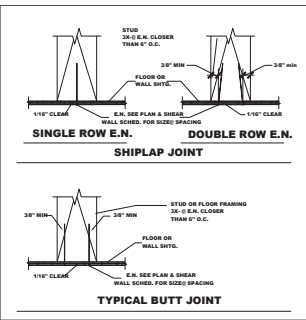
**PLUMBING ISOMETRICS**

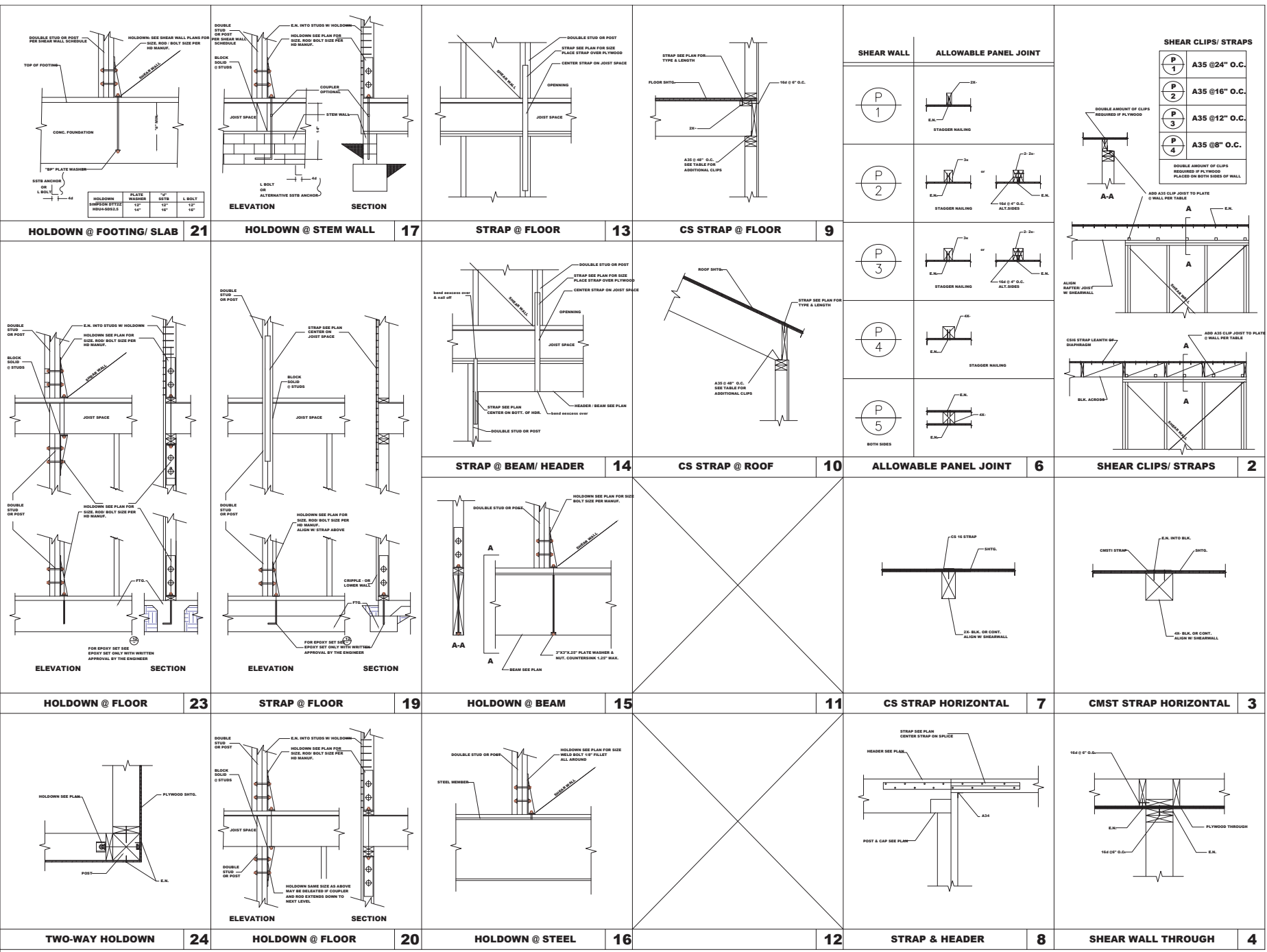
SCALE: AS NOTED

PLUMBING  
IDetails

SCALE: AS NOTED



**Kazkoff Residence**

145 Oakknoff Drive  
Boulder Creek  
California  
APN 085-291-13

DATE: 1 February 2022

REVISIONS:



*Michael Martin*

**General Structural  
Details**

SCALE: None

DRAWN BY:

CHECKED BY:

JOB NO.:

SHEET NO.: **D-2**

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## Janz Residence

NE Corner 4th & Carpenter

Carmel By The Sea

California

DATE: 26 July 2023

REVISIONS:



## Structural Details

SCALE: As Indicated

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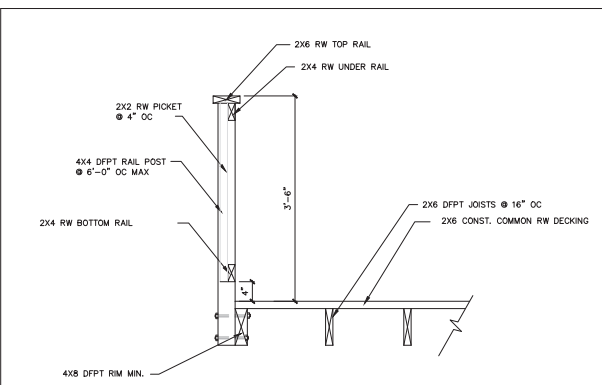
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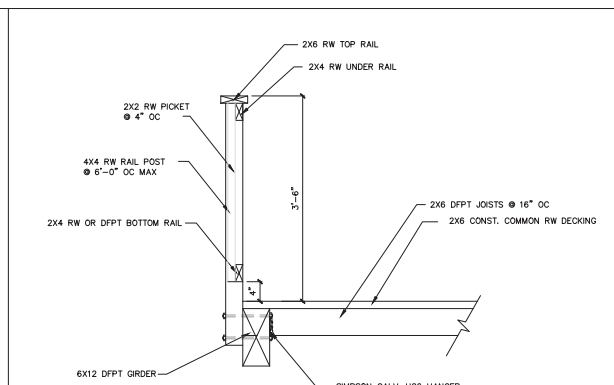
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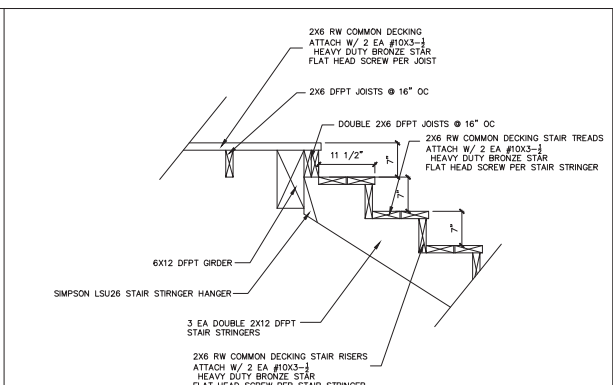
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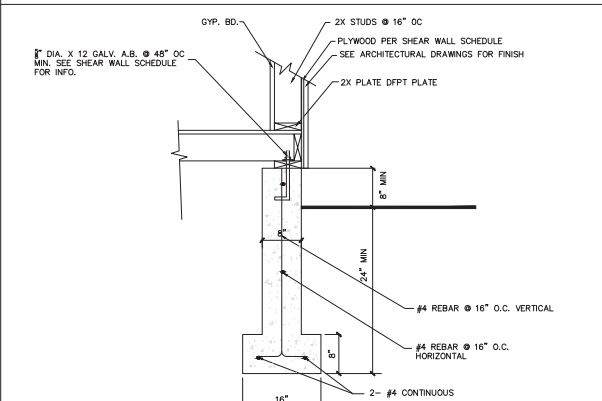
① RAILING ATTACHMENT  
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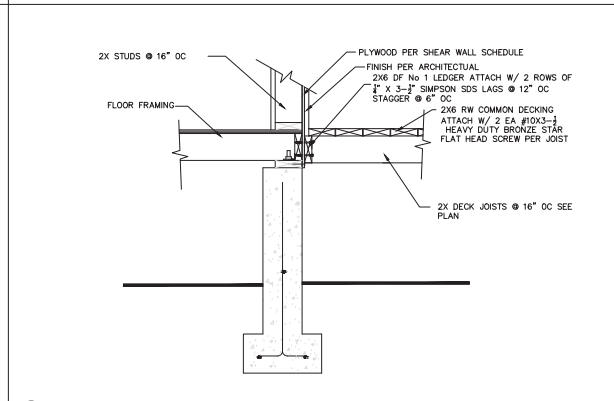
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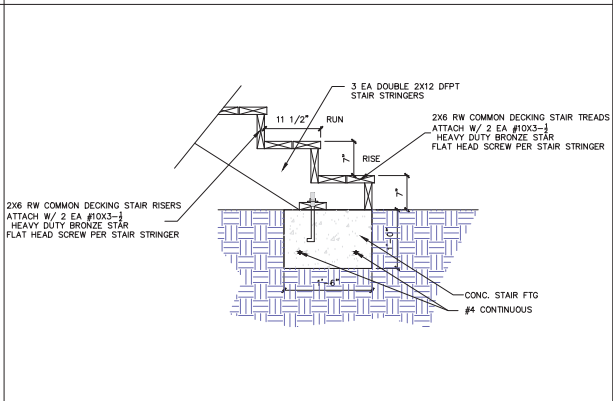
③ STAIR LANDING ATTACHMENT  
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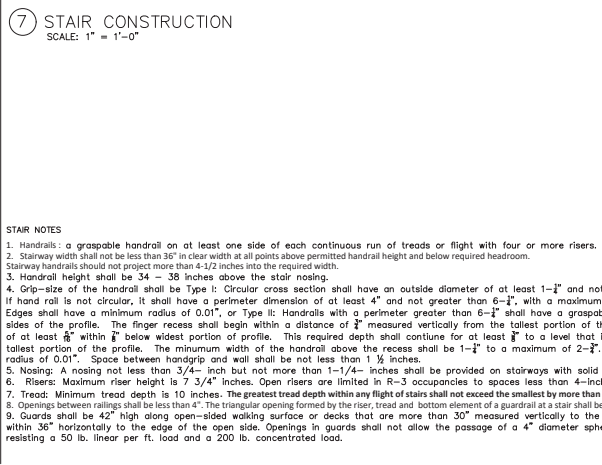
④ STEM WALL & FOOTING  
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⑤ DECK LEDGER CONNECTION  
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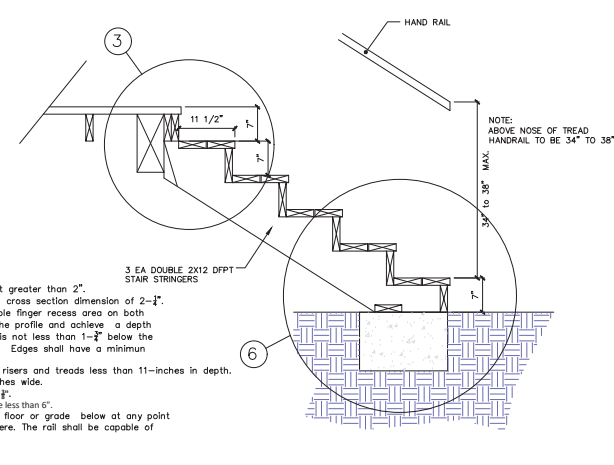


⑥ STAIR BASE  
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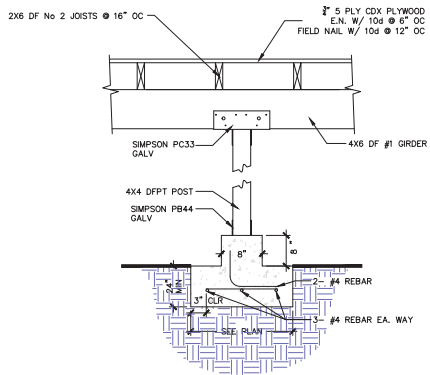


**STAIR NOTES**

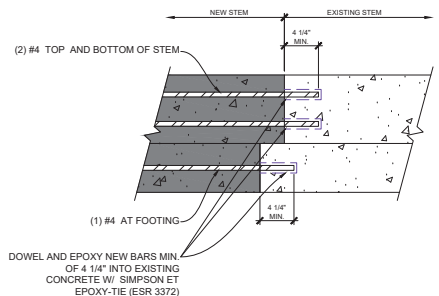
- Handrails: a graspable handrail on at least one side of each continuous run of treads or flight with four or more risers.
- Stairway width shall not be less than 36" in clear width at all points above permitted handrail height and below required headroom. Stairway handrails should not project more than 4-1/2 inches into the required width.
- Handrail height shall be 34 - 38 inches above the stair nosing.
- Grip-size of the handrail shall be Type I: Circular cross section shall have an outside diameter of at least 1-1/2" and not greater than 2". If hand rail is not circular, it shall have a perimeter dimension of at least 4" and not greater than 6-1/2", with a maximum cross section dimension of 2-1/2". Edges shall have a minimum radius of 0.01", or Type II: Handrails with a perimeter greater than 6-1/2" shall have a graspable finger recess area on both sides of the profile. The finger recess shall begin within a distance of 2" measured vertically from the tallest portion of the profile and achieve a depth of at least 1/8" within 1/8" below widest portion of profile. This required depth shall continue for at least 1/8" to a level that is not less than 1-2" below the tallest portion of the profile. The minimum width of the handrail above the recess shall be 1-1/2" to a maximum of 2-2". Edges shall have a minimum radius of 0.01". Space between handrail and wall shall be not less than 1 1/2 inches.
- Nosing: A nosing not less than 3/4-inch but not more than 1-1/4-inches shall be provided on stairways with solid risers and treads less than 11-inches in depth.
- Risers: Maximum riser height is 7 3/4" inches. Open risers are limited in R-3 occupancies to spaces less than 4-inches wide.
- Treads: Minimum tread depth is 10 inches. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than 1/8".
- Openings between railings shall be less than 4". The triangular opening formed by the riser, tread and bottom element of a guardrail at a stair shall be less than 6".
- Guards shall be 42" high along open-sided walking surface or decks that are more than 30" measured vertically to the floor or grade below at any point within 36" horizontally to the edge of the open side. Openings in guards shall not allow the passage of a 4" diameter sphere. The rail shall be capable of resisting a 50 lb. linear per ft. load and a 200 lb. concentrated load.



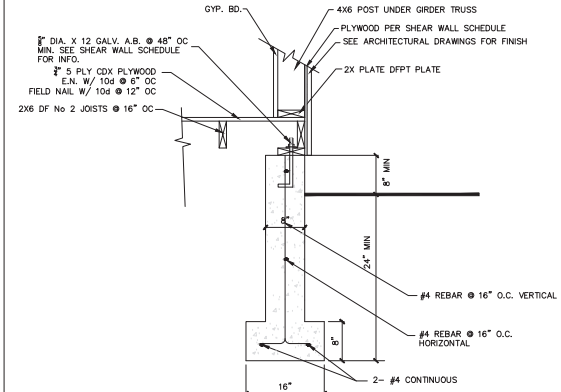
⑧ DECK POST FOOTING & GIRDER ATTACHMENT  
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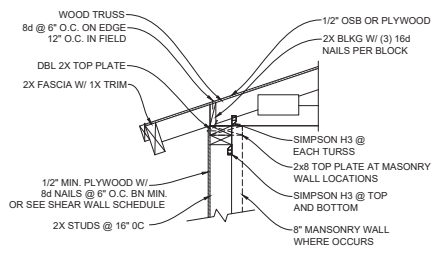
① GIRDER/JOIST/FOOTING  
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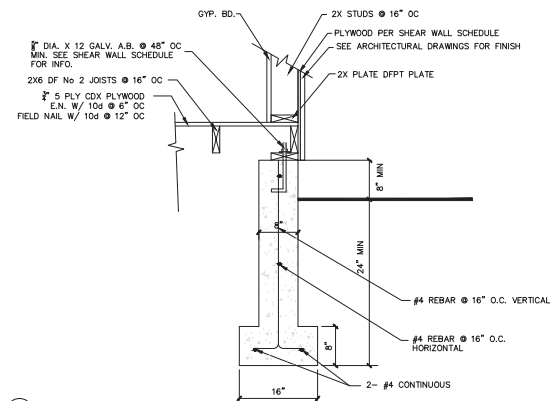
② NEW TO EXISTING FOUNDATION  
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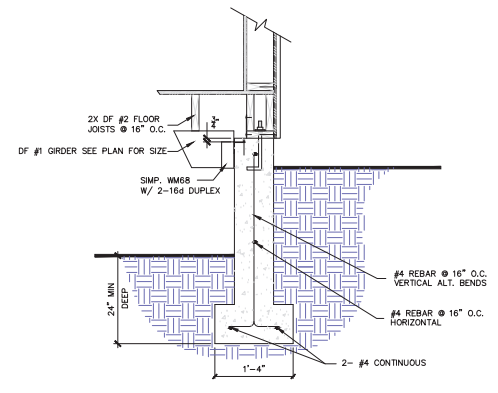
③ STEM WALL/FOOTING/SLAB @ GIRDER TRUSS POST  
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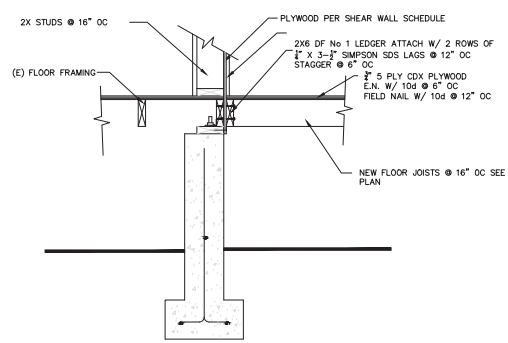
④ TRUSS CONNECTION  
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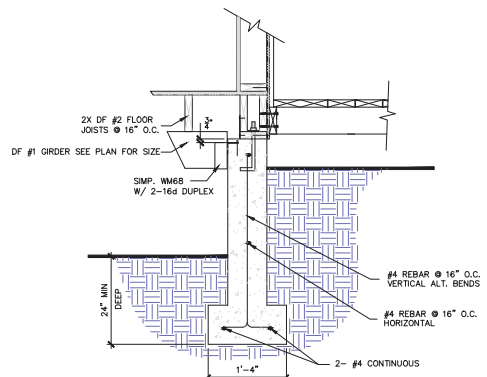
⑤ STEM WALL & FOOTING  
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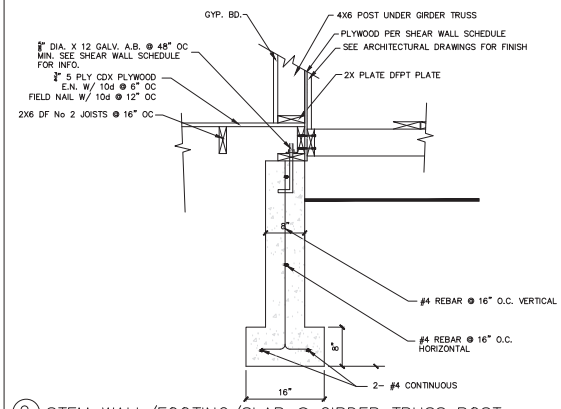
⑥ GIRDER ATTACHMENT  
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⑦ NEW TO EXISTING FLOOR CONNECTION  
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⑧ GIRDER ATTACHMENT  
SCALE: 1" = 1'-0"



⑨ STEM WALL/FOOTING/SLAB @ GIRDER TRUSS POST  
SCALE: 1" = 1'-0"

**MJM**  
Michael James Martin  
Civil Engineering  
400 Foam Street, Suite 200B  
Monterey, California. 93940  
Office 831.601.9818

**Janz Residence**  
NE Corner 4th & Carpenter  
Carmel By The Sea  
California  
DATE: 26 July 2023  
REVISIONS:



*Michael J. Martin*

**Structural Details**  
SCALE: As Indicated  
DRAWN BY:  
CHECKED BY:  
JOB NO.:  
SHEET NO. **D-4**

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Residence**

NE Corner 4th & Carpenter

Carmel By The Sea

California

DATE: 26 July 2023

REVISIONS:



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**Structural  
Details**

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