

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 7th 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 ✓

	CONDITIONS OF APPROVAL			
No.	Standard Conditions			
1.	Authorization. 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 4 th 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 contained herein.			
2.	Codes and Ordinances. 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.			
3.	Permit Validity. 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.			
4.	Modifications. 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.			

- 5. **Exterior Revisions to Planning Approval Form.** 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. **Conflicts Between Planning Approvals and Construction Plans.** 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. Indemnification. 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. **Cultural Resources.** 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

DS 23-358 (Janz) Conditions of Approval April 3, 2024 Page 3 of 3

	regarding origin and distribution p Section 5097.98.	ursuant to California Public Resour	ces Code (PRC)
9.	a copy of the Resolution adopted by	ssuance of a building permit, the App the Planning Commission and signed the construction plan set submitted	by the property
10.	Acknowledgement form shall be in	edgement. A completed Condition ncluded in the construction drawing on. The form shall be signed by the P	gs prior to the
	Spe	cial Conditions	
11.	the applicant shall identify the n	Permitted. Prior to the issuance of a leasterial for new gutters and down to be used for gutters or one of the second to be used for gutters or one of the second to be used for gutters or one of the second to be used for gutters or one of the second to be used for gutters or one of the second to be used for gutters or one of the second to be used for gutters or one of the second to be used to be used for gutters or one of the second to be used to be used for gutters or one of the second to be used t	nspouts in the
12.	9	o the issuance of a building permit, the ations for the recessed light fixtures a atts incandescent or 375 lumens.	
13.	_	the issuance of a building permit, the	• •
14.	Vinyl Windows not Permitted. 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		
15.		g shall be submitted on a landscape an ding Department for review and ap	
Ackno	wledgment and acceptance of condit	ions of approval:	
Prope	rty Owner Signature	Printed Name	Date
Prope	rty Owner Signature	Printed Name	Date

THE JANZ ADDITION Northest Corner 4th & Carpenter Carmel, California APN 010-014-010

DRAWING INDEX THILE SHEET GENERAL NOTES GENERAL SHEET CALIFORNIA GREEN BUILDING CODE NOTES GRADING AND DERMINSE GRADING AND DERMINSE GRADING AND DERMINSE GRADING AND DERMINSE GENORIA SHEET GENERAL CONTROL PLAN DERMINSE GENERAL SHEET TOPO STE PLAN TOPO ST

CONSTRUCTION LEGEND



ELEVATION TAG

(N) DIMENSION, V.I.F.









ELEVATION DATUM

KEY NOTE SHEAR WALL TAG

ABOVE FINISH FLOOR METAL MOISTURE RESISTANT BLOCKING NOT IN CONTRACT CEILING

ABBREVIATION LIST

CONT. CPT. DIM.

ELEC. FIN. FLR. FND.

FINISH FLOOR FOUNDATION

GYP. BD. GYPSUM BOARD H.C. HOLLOW CORE HDWD. HARDWOOD

MAXIMUM **GENERAL NOTES**

1. Engineer assumes no responsibility for the completeness of plans to bid purposes prior to Issuance of the building permit. The general conditions con the job site prior to beginning of construction.

2. The intent of these drawings and specifications is to include all labor, materials and services necessary for the completion of all work explicitly indicated in the control documents.

3. The Engineers approval of such shop drawings shall not relieve the General Controctor or subcortactor from responsibility for explicitly indicated in the controctator and expensibility for services of any sort in the since drawings. Engineer or designer as used of submissions, nor shall it relieve him or her of responsibility for errors of any sort in the since drawings. Engineer or designer as used of submissions, nor shall it relieve him or her of responsibility for errors of any sort in the since drawings. Engineer or designer as used of submissions, nor shall it relieve him or her of responsibility for errors of any sort in the since drawings. Engineer or designer as used to submissions on and ordinances having pursation found the controctor of submissions and ordinances having pursation found decuments, field conditions, and confirming that work is able to be built as shown before proceeding with construction. If there are any questions regarding these or other coordination literals, the contractor is construction coordinator before proceeding with construction. Commence for the issuance of a building permit, the applicant shall have the confidence of construction coordinator before shown to faces of walls study and partitions at the confidence of a building permit, the applicant shall have no confidence of a shalling permit, the applicant shall have no confidence of the shall permit the applicant shall have no confidence of the shall permit the options of shalling permit the confidence of salts study and partitions and confidence of salts and continued to the confidence of the shall permit the options of salts study an

walls unless noted otherwise.

8. All vertical dimensions shown are to floor slab, unless otherwise

portitions studs, or other transing memors, or instance use or existing portitions studs, or other transing memors, or instance use or existing as a subject of the study of t

24. Insulation to be installed affer building is weather tight and outside of rolly season.
25. Owner to be provided building operations and maintenance manual control of the provided building operations in plates at exterior wall with cement mortar, concrete, or similar material.
27. WASTE DISPOSAL: A minimum of 65% of construction and demolition waste is to be recycled. Relation oil waste houling receipts for haspector. Receipts must indicate 65% apparetal, exceptable marterials.

FREQUENCY

CLEAR ANODIZED ALUMINUM

ON CENTER
OPPOSITE
POWDER ACTIVATED FASTENER CLOSET CEM. BD. CEMENTITIOUS BACKER BOARD CONC. CONCRETE CONNECTION CONN. REMOTE TRANSMISSION SIGNAL CONTINUOUS SHEET METAL SIMILAR SIM. S.F. DIMENSION SQUARE FOOT/FFFT EXISTING

SPECIFICATIONS STAINLESS STEEL S.S. STR. STL. T&G STRUCTURAL TONGUE AND GROOVE

MANUFACTURER

TOP OF TYPICAL UNDERSIDE OF GENERAL CONTRACTOR
GLASS
GROUND FAULT CIRCUIT INTERRUPT UNLESS OTHERWISE NOTED ULTRA VIOLET VERIFY IN FIELD U.V. VIE VERIFY WITH ARCHITECT WD. WDW.

PROJECT DATA

OWNER: JAMES AND KATHLEEN JAME.

OWNER: JAMES AND KATHLEEN JAME.

PROJECT CHECKET IN THE ALEGREDULE EXISTING 1960'S, 1404 SF SINGLE
PROJECT CHECKET IN THE ALEGREDULE CARAGE BAY (TUCK—N) ACCESSBLE
ONLY FROM OUTSIGE. MEDIUM CALLITY AND DETAIL, THYPICAL FOR THE TIME
PERIOD, PROJECT: ADD 123 SF OFFICE ON 41H AVENUE SIDE OF HOUSE
AND ADD 285 SF MASTER BEFORM AND BATH ON CARPENTER STREET SIDE OF HOUSE, TOTAL ADDITION: 409 SF. ZONING: R-1

PROJECT TEAM

Conditions of Approval Acknowledgemen NEC YH. + CAMPENTER Legist 8 APPRILE 010-014-010

- CIVIL ENGINEER: MICHAEL JAMES MARTIN 400 FOAM STREET, SUIT 200B, MONTEREY. CA 93940 Phone: 831.601.9818.
- TITLE 24: MONTEREY ENERGY GROUP, 26465 CARMEL RANCHO BLVD. #8, CARMEL, CA 93923 (831) 372-8328

DEFERRED SUBMITTALS

Page 1 of 1

CARMEL-BY-THE-SEA PLANNING DIVISION

Permit #: DS 23-358 (Janz)

APPROVED

Date Approved: 4/3/2024 Planner: M. Waffle

VICINITY MAP SCALE: NONE



LOCATION MAP SCALE: NONE



PLAN OWNERSHIP/COPYRIGHT

OWNERSHIP AND USE OF THESE DRAWINGS AND SPECIFICATIONS.
THE USE OF THESE DRAWINGS AND SPECIFICATIONS.
THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE SCREIF
AND ARE NOT INTENDED FOR NOR SULTABLY ENONERED FOR ANY
OTHER STE. REPRODUCTION OF THESE DROWINGS IS INTERPORTED
AND ARE NOT INTENDED FOR NOR SULTABLY ENONERED FOR ANY
OTHER STE. REPRODUCTION OF THESE DOWNERINGS IS INTERPORTED
AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACE
EVIDENCE OF THE ACCEPTANCE OF THESE DOWNERIPE RIGHTS.
MICHAEL JAMES MARTIN ENONEREING DISCLAMAS ALL RESPONSIBILITY IF
PART, WITHOUT PROM PRITTED PERMARKAN, WITHOUT ON NOT MODIFIED
BY OTHERS, FOR ANOTHER SITE.
IN THE EVENT OF UNANTHORIZED USE BY ANY THIRD PARTY OF THESE
DRAWINGS AND SPECIFICATIONS, THE CLIENT FOR WHICH THIS WORK MAS.
AND DEFEND MICHAEL JAMES MARTIN ENONEREINS, THE STAFF OR NINFY
EMPLOYEES FROM ANY CLAMS ARISING FROM SUCH UNAUTHORIZED USE.

APPLICABLE CODES

BUILDING CODES: This project shall comply with Title 24 and the requirements of the 2022 California Residential Code (CRC), California Building Code (CRC), California Mechanical Code (CMC), California Plumbing Code (CPC), California Electrical Code (CPC), California Clectrical Code (CPC), and California Energy Code (CECh).

Civil Engineering

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

The Janz Addition

Northeast Corner 4th & Carpenter Carmel

California

APN 010-014-010

DATE: 1 March 2024

REVISIONS





Title Sheet

SCALE: As Indicated

JOB NO.:

SHEET NO.: T-1

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 restricted to the original site for which they were prepared.

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

Michael James Martin Engineering

PROJECT CALCULATIONS

LOT AREA	4,680.0
LOWER LEVEL-GARAGE	333.0
MAIN I CVCI	1.071.0
EXISTING SUBTOTAL	1,404,0
FAR-BASE FLOOR AREA: 4680(.45-680(.02)/1000) or 2049 sf	2,042,0
LOWER LEVEL-GARAGE	333.0
MAIN LEVEL	1,071.0
EXISTING SUBTOTAL	1,404.0
(N) LIVING ROOM ADDITION	123.0
(N) BEDROOM ADDITION	286.0
(N) ADDITION SUBTOTAL	409.0
NEW TOTAL FAR	1813.0
AREA BELOW ALLOWABLE FAR	229.0
SITE COVERAGE	
ALLOWABLE: BASE .22 X 2042 =	449.2
BONUS: .04 X 4660 =	187.2
TOTAL	636.4
EXISTING COVERAGE	
DRIVEWAY-CONCRETE	190.0
SIDE STEPS	20.0
FRONT STEPS	37.0
ENTRY PORCH	50.0
SIDE PATIO	453
EXISTING COVERAGE TOTAL	750.0
COVERAGE AMOUNT OVER ALLOWABLE	-113.6
PROPOSED COVERAGE	
DRIVEWAY-CONCRETE REMOVE	0.0
SIDE STEPS FRONT STEPS	20.0
FHONT STEPS ENTRY PORCH	37.0
SIDE PATIO	50.0
PROPOSED COVERAGE TOTAL	453 560.0
ALLOWARLE COVERAGE	636.4
COVERAGE AMOUNT LINDER ALL OWARLE	-76.4
PROPOSED PERMEABLE COVERAGE	-76.4
PRIVEWAY PAVERS PRIMARY BEDRM DECK (spaced decking)	102.5 91.0

DISCREPANCIES IN PLANS

THE ENGINEER MUST BE NOTIFIED OF ANY DISCREPANCY IN DIMENSIONS, FIELD CONDITIONS OR OTHER INFORMATION THAT IS CONTAINED IN AND/OR DIFFERS FROM THESE DOCUMENTS. THESE DOCUMENTS ARE THE PROPERTY OF THE ENGINEER AND MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT. THE ENGINEER INSICALMIS ANY RESPONSIBILITY RESULTING

itations: CMC 17.58.050 , CMC 17.58.070 , EMC 17.6

COPYRIGHT STARTS FROM THE DATE OF THE EARLIEST CONTRACT THROUGH CONSTRUCTION DOCUMENTS.

GENERAL PROJECT NOTES

- OWNER HEREIN SHALL MEAN JAMES & KATHLEEN JANZ. CONTRACTOR SHALL MEAN ANY PERSON OR COMPANY SUPPLYING LABOR OR MATERIALS ON THE JOB.
- CONTRACTOR LICENSE: THE CONTRACTOR(S) PERFORMING THE WORK DESCRIBED BY THESE PLANS AND SPECIFICATIONS SHALL BE PROPERLY AND CURRENTLY LICENSED DURING THE EXECUTION OF THE PROJECT AND SHALL NOT PERFORM WORK OUTSIDE THE LEGAL SCOPE OF ANY LICENSE.
- SCOPE: THE CONTRACTOR SHALL PROVIDE AND PAY FOR ALL LABOR, MATERIALS, TOOLS, EQUIPMENT AND MACHINERY, TRANSPORTATION, WATER, HEAT, ELECTRICAL, TELEPHONE, AND ANY OTHER RELATED ITEMS NECESSARY FOR THE PROPER EXECUTION AND TIMELY COMPLETION OF THE WORK.
- 4. QUALITY CONTROL: IT IS THE EXPRESS INTENTION OF THESE PLANS AND SPECIFICATIONS TO REQUIRE A HIGH STANDARD OF WORK. IF, IN THE OPINION OF THE CONTRACTOR, ANY PORTION OF THE DOCUMENTATION HEREN IS NICONSISTENT WITH THIS, THE ENGINEER SHALL BE NOTIFIED PRIOR TO EXECUTING THE WORK AND ALLOWED REVISION THE IF FET. RECESSARY.
- 5. WARRANTY: THE CONTRACTOR WARRANTS TO THE OWNER THAT ALL MATERIALS AND EQUIPMENT FURNISHED UNDER THIS CONTRACT WILL BE NEW UNLESS OTHERWISE SPECIFED, AND THAT ALL WORK WILL BE OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS, AND IN CONFORMANCE WITH THE CONTRACT DRAWINGS AND SPECIFICATIONS.
- PERMITS: UNLESS OTHERWISE INSTRUCTED, THE OWNER SHALL PAY ALL PERMIT FEES INCLUDING UTILITIES. THE CONTRACTOR SHALL SECURE THE BUILDING PERMIT AND AN OTHER PERMITS PRIOR TO STARTING THE WORK AND COMPLY WITH ALL INSPECTION REQUIREMENTS THROUGH FINAL SIGN-OFF.
- LEGAL/NOTICES/CODE COMPLIANCE: THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMEN, WILLES/CODE COMPLANCES, BUILDING CODES, ROLLES, REGULATIONS, AND OTHER LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ENGINEER, IN WRITING, IF THE DRAWNINGS AND/OR SPECIFICATIONS ARE AT VARIANCE WITH ANY SUCH REQUIREMENTS.
- RESPONSIBILITY: THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES SELECTED TO EXECUTE THE WORK. THE CONTRACTOR SHALL COORDINATE ALL PORTIONS OF WORK WITHIN THE SCOPE OF THE CONTRACT.
- SAFETY: THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND PROGRAMS IN CONNECTION WITH THIS WORK.
- 10. INSURANCE: LIABILITY INSURANCE SHALL BE MAINTAINED BY THE CONTRACTOR TO PROTECT AGAINST ALL CLAIMS UNDER WORKMAN'S COMPENSATION ACTS, DAMAGES DUE TO BODILY INJURY, INCLUDING DEATH, AND FOR ANY PROPERTY DAMAGES ARISING OUT IF OR BODILY MAJRY, INCLUDING DEATH, AND FOR ANY PROPERTY DAMAGES ARISING OUT #: OR RESULTING FROM THE CONTRACTOR'S OPERATIONS UDDER THE CONTRACT. THIS INSURANCE SHALL BE FOR LUBILITY LIMITS SATISFACTORY TO THE OWNER. THE OWNER HAS THE RIGHT OR REQUIRED CONTRACTUAL LIBBILTY INSURANCE SPHICABLE TO THE CONTRACTOR'S OBLIGATIONS. CERTIFICATES OF SUCH INSURANCE SHALL BE FILED WITH THE OWNER PRIOR TO THE COMMENCEMENT OF WORLD.
- 11. INDEMNIFICATION: THE CONTRACTOR WHO AGREES TO PERFORM WORK ALSO AGREES TO INDEMNIFY AND HOLD HARMLESS THE OWNER AND THE ENDINEER FROM AND AGAINST ALL CLAIMS AND EXPENSES, INCLUDING ATTORNEY'S FEES AND LITIGATION COSTS, ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK.
- 12. CLEANING UP: THE CONTRACTOR SHALL KEEP THE PREMISES AND SITE FREE FROM ACCUMULATION OF WASTE MATERIALS DURING CONSTRUCTION BY PERIODIC CLEAN UP AN OFF—SITE DEBRIS REMOVAL. FINAL CLEANUP AND DEBRIS DISPOSITION SHALL BE TO THE SATISFACTION OF THE OWNER.
- 13. CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS PRIOR TO ANY WORK AND NOTIFY THE ARCHITECT TO ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND EXISTING CONDITIONS AFFECTING THE WORK OR NATURE OF SPECIFIED MATERIALS AND/OR SCOPE OF DESIGN.
- 14. ALL NOTES, DIMENSIONS, ETC. INDICATE NEW MATERIALS OR CONSTRUCTION U.O.N.
- 15. BUILDING CODES: U.O.N. ALL CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE 2017 CALIFORNIA BUILDING CODE (C.B.C.), CMC, CPC, CEC, TITLE 24 REGULATIONS, AND ANY AMENDMENTS OF PRESIDING COUNTY OR CITY.
- 16. ALL LOCAL CODES, ORDINANCES AND REGULATIONS ARE HEREBY MADE A PART OF THE PLANS AND SPECIFICATIONS. IF THERE ARE ANY CONFLICTS BETWEEN THE PLANS AND SPECIFICATIONS AND LOCAL CODES, ORDINANCES AND REGULATIONS, THE LATTER SHALL GOVERN. ALL NECESSARY PERMITS AND INSPECTIONS SHALL BE OBTAINED PRIOR TO AND DURING CONSTRUCTION.
- 17. ALL WORK SHALL BE PERFORMED BY PERSONS SKILLED IN THEIR RESPECTIVE TRADES AND IN ACCORDANCE WITH THE BEST RECOGNIZED PRACTICE OF EACH TRADE. AND IN AUGUSTANCE WITH THE BEST RECORNZED PRACTICE OF EACH TRADE.

 WORKMANSHIP AND PROCEDURES SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS, WHERE A PRODUCT IS NIVOLVED. IT IS THE INTENT OF THE DOCUMENTS TO PROVIDE A WATERTIGHT BUILDING ENCLOSURE AND THE QUALITY OF WORKMANSHIP SHALL BE CONSISTENT WITH THESE REQUIREMENTS.
- 18. JOR SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- 19. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND SITE CONDITIONS AND SHALL BECOME COMPLETELY FAMILIAR WITH THE CONSTRUCTION DOCUMENTS FRICK TO STARTING CONSTRUCTION. WRITED IMBINISHORS THE PRECEDENCE OVER SCALED DIMENSIONS. ALL DISCREPANCES MUST BE REPORTED TO OWNER, AND/OR ENONER, BEFORE PROCEDING WITH MORE, DIMENSIONS ARE GIVEN TO FACE OF STUD FRAMING (UNLESS OTHERWISE NOTED).
- 20. DETAILS AND NOTES ARE TYPICAL AND SHALL BE USED THROUGHOUT FOR LIKE OR SIMILAR CONDITIONS (UNLESS OTHERWISE NOTED).
- 21. VERIFY ALL ROUGH OPENING DIMENSIONS FOR FABRICATED ITEMS WITH MANUFACTURER BEFORE PROCEEDING.
- 22. CUTTING OF STRUCTURAL MATERIALS IS PROHIBITED WITHOUT THE WRITTEN CONSENT

GREEN NOTES

- A MINIMUM OF 65% OF THE CONSTRUCTION AND DEMOLITION WASTE WILL BE RECYCLED, REUSED ON THE PROJECT, OR SALVAGED FOR LATER USE OR SALE.
- 2 ANNULAR SPACES AROUND PIPES, ELECTRICAL CABLES, CONDUITS, ETC. MUST BE FILLED TO PREVENT RODENT INTRUSION.

GENERAL PROJECT NOTES (CONTINUED)

- 23. STORAGE OF MATERIALS SHALL BE ONLY IN AREAS AUTHORIZED BY OWNER.
- ABSOLUTELY NO ASBESTOS CONTAINING FLOOR TILE, FLOOR MASTIC, ROOFING MASTIC, OR OTHER BUILDING MATERIAL MAY BE INSTALLED IN OR ON THE PREMISES.
- NO PERSON MAY TAP INTO ANY FIRE HYDRANT FOR ANY PURPOSE OTHER THAN E SUPPRESSION OR EMERGENCY AID WITHOUT FIRST OBTAINING WRITTEN APPROVAL OM THE WATER PURPEYOR SUPPLYING WATER TO THE FIRE HYDRANT.
- 26. ALL HOSES USED IN CONNECTION WITH ANY CONSTRUCTION ACTIVITIES SHALL BE EQUIPPED WITH A SHUTT-OFF NOZZLE. WHEN AN AUTOMATIC SHUTT-OFF NOZZLE CAN BE PURCHASED OR OTHERWISE OBTAINED FOR THE SIZE OR TYPE OF HOSE IN USE, THE NOZZLE SHALL BE AN AUTOMATIC SHUTT-OFF NOZZLE.
- 28. (E) CURB AND GUTTERS, OR SIDEWALKS, OR DAMAGE CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED PRIOR TO OCCUPANCY AND/OR FINAL BUILDING INSPECTION.
- CONTRACTOR TO DETERMINE THE LOCATION OF (E) UNDERGROUND UTILITIES AND PREFORM WORK IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE TO
- O. SITE NOTES: CLEAR VECETATION ALL FLAMMABLE VECETATION OR OTHER COMBUSTIBLE GROWTH SHALL AT ALL TIMES MAINTAIN A CLEAR DISTANCE OF NOT COMBUSTIBLE GROWTH SHALL AT ALL TIMES MAINTAIN A CLEAR DISTANCE OF NOT SHALL AT ALL TIMES MAINTAIN AS LEAR DISTANCE STORE STEEDINGS OF TREES, GROWAMENTAIS, SHRIBBERY OR SIMILAR FLANTS USED AS GROUND COVERS, PROVIDED THAT THEY DO NOT FORM A MEANS OF RAPPLLY TRANSMITTION FINE FROM THE NATIVE GROWTH TO ANY STRUCTURE, ADDITIONAL FIRE TRANSMITTION FINE FROM THE NATIVE GROWTH TO ANY STRUCTURE, ADDITIONAL FIRE SHOULD SIGHT STRUCTURE IS NOT SUPPLIED THAT THEY ARE ANY REQUIRE ALTERNATIVE FIRE PROTECTION TO BE DETERMINED BY THE FIRE CHIEF AND DISCONLETON OF DETERMINED BY THE FIRE CHIEF AND DISCONLETON OF DETERMINED BY THE FIRE
- 31. THE CONTRACTOR TO PROVIDE THE OWNER AND THE COUNTY OF SANTA CF BUILDING DIVISION WITH A COPY OF THE CF-6R INSTALLATION CERTIFICATE AT
- 32. THE CONTRACTOR SHALL "STOP WORK" WITHIN 50 METERS (165 FEET) OF UNCOVERED RESOURCE AND CONTACT COUNTY OF SANTA CRUZ BUILDING DIVISION AND QUALIFIED ARCHAEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCE IS UNCOVERED.

PROJECT SCOPE NOTES

- 1. THE CONTRACTOR SHALL REVIEW ALL DOCUMENTS, VERIFY ALL DIMENSIONS, FIELD CONDITIONS, AND CERTIFY THE ENTIRE SCOPE OF WORK IS FEASIBLE AND COMPLETE. IF DISCREPANCIES OR OMISSIONS ENST, THE ENONERE IS TO BE NOTHED IMMEDIATELY BEFORE COMMENCEMENT WITH ANY WORK. THE SUBMISSION OF A BID IS CERTIFICATION THAT THE CONTRACTOR HAS UNDESTROOT DHE ENTIRE SCOPE OF
- THE CONTRACTOR SHALL COORDINATE ALL REQUIRED INSPECTONS AND COMPLY WITH ALL APPLICABLE CODES AND LAWS.
- 3. THE CONTRACTOR SHALL COORDINATE AND INSTALL ALL MANUFACTURED ITEMS AND EQUIPMENT WITH THE MANUFACTURER'S RECOMMENDATIONS, TY
- 4. THE CONTRACTOR SHALL REFER TO ALL NOTES, SCHEDULES, PLANS, SECTIONS, ELEVATIONS AND DETAILS FOR ADDITIONAL INFORMATION TO IDENTIFY SCOPE OF WORK.
- 5. THE CONTRACTOR SHALL COORDINATE THE JOBSITE TO BE CLEAN AND BROOM SWEPT EACH DAY AFTER WORK IS COMPLETED.
- 6. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY TO ANY DIMENSION DISCREPANCIES BEFORE PRECEEDING WITH WORK.
- THE CONTRACTOR SHALL PROVIDE ACCESS TO AREAS WHICH REQUIRE INSPECTIONS TO MEET ALLAPPLICABLE CODES.
- 8. THE CONTRACTOR SHALL PATCH TO MATCH ADJACENT AREAS FOR AREAS WHICH REQUIRE DEMOLITION TO ACCOMMODATE INSPECTIONS.

CODE NOTES

- 1 MINIMUM CODE REQUIREMENTS FOR SINGLE FAMILY DWELLINGS AS OF 2022.
- APPLICABLE CODES: 2022 OBC, CMC, CPC, CEC, TITLE 24, AND LOCAL ORDINANCES
- 3 PROVIDE MIN. 5% SLOPE FOR MIN. 10' AWAY FROM BUILDING FOUNDATIONS TO APPROVED DRAINAGE DISCHARGE. FOR IMPERVIOUS 2% FOR 10'.
- PROVIDE SMOKE DETECTORS IN BEDROOMS, HALLWAYS, ADJACENT ROOMS VAULTED CEILINGS MORE THAN 24" ABOVE BEDROOM HALLWAY, UPPER & LOWER FLOORS PER CBC SEC. 907.2.10.5 & 907.2.10.1.2. ALL SMOKE DETECTORS SHALL BE INTERCON
- 5 HALLWAYS SHALL BE MIN. 36" WIDE.
- 6 MAIN ENTRANCE DOOR SHALL BE MIN 36" WIDE..
- EXTERIOR DOOR LANDINGS REQUIRED, AS INDE AS DOORWAY AND MIN. 36". A DOOR MAY OPEN AT THE TOP OF A FUGHT OF STARS OR AT AN EXTERIOR LANDING PROVIDED THE DOOR DOES NOT SINKS OVER THE TOP STEP OR EXTERIOR LANDING AND THE LANDING IS NOT MORE THAN 7.75" BELOW THE PLOOR LEVEL. 1995.
- B STARS

 8 STARS

 8 MANDAM RESE OF 7.75" AND MINIMUM RUN (READ) OF 10" WITH MAXIMUM §" VARIANCE.

 9. WHERE TREAD OPETH IS < 11" A NOSHIG RETWEEN .75" & 1.25" SHALL BE PROVIDED.

 C. MINIMUM WITH OF 50" (MAXIMUM 4.5 & I NAMEDIAL PROCEDION IS PERMITTED ON EACH SDC).

 E. HE MAXIMUM VERTICAL RESE RETWEEN FLOOR LEVELS OF LANDROSS 515".

 F. STARWAYS SHALL BE POSITIVEY MAXIMORED TO THE PRIMARY STRUCTURE WITHOUT THE USE OF

 - E. THE MANIMUM VERTICAL RISE BETWEEN FLOOR (EVENS OR LANDWISS IS 151".

 STARMINS SALL BE POSITIVELY MANICHED TO THE PRIMARY STRUCTURE WITHOUT THE USE OF

 INTERIOR STARMIN'S SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE CALABLE OF

 ILLIMATION THE REGAS AND LANDWISS TO LEVELS OF THE STARMIN'S HOTO CANDLE (IT LID) AS

 MEASURED AT THE CONTINE OF TRADS AND LANDWISS. THERE SHALL BE A WALL SWITCH AT EACH

 FLOOR LEVEL IT CONTROL THE LIGHT SOURCE WHERE THE STARWING HAS ON OR MORE RESIDENT.
- 9 USABLE SPACES UNDER STAIRS SHALL HAVE ONE-HOUR FIRE-RESISTIVE CONSTRUCTION ON THE

CODE NOTES (CONTINUED)

- HANDRALS SHALL SATISFY THE FOLLOWING.

 A. PROVICE A MINIMUM OF ONE CONTINUOUS HANDRALL ON STARWAYS WITH 4 OR MORE

 A. PROVICE A MINIMUM OF ONE CONTINUOUS HANDRALL ON STARWAYS WITH 4 OR MORE

 B. HANDRALL ROGHOT SHALL BE & 10 38 INCHES ABOVE THE NOSING OF TREADS.

 C. OPENINGS BETWEEN HITTERWEINTE BAULSTERS SHALL NOT ALLOW THE PASSAGE OF A 4—\$\frac{1}{2}\)

 C. OPENINGS BETWEEN HITTERWEINTE BAULSTERS SHALL NOT ALLOW THE PASSAGE OF A 5—\$\frac{1}{2}\)

 BOTTOM FARA, SHALL IOT ALLOW HE PASSAGE OF A 5 OWNETES SHARED. AND

 BOTTOM FARA SHALL ROT ALLOW HE PASSAGE OF A 5 OWNETES SHARED.

 D. HANDRALL GROPS SHALL BE EITHER TYPE I OR TYPE 2 SPECIFIED IN SECTION RSTITZES.

 F. CHILDHIN HANDRALLS(S) TO REME POST OR WALLLY SER GARGOLATE TO SUPPORT A

 F. CHINCKTHATID LOAD OF 200 LES APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE

 TOP.
- 111 WINDOWS FOR NATURAL LIGHT & VENTALATION SHALL BE SIZED IN COMPLIANCE WITH CBC
- [12] BEDROOM WINDOWS SHALL HAVE OPENABLE AREAS OF MIN 5.7 S.F. WITH MIN. DIMENSIONS OF 20" WIDE AND 24" HIGH WITH SILL HEIGHTS OF NOT MORE THAN 44".
- INSTALL SAFETY GLASS IN LOCATIONS SUBJECT TO HUMAN IMPACT.
- PROVIDE 1—HOUR FINISH ON GARAGE SIDE OF COMMON WALLS AND COMMON CEILINGS WITH THE DWELLING. WALLS, BEAMS, AND POSTS THAT SUPPORT SUCH CEILINGS SHALL ALSO BE FINISHED WITH 1—HOUR APPROVED MATERIALS.
- 15 PROVIDE IMPACT BOLLARDS TO PROTECT WATER HEATERS & FURNACES LOCATED IN GARAGE. PROVIDE SEISMIC ANCHORAGE OR STAPPING FOR WATER HEATER.
- SKYLIGHTS AND DIRECT VENT FIREPLACES SHALL HAVE AN ICBO RESEARCH REPORT AND #. PROVIDE LAMINATED GLASS MIN. AT THE INTERIOR SURFACE OF SKYLIGHTS. MOUNT ON CURB 4* MIN. ABOVE THE ROOF PLANE.
- 3-COAT STUCCO SYSTEM WITH WEEP SCREEDS REQUIRED.
- PROVIDE SPARK ARRESTERS AT FIREPLACE CHIMNEY, EXTEND AT LEAST 3' ABOVE ROOF MIN. AND 2' ABOVE ROOF OR WALL WITHIN 10'. FIREPLACE CHASE SHALL BE FIRE- BLOCKED WHERE PERIETATING THE ATTIC.
- PROVIDE MINIMUM 100 AMP PANEL ELECTRIC SERVICE WITH CIRCUITS AND DISCONNECTS PERMANENTLY LABELED. 18
- [19] GFC: TYPE OUTLETS REQUIRED IN BATHROOMS, KITCHEN- SERVING COUNTER TOPS, GARAGE & EXTERIOR.
- [20] LOCATE AND SPACE CONVENIENCE OUTLETS PER CEC ARTICLE 210.52 (AV2).
- BUILDING ENVELOPE, LIGHTING, HVAC, AND SERVICE WATER SYSTEMS SHALL CONFORM WITH THE ENERGY STANDARDS.
- [22] FLUORESCENT LIGHTS REQUIRED IN BATHROOMS AND KITCHENS PER THE ENERGY CODE.
- INSULATION MINIMUMS: 2X4 WALLS=R15; 2X6 WALLS=R19; ROOFS = R30 & FLOORS=R19. 24 PROVIDE DUAL-PANED GLAZING AT ALL CONDITIONED SPACES.
- DWV AND WATER SUPPLY PIPING MATERIALS AND INSTALLATIONS SHALL CONFORM WITH THE 2016 CALIFORNIA PLUMBING CODE. 25
- SHOWERS REQUIRE MIN. 30" DIMENSIONS AND FINISHED WITH NON-ABSORBENT WATERPROOF WALL FINISH SURFACE TO 72" ABOVE DRAIN. 26
- 27 TUB & SHOWER VALVES TO BE SINGLE CONTROL PRESSURE BALANCING ANTI-SCOLD TYPE.
- [28] WATER CLOSETS REQUIRE MIN. SPACE 30" WIDE BY 24" IN FRONT. CPC 407.6. [29] ELEVATE SPARK OR GAS FIRED EQUIPMENT IN GARAGE 18*.
- [30] PROVIDE ATTIC, UNDER FLOOR, AND ROOF MOUNTED FURNACES WITH COMBUSTION AIR AS REQUIRED PER CHAPTER 7 CMC.
- [31] DRYER VENT SHALL BE INSTALLED AS REQUIRED PER CMC.
- 32 CONVENTIONAL CONSTRUCTION SHALL CONFORM WITH THE PROVISIONS IN CRC
- MIN CONCRETE COMPRESSIVE STRENGTH= 3000 PSI 34 NAILING SHALL CONFORM WITH MINIMUM REQUIREMENTS OF CBC 2304.9.
- 35 MIN. 1 EA. #4 REINFORCING BAR REQUIRED IN FOOTINGS WHERE HOLDDOWNS ARE LOCATED.
- 36 ANCHOR BOLT SIZES MINIMUM 5/8", EMBEDED 7" MIN. INTO FOUNDATION, IN SEISMIC ZONE 4. ANCHOR BOLTS SHALL HAVE 3"X3"X5/16" PLATE WASHERS.
- 37 SILL PLATES MATERIAL, TREATED OR NATURALLY-DECAY-RESISTANT WOOD. 38 UNDERFLOOR CLEARANCES, CBC: MIN. 12" REQUIRED CLEARANCE FROM GROUND TO BOTTOM OF GIRDERS, 18" TO BOTTOM OF FLOOR JOISTS.
- 39 UNDER FLOOR ACCESS MIN 18"X24" (30"X22") IF THERE IS MECHANICAL UNIT UNDER FLOOR.
- UNDER FLOOR VENTILATION REQUIRES SCREENED VENTS THAT PROVIDE 1 SQUARE FOOT AREA PER 150 SQUARE FEET OF UNDER FLOOR AREA ON AT LEAST TWO OPPOSITE WALLS. 40
- INDIVIDUAL CONCRETE PIERS SHALL PROJECT AT LEAST 8" ABOVE EXPOSED GROUND.
- GRIDERS ENTERING MASONRY OR CONCRETE WALLS. ENDS OF WOOD GRIDERS ENTERING CONCRETE OR MASONRY WALLS SHOULD BE PROVIDED WITH 1/2" AIR SPACE ON TOP, SIDES AND ENDS UNLESS THE GIRDER IS TREATED WOOD OF OR NATURAL RESISTANCE TO DECAY TYPE. 42
- 43 ENCLOSED USEABLE SPACE UNDER STAIRWAYS REQUIRE 2" GYPSUM BOARD ON THE ENCLOSED
- FIRE BLOCKING SHALL BE INSTALLED TO CUT OFF CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND SHALL FORM AN EFFECTIVE BARRIER BETWEEN FLOORS, BETWEEN A TOP STORY AND A ROOF OR ATTIC SPACE. FIRE BLOCKING SHALL BE INSTALLED IN THE LOCATIONS SPECIFIED IN THE CBC.
- 46 DECKS AND BALCONIES THAT ARE SEALED UNDERNEATH SHALL BE WATERPROOFED AND HAVE A MINIMUM 2% SLOPE FOR DRAINAGE. THE INTERFACE BETMEEN WALL AND DECK SHALL BE FLASHED. SEE DETAILS.
- 47 GARAGE FLOOR TO BE SLOPED TO DRAIN @ 2% TOWARD GARAGE DOOR OPENING.
- ALL CONNECTOINS AND FASTENERS SHALL COMPLY WITH THE REQUIREMENTS OF CBC 2304.9. 48 49

CODE NOTES (CONTINUED)

- [50] WOOD-TO-EARTH SEPARATION: WOOD USED IN CONSTRUCTION OF PERMANENT STRUCTURES SHOULD BE KEPT 8" AWAY FROM EARTH, UNLESS IT IS TREATED WOOD OR WOOD OF NATURAL RESISTANCE TO DECAY.
- [5] POST-TO-BEAM/ GIRDER CONNECTION: ALL POSTS TO BEAMS/ GIRDERS CONNECTIONS ARE REQUIRED TO BE "POSITIVE" TO RESIST LATERAL DISPLACEMENT.
- [52] CRIPPLE WALLS: FOUNDATION CRIPPLE WALLS OVER 4 FT. HIGH ARE CONSIDERED ANOTHER STORY WHEN SIZING STUDS. IF OVER 14" HIC THEY SHOULD BE BRACED AS FOR 1ST STORY. IF 14" OR LESS IN HEIGHT, THEY SHOULD BE OF SOULD BLOCKING OR BRACED WITH STRUCTURAL PANELING SHEATHING.
- 53 ATTIC VENTILATION: PER CBC. 1/150 SQ. FEET OF ATTIC AREA 1/2 @ RIDGE & 1/2 @ EAVES
- [54] ATTIC ACCESS: 22"X30" MIN. WITH 30" HEADROOM.
- 55 ANY CRIPPLE WALLS EXCEEDING 4' IN HEIGHT SHALL BE FRAMED OF STUDS HAVING THE SIZE REQUIRED FOR AN ADDITIONAL STORY.
- 56 WALL CONSTRUCTION (SIZE, HEIGHT, AND SPACING OF STUDS) SHALL COMPLY WITH TABLE IN THE CBC.
- [60] DUCT: REQUIRED TO BE SEALED WHEN REPLACED.
- 61 PACKAGING FOR ROOFING MATERIALS SHALL BEAR THE MFR.'S AND APPROVED TESTING AGENCY'S LABELS FOR FIELD INSPECTION
- [62] 1.28 GAL. MAX. PER FLUSH AT TOILETS; 1.8 GPM MAX. @ 80 PSI AT SHOWERHEADS AND 1.2 GPM @ 60 PSI AT LAVATORY AND SINK FAUCETS.
- 63 FOR WATER HEATERS AND FURNACES LOCATED IN ATTIC OR UNDERFLOOR AREAS PROVIDE WIN. 30 X 30 ACCESS, ACCESS WITHIN 20', 24" PASSAGEWAY TO FURNACE WITH SOLID FLOORING AND PROVIDE A SWITCHED LIGHT AND ADJACENT RECEPTACLE.
- 64 APPLIANCES DESIGNED TO BE FIXED IN POSITION SHALL BE SECURELY FASTENED IN PLACE.
- [65] PROVIDE 12* SQUARE MIN. ACCESS PANEL OR UTILITY SPACE FOR ALL PLUMBING FIXTURES WITH SLIP-JOINT CONNECTIONS
- [66] ALL SHOWER COMPARTMENTS SHALL HAVE A MIN. FINISHED INTERIOR OF 1024 SQ IN AND SHALL ALSO BE CAPABLE OF ENCOMPASSING 30" DIA CIRCLE: THRESHOLDS SHALL BE SUFFICIENT WIDTH TO ACCOMMODATE A MIN 22" DOOR.
- [67] PROVIDE A NON-REMOVABLE BACKFLOW PREVENTION DEVICE AT
- $\fbox{68}$ HABITABLE ROOMS OR AREAS SHALL HAVE A MIN. CEILING HEIGHT OF $7^{\circ}-6^{\circ}$ EXCEPT AS PERMITTED BY CBC.
- [69] PROVIDE HEATING FACILITIES CAPABLE OF MAINTAINING A 70° ROOM TEMPERATURE, MEASURED AT 3" ABOVE THE FLOOR.
- [70] PROVIDE A CLASS "A" MINIMUM ROOF COVERING. ICBO RESEARCH REPORT NUMBER SHALL BE INDICATED ON THE PLANS.
- [71] GARAGE SHALL BE SEPARATED FROM DWELLING UNIT AND ITS ATTIC AREA BY MINIMUM & TYPE X GYPSUM BOARD.
- 72 WATER HEATER AND FURNANCE SHALL BE LOCATED A MINIMUM OF 18"
- [73] DOORS OPENING BETWEEN GARAGE AND DWELLING UNIT SHALL BE COUPPED WITH EITHER SOLID WOOD DOORS, OR SOLID OR HONEYCOMB CORE STELL DOORS NOT LESS THAN 1-75 THICK, OR DOORS OF COMPLIANCE WITH GBC. DOORS SHALL BE SELF CLOSING AND SELF LATCHING PER CBC.
- THE MAXIMUM HOT WATER TEMPERATURE DISCHARGING FROM THE BATHTUB AND WHIRLPOOL BATHTUB FILLER SHALL BE LIMITED TO 120 DEGREES FAHRENHEIT. THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A CONTROL FOR MEETING THIS PROVISION.
- [75] CLOTHS DRYER MOISTURE EXHAUST DUCTS SHALL TERMINATE OUTSIDE THE BUILDING AND HAVE A BACK-DRAFT DAMPER. EXHAUST DUCT IS LIMITED TO 14" WITH TWO ELBOWS. THIS SHALL BE REDUCED 2" FOR EVERY ELBOW IN EXCESS OF TWO. MINIMUM 4" DIAMETER, SMOOTH, METAL DUCT.
- [76] PROVIDE MAKEUP AIR FOR THE CLOTHES DRYER. WHEN A CLOSET IS DESIGNED FOR THE INSTALLATION OF A CLOTHES DRYER, A MINIMUM OPENING OF 100 SI SHALL BE PROVIDED IN THE DOOR.
- [77] INSTALL A HOT WATER RE-CIRCULATION SYSTEM WITH TIMER AND TEMPERATURE CONTROL. THE RECIRCULATION SECTIONS OF DOMESTIC HOT WATER SYSTEMS MUST BE INSULATED FOR THE ENTIRE LENGTH OF PIPING WHETHER BURIED OR EXPOSED.
- [78] THE BUILDER/CONTRACTOR TO PROVIDE THE OWNER AND THE COUNTY BUILDING DIVISION WITH A COPY OF THE CF-6R INSTALLATION CERTIFICATE AT THE TIME OF FINAL INSPECTION.
- 79 FACTORY BUILT FIREPLACES SHALL HAVE: CLOSABLE METAL OR GLASS DOORS COVERING THE ENTIRE OPENING OF THE FIREBOX. PROVIDE OUTSIDE COMBUSTION ANT TAKE DIRECTLY INTO THE FIREBOX X MINIMUM OF 6 SI IN AREA AND EQUIPPED WITH A READILY ACCESSIBLE, OPERABLE, AND TOTAL STITUTE CHARLE. TIGHT-FITTING DAMPER
- BO JOINTS AND OTHER OPENINGS IN THE BUILDING ENVELOP THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE SHALL BE CAULKED, GASKETED, WEATHER-STRIPPED OR OTHERMISE SEALED TO LIMIT INFILTRATION AND EXPILITATION.

Civil Engineering

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



muchel h

General Notes

SCALE: None

DRAWN BY-CHECKED BY: JOB NO.:

SHEET NO.: T-2

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

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DOOR AND WINDOW NOTES

- GLAZING: EXTERIOR GLAZING SHALL BE CLEAR, DOUBLE PANE INSULATED GLASS AS REQUIRED BY CODE AND ENERGY CALCULATIONS, PROVIDE TEMPERED GLASS, OR SAFETY GLAZING, AT ALL GLASS DOORS PER C.B.C.
- ALL MANUFACTURED EXTERIOR WINDOWS AND DOORS SHALL MEET THE AIR AND FILTRATION STANDARDS OF THE AMERICAN NATIONAL STANDARDS INSTITUTE AND SHALL BE CERTIFIED AND LABLED.
- 3. ALL EXTERIOR WINDOWS AND DOORS SHALL BE WEATHER-STRIPPED
- 4. ACTUAL WINDOWS SELECTED SHALL BE APPROVED BY OWNER PRIOR TO INSTALLATION.
- 5. PROVIDE INSECT SCREEN UNITS FOR EACH OPERABLE EXTERIOR SASH OR VENT, LOCATE SCREEN UNITS ON THE OUTSIDE OF THE SASH, UNLESS OTHERWISE
- 6. FLOOR LEVEL/LANDING AT DOORS: THERE SHALL BE A LEVEL AND CLEAR AREA (LANDING) ON EACH SIDE OF AN EXIT DOOR. THE LANDING SHALL HAVE A LENGTH OF AT LEAST 36" IN THE DIRECTION OF TRAVEL. THE LANDING SHALL NOT LENCH HE THE LAST BO IN THE DIRECTION OF INVESTMENT HE LANGUAGE SHALL NO LENCH HE THE LAST BO IN THE DIRECT SHALL NO SMMG OF THE LANDING. EXTERIOR LANDINGS MAY HAVE A SLOPE NOT TO SMMG OVER THE LANDING. EXTERIOR LANDINGS MAY HAVE A SLOPE NOT TO SLOPE NO GREATER THAN 50%, CHANGES IN LEVEL GREATER THAT X. SHALL BE ACCOMPLISHED BY MEANS OF A RAMP.
- 7. SILL HEIGHTS OF OPENINGS FOR EMERGENCY EGRESS FROM SLEEPING ROOMS SHALL NOT EXCEED 44 INCHES ABOVE FINISHED FLOOR.

ELECTRICAL NOTES

- 1. CONTRACTOR TO SIZE AND COMPLETE OPERATING INSTRUCTIONS FOR LIGHTING PROCESSING AND LECTRICAL EQUIPMENT FURNISHED UNDER HOME COMMUNICATIONS SYSTEMS, AND LECTRICAL EQUIPMENT FURNISHED UNDER HOME COMPLETED AND ASSECUED BY CODE. THE LATTER REQUIRTONS SHALL GOVERN IN CASE OF OMISSION OR CONFLICT. THE ELECTRICAL INSTALLATION SHALL BE IN A WORKMANSH-PLAKE MANNER IN ACCORDANCE WITH THE NATIONAL ELECTRICAL. CONTRACTORS ASSOCIATION STANDARD OF INSTALLATION. THE CONTRACTOR SHA BE FULLY RESPONSIBLE FOR THE SATISFACTORY OPERATION OF ALL ELECTRICAL ITEMS/SYSTEMS.
- 2. THE ELECTRICAL CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE MANDATORY MEASURES AS REQUIRED BY THE CALIFORNIA ENERGY COMMISSION
- 4. ALL ELECTRICAL EQUIPMENT DEVICES AND LIGHTING FIXTURES SHALL BE LISTED AND LABELED BY A NATIONALLY RECOGNIZED TESTING LAB AND SHALL BE INSTALLED AS PER LISTING, DATA SHEET, OR LABELING.
- 5. FLECTRICAL SYSTEM SHALL BE GROUNDED IN ACCORDANCE WITH NEC.
- 6. MAXIMUM OF 1500W LIGHTING PER CIRCUIT. DO NOT MIX RECEPTACLES AND LIGHTS ON SAME CIRCUIT.
- 7. RECEPTACLES SHALL BE LIMITED TO 8 DUPLEX OUTLETS MAXIMUM, PER CIRCUIT.
- 8. PROVIDE SEPARATE GFIC CIRCUITS FOR BATHROOMS, KITCHEN/BREAK ROOMS AND EXTERIOR RECEPTACLES. REFRIGERATORS AND GARBAGE DISPOSALS SHALL BE ON SEPARATE CIRCUITS.
- PANELBOARD SHALL HAVE A 125 AMP. CAPACITY AND 125 SUBPANEL INCLUDING 20% SPARES. MOUNT A TYPED CIRCUIT LIST ON PANEL BOARDS. LOCATE AS SHOWN ON PLAN.
- 10. LOCATE OUTLET BOXES TO THE NEAREST STUD AND PRESERVE THE SOUND INTEGRITY OF THE WALL. CONVENIENCE OUTLETS SHALL BE MOUNTED AT A HEIGHT OF 15" MIN. AND 48" MAX. ABOVE FINISHED FLOOR.
- 11. SWITCH DEVICES SHALL BE SILENTLY OPERATING. COVER PLATES SHALL BE IVORY PLASTIC, UNLESS OTHERWISE NOTED BY OWNER. SWITCH DEVICES SHALL BE MOUNTED AT A HEIGHT OF 15" MIN. AND 48" MAX. ABOYE FINISHED FLOOR.
- 12. ALL ELECTRICAL PLATE GASKETING FOR EXTERIOR WALLS SHALL MEET C.E.C. FOR "MEDIUM" INFILTRATION.
- 13. TELEVISION: PROVIDE CONCEALED RISER PROTECTION CONDUIT IN ACCORDANCE WITH TELEPHONE COMPANY REQUIREMENTS AT POINT OF ENTRY. ARRANGE FOR AND COORDINATE THE INSTALLAION OF TELEPHONE OUTLETS WHERE SHOWN ON PLANS.
- 14. SMOKE DETECTOR: MUST COMPLY WITH C.B.C. AND SHALL RECEIVE PRIMARY POWER FROM A SEPARATE CIRCUIT ON THE HOUSE PRIMARY WRING AND SHALL HAVE BATTERY BACK-UP. SEE FLOOR PLANS FOR EXACT LOCATIONS. DETECTORS SHALL SOUND AN AUDIBLE ALARM. SMOKE DETECTORS SHALL BE INTERCONNECTED

MECHANICAL / PLUMBING NOTES

- CONTRACTOR SHALL SIZE, FURNISH AND INSTALL ALL MATERIALS AND EQUIPMENT REQUIRED TO COMPLETE GAS FIRED, FORCE WARM AIR HEATING SYSTEMS, PLUMING, VENT OPENING LOCATIONS OR AS REQUIRED BY LOCAL CODES AND THE NATIONAL BOARD OF FIRE UNDERWRITERS CODE REGULATIONS. THE LATTER REQUIATIONS SHALL DOWNER IN CASE OF CONFLICT OR MOSSION. THE CONTRACTOR SHALL BE PULLY RESPONSIBLE FOR THE STATISTACTORY OPERATION, PLUMING THE OR ARBO STANDARS, OF ALL HEATING AND
- ALL PLUMBING WORK SHALL BE PERFORMED IN CONFORMANCE WITH APPLICABLE CODES, REGULATIONS AND ORDINANCES, INCLUDING TITLE 24 C.E.C.
- 3. CONTRACTOR TO PROVIDE FUEL GAS PIPING SYSTEM CALCULATIONS SHOWING TOTAL OF CHP INPUT, MAXIMUM DEVELOPED LENGTH, AND ALL EQUIPMENT BUILDING DEPARTMENT PRIOR TO INSTALLATION OF SUCH.
- CONTRACTOR TO SUBMIT, WITH HIS/HER BASE BID, A LIST OF EQUIPMENT PROPOSED FOR USE, DUCT DIAGRAMS, REGISTER LOCATIONS, THERMOSTAT LOCATIONS AND ALL OTHER ITEMS AS REQUIRED TO SHOW SERVICES. CONTRACTOR'S OMISSION FROM OR DEVIATIONS TO THE EQUIPMENT LIST SHALL NOT BE CONSTRUED AS TO LIMIT LIABILITY.
- 5. ANCHORAGE: EQUIPMENT DUCTS AND PIPING SHALL BE ACCURATELY SET AND LEVELED, ANCHORED TO STRUCTURE TO COR TITLE 24, OBG AND "SMACNA QUIDELINES FOR SEISMIC RESTRAINT OF PLUMBING SYSTEMS AND MECHANICAL SYSTEMS." SHOP DRAWINGS SHALL BE REVIEWED BY ENGINEER PRIOR TO MISTAL LATDUC.
- 6. ENERGY CONSERVATION: ALL EQUIPMENT SHALL BE PROPERLY SIZED AS TO CAPACITY AND EFFICIENCY TO MEET CALIFORNIA TITLE 24 ENERGY CODE. ALL TRANSVERSE DUCT, PLENUM AND FITTING JOINTS HALL BE SEALED WITH PRESSURE SENSITIVE TAPE OR MASTIC TO PREVENT AIR LOSS.
- WATER PIPING SHALL BE BRASS, COPPER "TYPE L". CAST IRON, GALVANIZED MALLEABLE IRON, GALVANIZED WROUGHT IRON, GALVANIZED STEEL, PLASTIC (SCHEDULE PER CODE), AQUAPEX, OR OTHER APPROVED MATERIAL, AND INSTALLED PER CODE, REQUIREMENTS.
- GAS PIPING SHALL NOT BE EMBEDDED IN OR BELOW WITHIN BUILDING OR PASS
- 9. NO WATER LINES SHALL BE INSTALLED IN SLAB. ALL LINES MUST BE OVERHEAD.
- 10. DESIGN AND INSTALL PLUMBING SYSTEMS ACCORDING TO RECOMMENDED PROCEDURES FOR CONTROL OF SOUND. ANCHOR PLUMBING TO STRUCTURE WRESILIENT MOUNTS.
- ALL HOT WATER PIPING UNHEATED AREAS SHALL BE INSULATED WITH MINIMUM R-3 INSULATION. INSULATE ALL SUPPLYING PIPES NOT INSIDE BUILDING INSULATION
- 12. EXHAUST FANS SHALL BE CAPABLE OF PROVIDING 5 AIR CHANGES PER HOUR, MINIMUM, AND SHALL BE PROVIDED WITH BACK DRAFT OR AUTOMATIC DAMPERS.
- 13. VENT PIPES SHALL BE CAST IRON, GALVANIZED STEEL, GALVANIZED WROUGHT IRON, COPPER, BRASS, SCHEDULE 40 PVC DWW OR OTHER MATERIAL APPROVED FOR USE BY THE UPC, AND INSTALLED PER CODE REGULATIONS, FLASH VENT PIPING THROUGH ROOF WITH 17 GA OR HEAVIER GALVANIZED FLASHING, MAYE WATERTIGHT WITH BLACK FIBROUS MATERIAL EXTEND FLASHING INTO ROOFING FFLT 12" FROM PIPE
- PROVIDE INSULATION FOR DUCTS AS REQ'D BY TITLE 24 ENERGY CALCULATIONS FOR SIZE
- (N) TOILETS SHALL BE ULTRA LOW-FLO WITH A MAXIMUM FLUSH CAPACITY OF 1.6 GALLONS.
- SHOWERHEADS SHALL HAVE A MAXIMUM FLOW CAPACITY OF 2.5 GPM @ 45 PROVIDE PRESSURE VALVE OR MIXING VALVE TO LIMIT WATER TEMERATURE TO AT TUBS AND SHOWERS.
- 17. (N) LAVATORIES SHALL BE SELECTED BY OWNER. OWNER TO APPROVE FIXTURE AND COLOR SELECTION PRIOR TO INSTALLATION.
- 18. ALL HOT WATER FAUCETS THAT HAVE MORE THAN 10 FEET OF PIPE BETWEEN THE FAUCET AND THE HOT WATER HEATER SERVING SUCH FAUCET SHALL BE EQUIPPED WITH A HOT WATER RECIRCULATING SYSTEM.
- PROVIDE ACCESS PANEL (12"X12" MIN.) FOR UTILITY SPACE FOR ALL PLUMBING FIXTURES HAVING CONCEALED SLIP—JOINT CONNECTIONS.
- 20 PROVIDE SHUT-OFF VALVE FOR EACH FIXTURE
- WATER HEATERS SHALL HAVE A TEMPERATURE /PRESSURE RELIEF VALVE WITH 3/4" GRAVITY FLOW PIPING TO THE EXTERIOR AND SHALL BE BRACED FOR SEISM LOADS PER UPC 510. WATER HEATER VENTING SHALL COMPLY WITH CHAPTER 8,
- 22 PROVIDE A NON-REMOVABLE BACKELOW PREVENTION DEVICE (APPROVED
- 23. FIRE DAMPERS: FIRE DAMPERS COMPLYING WITH THE REQUIREMENTS OF APPROVED RECOGNIZED STANDARDS SHALL BE INSTALLED AND BE ACCESSIBLE FOR INSPECTION AND SERVICING IN DUCTED AND UNDUCTED AIR OPENINGS AT PENETRATIONS IN THROUGH AREA SEPARATION WALLS OR OCCUPANOV SEPARATIONS, PENETRATIONS OF FIRE—RESISTIVE CONSTRUCTION OF HORIZONTAL EXIT WALLS OR CORREDORS SERVING AS A MEANING FERSE SHEVERITATIONS OF ROOF—CELLING
- 24. FURNACE ROOM SHALL BE 12" WIDER THAN FURNACE, PROVIDE 3" CLEAR WORKING SPACE AT SIDES, BACK & TOP. PROVIDE 30" DEEP WORKING SPACE ALONG ENTIRE FIREBOX FRONT WITH OPEN DOOR, PROVIDE 24" MIN. ACCESS DOOR, UMC.
- 25. A SHOWER OR TUB EQUIPPED WITH A SHOWERHEAD SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 6"-8" ABOVE AN AREA OF NOT LESS THAN 30" BY 30" AT THE SHOWER HEAD.

INTERIOR FINISHES NOTES

- 1. DRYWALL APPLICATION SHALL COMPLY WITH THE C.B.C.
- 2. GYPSUM WALLBOARD SHALL CONFORM TO ASTM C-36, UNLESS OTHERWISE GTYSUM WALLBOARD SHALL CONFORM 10 ASIM G-36, UNLESS OTHERWISE.
 MOTED, AND BE INSTALLED IN ACCORDANCE WITH "GYPSUM DRYWALL CONSTRUCTION HANDBOOK", 4TH EDITION, BY U.S. GYPSUM COMPANY, AND ASTM C-840. SEE ADDITIONAL NOTES AND DRAWINGS FOR TYPES OF GYPSUM BOARD.
- GYPSUM WALLBOARD UTILIZED IN ALL AREAS SUBJECT TO MOISTURE (ON WALLS & CLGS.) SHALL BE WATER-RESISANT AND COMPLY WITH ASTM C-630.
- 4. GYPSUM WALLBOARD UTILIZED IN FIRE-RATED WALLS AND CEILINGS SHALL BE TYPE "X" THICKNESS AS NOTED ON PLANS/DETAILS.
- 5. SEAL PERIMETERS, CONTROL AND EXPANSION JOINTS, OPENINGS AND ALL PENETRATIONS WITH A BEAD OF ACOUSTICAL SEALANT AT ALL SOUND-RATED WALLS. SEE FLOOR PLAN, SHEET A-1 FOR LOCATIONS.
- 6. PROVIDE PRODUCT SAMPLES OF GYPSUM WALLBOARD FINISH TEXTURES TO OWNER FOR APPROVAL PRIOR TO INSTALLATION.
- 7. ALL SHOWER AREA WALLS SHALL BE FINISHED WITH A SMOOTH, HARD, NON-ABSORBANT SURFACE TO A HEIGHT OF NOT LESS THAN 70" ABOVE THE DRAIN INLET PER C.B.C.
- 8. TILE, WHERE USED: METHODS OF INSTALLATION OF SUBSTRATE AND TILE SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF "MANDBOOK FOR CERANIC TILE, INSTALLATION". BY THE TILE COUNCIL OF AMERICA. TILE, COLOR AND GROUT SHALL BE SELECTED AND APPROVED BY THE OWNER PRIOR TO INSTALLATION. SEAL ALL TILE AND GROUT JOINTS AT COUNTERTOPS.
- 9. TOILET PARTITIONS SHALL BE "BOBRICK" 1040 SERIES OR EQUAL. OWNER SHALL APPROVE ACTUAL PARTITIONS AND COLORS PRIOR TO THEIR INSTALLAION
- ALL FINISH COLORS, GRADES (QUALITY OF MATERIALS), ECT., SHALL BE APPROVED BY OWNER PRIOR TO INSTALLATION.
- 11. ALL INTERIOR FINISHES APPLIED TO WALLS & CLGS. SHALL BE TESTED IN ACCORDANCE W/ CBC, APPLIED IN ACCORDANCE W/ CBC AND MEET THE REQ'TS OF CBC.
- 12. RATED FIRE-RESISTIVE WALLS & PARTITIONS SHALL BE PER CBC WHICH CALLS FOR 2" X 4" WD. STUDS 24" O.C. WITH 5%" TYPE "X" GYP BD EA SIDE. GYP BD SHALL BE APPLIED VERTICALLY OR HORIZONTALLY, NAILED W 6D COOLER OR WALLED NAILS @ 7" O.C. W/ END JOINTS ON NAILING MEMBERS. STAGGER JOINTS SIDE.
- 13. PER CBC TABLE 7-C, %" BASE LAYER TYPE "X" CYP BD SHALL BE APPLIED AT RIGHT ANGLES TO THE BOTTOM OF THE TRUSSES WITH 1%" TYPE S OR TYPE W DRYMALL SORWS 24 * O.C. FACE LAYER %" TYPE "X" CYP BD APPLIED AT RIGHT ANGLES TO TRUSSES T JOINTS OFFSET 24" FROM BASE LAYER JOINTS, 1-1/2" TYPE G DRYWALL SCREWS PLACED 2" BACK ON FITHER SIDE OF FACE LAYER FND JOINTS, 12" O.C.

FIRE DEPARTMENT NOTES

- 1. SMOKE DETECTORS (IF NOT ALREADY EXISTING) SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
- ONE DETECTOR ADJACENT TO EACH SLEEPING AREA (HALL, FOYER,

- O. ONE DETECTION REPORTS

 BACONY, ETC.

 B. ONE IN EACH SLEEPING ROOM.
 C. ONE AT THE TOP OF EACH STARWAY OF 24* RISE, OR GREATER, AND IN ACCESSIBLE LOCATION BY A LADDER.

 AT HEAD MUST BE AT LEAST ONE SWOKE DETECTOR ON EACH FLOOR LEVEL RECARDLESS OF AREA USAGE.

 B. THERE MUST BE A MINIMUM OF ONE SMOKE DETECTOR IN EVERY DACKHENT AREA.
- 2. EXISTING CHIMNEYS SHALL HAVE APPROVED SPARK ARRESTOR AT THE TOP. WIRE MESH NOT TO EXCEED 2".
- 3. PROVIDE 30 FOOT CLEARANCE TO BE MAINTAINED WITH NON-COMBUSTIBLE VEGITATION AROUND ALL STRUCTURES. SINGLE SPECIMEN TREES, ORNAMENTAIN SHRUBBERY, OR SMILLAR PLANTS USED AS GROUND COVERS, PROVIDED THEY DO NOT FORM A MEANS OF RAPIDLY TRANSMITTING FIRE FROM NATIVE GROWTH TO ANY STRUCTURE AND CRAFFELY TRANSMITTING FIRE FROM NATIVE GROWTH TO ANY STRUCTURE ARE EXEMPT.
- 4. ADDRESS NUMBERS: BEFORE CONSTRUCTION BEGINS, TEMPORARY OR PERMANENT HUMBERS SHALL BE POSTED FREMANENT ADDRESS NUMBERS SHALL BE POSTED FOR TO REQUEST OF A FINAL INSPECTION. ALL ADDRESS NUMBERS SHALL (FEBRUARENT OR TEMPORARY) SHALL BE POSTED ON THE PROPERTY TO AS TO BE CLEARLY VISILE FORM THE ROAD. WHERE VISIBILITY CANNOT BE PROVIDED, A POST OR SIGN BEARING THE ADDRESS NUMBERS. SHALL BE ST ADDRESS TO SHALL BE A FAMELY NOT THE PROPERTY OF THE STALL BE ST ADDRESS NUMBERS SHALL BE ST ADDRESS NUMBERS POSTED SHALL BE A WINMUM HEIGHT OF 6"," MIDE STROKE, AND CONTRASTING WITH THE BEAKCREOUND COURS OF THE SIGN. NOTE IF NUMBERS ARE NOT POSTED, BUILDING/FIRE INSPECTIORS WILL NOT GRANT A FINAL INSPECTION.

ENERGY. THERMAL. MOISTURE PROTECTION NOTES

- 1. ALL EXTERIOR FINISHES TO COMPLY WITH C.B.C.
- 2. ROOFING SHALL BE CLASS "A" EXTERNAL FIRE EXPOSURE. COLOR AND FINISH AS SELECTED BY OWNER. APPLY IN STRICT ORDINANCE WITH MANUFACTURER'S INSTRUCTIONS. VERIFY DESIGN WEIGHT W/ STRUCTURAL
- 3. FULL UNDERLAYMENT SHALL BE NO. 40 X 36" WIDE ASPHALT-SATURATED FIBERCLASS ROOFING FELT, COMPLYING WITH ASTM D-4601, TYPE II, OR FIBERCLASS BASE MINERAL SUFFACE CAPSHET COMPLYING WITH ASTM D-3909 AND AN INTERLAYMENT OF NO. 30 X 18" WIDE ORGANIC ROOFING FELT. APPLY IN STRICT ACCORDANCE WITH TILE MANUFACTURER'S INSTRUCTIONS.
- EXTERIOR PLASTERING SHALL BE PORTLAND CEMENT AND SHALL THAN THREE COATS (TOTAL THICKNESS 3") WHEN APPLIED OVER A METAL LATH
 OR WIRE FABRIC LATH. PLASTER AND METAL LATH SHALL BE INSTALLED OVER 2
 LAYERS GRADE "0" PAPER AND THEIR APPLICATION SHALL COMPLY WITH THE
 C.B.C. SUBMIT 24" X 24" SAMPLE TO OWNER PRIOR TO APPLICATION.
- 5 A CONTINUOUS NO. 26 GA CORROSION RESISTANT WEEP-SCREED WITH A 5. A CONTINUOUS NO. 26 GA. CORROSION RESISTANT WELF-SCREED WITH A MINIMUM WERRICAL ATTACHMENT FLANCE OF 3-2" SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE. THE SCREED SHALL BE PLACED A MINIMUM OF 4" ABOVE THE EARTH AND SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING. THE BUILDING PAPER AND LATH SHALL LAP THE ATTACHOE PLANCE PER GE SEC.
- BATT INSULATION SHALL BE FIBERGLASS WITH TYPE II, CLASS A, L-SCRIM-KRAFT VAPOR RETARDER MEMBRANE ON ONE FACE RESPECTIVELY.
- INSULATION SHALL COMPLY WITH C.B.C. AND TITLE 24 C.E.C., THE CALIFORNIA ENERGY COMMISSION ENERGY CONSERVATION STANDARDS. INSULATION MATERIALS SHALL HAVE BEEN CERTIFIED BY THE MANUFACTURER AS CONFORMING WITH THE CALIFORNIA QUALITY STANDARDS FOR INSULATING MATERIAL, TITLE 20, CH. 4. ARTICLE 3. (CBC-6 118(a))
- 8. NEW INSULATION FOR EXISTING ATTICS, WATER HEATERS AND DUCTS SHALL
- 9. ATTIC SPACES SHALL BE VENTILATED BY OPENINGS TOTALING NOT LESS THAN SOTH OF THE SPACE VENTILATED. THE OPENINGS SHALL BE COVERED WITH CORROSION RESISTANT METAL MESH WITH OPENINGS OF Z" IN DIMENSION, C.B.C.
- 10. HOLD CEILING INSULATION BACK 2" MIN. FROM TOP PLATE WHERE EAVE
- 11. CAULKING AND SEALANTS: DAP ARCHITECTURAL GRADE CAULK, USE AT ALL EXTERIOR JOINTS TO THE EXTENT NECESSARY TO PROVIDE A WATERTICHT ENCLOSURE. SET WOOD TRIM IN CAULKING BEAD ARTHER THAN APPLYING CAULKING AFTER TRIM INSTALLATION. COLOR CAULKING TO MATCH ADJACENT SURFACES.
- 12. OPEN JOINTS, PENETRATIONS AND OTHER OPENINGS IN THE BUILDING ENVELOPE SHALL BE SEALED, CAULKED, GASKETED OR WEATHER-STRIPPED TO
- 13. ADD A BEAD OF CAULKING AROUND THE INTERIOR OF THE SILL PLATE AT ALL EXTERIOR WALLS. THE BEAD SHALL BE APPLIED AT THE JOINT OF SUBFLOOR AND SILL PLATE JUST PRIOR TO SHEET ROCK APPLICATION.
- 14. STANDARDS OF CONSTRUCTION, FOR SHEET METAL SHALL BE PER "ARCHITECTURAL SHEET METAL STANDARDS", BY SHEET METAL AND AIR CONDITIONING CONTRACTOR'S NATIONAL ASSOCIATION, INC. (SMACNA MANUAL).
- GUTTER TYPE: STOCK " FASCIA GUTTER" SHAPE SIMILAR TO PROFILE SHOWN ON DRAWINGS, 26 GAUGE GALVANIZED IRON, OWNER SHALL APPROVE DESIGN AND PROFILE PRIOR TO FABRICATION/INSTALLATION.
- 16. FLASHING AND SHEET METAL TO BE A MINIMUM OF 26 GAUGE GALVANIZED IRON UNLESS OTHERWISE NOTED. FASTENERS SHALL BE SAME METAL AS FLASHING/SHEET METAL AND FINISHED TO MATCH ADJACENT SURFACE.
- 18. PROVIDE GUTTERS, DOWN-SPOUTS, FLASHING, COUNTER-FLASHING, REGLETS, EXPANSION JOINTS, ECT., WHERE SHOWN ON DRAWINGS, OR AS NECESSARY TO RESURE A WATERTIGHT ENCLOSURE. COMPLY WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS AND WITH SMACNA "ARCHITECTURAL SHEET METAL STANDARDS".

Civil Engineering

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

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ortheast Corner 4th &
arpenter
rmel
alifornia
PN 010-014-010

The Janz Addition

DATE: 1 March 2024 REVISIONS:



General Notes

SCALE: None

DRAWN BY: CHECKED BY:

JOB NO.

SHEET NO.: T-3

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

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

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

VOC AND FORM	ALDEHYDE LIMITS	
4.504.2.1 Adhesives, sealants and cauliks. Adhesi toxic compound limits. Less Water and Less Exempt Compounds in Gra ARCHITECTURAL APPLICATIONS. ARCHITECTURAL APPLICATIONS and Less Water and Less Exempt Compounds in Gra ARCHITECTURAL APPLICATIONS. ARCHITECTURAL APPLICATIONS. Wood flooring adhesives Wood flooring adhesives Wood flooring adhesives VCT and asphalt tile adhesives SVEUCHAL PALIFICATION PVC welding CAPUT Welding adhesives Single-ply roof membrane adhesive Single-ply roof membrane adhesi	ves, sealants and caulks shall be compliant with VOC and other	
Quality Management District Rule 1168. SEALANT VOC LIMIT		
(Less Water and Less Exempt Compounds in Gra	NS per Liter) OC LIMIT 250 760 300 450 450 420	
Modified bituminous Marine deck Other	750 750	
4.504.2.2 Paints and coatings. Paints, stains and other coatings shall be complicated to the coating shall be complicated to the coating shall be complicated to content to the coating. Less Water a COATINGCATGONY Plat coating. Non flat coatings Non flat sping gloss coatings.	TINGS	
SPECIALTY CONTING Aluminum root condings Basement specialty coatings Bituminous root coatings Bituminous root coatings Bituminous root of coatings Bituminous root primers For Coatings Magnesite cement coatings Masts texture coatings Masts coatings For coatings Roof coatings Roof coatings Roof coatings Roof coatings Sociating Sociating Sociating Sociating For coatings For coatin	400 400 50 50 350 350 350 350 35	



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The Janz Addition
Northeast Corner 4th &
Carpenter

Carmel

California

APN 010-014-010

DATE: 1 March 2024

REVISIONS:



General Notes

SCALE: None

DRAWN BY: CHECKED BY:

JOB NO.:

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2019 CALIFORNIA GREEN BUILDING CODE STANDARD CODE RESIDENTIAL MANDATORY MEASURES

CHAPTER 3 SECTION 301 GENERAL

30.1. SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Valuntary green building measures are data included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, countly, or city and country as specified in Section 10.1.7.

301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or oppiled to additions or disterations of existing residential buildings where the addition or disteration increases the building's conditioned area volume, or size. The requirements shall content to increase the building's conditioned area volume, and the requirements which was a state of the property of the property

301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CAGreen may apply to either low-rise residentiab buildings high-rise residentiab buildings, or both. Individual sections will be designated by bonners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no borner will be used.

SECTION 302 MIXED OCCUPANCY BUILDINGS 302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specocupancy.

Austra:VATION DEFINITIONS:
HCD Department of Housing and Community Development
BSC California Building Standards Commission
DSA-SS Division of the State Architect, Structural Safety
OSHPD Office of Statewide Health Planning and Development

Using Utilice of Statewide Her LR Low Rise HR High Rise AA Additions and Alterations N New

CHAPTER 4 RESIDENTAL MANDATORY MEASURES

DIVISION 4.1 PLANNING AND DESIGN

4.102.1 DEFINITIONS

4.1U.2.1 DELINIUONS The following terms are defined in Chapter 2 (and are included here for reference) FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, growel, fragments of brick or similar pervious material used to collect or channel drainage or nuroff water.

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

4 106 SITE DEVELOPMENT

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

4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION.

Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water droinage during construction. In order to manage storm water droinage during construction, ore or more of the following measures shall be implemented to prevent flooding of odjocent property, prevent erostian ord retains all runoff on the

Retention basins of sufficient size shall be utilized to retain storm water on the

site.
2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system wattle or other method approved by the enforcing agency.
3. Compliance with a lawfully enacted storm water management ordinance.
Note: Refer to the State Nater Resources Control Board for projects which disturb one core or more of solt, or are port of a larger common plan of development while in total disturbs one core or more of soll.

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

4 106 3 GRADING AND PAVING

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

methods to manage surface water include, but are not limited to, the following:

1. Seales

2. Water collection and disposal systems

4. Water referation gordens

5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.

Exception: Additions and alterations not altering the drainage path

DIVISION 4.2 ENERGY EFFICIENCY

4.201 GENERAL
4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards. DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

A-303 INDOOR WATER USE
4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures
(water closest and urinals) and fittings (foucets and showerheads) shall comply with
the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.4.4.

Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is occupancy, or final permit approval by the local building department. See Ckill Section 101.1, at seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment date.

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

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

4 303 1 3 Showerheads

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

4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 pps, or the shower shall be designed to only allow one shower outlet to be in operation at a time.

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

4 303 1 4 Fourate

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

flow rote of residential custory founcits small not be less than U.b galons per mnut 4. 403.1.4.2 Lowstory Faucets in Common and Public Use Areas. The maximum flow rote of lavotrory faucets installed in common and public use areas (cuitade of dealings of sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi. 3.303.1.4.3 Metering Faucets. Metering faucets when installed in residential

4-0.01.4-3. Meeting routes, wetering touces when inscribed in resolution buildings shall not deliver more than 0.2 gallons per cycle.

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

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

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

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

TABLE - MAXIMUM FIXTURE WATER USE

SHOWER HEADS (RESIDENTIAL) 1.8 CMP @ 80 PSI

LAVATORY FAUCETS MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI (RESIDENTIAL) LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS 0.5 GPM @ 60 PSI

KITCHEN FALICETS 1.8 CPM @ 60 PS 0.2 GAL/CYCLE WATER CLOSET 1.28 GAL/FLUSH LIBINALS 0.125 GAL /FLUSH

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

NOTES:

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

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE

4.406.1 RODENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete mesonry or a similar method acceptable to the enforcing agency.

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.

Exceptions:

I consider a consideration of the consideration of the consideration of the consideration of the consideration or recycle facilities coppile of compliance with this item do not exist or are not located reasonably close to the jubble.

I consideration of the consideration facilities.

4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN.

Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be ovaliable during construction for examination by the enforcing agency.

Identify the construction and demolition waste materials to be diverted fron soal by recycling, reuse on the project or salvage for future use or sale. Specify if construction and demolition waste materials will be sorted on-site

Specify If construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream).
 Gource separated or bulk mixed construction and demolition waste material collected will be taken.
 Identify construction methods employed to reduce the amount of construction
 Specify that the amount of construction and demolition waste materials diverted shall be collected by weight or volume, but not by both.

4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill compiles with Section 4.408.1.

Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company. demonitor waste microtrains will be universed by of worker introductions to company.

4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed of in landfill which do not exceed 3.4 lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which on at exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.406.1

4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.4 or Section 4.408.4.0.

Notes: Comple forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.aa.gov/CALGreen.html may be used to assist in documenting compliance with this sections with this section of the construction and semantification (S. & D) processors can be located at 2. Milled construction and semantification.

4.410 BUILDING MAINTENANCE AND OPERATION

4.410 BUILDING MAINTENANCE AND OPERATION
4.410. DEFEATION AND MAINTENANCE MANUAL. At the time of final inspection, a
manual, compact disc, web-based reference or other media acceptable to the
manual compact disc, web-based reference or other media acceptable to the
information of the compact of the manual shall remain with the
building throughout the life cycle of the structure.
2. Operation and maintenance instructions for the following:
a. Equipment and oppliances, including water—solving devices and systems, NYAC
before molor profilemes and equipment, whiled charges, water—healting systems and
other molor profilemes and equipment, whiled charges, water—healting systems and
other molor profilemes and equipment.

a. Equipment and systems, electric vehicle chargers, successions, provided by stems, photovoltale systems, photovoltale systems, electric vehicle chargers, successions and equipment.

b. Expect conditioning systems, including condensers and air filters.

c. Space conditioning systems, including condensers and air filters.

d. Landscape irrigation systems.

3. Information from local utility, woter and waste recovery providers on methods to Interfer resource resource consumption, including recycle programs and locations.

4. Public transportation and/se campated of phosphate of an interfer relative humidity when the providers are the maintain the

further reduce resource consumption, including recycle programs and locations.

4. Public transportation and/or carpsed options sociable in the area.

4. Public transportation and/or carpsed options sociable in the area.

4. Public transportation and/or carpsed options sociable in the area.

5. Instruction of percent and what methods an occupant may use to maintain the relative humidity level in that range.

6. Instruction about water-conserving landscape and irrigation design and development of the percentage of the percentage

Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of inne-hardous materials for recycling, plastics, organic water, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.

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

DIVISION 4.5 ENVIRONMENTAL QUALITY

SECTION 4 501 GENERAL

4.501.1 Scope The provisions of this chapter shall outline means of reducing the quality of air contaminants that are addrous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.

SECTION 4.502 DEFINITIONS 5.102.1 DEFINITIONS

4.503 FIREPLACES

5.102.1 DEFINITIONS
The following terms are defined in Chapter 2 (and are included here for reference)
AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel
substrates and door cores, not including furniture, fixtures and equipment (FF&E) not
considered base building elements.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density filterboard. "Composite wood products" does not structural composite lumber, oriented strands bood, glued laminated timber, prefabricated wood i--joists or finger--jointed lumber, all as specified in California Code of regulations (CCR). title 17. Section 93120.

DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion syste that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g 0'/g ROC).

Note: MIR values for individual compounds and hydrocarbon solvents are specified in CRR, Title 17, Sections 94700 and 94701.

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

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

Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a). REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

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

4.503.1 GENERAL. Any installed gas fireplace shall be a direct—vent sealed—combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA leve source Performance Standards (NSPS) emission limits as applicable, limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.

4.504 POLUTANT CONTROL
4.504 I COVERNO OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT
DURNAC CONSTRUCTION. At the time of rough installation, during storage on the
equipment, oil duct and other related are distribution component
penings shall be covered with loop, plattic, the

4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with

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

Adhesives, odhesive bonding primers, odhesive primers, seolants, seolant primers and cauke shall comply with local or regional dir polition control or of case and control or of the control of the control or of the case shown in Table 4-504. or 4-504. os applicable. Such products claes shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchlorothylene and triclorothylene), except for aerosal products, as specified in Subsection 2 below.
 Aerosal odelevies, and smaller unit sizes of otherwise, and sealant or cauking

2. Nerosol agrees, and smaller unit sizes or advantage, and section or coulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of California Code of Regulations, Title 17, commencing with section 94507.

4-504.2.2 Points and Coatings. Architectural points and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4-504.3 shall be determined by classifying the defined in Jubic actions and the Arbora Shall be determined by classifying the defined in Jubic sections 4.29.4.3, and 4.37 of the 2007 Colifornia Art Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Colors VOC limit in Table 4-504.3 and page.

4.504.2.3 Aerosol Paints and Coatings

Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain

Section 9-922(V)/2 of other registeries, including profitations on see to be found compounds and cores depleting substances, in Sections 9-952(9(1) and (9(1) of Colifornia Code of Regulations, Title 17, commencing with Section 9-9520; and in oreas under the purisdiction of the Boy Area AR Vocality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.

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

1. Manufacturer's product specification.

2. Field verification of on-site product containers.

TABLE 4.504.1 - ADHESIVE VOC LIMIT1.2

(Less Water and Less Exempt Compounds in Grams per Liter) ARCHITECTURAL APPLICATIONS INDOOR CARPET ADHESIVES CARPET PAD ADHESIVES OUTDOOR CARPET ADHESIVES WOOD FLOORING ADHESIVES RUBBER FLOOR ADHESIVES SUBFLOOR ADHESIVES SUBFLOOR ADHESIVES VOC LIMIT SUBFLOOR ADHESIVES
CERAMIC TILE ADHESIVES
VCT & ASPHALT TILE ADHESIVES
DRYWALL & PANEL ADHESIVES
COVE BASE ADHESIVES
MULTIPURPOSE CONSTRUCTION ADHESIVE
STRUCTURAL GLAZING ADHESIVES
SINGLE-PLY ROOF MEMBRANE ADHESIVES
OTHER ADHESIVES NOT LISTED

SPECIALTY APPLICATIONS SPECIALTY APPLICATIONS
PVC WELDING
CPVC WELDING
ABS WELDING
PLASTIC CEMENT WELDING
ADHESIVE PRIMER FOR PLASTIC
CONTACT ADHESIVE
SPECIAL PRIPOSE CONTACT ADHESIVE
SPECIAL PRIPOSE CONTACT ADHESIVE
TOP & TRIM ADHESIVE

SUBSTRATE SPECIFIC APPLICATIONS METAL TO METAL
PLASTIC FOAMS
POROUS MATERIAL (EXCEPT WOOD)
FIBERGLASS

1. IF AN ADHESIVE IS USED TO BOND DISSMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.
2. FOR ADDITIONAL INFORMATION RECARDING METHODS TO WEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

TABLE 4.504.2 - SEALANT VOC LIMIT

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

SEALANTS VOC LIMIT ARCHITECTURAL MARINE DECK NONMEMBRANE ROOF ROADWAY SINGLE-PLY ROOF MEMBRANE OTHER

SEALANT PRIMERS ARCHITECTURAL NON-POROUS POROUS MODIFIED BITUMINOUS MARINE DECK OTHER

Civil Engineering

400 Foam Street, Suite 200B Monterey, California. 93940 831,601,9818

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



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California Green **Buildng Code**

SCALE: None DRAWN BY-CHECKED BY: JOB NO.:

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

TABLE 4.504.3 - VOC CONTENT LIMITS FOR

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

COATING CATEGORY FLAT COATINGS NON-FLAT COATINGS NONFLAT-HIGH GLOSS COATINGS	VOC LIMIT	
FLAT COATINGS	50	
NON-FLAT COATINGS	100	
NONFLAT-HIGH GLOSS COATINGS	150	
ROPELA-HIGH GLOSS UDLININGS SPECIALTY COATINGS ALUMNUM ROOF COATINGS ALUMNUM ROOF COATINGS ALUMNUM ROOF COATINGS BASEMENT SPECIALTY COATINGS BITUMINOUS ROOF PRIMERS BITUMINOUS ROOF ROOF PRIMERS BITUMINOUS ROOF PRIMERS BITU		
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 CEMENT COATINGS	450	
MASTIC TEXTURE COATINGS	100	
METALLIC PIGMENTED COATINGS	500	
MULTICOLOR COATINGS	250	
PRETREATMENT WASH PRIMERS	420	
PRIMERS, SEALERS, & UNDERCOATERS	750	
REACTIVE PENETRATING SEALERS	350	
DOOF COATINGS	250	
RUST PREVENTATIVE COATINGS	250	
SHELLACS CLEAR OPAQUE	730	
OPAQUE	550	
OFAQUE	330	
SPECIALTY PRIMERS, SEALERS &		
UNDERCOATERS	100	
STAINS	250	
STUNE CONSOLIDANTS	450	
TO A FETTO MADICINO COLATINOS	340	
THE A THE DEFINICH COATINGS	100	
WATERDROOFING MEMBRANES	920	
WOOD COATINGS WEMBRANES	275	
WOOD DESCRIVATIVES	350	
OFAGUE SPECIALTY PRIMERS, SEALERS & UNDERCOATERS STAMS UNDERCOATERS STAMS STAMS UNDERCOATERS STAMS STA	340	
1. GRAMS OF VOC PER LITER OF COAT		w

WATER & EXEMPT

1. OR GRAWS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT
20. THE SEPCIFICE LIMITS REAMAN IN FFECT UNISSES REVASED LIMITS ARE LISTED IN
SUBSCULENT COLUMNS IN THE TABLE.
3. VALUES IN THIS TABLE ARE DEPORTED FROM THOSE SPORTED BY THE
3. VALUES IN THIS TABLE ARE DEPORTED FROM THOSE SPORTED BY THE
MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE
MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE

TARLE 4 504 5 - FORMALDEHYDE LIMITS1

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 MEDILIN DENCITY EIDEDDOADDS	0.13

. VALUES IN THIS TABLE, ARE DERIVED FROM THOSE SPECIFED BY THE CALIF, AIR RESURCES BOARD, AIR TOICES COMPROL MEASURE FOR COMPOSTE WOOD, AS TESTED IN ACCORDANCE WITH ASTIN E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.

THIN MEDILIM DENSITY EIRERROARD HAS A MAXIMUM THICKNESS OF 5/16" (8

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:

Corpet 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 Corpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1 ASA-0.4 RESULENT FLOORING SYSTEMS. Where resilient flooring is installed, at least 80% of floor orea receiving resilient flooring shall comply with one or more of the following:

1. Products compliant with the California Department of Public Health, "Standard India Compliant with the California Department of Public Resilients from the California Compliant Compli

Indoor Sources Using Environmental Chambers,"Version 1.1, February 2010 (also known as Specification 01350), certified as a CHPS Low-Emittina Material in the Collaborative for High Performance Schools (CHPS) High Performance Products Products certified under UL GREENGUARD Gold (formerly the Greenguard Children

& Schools program).
3. Certification under the Resilient Floor Covering Institute (RFCI) FloorScore

So Certification under the Resident root oversing instance (asy) to experience of the Certification (asy) of the Certification (a

4.50.4.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density file-those density file-those composite wood products used on the interior or exterior of the buildings shall meet the requirements for formoldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93/120 et seq.), by or before the dates specified in those sections, as shown in Tolde 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

provided as requested by the enforcing agency. Documentation shall include at least one of the following one and specifications.

2. Chain of custody certifications.

3. Product labeled and invoiced as meeting the Composite Wood Products regulator (see Col. Title 17, section of the product of the product

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

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

1. In the capital shall be considered to the capital shall be capital shall be

3. A slob dealing specified by of licensed dealing professional."

\$4,55.5.3.MSCIEC CONTENT OF BULLING MATERIALS. Building materials with viable signs of voter damage shall not be installed. Well and floor froming shall not be enclosed when the forming members exceed 19 percent moleture content. Molsture content shall be verified in compliance with the following:

"Description of the content of the content of the content of the content shall be verified in compliance with the following:

"Description of the content of the con

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:

 Fons shall be ENERGY STAR compliant and be ducted to terminate outside the building.
 Unless functioning as a component of a whole house ventilation system, fons must be controlled by a himfully control.
 Observation of the system of the syste Fans shall be ENERGY STAR compliant and be ducted to terminate outside the

Notes:

1. 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 hove their equipment selected using the following methods.

1. The heat loss and heat gain is established according to ANS/ACCA 2 Manual J — 2011 (Residential Load Colculation), ASHRAE handbooks or other equivalent design software or methods

software or methods.

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

metriaas. 3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S -2014 (Residential Equipment Selection), or other equivalent design software or

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

CHAPTER 7 **INSTALLER & SPECIAL INSPECTOR** QUALIFICATIONS

702 QUALIFICATIONS

702 QUALIFICATIONS
702. INSTALLE TRAINING. HVAC system instollers shall be troined and certified in the proper installation of HVAC systems including ducts and equipment by a management of the property of t

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 enforcing agency and the enforcing agency for the confidence of a 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 considered by the enforcing agency when evaluating the qualifications of a special

inspector:

1. Certification by a national or regional green building program or standard publisher.

publisher.

2. Certification by a statewide energy consulting or verification organization, such as HERS roters, building performance contractors, and home energy auditors.

3. Successful completion of a third party apprentice training program in the

appropriate trade.

4. Other programs acceptable to the enforcing agency.

tes: Special inspectors shall be independent entities with no financial interest in the Special inspector's shall be independent entities with no hindrical 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.

(EEC) to rate homes in Collatina occorang to the name transport to the responsible entity acting as the cener's open that are special inspectors to provide inspection or other duties necessary to substantiate compliance with the cener's open that are special inspectors to provide inspection or other duties necessary to substantiate compliance with the sentencing open for the portious type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by

certification shall be closely related to the primary job function, as determined by the local agency.

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

703 VERIFICATIONS

7.0.3. IDCUMENTATION. Documentation used to show complionce sits this code shall notice but is not limited to construction documents, joins, specifications, builder or installer certification, inspection reports, or documents, joins, specifications, builder or installer certification, inspection reports, or other demonstrate substantial methods cocapitable to the enforcing agency which demonstrate substantial very verify compliance, that method of compliance will be specified in the appropriate section or identified opplicable checklist.



400 Foam Street, Suite 200B Monterey, California. 93940 831,601,9818

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



muchel h

California Green **Buildng Code**

SCALE:	None		
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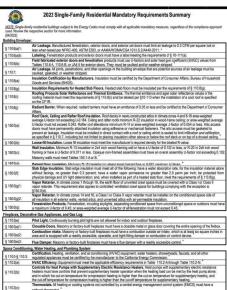
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selback thermostat."
Insulation. Utilified service water heater storage tanks and solar water-heating backup tanks must have adequate insulation, or tank

\$ 1103(c)3: surface heat test crains; \$ 1103(c)6: solution of white, Instantaneous water hashers with an input rating greater than 6.8 kBs per hour (2 kW) must have isolation valves whose bibs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.

§ 1102(c):

§ 1103(c)3:

		20
proach	§ 110.5:	Pilot Light (except app
		spa heaters
or	§ 150.0(h)1:	Building C Equipment Standards I
om	§ 150.0(h)3A:	Clearance dryer.
	§ 150.0(h)3B:	Liquid Line manufactur
ehold	§ 150.0(j)1:	Water Pipi piping mus
ied	§ 150.0(j)2:	Insulation mainterand adhesive to include, or non-crusha
nsumer overage coess	§ 150.0(n)1:	Gas or Pro designate a plumbing re more than :
ation, ling.	§ 150.0(n)3:	Solar Wate Certification R&T), or by
	Ducts and Fans:	
rood ng 0.102.	§ 110.8(d)3:	Ducts. Insu contractor i
al alone ed from g).	§ 150.0(m)1:	CMC Comp Duct Const R-6.0 or hig do not requ sealed with The combin cavities, air flexible duc
ust have	§ 150.0(m)2:	Factory-Fa connection duct tapes
rebox.	§ 150.0(m)3:	Field-Fabr mastics se
ches in	§ 150.0(m)7:	Backdraft dampers.
	§ 150.0(m)8:	Gravity Ve manually o
\neg	§ 150.0(m)9:	Insulation e cover). Cell
ice .	§ 150.0(m)10:	Porous Innouter vapor
100		Duct Syste

	2022 Single-Family Residential Mandatory Requirements Summary
	Pilot Lights. Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces; household cooking appliances (except pipilances without an electrical supply voltage connection with pilot lights that consume less than 150 Bts per hour); and pool sop heaters.
)1:	Building Cooling and Heating Loads. Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume; the SMACNA Residential Comfort System Installation

Manual; or the ALCA Manual J using design controls specified in § 150.0/n)2.

es. Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any ne Drier. Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by

unter insudición ples, Solar Wast-heining System Piping, and Space Conditioning System Line Insulation. // domestic hot water and be insulated as specified in 1001 1 del California Proteining Code.

**The Protection. Piping selection more la protected from disregar, reducing land, but a burdight, minister, equipment
**Protection. Piping selection more la protected from disregar, reducing selection from the piping selection from the piping selection from the piping selection piping counted custales the conditioned space must
selection for contract protection of the conditioned space must
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selection for the protection of the colors in layor enteres. Per mulation broaded seagle must be installed in a netergoral and
selection of the season of the OB proteins were an accessing to the second of the second

requirements, closed or in discancio between its consignated space also the water health. Collection, and a concernant collection of the "Inhight has the Scale of the water health reter-heating Systems. Solar water-heating systems and collectors must be certified and rated by the Solar Rating and no Corporation (SCAC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO yay a Ising agency that is approved by the executive director.

realation installed on an entering gases-conditioning duct must comply with § (S.H. 0 of the California Mechanical Code (CMC), if it is realable. In installation, the conditioning must certify be the customer, in writing, but the resultation meets this regularment, we offer the production of the customer or produced to Section 4 NOSIGNATION 0-5000 FHACE of the Code of the Code of ANOSIGNATION 0-5000 FHACE OF ANOSIGNATION 0-50000 FHACE OF A

Cell filler in on visits or with the common of the cell of the cel

t Damper. Fan systems that exchange air betweer the conditioned space and outdoors must have bacidraft or automatic entilation Dampers. Gravity ventilating systems serving conditioned space must have either automatic or readily accessible operated dampers in all persings to the volution, except combustory space in this rare enter existing and persings to the outside, except combustion in let and cutel de in operating and executed shift vents.

on of Insulation, insulation, insulation must be protected from dramage due to surified, in costume, equipment maintenance, and wind, excepted to wealthment that be suitable for cottop entering in contracting or protected by summan, where thesis, principle carries, or protected by summan, when the entering client carries, or place fluid in foom insulation must be protected as above or painted with a water retardant and solar radiation-resistant coating.

er Core Flex Duct. Pcrous inner cores of flex ducts must have a non-porous layer or air barrier between the inner core and Duct System Sealing and Leakage Test. When space conditioning systems use forced air duct systems to supply conditioned air to compared systems, the ducts must be selected and duct behave tested, as confirmed through field verification and diagnostic testing, in accordance with Reference Residential Appendix RASI. £ 150.0(m)11:

accordance with Reference Residential Appendix RA3.1.

AF Filballen, Succe conditioning systems with ducks exceeding 10 feet and the supply side of ventilation systems must have MERV 15 or explained filters. Filters for space conditioning systems must have a hor inch diploy or on be now in this stoop per Equation 5150.A college filter pressure drop and labeling must meet the requirements in § 150 (first) Z. Filters must be accessible for regular enrice. Filter racids or griller must use gaskets, seeling, or other means to close appear around the intended filters to and previous air from Systems (1). § 150.0(m)12:



§ 150.0(k)1G:	Screw based luminaires. Screw based luminaires must contain lamps that comply with Reference Joint Appendix JAS."
9 150.0(k) 1G:	Screw based summaires. Screw based summaires must contain lamps that compry with Hererence Joint Appendix JAB. Light Sources in Enclosed or Recessed Luminaires. Lamps and other separable light sources that are not compliant with the JAB.
§ 150.0(k)1H:	elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
0.450.00141	Light Sources in Drawers, Cabinets, and Linen Closets. Light sources internal to drawers, cabinetry or linen closets are not require
§ 150.0(k)11:	to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of
	power, emit no more than 150 lumens, and are equipped with controls that automatically lum the lighting off when the drawer, cabinet of linen closet is closed.
§ 150.0(k)2A:	Interior Switches and Controls. All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A.
§ 150.0(k)2B:	Interior Switches and Controls. Exhaust fans must be controlled separately from lighting systems."
§ 150.0(k)2A:	Accessible Controls. Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned on and off. *
	Multiple Controls. Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the dimmer or sensor is installed
§ 150.0(k)2B:	to comply with § 150.0(k).
§ 150.0(k)2C:	Mandatory Requirements. Lighting controls must comply with the applicable requirements of § 110.9.
§ 150.0(k)2D:	Energy Management Control Systems. An energy management control system (EMCS; may be used to comply with dimming, occupancy, and control requirements if it provides the functionality of the specified control per § 110.9 and the physical controls specified in § 150.0xi2A.
£ 450 00-000	Automatic Shutoff Controls. In bathrooms, garages, laundry coms, utility rooms and walk-in closets, at least one installed luminaire must be controlled by an occupancy or vacancy sensor providing automatic off functionality. Lighting inside drawers and cabinets with
§ 150.0(k)2E:	must be controlled by an occupancy or vacancy sensor providing automatic on functionality. Lighting inside drawers and cabinets with opaque fronts or doors must have controls that turn the light of when the drawer or door is closed.
	Dimmers. Lighting in habitable spaces (e.g., living rooms, dining rooms, kitchens, and bedrooms) must have readily accessible wall-
§ 150.0(k)2F:	mounted dimming controls that allow the lighting to be manually adjusted up and down. Forward phase cut dimmers controlling LED light sources in these spaces must compy with NEMA SSL 7A.
§ 150.0(k)2K:	Independent controls. Integrated lighting of exhaust fans shall be controlled independently from the fans. Lighting under cabinets or shelves, lighting in display cabinets, and switched outlets must be controlled separately from ceiling-installed lighting.
	Residential Outdoor Lighting. For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or
§ 150.0(k)3A:	other buildings on the same lot, must have a manual on/off swich and either a photocell and motion sensor or automatic time switch
	control) or an astronomical time clock. An energy management control system that provides the specified control functionality and meet applicable requirements may be used to meet these requirements.
§ 150.0(k)4:	Internally illuminated address signs. Internally illuminated address signs must either comply with § 140.8 or consume no more than 5 walts of cover.
§ 150.0(k)5:	Residential Garages for Eight or More Vehicles. Lighting for residential parking garages for eight or more vehicles must comply with tapplicable requirements for nonresidential garages in §§ 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.
Solar Readiness	
	Single-family Residences. Single-family residences located in subdivisions with 10 or more single-family residences and where the
§ 110.10(a)1:	application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b)-(e).
	Minimum Solar Zone Area. The solar zone must have a minimum total area as described below. The solar zone must comply with
	access, pathway, smoke ventilation, and spacing requirements as specified in Title 24. Part 9 or other parts of Title 24 or in any
	requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5
8110.10(b)1A:	feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160
§110.10(b)1A:	
	feet and are no less than 80 square feet each for buildings with nod areas less than or equal to 10,000 square feet or no less than 160 square feet or no indige than the visioness, the soler zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet."
§ 110.10(b)2:	feet and on no less than 50 square let each for buildings with roof areas less than or equal to 10,000 square feet or no less than 50 square feet and buildings with no damas setter than 10,000 square feet and buildings with no damas setter than 10,000 square feet. For simple fearling schedons, the solar zone must be located on the nod or overhang of the building and have a total area no less than 200 square feet. Administrat. All sections of the solar zone boated on steep-deposit crosts must have an azimuth between 59-000" of two not settled to the solar zone must not contain an explications, solidation for of limited to virist, furtheress, architectural features, and contains the solar
	feel and on no roles fan 80 squain he de can for buildings with not dense less than or equal to \$1,000 square feet or no less fan 160 square feet de role less fan 160 square feet fan 160 s
§ 110.10(b)2: § 110.10(b)3A:	feel and on no roles fan 50 squain he des on the buildings with not desired as their or equal to \$1,000 square feet or the sess than 150 squares feet of the roles fan 160 squares feet of the role or single-landy redirectors; with roll of squares feet of the role or single-landy redirectors. Feet of services for the role of containing of the buildings and have a bibli area no less than 250 squares feet. Shadips, Alle sections of the sold zone to contain on the sess than a roles than 250 squares feet. Shadips, Alle sections are feet to certain a redirector of the section of the sectio
§ 110.10(b)2:	feel and on no roles fain 50 squale feel each for buildings with not dense less than or equal to \$1,0000 square feet or no less fain 160 squares feet some feet or no less fain 160 squares feet dense feet or not less fain 160 squares feet dense feet some feet or not feet overlangs of the buildings and have a bibliar sen on less fain 250 square feet. The feet feet of the feet o
§ 110.10(b)2: § 110.10(b)3A:	feel and on no roles fan 50 squain teel each for buildings with not dense less than or equal to \$1,0000 square feet or no less fan 160 squares feet dense fact that \$1,000 squares feet and \$1,0000
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2022 Single-Family Residential Mandatory Requirements Summary

Space Conditioning System Airflow Rate and Fan Efficacy. Space conditioning systems that use ducts to supply cooling must have space Lobinoming system Annex real ser a managery, public continuers primaries native does not supply county managers and services and an about the production of the stage pressure product or permisently invalided data pressure product in the supply county managers to a 250 CFM per time of remised society purply care or a relaxed great line efficiency of 250 wasts per CFM for dright stream as extended as and 450 Wasts per CFM for the other sides and 450 Wasts per CFM for the pressure as extended as and 450 Wasts per CFM for the other sides of the product per managers and produce managers and a formation of the product per continuers and the production of the production

§ 150.0(o)1:	Requirements for Ventilation and Indoor Air Quality. All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(o)1.*
§ 150.0(o)1B:	Central Fan Integrated (CPI) Ventilation Systems. Continuous operation of CPI air handriers is not allowed is provide the whole- deelling unit ventilation air/low required per §150 (light). A motorated dismperi(s) must be installed on the ventilation ducil(s) that prevents all air/low through the space conditioning duci system when the dumperi(s) is closed and controlled per §150 (light) Biblish. CPI ventilation systems must have controlle that track outdoor air ventilation run time, and either open or close the notorized damper(s) for compliance with §150 (logh).
§ 150.0(o)1C:	Whole-Dwelling Unit Mechanical Ventilation for Single-Family Detached and townhouses. Single-family detached dwelling units, and attached dwelling units and statched dwelling units and statched dwelling units and statched dwelling units of sharing sellings or floors with other dwelling units, cocupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow specified in § 150 (lo)10-liii.
§ 150.0(o)1G:	Local Mechanical Exhaust. Kitchens and baltrooms must have local mechanical exhaust, nonneclosed kitchens must have demand- centrolled exhaust system meeting requirements of §100 (pol (Gia denoted kitches and baltrooms on use demand-controlled or continuous exhaust meeting §150.0(o)1 Gii-ki. Airflow nust be measured by the installer per §150.0(o)16v. and rated for sound per §150.0(o)16v. §
§ 150.0(o)1H&I:	Airflow Measurement and Sound Railings of Whole-Dwelling Unit Ventilation Systems. The airflow required part § 150,0(o) Cf must be measured by via uping a flow hood, foreign durch order interesting size of the fairs inlet or outside themislassightees freference Residential Appendix RA3." Whole-Dwelling unit ventilation systems trust be raised for sound per ASHRAE 62.2 § 7.2 at no less than the minimum airflow rate required by § 150,0(o) (c).
§ 150.0(a)2:	Field Verification and Disprostic Testing, Whole-Dveiling Unit ventilation airlow, vented range hood airlow and sound rating, and sIRU and EDV for affictory, must be usefiled in secretions—with Delateons Desicheralsi Appendix PAST 7 Vursiert angree hoods must be verified per Reference Residential Appendix PAST 7.4.3 to confirm if it is rated by HVI or AHAMI to comply with the airflow rates and sound requirements one STRO,000150.

110.4(a):	Certification by Manufacturers. Any pool or spa heaving system or equipment must be certified to have all of the following: compliance with the Appliance Efficiency Regulations and isteing in MAE/DBS, an one'd switch mounted outside of the heater that allows shuttling off the heater without adjusting, the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric residence heaters."
110.4(b)1:	Piping. Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.
110.4(b)2:	Covers. Outdoor pools or soas that have a heat pump or gas heater must have a cover.
110.100	Directional Inlets and Time Switches for Pools. Pools must have directional inlets that adequately mix the pool water, and a time

that will allow all pumps to be set or programmed to run only during off-peak electric demand periods Pilet Light. Natural gas pool and spa heaters must not have a continuously burning pilot light.

Pool Systems and Equipment Installation, Residential pool systems or equipment must meet the specified requirements for pump-sizing, flow rate, pripp. [alters, and valves.]

§ 150.0(p): Lighting Controls and Components. All lighting control devices and systems, balasts, an

requirements of § 110.9.

Luminaire Efficacy, All insalled luminaires must meet the requirements in Table 150.0-A, except lighting inlegal to enhast fam, kitcher sarge hook, bath vanity minns, and gasage door opener, navigation lighting lists than 5 widts; and lighting internal to drawers, cubinets, and clockets with an efficacy of at last 45 Jumes per wet. 150.0(k)1B:

closes with an efficacy of a least 60 Jumens per wat.

Serve based luminaries. Serve based uniformises must contain immed that comply with Reference Joint Appendix JAB.

Receased Dewritight Luminaries in Callings, Luminaries receased the ceilings must not contain some based sockets, must be artig
and must be assides with a greater or cauk. Callifornia Electrical Code § 410.116 must also be met.

Light Sources in Enclosed or Receased Luminaries. Lumps and other separable light courses that are not compliant with the JAS. § 150.0(k)1D: elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.

Blank Electrical Boxes. The number of electrical boxes that are more than five feet above the finished floor and do not contain a 6 150.0(k)1E: luminaire or other device shall be no more than the number of bedrooms. These beass must be served by a dimmer, vacancy senso-control, low vollage uniting, of tan speed control.

Lighting integral to Exhaust Fans. Lighting integral to exhaust fans (except wher installed by the manufacturer in kitchen exhaust hoods must ment the applicable reconfirments of 5 150.00 and



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

Northeast Corner 4th & Carpenter Carmel California

The Janz Addition

APN 010-014-010

DATE: 1 March 2024

REVISIONS:





Mandatory Measures

 $\underline{\text{SCALE:}} \quad \underline{\frac{1}{4}}" = \underline{1}" - \underline{0}"$

DRAWN BY:

CHECKED BY:

JOB NO.:

SHEET NO.: T-7

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

LATEST REVISION OF THE CITY DESIGN STANDARDS AND SPECIFICATIONS
THE LATEST REVISION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS (STATE SPECIFICATIONS)

— THE 2022 EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC), CALIFORNIA PLUMBING CODE (CPC),

CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA ENERGY CODE (CEnC), CALIFORNIA ELECTRICAL CODE (CEC).

2. THE CONTRACTOR SHALL FAMILWAZE HASSLE WITH THE PLANS, DETAILS, AND SPECIFICATIONS AND STE CONDITIONS PRIOR TO THE START OF CONSTRUCTION. IN THE EVENT THAT THE CONTRACTOR PRIOS ANY DISCREPANCES, OMSSIONS, OR DEFICIENCIES IN THE PLANS, THE CONTRACTOR SHALL NOTIFY THE DESIGN BIOMETER.

IT IS THE CONTRACTORS RESPONSIBILITY TO SECURE ALL REQUIRED PERMITS PRIOR TO THE START OF CONSTRUCTION, GRADING PERMITS EXPIRE 180 DAYS FROM ISSUANCE DATE.

4. THE LOCATIONS AND SIZE OF UNDERGROUND UTILITIES AND OR OTHER STRUCTURES SHOWN HEREON WERE 4. THE LOCATIONS AND SEZ OF THIS REPORTING UPDATES AND OF CHIEFS AND OFFICE AND OFFIC

CONTRACTOR SHALL VERIFY ALL EXISTING INVERT ELEVATIONS FOR STORM DRAIN AND SANITARY SEWER CONSTRUCTION PRIOR TO COMMENCEMENT OF ANY WORK.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING APPROPRIATE UTILITY COMPANIES AND REQUESTING VERIFICATION OF SERVICE POINTS, FIELD VERIFICATION OF LOCATION, SIZE, DEPTH, ETC. FOR ALL THEIR FACILITIES AND TO CORRENANTE WORK SCHEDULES.

7. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AT (800) 642-2444 AT LEAST 48 HOURS PRIOR TO EXCAMATION TO VERY THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND MAINTAIN A CURRENT DIG ALERT/811 TICKET THROUGHOUT THE PROJECT.

8. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ANY CURRENTLY APPLICABLE SAFETY LAW OF ANY A CANTINGTON OF THE STATEMENT OF COMPUNEY WITH ANY CLASSICALLY PEPULSEES STEET UNFO OF MAY ASSOCIATION. BOOK OF THE STATEMENT OF THE CONTRICCTOR STREETING TO CONNECT STREETING THE CONTRICCT OF CONNECT STREETING THE CONTRICCT STREETING THE CONTRICCT OF CONNECT STREETING THE CONTRICCT STREETING THE CONTRICCT OF CONNECT STREETING THE CONNECT STREETING THE CONTRICCT STR

9. EXISTING CURB, GUTTER, SIDEWALK, SURVEY MONIMENTS, AND OTHER IMPROVEMENTS WITHIN PROJECT SITE THAT ARE DIMMED OR DISPLACED AS A RESULT OF THE CONTRACTOR'S ACTIVITIES SHALL BE REPLACED BY THE CONTRACTOR.

IG. THE CONTRACTOR SHALL ASSUME SOME AND COMPATE RESPONSEBILITY FOR THE ARE STIT CONDITIONS AND SHEET OF ALL RESPONSE AND PROPRIET HOWER THE COMES FOR CONTRICTOR ARE THE PROJECT, THE CONTRICTOR ARESES TO HOLD HEMILESS, INSEMBLY AND DEFEND THE OWNER, THE EMPRESE AND ALL DESIGN CONSILIATION THAN AND ALL LUBERLY, CAUGAL COURSES ON DEMONSE ASSOCIATION THE PERMISSIANCE OF MAINTAINED PROFILE OF EMPLOYMENT CONTRICTOR AND ADMINISTRATION OF THE PERMISSIANCE OF MAINTAINED PROFILE OF EMPLOYER. THE RECORDERATION SHALL BE MODE TO APPLY CONTRIBUDIALLY AND HOT BE

11 CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OFF-HALL AND DISPOSE OF ALL ITEMS TO BE REMOVED. INCLUDING BUT NOT LIMITED TO: ASPHALT, CONCRETE STRPING, ANY AND ALL OTHER DEBRIS FROM THE SITE, EXCESS FROM TRENCHING AND PAVEMENT CONSTRUCTION, TREES AND ROOT—BALLS FENCING AND SPOILS FROM EXCAVATION AT THE CONTRACTOR'S EXPENSE.

12. IF ARCHAEOLOGICA, RESOURCES OR HUMAN REMANS ARE DISCOVERED DURNIC CONSTRUCTION, WORK SHALL BE HALLED WITHIN 150 FEET OF THE FIND UNTIL IT CAN BE EXAMINATED BY A QUALIFIED PROFESSIONAL ARCHAEOLOGIST. IF THE FIND IS DETERMINED TO BE SIGNIFICANT, APPROPRIATE MITIGATION MEASURES SHALL BE FORMULATED AND MACRIMENTED.

13. ALL REVISIONS TO THESE PLANS MUST BE APPROVED BY THE ENGINEER AND BUILDING OFFICIALS AS WELL AS THE OWNER PRIOR TO THEIR CONSTRUCTION AND SHALL BE ACCURATELY SHOWN ON RECORD DRAWNAS PRIOR TO THE ACCEPTANCE OF THE WORK AS COMPLETE. AND CHANGES TO OR DEVATIONS FROM THE PLANS MORE WITHOUT AUTHORIZATION SHALL BE AT THE CONTRACTOR'S SOLE RISK AND SHALL ABSOLVE THE ENGINEER OF ANY AND ALL RESPONSIBILITY ASSOCIATED WITH THE CHANGE OR DEVIATION.

14. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP THE SITE AND ADJACENT AREAS FREE FROM DIRT AND DEBRIS. SHOULD MAY DIRT OR DEBRIS BE DEPOSITED IN THE PUBLIC RICHT-OF-WAY, THE CONTRACTOR SHALL READING IT IMMEDIATELY.

16. DE CORRECTOS SHALL INCEL ALL RECESSION MUSICISES TO PREDICH ARROSING DUST FROM BECOMAN IN NOSMEC. DIES COMMON ANSKERS TO BE ARROHNERD MOLITE HAR SHOT LIMED TO THE PER FOL THEM TO THE TO THE PER FOL THEM TO THE PER FOL THE PER FOL THEM TO THE PER FOL THE PER FOL THEM TO THE PER FOL THE

16. A COPY OF ALL FIELD REPORTS/COMPACTIONS TESTS AND FINAL GRADING REPORT SHALL BE SUBMITTED TO THE CITY AT SCHEDULED INSPECTIONS.

17. PAD ELEVATION/S SHALL BE CERTIFIED TO 0.1 FEET, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY

18. CONTRACTOR SHALL POTHOLE AND VERIFY THAT A MINIMUM OF ONE FOOT OF VERTICAL SEPARATION CAN BE ACHIEVED AT ALL NEW SEWER CROSSINGS AND NOTIFY THE ENGINEER IF ANY EXISTING UTILITIES APPEAR TO BE IN

SANITARY SEWER

SANITARY SEWER MANHOLES SHALL BE CONSTRUCTED TO THE CITY STANDARD SPECIFICATIONS AND STANDARD DETAILS.

2. SANITARY SEWER PIPE SHALL BE POLYMAN, CHLORIDE (PVC) PLASTIC CRAWTY SEWER PIPE WITH INTEGRAL WALL BELL AND SPIGOT JOINTS, ALL SOLID WALL PIPE, FITTINGS AND COUPLINGS IN 4" THROUGH 15" INCH DIAMETERS SHALL CONFORM TO ASTM 03033 AND ASTM 03034, SDR 35 MINIMUM.

4. SEWER SERVICE LATERALS SHALL BE CONSTRUCTED TO THE CITY STANDARD SPECIFICATIONS AND STANDARD DETAILS.

5. ALL SEWER SERVICES SHALL BE MARKED WITH A "S" ON TOP OF CURB.

6. SANITARY SEWER CLEAN OUTS SHALL BE INSTALLED AT INTERVALS NOT TO EXCEED 100 FFFT.

BENCHMARK

PROJECT BENCHMARK SURVEY MARK SPIKE & ALUMINUM DISC ELEV=50.0, (SEE SHEET C2).

GRADING & DRAINAGE

- 1. CONTRACTOR SHALL NOTIFY THE CITY 48 HOURS BEFORE STARTING ANY GRADING OPERATIONS.
- 2. ALL GRADING SHALL CONFORM TO THE CITY GRADING ORDINANCE.
- If is the contractor's responsibility to secure the required permits prior to the commencement of Grading, Right-of-Entry, Permission to Grade, and encroachment permit(s) may be required prior to Grading.
- 4. IT IS THE CONTRACTORS RESPONSIBILITY TO PREPARE THE GROUND SURFACE TO RECEIVE THE FILLS AND TO PLACE, SPREAD, MIX, WATER, AND COMPACT THE FILL THE CONTRACTOR SHALL ALSO REMOVE ALL MATERIAL CONSIDERED UNSAITSFACTORY.
- WHERE UNSTABLE OR UNSUITABLE MATERIALS ARE ENCOUNTERED DURING SUB-GRADE PREPARATION, THE AREA IN QUESTION SHALL BE OVER EXCAVATED AND BACKFILLED WITH SELECT MATERIAL.
- 6. MAXIMUM CUT AND FILL SLOPE SHALL BE 2 HORIZONTAL TO 1 VERTICAL UNLESS OTHERWISE DIRECTED.
- ALL CUT SLOPES SHALL BE ROUNDED TO MEET EXISTING GRADES AND BLEND WITH SURROUNDING TOPOGRAPHY.
 ALL GRADED SLOPES SHALL BE PLANTED WITH SUITABLE GROUND COVER. 8. TREE REMOVAL SHALL INCLUDE REMOVAL OF TRUNKS, STUHPS, AND ROOT-BALLS. THE REMAINING CAVITY SHALL BE CLEARED OF ALL ROOTS LARGER THAN 1/2" TO A DEPTH OF NOT LESS THAN 18" AND BACKFILLED WITH SUITABLE MATERIAL THEN COMPACTED TO CONFORM WITH THE DESTING REQUIVA.
- 9. CONTRACTOR SHALL USE CAUTION WHEN GRADING AROUND AND/OR OVER EXISTING UNDERGROUND UTILITIES.

10. EARTHWORK QUANTITIES:

CUT = 0 CY
FILL = 0 CY
NET = 0 CY FILL
MAXIMUM HEIGHT OF EXCAVATION 0
MAXIMUM HEIGHT OF EMBANKMENT 0

EARTHWORK QUANTITIES ARE ESTIMATES ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERRY THE ACTUAL EXPERIMENCE QUANTITIES. NO JALDORANCE HAS BEEN MADE TO ACCOUNT FOR QUANTITIES FROM TRENCHING FOR FOUNDATION, FOOTINGS, PERS MOJOR UTUILIES TRENCHES.

11. ALL SURFACE DRAINAGE SHALL MAINTAIN 2% SLOPE MINIMUM.

TO, PERSON'S SEMENTIAL PARACET TO THE TRUSTATION SHALL BE LODED HER FROM THE BALLIDE AT A DEEP OF HIS TORS THAT AS THE ADMINISTRATION OF THE MARKETS PERSON CHARGE OF HIS CAGE OF HER MALLE F PRISONAL ORSINALTIONS OR LIGHT LIBES PROHIBIT TO THE TO HORIZONIAL DELINEAR, A AS SOCIE SHALL BE PROBLED TO AN APPROPRIAL PARAMETER LIBES OF DESIRED METER AND PROBLEMENT AND APPROVINCE AND AP

13. INVERTS OF ALL STORM DRAIN LINES CONNECTING RETAINING WALL SUB-DRAINS AND FOUNDATION SUB-DRAINS SHALL BE FIELD VERIFIED AFTER FOOTINGS ARE PLACED.

14. BUILDINGS CONSTRUCTED ACROSS CUT/FILL LINE SHALL HAVE COMPACTION TESTS TAKEN ALONG THE CUT AREA AS WELL AS THE FILL AREA, TESTS SHALL MEET 90% OF THE RELATIVE COMPACTION PER ASTM D1557.

15. ALL STORM DRAIN MAINS SHALL HAVE A MINIMUM OF 12" COVER.

16. DURING WINTER OPERATIONS (BETWEEN OCTOBER 1ST AND APRIL 30TH) THE FOLLOWING MEASURES MUST BE TAKEN:

- A. DISTURBED SURFACES NOT INVOLVED IN IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
- ALL ROMDS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON 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 SEDMENT FROM THE SITE.
- D. DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGH THE LIFE OF THE PROJECT DURING WINTER OPERATIONS.

17. ALL ROOF DRAINS SHALL DISCHARGE ONTO PAVED SURFACES, SPLASH BLOCKS OR BE HARD PIPED TO THE STORM DRAIN SYSTEM.

18. VEGETATION REMOVAL, ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL.

19. NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED WHICH WILL RESULT IN SILTATION OF WATER COURSES

 PREPARATION OF THE GROUND FOR FILL. THE GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY REMOVING VEGETATION, NON-COMPLYING FILL TOPSOIL AND OTHER UNSUITABLE MATERIALS SCARFYING TO PROVIDE. A BOND WITH THE NEW FILL.

FILL MATERIAL PERMITTED. NO ORGANIC MATERIAL SHALL BE PERMITTED IN FILL EXCEPT AS TOPSOIL USED FOR SURFACE PLANT GROWTH ONLY AND WHICH DOES NOT EXCEED 4 INCHES IN DEPTH.

UNDERGROUND UTILITIES

1. CONTRACTOR SHALL EXPOSE AND VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES, INCLUDING STORM DRAINS, SANITARY SEWERS AND WATER LINES, BEFORE ORDERING MATERIALS AND/OR CONSTRUCTING NEW FACILITIES.

2. ALL EXISTING MANHOLES AND UTILITY BOXES WITHIN THE PROJECT AREA ARE TO BE SET FLUSH WITH FINISHED GRADE. UNLESS OTHERWISE NOTED.

3. ALL TRENCHES AND EXCAVATIONS SHALL BE CONSTRUCTED IN STRICT COMPLANCE WITH THE APPLICABLE SECTIONS OF CAUFORNIA AND FEDERAL O.S.H.A. REQUIREMENTS AND OTHER APPLICABLE SHETY ORDINANCES, CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR TERIORIS HORRING DESION AND INSTILLATION.

4. PIPE MATERIALS AND INSTALLATION PROCEDURE SHALL BE IN ACCORDANCE WITH APPLICABLE SECTIONS OF THE ARD SPECIFICATIONS AND THE MANUFACTURER'S RECOMMENDATIONS

5. SHOULD ANY WATER SYSTEM MAINS OR SERVICES BE DAMAGED BY THE CONTRACTOR, THE WATER SYSTEM SHALL BE REPAIRED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE CITY.

STORM DRAIN

1. ALL STORM DRAIN PIPING 6"-24" SHALL BE HIGH DENSITY POLYETHYLENE TYPE-S WITH INTEGRAL BELL & SPIGOT JOINTS (ADS-N12 OR EQUAL) OR PVC (SDR 35). INSTALLATION SHALL BE PER MANUFACTURE SPECIFICATIONS OR AS SHOWN ON PLANS.

2. STORM DRAIN MANHOLES SHALL BE CONSTRUCTED TO THE CITY STANDARD SPECIFICATIONS AND STANDARD DETAILS.

3. ALL STORM DRAIN PIPE SHALL BE RIGID. NO FLEX PIPE

TREE PROTECTION NOTES

THE FOLLOWING ACTIVITIES ARE PROHIBITED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE. MATERIAL STORAGE: NO STORAGE OR PLACEMENT OF MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAMINION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE.

2. EQUIPMENT CLEANING/UQUID DISPOSAL: NO EQUIPMENT SHALL BE CLEANED OR OTHER LIQUIDS, NICLUDING, WITHOUT LIMITATION, PAINT, OIL, SOLVENTS, ASPHULT, CONSCRETE, MORTAR OR SHILLOR MATERIALS DEPOSITED OR ALLOWED TO FLOW OWTO THE GOODIO. ALL CONTINUANTS SHALL BE DISPOSED OF IN ACCORDANCE WITH THE CASAQ CONSTRUCTION BEST MANAGEMENT PRACTICES, SEE EROSION CONTROL PLAN SHEET CA.

TREE ATTACHMENTS: NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY PROTECTED TREE.

4. VEHOLIAR TRAFIC: NO VEHOLIAR AND/OR CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING SHALL TAKE PLACE WITHIN THE CRITICAL ROOT ZONG OF ANY PROTECTED TIESE OTHER THAN ON DISTRING SIRRET PARMISHEN. THIS RESISTICTION DOES NOT PREYT O SINGLE MOCROETH ACCESS WITHIN THE CRITICAL ROOT FOR PRIVISORS OF ESTRICLISMS THE BULLION PAY AND ASSOCIATED LOT GROWN, VEHOLIAR TRAFFIC RECESSION FOR ROUTINE UTILITY WANTENANCE, DEPERFORM PERSONATION OF UTILITY STRACE, OR MOUTINE WORKS OF PROTECTION OF THE WANTENANCE, DEPERFORM PERSONATION OF UTILITY STRACE, OR MOUTINE WORKS OF PROTECTION OF THE WANTENANCE, DEPERFORM PERSONATION OF UTILITY STRACE, OR MOUTINE WORKS OF THE WANTENANCE DEPERFORM PERSONATION OF UTILITY STRACE, OR MOUTINE WORKS OF THE WANTENANCE DEPERFORM PERSONATION OF THE WANTENANCE OF THE PROPERTY OF THE WANTENANCE DEPERFORM PERSONATION OF THE PROPERTY OF THE PROPERTY OF THE WANTENANCE DEPERFORM PERSONATION OF THE PROPERTY OF THE PROPERTY OF THE WANTENANCE DEPERFORM PERSONATION OF THE PROPERTY OF THE P

5. NO HEAVY EQUIPMENT, INCLUDING BUT NOT LIMITED TO TRUCKS, TRACTORS, TRAILERS, BULLDOZERS, BOBCAT TRACTORS, TRENCHERS, COMPRESSORS, AND HOISTS, SHALL BE ALLONED INSIDE THE DRP—LIME OF ANY PROTE TREE ON ANY CONSTRUCTION STEW BUTHOUT PROW WRITTEN APPROVAL, FROM THE CLY FORESTER.

6. ROOT PRUNING: ALL ROOTS TWO INCHES OR LARGER IN DIAMETER WHICH ARE EXPOSED AS A RESULT OF TRENCHING OR OTHER EXCAVATION SHALL BE CUT OFF SQUINES WITH A SHARP MEDIUM TOOTH SAW AND COVERED WITH PRUNING COMPOUND WITHIN TWO HOURS OF DIMINEL EXPOSURES.

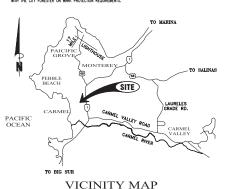
THE FOLLOWING PROCEDURES SHALL BE FOLLOWED ON ALL TYPES OF CONSTRUCTION PROJECTS (INCLUDING RESIDENTIAL, COMMERCIAL, AND MUNICIPAL / PUBLIC DOMAIN PROJECTS).

1. PROTECTINE FEACING, PROR TO THE ISSUANCE OF MAY RELIGION OF JERRY DISTURBANCE PERMIT, OR COMMICKING CONSTRUCTION, THE COMMER CONTRACTOR OF SURCEDIANCEOR SHALL RECORD THE PROTECTION AND APPROVAL OF THE OFF PROTECTION AND APPROVAL OF THE OFF PROTECTION AND ADMINISTRATION ADMINISTRATION AND ADMINISTRATION ADMINISTRATION AND ADMINISTRATION ADMINIST

2. ALL PROTECTIVE FENCING SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF ANY SITE WORK AND REMAIN IN PLACE UNTIL ALL EXTERIOR CONSTRUCTION ACTIVITY AT THE SITE HAS BEEN COMPLETED.

3. PROTECTIVE FENCING SHALL BE AT LEAST FOUR (4) FEET HIGH, CLEARLY VISIBLE, AND BE CLEARLY VISIBLE TO WORKERS ON THE SITE.

4. THE USE OF ORANGE VINYL CONSTRUCTION FENCING OR OTHER SIMILAR FENCING IS GENERALLY PERMITTED ONLY IF THERE IS NO CONSTRUCTION OR VEHICULAR ACTIVITY WITHIN TEN (10) FEET OF THE FENCE. IF CONSTRUCTION ACTIVITY OR VEHICULAR TRAFFIC IS EXPECIED WITHIN TEN (10) FEET OF THE FENCE, THE CONTRACTOR SHALL ALSO CONSULT WHITH THE CITY FORESTER ON BACK PROTECTION SEQUILETIMENT.



LEGEND

	BOUNDARY LINE	
	EASEMENT (ESMT)	
	CENTERLINE (CL)	
SD	STORM DRAIN MAIN	SD
	ROOF DRAIN LATERAL	
ss	SANITARY SEWER MAIN	ss
w	WATER MAIN	w
	DRAINAGE FLOW LINE	${\color{red} {\rightarrow} {\rightarrow} {\rightarrow} {\rightarrow} {\rightarrow} {\rightarrow} {\rightarrow} {\rightarrow} {\rightarrow} {\rightarrow$
	SAWCUT	<u>,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,</u>
ce ce ce ce ce	GRADE BREAK	ce ce ce ce ce
	ACCESSIBLE PATH OF TRAVEL	
— — 170 — — —	MAJOR CONTOUR	170
— — 169 — — —	MINOR CONTOUR	169
x x x	FENCE	$-\!\!-\!\!x -\!\!\!-\!\!\!x -\!\!\!\!-\!\!\!x -\!\!\!\!-\!\!\!\!$
oH-	OVERHEAD LINES	
× 405.46	SPOT ELEVATION	FG 171.13
	DROP INLET (DI)	=
	CURB INLET (CI)	Þ
	AREA DRAIN (AD)	EA0
SDMH ()	STORM DRAIN MANHOLE (SDMH)	SDMH
SSMH ()	SANITARY SEWER MANHOLE (SSMH)	■ SSMH
A	FIRE DEPARTMENT CONNECTION (FDC)	Y FDC
FH 🖰	FIRE HYDRANT (FH)	₩ FH
Ö	POST INDICATOR VALVE (PIV)	*
WW W	WATER METER (WM)	
wv 🖂	WATER VALVE (WV)	H
⊳	CHECK VALVE	◀
DD	DOUBLE CHECK WALVE	₩
0	CLEANOUT (CO)	•

SHEET INDEX

COVER & GENERAL NOTES GRADING & DRAINAGE PLAN SECTIONS & DETAILS EROSION CONTROL PLAN EROSION CONTROL DETAILS STORMMATER BEST MANAGEM

FYISTING

WATER BEST MANAGEMENT PRACTICE, (BMP'S)



PROPOSED

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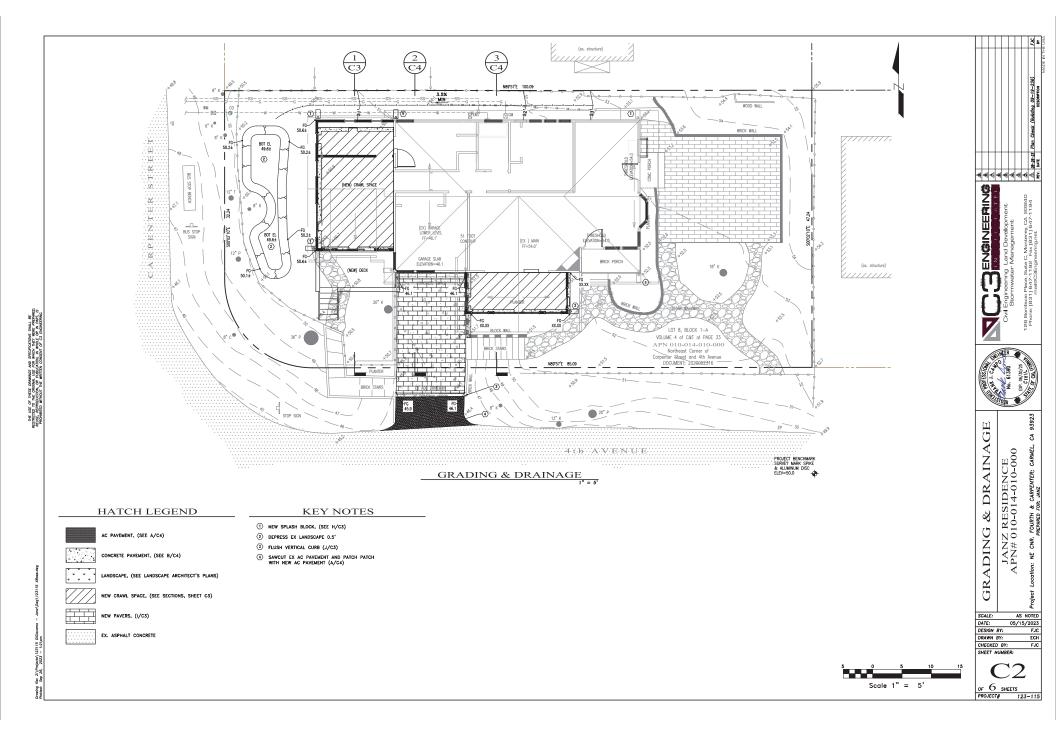
COVER SHEET GENERAL NOTES JANZ RESIDENC APN# 010-014-010-0 CNR. 닞 8

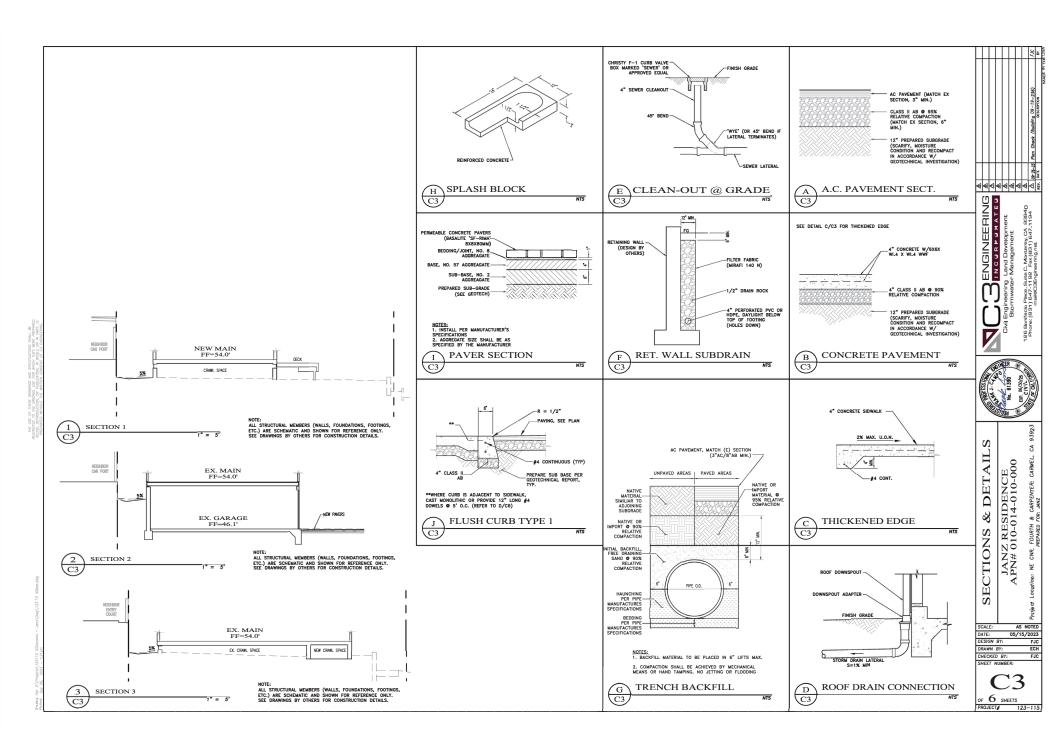
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OF 6 SHEETS PROJECT#

SHEET NUMBER:

123-115





EROSION CONTROL NOTES

 THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT ARBORNE DUST FROM BECOMING A NUISANCE TO NEIGHBORING PROPERTIES. THE CONTRACTOR SHALL CONFORM TO THE STANDARDS FOR DUST-CONTROL AS ESTABLISHED BY THE AIR QUALITY MAINTENANCE DISTRICT. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING

- A. PROMDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH, SUFFICIENT WIREBING TO COMITION, DUST IS REQUIRED AT ALL TIMES.

 B. COVER STOCKPLES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTINBUTE TO ARRESONE DUST.
- ANDURONE LIUST.

 C. KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.

 D. DANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS CONSIDER.

THE CONTRACTOR SHALL ASSUME LIABILITY FOR CLAIMS RELATED TO WIND BLOWN MATERIAL. IF THE DUST CONTROL IS INADEQUATE AS DETERMINED BY THE CITY, THE CONSTRUCTION WORK SHALL BE TERMINATED UNTIL CORRECTIVE MEASURES ARE TAKEN.

The contractor shall take all necessary measures to keep streets and roads free from drift and debris. Should any dirt or debris be deposited in the public rob(H-of-www). The contractor shall roadwe it immediately.

3. ALL CUT AND FILL SLOPES EXPOSED DURING CONSTRUCTION SHALL BE COVERED, SEEDED OR OTHERWISE TREASED TO COMPRICE DESCOND WITHIN 48 HOURS AFTER GROUNG. CONTRICTOR SHALL RE-VERSETATE SLOPES AND ALL DISTURBED ARESE TROUGHEN APPROVED PROCESS AS LOETENANCE BY THE CITY. THIS MAY CONSIST OF EFFECTIVE PLANTING OF RIVE GRASS, BARLEY OR SOME OTHER PRICE REMINANCES SEED.

4. DURING WINTER OPERATIONS (BETWEEN OCTOBER 1ST AND APRIL 15TH), THE FOLLOWING WEASURES MUST BE TAKEN:

- A. VEGETATION REMOVAL SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS, DURING THIS PERIOD, EROSION AND SEDMENT CONTROL MEASURES SHALL BE IN PLACE, DISTURBED SURFACES NOT MOVIDED IN THE MIMEDIATE
- OPERATIONS WAS IT & PRITICIPAL OF MALCHING MODIFIED OTHER STRUCTUM, WAS OF SIX PRIVILEGAL PRIMESSON, AND AND PRIMESSON SHALL HAVE ORDERED FOLKING STRUCTUM TO PRODUCE ESCOSIO OF OR ANAZON'T TO the RANGEW OR THE DOWNLY PROPERTIES.
 CRAIN-OFF FROM HES STRUKL EX EXCENSION OR TRIEDED OF RESIDE MESTARD FAIRLY STRIPS MAYOR COLIC HEAVING TO PREPARED AT SECURIOR FROM HE ESCURED THE ESCURED FROM HES CONTROL FOR THE ESCURED FROM HES CONTROL FROM HES CONTRO
- PROJECT.

 D. EROSON AND SEDMENT CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE BIO OF FACH DAY AND CONTINUOUSLY CHEEKED THROUGHOUT THE LIFE OF THE PROJECT DURING WITHER COPENTIONS.

 E. THE GROUNG INSPECTOR MAY STOP OPERATIONS DURING PERSOSO OF INCLEMENT WEATHER IF BROSON PROJECTIONS ARE NOT BEING CONTROLLED ACCOUNTED.

6. IF VEGETATION REMONAL TAKES PLACE PRIOR TO A GRADING OPERATION AND THE ACTUAL GRADING DOES NOT BEGIN WITHIN 30 DAYS FROM THE DATE OF BEHOMAL THEN THAT AREA SHALL BE PLAYIFED UNDER THE PROVISION OF SECTION 16.08.340 TO CONTROL EROSION. NO VEGETATION REJIONAL OR GRADING WILL BE ALLONED WHICH MILL RESULT IN SILIZION OF WATER COUNSES OR

7. ALL FINISHED SLOPES, OPEN SPACE, UTILITY BACKFILL AND OR COMPLETED LOTS THAT ARE NOT SCHEDULED TO BE RE-DISTURBED FOR MINIMALLY 14 DAYS SHALL BE PROTECTED WITH EFFECTIVE SOIL COVER.

8. SOIL STOCKPILES AREAS SHALL BE PROTECTED AGAINST EROSION.

STORMWATER MANAGEMENT

- ALL POLLITIANTS AND THEIR SOURCES, INCLUDING SOURCES OF SEDMENT ASSOCIATED WITH CONSTRUCTION, CONSTRUCTION SITE ENGSION AND ALL OTHER ACTIVITIES ASSOCIATED WITH CONSTRUCTION ACTIVITY SHALL BE CONTROLLED.
- ALL NON-STORM WATER DISCHARGES SHALL BE IDENTIFIED AND EITHER ELIMINATED, CONTROLLED, OR TOPATFO.
- SITE BMPS SHALL BE IMPLEMENTED TO REDUCE OR ELIMINATE POLLUTANTS IN STORM WATER DISCHARGES AND AUTHORIZED NON-STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITY.
- BEST IMMAGEMENT PRACTICES (BMPS) TO BE IMPLEMENTED BY THE PROJECT ARE LISTED BY CATEGORY, FACT SHEETS, AND DETAILS FOR THE BMPS SELECTED FOR THIS PROJECT, CAN BE FOUND IN THE CASOL STORMMERE BEST IMMAGEMENT PRACTICE HANDBOOK.
- DETAILED, SITE-SPECIFIC LISTING OF POTENTIAL SOURCES OF STORMANTER POLLUTION IS PROVIDED IN THE STORMANTER CONTROL PLAN AND OR THE SIMPPP.
- 6. ACCESS ROADS SHALL BE CLEANED (SWEPT) DAILY (IF NECESSARY) AND PRIOR TO ANY RAIN EVENT.
- DUMPSTERS SHALL BE COVERED NIGHTLY AND PROTECTED FROM RAIN AND SHALL HAVE SECONDARY CONTAINMENT.

THE FOLLOWING STANDARD BMPS SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE MONTEREY REGIONAL STIDENMANTER MANAGEMENT PROGRAM.

Panting: 1. Minimize use of Oil-Based Pants 2. Store Solvents and Pants in Original Containers or other fire Marshal approved Container. 3. Spent Souvents are Hazardous Wastes. Store Spent Souvents in approved containers. Relies Souvents as much as possible and use paints as much as possible rather than Disposing of them. Dispose of Spent Souvents and Unicainee Paint as a Mazardous Waste. K. NEVER CLEAN PAINT EQUIPMENT WHERE SOLVENTS, PAINT OR CONTAMINATED RINSE MATER CAN ENTER THE STORM DRAIN SYSTEM.

Plastering/stucos/tlang/site-aided concrete:

1. Store plaster and ceight in coreed areas and neep them out of the wind.

2. Conserve imperials, don't max more product than can be used before it hardens.

3. If there is left over product, place the excess in an exitently depression. Let the F THERE IS LET OWER PROJUCT, FUNC. THE CONTROL OF THE PRODUCT CURE AND DISPOSE OF AS REGULAR REFUSE.
 ALL RINES MUTER IS TO BE PULCED IN AN EXITIEND DEPRESSION CAPABLE OF HOLDING THE RINSE OF THE RESIDENCE OF THE PULCED IN A PROJUCT OF THE PURCE OF THE RINSE OF THE PULCED IN AN EXITED AS WELL AS MAY PLAN WATER THAT WOULD FALL/RUN INTO THE DEPRESSION.

READY-MIXED CONCRETE:

1. HAVE AN EARTHEN DEPRESSION DUG PRIOR TO THE ARRIVAL OF THE READY-MIX TRUCK.

2. IF A PUMP IS USED, PLACE THE ENTIRE PUMP PRIMING FLUID AND REJECT CONCRETE IN THE depression. 3. Place all spilled concrete and chute wash water in the depression. 4. All truck and pump rinse water is to be taken back to the ready—mix batch plant for

TREATMENT/RECYCLING.
5. BEFORE CREATING AN EXPOSED ACGREGATE FINISH, CAREFULLY PLAN AND PREPARE TO PREVENT THE SURRY THAT IS WASHED OFF FROM EMPERING THE STORM DRAIN SYSTEM AND GUTTERS.

Darth Moving Grounds.

1. Remove Editing Vegetation only when necessary.

2. Plant Temporary Vegetation when slope have been disturbed but construction is still.

ongoing during periods of rain 3. Protect down slope drainage courses by recognized methods such as those in the casqa

HANDBOOK.

4. USE CHECK DAMS OR DITCHES TO DIVERT WATER AROUND EXCAVATIONS.

5. COVER STOCKPILES OF EXCAVATED SOIL WITH TAPPS.

6. SCHEDULE GRADING ACTIVITIES DURING DRY PERIODS.

ৰবৰৰৰৰৰ ই ENGINEERING INCORPORATED 93940

, Suite C, Monterey, CA -1192 Fex (831) 647-:3Engineering.net Land Developr Management eering 26 Bonifacio Place, Phone: (831) 647-7



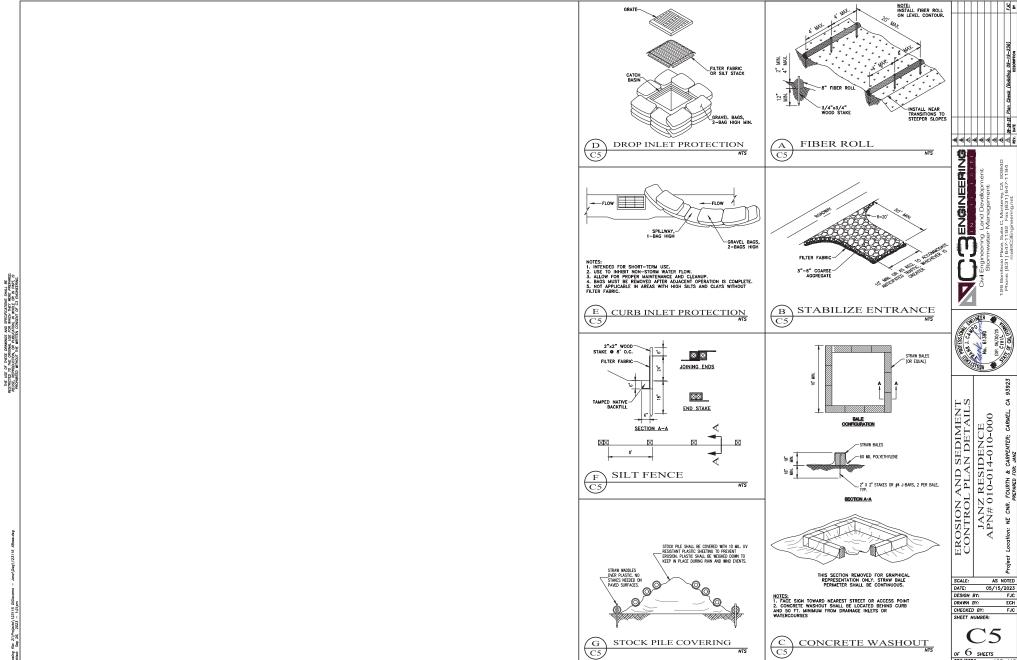
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AS NOTED SCALE: DATE: 05/15/2023 DESIGN BY DRAWN BY CHECKED BY: FJC

SHEET NUMBER 6 SHEETS PROJECT#

SEDIMENT PLAN CARPENTER; AND EROSION CNR. JAN. APN# Ä



126 Bonifacio Place, Suite C, Monterey, CA 93940 Phone: (831) 647-1192 Fax (831) 647-1194 maillint/3Frontechnoner

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FOURTH & CARPENTER; CARMEL, PREPARED FOR: JANZ JANZ RESIDENCE APN# 010-014-010-000 Location: NE CNR.

AS NOTED 05/15/2023 FJC

ECH

OF 6 SHEETS 123-115 ☐ 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 at the end of every work day or 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

Construction Entrances and

☐ Establish and maintain effective perimeter controls entrances and exits to 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

Waste Management ☐ The California Green Building

- residential and non-residential construction, demolition and additions/alterations projects to recycle or salvage a minimum 65% of nonhazardous construction materials from the
- ☐ 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



EOUIPMENT MANAGEMENT & SPILL CONTROL

- ☐ 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 hermed area away from storm drains and over a drip pan big enough to collect fluids. Recycle or dispose of fluids as hazardou
- ☐ 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

- ☐ 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
- Clean up spills or leaks immediately and dispose of cleanup materials properly (see the Monterey Regional Waste Management Districts' 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
- ☐ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials including oil. To report a spill:

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

EARTHWORK &

CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)

☐ 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 filler, 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 Denartment, Regional Water Quality Control Board, and local municipal inspector.
- · Unusual soil conditions, · Abandoned underground tanks
- Abandoned wells

PAVING/ASPHALT

- ☐ 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 NOT sweep or wash it into
- ☐ Do not use water to wash down fresh asphalt or concrete

Sawcutting & Asphalt/Concrete

- storm drain inlets when saw cutting. Use filter fabric, catch asin inlet filters, or gravel bags to keep slurry out of the
- □ Protect storm drain inlets gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, inlet filters, berms, etc.
- ☐ Shovel, abosorb, or vacuum
- ☐ If sawcut slurry enters a catch basin, clean it up immediately

CONCRETE GROUT &

- ☐ 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 concrete harden and dispose of as garbage.
- ☐ Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite

- ☐ Completely cover or barricade storm drain system.
- 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!).

LANDSCAPE MATERIALS

- ☐ Contain stockpiled landscaping materials by storing them under tarps when they are not actively
- ☐ 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



PAINTING & PAINT

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

Paint Removal

- ☐ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of as hazardous waste.
- ☐ Paint chips and dust from and sand blasting may be swep 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
- ☐ 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 ir 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 result Contaminated groundwater must be treated or hauled offsite for proper disposal.

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

DATE 05/15/2023 DESIGN BY CHECKED BY

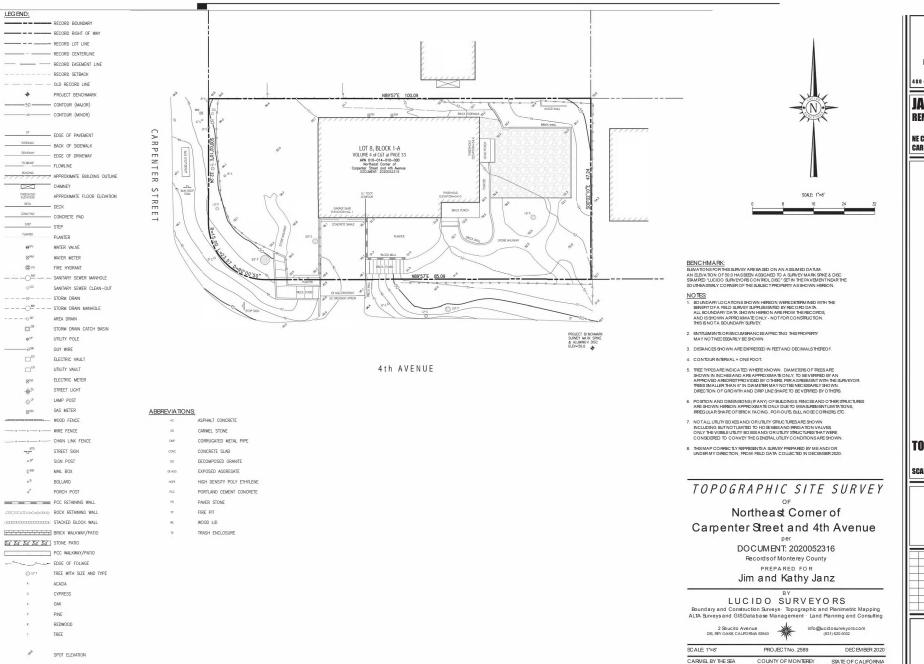
JANZ RESIDENCE APN# 010-014-010-000

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Suite C, Monterey, CA 9394 11192 - Fax (831) 647-1194 BEngineering net

6 SHEETS



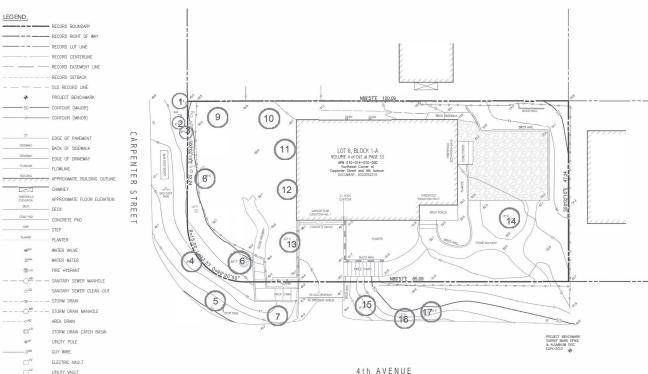
SDC LLC DESIGN AND CONSULTING 11515 N. 91 ST. SCOTTSDALE, AZ. 85260 480 - 363 - 9075 RDADESIGNSAZ@GMAIL.COM **JANZ RESIDENCE**

REMODEL PLAN

NE CORNER 4TH AND CARPENTER CARMEL, CA 93923

TOPO SITE PLAN

SCALE 1/4" = 1'-0"



ABBREVIATIONS:

ELECTRIC METER STREET LIGHT

LAMP POST

CAS METER

. . . . CHAIN LINK FENCE

STREET SIGN SIGN POST

MAIL BOX BOLLARD

PORCH POST PCC RETAINING WALL

☐12°T TREE WITH SIZE AND TYPE

ACACIA CYPRESS

OAK

PINE REDWOOD TREE

SPOT FLEVATION

FTT TTTTTT BRICK WALKWAY/PATIO STORE PATIO

DI LEVIA IIO 140.	
AC	ASPHALT CONCRETE
C5	CARMEL STONE
CMP	CORRUGATED METAL PIPE
CONC	CONCRETE SLAB
DG	DECOMPOSED GRANITE
Dt AGG	EXPOSED AGGREGATE
HOPE	HIGH DENSITY POLY ETHYLENE
PCC	PORTLAND CEMENT CONCRETE
P5	PAVER STONE
FP	FIRE PIT
WL.	WOOD LID
TE	TRASH ENCLOSURE



ELEVATIONS FOR THIS SURVEY ARE BASED ON AN ASSUMED DATUM.
AN ELEVATION OF 50 O HAS BEEN ASSIGNED TO A SURVEY MARK SPIKE & DISC
STAMPED LUCIDO SURVEYORS CONTROL DISC: SET IN THE PAVEMENT NEAR THE
SO UNHAS STRELY CORNER OF THE SUBJECT PRO PERTY AS SHOWN HEREON.

IO 1632

BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENETTOF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN HEREON AFE FROM THE RECORDS, AND IS SHOWN AFPROXIMATE ONLY. NOTFOR CONSTRUCTION. THIS IS NOT A BOUNDARY SURVEY

- ENTITLEMENTS OR ENCLIMBRANCES AFFECTING THIS PROPERTY MAY NOT NECESSARILY BE SHOWN.
- 3. DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
- 4. CONTOUR INTERVAL = ONE FOOT.
- 5. TREE TYPES ARE INDICATED WHERE KNOWN. DIAMETERS OF TREESARE SHOWN IN INCHES AND ARE APPROXIMATE ONLY, TO BE VERIFIED BY AN APPROVED A RIPORT STPROVIDED BY OTHERS, PER AGREEMENT WITH THE SURVEYOR TREES SMALLER THAN 6" IN DIAMETER MAY NOT BE INDICESSARLY SHOWN. DIRECTION OF GROWTH AND DRIP LINE SHAPE TO BE VERIFIED BY OTHERS.
- 6. 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, POP-OUTS, BULL NOSE CORNERS, ETC.
- 7. NOTALL UTILITY BOXES AND/OR UTILITY STRUCTURES ARE SHOWN NOLUDING BUTNOT UMITED TO HOSE BIES AND IRRIGATION VALVES ONLY THE VISIBLE UTILITY BOXES AND/OR UTILITY STRUCTURES THAT WERE CONSIDERED TO CONVEY THE GENERAL UTILITY CONDITIONS ARE SHOWN
- THISMAP CORRECTLY REPRESENTS A SURVEY PREPARED BY ME AND/OR UNDER MY DIRECTION, FROM FIELD DATA COLLECTED IN DECEMBER 2021

TOPOGRAPHIC SITE SURVEY

Northeast Comer of Carpenter Street and 4th Avenue

DOCUMENT: 2020052316

Records of Monterey County

PREPARED FOR

Jim and Kathy Janz

LUCIDO SURVEYORS

Boundary and Construction Surveys \cdot Topographic and Planimetric Mapping ALTA Surveys and GISDatabase Management \cdot Land Planning and Consulting

CARMEL BY THE SEA



STATE OF CALIFORNIA

SCALE: 1"=8" PROJECTNo. 2589 DECEMBER 2020 COUNTY OF MONTEREY

SDC 11515 N. 91 ST. 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"

Significant Tree Evaluation Worksheet

APN: 010-014-011-000 Street Location: Northeast corner of Carpenter and 4th Ave Planner: Marni Waffel City Forester: Sara Davis

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.

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
YES																		
NO	Х	Х	X	Х	Х	Х	X	Х	X	X	X	X	Х	X	Х	Х	Х	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 safetyrist. Trees that have limited and specific defects that can be remedied with selective pruning or other mitigation should be marked as slid and specific recommendations should be given to the owner for tree care. Such trees may still be assessed for significance.

Tree#	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Species	со	со	Acacia	MP	MC	MP	MP	со	Prunus	Prunus	MP	MP	со	со	co	Toyon	MP	cc
YES	Х	Х		Х	Х	Х	Х	Х			Х	Х	Х	Х	Х	Х	Х	Х
NO			X						X	Х					\Box			Г

MP-Monterey pine MC-Monterey cypress BP-Bishop pine CR -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 lat may be determined to be Significant Trees only if they are exceptional examples of the specie 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

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					г	Г

Monterey pine, Monterey cypress, Bishop pine, Coast redwood: 6" DBH Coast live oak - single trunk tree: 6" DBH coast live oak - multi-trunk tree: 6" DBH california sycamore, Big leaf maple, Catalina ironwood, other: 10" 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

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																		
Tree #																		
score	2	2	Х	Х	2	2	Х	2	Х	Х	Х	Х	2	2	1	2	2	2

recover or will never be a visual asset to the neighborhood or will likely deteriorate into a structural hazard. The tree has poor form or structure but (3) can recover with proper maintenance or (b) it provides visual interest in its current form, and does not have structural defects that are likely to develop into a safety interest in its current form, and does not have structural defects that are likely to develop into a safety.

The tree has servage form and structure for the species but does not exhibit all the qualities of excellent form and structure.

The tree exhibits excellent form and structure: For all species there will be a good distribution of foliage on points: 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. Wh																		
Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
score	2	2	Х	Х	3	1	X	3	X	Х	Х	Х	2	2	0	1	1	1

O points: The tree is over mature or thows signs of poor or declining vigor such as die-back of major limbs or of the crown, small leaves/needles and/or minimal new growth.

I point into the future.

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	Y		Х	Y	X	Y	X	1	1	1	1	1	1

power. The tree is cowded or has no room to grown to grow the property of the

Part Three: Final Assessment

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

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

 $B. \ \underline{ \text{Are there any other factors that would disqualify a tree from a determination of significance}\ ?$

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 under each of the criteria in raint wo, it shall be classified as significant in it achieves a societ or so more points or shall be classified as Moderately Significant if it schewes a societ of 4 of 5 points. There 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
SIGNIF	Х	Х			Х			Х					Х	Х				\Box
MOD SIGNIF					Г	х									х	х	х	х
NOT SIGNIF			Х	х			Х		Х	Х	х	Х						

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.

- Fxcavation 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 dripline 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 dripline or 18 inches radially from • Tree Protection Zone — The Tree Protection Zone shall be equal to driptine or 18 inches radially from the tree for every one in oil frauk distances at 4.5 feet above these coll fine, withchever in geneter. Minimum that the residence is a collection of the protection shall not be resident, mostled, removed, or altered in any manner without written approach. The fencing must be maintained upright and taught for the duration of the project. How next hard inches of wood much shall incitated within the Tree Protection Zone. When the Tree Protection Zone is at or within the drip line, no less than fiches of wood much shall be installed in linear shall prote the tree for every most the main factors of wood much shall be installed in linear shall prote the tree for every most the protection. one inch of trunk diameter at 4.5 feet above the soil line outside of fencing.
- The Structural Root Zone Structural Root Zone shall by 6 feet from the trunk or 6 inches radially from the tree for every one inch of trunk dameter at 4.3 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, hydrovax 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

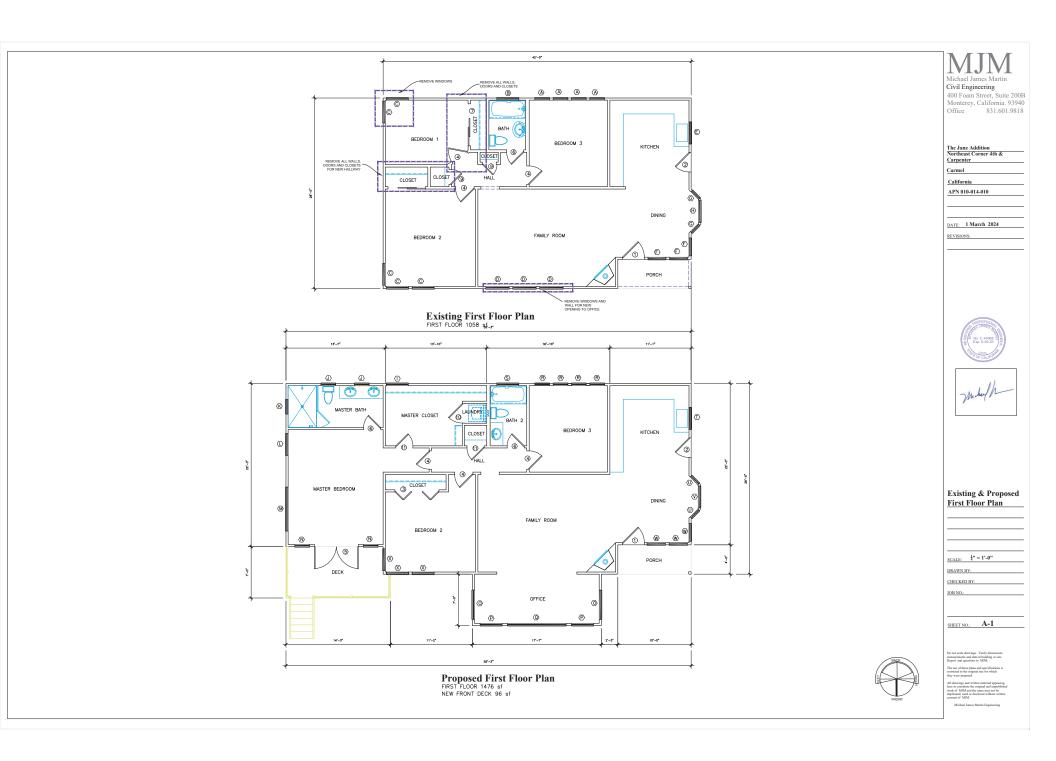


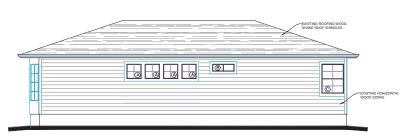
JANZ RESIDENCE REMODEL PLAN

NE CORNER 4TH AND CARPENTER CARMEL, CA 93923

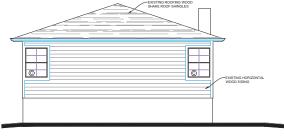
TREE EVALUATION

SCALE 1/4" = 1'-0"





Existing Rear Elevation



Existing Left Elevation



Existing Right Elevation



Existing Front Elevation



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The Janz Addition
Northeast Corner 4th &
Carpenter

Carmel

California

APN 010-014-010

DATE: 1 March 2024

REVISIONS:





Existing Elevations

SCALE: ¹/₄" = 1'-0"

DRAWN BY:

CHECKED BY:

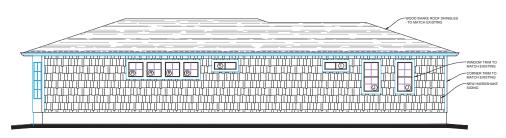
SHEET NO.: A-2

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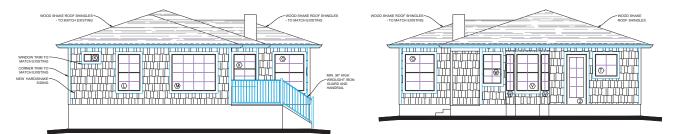
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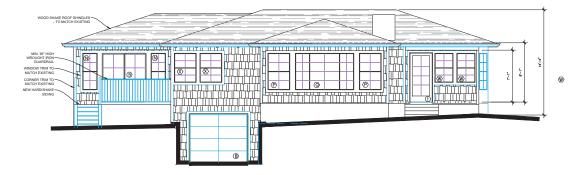




Proposed Rear Elevation



Proposed Left Elevation Proposed Right Elevation



Proposed Front Elevation



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Proposed Elevations

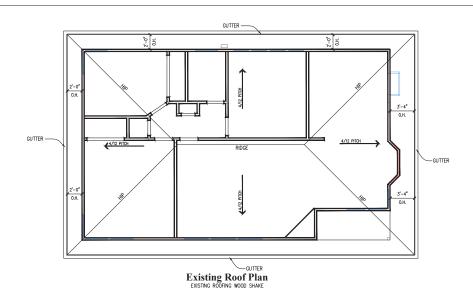
SCALE: \frac{1}{4}" = 1'-0"

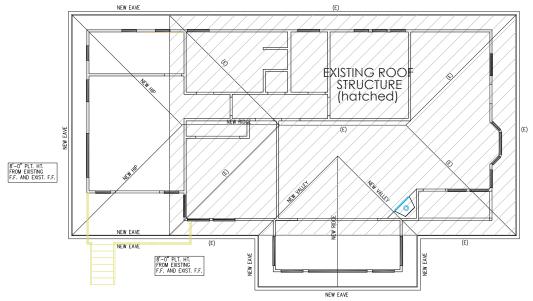
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Proposed Roof Plan
NEW ROOFING WILL BE WOOD SHAKE TO MATCH EXISTING ROOFING



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The Janz Addition Northeast Corner 4th & Carpenter

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APN 010-014-010

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REVISIONS:





Existing & Proposed Roof Plan

SCALE: 1" = 1'-0"

DRAWN BY:

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JOB NO.:

SHEET NO.: A-4



- 1. (N) INTERIOR DOORS TO BE PAINT GRADE, FORMALDEHYDE FREE DOOR PANELS. ELEVATION PER SCHEDULE.
- 2. EXTERIOR DOORS: ALL EXTERIOR DOORS, INCLUDING GARAGE DOORS, MUST BE NONCOMBUSTRIBLE OR IOINTION RESISTANT MATERIAL, OR SOLID CORE WITH STILES & RAILS NOT LESS THAN 1 3 $^{\rm C}$ THICK AND PANELS NOT LESS THAN 1 1 $^{\rm 1/4}$, OR HAVE A 20 MIN FIRE-RESISTANCE [CRC R337.8.3]
- 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].
- 4. EXTERIOR DOOR GLAZING TO BE LOW E2, INSULATED GLASS.
- 5. 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].
- 9. 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.
- 11. PROVIDE HEAD FLASHING ON THE EXTERIOR SIDE OF ALL EXTERIOR DOORS.

- 1 ALL EXTERIOR WINDOWS TO BE CELDWIN BUILDER SERIES VINYI
- 2. ALL EXTERIOR WINDOW TRIM TO BE PAINT GRADE, OR COMPOSITE MATERIAL.
- 3. ALL INTERIOR WINDOW TRIM TO BE 1X PAINT GRADE, FINGER-JOINTED MATERIAL.
- 4. ALL WINDOWS TO BE LOW E2. INSULATED GLASS.
- OMITTED.
- 6 ALL WINDOWS TO HAVE A MAX 28 LI-FACTOR
- 7. GENERAL CONTRACTOR TO CONFIRM JAMB SIZE.
- 8. HEAD HEIGHT OF ALL WINDOWS PER SCHEDULE.
- 9. PROVIDE HEAD FLASHING ON EXTERIOR SIDE OF ALL WINDOWS.
- 10. 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 WOTH OF 50", MAX. 44" FROM BOTTOM OF OPENING TICOR, OPENING OPENS DIRECTLY TO A STREET, PUBLIC ALLEY, YARD, OR COURT THAT OPENS TO A PUBLIC WAY.
- 11. 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.

- 3. GENERAL CONTRACTOR TO WITH CONSULT OWNER FOR ADDITIONAL DOOR HARDWARE REQUIREMENTS.
- 4. ALL DOOR GLAZING TO BE TEMPERED GLASS.

WINDOW REFERENCE

DOOR REFERENCE

- 5. ALL EXTERIOR DOOR GLAZING TO BE 5/8" INSULATED TEMPERED GLASS
- DOOR NOTES

 1. PROVIDE DEADING LOCATIONS ON ALL EXTERIOR DOORS. SEE
 SCHEPLE FOR ADDITIONAL RECOUREMENTS.

 2. PROVIDE PREVIOUS HARDWARE FOR ALL BEDROOM AND
 TANDARD LOCATIONS

 2. RECOURE PROVIOUS HARDWARE FOR ALL BEDROOM AND
 TANDARD LOCATIONS

 3. RECOURE PROVIDE TO DOOR ORDER HARDWARD
 TOWNER PRIOR TO DOOR ORDER HARDWARD.

 - 8. DOOR HINGES TO BE 4.5"H.X4.5"W.
 - 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.

FIN. NAT.

FINISH

NATURAL

- 11. THE DOOR FINISH TO BE: EXTERIOR: PAINTED INTERIOR: PAINTED OR STAINED
- 12. 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.

SYMBOLS ABBREVIATIONS GENARAL CONTRACTOR G.C. PAINT STAIN FACTORY FINISH I D INTERIOR DESIGN SEALED MANUFACTURER S MFR.

(#) DOOR SCHEDULE DITAL MATERIAL TEMPERED U-FACTOR SHGC GLAZED NO. REMARKS EXTERIOR ENTRY CLOSET BIFOLD INTERIOR BEDROO EXTERIOR FRENCH .35 YES .35 YES EXTERIOR FRENCH YES SINGLE DOOR EXTERIOR FRENCH YES SINGLE DOOR CLOSET BIFOLD INTERIOR BEDROOM EXTERIOR FRENCH INTERIOR BATHROOM .35 YES S EXTERION FIGURE (1) S INTERIOR BATHROOM CLOSET SLIDER EXTERIOR GARAGE CLOSET LAUNDRY CLOSET LOSET CLOSET CLOSET CLOSET CLOSET CLOSET SINGLE DOOR INTERIOR WOOD DOUBLE DOOR 1 2'-8" X 6'-8" INTERIOR WOOD SINGLE DOOR 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

1	1 12		٧	V I N D O W	SCHED) U L	Ε	#	>		
	ITEM	TYPE	NO.	SIZE / MATERIAL w x h	REMARKS		TEMPERED	SCREEN	U-FACTOR	SHGC	DUAL GLAZE
	(A)	CASEMENT (EXISTING)	4	2'-0" X 2'-0"			YES	YES	.32	.35	YES
	B	BATHROOM AWNING (EXISTING)	1	3'-0" X 1'-0"			YES	YES	.32	.35	YES
	©	BEDROOM SINGLE HUNG (EXIST)		3'-0" X 4'-0"			YES	NO	.32	.35	YES
	(D)	FAMILY ROOM SINGLE HUNG (E)	3	3'-0" X 4'-0"			YES	YES	.32	.35	YES
	(E)	KITCHEN CASEMENT (EXISTING)	1	3'-0" X 3'-0"			YES	YES	.32	.35	YES
	(F)	DINING ROOM CASEMENT (E)	3	2'-6" X 4'-0"			YES	YES	.32	.35	YES
	(G)	BAY SINGLE HUNG (EXISTING)	2	1'-6" X 5'-0"			YES	YES	.32	.35	YES
	(H)	BAY CASEMENT (EXISTING)	1	3'-0" X 5'-0"			YES	YES	.32	.35	YES
	(I)	AWNING (NEW)	1	3'-0" X 1'-0"			YES	YES	.32	.35	YES
띯	(J)	BATH CASEMENT (NEW)	2	2'-0" X 4'-0"			YES	YES	.32	.35	YES
~~	(R)	BATH AWNING (NEW)	1	2'-0" X 1'-0"			YES	YES	.32	.35	YES
ō	(D)	BEDROOM CASEMENT (NEW)	1	3'-0" X 5'-0"	EMERGENCY EGRESS		YES	YES	.32	.35	YES
I	(M)	BEDROOM CASEMENT (NEW)	1	6'-0" X 5'-0"			YES	NO	.32	.35	YES
z	(N)	BEDROOM CAEMENT (NEW)	2	2'-0" X 5'-0"			YES	YES	.32	.35	YES
₽	(Q)	OFFICE CASEMENT (NEW)	2	4'-0" X 5'-0"			YES	YES	.32	.35	YES
Ϋ́	(P)	OFFICE CASEMENT (NEW)	2	3'-0" X 5'-0"			YES	YES	.32	.35	YES
2	0	OFFICE FIXED (NEW)	1	8'-0" X 5'-0"			YES	NO	.32	.35	YES
	(R)	CASEMENT (NEW)	1	2'-0" X 2'-0"			YES	YES	.32	.35	YES
	(S)	BATHROOM AWNING (NEW)	1	3'-0" X 1'-0"			YES	YES	.32	.35	YES
	(T)	KITCHEN CASEMENT (NEW)	1	3'-0" X 3'-0"			YES	YES	.32	.35	YES
	(i)	BAY CASEMENT (NEW)	2	1'-6" X 5'-0"			YES	YES	.32	.35	YES
	(V)	BAY FIXED (NEW)	1	3'-0" X 5'-0"			YES	NO	.32	.35	YES
	(W)	DINING ROOM CASEMENT (NEW)	3	2'-6" X 4'-0"			YES	YES	.32	.35	YES
	(X)	BEDROOM CASEMENT (NEW)		3'-0" X 4'-0"			YES	YES	.32	.35	YES
		Comment (comp	Ė				YES	YES	.32	.35	YES
ď											
ΑF											
6											

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.
- 2. WINDOWS TO BE COSTUM FABRICATED, SEE SCHEDULE FOR ADDITIONAL INFORMATION.
- 3. SCREEN COLOR TO BE CHARCOAL, 18X16 FIBERGLASS MESH
- WITH WOOD FRAMES TO MACHT WINDOW 4. GENERAL CONTRACTOR TO VERIFY THE WINDOW ORDER AND ROUGH FRAMING WITH THE OWNER PRIOR TO
- PLACEMENT OF THE WINDOW ORDER. 5. THE WINDOW MANUFACTURER WILL SUPPLY SHOP DRAWINGS FOR SPECIAL WINDOWS (OVERSIZE,ETC.) FOR REVIEW BY
- APPLY SISAL KRAFT PAPER AROUND ALL EXTERIOR OPENING.
- OPENING.

 PROVIDE CONTINUOUS CAULK AROUND ALL WOOD WINDOW AND DOOR PONINGS WITH G.E. SILICONE ACRYLIC, POLYSULFIDE OR URETHANE AS REQUIRED.
- ALL MANUFACTURED WINDOWS TO BE CERTIFIED AND LABELED MEETING TITLE 24 STANDARDS.
- 9. EXTERIOR WINDOW FINISH TO BE CLAD, U.N.O.
- 10. WINDOW UNITS TO BE RECEIVED UNPRIMED.
- NEW WINDOWS TO HAVE A maximum 0.32 u-value
- All new or reframed 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.

11. WINDOW UNITS TO BE RECEIVED WITH BRICK/STUCCO

12 ALL OPERABLE WINDOWS TO HAVE FIXED SCREENS

13. SEE EXTERIOR ELEVATIONS FOR ALL WINDOW HEAD

GLAZING LEGEND

TYPE 1 CLAZING - 5/8" CLEAR INSULATION

MOULDING TRIM AS REQUIRED

Civil Engineering

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

The Janz Addition	
Northeast Corner 4th &	
Carpenter	
Carmel	
California	
APN 010-014-010	

DATE: 1 March 2024 REVISIONS:





Schedules & Notes

SCALE: None DRAWN BY:

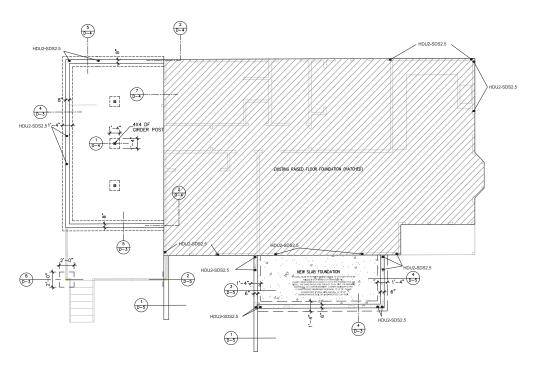
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Foundation Plan



Janz Residence

NE Corner 4th & Carpenter

Carmel By The Sea

California

DATE: 26 July 2023

REVISIONS:





Foundation Plan

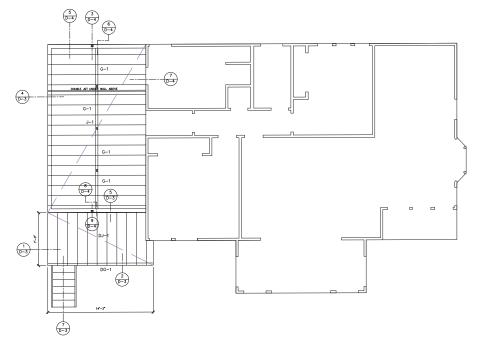
SCALE: \frac{1}{4}" = 1'-0"

DRAWN BY:

SHEET NO.: S-1

	BEAL	w & JOIST SCHEDULE	
MEMBER	STATUS	SIZE AND GRADE	TYPE
DJ-1	DECK JOIST	2X6 DFPT No 1 @ 16" OC	JOIST
DG-1	DECK GIRDER	6X12 DFPT No 2	GIRDER
H-1	HEADER	3-2 X 11-8 PARALLAM 2.0E	HEADER
H-2	HEADER	5-3 X 11-6 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 & Carpente
Carmel By The Sea
California

DATE:	26 July	2023





$\frac{4}{3}$ " = 1'-0"	

DD AWN DV.

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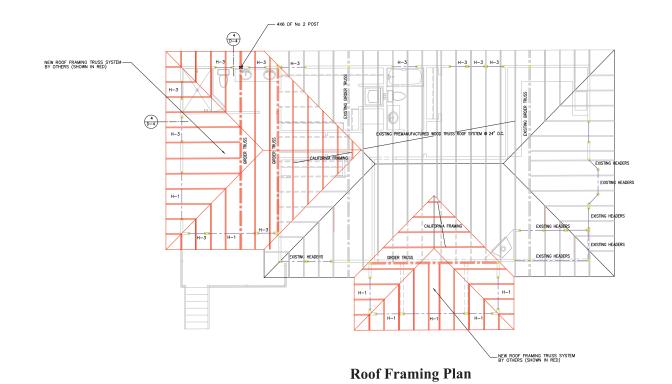
consent of MJM.

BEAM & JOIST SCHEDUL

MEMBER	STATUS	SIZE AND GRADE	TYPE
DJ-1	DECK JOIST	2X6 DFPT No 1 @ 16" OC	JOIST
DG-1	DECK GIRDER	6X12 DFPT No 2	GIRDER
H-1	HEADER	3-2 X 11-4 PARALLAM 2.0E	HEADER
H-2	HEADER	5-2 X 11-8 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



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Janz Residence

NE Corner 4th & Carpenter

Carmel By The Sea

California

DATE: 26 July 2023

REVISIONS:





Roof Framing Plan

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

DRAWN BY:

CHECKED BY:

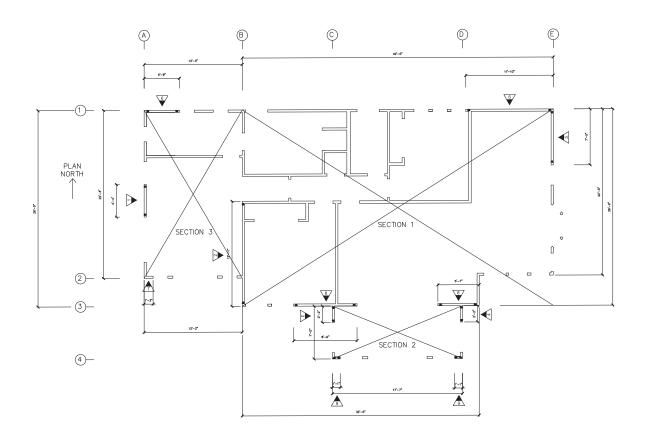
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Shear Wall Plan

SHEAR WALL SCHEDULE

| REFER TO. 1.12 FOR GNERAL PARL JOINTS, SHEAR CLESS/STRUARS AND HOLD DOWN INSTALLATION DETAILS | SHEAR CLESS/STRUARS AND HOLD DOWN INSTALLATION DETAILS | Note: A Linear Structure of the Control of Constructor's SHALL BE | Note: A Linear Structure of Constructor's SHALL BE | Note: A Linear Structure of Constructor's SHALL BE | Note: A Linear Structure of Constructor's SHALL BE | Note: A Linear Structure of Constructor's SHALL BE | Note: A Linear Structure of Constructor's SHALL BE | Note: A Linear Structure of Constructor's SHALL BE | Note: A Linear Structure of Constructor's SHALL BE | Note: A Linear Structure of Constructor's SHALL BE | Note: A Linear Structure of Constructor's SHALL BE | Note: A Linear Structure of Constructor's SHALL BE | Note: A Linear Structure of Constructor's SHALL BE | Note: A Linear Structure of Constructor's SHALL BE | Note: A Linear Structure of Constructor's SHALL BE | Note: A Linear Structure of Constructor's SHALL BE | Note: A Linear Structure of Constructor's SHALL BE | Note: A Linear Structure of Constructor's SHALL BE | Note: A Linear SHALL BE | Note: A Linea

DENOTES SHEAR WALL DENOTES APPROX. HOLD DOWN BOLT LOCATION

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Janz Residence

NE Corner 4th & Carpenter

Carmel By The Sea

California

DATE: 26 July 2023

REVISIONS:





Shear Wall Plan

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

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FOUNDATION NOTES: $\frac{\text{Typ.(U,0,N.)}}{\text{1. FOUNDATION: FOUNDATION DESIGN IS BASED ON AN ASSUMED BEARING CAPACITY OF 1500 PSF.$

SUIL TYPE S), TABLE 1806.2 OF	THE 2023 C.B.C.; ALL	. FUUTINGS SHALL BEAR	ON FIRM	s, nam	/E
SOIL AND A	DHERE TO THE FOL	LOWING TABLE:				
S	TORIES	WIDTH	THICKNESS	DEPTH	BELOW	GRADI
	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

- 2. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH WORK.
- SILL PLATES: ALL SILL PLATES SHALL BE BOLTED TO FOUNDATION WITH 5/8" DIAMETER X 10" LENGTH AB'S: © 48" O.C. EMBEDMENT SHALL BE A MINIMUM OF 7" INTO CONCRETE OR GROUT. THIS SPACING IS TYPICAL U.ON. ON PLANS OR DETAILS.

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

- 4. HOLDOWNS: LOCATION OF HOLDDOWNS IS APPROXIMATE. SEE PLANS AND DETAILS TO DETERMINE FOLCOMES: COLUMN OF THE HOLDOWN AND ANOTHER.
 PROVIDE IN. 2 EA 2 X — STUDS OR 4 X — POST AT THE END OF ALL SHEAR WALLS FOR BOLTONG HOLDOWNS
 TO SHEAR WALLS FOR BOLTING HOLDOWNS
 TO SHEAR WALLS LO.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.
- 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.
- 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.

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

12. FASTENERS IN PRESERVATIVE—TREATED WOOD (ANCHOR BOTLS, NAILS, SCREWS, ETC.) — EXCLUDING EXTERIOR WALLS — SHALL BE APPROVED SILCON BROWZE OR COPPER, STANILSS STELL OR HOT—DIPPED ZING-OATED SITEL. 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 ACTURAL 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 ENE OF THE SILL PLATE.

FLOOR FRAMING NOTES: TYP. (U.O.N.) FLOOR JOIST TO MATCH EXISTING SIZE W/ DF 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 / GOLLECTOR AND DOUBLE JOISTS ARE TO BE PLACED AS SHOWN ON THE PLANS. ALL OTHER JOIST SHOWN MAY BE ADJUSTED AS REQUIRED PROVIDED THAT JOISTS MANTAIN MAXMUM SPACING AS NOTED ON THE PLANS.
- 3. DO NOT USE TJI JOISTS FOR FIRST FLOOR FRAMING.
- NAIL SHEATHING AT ALL DRAG JOISTS/ TRUSSES W/ 10d
 4*O.C. TYP.
- 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 MINAUM 1 -2x TRIMMER AND 1-2x KING STUDS.
 HEADERS AT THE 2x6 WALLS SHALL BE BUILT UP WITH
 MININUM 4x12 D.F.#2 WITH 1 -2x 12 AND PLYWOOD
 FILLER , NAILED WITH (2) 16
- HEADERS GREATER THAN 4"-0" USE 3-½" X 11-2" PARALLAM & 2 KING STUDS PER SIDE.
- 8. EXTERIOR STUDS SHALL BE 2x6 D.F.#2 @ 16* TYP(U.O.N.) MAX HT = 8'-0".
- INTERIOR 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 CUP ANGLES AT BOTTOM AND TOP PLATES TO STUDS, MAX HEIGHT OF BALLOON WALL STUD 22"-0".
- ALL 4X AND 6X BEAMS SHALL HANG OFF OTHER BEAMS WITH "HUTF" (16 GUAGE) HANGER. ALL "PSL" AND / OR "LSL" BEAMS USE "ECQ" HANGER.
- FLOOR JOIST HANGERS FOR 2x FLOOR JOIST USE "U" SERIES HANGERS AND "THAI" OR "MIU" SERIES FOR TJI FLOOR JOIST TYP. (U.O.N.).
- 13. PROVIDE POSITIVE CONN. POST TO BEAM W / SIMPSON -
- 14. PROWDE FULL HT. BLOCKING AT ALL BEARING LOCATIONS, POINT LOADS, HOLDOWNS AND FLOOK ASSAMBLY PER "DIAPHRAGM BLOCKING. ALSO PROVIDE SOUASH BLOCKS IN FLOOR CAVITY UNDER BEARING POST ABOVE. MATCH WIDTH OF POST ABOVE IN FLOOR CAVITY.
- DOUBLE FLOOR JOIST AT PARALLEL WALLS ABOVE, SHEAR WALLS BOTTOM AND TOP PLATE TYP. (U.N.O.).
- PROVIDE MINIMUM DOUBLE TJI AT PARALLEL WALLS ABOVE, SHEAR WALLS BOTTOM AND TOP PLATE TYP. (U.N.O.) SEE SHEAR WALL SCHEDULE.
- 17. EXTROR AND INTERIOR PLYMOD SHEATHING SEE SHEAR ALL CHEDILLE FOR RISTALTION AND PAULING FOR RISTALTION AND PAULING CONTINUOUS THE ENTIRE WALL HEIGHT FROM SILL PLATE TO RIM BOARD ABOVE AND FROM RIM BOARD TO TOP PLATE TO AT UPPER WALL LICENTON.

ROOF FRAMING NOTES: TYP. (U.O.N.)

- 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*0.C. WHERE ROOF SHEATING IS SPLICED OVER THE MEMBER BELOW NAIL EACH EDGE SHEATING WITH B.N. = 10d @ 4*0.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) 164 COMMON NAILS SPACED 8" O.C. ROOF RAFTERS (NOTED AS R.R.) 2x 12 D.F.# 2 © 24"O.C. PROVIDE "SULIO" OR "SUNIO" HANGER SRAFER TO HEN MAX NOTCH ("C" CUIT) AT BOOTOM OF RAFTER SHALL NOT EXCEED 19".
- 4. CEILING JOISTS (NOTED ON PLANS AS C.J.)

2X4	0	24"	0.C.	MAX.	SPAN	-	6'-4"
2X6	0	24"	O.C.	MAX.	SPAN	=	10'-0
2X8	0	24"	O.C.	MAX.	SPAN	=	13'-€
2X10	0	24"	0.C.	MAX.	SPAN	=	18'-0
2712	ä	24"	0.0	MAY	CDAM	_	10'-0

- JOIST ASSUMPTIONS DL= 12 PSF, JOIST GRADE D.F. #2, PROVIDE HANGERS WHERE REQUIRED.
- 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 3-2" X 11-2" 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 SM.
- ALL TRUSSES SHALL BE BRACED. FRAMED AND TIED TO SUPPORTING WALLS TO FORM INTEGRAL PART OF THE WHOLE STRUCTURE.
- 11. ALL GIRDER TRUSSES SHALL BE ANCHORED TO TOP PLATES WITH "TBE" AND "LGT2" SIMPSON CONNECTOR. THERE SHALL BE (3) LAMINATED STUDS (16d Ø 12" O.C. EA. SIDE) UNDER EACH GIRDER TRUSS BEARING POINT.
- 12.ALL COMMON TRUSSES SHALL BE ANCHORED TO THE TOP PLATES WITH SIMPSON "H1" CLIP OR PER DETAIL.
- ALL TRUSS AND GIRDER HANGERS SHALL BE DESIGNED AND SUPPLIED BY THE TRUSS MANUFACTURER.
- AND JOHNSON BY THE TRUSS MANUFACTURER.

 LATTE DENDRESS OF RECORD SHALL REVIEW ALL TRUSS
 MANUFACTURER SHOP DRAWNOS FOR COMPLEXEY
 MANUFACTURER SHOP DRAWNOS FOR COMPLEXEY
 MANUFACTURER SHALL RECURE THESE DRAWNOS SHALL
 BE RETURNED TO THE TRUSS MANUFACTURER REFORE
 MANUFACTURER SHALL INCLUDE FRANK TRUSS RESION AS
 FARRICATED WITH THE TRUSS PACKAGE DELIVERED TO THE
 JOB STE.
- 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 DIA ALTERNATURE TERMINATE SHEAR AT THE BOTTTOM CHORD OF TRUSS ALIGN (1) TRUSS OVER SHEAR WALL BELOW.
- 17.STRAP ROOF RAFTERS WITH SIMPSON LSTA24 OVER THE RIDGE PER SECTION 21B AND/ OR SECTION 21C ON S03 TYP (U.O.N.) PROVIDE CUP ANGLE A35 SPACED 48° O.C. BLOCKING TO RIDGE BEAM BELOW.
- 18.PACKAGING FOR ROOFING MATERIALS SHALL BEAR THE MANUFACTURE'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

SPECIAL INSPECTIONS

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

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

3. EPDXY ANCHORS/BOLTS/RENFORCING BAR IN EXISTING CONCRETE. INSPECT FOR PROPER DEPTH AND CENTRE. INSPECT FOR PROPER DEPTH AND CENTRO! OF CENTRAL PROPERTY AND CENTRO! OF CENTRAL PROPERTY OF ANCHOR PROJ. (FARE IAW FLAXS AND PROPERTY OF ANCHOR PROJ. (FARE IAW FLAXS AND PECIFICATIONS. NISPECT FOR ADCOUNTE PLACEMENT AND FILLING OF EPOXY PRIOR TO, AND AFTER, PLACEMENT OF ANCHOR/SOLT/SAR IN PRE-CENTED HOLE.

- 1. GROUT SPACE CLEAN PRIOR TO GROUT PLACEMENT.
- 2. PLACEMENT OF REINFORCING PRIOR TO GROUT PLACEMENT.
- CONSTRUCTION OF MORTAR JOINTS PRIOR TO GROUT PLACEMENT.

1704.7 SOILS

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.

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

WALL CONNECTIONS TO ROOF AND FLOOR DIAPHRAGMS AND FRAMING.

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

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

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

I. INSPECT NALING, BOLTING, ANCHORING, AND OTHER FASTEMS OF COMPONENTS WITHIN THE SEISMIC-FORCE RESSITING SYSTEM, INCLUDING.
 BOOD DIAPHRAGUES.
 HOOD DIAPHRAGUES, BRACES.
 LEAG STRUTS, BRACES.
 HOLD DOWNS.

Michael James Martin Civil Engineering 400 Foam Street, Suite 200E

Monterey, California. 93940 831.601.9818

Janz Residence

NE Corner 4th & Carpenter

Carmel By The Sea

California

DATE: 26 July 2023

REVISIONS





Structural Notes

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

DRAWN BY: CHECKED BY:

S-5 SHEET NO.

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

Michael James Martin Engineering

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

GENERAL.

- A. BUILDING CODES: All construction shall meet the requi the 2023 California Building, Plumbing, Mechanicl, Electrical, Fire and Energy Codes
- B. SIMILAR CONDITIONS: Conditions not specifically detailed shall be built
- C. DISCREPANCIES: The Contractor shall verify all dimensions, elevations, materials and conditions prior to starting construction. Any discrepancies shall be reported to the Engineer prior to ordering materials and starting
- D. SHOP DRAWINGS: Prior to fabrication, the Contractor shall submit to the D. SHOP DRAWINUS: Prior to hardesation, the Contractor sanal suspenses from Engineer for approval shop drawings for all structural steet, reinforceing steel glue laminated beams and prefabricated trusses. Shop drawings are not change orders, but rather serve to demonstrate to the Engineer that the Contractor understands the requirements and design concept of the plans, details and specifications.
- F. CHANGE ORDERS: No verbal change orders shall become legal and ng until approved in writing by the Enginee
- F. CONSTRUCTION, BRACING & SHORING: The Contractor shall be solely responsible for all bracing and shoring required during construction until all construction is complete. Contractor shall not store construction equipment or operate construction equipment in a manner such that the design live loads of the structure are exceeded. No construction material shall be stored on overhanging framing.
- G. SAFETY: The Contractor shall be solely responsible for safety on the jobsite and adhere to all Federal, local, state and O.S.H.A. safety regulations

TIMBER

1. MATERIALS

A. GRADING: All lumber shall conform to the following table unless otherwise noted on plans. Maximum moisture content of lumber shall be 19%. All Douglas fir lumber which is exposed to weather shall be pressure-treated or protected with an approved alternate method. All grading shall conform to the rules and regulations of a recognized grading agency.

HEM	SPECIES	SURFACE	GRADE
Joist & Rafter	D.F.	S4S	No. 1 or better
Beams & Posts	D.F.	S4S	No. 1 or better
Studs	D.F.	S4S	Construction
Mud Sill	D.F.	S4S	Pressure treate
Decking	Redwood	S4S	Commercial

- B. PLYWOOD: Plywood shall be D.F. conforming to U.S. Product Standards PS 1-95 with exterior glue, grade stamped A.P.A. See framing plans for additional specifications.
- C. NAILS: Nails shall be common wire nails. Nails exposed to the weather shall be galvanized. All nailing shall conform to the following table.

	CONNECTION	NAILING	
1.	Joist to sill or girder, toenail		3 - 8d
2.	Bridging to joist, toenail each end		2 - 8d
3.	1x6 subfloor or less to each joist, face nail		2 - 8d
4.	Wider than 1x6 subfloor to each joist, face nail		3 - 8d
5.	2* subfloor to joist or girder, blind & face nail		
6.	Sole plate to joist or blocking, face nail	16d @ 16	" o.c.
7.	Top plate to stud, end nail.		2 - 16d
8.	Stud to sole plate4 -	8d T.N. 2-16	d E.N.
9.	Double Studs, face nail		
10.	Double Top Plates, face nail	. 16d@16" o	uc.
11.	Blocking between joists or rafters to top plate, toenail		3 - 8d
	Rim joist to top plate, toenail.		.c.
13.	Top plates, intersection, face nail.	2 - 16d	
14.	Continuous header, two pieces, face nail	d@ 16" o.c., to	op & bott
15.	Ceiling joist to plate, toenail		3 - 8d
16.	Continuous header to stud, toenail.	4 - 8d	
17.	Ceiling joists, laps over partitions, face nail		3 - 16d
18.	Ceiling joists to parallel rafters, face nail	3 = 16d	
19.	Rafter to plate, toenail	3 - 8d	
20.	1x - brace to each stud and plate, face nail.	. 2 - 8d	
	1x8 sheathing or less to each bearing, face nail		
22.	Wider than 1x8 sheathing or less to each bearing, face nail	3 - 8d	
23.	Built-up corner studs, face nail	.16d @ 24" o.c	
24.	Built up girder and beamsSc	ee Engineer	
25.	2* planks2-1	6d @ ca. Bear	ring
26-	29 See table 2	3-11-B-1 UBC	2'97

FRAMING HARDWARE: Framing Hardware shall be by Simpson Company or app All hardware exposed to the weather shall be galvanized or protected from c alternate method.

II WORKMANSHIP

- A. WOOD SILLS: Wood sills shall be set on a smooth, level foundation or on a con ment grout minimum 3/8" thick. See foundation plan for size and spacing of anchor bolts. Minimum two bolts per plate.
- B. CUTTING & NOTCHING. No structural member shall be cut or notched unless specifically show or noted on the plans or approved in writing by the Engineer. Where there is a chance of splitting from nailing, holes shall be pre-drilled. All split lumber shall be replaced.
- C. BOLT HOLES. Bult holes shall be 1/16° oversize Standard steel out washers shall be used at all. bearing or heads and nuts of bolts and lag and washers exposed to the weather shall be use bearing or heads and nuts of bolts and lag and washers exposed to the weather shall be galvan All nuts shall be on construction which will make them inaccessible.
- E. FRAMING HARDWARE: All framing hardware shall be by approval from the Eng Framing hardware shall be installed per manufacturer's recommendations. Where more than one size fastener is available, the fastener with the higher value (i.e. more nails, larger bolts, etc.) shall be used

CONCRETE

MATERIALS

A. GENERAL: All concrete used in this work shall be regular weight concrete (145 pcf.). Concrete shall develop a minimum compressive strength at an age of 28 days as follows 4000 PSLFOR CONCRETE PILASTERS AND FOOTINGS SUPPORTING ORDINARY

2.500 PSI FO ALL OTHER CONCRETE

- B. PORTLAND CEMENT: Portland Cement shall be Type 1 and conform to A.S.T.M. C-150.
- C. AGGREGATE: Concrete aggregate shall be hardrock and conform to A.S.T.M. C-33. Maximum size of aggregate shall be ¾ inch.
- D. WATER: Water used in mixing concrete shall be potable and free from deleterious substance.
- F ADMIXTURES: Admixtures shall not be added to the concrete unless approved in writing by
- F. REINFORCING: All reinforcing steel shall conform to A.S.T.M. A -615 Grade 40 unless otherwise noted on plans. All reinforcing No. 5 bars and larger shall be Grade 60. Deformations shall be in accordance with A.S.T.M. A -305. Reinforcing shall be free from any dirt, concrete, grease, rust or other foreign substance that may prevent proper bonding.
- G. WELDED WIRE FABRIC: Welded wire fabric shall conform to A.S.T.M. A -185.

WORKMANSHIP

- A. CURING: Mix operations shall conform to A.S.T.M. C-94. During mixing, placing and curing concrete shall be kept at a minimum temperature of 40° F., and a maximum temperature of 90° Concrete shall be cured by keeping it continuously in a moist condition for a minimum of five days after placement.
- B. PLACEMENT OF CONCRETE: Placement of concrete shall be in conformance with A.C.I. PLACEMENT OF CONCRETE: Placement of concrete shall be in conformance with ACL.1. Specification 301. Concrete shall not be dropped through reinforcing steel so as to cause segregation of aggregates. Use hoppers, chutes or trunks of varying lengths so that the free unconfined fall of concrete shall not exceed five feet, using a sufficient number to ensure the concrete being kept level at all times.
- C. DEBRIS: All debris shall be removed from forms prior to placing of concrete
- D. SHORING: Contractor shall be solely responsible for design and construction of bracing and formwork. Contractor shall design shoring to include any construction loads and loads from shoring above where applicable. Shoring shall not be removed until concrete has reached design strength or if shoring is needed to support shoring above.
- E. CONSTRUCTION JOINTS: Construction joints shall have the entire surface removed to expose clean aggregate solidly embedded. The contractor shall obtain the Engineer's written approval for all construction joints not detailed on the plans.
- F. INSERTS: Inserts to be cast in concrete such as reinforcing, dowels, bolts, anchors, pipes deeves and conduits shall be securely tied in the forms before placing the concrete to preven steeces and contains smit to securely these in the noise before planting like context of preciain their movement. Pipes, sleeves or bases except electrical conduits less than 1" in diameter shall not be embedded in the concrete except where specifically shown on plans or approved in writing by the Engineer. No conduit placed in a concrete slash shall have an outside diameter greater than one-third the thickness of the slado to be placed in a slab less than four inches thick. Minimum clear distance between conduits shall be six inches
- G. CORING: Coring shall not be permitted in any concrete unless approved in writing by the Engineer.
- H. ARCHITECTURAL ITEMS: Contractor shall refer to the Architectural Drawings for molds, grooves ornaments, clips or grounds required to be east into the concrete and for the extent of depress curbs, ramps and similar items.
- I. SPLICES: Reinforcing shall be spliced as indicated on drawings. Where additional splices an Selection Neumonia grain to Spince and a managed management of the process of the greater than five feet apart. Splice bars in walls, beams, grade beams, etc. as follows: top bars at centerline of support, bottom bars at the support. All reinforcing steel shall be securely wired in place and adequately supported above ground and away from the forms. Vertical reinforcing shall be secured top and bottom and at intervals not to exceed 160 bar diameters.
- J. BENDS: All reinforcing bar bends are to be made cold. Field bending of bars greater than #5 shall not be allowed. All bars are to be bent one time only.
- K. WELDING: No welding of reinforcing bars is permitted unless authorized in writing by the Engineer
- I REBAR COVER: All dimensions showing the location of reinforcing steel not noted as clear, are r of steel. All dimensions indicated as clear (CLR) shall be held at that dimension Minimum coverage shall be as follows:

1.	Cast against and permanently exposed to earth3 in.
2.	Cast in forms but exposed to earth and weather2 in.
3.	Slabs, walls and joists not exposed to earth
	and weather
4.	Beams, columns, ties stirrups and spirals not
	exposed to earth and weather
5.	Slabs on grade

- M. WELDED WIRE FABRIC: Welded wire fabric shall be of the gauge and mesh size as indicated on the plans. WWF shall be lapped one mesh at all splices, six inches minimum. Fabric shall be rais to the center of the slab with hooks as the pour progresses and shall be visible at that depth at the mum. Fabric shall be raised free edge of the pour.

MASONRY

MATERIALS

- A. CONCRETE MASONRY UNITS: Concrete Masonry Units shall be natural grey, hollow open-end masonry units suitable for bearing wall construction. Units shall be Grade N-1 onforming to A.S.T.M. C-90, with a minimum compressive strength of Fm-1500 psi. The concoming to A.S. Th. C.-W. with a simulation compressive surface for 1 m 1 so p.c. in a limination linear shirinkage from the saturated to the over-day condition shall not exceed 0.05% maximum Masonry units shall have cured for not less than 28 days when placed in the structure. Chipped or eracked blocks shall not be used. If any such blocks are discovered in any finished wall, they shall be promptly removed and replaced with new blocks. Masonry units shall not be wet before being used.
- B. MORTAR: Mortar shall be Type S conforming to A.S.T.M. C-270, with a minimum compressive NORTACE: Noteria small not 179E 5 conforming to ASS, LIAS, "2-0", with a humaniant complex strength of 1800 gas it age 28 days, what as shall be composed of one quart Portland Cennett and four parts of sand based on dry loose volumes and not less than one-fourth nor more than one-half part lime putty or dry hydrated lime. The total clay content including that in the sand shall not exceed two percent of the sand content or six percent of the cennent content.
- C. CEMENT: Coment shall be Portland Coment and conform to A.S.T.M. C-150. Type I or type II.
- D. LIME: Hydrated lime shall be Type S and conform to A.S.T.M. C-207.
- E. AGGREGATE: Aggregate for masonry grout shall conform to A.S.T.M. C-404, maximum size shall be 3/8". Sand used in mortar shall conform to A.S.T.M. C-144, except that not less than five percent shall pass the No. 100 sieve.
- WATER: All water used shall be potable, clean and free from injurious amounts of oil, acid,
- G. GROUT: Grout shall conform to A.S.T.M. C-476 and develop a minimum compressive strength of 2000 psi at 28 days. Grout shall consist of one and one-fourth parts Portland Cement to not more than three parts sand and not less than one and one-fourth parts nor more than two parts pea gravel, maximum size 3/8 inch, based on dry loose volume.
- H. ADMIXTURES: Admixtures will not be permitted in mortar or grout unless sustaining data has en submitted to and approved by the Engineer in writing
- 1. DEINEODCING: Painforcement shall conform to A.S.T. M. A. 615 Grade 40 unless otherwise REINFORCING: Reinforcement shall conform to A.S.T. M. A-615 Grade 40 unless otherwise indicated on the plans. All reinforcing bars #5 and larger shall be grade 60. All reinforcing steel shall be lapped as indicated. Where laps or splices are not indicated, they shall be a minimum of 40 bar diameters and well-staggered. Use the lap length of the larger bar if bars of two different sizes are used.

WORKMANSHIP

- GENERAL: Masonry shall be laid in running bond and shall be cured and dried before being used. Surface shall be clean and fee from dirt when incorporated into the walls. When cutting sary, all cuts shall be neat, regular and shall be gauged and ground to smooth surfaces is necessary, air cuts statu to real, regular air statu to gaugest and groone of suntous surfaces. Masoury units shall be laid to true, gratight lines with all surfaces plumb and corners square. Prior to laying masonry units, the Contractor shall carefully check elevations of the vations offsets and predetermine for coursing of flock own and thickness of joints at breaks of grade. Contractor shall coordinate all masonry work with that of the other trades. No plumbing pipe, conduit or material of any other type shall be embedded unless their location has been detailed on the plans. nated at various my dustry type state in current counts that returns to extensions on a punch, No chases, recessor of openings of any type are allowed unless indicated on the plans. Alignment of vertical cells: All massory units shall be built to preserve the unobstructed vertical continuity of the cells to be filled. The vertical alignment shall be sufficient to maintain at clear, unobstructed vertical fluor measuring not less than 3 inches by 3 inches, except where open-end units are used.
- B. MIXING: Morter shall be thoroughly machine-mixed with the proportions specified. Water and MIXING: Mortar shall be thoroughly matchine-mixed with the proportions specificd. water and Sand shall be mixed first and then the cement and the line are added in that order. Minimum mixing time shall be four minutes. Tempering shall only be performed by dropping water into a basin formed in the mortar and then thoroughly working the water into the mix. Tempering by splashing water over the mix is not permitted. Any mortar which is not used within one hour after initial mixing shall not be used.
- C. CONSTRUCTION JOINTS: Construction joints shall be formed by stopping the grout pour for a CONSTRUCTION JOINTS: Construction joints shall be formed by stopping the grout pour for a minimum of one and one-half inches below the uppermost unit at all times when grouting is stopped for a period of one hour or longer. The top surface of the concrete foundation or other bed joints must be clean, smooth concrete with aggregate exposed before start of laying.
- D. LAYING: In placing mortar in horizontal joints, the bottom ends of the unit shall be completely covered with mortar. Solidly fill head joints. Raking shall be held to a minimum. No toothing shall be allowed. Any overhanging mortar shall be removed.
- E. GROUTING: All cells shall be filled solid with grout. Maximum height of grout pour shall be four feet per batch. Before grouting, all obstructions and debris shall be removed from the inside of the feet per batch. Before grooting, all collean-out openings of sixther shall be removed stall been more assisted or the colls and from the reinforcing bars. Clean-out openings of sixther shall be provided at the bottom of all cells at each lift or port groot, except when such lift is ground groot groot of the six helps, the clean-out-shall be saided after proper groot, except when such lift is for groot shall be poured unless more than the saided after proper groot, except when such lift is for groot shall be poured unless more than the saided after proper groot, except when such lift is groot shall be poured when the said the said and the saided after groot and before groot groot shall be all all when the said and the said a droppings or any other foreign material shall be immediately removed from the reinforcing. All ertical bars shall be placed prior to laying wall. Horizontal reinforcing shall be tied to vertical bars using one course of deep cut, two and one-half inch minimum bond beam units. Vertical reinforcing shall be held in positions at the top, bottom and intervals not exceeding 160 bar
- F. INSERTS: Where inserts, anchor bolts, reinforcing, etc. protrude from the wall, the hole in the block shall be cut, drilled or chipped to specified size before being incorporated into the wall. Any block that cracks during fabrication of hole shall be discarded.
- NOTE: ALL HARWARE, NAILS AND BOLTS INSTALLED IN PRESSURE TREATED WOOD SHALL BE DOUBLE G. WALL CLEANING AND PROTECTION: Concrete scum and grout stains shall be removed from the wall immediately. After the wall is constructed, the sum of sum of the wall small and be summed with water for curring or any other purpose. All joins shall be clocked for rightess and where reachs are visible, chip out the mortar, tuck point and tool to match adjacent jointing.
 - H. SHORING: Contractor shall support walls as required for vertical and lateral loads until all mas units, reinforcing and grout are in place and properly cured and walls are securely attached to surrounding framing.

GLUE LAMINATED TIMBER

- A. GENERAL All Glue Laminated Timber shall conform to "Standard Specifications for Structural Glued Laminate Timber*, A.I.T.C. 117-88 and A.N.S.I. A190-1991 All Beams shall have an allowable fiber stress in bending Fb=2400 nsi and have ension laminations top and bottom. Glue laminated beams shall be 24F-V8 unless
- B. LAMINATIONS: All laminations shall be Douglass Fir. Maximum thickness of la shall be 1-1/2" net. All end joints shall be scarfed minimum 1:12, maximum 1:8. Portions of scarfs in adjacent laminations shall be separated by a minimum of 6". Laminations shall be joint with exterior type glue. Maximum allowable moisture content shall be 16%.
- C. SHIPPING AND HANDLING: All beams shall be wrapped for shipping and furnished with a certificate of inspection for manufacture. Contractor shall keep beams Wrapped and protes from weather until they are incorporated into the structure.
- D. CAMBER: All single span glulam beams shall be fabricated with standard camber. Gllulam beams continuous over supports shall be fabricated with no camber.

STRUCTURAL STEEL MATERIALS

- A STRUCTURAL STEEL: Structural steel and all miscellaneous Steel shall conform to A.S.T.M. A-36.
- B. STRUCTURAL TUBING: Structural tubing shall conform to A.S.T.M. A-500 Grade B.
- C. BOLTS: Bolts shall conform to A.S.T.M. A-325 for all bolts, except bolts at roof peak of steel roof frame great room shall be A.S.T.M. A490-N
- D. WIDE FLANGE BEAMS: ASTM A992 Grade 50.

WORKMANSHIP II.

- A. FABRICATION: Fabrication and erection shall be in accordance with A.I.S.C. specifications for Design, Fabrication and Erection of Structural Steel for Buildings. All steel fabrication shall be performed a shop approved by the building department. Contractors shall submit shop drawings, for approval
- B. CORROSION PROTECTION: All steel shall receive one coat of shop paint unless embedded in concrete sed to the weather shall be galvanized or protected from corrosion by an approved alternate method.
- C. HOLES: All holes shall be 1/6" oversize. Burning of holes is not permitted without written approval by Eng
- D. WELDING: All welding shall be performed with E-70 electrodes by welders certified for the welds to be made All welding shall conform to the structural welding code of the American Welding Society
- E. INSPECTION: Special inspection as required by Chapter 17 of the 2019 California Building Code shall be provided. Λ

SPECIAL INSPECTION IS REQUIRED FOR THE FOLLOWING: See Sheet S-1.1

ABBREVIATIONS

A.B	Anchor Bolt
Alt	Alternate
Approx	
Arch	Architect
Bd	Board
Bldg	Building
BM	Beam
Bolt	Bottom
Btwn	Between
Clr	
Col	
Conc	Concrete
Conc. Blk	Concrete Block
Conn	
Const	
Cont	
Ctr	
Ctsk	
D.F	
DЫ	Double
Dia	
Drwg	
(E)	
E.N	
Ea	
Elev	Elevation
Eq	
Exp	
Ext	
F.G	
F. N	
Fndn	
Flr	
F.O.G	
F.O.M Fac	
F.O.S	
Ftg	
Ga	
Galv.	Garvanized
GLU-Lam Gl	
GrdGy	
GypbdGy Hdr.	
Hgr	Hanger

st	Joist
t	Joint
dax	
4.B	fachine Bolt
d.I.WMalleable	Iron Washer
fin	Minimum
V.I.CNo	
NT.S	Not to Sc
NT.S	Over
).C	.On Center
O	posite Hand
)png	Opening
Ĺ	
·1	anel Index
.T.D.FPressure Treated	Douglas Fir
lywd	Plywood
einf	Reinforcing
teq'd	Required
tdwd	Redwood
.BSol	id Blocking
.O.GSl	ab on Grade
iched	Schedule
Sht	Sheet
Shtg	Sheathing
im	
pecsS	pecification
q	Square
8td	
ym	
. & GTongs	
ľ.N	
Г.О.СТор	
F.O.W	
.sT	
ур	Typical
J.O.NUnless Other	
ert	
V/	With
V/O	.Without



W.W.M.Welded Wire Mesh

Civil Engineering

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

Janz

Residence NE Corner 4th & Carpenter

Carmel By The Sea California

DATE: 26 July 2023

REVISIONS:





Structural Notes SCALE: As Indicated DRAWN BY: CHECKED BY: JOB NO.: S-6 SHEET NO.:

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 unpublishe work of MJM and the same may not be duplicated, used or disclosed without written consent of MJM.



ONELINE DIAGRAM

LIGHTING NOTES

- ALL ELECTRICAL CONDUITS OR ROMEX ARE TO BE MOUNTED AS HIGH AS POSSIBLE OR HIDDEN, CONTACT C.W. IF OURSTHOWNER CONCURS THE RESTRUCE A MINIMUM OF 1.5" BELOW LUNGERSIDE OF BOOF DECK, PER NEC. LUCHT SWITCHES, ELECTRICAL GUILLES, THERMOSTATS AND OTHER ENVIRONMENTAL CONTROLS SHALL HAVE OFFRRELE
- UTHER ENVIRONMENTAL CONTROLS SHALL HAVE OFERHALE PARTS OF THE CONTROLS LOCATE DIO HOLDER THAN 48" AND NO LOWER THAN 15" ABOVE FINISHED FLOOR, IF THE REACH IS OVER AN OBSTRUCTION BETWEEN 20" AND 25" IN DEPTH. THE MANAMUM HOLDER IS REDUCED TO 44" FOR FORMARE APPROACE OR 46" FOR SIDE APPROACH PROVIDED THE OBSTRUCTION IS NO MORE THAN 26" NO FORM ORDER DEPTH ORDER CONTROL OF 15". NO SULE APPROACH PROVIDED THE OBSTRUCTION NO MORE THAN 24" IN DEPTH. OBSTRUCTIONS SHALL NOT EXTEND MORE THAN 25" FROM THE WALL BENEATH THE CONTROL.
- CONTROLL CONTRACTOR'S 80 SHALL INCLUDE THE EXCELLATION OF VAL LOFF TRIBLES AND ASSOCIATE LAWRS SOME PROTIESS MAY REQUIRE ASSEMBLY. E.C. IS RESPONSIBLE SOME PROTIESS MAY REQUIRE ASSEMBLY. E.C. IS RESPONSIBLE OF ASSEMBLY ASSEMBLY OF ALL DIRECTIONS, POPULATION DESCRIPTION FROM THE CONSTRUCTION MANAGER. IF THE CREMA STRIME AND FRE READS. I.C. SHALL COSILY COORDINATE TO MARKEN THE FIRE RATIOS OF THE CREMA AND SHAPILES TO MARKEN THE FIRE RATIO OF THE CREMA CONTRACTOR SHAPE DIRECTION FOR LOTHING THE CREMA CONTRACTOR TO MARKEN THE FIRE RATIO OF THE CREMA CONTRACTOR TO MARKEN THE FIRE RATIO OF THE CREMA CONTRACTOR TO MARKEN THE FIRE RATIO OF THE CREMA CONTRACTOR TO MARKEN THE FIRE RATIO OF THE CREMA CONTRACTOR TO MARKEN THE FIRE RATIO OF THE CREMA CONTRACTOR TO MARKEN THE FIRE RATIO OF THE CREMA CONTRACTOR TO MARKEN THE FIRE RATIO OF THE CREMA CONTRACTOR TO MARKEN THE FIRE RATIO OF THE CREMA CONTRACTOR TO MARKEN THE PROTICE OF THE CREMA CONTRACTOR TO MARKEN THE CREMA CONTRACTOR TO MARKEN THE PROTICE OF THE CREMA CONTRACTOR TO MARKEN THE PROTICE OF THE CREMA CONTRACTOR TO MARKEN THE PROTICE OF THE CREMA CONTRACTOR TO MARKEN THE CREMA CONT
- MANUFACTURED TO ACCOMMODATE THRU-WRING, ANY RELATED COSTS FOR MULTIPLE CONNECTIONS SHALL BE INCLUDED IN
- BID.

 SEE ARCHITECTURAL PLANS FOR MOUNTING HEIGHTS AND EXAL LOCATION OF ALL LIGHTING FIXTURES, TYPICAL. LOW VOLTAGE LOCATIONS TO BE VERIFIED WITH OWNER PRIOR TO INSTALLATION.
- TO INSTALLATION.

 OCCUPANCY SENSORS AUTOMATICALLY TURN OFF LIGHTING IN LINOCCUPIED SPACES, PROVIDE LILTRASONIC TYPE SENSORS AS MANUFACTURED BY NOMIAS, OR EQUAL.

 ELECTRICAL. PROVIDE ROMEX IN LIGHT OF CONDUIT, DECORA.
- ELICITICAL PROVICE ROWER IN LEU OF COMDUIT, DECORA ROCKER SWITCHS, AND RECEPTALICES (WHITE).
 CCLING FAMS ARE TO HAVE A DUAL SWITCH (ONE FOR FAM, ONE FOR THE LITTLE HAVE ROOM AND RECEPTALISMS OF THE COLLING FOR HAVE RECEIVED FAMILY OF THE COLLING FAMILY OF THE COLING FAMILY OF THE COLLING FAMILY OF THE COL

- GENERAL PLAN NOTES
- SENIETAL PLAN NO LES

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- ALL DAY VOICE WINE TO BE IN CONCEPT WASTE OFFINERED.

 AND THE PARTIES OF THE SECRET WASTE OFFI AND THE PARTIES OFF
- TURAL PLANS FOR MOUNTING HEIGHTS AND EXACT
- LOCATION OF ALL RECEPTACLES.
 LOW VOLTAGE LOCATIONS TO BE VERIFIED WITH OWNER PRIOR TO

MOTOR RATED SWITCHES

FAN COILS, EXHAUST FANS SHALL BE EQUIPPED WITH MOTOR

DISCONNECTS

- INSCUPENCE.

 SOCIORES SHALL BE PROVIDED WITH THE FIRST REQUIRED PER NAMEYARE.

 HE NAMEYARE.

 HE OSCIONEST FORMS SHALL BE THE MANAGE STEEL THAT CON HOUSE SHALL BE THE MANAGE SHALL BE THAT CON HOUSE SHALL BE THAT WHITE AN ARTHURE.

 THAT IS SUBJECT FOR THE VEX. MICE SHAPPING DECONDACT.

 IN HE OSCIONEST SHALL BE PROVIDED WITH 3-HOUSE CALLERAGE IN THE SHALL BE ASSOCIATED TO SHALL BE ASSOCIATED TO SHALL BE ASSOCIATED TO SHALL BE NEMA 38 RATED.

 F. DISCONNECTS PROVIDED OUTDOOR SHALL BE NEMA 38 RATED.

ELECTRICAL EQUIPMENT

- THE SES AND PANEL(S) SHALL BE PROVIDED WITH 3-FOOT CLEARANCE IN FRONT. THE EQUIPMENT SHALL BE ACCESSIBLE.

ELECTRICAL RESIDENTIAL NOTES

- ACCOUNT OF THE CONTROL TO ACCOUNT OF THE CONTROL TO ACCOUNT OF THE CONTROL TO MICH ON THE C
 - 210-74(a).

 2 NO-74(a).

 2 NO-7

 - A SECURED COLUMN COLUMN
 - 210-516).
 PROME AL LIGHT ONE RECOPULICE UNLES IN HALLAWS TEX OR MORE FRET IN LINGUIN FRE NEC 210-52.
 AS LIGHT ONE RECOPULICE COULTES IN HALLAWS TEX OR MORE FRET IN LINGUIN FRE NEC 210-52.
 AS LIGHT ON RECOPULICE COULTES FROM AN OWN RECOPULICE AS MADE MANUEL AND AND LINES FROM A PROCEDURE AND SHALL BE RECORDED AND THE MORE LINGUIS OF THE NEW AND THE MALL LINE IS MORE THAN 24 MOVES FROM A RECOPULICE
 THE PROPERTY OF THE PROPERTY OF THE MISTORY COUNTY OF THE THE NEW ASSETS AND THE MORE THAN 24 MOVES FROM A RECOPULICE.

 - ALTERIOR DESIGNATION AND ALTERIOR AND ALTERI

 - SOURCE PAUL PROTECTION (DV) PROTECTION AS TEXT WAS A TOTAL TO COLD TREASPHERS) AND PACED NO KNEET HAN 12" FROM THE CILLING FINAL HOUNTED AND 5"-4" FROM NOT O'PRINCES. S1." SHOULD SELECT SHOULD SHOW A FROM THE CILLING FINAL HOUNTED AND 5"-4" PER THE MFC'S. INSTRUCTIONS.
 SWITCH PLAIES AND OUTLET HEICHTS: VERIFY FINAL MOUNTING HEICHTS WITH THE ARCHITECT.
 SWITCH PLAIES 46" TO CENTER LINE.
 - SWITCH PARES 48" TO CONTRE UNE.

 WITCHES 10" TO CONTRE UNE.

 WITCHES AS TO CONTRE UNE.

 UNIQUE COURTES 46" TO CONTRE UNE.

 UNIQUE COURTES 46" TO CONTRE UNE.

 - WATER HEATERS 60" TO CENTER LINE.
 MICROWAVE 66" TO CENTER LINE.
 DOOR BELL BUTTON 42" TO CENTER LIN

 - . ALL RECEPTACLE CUTLETS FOR ELECTIC PRACES AND CLOTHES DRYERS. SHALL BE A 2-POLE WITH GROUND TYPE, THREE WIRE, GROUNDING, WIN. SO AMP CIRCUIT REQUIRED FOR PRACE OR ONE. TYPE FLEXIBLE CORDS WILL BE REQUIRED FOR COMMECTION OF PRACES AND CLOTHES DRYERS. THE BONDING JUMPER SHALL NOT. BE CONNECTED BETWEEN THE REJITRAL TERMINAL AND THE FRAME. OF THE APPLIANCE.

 - 3. ALL THE PROPERTY OF THE TOTAL THE PROPERTY OF THE TOTAL THE PROPERTY OF THE TOTAL T

 - AT PROOF OF SERVICE RECOVERS AREN'S OF ANY FAMORIA, RACIOGRAPHICAN AS PROFICIOUS COUNTY.

 AT PROOF A LIGHT SOCIETY AND THE PROOF AS FOR THE PROOF AND THE PROOF SERVICE AS THE PROOF AS FOR THE PROOF AS FOR THE PROOF SERVICE WHITH SOCIETY AND THE PROOF AS FOR THE PROOF SERVICE WHITH SOCIETY AND THE PROOF AS FOR THE PROOF SERVICE WHITH SOCIETY AND THE PROOF SERVICE WHITH SOCIETY AND THE PROOF SERVICE WHITE AND THE PROOF S

- MISC. SYSTEMS SPECIFICATIONS
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- CONTROLLARD ROOM TO STALL DE UNITED DEFINIO TO THE PROPRIETY NETALLD DEFINIO TO TRUTHES SHALL CONTAIN ONLY HOL ETFICICY LAMPS. LIGHT RITURES SHALL BE ARTICHT AND IC OR TC RATED BEFRINDING ON LOCATION PER ROCK PLACE LATED THE PROPRIETY LAMPS. LIGHT RITURES SHALL BE ARTICHT AND IC OR TC RATED BEFRINDING ON LOCATION PER ROCK PLACE LATED TO LIGHT RITURES SHALL BE ARTICHT AND IC OR TC RATED BEFRINDING ON LOCATION PER ROCK PLACE LATED TO LIGHT RITURES AND LIGHT RITURES SHALL BE ARTICHT AND IC OR TC RATED BEFRINDING ON LOCATION PER ROCK PLACE LATED TO LIGHT RITURES AND LIGHT RITURES AND LIGHT RITURES SHALL BE ARTICHT AND IC OR TC RATED BEFRINDING ON LOCATION PER ROCK PLACE LATED TO LIGHT RITURES AND LIGHT RITURE

- BE REAL LAYMONA DESPINE LOW VALUED COMING SHALL NOT BE RECORD TO SHALL THE SHALL BE ARRIDED SHALL BE REFINED AS OF BY REAL RECORD FOR THE SHALL BE REAL BOARD OF BY REAL RECORD FOR THE SHALL BE REAL BOARD OF BY REAL RECORD FOR THE SHALL BE REAL BOARD OF BY REAL RECORD FOR THE SHALL BE REAL BOARD OF BY REAL BOARD

ABBREVIATIONS

ONE-LINE DIAGRAM CIRCUIT BREAKER, FIXED MOUNTE CIRCUIT BREAKER, DRAWOUT MOU

FUSIBLE SWITCH, SIZE AS INDICATED ON DRAWINGS TRANSFORMER, SEE ONE-LINE FOR TYPE AND SPECIFICATION.

METERING DEVICE

DISCONNECT SWITCH

- PANELBOARD, MAIN LUC ONLY PANELBOARD, MAIN CIRCUT BREAKER
FUSED PULLDUT SWITCH

MOTOR WITH MOTOR RATED SWITCH

- CI ARC FAULT CIRCUIT INTERR
- AFE ABOVE FINISHED FLOOR, AFE ABOVE FINAL CRADE, AWC AMERICAN WIRE CALICE
- COPPER MATERIAL
- DEDICATED

 EXHAUST FAN

 EMERCENCY/YCRESS BATTERY

 E-ECTRICAL_METALLIC_TUBING
- ENT ELECTRONA NON-METALLIC TURING
 EN EXISTING TO BE RELOCATED AS INDICATED.
 EX EXECUTION METALLIC TURING
 ENCE ELECTRIC METALLIC TURING
 ENCE ELECTRIC METALLIC CONDUCTION AT THE SES
- SEC. SOUNDING ELECTRODIC CONDUCTOR AT T CFC. OSCIUNO FAULT CURRENT INTERRUPTER. GAD. ORGANIO INTERMIDIATE WITAL CONDUIT IC SOLATED CROWN COMIL TOOL CROWNER MEDIA, CONDUIT LENG. UQUID-TIGHT FLEXIBLE MEDIA, CONDUIT.

ELECTRICAL SCOPE

- ELECTRICAL SCOPE

 VEY 8 WAS

 ** PROOF DESCRIPTION

 ** LARGE CONT WITH SECOND EDUCATION

 ** DESCRIPTION

 **

- - REQUIRED IEMS FOR THIS PROJECT. PROMISE JURISTICAL PROPRIETARS.

 CONTRACTORS ARE RESPONSIBLE FOR COORDINATION WITH THE PROPERTY AND CONTRACTORS AND PROVIDING ADDITIONAL DRAWNES, DIALIDIATIONS AND OTHER DECLARATIONS REQUIRED FOR BUILDING OFFERNIENT, THE LECTRICAL CONTRACTOR REQUIRED SUBSIMINATION CODE COMPLIANCE AS REQUIRED REQUIRED SUBSIMINATION CODE COMPLIANCE AS REQUIRED. REQUIRED SUBSIANTIATING CODE COMPLIANCE AS REQUIRED BY THE BUILDING DEPARTMENT AND LOCAL INSPECTOR. SUBMIT FINAL AS-BUILT DRAWINGS TO BUILDING DEPARTMENT AND OWNER FOR RECORD AT COMPLETION. COORDINATE WITH UTILITY COMPANY FOR DESIGN AND

ATTENTION GENERAL CONTRACTOR

E-ENGINEERING" DEVIATIONS FROM THE SHOWN DESIGN AN QUIRED HVAC EQUIPMENT MUST BE APPROVED IN ADVANCE THE PROFESSIONAL ENGINEER, UNAUTHORIZED SUBSTITUTIONS OR ALTERATIONS WILL VOID THE SIGNATURE A SEAL OF THE PROFESSIONAL ENGINEER AND LEAVE MOLATOR RESPONSIBLE FOR RESUBMISSION OF SIGNED AND SEALED

SDC LLC DESIGN AND CONSULTING

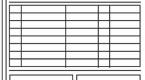
SOUND BLACE CARMEL CA 93933 480-363-9075 RDADESIGNS AZ@GMAIL.COM

> The Janz Addition

Northeast Corner 4th and Carpenter Carmel, Ca. 93923

ELECTRICAL SPECIFICATIONS AND CALCS

SCALE: AS NOTED





10235 S 51ST ST, SUITE 195 PHOENIX, AZ 85044 P: 602.475.8702 www.borumeng.com Project #: RDAD22005

E1.0



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 ONE (1) 20 AMP CIRCUIT FOR BATH RECEPTACLES, MM. PROVIDET YOU (2) AMP DEDICATES SMILL APPLANCE CIRCUITS PROVIDED YOU (2) AMP DEDICATES SMILL APPLANCE CIRCUITS GFG IRCCEPTAGLE OUTLETS ARE REQUIRED WITHIN 37 OF THE OUTSIDE DEDIC OF EACH BASIN NO. SHILL BE LOCATED ON THE WALL OR PARTITION ADJACENT TO THE BASIN. VERIFY POWER AND COMMUNICATION DEVICE SPECIFICATION W OWNERS ARCHITECT PRIOR TO INSTALLATION.
- TEL/ DATAAND RECEPTACLE OUTLETS TO BE INSTALLED 12" AFF UON 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. FANS TO OUTSIDE AIR.

 ALL BROWCE ALARDS SHALL BE LISTED IN ACCORDANCE WITH LIL 217 AND INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THE 2011 CECR AND THE OUTSIDE AND THE 2011 CECR AND THE OUTSIDE AND THE SHORE ALARDS FOR THE 2011 CECR AND THE OUTSIDE OF THE ALIE AND THE ALIE
- LEVEL INCLUDING BASEMENTS, AND SHALL BE
- ALL WIRING AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH THE 2010 CEC AND LOCAL ORDINANCES
- WITH THE 2010 CEC AND LOCAL ORDINANCES.
 ALL 125 VOLT, TABLE PHASE, 18 2 ADAM PECEPTACLES
 INSTALLED IN BATHROOMS, AT INTCHEN COUNTERTORS, AT
 LOURDRY, LITLIF ON WEIT BAR SINKS WITHIN BY OF EDGE OF D.
 SINK AND ALL CUITOOR RECEPTACLES, TO BE GOT IPROTECTED
 SINK AND ALL CUITOOR RECEPTACLES, TO BE GOT IPROTECTION
 THAT SUPPLY OUTLIETS INSTALLED IN DWELLING UNIT FAMILY
 THAT SUPPLY OUTLIETS INSTALLED IN DWELLING UNIT FAMILY
 OROMS, DINNER FOOMS, LIVING ROOMS, PRAUCHS LIBERANES,
 DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS,
 ALLIVANCYS CRIMINAR 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:
 A.) TWELVE (12') FEET O.C. MAX., AND WITHIN 6' OF THE END
- OF WALLS, WALL SPACES INCLUDED FIXED PANELS IN EXTERIOR WALLS, EXCLUDING SUDING PANELS AND ALSO FIXED ROOM DIVIDERS SUCH AS BAR TYPE COUTNERS OR RAILINGS, PER CEC ARTICLE 210.52(A)(1) & 210.52(A)(2)(2), (3).
- B.) ANY WALL SPACE 2' OR MORE WIDE, PER CEC ARTICLE
- 20.552(E).

 2.) AN EXTERIOR RECEPTACLE ATTHE FRONT AND REAR OF THE HOME. RECEPTACLES TO BE WITHIN 0.5° OF GRADE AND WATERPROOFED, PER CEC ARTICLE 210.52(E).

 D.) ATLEAST OWE RECEPTACLE FOR THE LAUNDRY, PER CEC ARTICLE 210.52(F).

 ALL REGUIRED 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-MIP RECEPTACLES SHALL BE LISTED TAMPER-RESITANT 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 shall be interconnected in such manner that the activation of one alarm will activate all of the alarms

LIGHTING NOTES

- IGHTING FIXTURES DRAWN ARE INTENDED TO CONVEY THE TYPE AND LOCATIONS OF LIGHT FIXTURES AND ALL OTHER CIELING MOUNTED DEVICES. ALL DIMENSIONS ARE FROM FACE OF FINISH SURFACES.
- 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.
- PRIOR TO INSTALLATION.
 PROVIDE ALL NECESSARY FRAMING AND BLOCKING TO ACCOMMODATE CELLING MOUNTED FIXTURES & DEVICES.
 LIGHT SWITCHES WILL BE INSTALLED 48" A F.F., U.O. N.
 LIGHT FIXTURES IN TUB OR SHOWER ENCLOSURES OR OTHE WET DIAMP LOCATIONS SHALL BE LABELED SWITABLE FOR DIAMP LOCATIONS.
 WITCHEN LIGHT STALLED ST. 50% OF INSTALLED WATTAGE KITCHEN LIGHTING. A EXC.
- MUST BE HIGH EFFICACY
 BATH POOM, 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 70 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 PLUMBINS PALLORES, ELECHRICAL EQUIPMENT PARIES AND MECHANICAL EQUIPMENT ARE SKOWN SCHEMENT PARIES AND MECHANICAL EQUIPMENT ARE SKOWN SCHEMENT PARIES. THE BULLIONS INSPECTOR IN 11th FIELD.

 PROVIDE ALL NECESSARY PUEL GAS SUPPLY LINES WITH SHITCH PARIES. SHITCH PARIES TO ALL GAS FIERD OPERATED APPLIANCES. SHITCHEF VALVES TO ALL GAS FIERD OPERATED APPLIANCES. HYDRONIC (RADIANT) HEAT AND (N) TANKLESS DOMESTIC HOT WATER HEATER IN MANN HOUSE MINISPELL HEAT PUMP IN (N) VARTER HEATER IN MANN HOUSE MINISPELL HEAT PUMP IN (N)
- WALEKTREN ER IN MAIN FUOSE. MINN-SYLI, THEAT POINT IN (N)
 MISIC STUDIO,
 ALL WATER CLOSETS S 1.28 GAL/FLUSH, W MIN. 15" CLEAR FROM
 CENTERLINE OF FIXTURE TO SIDE WALLAND 24" CLEAR IN FRONT
 OF FIXTURE.
 SINGLE SHOWER HEADS \$ 1.8 GPM @ 80 PSI; COMBINED FLOW OF FIXTURE.

 SINGLE SHOWER HEADS \$ 1.8 GPM @ 80 PSI; COMBINED FLOW RATE OF ALL SHOWERHEADS ANDIOR OTHER SHOWER OUTLETS CONTROLLED BY AS INSIGE VALVES 1.8 GPM @ 80 PSI GR ONLY ONE SHOWER OUTLET IS TO BE IN OPERATION AT A TIME. LIXANTORY FAIREST \$ 1.7 G EM PROPERTION AT A TIME. THAT OF A TIME OF A
- KITCHEN FAUCETS 3 1.5 GPM @ 60 PSI.
 ALL EXTERIOR HOSE BIBBS SHALL HAVE AN APPROVED NONREL HOT HOSE BIBS SHALL HAVE AN APPROVED. NONREL HOT WATER FREST TO BE INSILATE
 WATER HAMMER ARRESTER TO BE INSILATE
 WATER HAMMER ARRESTER TO BE INSILATE
 ABSORB HIGH PRESSURES RESULTING FROM QUICK CLOSNO OF
 QUICK-ACTING VALVES AND SHALL BE LOCATED AS CLOSE AS
- POSSIBLE TO THE QUICK ACTING VALVES.
 PROVIDE RECESSED HOT AND COLD WATERAND DRAIN
 STANDPIPE AT WASHER.
- STANDPIPE AT WASHER.

 SHOWER COMPARTMENTS SHALL HAVE MIN. FINISHED INTERIOR
 OF 1,024 SQ. INCHES AND SHALL BE CAPABLE OF ENCOMPASSING
 A 30" CIRCLE. PER CPC 411.7.

- PLUMBING FIXTURES, ELECTRICAL EOUIPMENT/ PANELS AND MECHANICAL EQUIPMENT ARE SHOWN SCHEMATICALLY. MICHALLY MORE SHEME ER REMEMBER OF ROCOGO COMPLIANCE BY MICHALLY SHEME AND EXCEPTION OF THE COMPLIANCE BY MICHAEL SHEME SHALL BE SIZED, DESIGNED, AND EQUIPMENT SELECTED USING THE FOLLOWING METHODS.

 A) HAYL LOSS AND HEAT GAN IS ESTABLISHED AND EXCORDING THE CONTROL OF THE CONTROL OF
- METHODS SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ANSI/ACCA 3 MANUAL 2 2004 (RESIDENTIAL EQUIPMENT SELECTION) OR OTHER EQUIVALENT DESIGN SOFTWARE OR
- SELECTION) OR OTHER GOUNALENT DESIGNS SOFTWARE OR MEITHOOD STALLERS SHALL BE TRAINED, AND CERTIFIED IN THE PROPER INSTALLAND OF HANG SYSTEMS AND EQUIPMENT ARE AREOCAMED TRAINING OR EXERTIFICATION PROPERTIES AND EQUIPMENT AND RESTALLAND AS PREPAIRE SHALL BE A DIRECT-VENT OF A RECONSIDERAND OF THE PROPERTIES AND THE APPLIES THAT AND A SHALL DEAP, VANTH J. S. PRAFTAGE SHALL LAS COMPATIVE ALL COMPATIVE SCALL BE A CONTROLLED THAT ALL APPLICATE LOCAL PROPERTIES SHALL AS COMPATIVE ALL CONTROLLED AND A SHALL SHALL CONTROLLED AND A SHALL DIA: OF 4". THE VENT DISCHARGE LOCATION SHALL BE MIN: 3 FEET AWAY FROM ANY OPENING INTO THE BUILDING, PER CMC
- 504.5. TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS EXHAUST SHALL BE AMIN. 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
- ENVIRONMENTAL ARE DUCTS VERTILATION FOR HUMAN USAGE.

 BONTROMMENTAL ARE DUCTS VERTILATION FOR HUMAN USAGE.

 BONTRES SHALL BE COUPPED WITH BOACK PART DAME ARE
 WHOLE HOUSE FAN IAC 48 7 CPM, MIN. (TOTAL HABITABLE
 STION) 7 Size (FO EBERDOMEN') + (1907 100) 7 5 (20) 40 7 CPM,

 ALL BATHEOMS REQUIRE MECHANICAL VERTILATION TO THE

 OUTSIDE WITH AMIL OF SOOTH. IF THE FAN INCLUDES A LIGHT,

 THEY MUST BE SWITCHED SEPARATELY PER CED 1203.4.2.1, CMD.

 AT THE TIME OF TOOGH INSTALLATION, DURING STORAGE, AND

 UNTIL FINAL STARTUP OF HYAC EQUIPMENT, ALL DUCT AND

 OTHER PERLETE ARE MITAGE AND ISTRIBUTION COMPONENT

 EACH BATHPOOM SHALL BE MECHANICALLY VERTILATED AND

 SHALL COMEY, VINTI THE FOLLOWING. LATT AND ESTABLOSHEY WITH THE FOLLOWING.

 A) FARS SHALL BE ENERGY STAY COMPLIANT AND SHALL ONCE WITH THE PERLEMBERS.

 A) FARS SHALL BE ENERGY STAY COMPLIANT OF A WHOLE

 HOUSE VENTILATION SYSTEM, FARS MUST BE CONTROLLED.

 HOUSE VENTILATION SYSTEM, FARS MUST BE CONTROLLED.

 BY A HUMBERT CONTROLL.

- BY A HUMIDITY CONTROL.

 i) 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
- MAXIUM ALLOWABLE FLOW RATES FOR EXISTING PLUMBING FIXTURES REQUIRED TO COMPLY WITH CIVIL CODE SECTION 1101.1-1101.8, AS FOLLOWS:
 i. 1.8 GALLONS PER FLUSH FOR TOILETS

 - 1.0 GALLONS PER FLUSH FOR URINALS
- i. 2.5 GPM FOR SHOWERHEAD ii. 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 REDUCED FLOW RATES SPECIFIED BELOW ARE UNDER CALGREEN COMMENTS.

'DARK SKY' EXTERIOR SCONCES

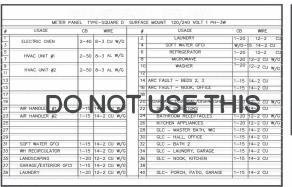
Bayport Collection Dark Sky 7 3/4" High Outdoor Porch Wall Light

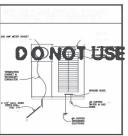
\$77.00

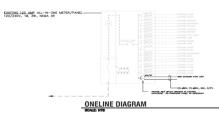
FREE SHEPRING & FREE RETURNS! I Low Proceduration



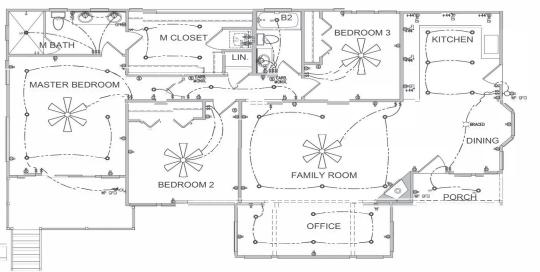
Max. 25 watts or 200 Lumens (incandescent equivalent); 2w LED Dimmable light bulb, typical







NEW ELECTRICAL PLAN





NE CORNER 4TH AND CARPENTER CARMEL, CA 93923

ELECTRICAL PLAN

SGALE 1/4" = 1'-0"

E1.1

MECHANICAL SPECIFICATION

- SCOPE OF MORE.
 THE WORK INCLUDED UNDER THIS SECTION CONSISTS OF FURINSHING ALL MATERIALS, EQUIPMENT AND LABOR, AND THE PERFORMAND
 OF ALL FUNCTIONS, EXCEPT. AS OTHERWASS SECONED MEETING OF SHOOK ON the DAMWINGS TO BE PERFORMED BY OTHERS, FOR THE
 RESILIATION OF CORPETTE AND WINGHOM OR RECORDINGNING, HEAVING AND VEHILLARDS STITLES.
- BEFORE SUBMITTING A BID, EACH SUBCONTRACTOR SHALL CAREFULLY STUDY THE ARCHITECTURAL DRAWNOS, AND SHALL MAKE A CAREFUL EXAMINATION SF THE PREMISES AND ANY EXISTING WORK. THE CONTRACTOR SHALL DETERMINE IN ADVANCE THE METHODS OF SECOND THROUGH AND THE CONTRACTOR SHALL DETERMINE IN ADVANCE THE METHOD SOFT OF THE METHOD STUDY OF THE METHOD SHALL DETERMINE THE ADVANCE AND THE METHOD SHALL DETERMINE THE STUDY OF THE METHOD SHALL DETERMINE THE ADVANCE. THE SIMBLY OF THE WORK RECURED AND INCLUED IN THE CONTRACT, THE CONTRACTOR SHALL BE DEFINED TO HAVE MADE SUCH STUDY AND EXAMINATION, AND TO BE FAMILIAR WITH AND ACCEPT FOR THE STICE.
- 2. GOODS, PERMIS, EES. INSPECTIONS, BILLS, MID. REGULATIONS.
 2.1. THE CONTRACTOR MUSTA THIS SOME REPORTS OF STEM ALL INCESSARY PERMIS, PAY ALL LEGAL FEES AND CHARGES AND COMPLY
 WITH ALL STATE AND MAINOPAL BUILDING AND SAFETY LAWS, ORDINANCES AND REGULATIONS RELATING TO BUILDING AND PUBLIC
 HEALTH AND SAFETY, ALL MOOR SHALL BE IN CONFORMANCE WITH THE COMPRISING COUNTY.
- 3. INSTALLATION:
 3.1. THE ENTIRE WECHANICAL SYSTEM SHALL BE INSTALLED IN A NEAT, WORKMARLIKE, FINSHED AND SAFE MANNER. CONCEAL ALL WORK IN FINSHED AREAS UNLESS NOTED OTHERWISE. ALL WORK SHALL BE ADEQUATELY SUPPORTED AND INSTALLED PARALLEL WITH THE BUILDING WALLS. THE ENTIRE INSTALLATION SHALL BE SUBJECT TO THE ARCHITECTS APPROVAL.
- 4. ELECTRICAL:
 4. IN WING IS INCLUDED LINGES THE ELECTRICAL DIVISION OF THE SPECIFICATIONS. ALL COLUMNATION DEVICES AND WINNE SHALL CONFIDENT
 4. WINNERS INTO A LECTRIC CODE OR LOCAL LINESCICTOR, WHICH EARS IS MORE STRINGENT, PROVIDE MECHANICAL CONFIDENT MAN
 MOTORS WITH MOTOR PROTECTIONS. MIRNIA AND ROPERS EXPRENDED OF THE MECHANICAL COUNTACTOR. ALL WINNES SHALL BE ROUTED IN CONDUIT OF THE MECHANICAL CONFIDENT OF THE RESPONSIBILITY OF THE
 MECHANICAL CONFIDENCE. ALL WINNES SHALL BE ROUTED IN CONDUIT OR IN PLENUM RATED WINNES. PROVIDE ONE (1) POWER
 CONNECTION POINT FOR ALL LECTRICAL WINNES ON ALL EQUIPMENT.
- 5. EQUIPMENT LIST AND MAINTENANCE MANUAL II. AVAILABLE UNAUFACTIBERS' OPERATION AND MAINTENANCE INSTRUCTIONS, TOGETHER WITH A MAINTENANCE MANUAL SHALL INCLUDE ALL AVAILABLE UNAUFACTIBERS' OPERATION AND MAINTENANCE SHAPE OF SECRETARY OF PROPERTY OF PROPERT
- MERGRATIC:
 I. HE SYSTEM SHALL HAVE A WARRANTY COVERING LABOR, MATERIALS AND EQUIPMENT FOR A PERIOD OF ONE YEAR AFTER COMPLETION
 ONNER.
- 7. BILL TESTING.
 7.1. BEFORE ACCEPTANCE AND FINAL PAYMENT, THE CONTRACTOR SHALL DEMONSTRATE THAT ALL APPARATUSES ARE FUNCTIONING PROPERTY AND ETFICIENTLY AN INDEPENDENT ARE BALANCE CONTRACTOR SHALL BALANCE ARE QUANTITIES, IN ACCORDANCE WITH ABOR OR REES STRAMORS, FOR EVEN TEMPERATURES THROUGHOUT, START-UPS FOR THE FIRST HEATING AND FIRST COOLING SEASON SHALL BE PERFORMED AS PART OF THE CONTRACT.
- 8. SLEANING.
 8.1. AT THE COMPLETION OF THE WORK AND PRIOR TO FINAL ACCEPTANCE, ALL PARTS OF THE WORK INSTALLED UNDER THIS SPECIFICATION SHALL BE THOROUGHY CLEANED. ALL EQUIPMENT, DUCTWORK, DIFFLIERS, PRF., VALVES AND FITTINGS SHALL BE CLEANED OF FREASE, HEAL CLITTINGS AND SLUGGE, WHICH MAY HAVE ACCUMULATED BY OPERATION OF THE SYSTEM FOR TESTING HEREIN BEFORE SPECIFIED OR FROM OTHER CAUSES.
- PRODUCTS.
 ALL PRODUCTS SHALL BE NEW AND UNUSED OF ESTABLISHED AND REPUTABLE MANUFACTURERS. ITEMS OF EQUIPMENT USED FOR THE SAME PURPOSE SHALL BE OF THE SAME MANUFACTURER. APPROVED MANUFACTURERS: CARRIER, TRANE, LENNOX, YORK, MCQUAY, OR
- 9.2. SYSTEMS SHALL BE COMPLETE AND OPERABLE, ANY ACCESSORIES REQUIRED FOR THE OPERATION OF THE SYSTEM, SHALL BE PROVIDED WHETHER OR NOT THEY ARE SPECIFICALLY INDICATED. SUCH ACCESSORIES WOULD INCLIDE FILTERS, CONDENSATE DRAINS, RELIEF VALVES, SERVICE VALVES, SETC.
- 9.3 SECTION RETIRENCE TO A MANUFACTUREN'S PRODUCT IS ANY TO ESTABLES TYPE, QUALITY, AND PROFORMANCE REQUIRED, THESE
 COLLABORATION HORSE HE AND ADMINISTORY OF ALTERNATE EQUIPMENT MANUFACTURENS SHALL NOT BE CONSTRUED AS AN UNCONDITIONAL APPROVAL OF THE PRODUCTS OF THOSE
 MANUFACTURENS.
- 4. SUBSTITUTIONS OF MATERIALS OF PRODUCTS SHOWN HEREIN SHALL BE AT THE COMER'S, MOCHTED'S, OF EMPEREYS MENTTH APPROVIAL ONLY WITH CORES OF APPROVIAL SENT TO THE PROJECT FIEL ANY ADDITIONAL COST RESULTION FROM THE USE OF SUBSTITUTED EQUIPMENT SHALL BE AT THE CONTRACTOR'S EMPENSE. ANY DEVATION FROM THESE DRAWNOS WILL NOT BE ALLOWED WITHOUT PROFA APPROVIAL.
- 9.5. ALL EQUIPMENT SHALL BE LABELED WITH STEEL TAGS EMBOSSED WITH 1/4" HIGH LETTERS, PERMANENTLY ATTACHED. TAG SHALL CLEARLY INDICATE THE AREA SERVED BY THE EQUIPMENT.
- 10. <u>RECORD IDAMINOS.</u>
 10.1. PROVIDE RECORD PRANINGS INICID SHALL CLEARLY SHOW ALL DIFFERENCES BETWEEN THE CONTRACT WORK AS DRAIN AND INSTALLED.
 10.1. PROVIDE RECORD PRANINGS INICID SHALL CLEARLY SHOW ALL DIFFERENCES BETWEEN DRAIN AND RESTAULT OF REPORT OF THE RECORD SHALL BRAIN SHALL BE COMPANIONED FROM COLUMNS OF TANY PERMANNENT STRUCTURE. ALSO, SHOW ALL WORK ADDRESS OF CONTRACT WHICH IS NOT SHOWN ON THE CONTRACT DOCUMENTS. RECORD DRAININGS SHALL BE IN ACCORDANCE THE ARCHITECTS SPECIFICATIONS OF IS NOT.

- 11. INFERMOSIATS:
 11. INFORMAMBLE LOW YOLTAGE THERMOSIAT WITH SUBBASE TO CONTROL COMPRESSOR AND EVAPORATOR FAN WITH THE FOLLOWING
 FUNCTIONS: 24-HOUR/7-DAY CONTROL OF SYSTAL STOP AND START TIMES, LOUDI--ORYSTAL DISPLAY MOLCATING TEMPERATURE,
 SCHOOL STORY, CONTROL STORY, CONTROL OF SYSTAL STOP AND START TIMES, LOUDI--ORYSTAL DISPLAY MOLCATING TEMPERATURE,
 COMPRESSOR TIME DELAY, AND AUTOMATIC-RESET TIMER TO PREVENT RAPID CYCLING OF COMPRESSOR.
- 12. <u>REFRIGERANT LINE KITS</u>

 12.1. SOFT-ANNEALED COPPER SUCTION AND LIQUID LINES, FACTORY CLEANED, DRIED, PRESSURIZED, AND SEALED; FACTORY INSULATED SUCTION LINE WITH FLARED FITTINGS AT BOTH ENDS.
- 12.2. EXTERIOR LINES TO BE INSTALLED WITH ALLIMINUM JACKET (ALUMINUM ROLL STOCK, READY FOR SHOP OR FIELD CUTTING AND FORMING. COMPLY WITH ASTM B 0.09, 30.03 ALLOY, H—14 TEMPER. CORRUGATED FINISH, D.010 INCH THICK. PREFORMED, 45— AND 90—EXCERE ELBOWS, SHORT— AND LONG-FAMULY, STAME AND THICKNESS AS JACKET).
- 13. <u>DUCTWORK:</u>

 13.1. ALL DUCTWORK AND PLENUMS SHALL BE GALVANIZED SHEET METAL, UNLESS SPECIFICALLY NOTED OTHERWISE, FABRICATE AND INSTALL

 N STRICT CONFORMANCE WITH THE LATEST SMACNA MANUAL AND LOCAL CODES, FOR LOW VEL
- 13.2. CROSSBREAK ALL SIDES OF ALL DUCTS. DUCTWORK SHALL BE INSTALLED WITH NO OBJECTIONABLE NOISE, AND CONTRACTOR SHALL PROVIDE ANY ADDITIONAL STIFFENERS REQUIRED.
- 13.3. ALL LONGITUDINAL SEAMS SHALL SNAP LOCK SEAM PER SMACNA, WITH ALL TRANSVERSE JOINTS SEALED WITH DUCT SEALANT.
- 13.4. TRANSITIONS, FITTINGS AND ELBOWS SHALL BE CONSTRUCTED TO OFFER A MINIMUM OF NOISE AND PRESSURE LOSS. PROVIDE DOUBLE THICKNESS, FACTORY FABRICATED GALVANIZED SHEET STEEL TURNING VANES, WITH ARFOIL CONTOUR, IN ALL RIGHT ANGLE ELBOWS, TEES, AND ELBOWS WITH ADDIDLE LESS THAN 1 1/2 TIMES THE WORTH OF THE DUCT.
- 13.5. ALL POLIND DUCT READON TAKEOEES SHALL BE DROWNED WITH SPIN_IN WITH AIRSCOOP AND LOCKING DIADPANT RALANCING DAMPER
- 13.6. DUIT SIZES SYON ON THE DIVANUES ARE TO THE MISSIE OF ACQUIRTON, LANGE, MEDIESE SIZES OF DUITS, IS RECURRED TO ACCOMMOND ACCOMMOND
- 13.8. FLEXIBLE ROUND DUCTS TO OUTLETS SHALL BE THERMALFLEX TYPE MKE, A MAXIMUM LENGTH OF 8'-0" LONG (ONLY WHERE INDICATED ON THE DRAWNGS). ALL FACTORY-MADE DUCTS MUST BE CLASS 0 OR 1.
- 13.9. PAINT ALL DUCTWORK, TURNING VANES, INSULATION, ETC., THAT IS VISIBLE THROUGH GRILLES, REGISTERS, OR CEILING DIFFUSERS, PER ARCHITECTS DIRECTION.
- 14. ACOUSTICAL INSULATION:
 14.1. ALL SHEET METAL DUCT AS FOLLOWS: SUPPLY AND RETURN DUCTS, FROM UNITS, OUT A MINIMUM OF 15'-0".
- 14.2. SCOPE AND THICKNESS:
 14.2.1. ALL SHEET METAL SUPPLY, RETURN AND PLENUMS, RETURN DUCTWORK 1* ACOUSTICAL LINER.
 14.2.2. ALL DUCTWORK EXPOSED TO MEATHER (OTHER THAN EXHAUST) 1 1/2".

- 14.3. MATERIAL:

 14.3.1. MINIMUM 1 1/2 LB. NEOPRENE OR HEAVY DENSITY COATED FIBERGLASS DUCT LINER SUITABLE FOR VELOCITIES UP TO 4,000 FPM,
 COMPLYING WITH NFPA 90A.
- 14.1. APPLICATION:
 14.1. APPLICATION:
 14.1. CONTROL SUFFICIENT SHALL BE QUIT TO ASSURE DISEASPED AND COMPRESSED LONGITURINAL COPIER JOINTS, APPLY LINER WITH
 16.1. CONTROL SUFFICIE FACING THE ARE STEEMA AND ARHERED WITH 100X CONGRADE FREE RETARGANT ARRESSED. CONTROL AND ARHERED WITH 100X CONGRADE FREE RETARGANT ARRESSED. CONTROL AND FREE RETARGANT ADRESSES. THE UNITED ARRESSES AND ARRESSES AND
- THERMAL INSULATION;
 GENERAL: ALL INSULATION, MATERIAL, COVERINGS, ADHESIVE, VAPOR-BARRIERS AND TAPES SHALL CONFORM TO NFPA 90A, FLAME SPREAD CLASSIFICATION NOT TO EXCEED 25 AND SMOKE DEVELOPMENT NOT TO EXCEED 50.
- 15.2. ALL RECTANGULAR DUCTS AND ROUND DUCTS SHALL BE INSULATED WITH 1 1/2" THICK, 75 LB. DENSITY FIBERGLASS BLANKET WITH FIRK VAPOR BARRIER FACING, INSULATION SHALL HAVE A CONDUCTIVITY NOT TO EXCEED 0.27 BTU PER INCH, PER SQUARE FOOT, PER DECREE FAIREMENT FOR HOUR, AT 75 DECREE FAIREMENT BANK TABERFACTURE.
- 15.3. SEQUATION SHALL BE WEARFEST FIGHTY ON THE DUSTROOM WITH ALL COMMUNESSISTEM, WHITE AND LOSGITUDINAL BURNTS OCCURRENCE ANIMENS OF Z. AMERICA STOLE, AMERICA ST. AMERICA ST
- 15.4 EVHALIST DUCTS SHALL NOT BE INSULATED.
- 15.5. OUTDOOR DUCTWORK SHALL BE INSULATED INTERNALLY WITH 2" DUCTLINER. INSTALL PER MANUFACTURERS' INSTRUCTIONS. ALL OUTDOOR DUCTWORK JOINTS SHALL BE SEALED WITH SILICOME SEALANT AND MADE COMPLETELY WEATHER TIGHT AND LEAK PROOF.

VENTILATION CALCULATION

DWELLING UNIT FLOOR AREA = 1445 SF PLINTINE % IN EACH 4-HOLD SECMENT = 25% NUMBER OF BEDROOMS = 3 FACTOR = 3

FACTOR X OUTSIDE AIRFLOW = 3 X 60 CFM OUTSIDE AIRFLOW REQUIRED = 180 CEM OUTSIDE AIRFLOW PROVIDED = 180 CFM

		MBOLS LEGEND							
SINGLE LINE DUCTWORK	DOUBLE LINE DUCTWORK	DESCRIPTION							
AND A ALE	wxD {w*e }	RECTANGULAR AND ROUND DUCT, DUCT SIZES ARE IN INCHES, DUCT SIZES REPRESENT INSIDE DIMENSIONS OF DUCTWORK.							
çwxD Q	WXD -	45° TAP USED AT BRANCH DUCTS ONLY.							
, MXD	WXD	CONICAL TAP USED AT ROUND BRANCH DUCTS							
		90' ELBOW WITH SINGLE RADIUS TURNING VANES CURVED ELBOW (MIN. RADIUS R = 1.5 WIDTH)							
S-W-EQUIPMENT	WXD MEQUIPMENT	FLEXIBLE DUCT CONNECTION							
<u></u>		SPIN-IN FLEX DUCT TAKE-OFF WITH MANUAL BALANCE DAMPER. FLEX DUCT NOT TO EXCEED 6'-0"							
5 - 1 - 3		BALANCING DAMPER (USE ODB UNLESS OTHERWISE NOTED)							
<u></u>	■	MOTORIZED DAMPER.							
1 □ 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		ACCESS PANEL.							
	園 園 園	SMOKE DAMPER, FIRE DAMPER, AND COMBINATION FIRE SMOKE DAMPER WITH ACCESS PANEL.							
<u></u>	®- <u>□</u>	DUCT SMOKE DETECTOR.							
SUPPLY RETURN EXHAUST	SUPPLY RETURN EXHAUST	DUCTWORK DOWN.							
SUPPLY RETURN EXHAUST	SUPPLY RETURN EXHAUST	DUCTWORK UP.							
UP DOWN	OD DOWN	ROUND DUCTWORK.							
WXD	WXD X*s	RECTANGLE TO ROUND TRANSITION.							
SUPPLY RETURN EDHAUST	ROUND SIDEWALL LINEAR	GRILLES REGISTERS AND DIFFUSERS.							
	<u> </u>	PROGRAMMABLE THERMOSTAT, THERMOSTAT LOCKING GUARD, TEMPERATURE SENSOR, HUMIDSTAT & PRESSURE SENSOR							
•	•	POINT OF CONNECTION.							
\$ -	E====3	EXISTING TO REMAIN.							
444444444.	X71711111X	EXISTING TO BE DEMOLISHED.							
*** ALL SYMBOLS ON I	EGEND MAY NOT APPLY TO	DRAWING(S). ***							

ENERGY COMPLIANCE NOTES

PROVIDE MINIMUM R—6 INSULATION FOR ALL SUPPLY AND DUCTS OR PLENUMS IN UNCONDITIONED SPACES. PROVIDE MINIMUM R—8 INSULATION FOR ANY EXTERIOR DUCT WORK. DUCTS OR PLENUMS LOCATED WITHIN A BUILDING ENVIEDER ASSEMENT WORST HAVE A MINIMUM R—8 SEPRATED BUTWARD BUCT AND EXTERIOR AND/OR UNCONDITIONED SPACES WITH 10 DEGREE OR GREATER TEMPERATURE DIFFERENCE, OR PROVIDE R—8 INSULATION FOR DUCTS AND PLENUMS.

PROVIDE AUTOMATIC CHANCEOVER 7-DAY PROGRAMMELE THERMOSTATS BY EQUIPMENT MANUFACTURER WITH 2-HOUR OCCUPANT OVERSIGE AND 10-HOUR MANUMACTURER WITH 2-HOUR OCCUPANT OVERSIGE AND 10-HOUR MANUMACTURER MANUFACTURER OVERSIGE AND 10-HOUR MANUMACTURER MANUMACTURER MANUMACTURER MANUMACTURER MANUMACTURER MANUMACTURER MANUMACTURER MANUMACTURER MANUMACTURER SENSIORS AS INDICATED ON THE DRAWNINGS, CORPORANTE DAYS LOCATION WITH THE ARCHITECT OF THE OWNER. MOUNT LIFE ARCHITECT OF THE OWNER. MOUNT

WHERE MECHANICAL VENTILATION IS PROVIDED, THE SYSTEM SHALL PROVIDE THE CAPABILITY TO REDUCE THE OUTDOOR AIR SUPPLY TO THE MINIMUM REQUIRED BY CHAPTER 4 OF THE INTERNATIONAL MECHANICAL CODE. OUTDOOR AIR SUPPLY AND EXHAUST DUCTS SHALL BE PROVIDED WITH AUTOMATIC MEANS TO REDUCE AND SHUT OFF AIRTLOW.

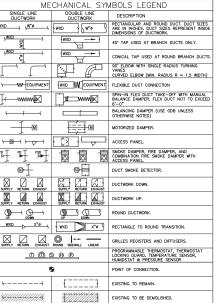
SEALING DUCTWORK: ALL JOINTS, LONGITUDINAL AND TRANSVERSE SEAMS AND CONNECTIONS IN DUCTWORK MUST BE SECURELY SEALED USING WELDMENTS; MECHANICAL FASTENERS WITH SEALS, CASKETS OR MASTICS; MESH AND MASTIC SEALING SYSTEMS; OR TAPES, TAPES AND MASTICS MUST BE LISTED AND LABELED IN ACCORDINGE WITH UL 1814 OR 1818.

PROVICE OWNER WITH COMPLETE OPERATION AND MAINTENANCE MANUALS FOR ALL EQUIPMENT AND CONTROLS INSTALLED, DOCUMENTATION MUST INCLUDE EQUIPMENT CAPACITY (INPUT & CUTPUT). REQUIRED MAINTENANCE ACTIONS, CONTROLS AND CUMBRIAND INFORMATION INCLUDING WIRING DUAGNAMS, CONTROL SCHOOL SCHOOL

REGISTERS, GRILLES AND DIFFUSERS. DUCT REGISTERS, GRILLES AND DIFFUSERS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTALLATION INSTRUCTIONS. VOLUME DAMPERS OR THEM MEANS OF SUPPLY ARE ADJUSTMENT SHALL BE PROVIDED IN THE BRANCH DUCTS OR AT EACH INDIVIDUAL DUCT REGISTER, CRILLE ON DIFFUSER. EACH VOLUME DAMPER OR OTHER MEANS OF SUPPLY AIR ADJUSTMENT USED IN BALANCING SHALL BE PROVIDED WITH ACCESS.

NOTES

- DRAWINGS ARE DIAGRAMMATIC AND SHOW THE GENERAL ARRANGEMENT OF EQUIPMENT AND SYSTEMS. THEY AVE NOT WITHOUT TO SHOW EXERY OFFSET, FITTING, AND COMPONENT, DO NOT SYSTEMS. THEY AVE NOT WITHOUT SHOWN AS WALLS, WINDOWS, SOFTIE, ECT. SPECIFIC LOCATIONS, MOUNTING HIGHER, AND OVERALS WILLD WISHOODS OFF DEVICES AND FIXTURES SHALL BE OBTAINED FROM THE ARCHITECTURAL DRAWINGS AND DETAILS WITHOUT AVAILABLE.
- DRAWINGS SPECIFIC TO THIS TRADE DO NOT LIMIT THE RESPONSIBILITY OR WORK REQUIRED BY THE CONTRACT DOCUMENTS. REFER TO DRAWINGS AND SPECIFICATION OF OTHER TRADES FOR COMPLETE INFORMATION PRIOR TO BIO.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MATERIALS, LABOR, PERMITS, INSPECTIONS, FEES, QUALITY OF MATERIALS AND WORKMANSHIP. AND FINAL CLEAN-UP PERTAINING TO THEIR WORK.





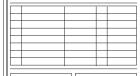
The Janz Addition

Northeast Corner 4th and Carpenter Carmel, Ca. 93923



MECHANICAL SPECIFICATIONS

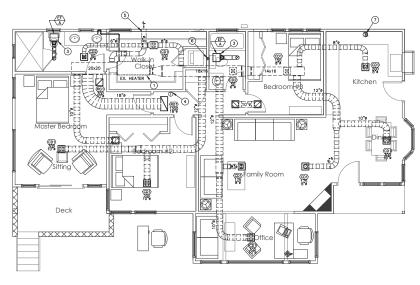
SCALE: AS NOTED







10235 S 51ST ST, SUITE 195 PHOENIX, AZ 85044 P: 602.475.8702 www.borumeng.com Project #: RDAD22005





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 & SERNIKLER 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 LEMAKGE AND DETAILS NOT SPECIFICALLY SHOWN ON DRAWNING
- DRAMINGS SHALL BE IN ACCORDANCE WITH 2016 CMC DUCT CONSTRUCTION STANDARDS.

 H. FLEXIBLE DUCTWORK SHALL COMPLY WITH THE CLASS I REQUIREMENTS OF THE NFPA
 BUILETIN NO. 90A AND SHALL BE INSULATED WITH 1" FIBERGLASS, SUPPORTED BY
 HELCALLY WOUND STEEL WIRE WITH REINFORCED METALZED OUTER JACKET RATED FOR
 USE IN PLEXIMS. ATTRACHEDT SHALL BE WITH WORND ROTHE CLAMPS.
- CONTRACTOR SHALL BALANCE AIR DISTRIBUTION TO WITHIN 10% OF VALUES LISTED OF 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 F
13" TO 30"	24 GA.	1" x 18 GA.	STRAPS @ 10 F
30" TO 40"	22 GA.	1" x 1/8"	STRAPS @ 10 F
40" & OVER	20 GA.	1" x 1/8"	STRAPS @ 10 F

○ KEYED NOTES

1. EXISTING HEATER AND DISTRIBUTION SYSTEMS TO REMAIN AS IS.

2. NOT USE

- 3. PROVIDE AND INSTALL CRUNG MUNITED EXHAUST FAN WITH FACTORY CRILE AND BACKDRAFT DAMPER. ROUTE 4" SCHAUST DUCK AND TERMINET AT ROPE OF 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°6 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 10 180 CPM.
- CLOTHES PRES SHALL BE CONJUSTED IN ACCORDANCE WITH THE MANUFACTURES'S MESTILLATION METALICIDES ROLLE AS PRESE PAULST DUCT FROM APPLIANCE THEU ROOF OR EXTERIOR WALL EDAMAST DUCT SHALL TERMINATE NO LESS THAN 36" FROM AND BUILDING OPPOINS. EDHALIST DUCT SHALL HAVE A MODIFAL INTERIOR PRINSL PROVIDE AND PROVIDE CLEANOUT AT THE BOTTOM OF VERTICAL RISER, PROVIDE DUCTS WITH PROTECTIVE SHILD PLATES.
- 7. ANNE MODE SHALL DESUMBE TO THE OTDERGE THROUGH A GALVANIED STEEL STREET, AND THE AND STREET THROUGH A GALVANIED STEEL SHIRE AND THE AND STREET THROUGH A GALVANIED STEEL SHIRE AND THROUGH A GALVANIE AND SHALL BE A MINAMOM OF 3" FROM PROPERTY LIES AND O'F FROM FRESH AND THROUGH SHALL BE A MINAMOM OF 3" FROM PROPERTY LIES AND O'F FROM FRESH ARRIVANCE.



DESIGN AND CONSULTING

8006 RIVER PLACE, CARMEL, CA. 93923

363-9075 RDADESIGNSAZ®GMAI

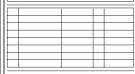
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MECHANICAL PLAN

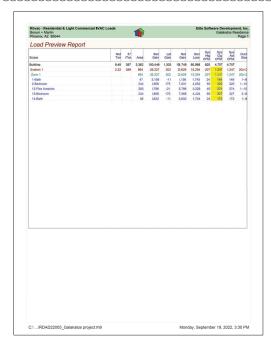
SCALE: AS NOTED





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Project #: RDAD22005

M2.0



(EF)	EXHAUST FAN SCHEDULE												
MARK	MANUFACTURER	MODEL	AREA SERVED	CFM	ESP	SONES	VOLTS	MOTOR PHASE	WATTS	DRIVE TYPE	WT	NOTES	
Α	GREENHECK	SP-A190	RESTROOM	150	0.25	1.5	115	1	46	DIRECT	15	1,2,3,4	
1. 2. 3.	NOTES: 1. CONTRACTOR SHALL FIELD VERIFY EXACT TERMINATION LOCATION TO ENSURE A 10'-0" SEPARATION FROM ALL FRESH AIR INTAKES. 2. PROVIDE AND INSTALL STRAIDARD DISCONNECT. 3. PROVIDE WITH BACKDRAFT DAMPER. 4. PROVIDE WITH SEPARATE WALL SWITCH.												

MARK	DEVICE TYPE	MAKE	MODEL	MODULE SIZE	MATERIAL	MAX NC 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		
RG1	RETURN GRILLE	KRUEGER	S80	12X12	STEEL	25	LOUVERED	NONE		
RG1	RETURN GRILLE	KRUEGER	S80	12X12	STEEL	25	LOUVERED	NONE		
NOTES: 1 SEE INSTALLATION DETAILS. 2. PROVIDE SQUARE TO ROLLO ADAPTER 3. SEE ARCHITECHIAL DEVANUES FOR CELLING TYPE AND PROVIDE CORRESPONDING BORDER TYPE.										



8006 RIVER PLACE, CARMEL, CA. 93923

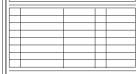
The Janz Addition

Northeast Corner 4th and Carpenter Carmel, Ca. 93923



MECHANICAL SCHEDULES

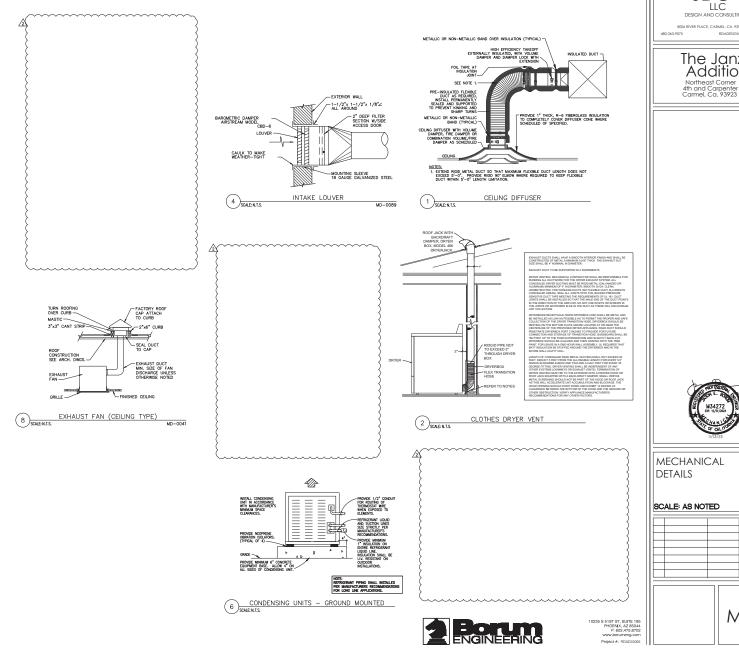
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Project #: RDAD22005

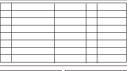




SDC

The Janz Addition





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PLUMBING SPECIFICATION

SCORE OF MODIC. THE WORK MICLIDED LINGER THIS CONTRACT INCLUDES THE FURNISHING OF ALL LARGE MATERIALS, TOOLS, TRANSPORTATION, SERVICES, FERMINS, RISPECTION FEES, FUT REQUIRED BY THE CONDITIONS AT THE SITE. THE CRIMEN WAY AS SPECIAL HEREIN AND SHOWN ON ACCOMPANING DRAWINGS AND AS REQUIRED BY THE CONDITIONS AT THE SITE. THE CRIMENAL AND SPECIAL CONDITIONS ARE HERBERT MADE A PART OF THIS SECURION. IN ADDITION, WORK IN THESE SECTIONS ARE COMPENDED BY ALL PROVISIONS OF THE

BEFORE SUBMITTING A BID EACH SUBCONTRACTOR SHALL CAREFULLY STUDY THE ARCHITECTURAL DRAWNGS AND SHALL MAKE A CAREFUL EXAMBATION OF THE PREMISES AND ANY EXISTING WORK. THE CONTRACTOR SHALL DETERMINE IN ADVANCE THE METHODS OF INSTALLIA AND PARMATAR WITH ALL OF THE RECORDERANTS OF HIS CONTRACT, OF SUBBITION AS PROPEDIAL FOR HE WORK REQUIRED AND INCLIDED IN THE CONTRACT, THE CONTRACTOR SHALL BE DEEMED TO HAVE MADE SUCH STUDY AND EXAMINATION, AND TO BE FAMILIAR WITH AND ACCEPT ALL CONTRACT, THE CONTRACTOR SHALL BE DEEMED TO HAVE MADE SUCH STUDY AND EXAMINATION, AND TO BE FAMILIAR WITH AND ACCEPT ALL CONTRACT, THE SITE.

CODES, PERMITS, EFES, INSPECTIONS, RULES, AND REQUIATIONS:

THE CONTRACTOR MUST, AT HIS OWN EPPENSE, OBTAIN ALL INCESSARY PERMITS, PAY ALL LEGAL FEES AND CHARGES, INCLUDING WATER AND SEMER DEVELOPMENT FEES, AND COMPLY WITH ALL STATE AND MUNICIPAL BULLIONG AND SAFETY LAWS, ORDINANCES AND REQUIATIONS, RELATING TO BULLIONG, PUBLIC HEALTH AND SAFETY, ALL WORK SHALL BE IN CONFORMANCE WITH THE OVERHENCE OTTY CODES.

THE ENTIRE PLUMBING SYSTEM SHALL BE INSTALLED IN A NEAT, WORKMANLIKE, FINISHED AND SAFE MANNER. CONCEAL ALL PIPING IN FINISHED AREAS UNICE SYSTEM SHALL BE INSTALLED IN A REAS UNICE SYSTEM SHALL BE SHALL BE ARRESTED AND INSTALLED PARALLEL WITH THE BUILDING WALLS. THE ARREST MAINTEN SYSTALATION SHALL BE SUBJECT TO THE ARRESTED AND INSTALLED PARALLEL WITH THE BUILDING WALLS THE ARREST MAINTEN SYSTALATION SHALL BE SUBJECT TO THE ARRESTED AND THE SYSTAL SYST

ELECTRICAL: WHING IS NOLUBED UNDER THE ELECTRICAL DIVISION OF THE SPECIFICATIONS. ALL EQUIPMENT, DEVICES AND WIRNIN SMALL CONFORM TO THE NATIONAL ELECTRIC CODE OR LOCAL JURSISICITION, WHICH EVER IS MORE STRINGENT, PROVIDE FULURISHIC SOUPPENT HAVING MOTORS WITH MOTOR PROTECTIONS WIRNOR AND PROPER OPERATION OF THE FULURISHIC CONTEMENT IS THE REPOSSIBILITY OF THE PULLIBANIC CONTRACTOR. ALL WRING SHALL BE ROUTED IN COMOULT OR IN PLENUM RATED WRING. PROVIDE ONE (1) POWER CONNECTION POINT FOR ALL ELECTRICAL WRINGS ON ALL EQUIPMENT.

EQUIPMENT LIST AND MAINTENANCE MANUAL.

MANITHANCE MANUAL SHALL INCLUDE ALEA, MANUAGE MANUFACTURERS' OPERATION AND MAINTENANCE INSTRUCTIONS, TOGETHER WITH THE
MANITHANCE MANUAL SHALL INCLUDE ALEA, AND ALL OTHER DARFAMS AND INSTRUCTIONS INCESSARY TO PROPERLY OPERATE AND
MAINTAIN THE COMPRIENT. THE MANUAL SHALL ALSO MILLED THE MANUE, ADDRESS, AND PHOTE MANUER OF THE DEPENLE CONTRACTION AND
ALL SUBCONTRACTORS INVOLVED IN ANY OF THE WORK SPECIFED MEREN. THE EQUIPMENT UST AND MAINTENANCE MANUAL SHALL BE
SUBBITED IN ACCORDANCE WITH THE ARCHITECTS SPECIFICATIONS.

WARRANTY:
THE SYSTEM SHALL HAVE A WARRANTY COVERING LABOR, MATERIALS AND EQUIPMENT FOR A PERIOD OF ONE YEAR AFTER COMPLETION AND ACCEPTANCE, REPLACE OR REPAIR ALL DEFECTIVE WORKMANSHIP, EQUIPMENT, AND MATERIALS AT NO ADDITIONAL COST TO THE OWNER.

EINAL TESTING: BEFORE ACCEPTANCE AND FINAL PAYMENT, THE CONTRACTOR SHALL DEMONSTRATE THAT ALL APPARATUSES ARE FUNCTIONING PROPERLY

<u>PRODUCTS:</u>
ALL PRODUCTS SHALL BE NEW AND UNUSED OF ESTABLISHED AND REPUTABLE AMERICAN MANUFACTURERS. ITEMS OF EQUIPMENT USED FOR THE SAME PURPOSE SHALL BE OF THE SAME MANUFACTURER.

SYSTEMS SHALL BE COMPLETE AND OPERABLE. ANY ACCESSORES REQUIRED FOR THE OPERATION OF THE SYSTEM, SHALL BE PROVIDED WITCHER OR NOT THEY ARE SPECIFICALLY INDICATED. SUCH ACCESSORES WOULD INCLUDE FILTERS, CONDENSATE DRAINS, RELIEF VALVES, SERVICE VALVES, SE

SPECIFIC REFERENCE TO A MANUFACTURER'S PROQUET IS ONLY TO ESTABLISH TIPE, QUALITY, AND PERFORMANCE REQUIRED, THESE OULAIFFCATIONS ARE IN ADDITION TO THE REQUIREMENTS SHOWN ON THE DRAWINGS AND HEREN THESE SPECIFICATIONS. LISTED ALTERNATE EQUIPMENT MANUFACTURERS SHALL NOT BE CONSTRUED AS AN UNCONDITIONAL APPROVAL OF THE PRODUCTS OF THOSE MANUFACTURERS.

SUBSTITUTIONS OF MATERIALS OR PRODUCTS SHOWN HEREIN SHALL BE AT THE OWNER'S, ARCHITECT'S, OR ENGINEER'S WRITTEN APPROVAL, ONLY WITH COPIES OF APPROVAL SENT TO THE PROJECT FILE. ANY ADDITIONAL COST RESULTING FROM THE USE OF SUBSTITUTE ECOUPMENT SHALL BE AT THE CONTRACTOR'S EXPENSE. ANY DEVALIDE NOT HESE DRAWNES WILL NOT BE ALLOWED WITHOUT PRIOR APPROVAL

ALL EQUIPMENT SHALL BE LABELED WITH STEEL TAGS EMBOSSED WITH 1/4" HIGH LETTERS, PERMANENTLY ATTACHED. TAG SHALL CLEARLY INDICATE THE AREA SERVED BY THE EQUIPMENT.

SECORD DAMMINES.

PROVIDE RECORD PROWINGS WHICH SHALL CLEARLY SHOW ALL DIFFERENCES BETWEEN THE CONTRACT WORK AS DRAWN AND INSTALLED. PPING MANS BELOW SLAB AND/OR GRADE AND ALL BRANCH LINES BELOW SLAB OR GRADE, IN EXCESS OF 5 FEET IN LENCTH, SHALL BE DIMENSIONED FROM COLUMNS OF ANY PERMANENT STRUCTURE. ALSO, SHOW ALL WORK ADDED TO THE CONTRACT WHICH IS NOT SHOWN ON THE CONTRACT DOCUMENTS. RECORD DRAWNOS SHALL BE IN ACCORDANCE THE ARCHITECTS SPECIFICATIONS.

ECOLADIDAND BASSILLS

CONTRACTOR SHALL PROMOSE BLUE STAME AT ALL EXISTING UTBLITES. COMPLETE ALL EXCAVATION AND BASSILL, AS NECESSARY, FOR THE
MISTALLION OF LINDERGONAD PEPING, COMPACT AND THANE BASSILL, TO GRIGINAL ERADE IN ACCORDANCE WITH REQUIREMENTS, AS
SPECIFIED BY ARCHITECT OR AND LOCAL CODE, REMOVE EXCESS BIRT AS DIRECTION. NO MOST SHALL BE COVERED UNIT, PROFERLY TESTED
AND APPROVED, ALL PASKENIT, SIDEMAK, PEPING, ELECTRICAL COMDUTT, ETC., CAUSED TO BE OUT OR DAMAGED BY THIS SECTION SHALL BE
EXCENDED TO GROUND, CONDITION BY MORNANCE DAY THE PROFESSION CONTRACTOR OF THE PROSESSION CONTRACTOR OF THE PROFESSION CONTRACTOR OF THE PROSESSION CONTRACTOR OF THE PROFESSION CO

WATER PIPING: ALL PIPING SHALL CONFORM TO THE REQUIREMENTS OF THE ANSI SAFETY CODE, BE FREE FROM ALL DEFECTS AND BE PROPERLY IDENTIFIED.

ABOVE GROUND: CROSS-LINKED POLYETHYLENE (PEX) PLASTIC PIPE AND TUBING CONFORMING TO ASTM F876, AWWA C904, CSA B137.1

ABOVE GROUND: SHALL BE TYPE "L" HARD DRAWN COPPER TUBING CONFORMING TO ASTM B 88-72.

BELOW GROUND: (INSTALLE) UNDER CONCRETE) THE "TS SOFT DRAWN CORPT TUBEN, CONCRETANT OR AS B 88-72, SPRALLY WRAP PIPING BELOW GRADE OR FLOORS WITH 3 LAYERS OF 20 ML POLYETHYLENE TAPE WITH 1/2 OVERLAP, INSTALL NO PIPING JOHN'S BELOW FLOOR.

ALL COPPER TUBING SHALL UTILIZE SWEAT FITTINGS SOLDERED WITH ASTM B 32, ALLOY SN95, SN94, OR E, LEAD FREE SOLDER.

SOL, WASTE, AND VENT PIPING: CAST IRON: NO-HUB CAST IRON, CISPI 301-72T SPECIFICATION FOR ALL SOL, WASTE AND VENT PIPING 2 INCHES AND LARGER WITH STANDARD WEIGHT FITTINGS. USE STAINLESS STEEL NO-HUB CAST IRON COUPLINGS THROUGHOUT THE PROJECT.

GALVANIZED IRON: SCHEDULE 40 STANDARD WEIGHT CONFORMING TO ASTM A72-68, FOR ALL VENT PIPING 1-1/2" AND SMALLER. USE WROUGHT IRON SCREWED FITTINGS TO MATCH PIPE, MAKE ALL SCREWED JOINTS WITH TEFLON TAPE.

ABS: ABS PIPING CONFORMING TO ASTM D2661-78 FOR ALL SOIL, WASTE AND VENT PIPING WITH MATCHING FITTINGS. ABS ABOVE AND BELOW GRADE FOR COMBUSTIBLE CONSTRUCTION OR ALLOWED BY LOCAL JURISDICTION. ABS FOR NON-COMBUSTIBLE CONSTRUCTION BELOW GRADE FOR YELLOW TO A STRUCTION FOR THE PROPERTY OF THE PROPERTY O

ALL SOIL AND WASTE PIPING 3" AND SMALLER SHALL SLOPE MINIMUM OF 1/4" PER FOOT, PIPING 4" AND LARGER SHALL SLOPE MIN. OF 1/8" PER FOOT.

PVC: PLASTIC PIPE IN IPS DIAMETERS INCLUDING SCHEDULE 40, DR-22 (PS-200) AND DR-24 (PS-140) WITH A SOLID, CELLULAR CORE OR COMPOSITE WALL. IN CONFORMANCE WITH ASTM D2665, ASTM F891, ASTM F1488.

PVC: PLASTIC PIPE IN SEWER AND DRAIN DIAMETERS INCLUDING PS-25, SDR-41 (PS-28), PS-35, SDR-35 (PS-46), PS-50, PS-100, SDR-26 (PS-115), PS-140, AND PS-200 WITH A SOUID CELLULAR CORE OR COMPOSITE WALL. IN CONFORMANCE WITH ASTM F891, ASTM F1488, ASTM D3034, CSB BEZZ, C

PVC: PLASTIC PIPE WITH A 3.25-INCH O.D. AND A SOLID CELLULAR CORE OR COMPOSITE WALL. IN CONFORMANCE WITH ASTM D2949, ASTM F1488.

STORM DRAIN PIPING.
ROOF DRAINS AND OVERFLOW DRAIN PIPING AND FITTINGS IN NON-RETURN AIR PLENUM SPACE SHALL BE POLYVNIVL CHLORDE (PVC) PLASTIC
PIEC (TYPE DWW, SDRZ6, SDR35, SDR41, PSSO OR PS100. IN CONFORMANCE WITH ASTM D 2865, ASTM D 3034, ASTM F 891, CSA B182.4
CSA B1812.7 CSA B182.2

ROOF DRAINS AND OVERFLOW DRAIN PIPING AND FITTINGS IN RETURN AIR PLENUM SPACE SHALL BE CAST-IRON IN COMFORMANCE WITH ASTM A 888, CISPI 301.

CONDINATE DRAIN PERMS.

INSTALL ALL PRING ABOVER TOOR UNLESS NOTED ON THE DRAWNOS USE TIPE "N" MARD DRAIN COPPER FOR ALL CONDINATE DRAIN INSTALLAL PRING ABOVER TOOR THE TITLES AT ALL CONFER CONNECTIONS. INSTALL PRING WITH MANIMAL PLAL OF 1/8" FER FOOT, FOW CONDINATE PLANS TO BIORIEST CONNECTIONS. THE TITLES AT ALL CONFER FAST DRAIN THAT CONNECTIONS. THE TITLES OR CROSSES, EQUIP THE EXTRA OPENING WITH THERADED BRASS PLUF FOR CLANOUT ACCESS IN DIRECTION OF RIN, INJLESS THE CHARGE IN DIRECTION IS FROM MODERNICH, TO VERTICAL ON THE INSTALLAR WETCHAILD WETCHAIL THE EXTRA OPENING OFF FOR WITH THE PLANS THE CHARGE IN DIRECTION OF RINK OF THE TITLES AND THE STATE OF THE RESTRICTION OF THE METCHAIN OF THE WORLD THE STATE OF THE RESTRICTION OF THE METCHAIN OFF THE WORLD THE STATE OF THE RESTRICTION OF THE METCHAIN OF THE METCHAIN OFF THE METCHAIN OF THE METCHAIN OFF THE

INSULATE ALL PRIMARY CONDENSATE DRAIN PIPING INSTALLED IN NON-CONDITIONED SPACE, WITH 3/8" THICK FLEXIBLE FOAMED PLASTIC CLOSED CELL PIPE INSULATION. INSULATION SHALL HAVE A "K" FACTOR OF .26 AT 70°F, ASTM C-177-63 AND ASTM C355-64.

GAS PIPING. THE PLUMBING CONTRACTOR SHALL SEE THAT THE PROPER GAS METER AND REGULATOR ARE INSTALLED BY THE UTILITY CO., AND PAY FOR ANY FEES CHARGED FOR THE INSTALLATION OF THE METER AND SERVICE LINES. GAS LINES SHALL EXTEND FROM THE METER TO ALL EXCUPPENT REQUERING GAS.

ABOVE GROUND: SCREWED STANDARD WEIGHT SCHEDULE 40 BLACK STEEL WITH WELDED FITTINGS, CONFORMING TO ASTM A53 SPECIFICATIONS FOR GAS PIPPING

BELL OF GREE, 1///AG GRACE PRYTHHUSE MATIRAL ALE PER AND TISSUE CORPORANCE TO ASTIM DEVIS SCOTE FUEDON FITTINGS
MONOTORIONED STATE DESIGN NOR FUED THE THISSIEN THISSIEN CORPORATION TO ASTIMILIZATION OF THE PERPIS WITH THE THISSIEN CORPORATION OF THE PERPIS WITH THE THISSIEN CORPORATION OF THE PERPIS WITH THE THISSIEN CORPORATION OF A MOST ADMINISTRATION OF A MOST ADMI

GAS PIPE SHALL BE PROVIDED WITH SUITABLE DRIP LEGS ON ALL MAINS AND RISERS AT EQUIPMENT CONNECTIONS. ALL EQUIPMENT CONNECTIONS SHALL BE PROVIDED WITH AN AGA APPROVED BUTTERFLY VALVE. CAP WHERE REQUIRED.

PROVIDE SLEEVES AT ALL PIPING PENETRATING MASONRY WALLS AND PACKED WATERTIGHT WITH APPROVED PACKING.

UNIONS.
PROVIDE A UNION BETWEEN CONNECTIONS TO EACH FIXTURE, DEVICE OR PIECE OF EQUIPMENT FOR DISCONNECTING OF PIPING. PROVIDE DIELECTRIC UNION AT CONNECTIONS OF DISSIMILAR MATERIALS.

VALVES:
GATE VALVES: WATTS B-3001, 125#, BRONZE BODY, SOLDER TYPE GATE VALVE WITH NON-RISING STEM FOR ALL LINES UP THROUGH 3" SIZE.

CHECK VALVES: WATTS B-5001, 1254, BRONZE BODY, SOLDER JOINT CHECK VALVE WITH MERCHOTAL LIBERS UP: IMPUDENT 5" 2" SZE. WATTS F-511-IBBM, 1254, IRON BODY, BRONZE TRIMMED, FLANGED HORIZONTAL CHECK VALVE FOR ALL VALVES LARGER THAN 2" SZE.

BALANCIN VALVE, (FOR SIZES 1/P" TO 2") WITTE CEM-61-M-5 (SOLDER JOHT) AND CEM-61-M-T (INERLADD JOHT), BRONZE BOVY, BALANCING VALVE, WITH BELEGOR TALE AND BALLANDIN FOR RISULLATED PIEC (FOR SIZES 2. 1/2" TIBLE 1/2") WITTE CEM-91 FLOW MEASUREMENT VALVES WITH MALTI-TURN ADJUSTMENT, POSITIVE SHUT OFF, TAMPER-PROOF MEMORY STOP AND GROOVED END CONNECTIONS WITH OPPIOURL FLOWER JOHNSTEIN.

BALL VALVES: WATTS B-6801 BRASS BODY, 3-PIECE, FULL PORT SOLDER JOINT BALL VALVE WITH REINFORCED PIFE SEATS, CHROME PLATED BALL AND BLOWOUT PROOF STEM FOR ALL LINE SIZES THROUGH 2°.

OAS VALVES WATTS FRE-3. 2-PECE TILL PORT BRASS BALL VALVE WITH BOTTOM LOUGH PRESSURE RETURNING STEME AND VERNE PITE. START FOR HANDER, OR SETMECT VALVE SHALL BE RESISSER FARTED AT BOOP BY MOX (MOVE)—SHOW, OR SO SHARKETED STEME. U.L. AGA, COAR & ANSI APPROVAL PLUG VALVES, HOMESTEAD FIG. 611 FOR LINES 2" AND SMALLER AND FIG. 612 FOR LINES 2-1/2" AND LARGER LUBRICATED FOR ATTAINANCE, OS SERVICE.

PEC MANGERS.

PEC HANGERS SHALL BE MICHIGAN #400 FOR STEEL PIPING, #402 FOR GAS AND COPPER PIPING, SUPPORT PIPING 3/4" AND LESS AT 6"-0"

O/C, 1-1/4" AND SHALLER 8"-0" O/C, AND PIPING 1-1/2" AND LARGER 10"-0" O/C. WASTE PIPING SHALL BE SUPPORTED AT 5"-0" O/C.

PROVIDE 3/6" DIAMETER. THERAGEOR OPPORPERLY BRACED FOR SESSION ESTIMANT ZONE 2.

HOT WATER PIPING, HOT WATER RETURN PIPING AND COLD WATER PIPING IN RETURN AIR PLENUMS (IF APPLICABLE) SHALL HAVE 1" THICK FIBERGLASS INSULATION WITH ASJ JACKET, HAVING A THERMAL CONDUCTIVITY (K-FACTOR) OF 0.24 AT 75 DEGREES MEAN TEMPERATURE. THE MAXIMUM FIRE HAZARD CLASSIFICATION OF THE INSULATION SYSTEM SHALL NOT HAVE MORE THAN A FLAME SPREAD OF 25, AND A FUEL CONTRIBUTED RATING OF 50, WHEN TESTED IN ACCORDANCE WITH U.L. REQUIREMENTS. PIPE COVERING SHALL BEAR THE U.L. LABEL.

INSULATE ALL FITTINGS, VALVE BODIES, ETC. WITH SINGLE OR MULTIPLE LAYERS OF INSULATION, WITH PREFABRICATED FITTINGS AND P.V.C. JACKETS.

BILLIBES.

USE PRIJISHED CHROME PLATED ADJUSTABLE BRASS P-TRAPS AND WASTE ARMS, WITH WALL ESCUTCHEONS AT ALL EXPOSED LOCATIONS. USE POLISHED CHROME PLATED FALCETS WITH BRASS BOO'N AND BRASS HANDLES. FIXTURES AND SUPPLY FITTING SHALL BE AS SPECIFED. PROVIDE DATHARDAM TYPE POLISHED OFFRIME PAUGE PLATE AND THE PROVIDED FALCE AND SCHOOL ALL EDWARMS FOR MITHER, A WITHOUT BRASHES AND SOURCE DATE FOR A LINE OF THE PLATE AND SCHOOL TO TRAILS, CAULK MILL AROUND BETWEEN PRIVILES AND WALL WITH ETHER TOWN CHROME OFFI OR FOLL CONSTRUCTION SELEMENT WHITE SULCED.

$\frac{\text{TESTS:}}{\text{WATER}}$ PIPING TO 125 PSI AND HOLD FOR 4 HOURS.

SEWER AND VENT PIPING WITH A 10 FOOT HEAD FOR 4 HOURS.

FUEL GAS SYSTEM TO 75 PSI AIR PRESSURE AND HOLD FOR 8 HOURS, PURGE LINE WITH NITROGEN AT JUNCTION, WITH MAIN LINE AT GAS METER, TO REMOVE ALL AIR. CLEAR COMPLETE LINE BY ATTACHING A TEST PILOT FIXTURE AT CAPPED STUB-IN LINE AT THE BUILDING LOCATION, AND LET GAS FLOW MINIT LEST PILOT (GMITES.

REPAIR ALL LEAKS UNTIL SYSTEMS ARE WATERTIGHT.
TEST AND OBTAIN APPROVAL ON ALL UNDERGROUND PIPING BEFORE COVERING WORK. PROVIDE WRITTEN TESTING REPORT TO ARCHITECT.

STERILIZATION: PER IPC SECTION 610

CLANNIC.
AT THE COMPLETION OF THE WORK AND PRIOR TO FINAL ACCEPTANCE, ALL PARTS OF THE WORK INSTALLED LINDER THIS SPECIFICATION SHALL BE THROUGHLY CLEAND. ALL EQUIPMENT, FITTINESS, PIECE, VALVES, AND FITTINGS SHALL BE CLEAND OF GREEKS, METAL QUITINGS SHALL BE CHEAND OF GREEKS, METAL QUITINGS SHALL BE CLEAND OF GREEKS, METAL QUITINGS CONTINUED THE CONTINUED OF FROM OTHER CONTINUED OF THE CONTINU

	PLUMBING SYMBOLS LEGEND												
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION										
	SOIL WASTE LINE (W)		BALL VALVE										
	VENT LINE (V)	——II——	BUTTERFLY VALVE										
	COLD WATER (CW)	7	CHECK VALVE										
	HOT WATER (HW)	IÝI	GAS COCK										
	HOT WATER RETURN (HWR)		GATE VALVE (SHUT OFF)										
c	PROPANE GAS		GLOBE VALVE										
—тw——	TEMPERED WATER		PRESSURE REDUCING VALVE										
	CONDENSATE DRAIN		UNION (DIELECTRIC)										
	ROOF DRAIN LEADER	0	FLOOR DRAIN (F.D.)										
	OVERFLOW DRAIN LEADER	⊠	FLOOR SINK (F.S.)										
—— са ——	COMPRESSED AIR		ROOF DRAIN (R.D.)										
	HOSE BIBB (HB)	⊗	OVER FLOW DRAIN										
مال	VENT THRU ROOF	ØSCO ØFCO	SURFACE / FLOOR CLEANOUT										
•	POINT OF CONNECTION	-ICO -IWCO	CLEANOUT / WALL CLEANOUT										

*** ALL SYMBOLS ON LEGEND MAY NOT APPLY TO DRAWING(S). ***

2018 IECC COMPLIANCE NOTES

WATER-HEATING EQUIPMENT NOT SUPPLIED WITH INTEGRAL HEAT TRAPS AND SERVING NONCIRCULATING SYSTEMS SHALL BE PROVIDED WITH HEAT TRAPS ON SUPPLY AND DISCHARGE PIPING ASSOCIATED WITH FOILIBRIEN.

PROVIDE MINIMUM 1" PIPE INSULATION HAVING A CONDUCTIVITY NOT GREATER THAN 0.27 BTU PER IN/HR ON AUTOMATIC-CIRCULATING HOT WATER SYSTEMS. PROVIDE MINIMUM 1/2" INSULATION HAWING A COMPLICATIVITY FOR GREATER HAN 0.27 BTU PER IN/HR FOR FIRST 8 FEET OF NONCIRCULATING SYSTEMS WITHOUT INTEGRAL HEAT TRAPS.

CONSTRUCTION NOTES

- SOIL AND WASTE PIPE SHALL SLOPE 1/8" PER FOOT MINIMUM, UNLESS OTHERWISE NOTED OR
- ALL DRAWN WATER & GAS LINES SHALL BE KEPT TIGHT TO THE UNDERSIDE OF EQUIPMENT & SECURED IN PLACE.
- VERIFY THE LOCATION OF THE SANITARY SEWER ON THE PLANS AND SHALL REVISE THE SEWER SYSTEM AS REQUIRED.
- PROVIDE TRAP PRIMERS FOR FLOOR DRAINS IN RESTROOMS, WHERE REQUIRED BY CODES. PROVIDE DEEP SEAL TRAPS FOR FLOOR DRAINS WITHOUT TRAP PRIMERS. ALL CLEANOUTS SHALL BE INSTALLED WHERE READILY ACCESSIBLE. THE CONTRACTOR SHALL COORDINATE ALL CLEANOUT LOCATIONS WITH EQUIPMENT, CABINETS, ETC. AND THE OWNERS REPRESENTATIVE PRIOR TO ANY INSTALLATION.
- ALL VALVES, TRAP PRIMERS, WATER HAMMER ARRESTORS OR OTHER EQUIPMENT SHOWN IN WALLS OR ABOVE NON-ACCESSIBLE CEILING SHALL BE INSTALLED BEHIND AN ACCESS PANEL.
- ALL PLUMBING FIXTURE VENTS SHALL TERMINATE A MINIMUM OF 12 INCHES FROM ANY VERTICAL SURFACE AND 10 FEET FROM ANY OUTSIDE AIR INTAKE.
- PROVIDE GAS PIPING TO EQUIPMENT AND ALL FINAL CONNECTIONS REQUIRED FOR OPERATION.
- INSTALL SHUT-OFF VALVES ON ALL HOT & COLD WATER LINES TO FIXTURE OR APPLIANCE. ALL EXPOSED WATER AND WASTE LINES TO BE CHROME PLATED.
- PROVIDE A LEVER HANDLE GAS SHUT-OFF VALVE IN THE BRANCH PIPING OF EACH APPLIANCE OR PIECE OF FOURMENT, FOR EACH APPLIANCE INSTALL QUICK DISCONNECT, FLEIBBLE PIPE WHEN ALLOWED BY COOKED AND RESTRANDIS DEVICE FURNISHED BY OWNER, PROMUE PRESSURE REDUCING VALVES AT EACH PIECE OF EQUIPMENT OR APPLIANCE, IF GAS PRESSURE GREATER THAN 107-Jes I SUED DOWNSTREAM FROM THE GAS METER.
- ALL VALVES, UNIONS, ETC. SHALL BE SAME SIZE AS PIPE UNLESS OTHERWISE INDICATED ON DRAWINGS.
- REFER TO KITCHEN EQUIPMENT DRAWINGS FOR PLUMBING ROUGH—IN SCHEDULE & FOR ADDITIONAL WORK TO BE FURNISHED & INSTALLED BY CONTRACTOR. ALL ROUGH—IN PLUMBING AND FINAL CONNECTIONS TO KITCHEN EQUIPMENT SHALL BE MADE BY THE CONTRACTOR U.O.N.
- ALL GAS LINES SHALL BE SUPPORTED.
- ALL FLOOR SINKS AND FLOOR DRAINS IN TRAFFIC AREAS SHALL BE INSTALLED FLUSH TO FLOOR SURFACE.
- PROVIDE WATER HAMMER ARRESTOR FOR ALL HAND SINKS AND URINAL WATER LINES.
- PROVIDE AIR GAPS FOR INDIRECT DRAINS AS REQUIRED BY CODE. AIR GAP SHALL BE MINIMUM 2 TIMES THE DIAMETER OF THE INDIRECT DRAIN.
- PRIOR TO COMMENCING WORK ON THIS PROJECT, VERIFY DEPTH, SIZE, LOCATION AND CONDITION OF ALL EXISTING UTILITIES IN FIELD. SHOULD CONDITIONS EXIST OTHER THAN THOSE INDICATED WHICH WOULD CAUSE THE DESIGN TO BE ALTERED, CONTRACTOR SHALL NOTIFY OWNER WHICH WOULD IMMEDIATELY.
- COORDINATE INSTALLATION OF PLUMBING WORK WITH ALL OTHER TRADES SO AS TO AVOID UNNECESSARY DELAY OR INTERFERENCES. CONTRACTOR SHALL REVIEW ARCHITECTURAL AND EQUIPMENT SHEETS.
- FURNISH & INSTALL ALL BACKFLOW PROTECTION DEVICES REQUIRED BY AGENCIES HAVING JURISDICTION. BACKFLOW DEVICES REQUIRING TESTING SHALL BE INSTALLED NO HIGHER THAN 5^+00^- A.F.F. PROVIDE CONDENSATE DRAIN FROM A/C UNITS TO APPROVED DRAINS TO UNITS AND ALL FINAL CONNECTIONS REQUIRED FOR OPERATION.
- THE OWNER OR KITCHEN EQUIPMENT SUPPLIER MAY SUBSTITUTE EQUIPMENT OR THE EQUIPMENT MAY VARY FROM WHAT IS SHOWN. THEREFORE, VERIFY ALL CHITCAL DIMENSIONS WITH THE MONER PRIOR TO CONSTRUCTION. FAILINE OF THE CONTRACTOR TO VERIFY THESE DIMENSIONS SHALL FLACE THE RESPONSIBILITY FOR ANY SUBSEQUENT RELOCATION DIRECTLY UPON THE CONTRACTOR.
- W. ALL WATER LINES SHALL BE RUN OVERHEAD U.O.N.
- X. ALL WATER LINES SHALL BE FLUSHED PRIOR TO CONNECTING ANY FIXTURES OR EQUIPMENT.

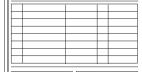


IIC



PILIMBING **SPECIFICATIONS**

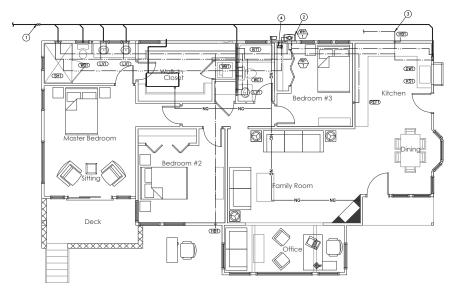
SCALE: AS NOTED





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P1.0





GENERAL NOTES

- A. EXACT LOCATION OF PLUMBING FIXTURES SHALL BE DETERMINED FROM ARCHITECTURAL DRAWINGS.
- B. BEFORE SUBMITTING BID, THE PLUMBING CONTRACTOR SHALL REVIEW THE ARCHITECTURA DRAWINGS AND INCLUDE IN HIS BID AN AMOUNT TO FURNISH AND INSTALL ANY FIXTURE WAIGH ARE SLOWN IN ADDITION TO REVIEW SHALL AND STATE OF LIMBING 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 SPECIAL TES REQUIRING FREQUENT READING, REPAIRS, ADJUSTMENT, INSPECTION, REMOVAL OR REPLACEMENT SHALL BE CONVENIENTLY AND ACCESSBLY LOCATED WITH REFERENCE TO THE PRINSHED BUILDING.
- F. ALL VENTS THROUGH ROOF SHALL BE 10'-0" REMOVED FROM ALL. AIR INTAKES, EVAPORATIVE COOLERS, ETC.
- 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.
- 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.

- ROUTE NEW WASTE LINE OUTSIDE OF BUILDING WITH 2-MAY CLEANOUT LOCATED 5' FROM THE BULDING. CONTRACTOR TO CONNECT TO MATE STUD-OUT ON STIE. CONTRACTOR TO YEER? MATCH. BECKWATER VALUE MEETE LUSTEAM MANOLE BW. BLEZONIOS I HIGHER THEM BULDINGS FIXTURE ELEVATIONS. PLUMBING FIXTURES ABOVE RM ELEVATION SHALL NOT BE MATCHLE DWITH BECKMATER VALUE INSPET LEVATION.
- PROVIDE AND INSTALL TANKLESS WATER HEATER MOUNTED TO WALL PER MANUFACTURERS INSTALLATION INSTRUCTIONS. CONTRACTOR TO PROVIDE AND INSTALL ALL INCESSARY VENT KITS, AND CONTROLLERS FOR INMICE UNITS. VENT KITS PROVIDED BY THE PLUMBING CONTRACTOR AND INSTALLED BY THE ELECTRICAL CONTRACTOR.
- 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 \$* CONDENSATE DRAIN TO THE LANDSCAPE.



8006 RIVER PLACE, CARMEL, CA. 93923 80.363.9075 RDADESIGNSA7

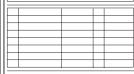
The Janz Addition

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PLUMBING PLAN

SCALE: AS NOTED





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P2.0

PLUI	PLUMBING FIXTURE SCHEDULE																								
MARK	TYPE	MANUFACTURER	MODEL	ADA		FLOW CONTROL	SPECIFICATIONS	QUANTITY WASTE FIX		E FIXTURE UNITS		DOMESTIC WATER FIXTURE UNITS					FLOW RATE			PIPE				GAS	
MARK	TIPE	MANUFACTURER	MODEL	AUA	UCCUPANC	FLOW CONTROL	SPECIFICATIONS	QUANTITY	DFU	TOTAL DFU	CWFU	TOTAL CWFU	HWFU	TOTAL HWFU	TOTAL FU	GRAND TOT	(GPM)	LOSS (PSI)	WASTE SIZE	VENT SIZE	CW SIZE	HW SIZE	PIPE SIZE	LOAD (CFH)	TOT (CFH)
BT1	BATHTUB	BY OWNER	BY OWNER	NON-ADA	Private	MIXING VALVE	BATHTUB BY CHAPF, 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
DWI	DISHWASHER	BY OWNER	BY OWNER	NON-ADA	Private	FAUCET	DISHWASHER BY OWNER, INSTALLED BY PLIMBENG CONTRACTOR, ANGLE STOPS, ESCAUTCHEON PLATES AND FLENBLE DOMESTIC WATER PIPMS FOR FINAL CONNECTION. INSTALL FOR 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	٥	0	0
HB1	HOSE BIBB	WATTS	LFSC	NON-ADA	Private	FAUCET	HIGE BBB HEX SHOULDER SULCOCK WITH TEE 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 KOTCHEN AND CARRAKE DISPOSAL BY OWNER, INSTALLED BY PLUMENG CONTRACTOR, PROMEE P—TRAP, ANGLE STOPS, ESCHLYCHEON PLATES AND FLEDBLE DOMESTIC WATER PHONE FOR PHAIL CONNECTION, PROVIDE WITH AIR GAP 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	٥	0	0
LVI	LAVATORY	BY OWNER	BY OWNER	NON-ADA	Private	FAUCET	LAVATORY BY OWNER, INSTALLED BY PLINBING CONTRACTOR. PROVIDE P-TRAP, ANGLE STOPS, ESCHUTCHEON PLAITS AND PLEXBLE COMESTIC 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	OATEY	39152	NON-ADA	Private	AUTOMATIC	ICE MAKER BOX, 8.25" X 8.25" SQUARE, 1/4 TURN, COPPER, WATER HAMMER BRASS BODY, BALL VALVE, SUPPORT BRACKETS, POLYSTREME, NSF 61 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	٥	0	0
WB1	WASHING MACHINE BLBS	WATTS	2M2-DWB	NON-ADA	Private	AUTOMATIC	DUCCLOZURE WALL BOX WITH SERIES 2 DUO-CLOZ SINGLE LEVER SHUTOFF VALVE. AD. STUD WTO BRADGETS, AND FACEPLATE. INSTALL WASHING MACHINE ON THE LEFT HAND SDE OF THE DRYDR. PROVIDE STANDPIPES, ANGLE STOPS, WATER HAMMERS (ASSE	1	2	2	1	1	1	1	1.4	1.4	2.5	8	2	1.5	0.75	0.75	۰	0	0
WC1	WATER CLOSET (FT)	BY OWNER	BY OWNER	NON-ADA	Private	FLUSH TANK	WATER CLOSET BY OWNER, INSTALLED BY PLUMBING CONTRACTOR, PROVIDE GASHETS, SEALS, WAX RINGS, ESCUTCHEDIN PLATES, AMOLE STOPS AND PLEXBLE 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

Ŀ	Ѿ	GAS WATER HE	EATER - TANK	KLESS										
N	IARK	MANUFACTURER	MODEL	INPUT (MBH)	OUTPUT (MBH)	EFFICIENCY	_	PHASE		AMPS	TEMP. RISE ("F)	RECOVERY (GPH)	WEIGHT (LBS)	NOTES
Г	1	RINNAI	RSC199eN	199	189	96%	120	1	60	4.0	100	228	62	1,2
Г	NOTES. 1. BOUTE NAY TAP, TO DITEROR LANGOUPE.													

ECIRCULATING PUMP SCHEDULE								
MARK	MANUFACTURER	MODEL	G.P.M.	FT.HD.	H.P.	VOLTS	РН	NOTES
1	1 ARMSTRONG S-25 8 GPM 10 FT 1/12 115 1 1							
NOTES:								

[EXF	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 SCORELY FASTEN TO WALL.								

PIPE SIZING CHART							
(PIPE S	(PIPE SIZING CHART BASED ON 6.0 PSI/100")						
SIZE	GPM	TANK (WSFU)	VALVE (WSFU)				
1/2*	2.6	1	-				
3/4"	7	8	-				
1*	15	21	-				
1 1/4"	26	44	9				
1 1/2"	40	86	28				
2"	80	275	148				
2 1/2"	160	692	631				
3"	260	1418	1418				

WATER CA	ALCULAT	ION					
TOTAL WATER SUPPLY FIXTURES						67.8	FU
FIXTURES FLOW RATE					+	35.6	GPN
IRRIGATION FLOW RATE					+	0	GPN
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	
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 PREVENTER LOSS					-	15	PSI
STATIC LOSS (10' X 0.431)					-	4.31	PSI
FIXTURE LOSS					-	15	PSI
MISC. 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'
						_	

MAX. ALLOWABLE PSI/100 FT	(10.69 PSI / 300 FT) X 100 = 3.56 PSI/100'
PLUMBING CONTRACTOR TO VERIFY AND COORD ENGINEER OF ANY DISCREPANCIES.	INATE EXACT STREET PRESSURE AND NOTIFY

ENOMER OF ANY DISCREMANCES.

PULMING CONTRACTOR TO PROMOE A PRESSURE REDUCING VALVE (PRV) ON CUSTOMER SDE OF WATER METER F THE STREET PRESSURE DOCKED AD PS., PRV TO BE SET 0 80 PS.

PULMING CONTRACTOR IS TO PROMOE AND STALLA A MATE SPOOP OF COUNTRY REDUCED.

DE STATE STATE AND STALLA FROM THE PROMOE STALL BE RETURNED AND THE PROMOED OF THE PROMOUND PROMOED OF THE PROMOUND PROMOED OF THE PROMED OF THE PROMOED OF



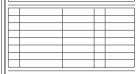
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PLUMBING SCHEDULES

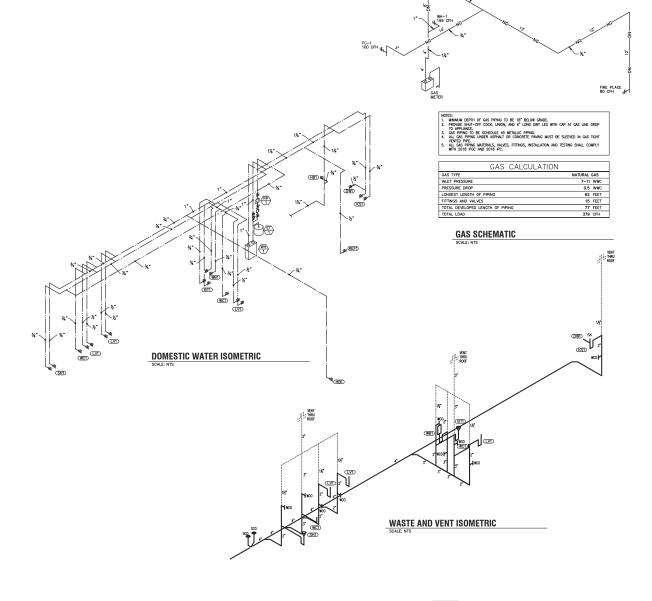
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P3.0



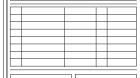
SDC LLC DESIGN AND CONSULTING

The Janz Addition Northeast Corner 4th and Carpenter Carmel, Ca. 93923



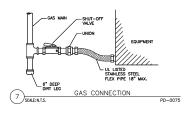
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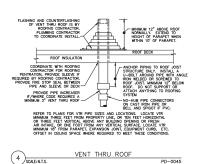
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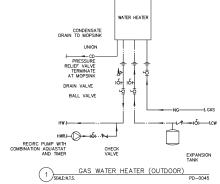


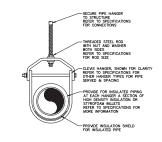
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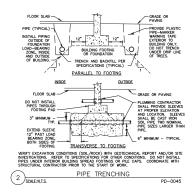


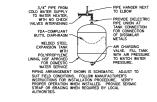




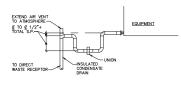
















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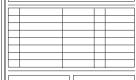
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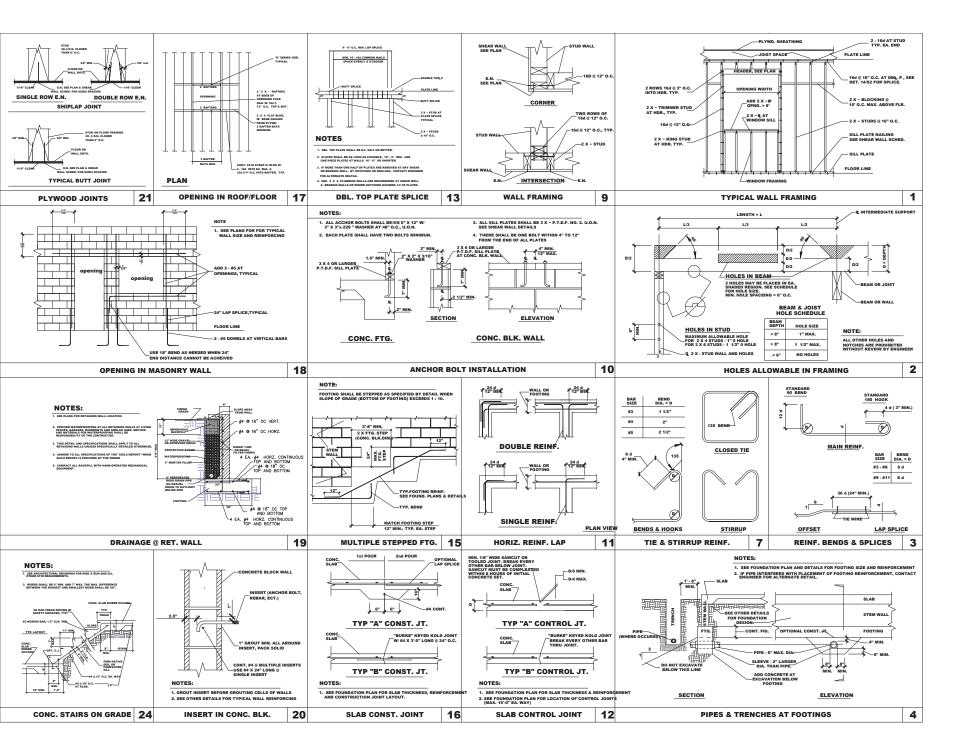
PLUMBING IDETAILS

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P5.0

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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:





General Structural Details

SCALE: None

DRAWN BY:

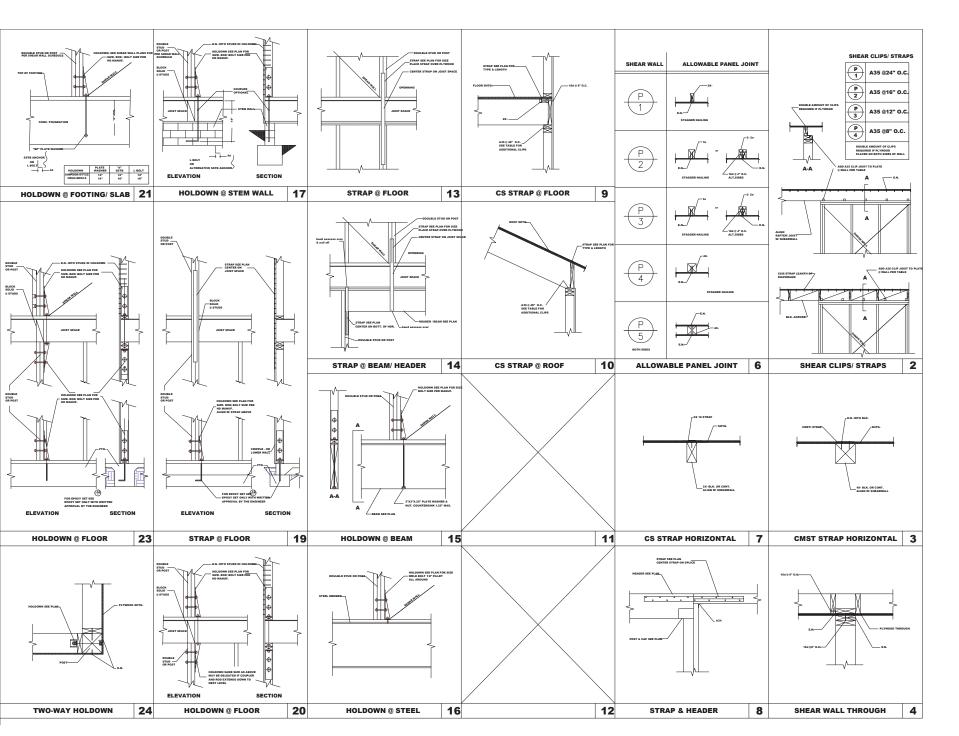
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Michael James Martin Civil Engineering

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

Kazkoff Residence

145 Oakwood Drive Boulder Creek California

APN 085-291-13

DATE: 1 February 2022
REVISIONS:





General Structural
Details

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