

CONDITIONS OF APPROVAL	
No.	Standard Conditions
1.	<p><b>Authorization.</b> This approval of Design Study (DS 23-377, Fradin) authorizes the replacement of a laundry closet with a 74-square-foot bathroom addition located in the rear portion of an interior side yard of the historic Taggart House located at the northwest corner of Torres Street and 1st Avenue in the Single-Family Residential (R-1) District, APN: 009-132-004-000 as depicted in the plans prepared by Alan Lehman, dated June 17, 2024, unless modified by the conditions of approval contained herein.</p>
2.	<p><b>Codes and Ordinances.</b> The project shall be constructed in conformance with all requirements of the R-1 zoning district. All adopted building and fire codes shall be adhered to in 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 Planning staff.</p>
3.	<p><b>Permit Validity.</b> In accordance with CMC Section 17.52.170 (Time Limits on Approvals and Denials), a residential design study approval remains valid for a period of 12 months from the date of action. During this time, the project must be implemented, or the approval becomes void. Implementation is effected by erecting, installing, or beginning the installation of the improvement authorized by the permit, as determined by the Director. Extensions to this approval may be granted consistent with CMC 17.52.170.C.</p>
4.	<p><b>Water Use.</b> Approval of this application does not permit an increase in water use on the project site without adequate supply. Should the Monterey Peninsula Water Management District determine that adequate water is unavailable for this site, this permit will be scheduled for reconsideration, and appropriate findings will be prepared for review and adoption by the Planning Commission.</p>
5.	<p><b>Setback and Height Certifications.</b> A State licensed surveyor shall survey and certify the following in writing:</p> <ul style="list-style-type: none"> <li>• The footing locations are in conformance with the approved plans prior to footing/foundation inspection;</li> <li>• The roof heights and plate heights of each building are in conformance with the approved plans prior to the roof sheathing inspection. Roofs and plates shall not exceed the elevation points as identified in the approved project plans, and the roofs include an appropriate allowance for roofing material thickness.</li> </ul> <p>Written certifications prepared, sealed, and signed by the surveyor shall be provided prior to footing/foundation inspection and roof sheathing inspection. In the event that multiple footing/foundation pours are required, a survey letter shall be submitted for each separate section.</p>
6.	<p><b>Service Laterals.</b> Prior to final inspection, all electrical service laterals to any new building or structure, or to any building or structure being remodeled when such remodeling requires the relocation or replacement of the main service equipment, shall be placed underground on the premises upon which the building or structure is located. Undergrounding will not be required when the project valuation is less than \$200,000, or the City Forester determines that undergrounding will damage or destroy significant trees(s) (CMC 15.36.020).</p>

7.	<b>Utility Meter Locations.</b> The placement of all utility meters shall consistent with the locations identified in the approved plans. Changes to the location of any utility meter location shall require written approval of the Community Planning and Building Department prior to the change of the location.
8.	<b>Fire Sprinklers - Residential.</b> Additions, alterations, or repairs to existing structures that involve the addition, removal, or replacement of 50 percent or more of the linear length of the walls (interior and exterior) within a 5-year period shall require the installation of an automatic residential fire sprinkler system in accordance with the California Building and Fire Codes (CMC 15.08.135).
9.	<b>Modifications.</b> The Applicant shall submit in writing, with revised plans, to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating those changes. If the Applicant changes the project without first obtaining City approval, the Applicant will be required to submit the change in writing, with revised plans, within two weeks of the City being notified. A cease work order may be issued at any time at the discretion of the Director of Community Planning and Building until a) either the Planning Commission or Staff has approved the change, or b) the property owner has eliminated the change and submitted the proposed change in writing, with revised plans, for review. The project will be reviewed for its compliance with the approved plans prior to the final inspection.
10.	<b>Exterior Revisions to Planning Approval Form.</b> All proposed modifications that affect the exterior appearance of the building or site elements shall be submitted on the "Revisions to Planning Approval" form on file in the Community Planning and Building Department. Any modification incorporated into the construction drawings not listed on this form shall not be deemed approved upon issuance of a building permit.
11.	<p><b>Conflicts Between Planning Approvals and Construction Plans.</b> It shall be the responsibility of the Owner, Applicant, and Contractor(s) to ensure consistency between the project plans approved by 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 &amp; Building Director or their designee.</p> <p>When changes or modifications to the project are proposed, the Applicant shall clearly list and highlight each proposed change and bring each change to the City's attention. Changes to the project incorporated into the construction drawings that were not clearly listed or identified as a proposed change shall not be considered an approved change. Should conflicts exist between the originally approved project plans and the issued construction drawings that were not explicitly identified as a proposed change, the plans approved as part of the Planning Department Review, including any Conditions of Approval, shall prevail.</p>
12.	<b>Exterior Lighting.</b> Prior to the issuance of a building permit, the Applicant shall include in the construction drawings the manufacturer's specifications, including illumination information, for all exterior light fixtures. All fixtures shall be shielded and down-facing.

	<p>Exterior wall-mounted lighting shall be limited to 25 watts or less (incandescent equivalent or 375 lumens) per fixture and shall be installed no higher than 10 feet above the ground or walking surface.</p> <p>Landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent or 225 lumens) per fixture and shall be spaced no closer than 10 feet apart. Landscape lighting shall not be used as accent lighting, nor shall it be used to illuminate trees, walls, or fences. The purpose of landscape lighting is to safely illuminate walkways and entrances to the subject property and outdoor living spaces.</p>
13.	<p><b>Skylights &amp; Skylight Shades.</b> Prior to the issuance of a building permit, the Applicant shall include in the construction drawings the manufacturer’s specifications for all skylights (new and/or replaced) and skylight shades. Skylights shall be low-profile and use non-reflective glass to minimize light and glare visible from adjoining properties. Skylight flashing shall match the roof color. Manual or automatic shades shall be installed in each skylight to reduce visible light transmission during the hours of darkness.</p>
14.	<p><b>Indemnification.</b> The Applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal 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.</p>
15.	<p><b>Driveway.</b> Prior to the issuance of a building permit, the Applicant shall clearly identify on the construction drawings the driveway material and asphalt connection to the paved street edge. The driveway material shall be extended beyond the property line into the public right-of-way to connect to the paved street edge. A minimal asphalt connection at the street edge may be required by the Superintendent of Streets or the Building Official, depending on site conditions, to accommodate the drainage flow line of the street. If the driveway material is proposed to be sand set, a dimensioned construction detail showing the base material shall be included in the construction drawings.</p>
16.	<p><b>Hazardous Materials Waste Survey.</b> Prior to the issuance of a demolition permit, the Applicant shall submit a hazardous materials waste survey to the Building Division in conformance with the Monterey Bay Unified Air Pollution Control District.</p>
17.	<p><b>Cultural Resources.</b> Throughout construction, all activities involving excavation shall immediately cease if cultural resources are discovered on the site, and the Applicant shall notify the Community Planning &amp; 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</p>

	disturbance shall occur until the County Coroner has made the necessary findings regarding origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.
18.	<b>Truck Haul Route.</b> Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building Director, in consultation with the Public Works and Public Safety Departments, a truck-haul route and any necessary traffic control measures for the grading activities. The Applicant shall be responsible for ensuring adherence to the truck-haul route and implementation of any required traffic control measures.
19.	<b>USA North 811.</b> Prior to any excavation or digging, the Applicant shall contact the appropriate regional notification center (USA North 811) at least two working days, but not more than 14 calendar days, prior to commencing that excavation or digging. No digging or excavation is authorized to occur on-site until the Applicant has obtained a Ticket Number and all utility members have positively responded to the dig request. (Visit USANorth811.org for more information)
20.	<b>Conditions of Approval.</b> Prior to the issuance of a building permit, the Applicant shall print the signed Conditions of Approval on a full-size sheet within the construction plan set submitted to the Building Safety Division.
<b>Landscape Conditions</b>	
21.	<b>Tree Removal Prohibited.</b> Throughout construction, the Applicant shall protect all trees identified for preservation by methods approved by the City Forester. Trees on or adjacent to the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission.
22.	<p><b>Tree Protection Measures.</b> Requirements for tree preservation shall adhere to the following tree protection measures on the construction site.</p> <ul style="list-style-type: none"> <li>• Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved.</li> <li>• Excavation within 6 feet of a tree trunk is not permitted.</li> <li>• No attachments or wires of any kind, other than those of a protective nature, shall be attached to any tree.</li> <li>• Per Municipal Code Chapter 17.48.110, no material may be stored within the dripline of a protected tree, including the drip lines of trees on neighboring parcels.</li> <li>• Tree Protection Zone. The Tree Protection Zone shall be equal to dripline or 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line, whichever is greater. A minimum of 4-foot-high transparent fencing is required unless otherwise approved by the City Forester. Tree protection shall not be resized, modified, removed, or altered in any manner without written approval. The fencing must be maintained upright and taught for the duration of the project. No more than 4 inches of wood mulch shall be installed within the Tree Protection Zone. When the Tree Protection Zone is at or within the drip line, no less than 6 inches of wood mulch shall be installed 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line outside of the fencing.</li> <li>• Structural Root Zone. The Structural Root Zone shall be 6 feet from the trunk or 6</li> </ul>



	<p>inches radially from the tree for every one inch of trunk diameter at 4.5' above the soil line, whichever is greater. Any excavation or changes to the grade shall be approved by the City Forester prior to work. Excavation within the Structural Root Zone shall be performed with a pneumatic excavator, hydro-vac at low pressure, or another method that does not sever roots.</p> <ul style="list-style-type: none"> <li>• If roots greater than 2 inches in diameter or larger are encountered within the approved Structural Root Zone, the City Forester shall be contacted for approval to make any root cuts or alterations to structures to prevent roots from being damaged.</li> <li>• If roots larger than 2 inches in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended, and all work stopped until an investigation by the City Forester has been completed, and mitigation measures have been put in place.</li> </ul>
<b>Environmental Compliance Conditions</b>	
23.	<b>Drainage Plan.</b> Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments a drainage plan that meets the requirements of the City's drainage guidance, SOG 17-07. At a minimum, new and replaced impervious area drainage must be dispersed around the site rather than focused on one corner of the property; infiltration features must be sized appropriately and located at least 6 feet from neighboring properties. The drainage plan shall include information on drainage from new impervious areas and semi-pervious areas.
24.	<b>BMP Tracking Form.</b> Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments a completed BMP Tracking form.
25.	<b>Erosion and Sediment Control Plan.</b> Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments an erosion and sediment control plan that includes locations and installation details for erosion and sediment control BMPs, material staging areas, and stabilized access.

Acknowledgment and acceptance of conditions of approval:

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

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

\_\_\_\_\_  
Date

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

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

\_\_\_\_\_  
Date



## NOTICE OF APPROVAL

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

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

**Planning Case #:** Design Study 23377

**Owner Name:** FRADIN SCOTT H & ROBIN R

**Case Planner:** Katherine Wallace, Associate Planner

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

**Date Approved:** 06/21/2024

**Project Location:** NW Corner of Torres & 1st

**APN #:** 009132004000      **BLOCK/LOT:** 7/9

**Applicant:** Alan Lehman

**Project Description:** This approval of Design Study (DS 23-377, Fradin) authorizes the replacement of a laundry closet with a 74-square-foot bathroom addition located in the rear portion of an interior side yard of the historic Taggart House located at the northwest corner of Torres Street and 1st Avenue in the Single-Family Residential (R-1) District, APN: 009-132-004-000 as depicted in the plans prepared by Alan Lehman, dated June 17, 2024, unless modified by the conditions of approval

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

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



**AFFIDAVIT OF POSTING**

**DECLARATION UNDER PENALTY OF PERJURY**

APPLICATION#: Design Study 23377 Scott & Robin Fradin

APPLICANT: Alan Lehman

PROJECT LOCATION: NW Corner of Torres & 1st

CASE PLANNER: Katherine Wallace, Associate Planner

BLOCK 7 LOT(s) 9 APN 009132004000

I, \_\_\_\_\_, declare: I am a resident of the City of \_\_\_\_\_  
\_\_\_\_\_, County of \_\_\_\_\_, State of \_\_\_\_\_. I am over the age of eighteen  
(18) years. On the \_\_\_\_\_ day of \_\_\_\_\_ 2024, I posted the attached Public Notice in a conspicuous,  
publicly-accessible location at the subject property.

**I DECLARE UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.**

\_\_\_\_\_  
**Declarant Print Name**

\_\_\_\_\_  
**Declarant Signature**

\_\_\_\_\_  
**Date**

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



All drawings and written materials appearing herein constitute original and unpublished work and are the property of Lehman Design Studio LLC. The drawings and written materials are developed for this project only and shall not be duplicated or disclosed without the written permission of Lehman Design Studio LLC.

## GENERAL NOTES

- DO NOT SCALE DRAWINGS. SERIOUSLY, DON'T DO IT.
- CONTRACT DOCUMENTS WHICH DESCRIBE EXISTING CONSTRUCTION HAVE BEEN BASED ON FIELD INSPECTION, BUT ARE NOT BASED ON EXTENSIVE FIELD MEASUREMENTS, OPENING OF CONCEALED CONDITIONS OR EXCAVATION OF BURIED ITEMS. NO RELIABLE CONSTRUCTION DOCUMENTS FOR THE EXISTING STRUCTURE WERE AVAILABLE. THESE DRAWINGS ARE INTENDED AS A GUIDE TO THE CONTRACTOR WHO SHALL VERIFY DIMENSIONS BEFORE PROCEEDING WITH WORK. CONTRACTOR SHALL OBTAIN APPROVAL FROM THE DESIGNER BEFORE PROCEEDING WITH WORK REGARDING CHANGES, DISCREPANCIES OR ALTERATIONS THAT ARE INCONSISTENT WITH THESE DRAWINGS. NOTIFY THE DESIGNER IMMEDIATELY OF PRE-EXISTING CONDITIONS WHICH PROHIBIT EXECUTION OF WORK AS DESCRIBED HEREIN.
- NEW CONSTRUCTION TO MATCH EXISTING DETAILS AND FINISHES. WHERE NEW CONSTRUCTION MEETS EXISTING CONSTRUCTION, PATCH AND MATCH SURFACES AND FINISHES TO ALIGN CONSISTENTLY SO NO VISUAL EVIDENCE OF CORRECTED WORK REMAINS UPON COMPLETION.
- FLOOR ELEVATIONS = TOP OF PLYWOOD SUB-FLOOR OR TOP OF SLAB.
- ALL WALLS DIMENSIONED TO FACE OF STUD (UNLESS OTHERWISE NOTED).

## PERMIT NOTES

- PROJECT IS LOCATED IN A VERY HIGH FIRE SEVERITY ZONE. PROJECT WILL COMPLY WITH CHAPTER 7A STANDARDS FOR MATERIALS AND CONSTRUCTION METHODS.

## REVISION NOTES

- PLAN NOTES FOR CLARIFICATION
- WINDOW SCHEDULE CLARIFICATIONS
- SIDING CHANGE FOR HISTORICAL COMPLIANCE
- BUILDING ADJUSTMENT FOR HISTORICAL BOARD RECOMMENDATION

## CAL GREEN NOTES

- DUCT SYSTEMS ARE SIZED, DESIGNED, AND EQUIPMENT IS SELECTED PER SECTION 4.507.2. HVAC SYSTEM INSTALLERS MUST BE TRAINED AND CERTIFIED AND SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED. NOTE THIS REQUIREMENT ON THE PLANS.
- AUTOMATIC IRRIGATION SYSTEMS CONTROLLERS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHERBASED (4.304.1).
- PROTECT ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS AT EXTERIOR WALLS AGAINST THE PASSAGE OF RODENTS (4.406.1)
- COVER DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS DURING CONSTRUCTION (4.504.1)
- ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS (4.504.2.1)
- PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS (4.504.2.2)

## CODE COMPLIANCE NOTES

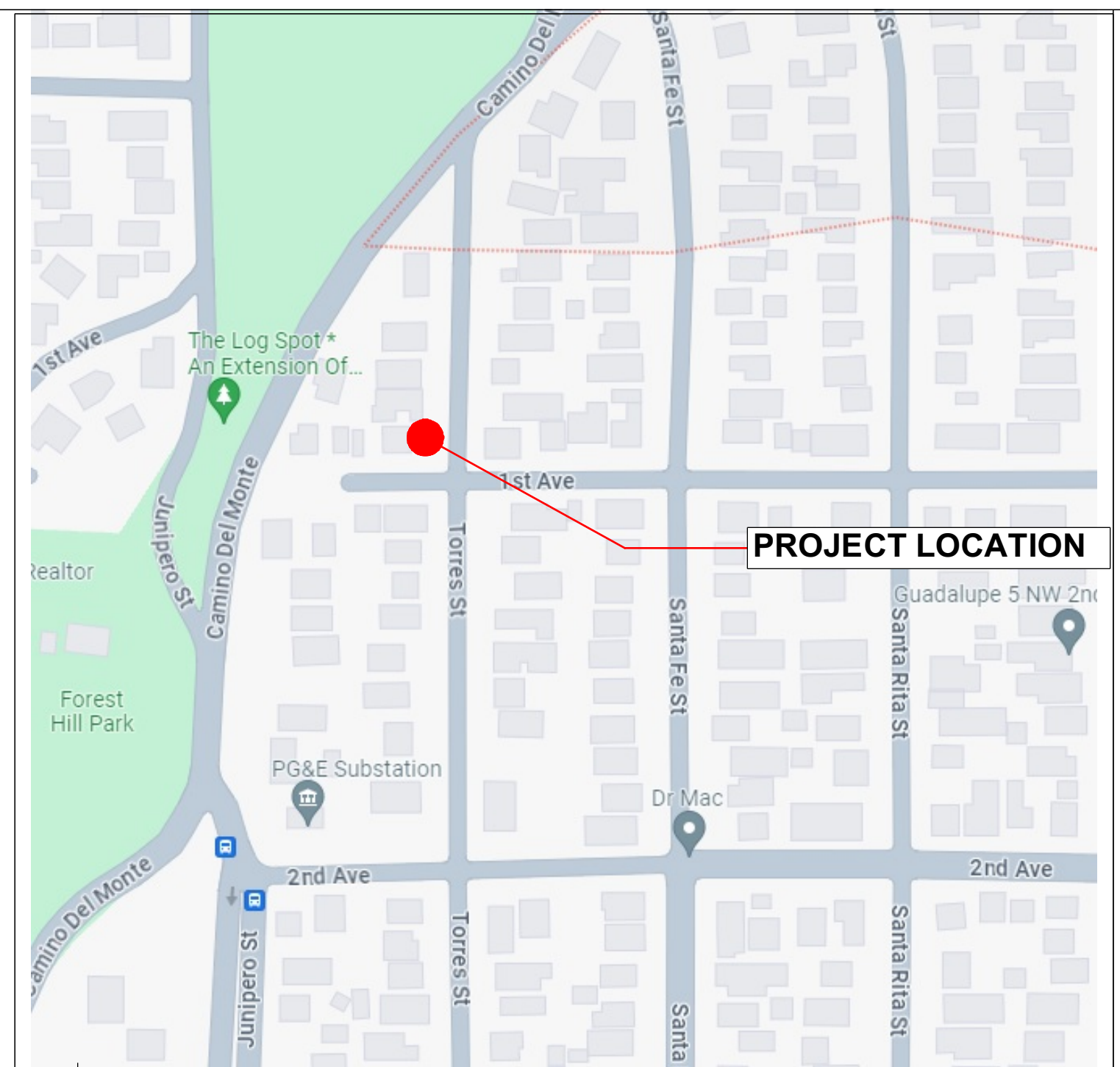
- THIS PROJECT SHALL COMPLY WITH THE 2022 CALIFORNIA RESIDENTIAL CODE, 2022 CALIFORNIA BUILDING CODE, 2022 CALIFORNIA FIRE CODE, 2022 CALIFORNIA ELECTRICAL CODE, 2022 CALIFORNIA PLUMBING CODE, 2022 CALIFORNIA MECHANICAL CODE, 2019 CALIFORNIA ENERGY CODE, 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE AND ANY OTHER APPLICABLE CODES.
- IF REQUIRED, A STATE LICENSED SURVEYOR SHALL CERTIFY IN WRITING THAT THE FOOTINGS/FOUNDATION ARE LOCATED IN ACCORDANCE WITH THE APPROVED PLANS PRIOR TO THE FOOTING/FOUNDATION INSPECTION; AND SHALL CERTIFY THE ROOF HEIGHT IS IN ACCORDANCE WITH THE APPROVED PLANS PRIOR TO THE ROOF SHEATHING INSPECTION. CERTIFICATION SHALL BE PROVIDED TO THE INSPECTOR AT THE TIME OF THE REFERENCED INSPECTIONS.
- CONTRACTOR SHALL OBTAIN AN 8-1-1/DIG ALERT TICKET PRIOR TO PERMIT ISSUANCE AND SHALL MAINTAIN THE TICKET IN ACTIVE STATUS THROUGHOUT THE PROJECT. TICKET SHALL BE KEPT ON SITE FOR INSPECTOR REFERENCE.
- TO MINIMIZE OFF-SITE VIBRATION AND DAMAGE TO NEARBY PROPERTIES, CONTRACTOR SHALL UTILIZE THE SMALLEST FEASIBLE COMPACTION EQUIPMENT CAPABLE OF ACHIEVING THE DESIRED COMPACTION LEVEL. CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL OFF-SITE DAMAGE AND SHALL REPAIR ANY DAMAGE IN A TIMELY MANNER PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE PROJECT.
- STRUCTURAL WELDING FOR GUARDRAILS OR ANY OTHER WELDED STEEL STRUCTURAL ELEMENTS SHALL BE DONE IN A LISTED APPROVED SHOP OR IF WELDED IN THE FIELD, UNDER SPECIAL INSPECTION.

## PROJECT INFORMATION

OWNER	Fradin
SITE ADDRESS	NW Corner of Torres and 1st , Carmel CA 93921
A P N	009-132-004
LEGAL	Carmel By The Sea LOT 9 BLK 7
LOT/BLOCK	LOT 9 / BLOCK 7
YEAR BUILT	1950
ZONING	R-1
CONST. TYPE	V-B
OCCUPANCY	R-3
FIRE SPRINKLERS	NO
HISTORIC	NO

LOT SIZE	4000 S.F.
HOUSE -MAIN LEVEL	1043 S.F.
GARAGE	270 S.F.
<b>TOTAL EXISTING BUILDING AREA</b>	<b>1313 S.F.</b>
BATHROOM ADDITION	74 S.F.
<b>TOTAL NEW BUILDING AREA</b>	<b>1387 S.F.</b>
<b>EXISTING SITE COVERAGE</b>	
CONCRETE DRIVEWAY	28 S.F.
CONCRETE WALK , SIDE PATH	290 S.F.
STONE PATIO	262 S.F.
CONCRETE STEPS AND LANDING	42 S.F.
ENTRY STONE PATH	46 S.F.
<b>EXISTING SITE COVERAGE</b>	<b>668 S.F.</b>

SET BACKS	CODE (R-1)	EXISTING/PROPOSED
FRONT YARD SET BACK	15'	SFR - 14'-8"
REAR YARD 1ST STORY	3'	8'-9" AT GARAGE
REAR YARD 2ND STORY	15'	N/A
SIDE YARD MIN.	3'	3'-9"
SIDE YARD COMPOSITE	25%= 10'	10'-1"
PLATE HEIGHT 1ST STORY	12'	11'-3" MAX
PLATE HEIGHT 2ND STORY	18'	N/A
RIDGE HEIGHT 1ST STORY	18'	14'-3" MAX
RIDGE HEIGHT 2ND STORY	24'	N/A
TREES TO BE REMOVED		NONE ON THIS PERMIT



**VICINITY MAP**  
NO SCALE

**SCOPE OF WORK**  
BATHROOM ADDITION (74 S.F.), COSMETIC REMODEL EXISTING BATHROOM AND KITCHEN

## DRAWING INDEX

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**EXISTING PHOTOS**

ADDITION MATERIALS, FINISHES AND COLORS TO MATCH EXISTING

**CARMEL-BY-THE-SEA  
PLANNING DIVISION  
APPROVED**

Permit #: DS 23-377 (Fradin)  
Date Approved: 6/21/2024  
Planner: K. Wallace

## CONTACT INFORMATION

Owner- Scott Fradin	214-213-7273
Designer – Alan Lehman	831-747-4718

REVISIONS	
1	2/5/2024
2	4/29/2024
3	5/13/2024
4	6/17/2024

ph 831.747.4718  
26463 mission fields road  
carmel CA 93923  
info @ lehmandesignstudio.com

**LEHMAN  
DESIGN  
STUDIO**

**DRAWN BY  
ALAN LEHMAN**

*Alan Lehman*

Project Overview

**Fradin Remodel**  
NW Corner of Torres and 1st , Carmel CA  
93921  
009-132-004

6/17/2024

**SHEET**

**P-1**

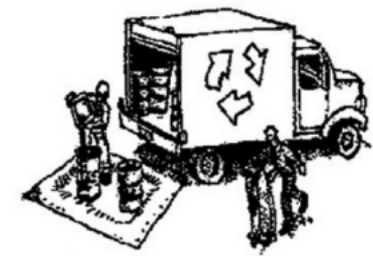
NOT FOR CONSTRUCTION





# CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)

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



## MATERIALS & WASTE MANAGEMENT

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

□ Use (but don't reverse) reclaimed water for dust control.

**Hazardous Materials**  
□ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.

□ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.

□ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.

□ Arrange for appropriate disposal of all hazardous wastes.

**Construction Entrances and Perimeter**  
□ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.

□ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

**Waste Management**  
□ The California Green Building Code requires all permitted residential and non-residential construction, demolition and additions/alterations projects to recycle or salvage a minimum 65% of nonhazardous construction materials from the project.

□ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.

□ Clean or replace portable toilets, and inspect them frequently for leaks and spills. Incorporate secondary containment and locate them away from storm drain inlets.

□ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste (the Monterey Regional Waste Management District offers a Household Hazardous Waste Facility that accepts these items).

**Maintenance and Parking**  
□ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.

□ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.

□ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.

□ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.

□ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, steam cleaning equipment, etc.

**Spill Prevention and Control**  
□ Keep spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.

□ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.

□ Clean up spills or leaks immediately and dispose of cleanup materials properly (see the Monterey Regional Waste Management District's guidelines for accepting hazardous waste materials).

□ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).

□ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.

**Erosion Control**  
□ Schedule grading and excavation work for dry weather only.

□ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.

□ Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.

**Sediment Control**  
□ Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, inlet filter, berms, etc.

□ Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.

**Paving/Asphalt Work**  
□ Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.

□ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.

□ Do not use water to wash down fresh asphalt or concrete pavement.

**Sawcutting & Asphalt/Concrete Removal**  
□ Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.

□ Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, inlet filters, berms, etc.

□ Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner).

**Concrete, Grout & Mortar Application**  
□ Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.

□ Wash out concrete equipment/trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.

□ Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite.

**Painting & Paint Removal**  
□ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.

□ For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a drain.

□ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of residue and unusable thinner/solvents as hazardous waste.

**Painting Cleanup**  
□ For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a drain.

□ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of residue and unusable thinner/solvents as hazardous waste.

**Paint Removal**  
□ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of as hazardous waste.

□ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.

□ Contain stockpiled landscaping materials by storing them under tarps when they are not actively being used.

**Dewatering**  
□ Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site.

□ Divert run-on water from offsite away from all disturbed areas or otherwise ensure protection of its water quality for compliance.

□ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap, and/or disposal in sanitary sewer may be required.

□ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer and municipal staff to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.



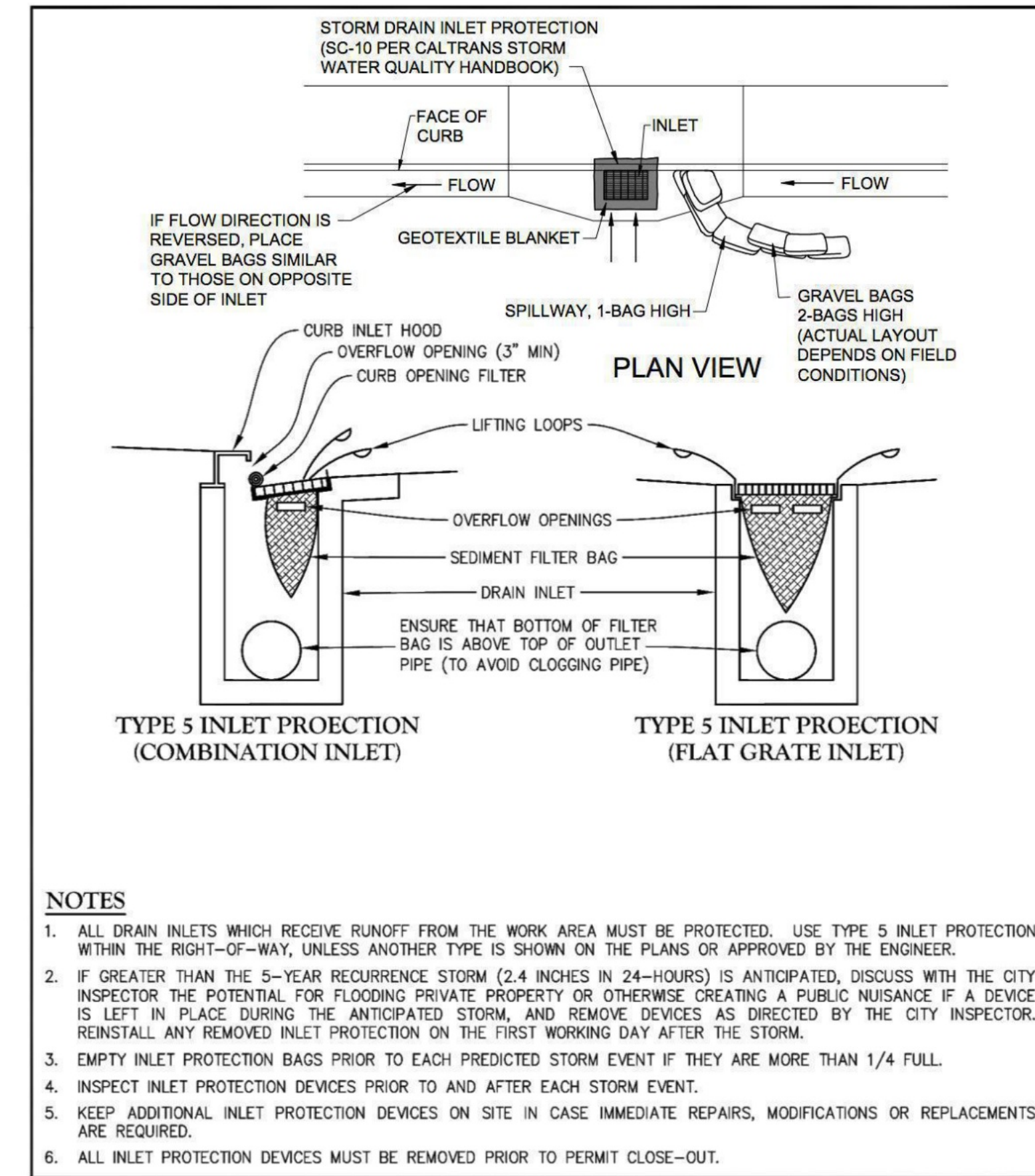
## LANDSCAPE MATERIALS

□ Contain stockpiled landscaping materials by storing them under tarps when they are not actively being used.

□ Stack erodible landscape material on pallets. Cover or store these materials when they are not actively being used or applied.

□ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

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



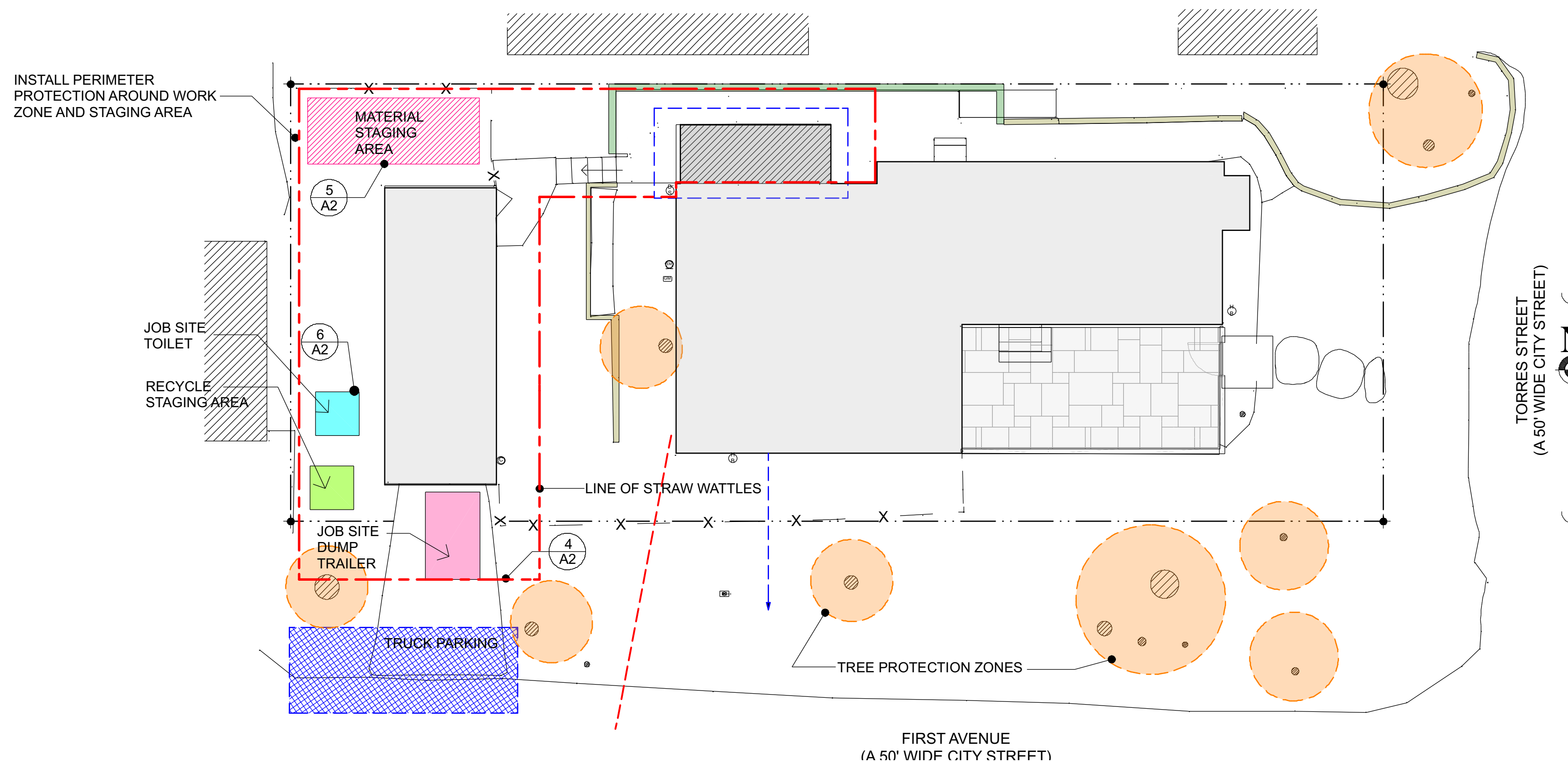
- NOTES**
1. ALL DRAIN INLETS WHICH RECEIVE RUNOFF FROM THE WORK AREA MUST BE PROTECTED. USE TYPE 5 INLET PROTECTION WITHIN THE RIGHT-OF-WAY, UNLESS ANOTHER TYPE IS SHOWN ON THE PLANS OR APPROVED BY THE ENGINEER.
  2. IF GREATER THAN THE 5-YEAR RECURRENCE STORM (2.4 INCHES IN 24-HOURS) IS ANTICIPATED, DISCUSS WITH THE CITY INSPECTOR THE POTENTIAL FOR FLOODING PRIVATE PROPERTY OR OTHERWISE CREATING A PUBLIC NUISANCE IF A DEVICE IS LEFT IN PLACE DURING THE ANTICIPATED STORM, AND REMOVE DEVICES AS DIRECTED BY THE CITY INSPECTOR. REINSTALL ANY REMOVED INLET PROTECTION ON THE FIRST WORKING DAY AFTER THE STORM.
  3. EMPTY INLET PROTECTION BAGS PRIOR TO EACH PREDICTED STORM EVENT IF THEY ARE MORE THAN 1/4 FULL.
  4. INSPECT INLET PROTECTION DEVICES PRIOR TO AND AFTER EACH STORM EVENT.
  5. KEEP ADDITIONAL INLET PROTECTION DEVICES ON SITE IN CASE IMMEDIATE REPAIRS, MODIFICATIONS OR REPLACEMENTS ARE REQUIRED.
  6. ALL INLET PROTECTION DEVICES MUST BE REMOVED PRIOR TO PERMIT CLOSE-OUT.

## 1 DRAIN INLET PROTECTION & STREET SWEEPING DETAIL NOT TO SCALE

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

## STORM WATER MANAGEMENT NOTES

- 1 ALL OR PART OF THE CONSTRUCTION OF THIS PROJECT IS EXPECTED TO OCCUR DURING THE WINTER SEASON (OCTOBER 15TH THROUGH APRIL 15TH)
- 2 DUST FROM GRADING OPERATIONS MUST BE CONTROLLED. THE OWNER OR CONTRACTOR MAY BE REQUIRED TO KEEP ADEQUATE EQUIPMENT ON THE GRADING SITE TO PREVENT DUST PROBLEMS.
- 3 TEMPORARY EROSION CONTROL TO BE INSTALLED BETWEEN OCTOBER 1 AND APRIL 15.
- 4 VEGETATION REMOVAL BETWEEN OCTOBER 15 AND APRIL 15 SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS. DURING THIS PERIOD, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY.



CONSTRUCTION MANAGEMENT PLAN 1/8 IN = 1 FT

## REVISIONS

1	2/5/2024
2	4/29/2024
3	5/13/2024
4	6/17/2024

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LEHMAN DESIGN STUDIO

DRAWN BY ALAN LEHMAN

BMPs

Fradin Remodel  
NW Corner of Torres and 1st, Carmel CA  
93921  
009-132-004

6/17/2024

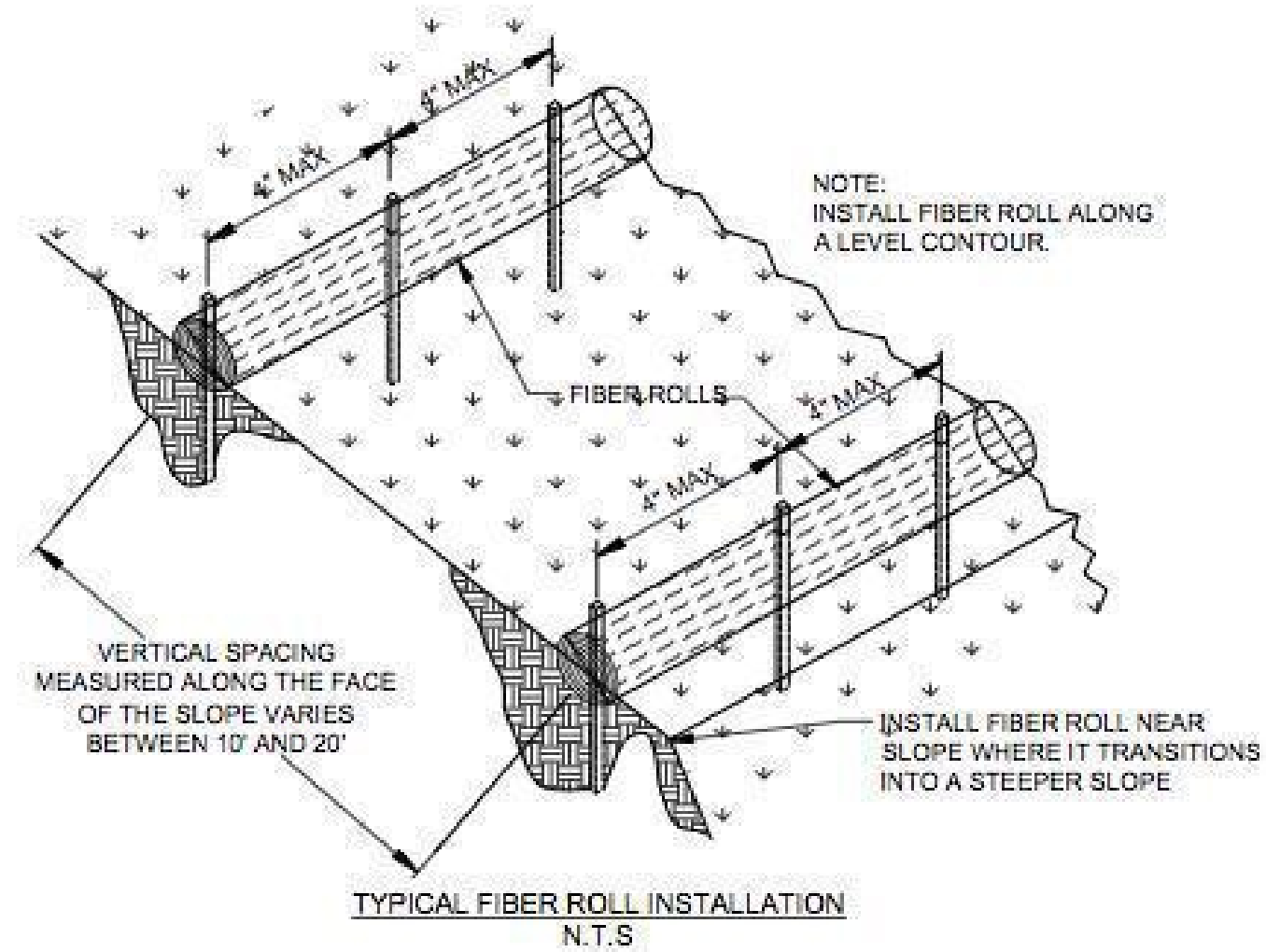
SHEET

A1

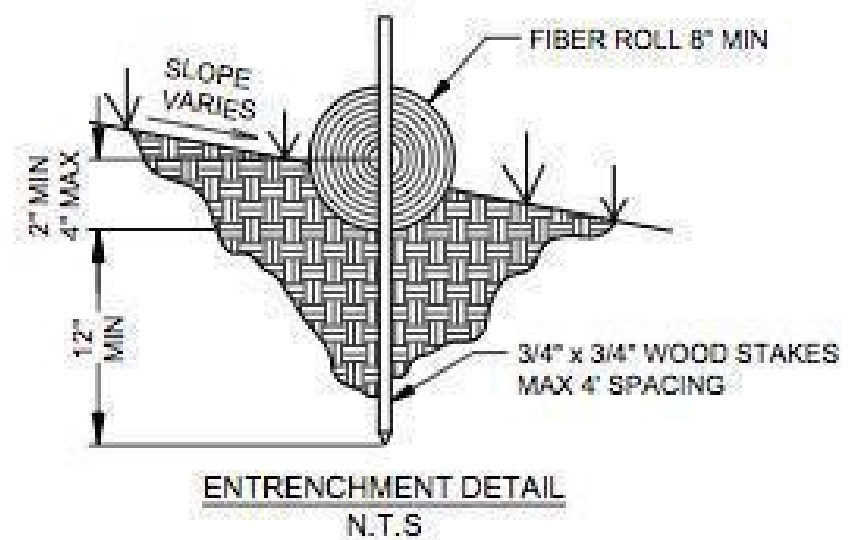
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TYPICAL FIBER ROLL INSTALLATION  
N.T.S.

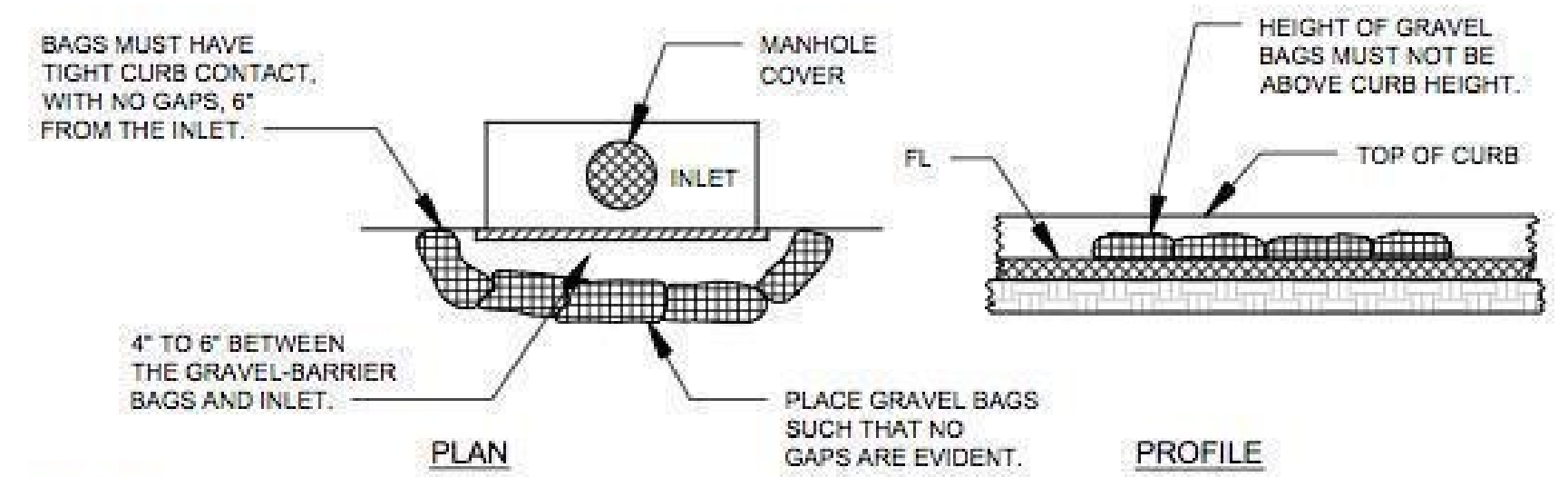


ENTRENCHMENT DETAIL  
N.T.S.

**FIBER ROLLS**

NTS

1  
C-1

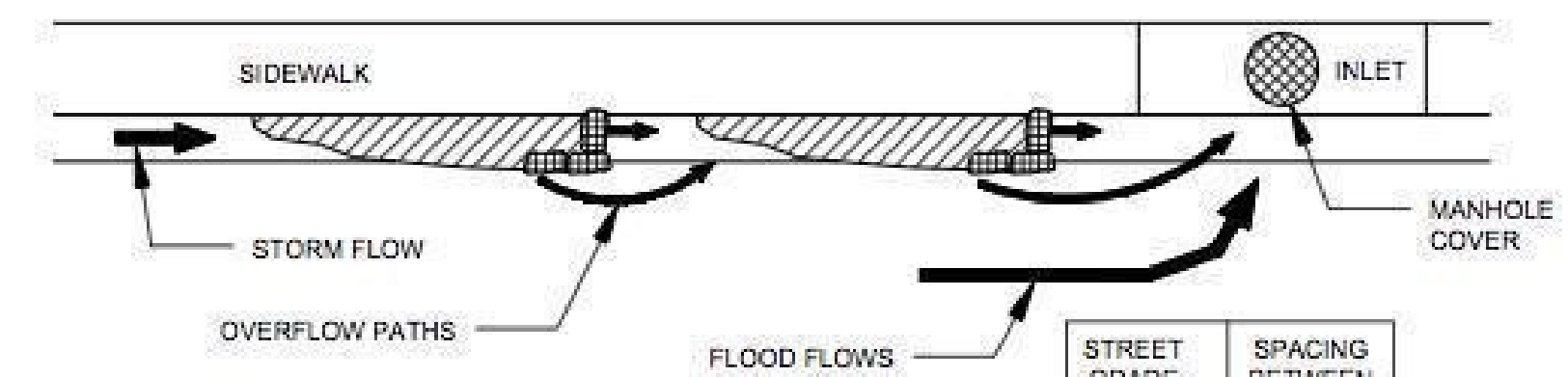


NOTES:  
1. GRAVEL BAGS SHALL CONTAIN 1" TO 2" DIAMETER ROCK CONTAINED IN PERVIOUS BURLAP BAGS OR SYNTHETIC NET BAGS ABOUT 24" LONG, 12" WIDE, AND 6" HIGH.

**DRAIN INLET BARRIER**

NTS

2  
C-1

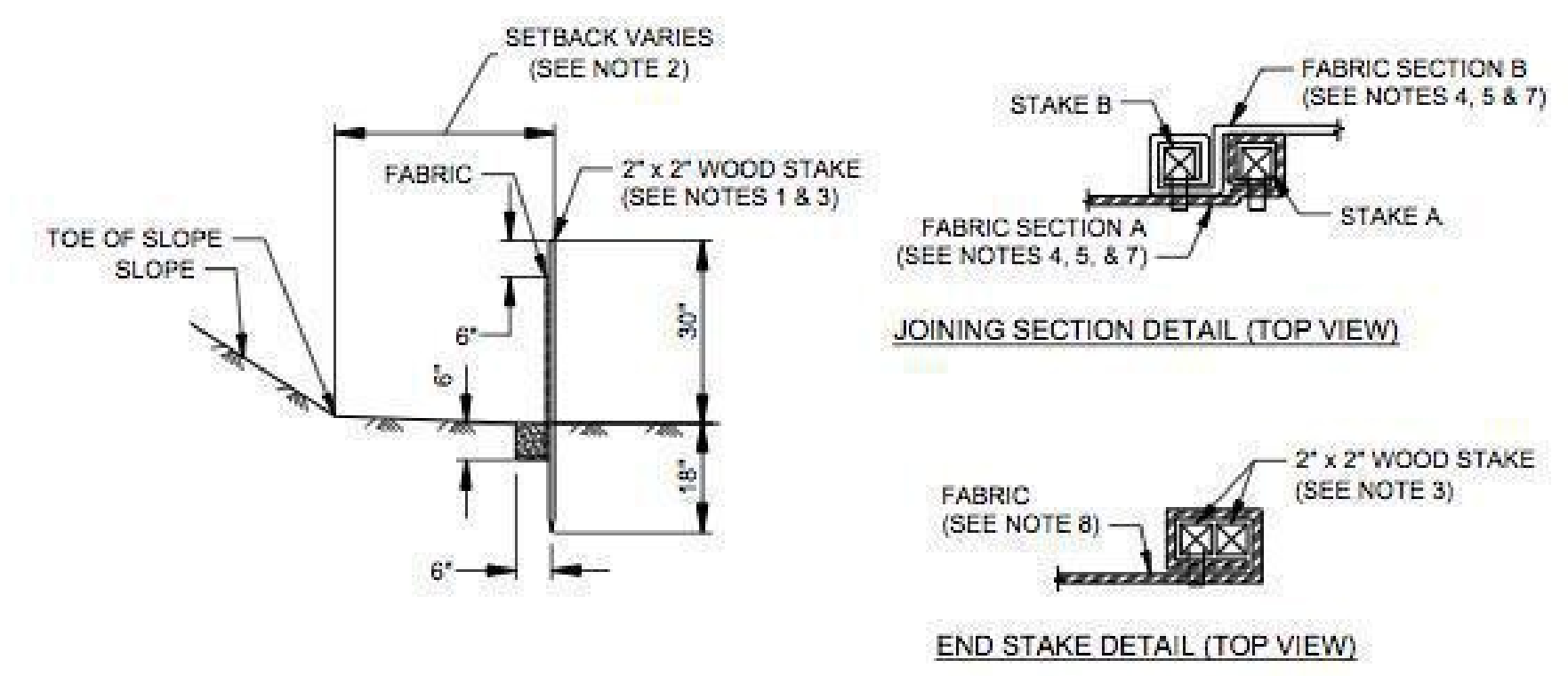


NOTES:  
1. FILL GRAVEL BAGS ABOUT 2/3 FULL BEFORE PLACING IN THE GUTTER.  
2. PLACE TWO OR MORE SETS OF GRAVEL BAGS IN A MANNER THAT RESULTS IN MAXIMUM SUPPORT. THE FLOW LINE BAG MUST BE LOWER THAN THE TOP OF THE CURB.

**CURB AND GUTTER CONTAINMENT**

NTS

3  
C-1



NOTES:  
1. STAKE DIMENSIONS ARE NOMINAL.  
2. DIMENSIONS MAY VARY TO FIT FIELD CONDITIONS.  
3. STAKES SHALL BE SPACED AT 8'-0" MAXIMUM AND SHALL BE POSITIONED ON DOWNSTREAM SIDE OF FENCE.  
4. STAKES TO OVERLAP AND FENCE FABRIC TO FOLD AROUND EACH STAKE AND FULL TURN. SECURE FABRIC TO STAKE WITH 4 STAPLES.  
5. STAKES SHALL BE DRIVEN TIGHTLY TOGETHER TO PREVENT POTENTIAL FLOW-THROUGH OF SEDIMENT AT JOINT. THE TOPS OF THE STAKES SHALL BE SECURED WITH WIRE.  
6. FOR END STAKE, FENCE FABRIC SHALL BE FOLDED AROUND TWO STAKES ONE FULL TURN AND SECURED WITH 4 STAPLES.  
7. JOINING SECTIONS SHALL NOT BE PLACED AT SUMP LOCATIONS.

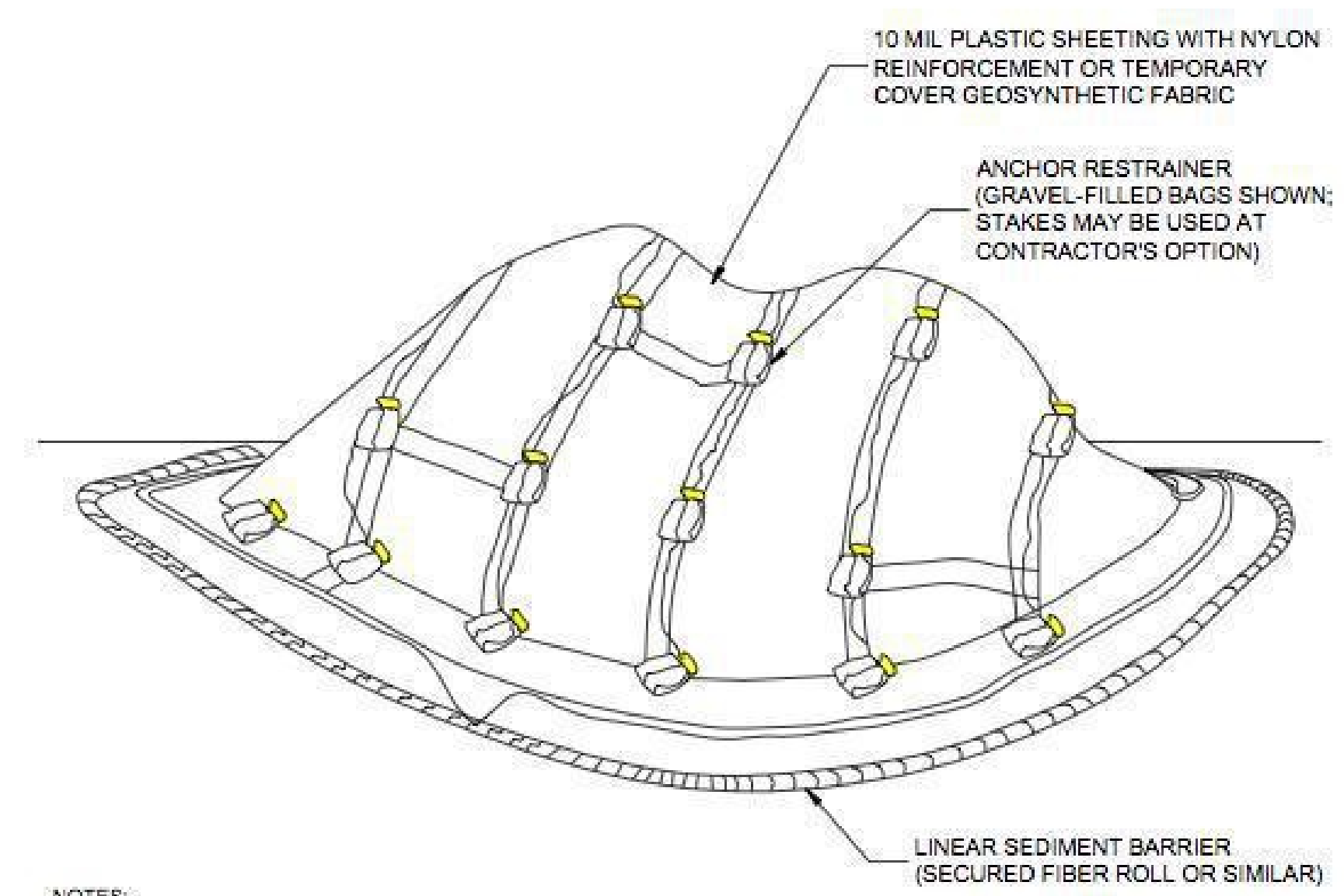
**SILT FENCE**

NTS

4  
C-1

**EROSION AND SEDIMENT CONTROL NOTES**

- BEST MANAGEMENT PRACTICES (BMPS)** AT A MINIMUM, THE FOLLOWING BMPS ARE REQUIRED REGARDLESS OF WEATHER CONDITIONS, AND AS APPLICABLE TO THE CONSTRUCTION ACTIVITIES PLANNED. VERIFY ALL OF THE BELOW MEASURES ARE ADDRESSED ON THE ESCP SUBMITTAL, AS APPLICABLE.
- WET WEATHER MEASURES** IF POSSIBLE, AVOID LAND-DISTURBING ACTIVITIES DURING THE WET WEATHER SEASON, OCTOBER 15 THROUGH APRIL 15. OTHERWISE, EXTRA BMP MATERIALS (FILTERS, FIBER ROLLS, GRAVEL BAGS, MULCH/STRAW, PLASTIC COVERS) SHALL BE KEPT ON-SITE FOR PRE-RAIN INSTALL.
- EXISTING VEGETATION** PROTECT EXISTING VEGETATION; AVOID REMOVAL AS REQUIRED AND WHEREVER POSSIBLE; INSTALL APPROPRIATE/PROTECTIVE FENCING, PERIMETER CONTROLS PRIOR TO WORK.
- EROSION AND SEDIMENT CONTROL** AS APPLICABLE, SLOPE AND SOIL STABILIZATION BMPS SHALL BE UTILIZED TO PREVENT SLOPE EROSION AND SOIL MOVEMENT ON-SITE AND OFF-SITE. NO SEDIMENT MAY LEAVE THE SITE, BE DEPOSITED OFF-SITE, OR POLLUTE STORM WATER RUNOFF FROM THE CONSTRUCTION SITE.
- STOCKPILE MANAGEMENT** ALL STOCKPILES SHALL BE CONTAINED AND COVERED WHEN NOT ACTIVE, AND SECURED AT THE END OF EACH DAY. STOCKPILES SHALL BE SECURELY COVERED OVERNIGHT, AND PRIOR TO, DURING, AND AFTER RAIN EVENTS. NO MATERIAL SHALL LEAVE THE SITE OR MOVE INTO STREET.
- WASTE MANAGEMENT** ALL CONSTRUCTION WASTE SHALL BE CONTAINED AND SECURELY COVERED ONSITE, INCLUDING TRASH, PAINT, GROUT, CONCRETE, ETC. ANY WASH OUT FACILITY SHALL BE CONTAINED, MAINTAINED, AND ITS CONTENTS DISPOSED OF PROPERLY; NO MATERIAL SHALL BE WASHED INTO STREET.
- VEHICLES AND EQUIPMENT** RESPONSIBLE PARTIES MUST ENSURE ALL VEHICLES AND EQUIPMENT ARE MAINTAINED IN GOOD WORKING ORDER, WILL NOT CAUSE DIRT, MUD, OIL, GREASE, OR FUEL TO BE DISCHARGED OR TRACKED OFF-SITE INTO THE STREET. INACTIVE VEHICLES/EQUIPMENT MUST USE COVER AND/OR DRIP PANS.
- DRAIN/INLET PROTECTION & PERIMETER CONTROLS** DRAINS/INLETS THAT RECEIVE STORM WATER MUST BE COVERED OR OTHERWISE PROTECTED FROM RECEIVING SEDIMENT, MUD, DIRT, OR ANY DEBRIS, AND INCLUDE GUTTER CONTROLS AND FILTRATION WHERE APPLICABLE IN A MANNER NOT IMPEDING TRAFFIC OR SAFETY. PROPERLY INSTALLED SILT FENCING OR EQUIVALENT LINEAR CONTROL SHALL BE EVIDENT ALONG SITE PERIMETER TO PREVENT MOVEMENT OF SEDIMENT AND DEBRIS OFF-SITE.
- SWEEPING** ALL IMPERVIOUS SURFACES (DRIVEWAYS, STREETS) SHALL BE PHYSICALLY SWEEPED (NOT WASHED OR HOSED DOWN), AND MAINTAINED FREE OF DEBRIS AND ACCUMULATIONS OF DIRT. NO TRACKING OFF-SITE.
- DEWATERING** NO DEWATERING IS ALLOWED FROM CONSTRUCTION SITES UNLESS DISCHARGE IS AN EXCEPTION TO THE DISCHARGE PROHIBITIONS PER CITY CODE CH. 31.5-12(C), EXCEPT AS SPECIFIED FOR ASBS DRAINAGES. ANY PROPOSED DEWATERING MUST BE REVIEWED/ CLEARED BY CITY AND APPLICABLE REGULATORY AGENCIES.
- STORMWATER MIXED WITH NON-STORMWATER** SHALL BE MANAGED AS NON-STORMWATER

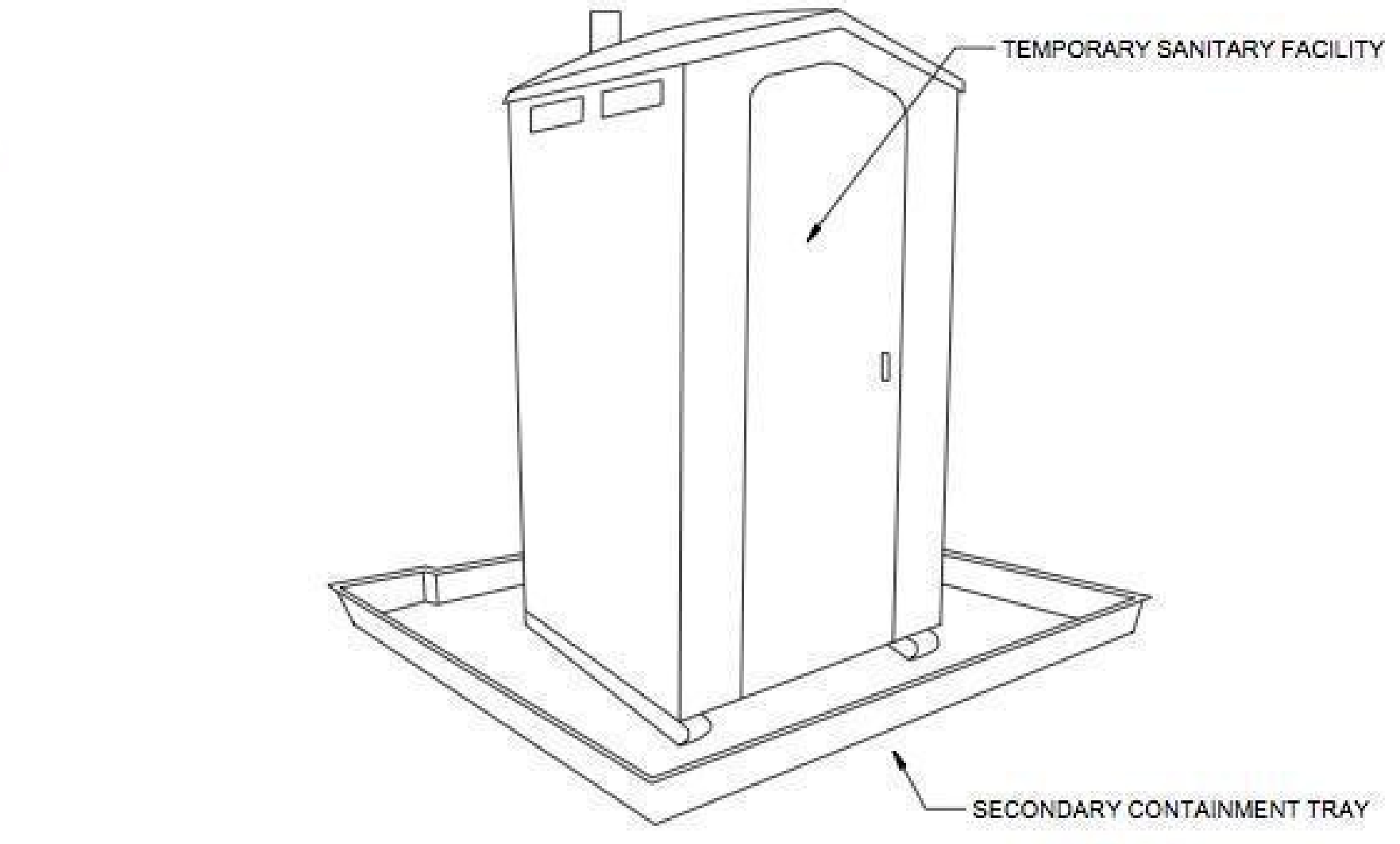


NOTES:  
1. ALL STOCKPILES SHALL BE CONTAINED AND COVERED WHEN NOT ACTIVE, AND SECURED AT THE END OF EACH DAY.  
2. STOCKPILES SHALL BE SECURELY COVERED OVERNIGHT, AND PRIOR TO, DURING, AND AFTER RAIN EVENTS.  
3. NO MATERIAL SHALL LEAVE THE SITE OR MOVE INTO STREET.  
4. PLASTIC SHEETING HAS LIMITATIONS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

**TEMPORARY COVER ON STOCKPILE**

NTS

5  
C-1



**STORAGE AND DISPOSAL PROCEDURES**

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

**SANITARY WASTE MANAGEMENT**

NTS

6  
C-1

**REVISIONS**

1	2/5/2024
2	4/29/2024
3	5/13/2024
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**LEHMAN DESIGN STUDIO**  
DRAWN BY ALAN LEHMAN

BMP'S

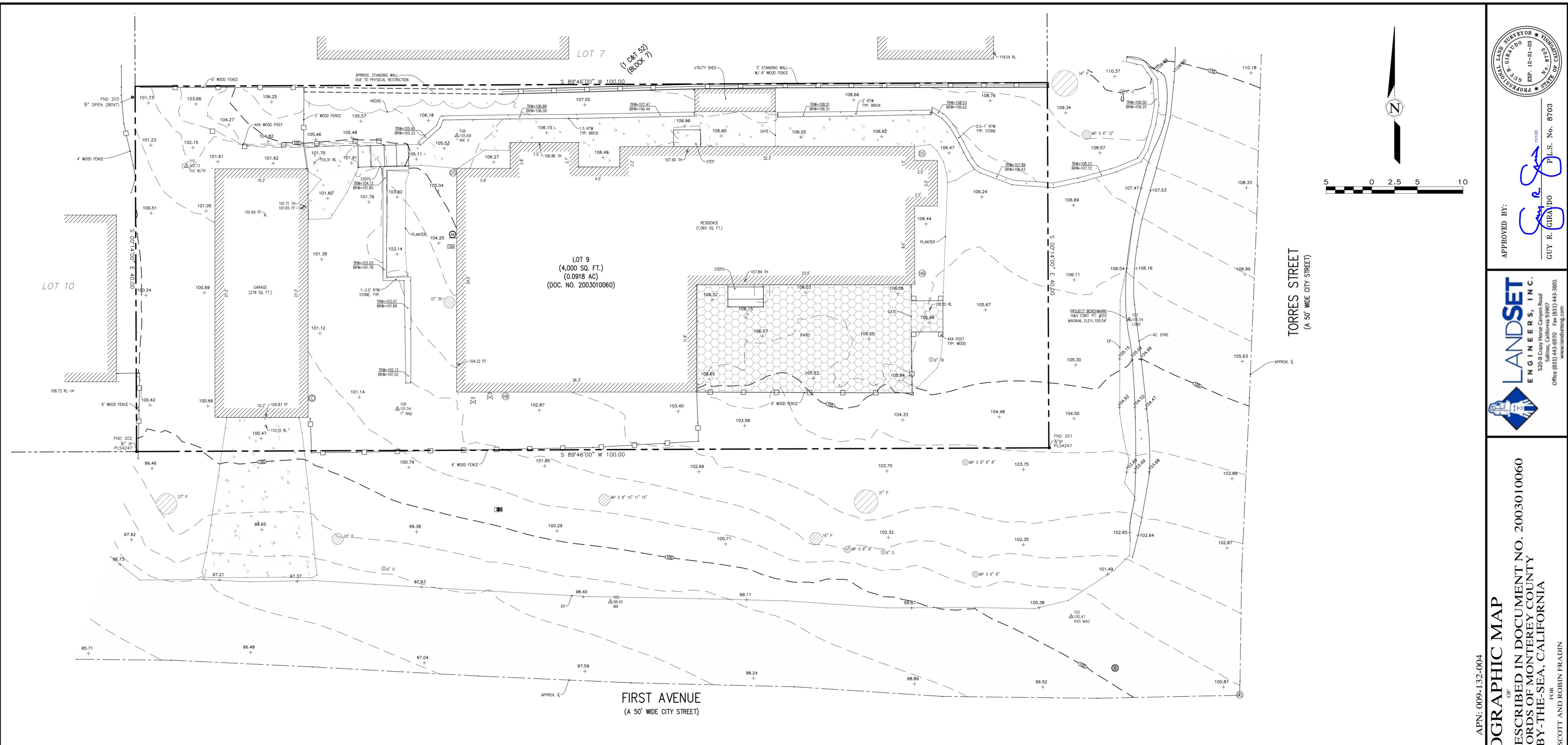
Fradin Remodel  
NW Corner of Torres and 1st, Carmel CA  
93921  
009-132-004

6/17/2024

**SHEET A2**

NOT FOR CONSTRUCTION





APPROVED BY:  
 GUY R. GIRARDO  
 P.L.S. No. 8703



APN: 009-132-004  
**TOPOGRAPHIC MAP**  
 OF  
**THAT CERTAIN PARCEL DESCRIBED IN DOCUMENT NO. 2003010060**  
**OFFICIAL RECORDS OF MONTEREY COUNTY**  
**CARMEL-BY-THE-SEA, CALIFORNIA**  
 FOR  
 SCOTT AND ROBIN FRADIN

**LEGEND:**

---	PROPERTY BOUNDARY	⊙	CONDUIT	✕	LANDSCAPE LIGHT	100.00+	SPOT ELEVATION
- - -	ADJACENT PROPERTY BOUNDARY	⊖	CLEANOUT	☆	STREETLIGHT	X100.00 RL	RIDGELINE
---	ORIGINAL PROPERTY BOUNDARY	⊕	DOWNSPOUT	⊠	PC&E BOX	X100.00 FF	FINISHED FLOOR
- - -	EASEMENT (TYPE AS SHOWN)	⊞	ELECTRICAL HUB	⊡	PC&E GAS MANHOLE	X100.00 TH	THRESHOLD
---	ROADWAY CENTERLINE	⊟	ELECTRIC METER	⊢	PIPE	⊗	TREE (TYPE/SIZE AS MARKED)
---	MAJOR CONTOUR LINE (5' INTERVAL)	⊠	ELECTRICAL OUTLET	⊣	STORM DRAIN MANHOLE	⊙	SYMBOL CENTER IS APPROX CENTER OF TREE
---	MINOR CONTOUR LINE (1' INTERVAL)	⊡	ELECTRICAL PANEL	⊤	SANITARY SEWER CLEANOUT	⊙	TWO-PRONGED TREE (2P)
---	FENCE	⊡	ELECTRIC MANHOLE	⊥	SANITARY SEWER MANHOLE	⊙	THREE-PRONGED TREE (3P)
▭	ASPHALT CONCRETE	⊡	FUSEBOX	⊥	TELEPHONE BOX	⊙	MULTI-PRONGED TREE (MP)
▭	PORTLAND CEMENT CONCRETE	⊡	GAS LINE	⊥	UNKNOWN UTILITY		
▭	STONE	⊡	GAS METER	⊥	UTILITY HUB		
▭	NATURAL GROUND SURFACE/ LANDSCAPED AREA	⊡	GAS VALVE	⊥	WATER METER		
		⊡	GUY WIRE	⊥	WATER SERVICE		
		⊡	HOSE BIB	⊥	WATER VALVE		
		⊡	FIRE HYDRANT	⊥	IRRIGATION CONTROL VALVE		
		⊡	IRRIGATION BOX	⊥	IRRIGATION BOX		

**ABBREVIATIONS:**

AC	= ASPHALT CONCRETE	FND	= FOUND
AD	= AREA DRAIN	FTN	= FOUNTAIN
BLDG	= BUILDING	GEN	= GENERATOR
BRK	= BRICK	GR	= GRATE
BRKR	= BREAKER	GRND	= GROUND
BRW	= BOTTOM OF RETAINING WALL	GT	= GATE
BSW	= BACK OF SIDEWALK	H	= HOLLY
CB	= CATCH BASIN	MON	= MONUMENT
CE	= CEDAR	MTL	= METAL
CHK VLV	= CHECK VALVE	O	= OAK
CHLNK	= CHARLINK	PA	= PALM
CL	= CENTERLINE	PE	= PEPPER
CMU	= CONCRETE MASONRY UNIT	P	= PINE
CONC	= CONCRETE	PLST	= PLASTIC
CTL	= CONTROL	R	= REDWOOD
CW	= COTTON WOOD	RL	= RIDGE LINE
CYP	= CYPRESS	RW	= RETAINING WALL
DG	= DECOMPOSED GRANITE	SAT	= SATELLITE
DK	= TOP OF DECK	STN	= STONE
E	= EUCALYPTUS	STP	= STEP
ELEC	= ELECTRIC	SYS	= SYSTEMS
EP	= EDGE OF PAVEMENT	TH	= THRESHOLD
ESMT	= EASEMENT	TR	= TREE
FDC	= FIRE DEPARTMENT CONNECTION	TRW	= TOP OF RETAINING WALL
FF	= FINISHED FLOOR	TYP	= TYPICAL
FL	= FLOWLINE	UTL	= UTILITY
FNC	= FENCE	VGUT	= V-GUTTER
		W	= WILLOW
		WD	= WOOD

**GENERAL NOTES:**

- ELEVATIONS ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK IS SURVEY H&V CONTROL POINT #103, A MAGNETIC NAIL LOCATED 14' NORTHERLY AND 9' EASTERLY FROM THE SOUTHEASTERLY PROPERTY CORNER, ELEVATION = 105.54' AS SHOWN.
- NOT ALL UNDERGROUND UTILITIES WERE LOCATED. ONLY VISIBLE FACILITIES ABOVE AND FLUSH WITH THE SURFACE ARE SHOWN. SUB-SURFACE UTILITY LINES DRAWN MAY NOT BE COMPLETE AND SHOULD BE VERIFIED BY FIELD RECONNAISSANCE. UNDERGROUND UTILITY LOCATIONS CAN BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES, PUBLIC AGENCIES, OWNER'S AS-BUILT DRAWINGS, ETC., AND SHOULD BE THOROUGHLY COMPILED AND DEEMED COMPLETE WITHIN THE PROJECT AREA PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.
- TREE TYPES ARE INDICATED WHEN KNOWN. TREE DIAMETERS ARE LABELED IN INCHES AS MEASURED AT 3' ABOVE THE GROUND. SYMBOL IS APPROXIMATE CENTER OF TREE. TREES SMALLER THAN 6" ARE NOT SHOWN.
- THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY (10/19/23) AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER AND/OR THEIR REPRESENTATIVES.
- BUILDING CORNERS SHOWN WERE LOCATED AT THE OUTERMOST FACE OF TRIM. DIMENSIONS SHOWN REPRESENT THE BUILDING AT GROUND LEVEL. SQUARE FOOTAGE WAS CALCULATED USING THE OUTERMOST BUILDING FOOTPRINT AS MEASURED. BUILDING OVERHANG(S) ARE NOT SHOWN.
- THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY. PROPERTY LINES SHOWN HEREON WERE COMPILED FROM RECORD INFORMATION AND FROM FIELD TIES TO EXISTING BOUNDARY MONUMENTATION. THE LOCATION OF THESE LINES IS SUBJECT TO CHANGE, PENDING THE RESULTS OF A COMPLETE BOUNDARY SURVEY.
- STRUCTURES AND/OR ACCOMPANYING ELEVATIONS SHOWN ON ADJACENT LOTS LOCATED WITHIN 15' OF THE SUBJECT PROPERTY BOUNDARIES ARE APPROXIMATE ONLY AND MAY NOT BE COMPLETE DUE TO RESTRICTED PHYSICAL ACCESS.

**CONTACT INFORMATION:**  
 CLIENT:  
 SCOTT AND ROBIN FRADIN  
 ATTN: ALAN LEHMAN STUDIO  
 PO BOX 984  
 SAN JOSE, CA 95123

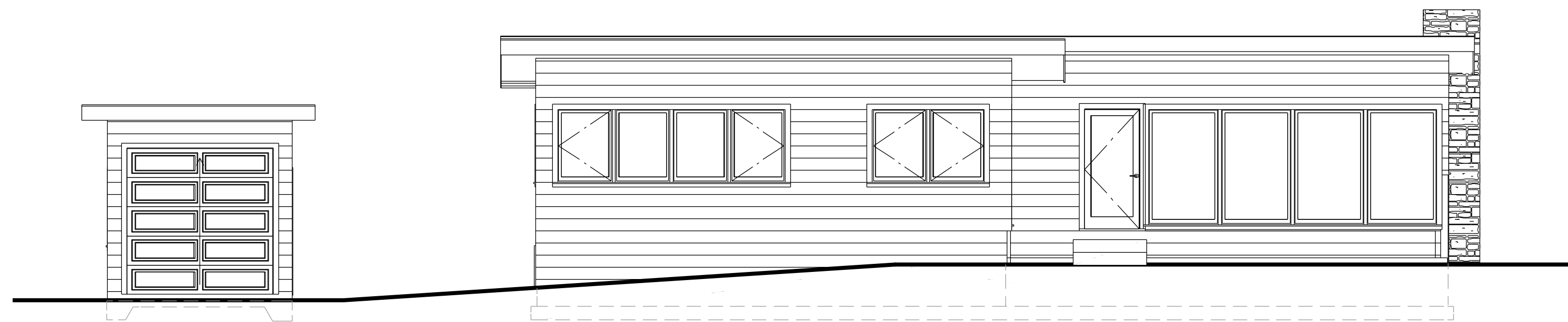
**SITE LOCATION:**  
 NW CORNER OF TORRES ST. &  
 1ST AVENUE  
 CARMEL-BY-THE-SEA, CA 93921

11/01/23	RELEASED TO CLIENT
No.	DATE
	BY
	REVISION

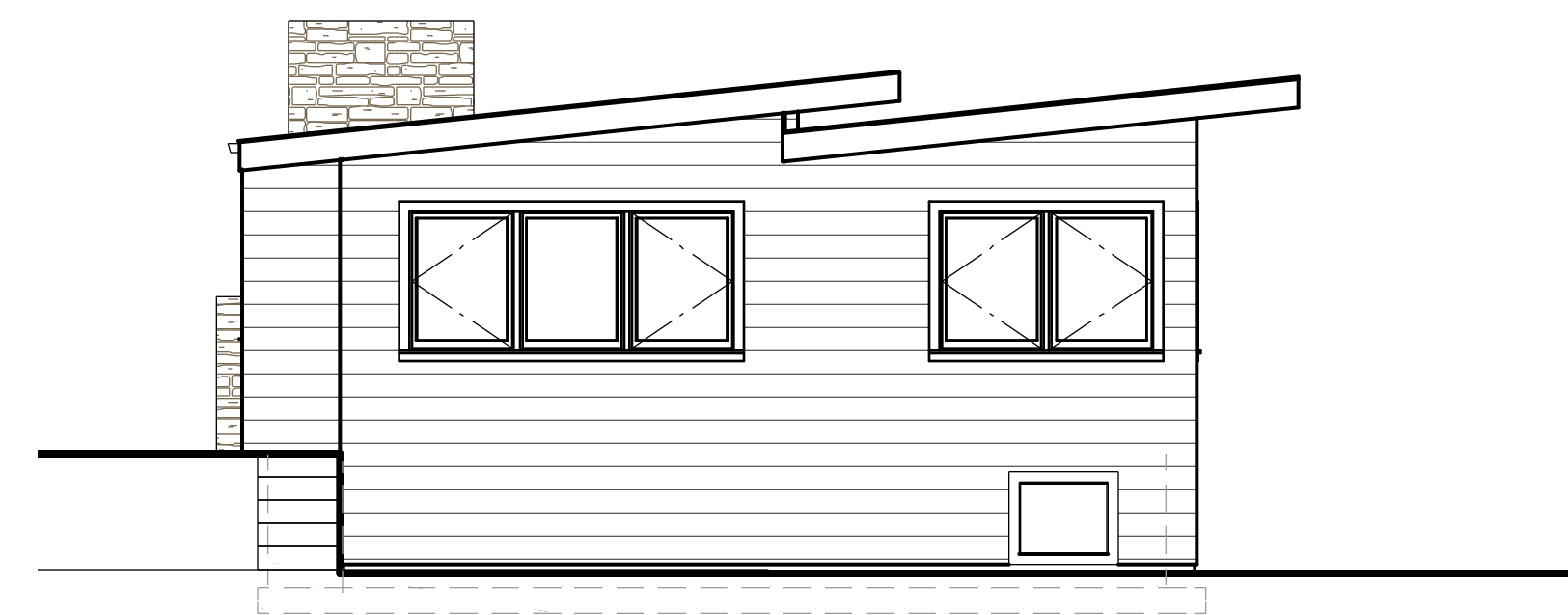
SCALE: 1" = 5'  
 DATE: NOV 2023  
 JOB NO. 2716-01  
 SHEET **1**  
 OF 1 SHEETS



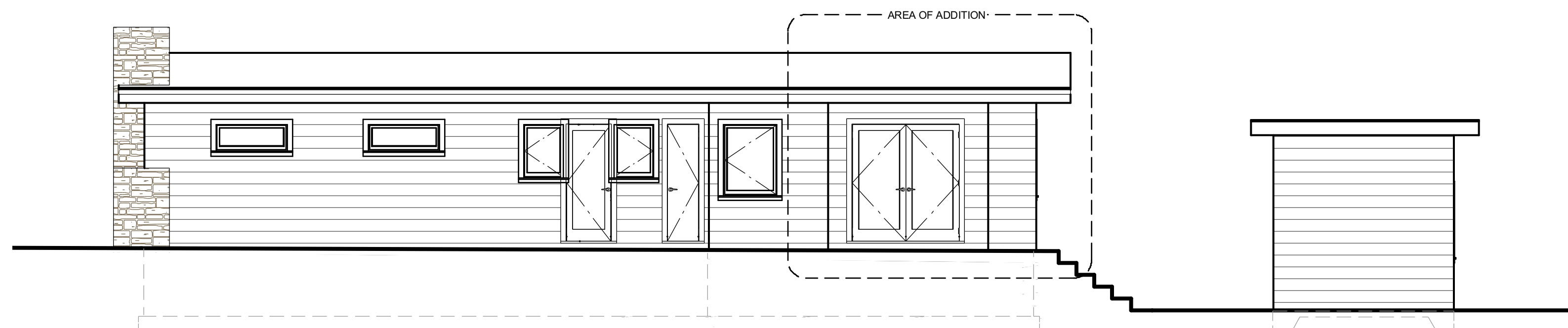
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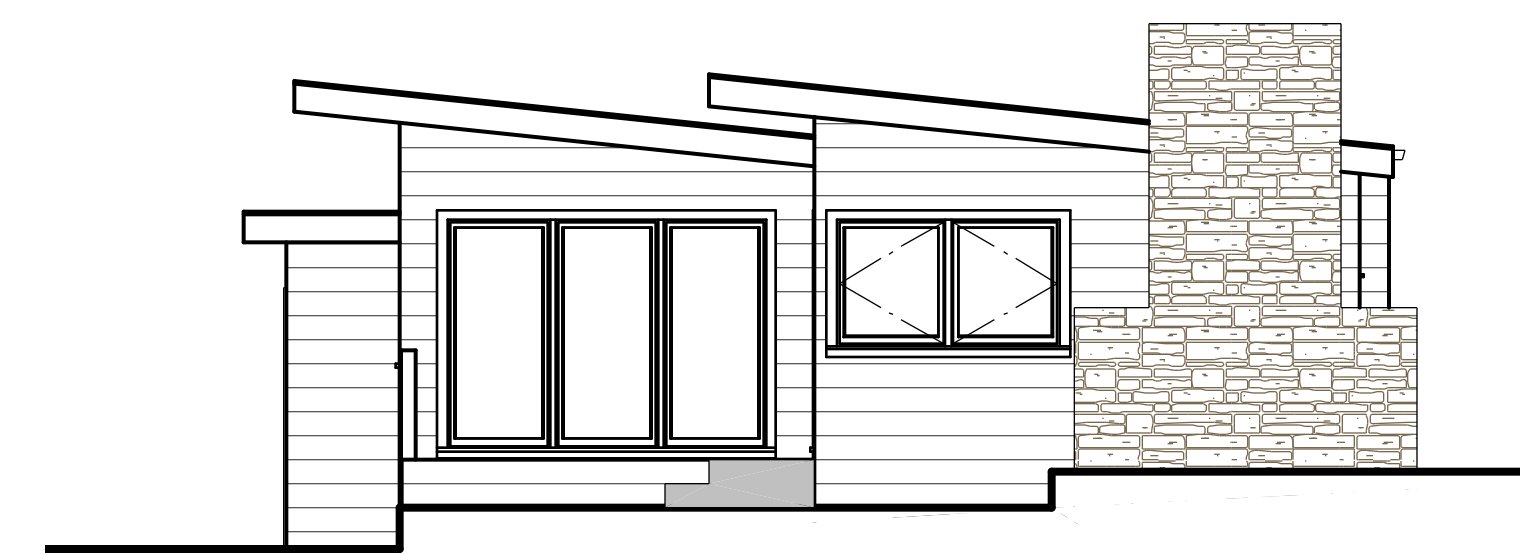
SOUTH ELEVATION  
3/16 IN = 1 FT



WEST ELEVATION  
3/16 IN = 1 FT



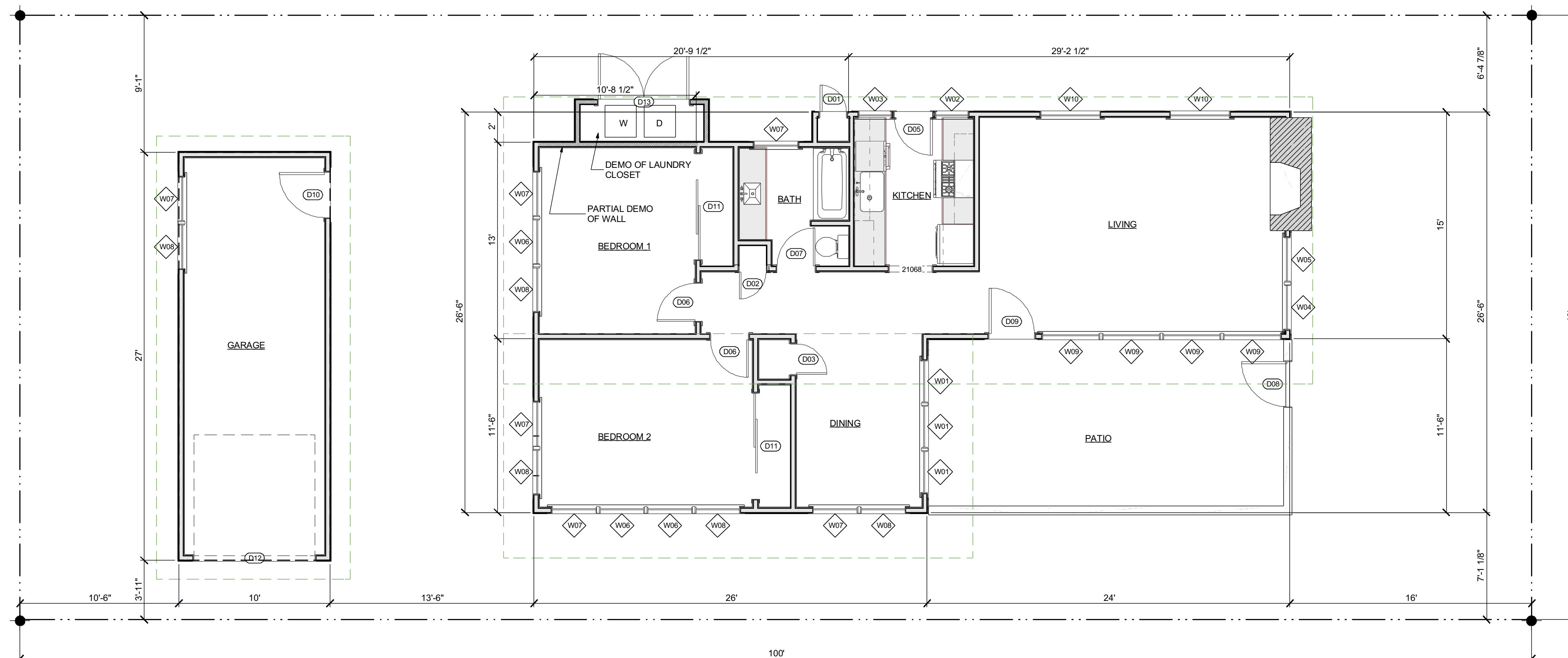
NORTH ELEVATION  
3/16 IN = 1 FT



EAST ELEVATION  
3/16 IN = 1 FT

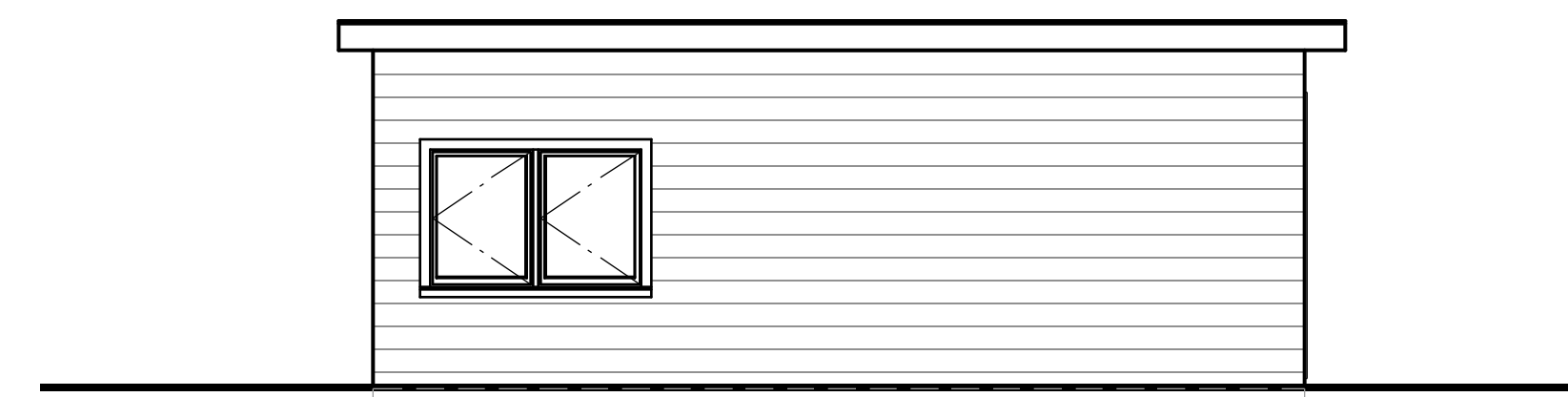
DOOR SCHEDULE					
NUMBER	QTY	SIZE	THICKNESS	DESCRIPTION	COMMENTS
D01	1	1968 L EX	1 3/4"	EXT. HINGED-SLAB	
D02	1	1968 R IN	1 3/8"	HINGED-DOOR P04	
D03	1	2068 R IN	1 3/8"	HINGED-DOOR P04	
D04	1	2620 R EX	1 3/4"	EXT. HINGED-SLAB	
D05	1	2668 L EX	1 3/4"	EXT. HINGED-GLASS PANEL	
D06	2	2668 L IN	1 3/8"	HINGED-DOOR P04	
D07	1	2668 R IN	1 3/8"	HINGED-DOOR P04	
D08	1	3048 R EX	1 3/4"	EXT. HINGED-FRADING GATE	
D09	1	3068 L EX	1 3/4"	EXT. HINGED-GLASS PANEL	
D10	1	3068 R EX	1 3/4"	EXT. HINGED-GLASS PANEL	
D11	2	7068 R IN	1 3/8"	SLIDER-DOOR P04	
D12	1	8080	1 3/4"	GARAGE-GARAGE DOOR P01	
D13	1	6068 L/R EX	1 3/4"	EXT. DOUBLE HINGED-GLASS PANEL	

WINDOW SCHEDULE						
NUMBER	QTY	SIZE	EGRESS	TEMPERED	DESCRIPTION	COMMENTS
W01	3	21064FX			FIXED GLASS	
W02	1	2330SC			SINGLE CASEMENT-HL	
W03	1	2330SC			SINGLE CASEMENT-HR	
W04	1	3036SC			SINGLE CASEMENT-HL	
W05	1	3036SC			SINGLE CASEMENT-HR	
W06	3	3040FX			FIXED GLASS	
W07	6	3040SC			SINGLE CASEMENT-HL	
W08	5	3040SC			SINGLE CASEMENT-HR	
W09	4	31064FX			FIXED GLASS	
W10	2	4016FX			FIXED GLASS	

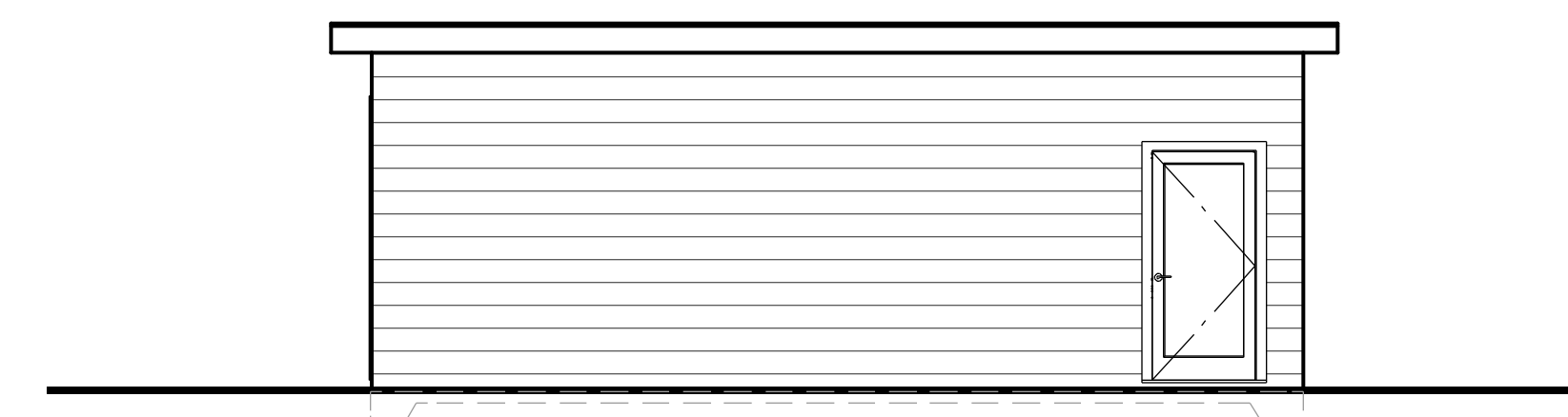


FLOOR PLAN  
3/16 IN = 1 FT

WALL LEGEND	
	EXISTING WALL
	NEW WALL
	WALL TO BE REMOVED



WEST GARAGE  
3/16 IN = 1 FT



EAST GARAGE  
3/16 IN = 1 FT

REVISIONS	
1	2/5/2024
2	4/29/2024
3	5/13/2024
4	6/17/2024

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EXISTING PLAN, DEMOLITION  
PLAN, EXISTING ELEVATIONS

Fradin Remodel  
NW Corner of Torres and 1st, Carmel CA  
93921  
009-132-004

6/17/2024

SHEET  
**A3**

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EXISTING SPLIT PALING WOOD FENCE (72" TALL MAX)



EXISTING FENCE AND WALL AT STONE PATIO



TABLE R302.1(1)

EXTERIOR WALLS

EXTERIOR WALL ELEMENT	MINIMUM FIRE-RESISTANCE RATING	MINIMUM FIRE SEPARATION DISTANCE	
Walls	Fire-resistance rated	1 hour—tested in accordance with ASTM E119 or UL 263 with exposure from both sides	< 5 feet
	Not fire-resistance rated	0 hours	≥ 5 feet
Projections	Not allowed	N/A	< 2 feet
	Fire-resistance rated	1 hour on the underside <sup>a, b</sup>	≥ 2 feet to < 5 feet
Openings in walls	Not fire-resistance rated	0 hours	≥ 5 feet
	Not allowed	N/A	< 3 feet
Penetrations	25% maximum of wall area	0 hours	3 feet
	Unlimited	0 hours	5 feet
All	Comply with Section R302.4	< 3 feet	
	None required	3 feet	

For SI: 1 foot = 304.8 mm.

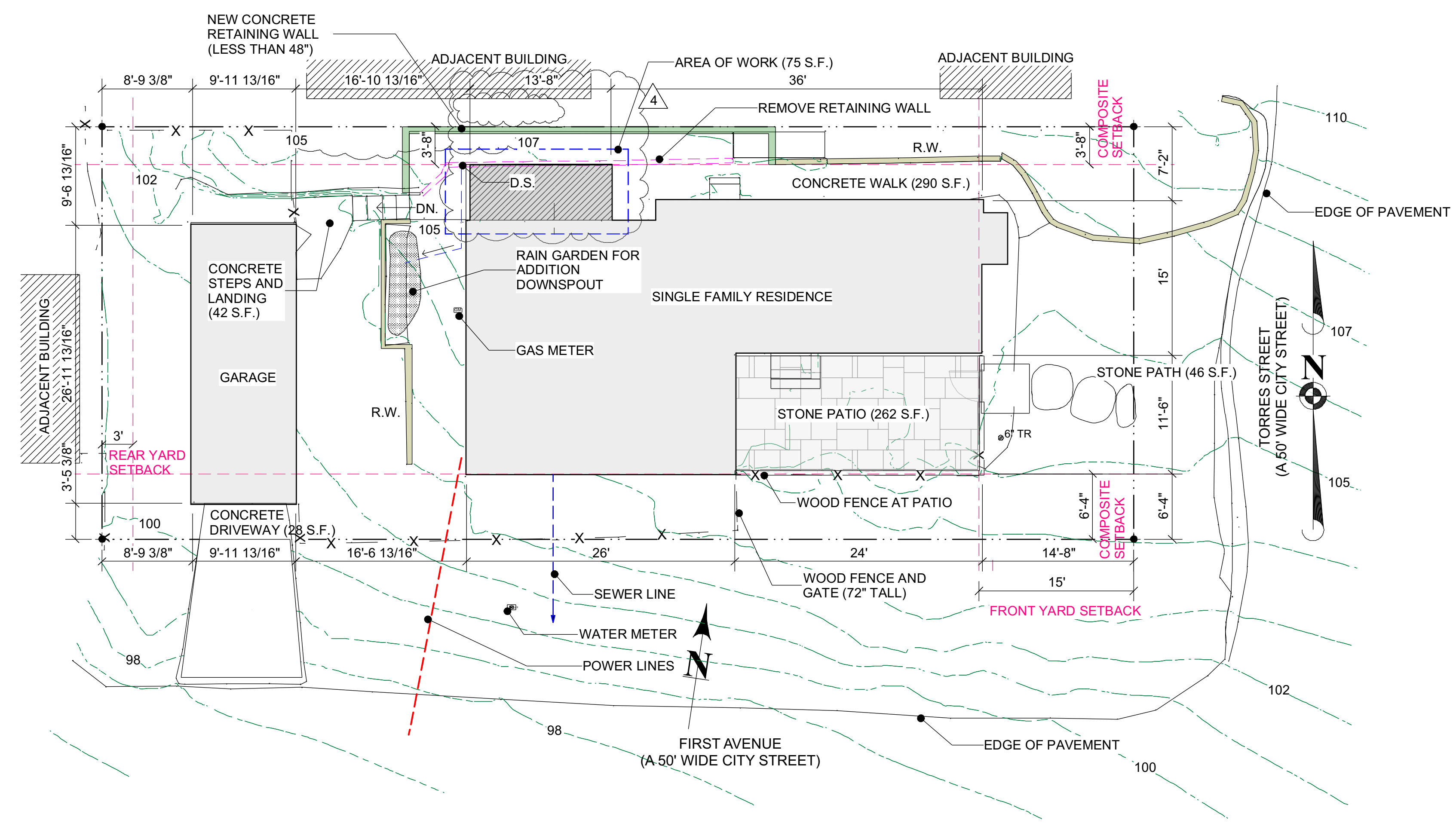
N/A = Not Applicable.

A. ROOF EAVE FIRE-RESISTANCE RATING SHALL BE PERMITTED TO BE REDUCED TO 0 HOURS ON THE UNDERSIDE OF THE EAVE IF FIREBLOCKING IS PROVIDED FROM THE WALL TOP PLATE TO THE UNDERSIDE OF THE ROOF SHEATHING

B. ROOF EAVE FIRE-RESISTANCE RATING SHALL BE PERMITTED TO BE REDUCED TO 0 HOURS ON THE UNDERSIDE OF THE EAVE PROVIDED THAT GABLE VENT OPENINGS ARE NOT INSTALLED.

**FIRE SEPARATION INFORMATION**

NOTE: WALL NEAR NORTH PROPERTY LINE IS LESS THAN 5' FROM THE PROPERTY LINE. REFER TO TABLE R302.1(1) FOR FIRE RESISTANCE RATINGS. BOTH WALL, AND EAVES AND ROOFING AT THESE LOCATIONS SHALL BE ONE HOUR RATED CONSTRUCTION



SITE PLAN 1/8 IN = 1 FT

REVISIONS

1	2/5/2024
2	4/29/2024
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SITE PLAN

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6/17/2024

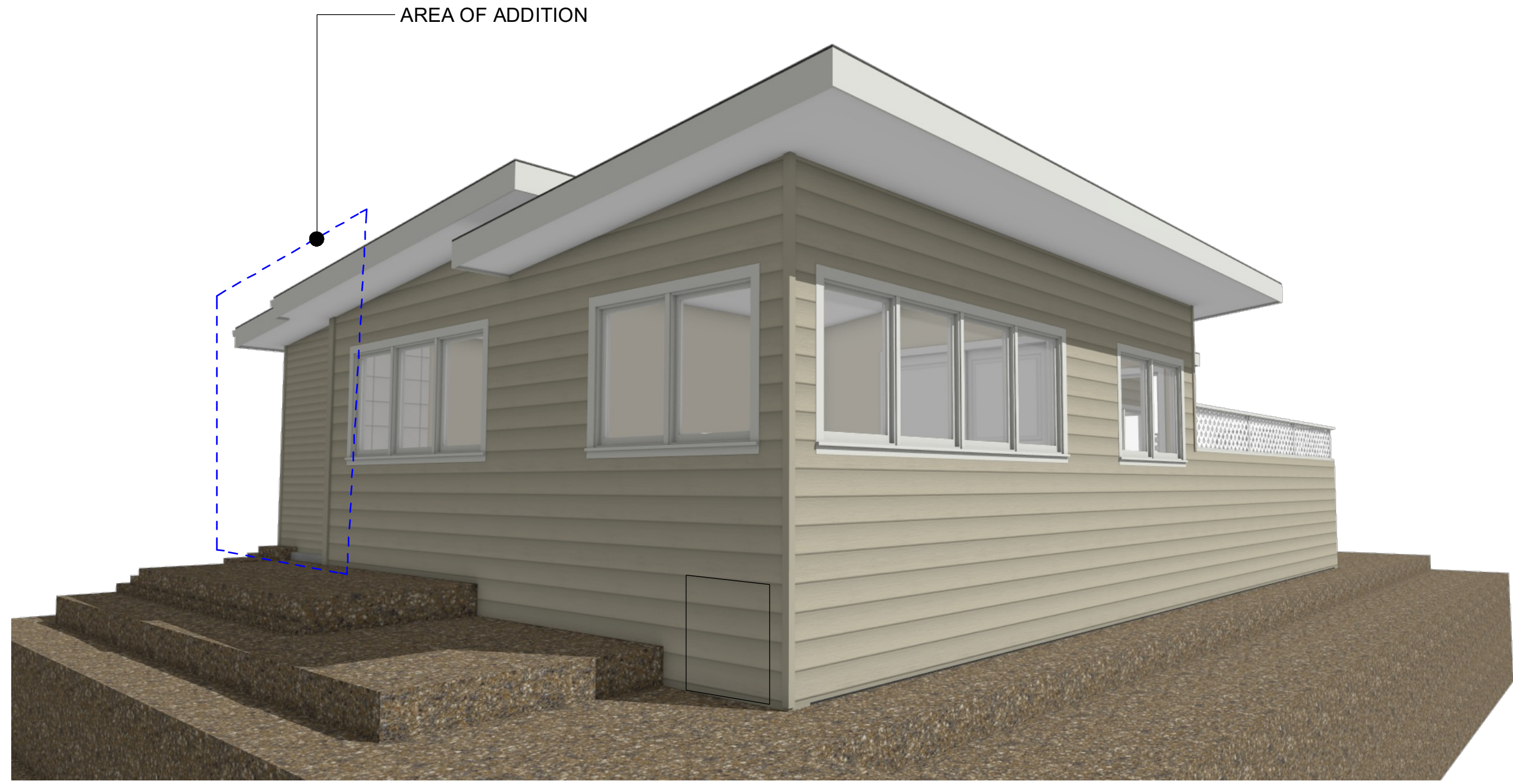
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A4

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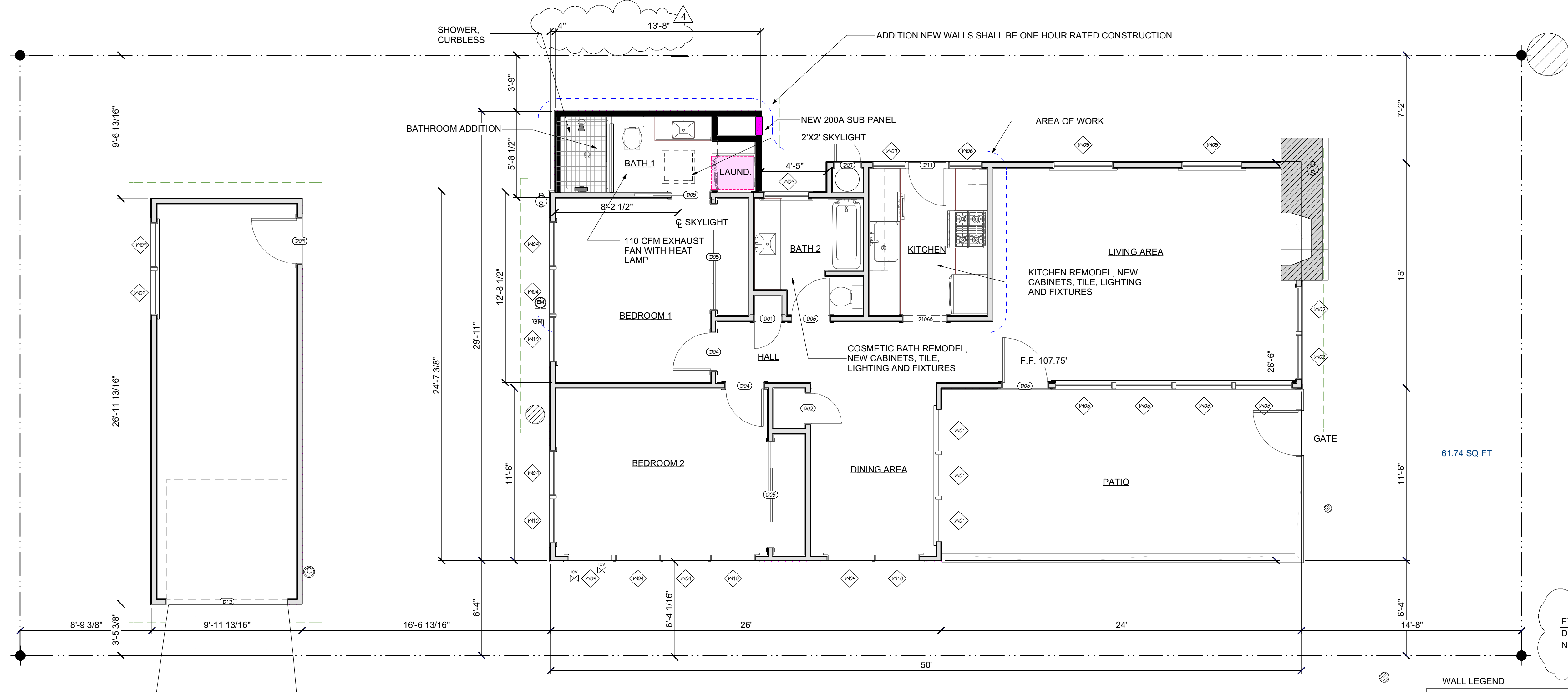
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**EGRESS WINDOW NOTES**  
 a. An openable area of not less than 5.7 sq. ft. Exception: 5 sq. ft. for grade-floor openings (R310.2.1).  
 b. Minimum net clear openable dimension of 24 inches in height (R310.2.1).  
 c. Minimum net clear openable dimension 20 inches in width (R310.2.1).  
 d. The bottom of the clear opening shall not be greater than 44 inches measure from the floor (R310.2.2).

DOOR SCHEDULE						
NUMBER	QTY	SIZE	THICKNESS	EX/IN	DESCRIPTION	COMMENTS
D01	1	1968 R IN	1 3/8"	IN	HINGED-DOOR P04	
D02	1	2068 R IN	1 3/8"	IN	HINGED-DOOR P04	
D03	1	2668 L	1 3/8"	IN	POCKET-DOOR P04	NEW
D04	2	2668 L IN	1 3/8"	IN	HINGED-DOOR P04	
D05	2	7068 R IN	1 3/8"	IN	SLIDER-DOOR P04	
D06	1	2668 R IN	1 3/8"	IN	HINGED-DOOR P04	
D07	1	1968 L EX	1 3/4"	EX	EXT. HINGED-DOOR S02	EXISTING TO REMAIN
D08	1	3068 L EX	1 3/4"	EX	EXT. HINGED-GLASS PANEL	EXISTING TO REMAIN
D09	1	3068 R EX	1 3/4"	EX	EXT. HINGED-GLASS PANEL	EXISTING TO REMAIN
D11	1	2668 L EX	1 3/4"	EX	EXT. HINGED-GLASS PANEL	EXISTING TO REMAIN
D12	1	8080	1 3/4"	EX	GARAGE-GARAGE DOOR P01	EXISTING TO REMAIN

WINDOW SCHEDULE						
NUMBER	QTY	SIZE	EGRESS	TEMPERED	DESCRIPTION	COMMENTS
W01	3	21064SC			SINGLE CASEMENT-HL	EXISTING TO REMAIN
W02	2	3036SC			SINGLE CASEMENT-HL	EXISTING TO REMAIN
W04	3	3040FX			FIXED GLASS	EXISTING TO REMAIN
W05	2	4016AW			SINGLE AWNING	EXISTING TO REMAIN
W06	1	2330SC			SINGLE CASEMENT-HL	EXISTING TO REMAIN
W07	1	2330SC			SINGLE CASEMENT-HR	EXISTING TO REMAIN
W08	4	31064FX			FIXED GLASS	EXISTING TO REMAIN
W09	7	3040SC			SINGLE CASEMENT-HL	EXISTING TO REMAIN
W10	4	3040SC			SINGLE CASEMENT-HR	EXISTING TO REMAIN
W11	1	111111			RECT. SKYLIGHT	NEW



EXISTING WALLS	153.3'
DEMOLISHED WALLS	0
NEW WALLS	25'

WALL LEGEND	
	EXISTING WALL
	NEW WALL
	WALL TO BE REMOVED

FLOOR PLAN  
 1/4 IN = 1 FT

REVISIONS	
1	2/5/2024
2	4/29/2024
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4	6/17/2024

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FLOOR PLANS

Fradin Remodel  
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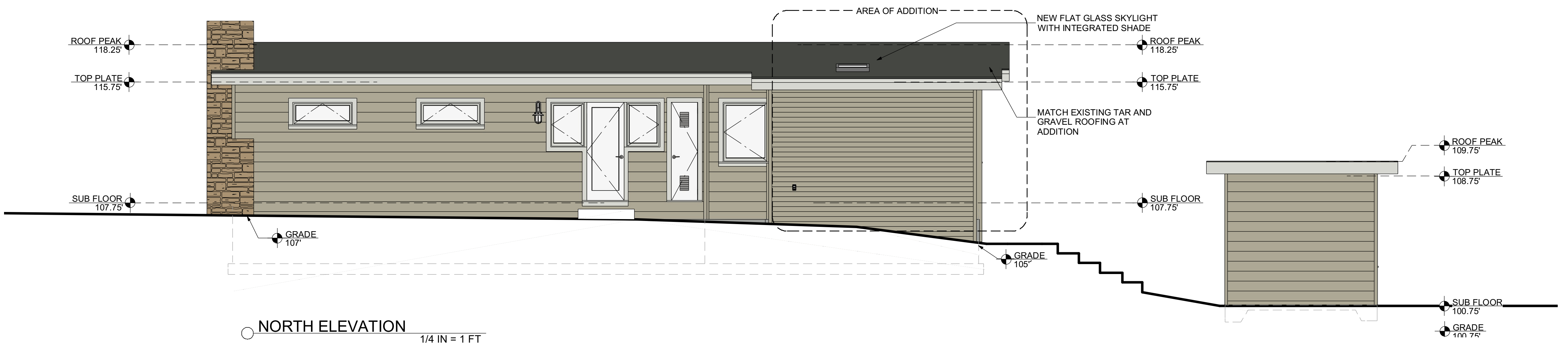
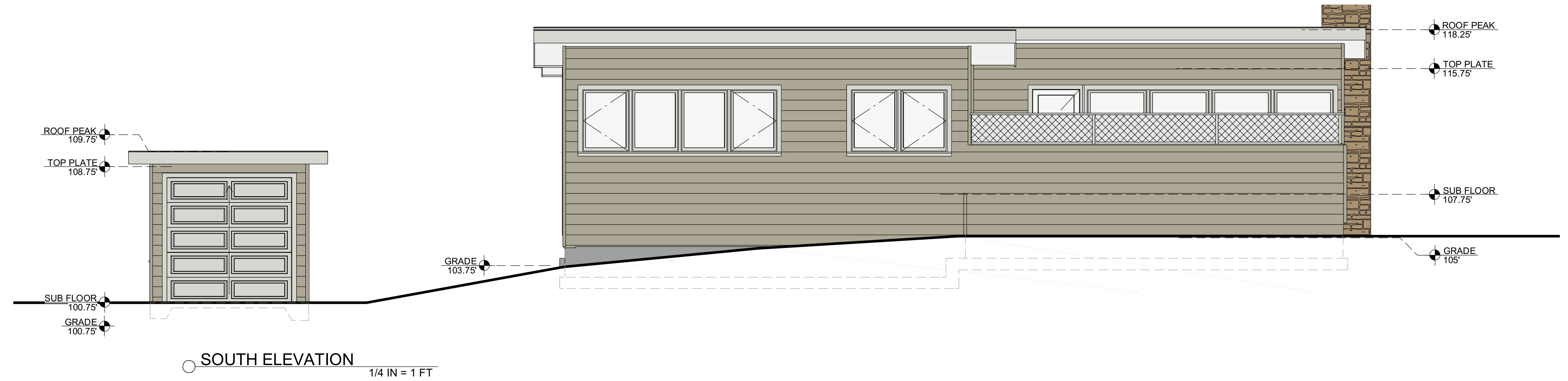
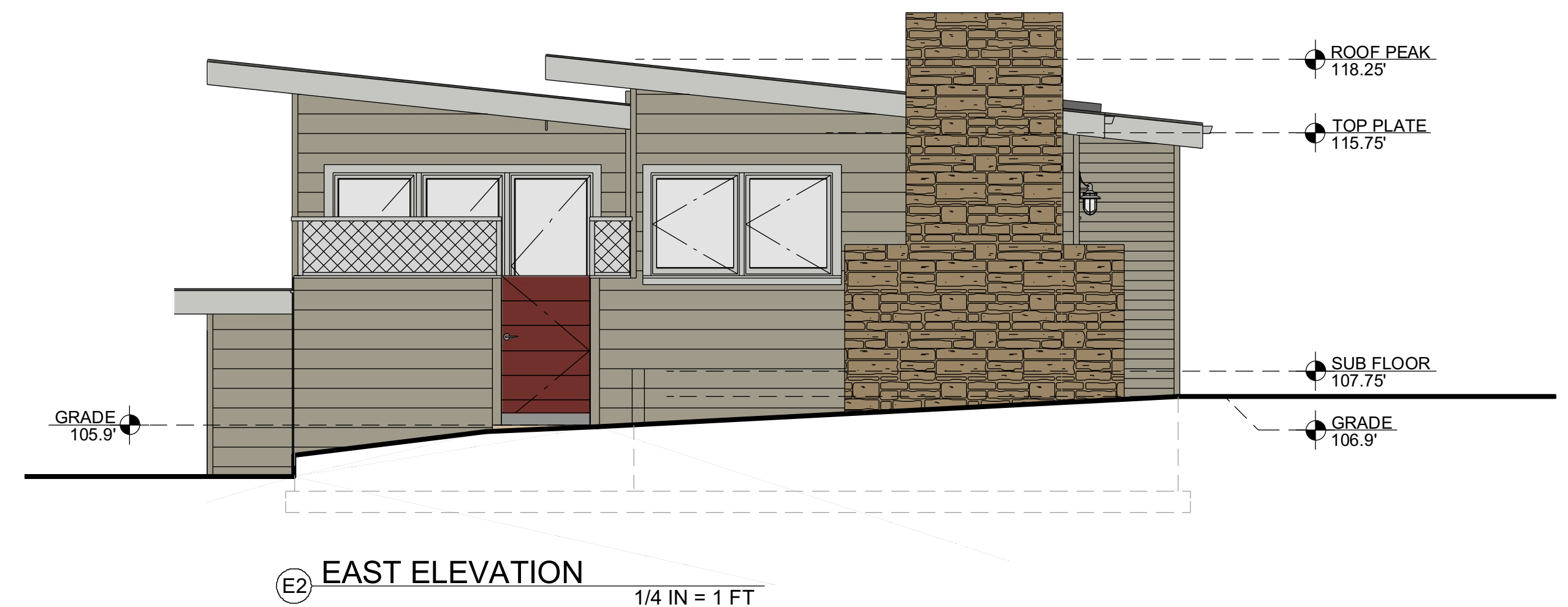
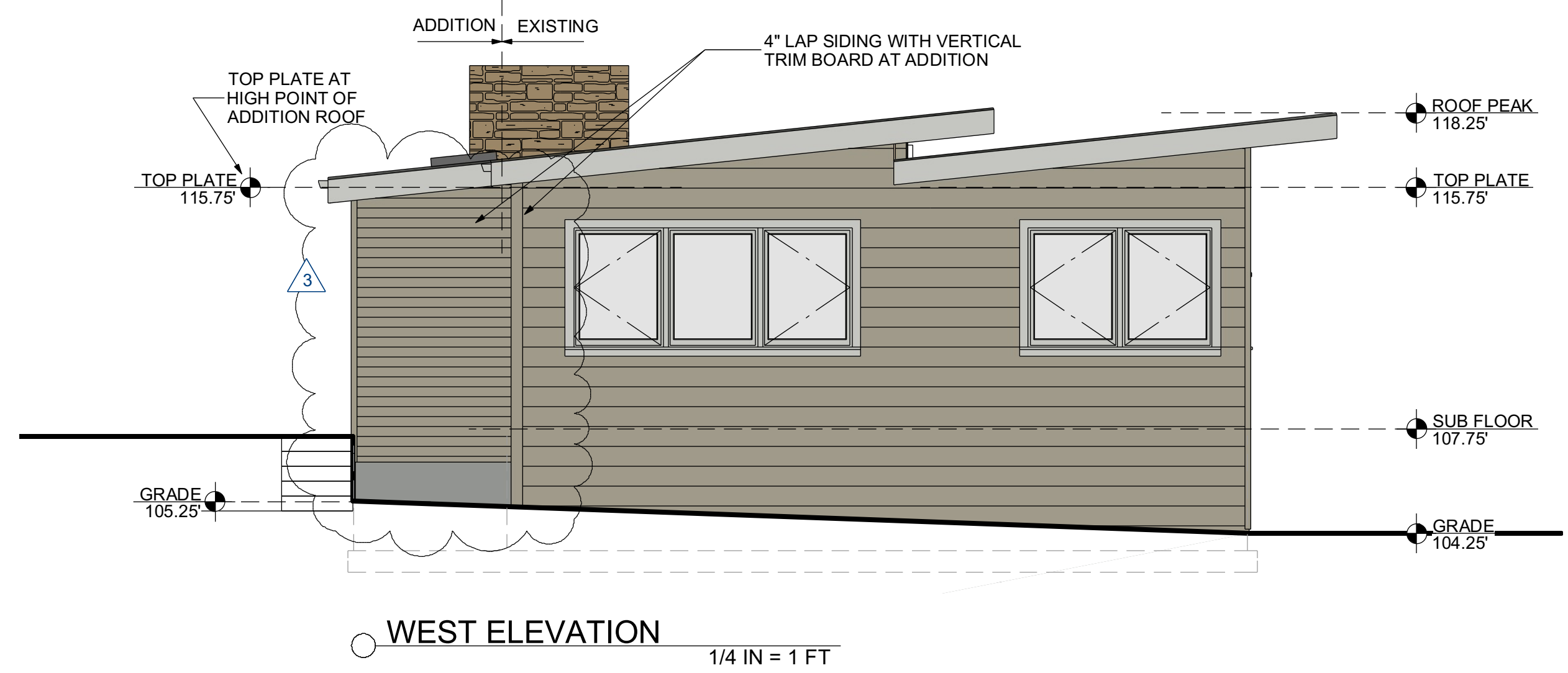
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SHEET  
**A5**

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ELEVATIONS

Fradin Remodel  
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**CALIFORNIA DEPARTMENT OF FORESTRY & FIRE PROTECTION**  
**OFFICE OF THE STATE FIRE MARSHAL**  
**FIRE ENGINEERING & INVESTIGATIONS DIVISION**  
**BUILDING MATERIALS LISTING PROGRAM**

**LISTING SERVICE**

<b>LISTING No.:</b>	8160-2134-0101
<b>CATEGORY:</b>	8160 - UNDER EAVE FOR WILDLAND URBAN INTERFACE (W.U.I.)
<b>LISTEE:</b>	Boral Composites Inc. 200 Mansell Court East, Suite 305, Roswell, GA, 30076 Contact: Hathorn, Stan (770) 645-2888 Email: shathorn@westlake.com
<b>DESIGN:</b>	Boral TruExterior® Trim 5/8" to 1-1/2" thick and widths ranging from 1-1/2" to "15 1/2" actual dimensions. Refer to the manufacturer's installation instructions and product data sheets.
<b>RATING:</b>	SFM 12-7A-3
<b>INSTALLATION:</b>	In accordance with listee's printed installation instructions, applicable codes and ordinances and in a manner acceptable to the authority having jurisdiction.
<b>MARKING:</b>	Listee name, Model number, rating and SFM label.
<b>APPROVAL:</b>	Listed as under eave materials for use in the Wildland Urban Interface areas. Refer to manufacturer's Installation Manual for details.
<b>NOTES:</b>	

\*Rev 12-15-15 gt



This listing is based upon technical data submitted by the applicant. OSFM Fire Engineering staff has reviewed the test results and/or other data but does not make an independent verification of any claims. This listing is not an endorsement or recommendation of the item listed. This listing should not be used to verify correct operational requirements or installation criteria. Refer to listee's data sheet, installation instructions and/or other suitable information sources.

Date Issued: 03/17/2023

Listing Expires: 06/30/2024

Authorized By: Victor Wong, Program Coordinator  
Fire Engineering & Investigations Division

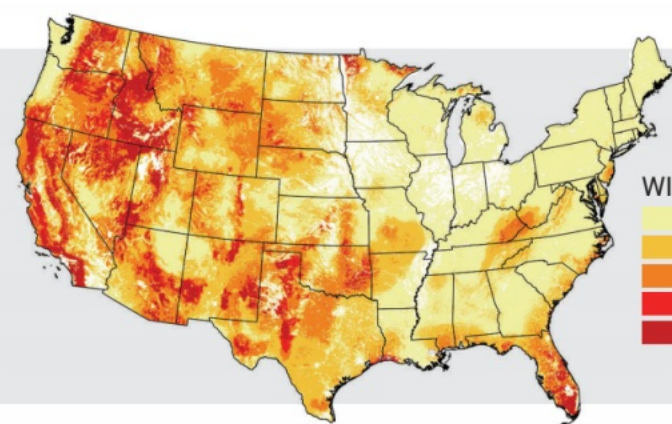
Page 1 of 1

**WUI INFORMATION FOR BORAL TRIM**



In Wildland Urban Interface (WUI) areas or anywhere there may be a high risk of wildfires, a Class A fire resistant roof is required to help prevent external structure fires from spreading.

As WUI continues to grow, these fires will become an increasing problem for fire departments across the country.



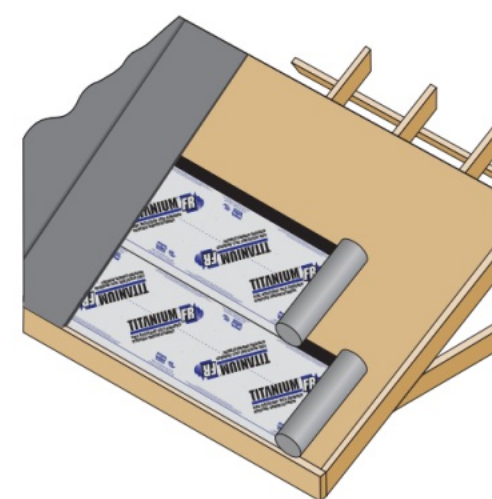
There's an important distinction between a fire rating and a fire classification. Roof coverings are **classified**, not **fire rated**, nor do they generally contribute to a fire rating.

All roof coverings are required to be classified with respect to fire resistance. Testing in accordance with ASTM E108 or UL790 involves more than the roof covering. The entire roof assembly which includes roof sheathing, underlayment and any insulation (typically for low slope roofing) is tested.

Fire classifications are divided into the following distinct categories:

- Class A – Effective against severe fire exposure**
- Class B – Effective against moderate fire exposure**
- Class C – Effective against light fire exposure**

In a metal roof system, most products cannot meet the requirements for Class A fire resistance without either a special fire-retardant underlayment or installation of gypsum panels (such as DensDeck) over the roof sheathing.



Titanium® FR High Temp and Fire Resistant Self-Adhered Underlayment is specifically designed to meet wildland-urban Class A requirements as a critical component of a roof assembly. Its proprietary technology mitigates fire spread to the roof deck under metal, tile, or asphalt roof coverings.

Plus, it offers industry-leading benefits on the jobsite. A specially engineered self-adhesive layer allows for easier repositioning and exclusive Sure-Foot® technology provides superior walkability, wet or dry. All from a brand you know and trust, providing protection in thousands of applications.



For more information on Titanium® FR Self-adhered underlayment visit [titaniumundermetal.com](http://titaniumundermetal.com)

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**Modern Forms 'Balthus 14"'**

**Features**

- Aluminum construction
- Includes a mouth blown hammered glass shade
- Integrated LED lighting
- Intended for outdoor use
- Dimmable via ELV dimming
- ETL rated for wet locations
- Dark Sky compliant
- Meets California Title 24 energy standards
- Covered under a 5 year functional and 2 year finish manufacturer warranty

Model	Height	Wattage	Voltage	LED Lumens	Delivered Lumens
WS-W28514	13"	10W		800	349
WS-W28516	16 1/2"	12W	120V	1000	403
WS-W28521	21"	15W		1200	520

**EXTERIOR WALL SCONCE**

**Hinkley Harbor Satin Black Outdoor LED Path Light - Style # 7F216**

- Sleek modern outdoor path light.
- Satin black finish.
- Cast aluminum construction.
- Etched glass diffuser.
- From the Hinkley Lighting collection.
- Includes one 2.3 watt LED module.
- Light output is 110 lumens, comparable to a 15 watt incandescent light.
- Color temperature is 3000K.
- CRI 80.
- Non-dimmable.
- Includes stake and wiring kit.
- Works with existing low-voltage lighting systems.
- Measures 21" high, 7 1/2" wide.



**EXTERIOR PATH LIGHT**

**EXTERIOR LIGHTING INFORMATION**

**Titanium® FR Roll Specs**

Weight Per Pallet	1,800 lbs / 725 kg
Roll Weight	80 lbs / 36.3kg
Dimensions	36 in. x 50 ft. / 91.4 cm x15.2 m
Net of Overlap	1.5 sq / 13.94m²

**Titanium® FR Technical Data**

Test & Standard	Titanium FR Typical Value
Color	Gray
Surface	Synthetic Polymer Sure-Foot® slip resistant nodular
Release Liner	Silicone treated, poly split release
Weight Per Square	53.3 lbs (24.2 kg)
Nail Sealability	ASTM D1970 Pass
Permeability	ASTM E96 <1
Nominal Thickness	ASTM D5147 80 Mil (2mm)
Tensile	ASTM D1970 MD 25 lb/ft (4.4kN/m) CD 25 lb/ft (4.4 kN/m)
Thermal Stability	ASTM D1970 240°F (115°C) Pass
Low Temp Flexibility	ASTM D1970 Pass
Tear Resistance	ASTM D1970 MD 20 lb (89N) CD 20 lb (89N)
Adhesion to Plywood	ASTM D1970 12 lb/ft width (5.44 kg/30.5 cm) @ 73.4°F
Class A Fire Resistance*	ASTM E108 Pass



Florida Product Approval



**INSTALLATION INSTRUCTIONS**  
Scan the QR or visit  
[TitaniumUnderMetal.com](http://TitaniumUnderMetal.com)



**WUI AND FIRE CLASSIFICATIONS**  
Scan the QR or visit  
[TitaniumUnderMetal.com](http://TitaniumUnderMetal.com)

1 See actual warranty for complete details, limitations and requirements  
2 See installation instructions for specific Class A Fire Resistant roofing assemblies.  
\* Testing in accordance with ASTM E108

**TITANIUM® Self-Adhered Underlayment**  
Email: [answers@owenscorning.com](mailto:answers@owenscorning.com)  
Toll Free: 800.567.9727 [titaniumundermetal.com](http://titaniumundermetal.com)

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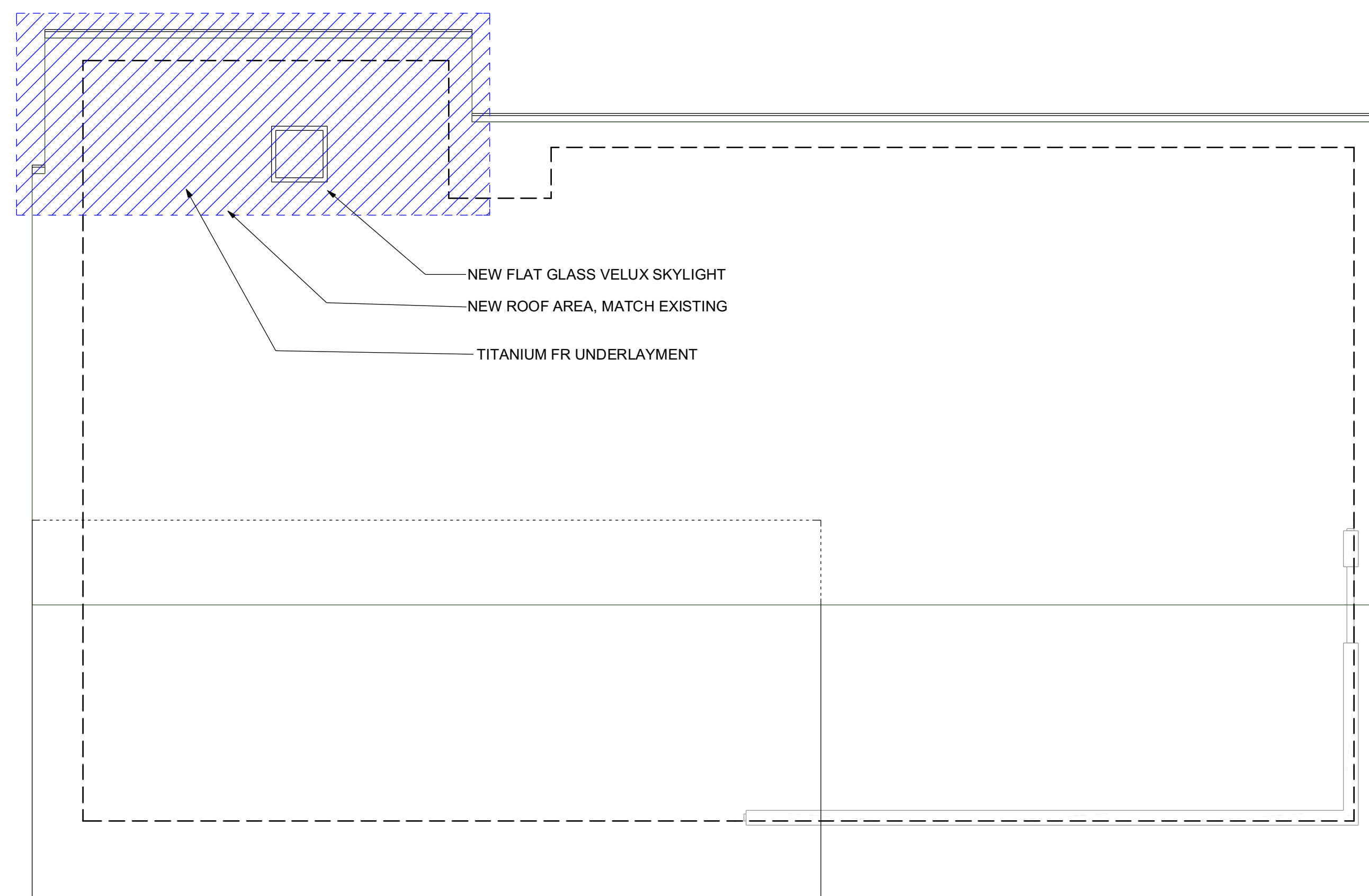
HOT MOP ROOFING WITH GRAVEL BALLAST (SIMILAR)



WHITE TRIM WITH WHITE WINDOWS

LAP SIDING, TAUPE  
BENJAMIN MOORE- BRANDON BEIGE 977

**COLORS / MATERIALS**



ROOF PLAN VIEW  
1/4 IN = 1 FT

**REVISIONS**

1	2/5/2024
2	4/29/2024
3	5/13/2024
4	6/17/2024

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**ROOF PLAN, COLORS AND MATERIALS**

**Fradin Remodel**  
NW Corner of Torres and 1st, Carmel CA  
93921  
009-132-004

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**SHEET**

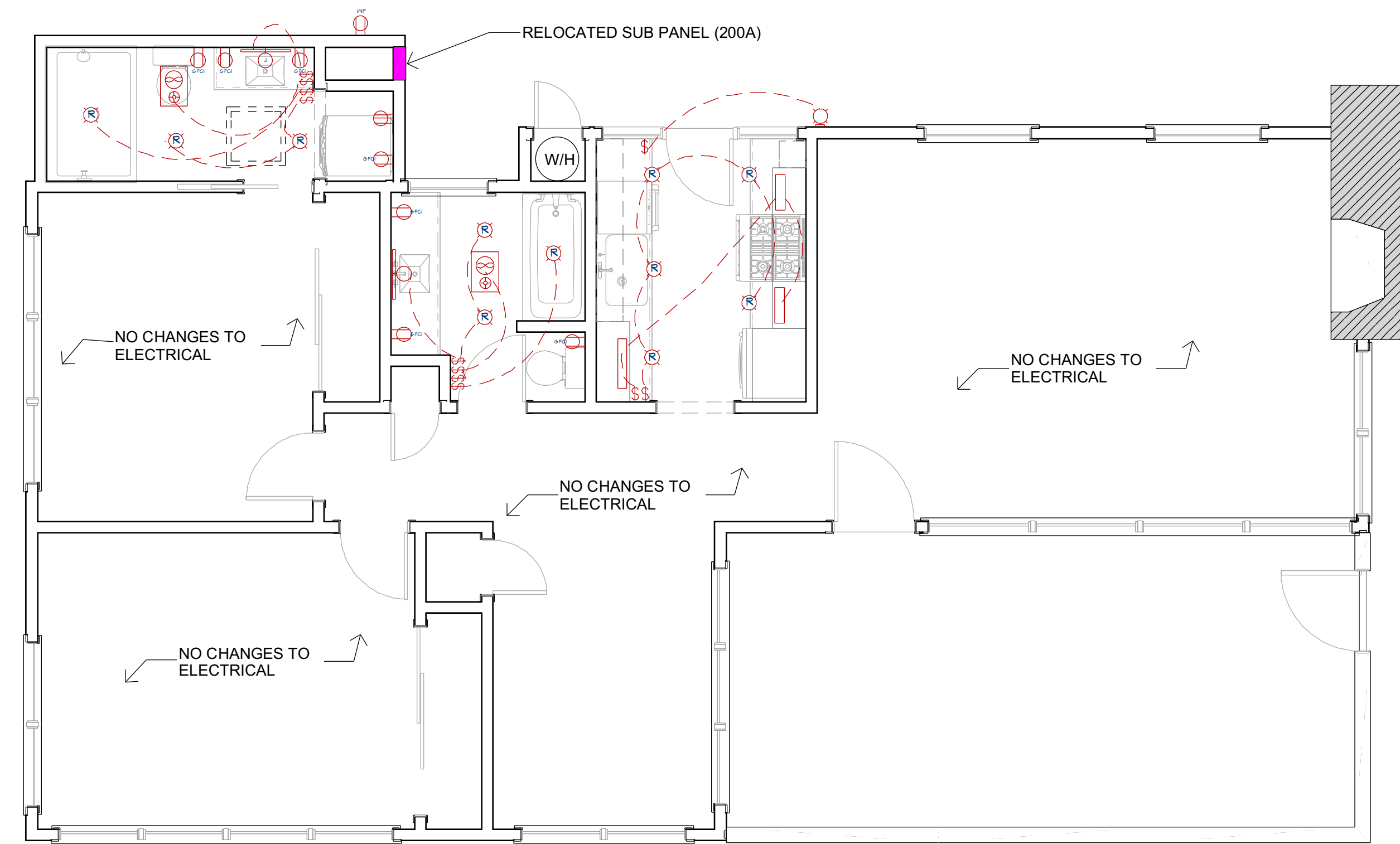
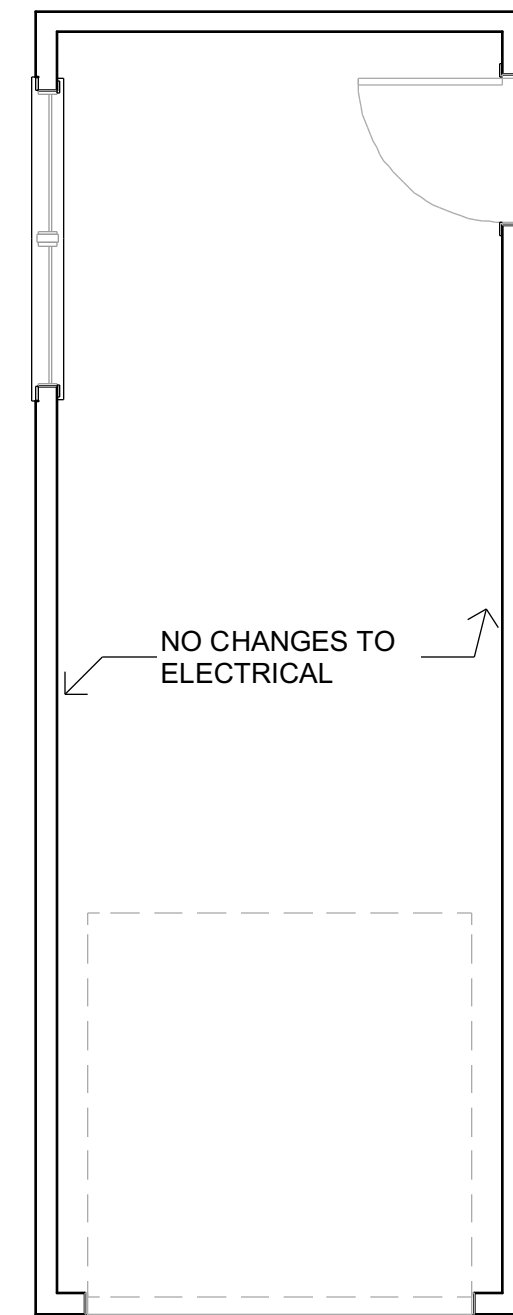
**A7**

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# ELECTRICAL NOTES

1. PRIMARY BATHROOM LIGHTING SHALL HAVE VACANCY SENSOR SWITCHES.
2. BATHROOM MECHANICAL VENTILATION PROVIDED BY 25 CFM (MIN.) CONTINUOUS VENTILATION FROM HRV SYSTEM
3. ALL INSTALLED LIGHT FIXTURES IN KITCHEN SHALL BE HIGH EFFICACY.
4. SWITCH ADJACENT TO SINK OPERATES ONE RECEPTACLE OF OUTLET BELOW SINK FOR GARBAGE DISPOSAL.
5. HARDWIRED AND INTERCONNECTED SMOKE DETECTORS SHALL BE LOCATED IN HALLWAY AND IN ALL BEDROOMS AS SHOWN. HARDWIRED CO DETECTORS SHALL BE LOCATED AS SHOWN ON PLANS.
6. ALL LIGHTING SHALL BE CONTROLLED BY A VACANCY SENSOR OR DIMMER.
7. OUTDOOR LIGHTING FIXTURES THAT ARE ATTACHED TO THE BUILDINGS SHALL BE HIGH EFFICACY, CONTROLLED BY A MANUAL ON/OFF SWITCH AND CONTROLLED BY A COMBINATION PHOTO-CONTROL/MOTION SENSOR, OR PHOTO SENSOR AND CHRONOLOGICAL TIMER. ALL EXTERIOR FIXTURES SHALL BE DARK SKY COMPLIANT.
8. AFCI PROTECTION IS REQUIRED FOR ALL RECEPTACLES EXCEPT FOR THOSE LOCATED OUTSIDE, IN BATHROOMS, GARAGES, ATTICS AND BASEMENTS OR CRAWL SPACE AREAS.
- A. KITCHEN AND LAUNDRY REQUIRE GFCI AND AFCI PROTECTION.
- B. BATHROOMS, GARAGES, LAUNDRY, KITCHEN COUNTERTOPS, MECHANICAL AREAS, CRAWL SPACE AND EXTERIOR REQUIRE GROUND FAULT CIRCUIT INTERRUPTERS (GFCI).
9. KITCHEN SHALL HAVE (2) 20 AMP DEDICATED BRANCH CIRCUITS, LAUNDRY AND BATHROOM AREA SHALL EACH HAVE (1) 20 AMP DEDICATED BRANCH CIRCUIT (MIN.), EACH FORCED AIR HEATING UNIT (FAU) SHALL HAVE (1) 20 AMP DEDICATED BRANCH CIRCUIT.
10. ALL NEW RECEPTACLES SHALL BE TAMPER RESISTANT.
11. DEDICATED CIRCUIT FOR MAIN KITCHEN REFRIGERATOR MOTOR SHALL ALSO POWER THE BELL FOR THE FIRE SPRINKLERS.
12. ELECTRICAL SERVICE LATERAL SUPPLYING THE SITE SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH CMC 15.36.020
13. ALL RECESSED DOWN-LIGHT FIXTURES SHALL BE INSULATION CONTACT (IC) AND AIR TIGHT (AT) RATED AND SHALL HAVE NON-SCREW BASED SOCKETS
14. ALL FIXTURES LOCATED IN TUB/SHOWER ENCLOSURES SHALL BE LISTED FOR INSTALLATION IN WET LOCATIONS.
15. LIGHTING IN BATHROOMS, GARAGES, LAUNDRY ROOMS AND UTILITY ROOMS SHALL HAVE AT LEAST ONE LUMINAIRE CONTROLLED BY A VACANCY SENSOR
16. RECEPTACLES LOCATED IN DAMP OR WET LOCATIONS SHALL HAVE AN ENCLOSURE THAT IS WEATHERPROOF AND SHALL BE LISTED WEATHER RESISTANT TYPE.
17. ALL EXTERIOR LIGHT FIXTURES SHALL BE LISTED AS "W.P." (WEATHER PROTECTED).
18. ALL ELECTRICAL EQUIPMENT THAT IS ENTERED INTO FOR NEW CIRCUITS OR RECONFIGURATION OF CIRCUITRY SHALL BE BROUGHT TO MEET CURRENT CODE REQUIREMENTS. "EXISTING" SHALL BE INTERPRETED AS NOT BEING AFFECTED BY THE WORK WITHIN THE SCOPE OF THIS PERMIT, AN ELECTRICAL PLAN APPROVAL DOES NOT WAIVE ANY REQUIREMENTS OF THE 2019 CEC OR CENC
19. FIRE BARRIERS REQUIRED ELECTRICAL BOXES TO BE MAINTAIN A HORIZONTAL DISTANCE OF NOT LESS THAN 24 INCHES IN NONCOMMUNICATING STUD CAVITIES. ELECTRICAL BOXES SHALL NOT EXCEED 100 SQUARE INCHES. CBC714.42 EXCEPTION 1.1.
20. WHERE FLOOR/CEILING ASSEMBLIES ARE REQUIRED TO HAVE A FIRE-RESISTANCE RATING, RECESSED FIXTURE SHALL BE INSTALLED SUCH THAT THE REQUIRED, FIRE RESISTANCE WILL NOT BE REDUCED. CBC714.5.2.
21. KITCHEN RECEPTACLES SHALL MEET ALL OF THE FOLLOWING REQUIREMENTS: CEC 210.8, 210.12, 210.23, 210.52, 406.12 ISLANDS/PENINSULAS SHALL HAVE AT LEAST ONE RECEPTACLE MOUNTED NOT MORE THAN 12 INCHES BELOW THE COUNTERTOP AND WHERE THE COUNTERTOP DOES NOT EXTEND MORE THAN 6 INCHES BEYOND ITS BASE. CEC 210.52
22. ELECTRIC STOVES AND OVENS SHALL BE SUPPLIED WITH A 40- OR 50- AMP BRANCH CIRCUIT. CEC 210.23.
23. ALL LIGHTING FIXTURES SHALL BE CONTROLLED BY EITHER A DIMMER SWITCH OR BY A VACANCY SENSOR SWITCH THAT REQUIRES A MANUAL ON ACTIVATION (DOES NOT AUTOMATICALLY TURN ON) AND AUTOMATICALLY TURNS OFF WITHIN 30 MINUTES AFTER THE ROOM IS VACATED.
  - A. ALL LIGHT FIXTURES SHALL CONTAIN BULBS THAT ARE LABELED AS JA8-2016 (JA8-2016-E FOR SEALED LENS OR RECESSED FIXTURE). SCREW BASE BULBS ARE PERMITTED, EXCEPT IN RECESSED LIGHTING FIXTURES.
  - B. RECESSED LIGHTING SHALL BE LISTED AS IC (ZERO CLEARANCE TO INSULATION) AND AT (AIR TIGHT), BE SEALED/CAULKED BETWEEN THE FIXTURE HOUSING AND CEILING. SHALL NOT CONTAIN A SCREW BASE SOCKET, AND CONTAIN BULBS MARKED WITH JA8-2016-E EFFICIENCY LABEL. CA ENERGY CODE 150.0(K)1C
24. LEVEL 2 ELECTRIC VEHICLE SUPPLY EQUIPMENT WILL BE PERMANENTLY CONNECTED AND FASTENED IN PLACE IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. (CEC 625.17)



**ELECTRICAL PLAN VIEW**  
1/4 IN = 1 FT

## REVISIONS

1	2/5/2024
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3	5/13/2024
4	6/17/2024

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**ELECTRICAL PLANS**

**Fradin Remodel**  
NW Corner of Torres and 1st, Carmel CA  
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**SHEET**

**A8**

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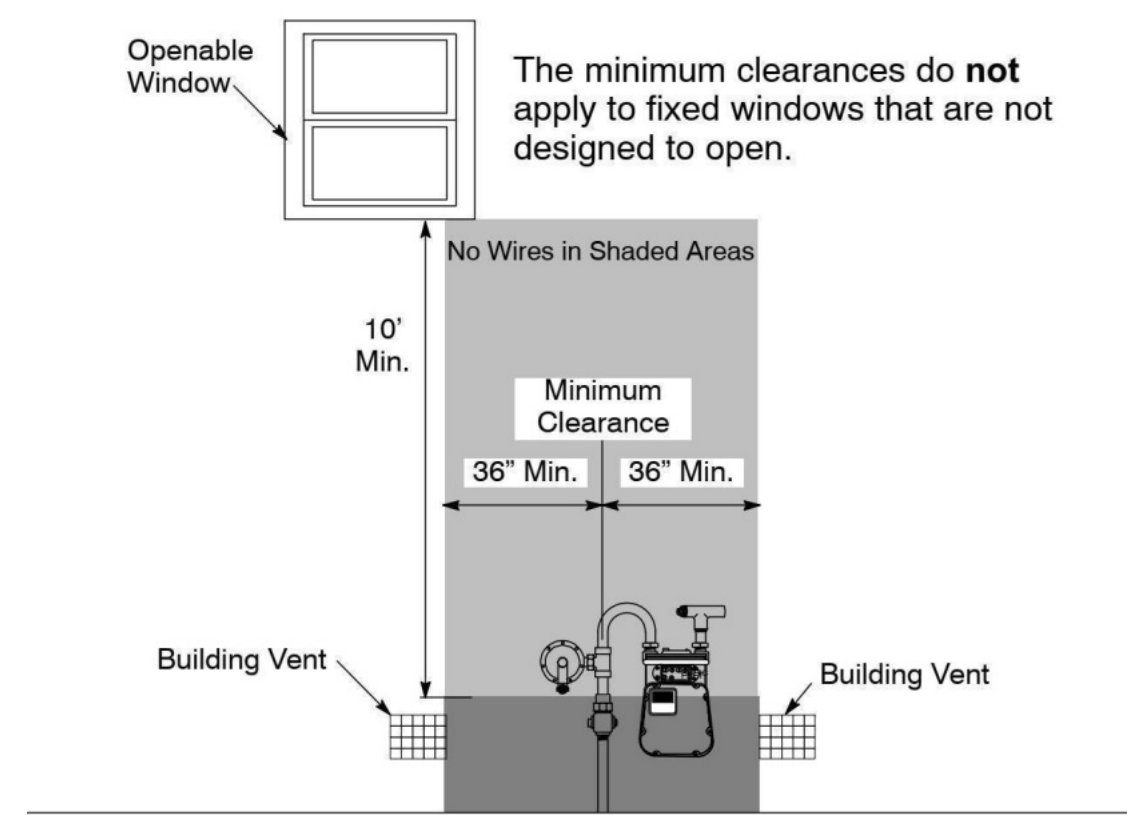


Figure 2-20  
Gas Meter Set Clearance From Building Openings

Notes in reference to Figure 2-20.

- Do **not** place gas regulator vents under display platforms or show windows in commercial buildings. This includes any permanent, elevated display floors or platforms associated with the window, where the purpose of the window is to present a display to the public.
- Do **not** place gas regulator vents under building overhangs where the overhang is likely to direct venting gas to a building opening.
- The building vent openings, sources of ignition, and above-ground water sources must be a minimum of 36 inches away from the riser.
- Applicants must not install water spigots, lines, gutter systems, or other above-ground sources within 36 inches of the gas or electric facilities.
- For a large meter or multi-meter manifold, the minimum separation requirement for sources of ignition, opening to buildings or sources of above-ground water, extend 12 inches beyond the farthest connection to the applicant houseline, and 10 feet above the highest regulator vent.

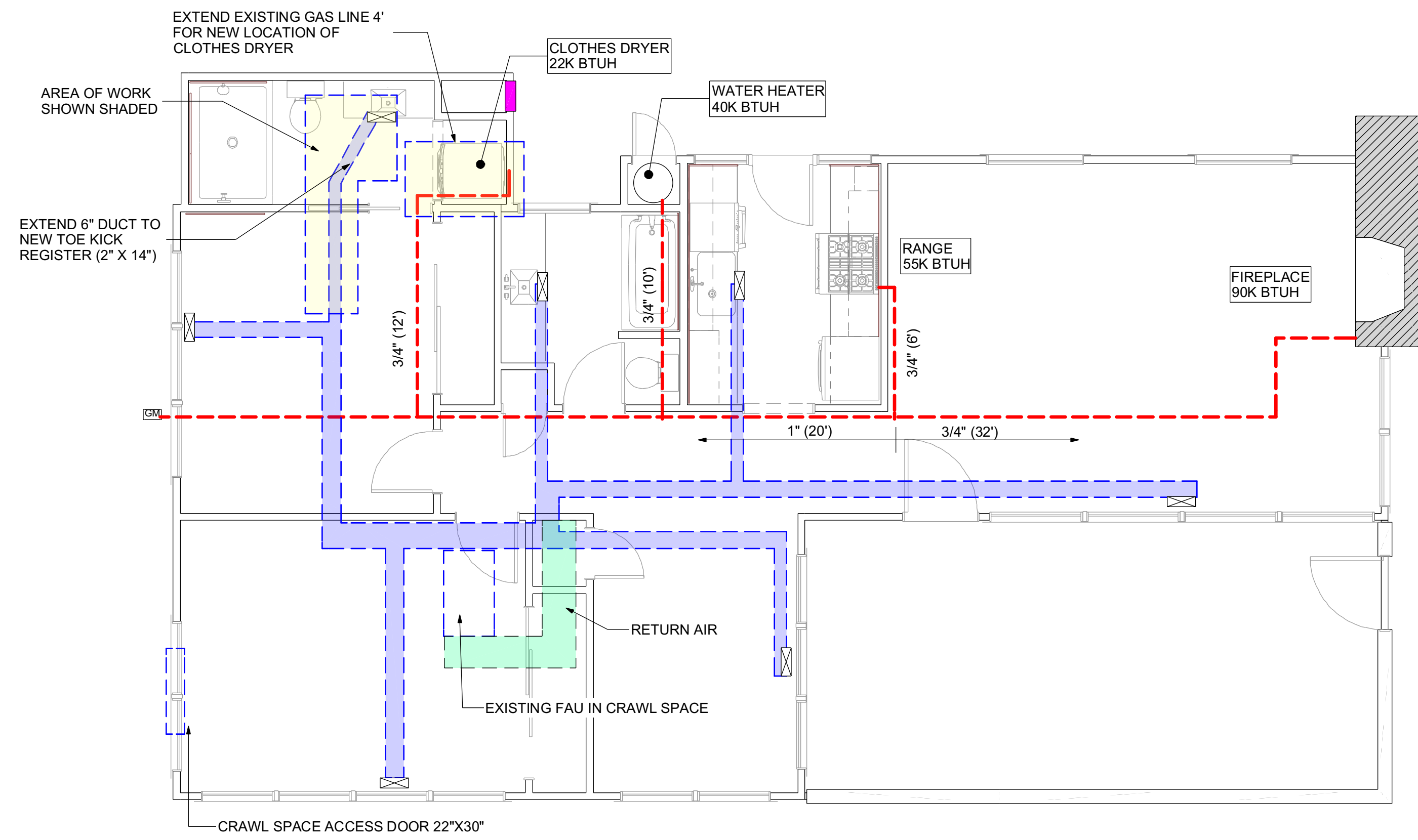
**GAS METER SET LOCATION NOTES**

TABLE 1215.2(1)  
SCHEDULE 40 METALLIC PIPE [NFA 54:TABLE 6.2(b)]<sup>1,2</sup>

NOMINAL:	PIPE SIZE (inch)													
	1/2	3/4	1	1 1/4	1 1/2	2	2 1/2	3	4	5	6	8	10	12
ACTUAL ID:	0.622	0.824	1.049	1.380	1.610	2.067	2.469	3.068	4.026	5.047	6.065	7.981	10.020	11.938
LENGTH (feet)	CAPACITY IN CUBIC FEET OF GAS PER HOUR													
10	172	360	678	1390	2090	4020	6400	11300	23100	41800	67600	139000	252000	399000
20	118	247	466	957	1430	2760	4400	7780	15900	28700	46500	95500	173000	275000
30	95	199	374	768	1150	2220	3530	6250	12700	23000	37300	76700	139000	220000
40	81	170	320	657	985	1900	3020	5350	10900	19700	31900	65600	119000	189000
50	72	151	284	583	873	1680	2680	4740	9660	17500	28300	58200	106000	167000
60	65	137	257	528	791	1520	2430	4290	8760	15800	25600	52700	95700	152000
70	60	126	237	486	728	1400	2230	3950	8050	14600	23600	48500	88100	139000
80	56	117	220	452	677	1300	2080	3670	7490	13600	22000	45100	81900	130000
90	52	110	207	424	635	1220	1950	3450	7030	12700	20600	42300	76900	122000
100	50	104	195	400	600	1160	1840	3260	6640	12000	19500	40000	72600	115000
125	44	92	173	355	532	1020	1630	2890	5890	10600	17200	35400	64300	102000
150	40	83	157	322	482	928	1480	2610	5330	9650	15600	32100	58300	92300
175	37	77	144	296	443	854	1360	2410	4910	8880	14400	29500	53600	84900
200	34	71	134	275	412	794	1270	2240	4560	8260	13400	27500	49900	79000
250	30	63	119	244	366	704	1120	1980	4050	7320	11900	24300	44200	70000

GAS LINE CALCULATION BASIS

WATER HEATER	40,000 BTUH
FIREPLACE	90,000 BTUH
COOKING RANGE	55,000 BTUH
CLOTHES DRYER	22,000 BTUH
<b>TOTAL</b>	<b>207,000 BTUH</b>



MECHANICAL PLAN VIEW  
1/4 IN = 1 FT

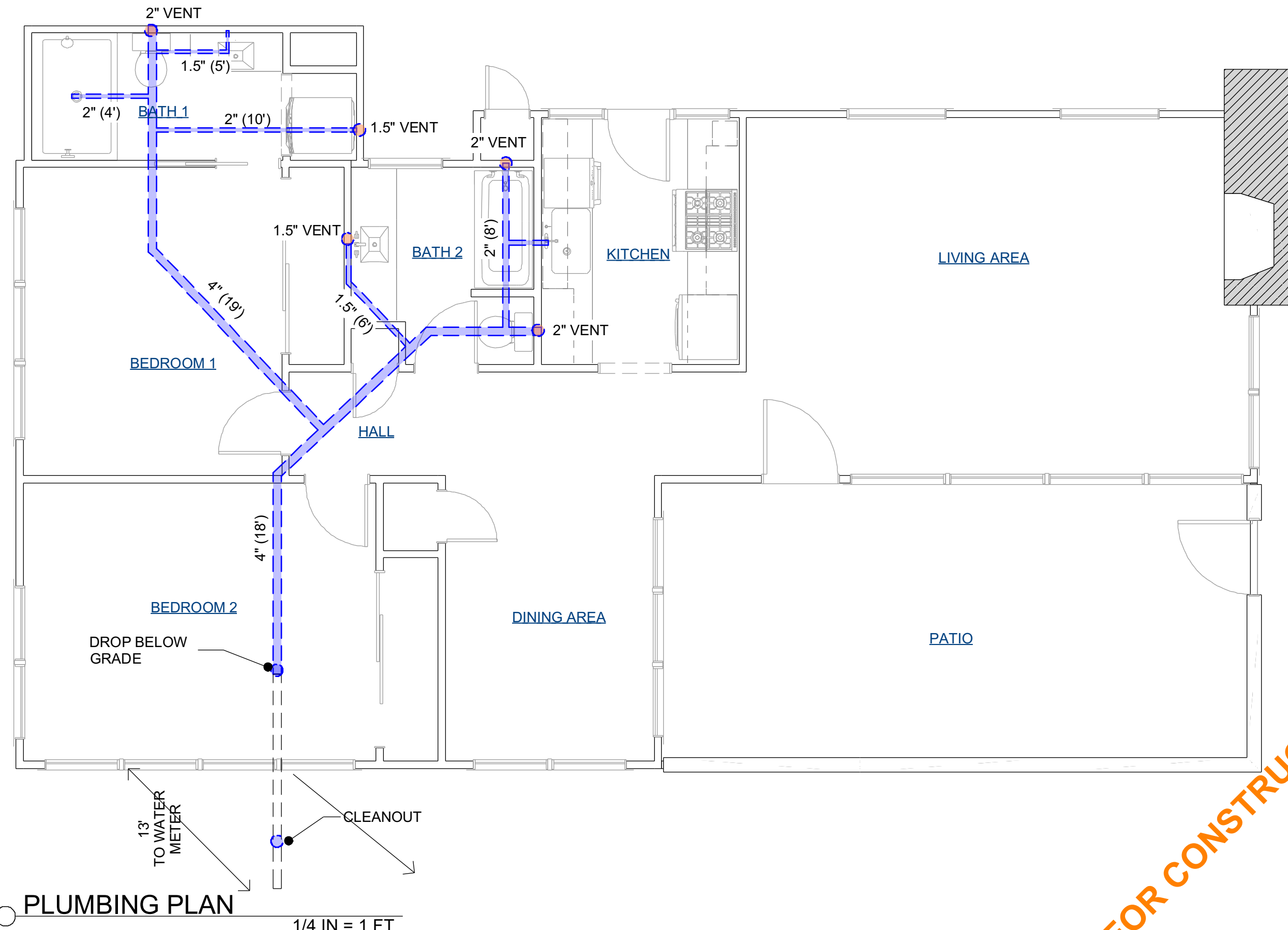
**PLUMBING NOTES**

- ALL SHOWERHEADS SHALL PROVIDE A MAXIMUM FLOW OF 1.8 GALLONS PER MINUTE IN ACCORDANCE WITH 2019 CGBCS.
- ALL TOILETS SHALL USE A MAXIMUM OF 1.28 GALLONS PER FLUSH.
- PROVIDE FAUCET AERATORS THAT PROVIDE A MAXIMUM FLOW OF 1.2 GALLONS PER MINUTE.
- KITCHEN FAUCETS SHALL USE A MAXIMUM OF 1.8 GALLONS PER MINUTE
- PERMANENT BACKFLOW PREVENTION DEVICES AT ALL HOSE BIBBS AND FAUCETS HAVING HOSE THREADS
- SHOWER STALL SHALL HAVE A MIN. 1024 SQ. IN. FLOOR AREA
- GLASS SHOWER DOOR SHALL BE TEMPERED GLASS
- SHOWER CONTROLS SHALL BE LOCATED SO THAT THEY CAN BE OPERATED WITHOUT ENTERING THE SHOWER STREAM.
- SHOWERS AND TUB/SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE BALANCE AND THERMOSTATIC TYPES THAT PROVIDE SCALD AND THERMAL SHOCK PROTECTION
- RECEPTORS SHALL BE CAPABLE OF ENCOMPASSING A 30-INCH CIRCLE TO A POINT NOT LESS THAN 70 INCHES ABOVE THE DRAIN OUTLET
- SHOWER DOORS SHALL NOT BE LESS THAN 22 INCHES FOR EGRESS
- FINISHED FLOOR OF SHOWERS SHALL BE NOT LESS THAN 1/4" OR MORE THAN 1/2" SLOPE TOWARDS THE DRAIN.
- FINISHED DRAIN ASSEMBLY SHALL NOT BE LESS THAN 2 INCHES OR EXCEEDING 9 INCHES IN DEPTH WHERE MEASURED FROM THE TOP OF THE THRESHOLD TO THE TOP OF THE DRAIN.
- WATER HEATER SHALL HAVE INTEGRATED RECIRCULATION PUMP TO SATISFY INSTANTANEOUS HOT WATER SUPPLY REQUIREMENTS

TABLE 610.4  
FIXTURE UNIT TABLE FOR DETERMINING WATER PIPE AND METER SIZES

METER AND STREET SERVICE (inches)	BUILDING SUPPLY AND BRANCHES (inches)	MAXIMUM ALLOWABLE LENGTH (feet)														
		40	60	80	100	150	200	250	300	400	500	600	700	800	900	1000
PRESSURE RANGE - 46 to 60 psi <sup>1</sup>																
1/4	1/2	7	7	6	5	4	3	2	2	1	1	1	0	0	0	0
3/4	1	20	20	19	17	14	11	9	8	6	5	4	4	3	3	3
1	1 1/4	39	39	36	33	28	23	21	19	17	14	12	10	9	8	8
1 1/2	2	78	78	76	67	52	44	39	36	30	27	24	20	19	17	16
2	2 1/2	117	117	114	101	78	66	52	44	39	33	29	24	20	19	17

MAIN SUPPLY FROM WATER METER (1")



PLUMBING PLAN  
1/4 IN = 1 FT

Plumbing Fixture	Fixture Units
Water Closets (1.28 gal max) (2) x 2.5 F.U.	5
Bath or Combo Bath shower (1) x 4 F.U.	4
Shower, per head (1) x 2 F.U.	2
Lavatory Sink (2) x 1 F.U.	2
Kitchen Sink (1) x 1.5 F.U.	1.5
Clothes Washer (1) x 4 F.U.	4
Hose Bibbs (2) = (2)x 2.5 F.U. + (1) x 1F.U.	6
Sprinkler on drip system (not listed on CPC table) "assumed"	2
<b>Total Fixture Units</b>	<b>27.5</b>

REVISIONS

1	2/5/2024
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3	5/13/2024
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**LEHMAN DESIGN STUDIO**

DRAWN BY  
**ALAN LEHMAN**

PLUMBING AND HVAC PLANS

Fradin Remodel  
NW Corner of Torres and 1st, Carmel CA  
93921  
009-132-004

6/17/2024

SHEET  
**A9**

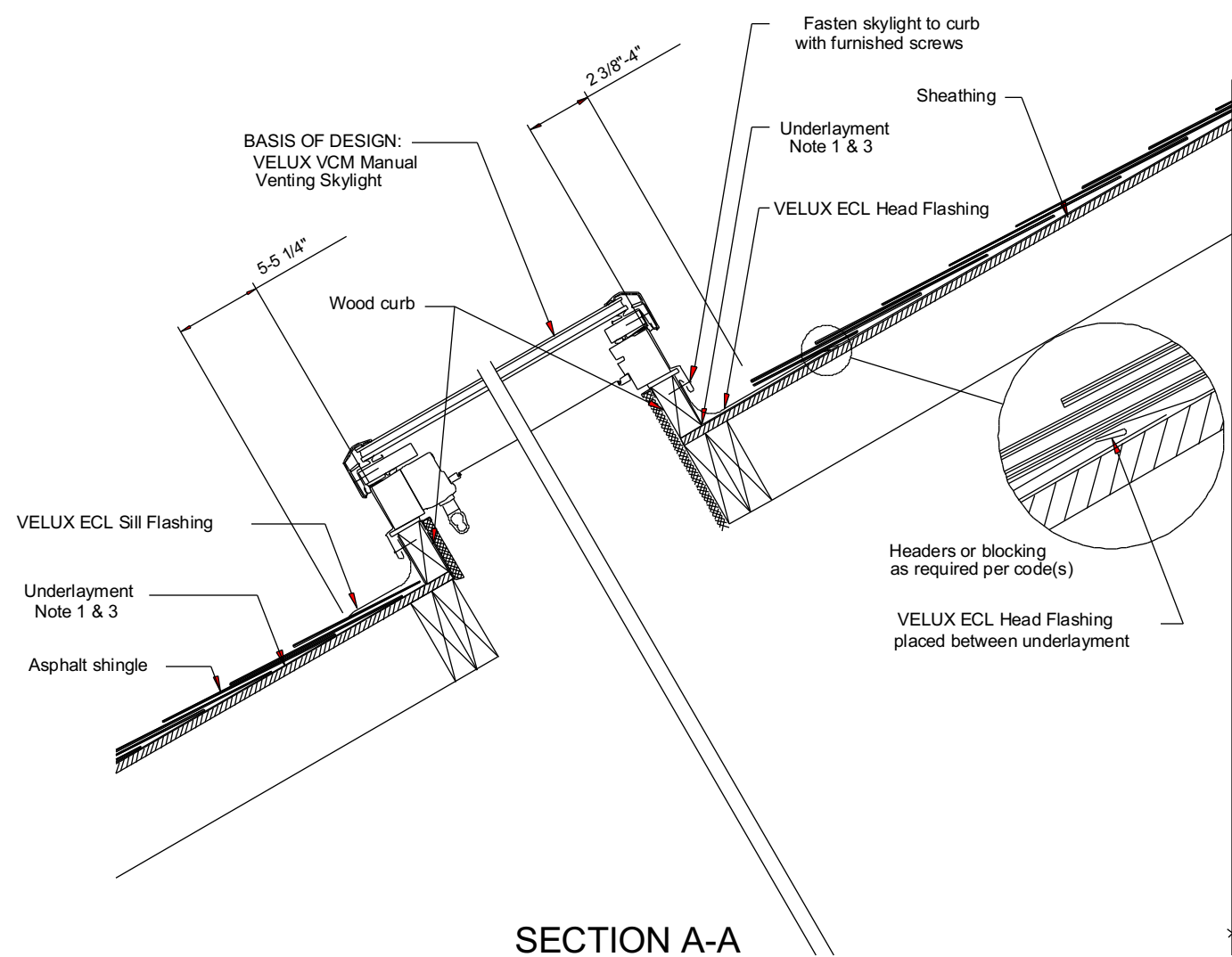
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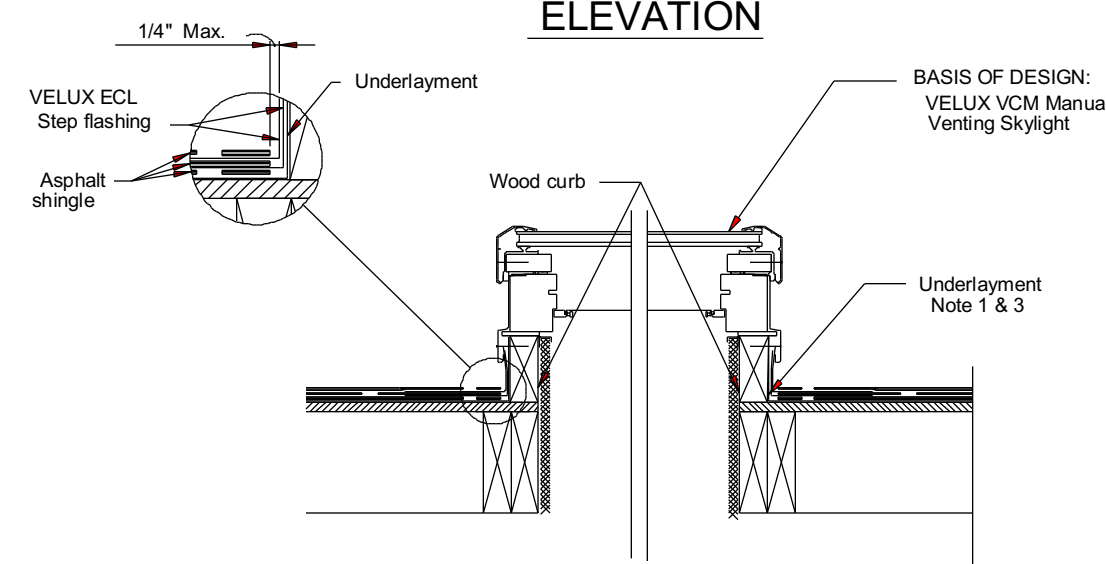
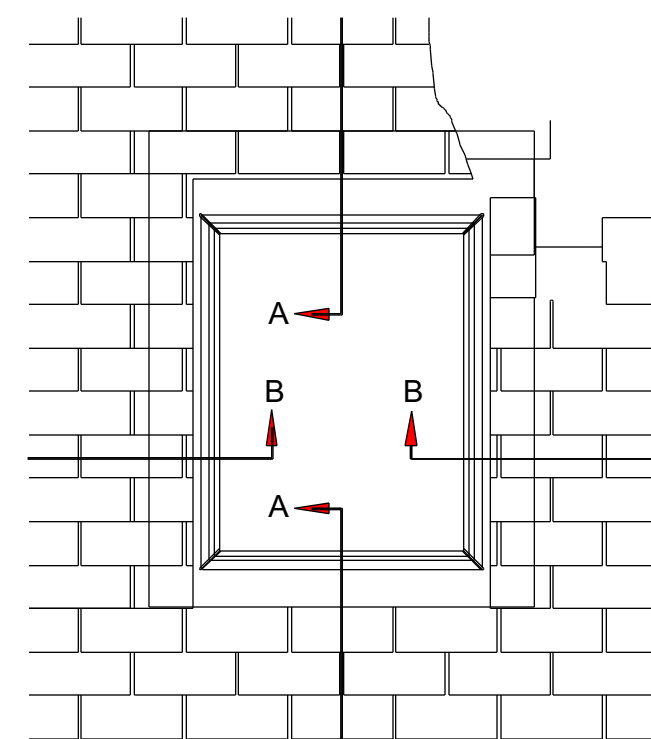
**Model FCM Product Data**

Model FCM	Size	2222	2234	2246	3030	3046	3434	4646
Inside Curb	in.	22 1/2 x 22 1/2	22 1/2 x 34 1/2	22 1/2 x 46 1/2	30 1/2 x 30 1/2	30 1/2 x 46 1/2	34 1/2 x 34 1/2	46 1/2 x 46 1/2
Outside Curb	in.	25 1/2 x 25 1/2	25 1/2 x 37 1/2	25 1/2 x 49 1/2	33 1/2 x 33 1/2	33 1/2 x 49 1/2	37 1/2 x 37 1/2	49 1/2 x 49 1/2
Max. Skylight Clearance	in.	26 1/4 x 26 1/4	26 1/4 x 38 1/4	26 1/4 x 50 1/4	34 1/4 x 34 1/4	34 1/4 x 50 1/4	38 1/4 x 38 1/4	50 1/4 x 50 1/4
Daylight Area (glass)	in.	22 1/2 x 22 1/2	22 1/2 x 34 1/2	22 1/2 x 46 1/2	30 1/2 x 30 1/2	30 1/2 x 46 1/2	34 1/2 x 34 1/2	46 1/2 x 46 1/2
Net Weight (w/ temp. glass)	lbs.	23	32	40	37	51	52	86



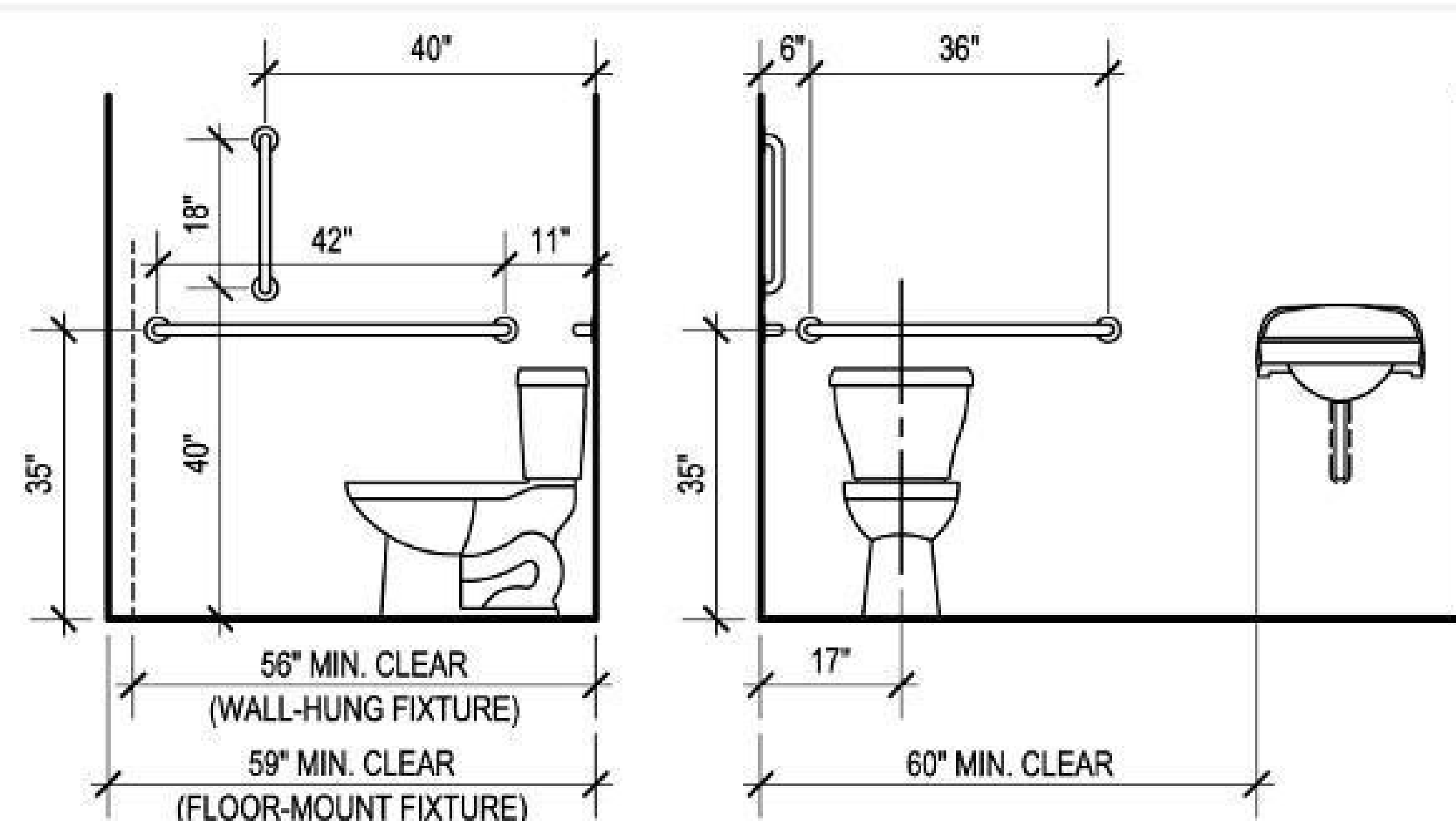
- Underlayment to be folded up against all sides of curb.
- Vapor barrier should be used to avoid moisture.
- Wrap curb in underlayment. VELUX recommends use of VELUX type Z3Z underlayment in areas with severe weather conditions.

**NOTE: SKYLIGHTS BY VELUX, MODEL VCM2230, USE 26 GA. CORROSION RESISTANT METAL FLASHING AT ROOF OPENINGS**

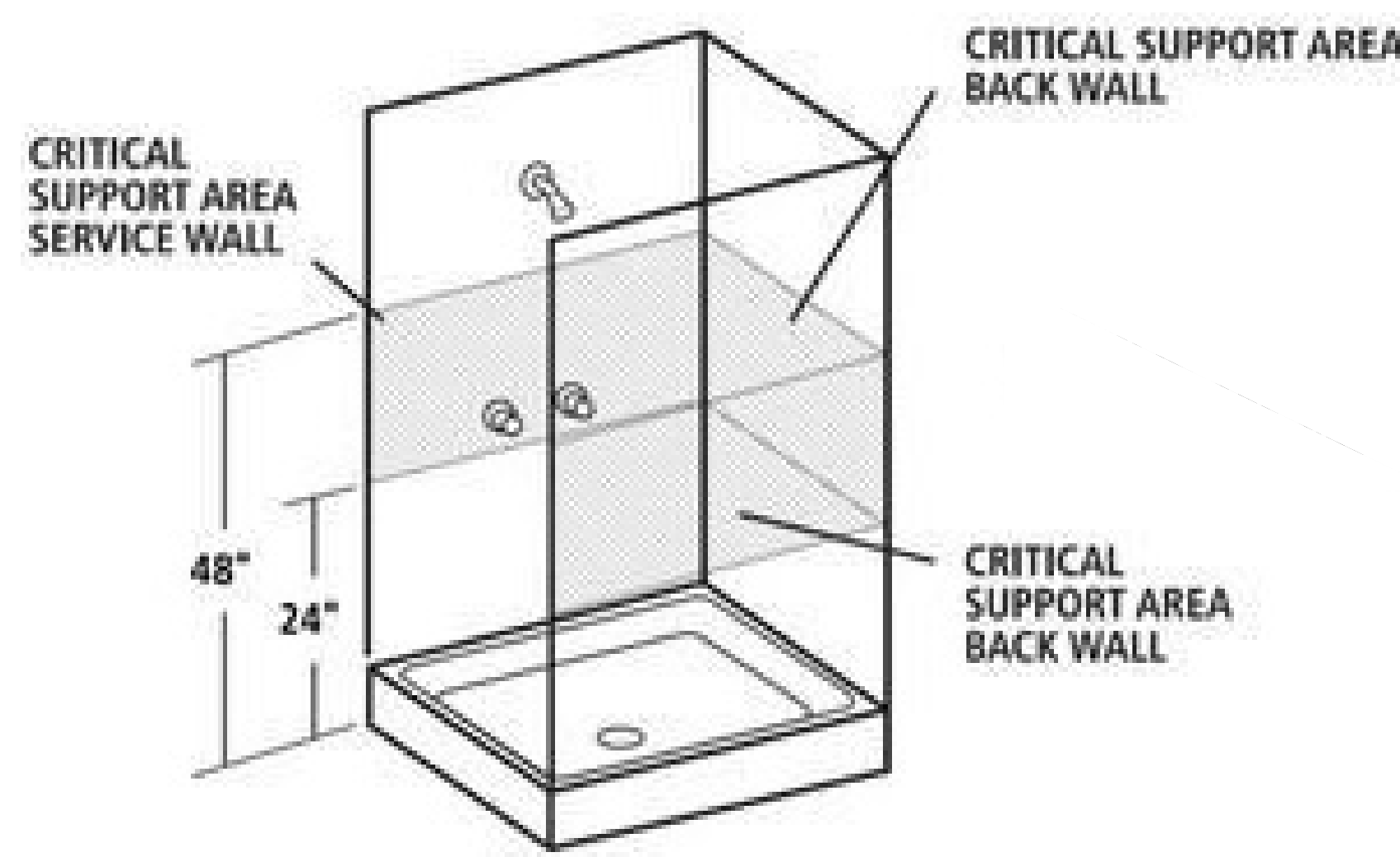


**7 SKYLIGHT DETAILS - GENERIC**

NO SCALE

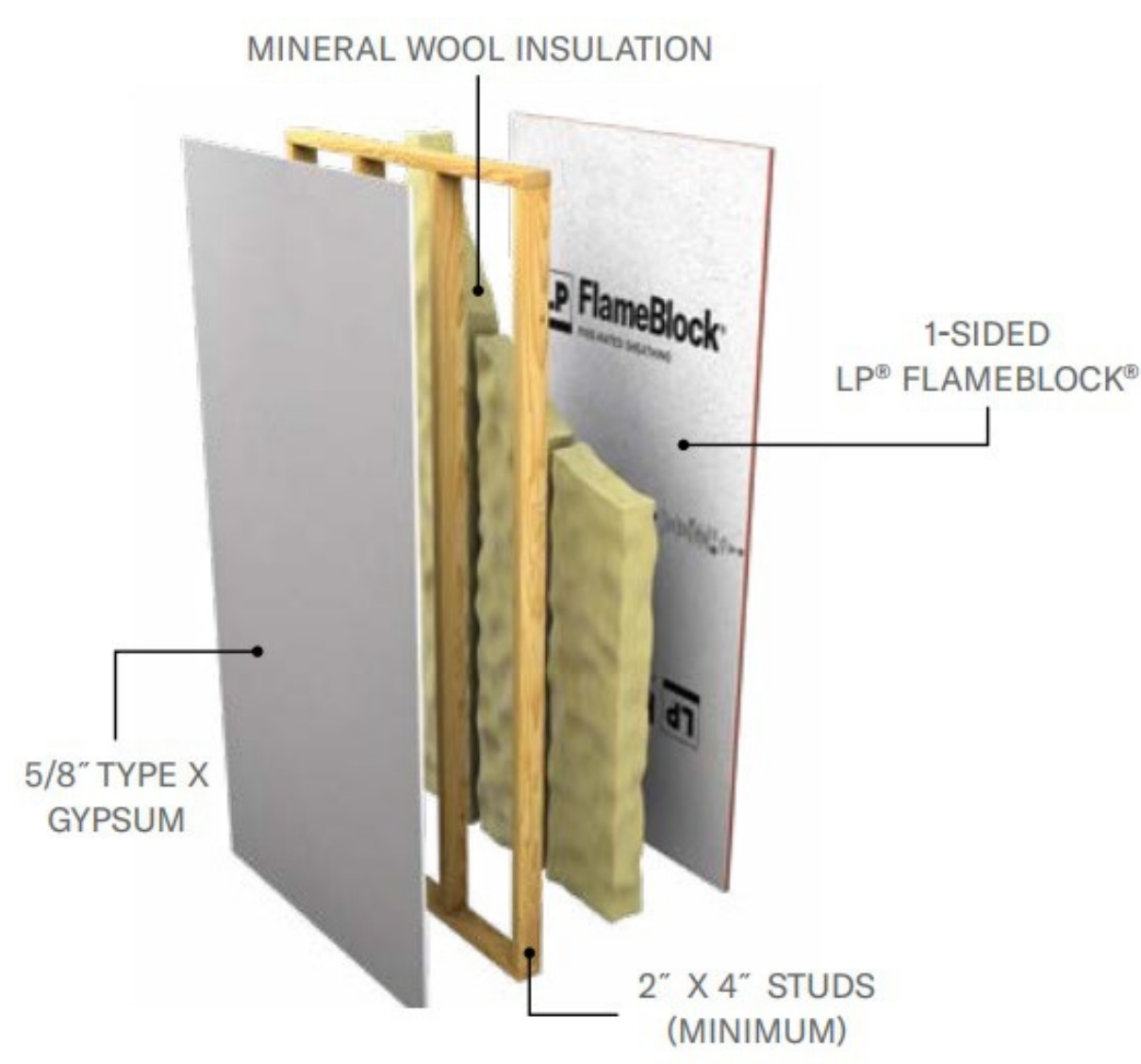


**2 BLOCKING LOCATIONS FOR TOILETS**

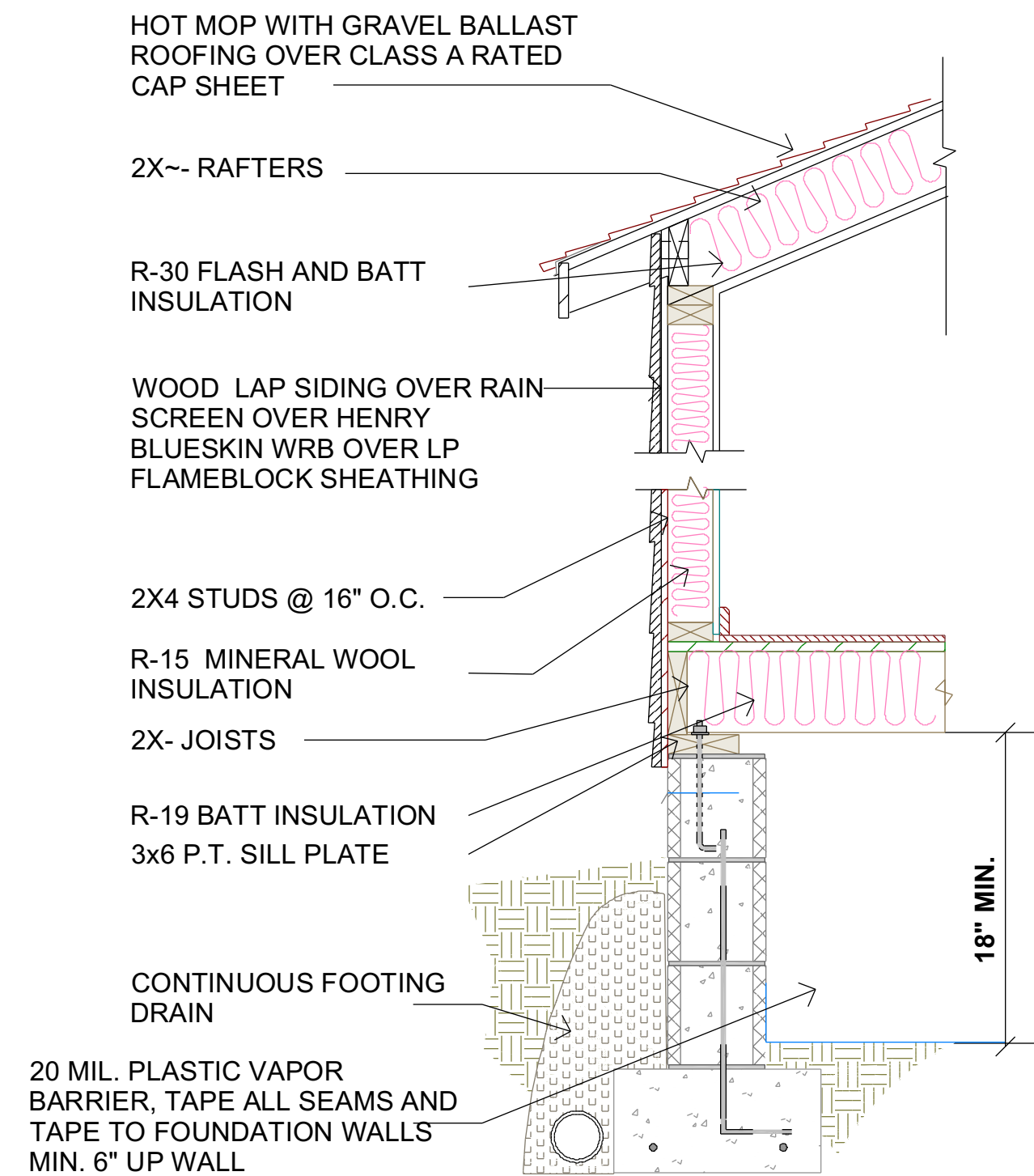


**1 BLOCKING LOCATIONS FOR SHOWERS**

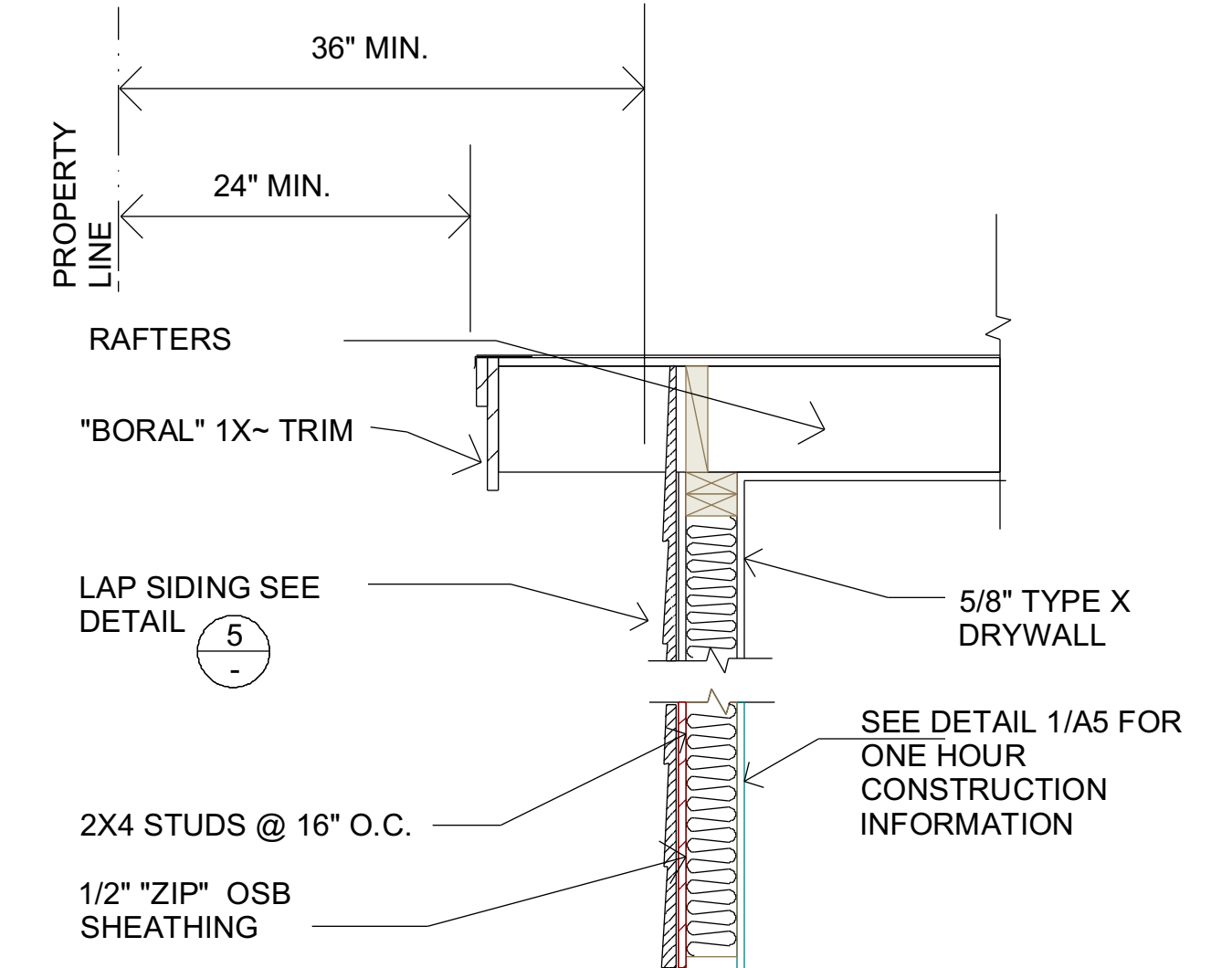
**EXTERIOR LOAD-BEARING WALL - UL DESIGN NO. V340**  
(1-Hour Wall; fire-rated both sides)



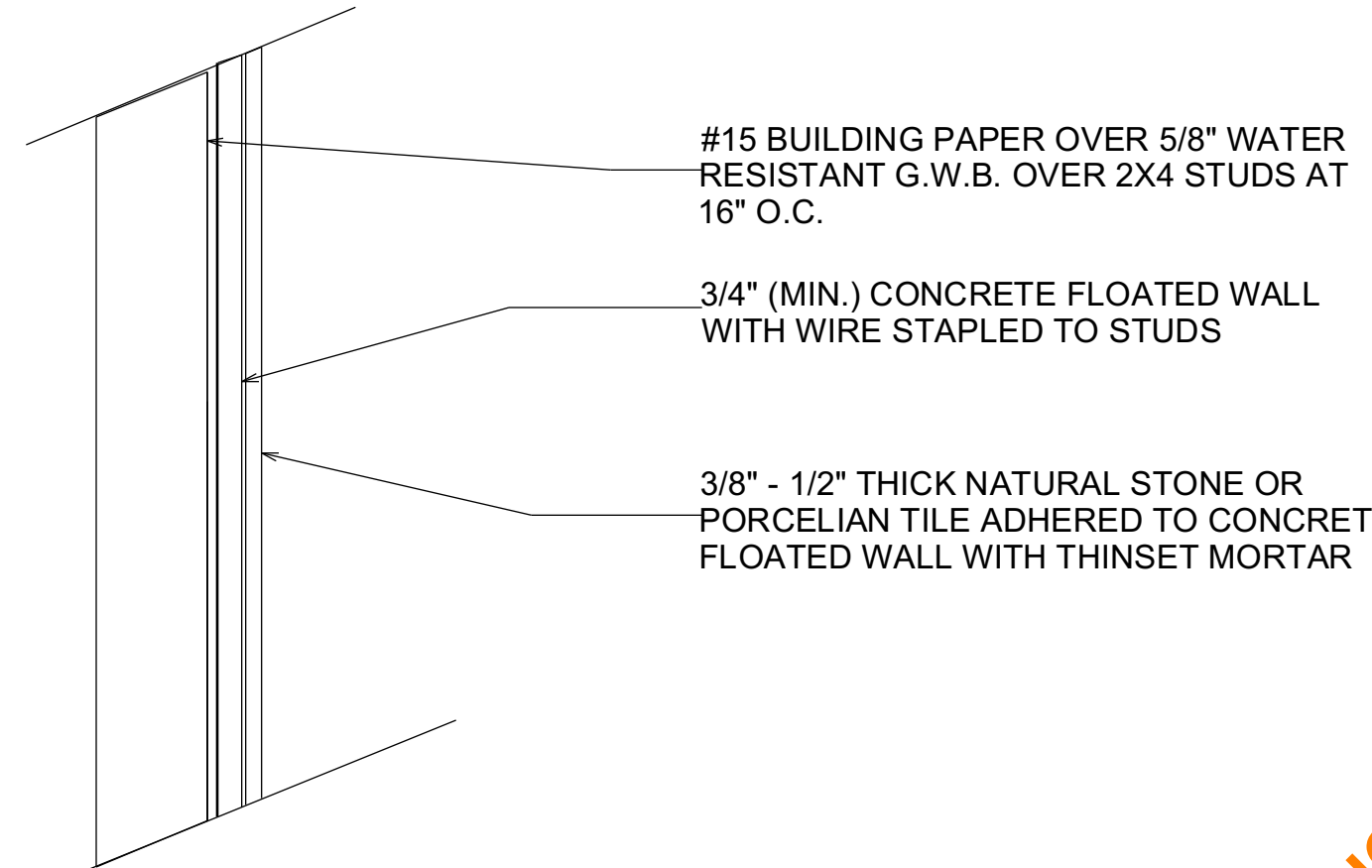
**6 ONE HOUR WALL ASSEMBLY**  
1" = 1'-0"



**5 TYPICAL WALL SECTION**  
1" = 1'-0"



**3 WALL NEAR PROPERTY LINE (TYP.)**  
1" = 1'-0"



**4 SHOWER WALL LAYERS**  
NOT TO SCALE

**REVISIONS**

1	2/5/2024
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**DRAWN BY ALAN LEHMAN**

**DETAILS**

**Fradin Remodel**  
NW Corner of Torres and 1st, Carmel CA  
93921  
009-132-004

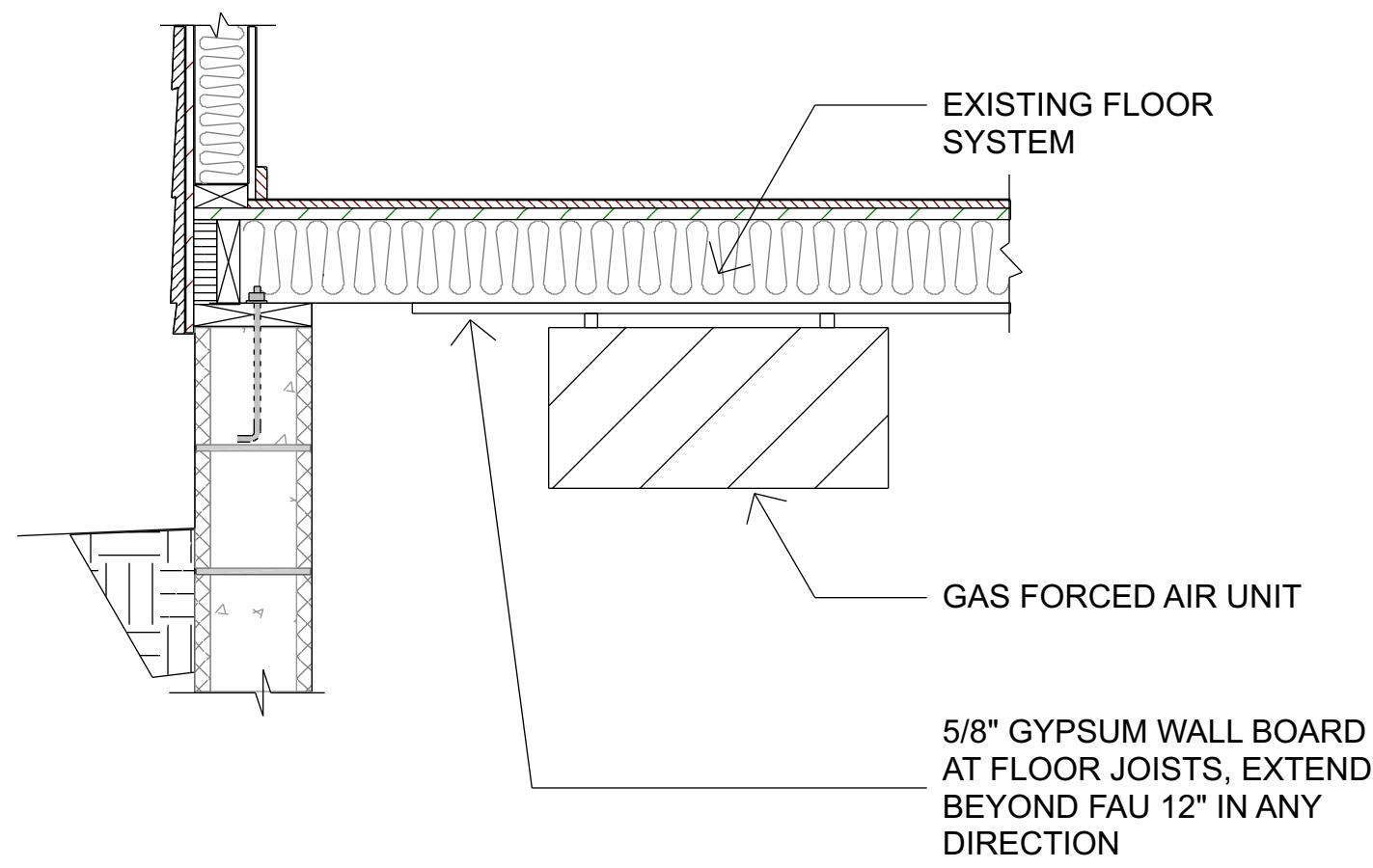
6/17/2024

**SHEET A10**

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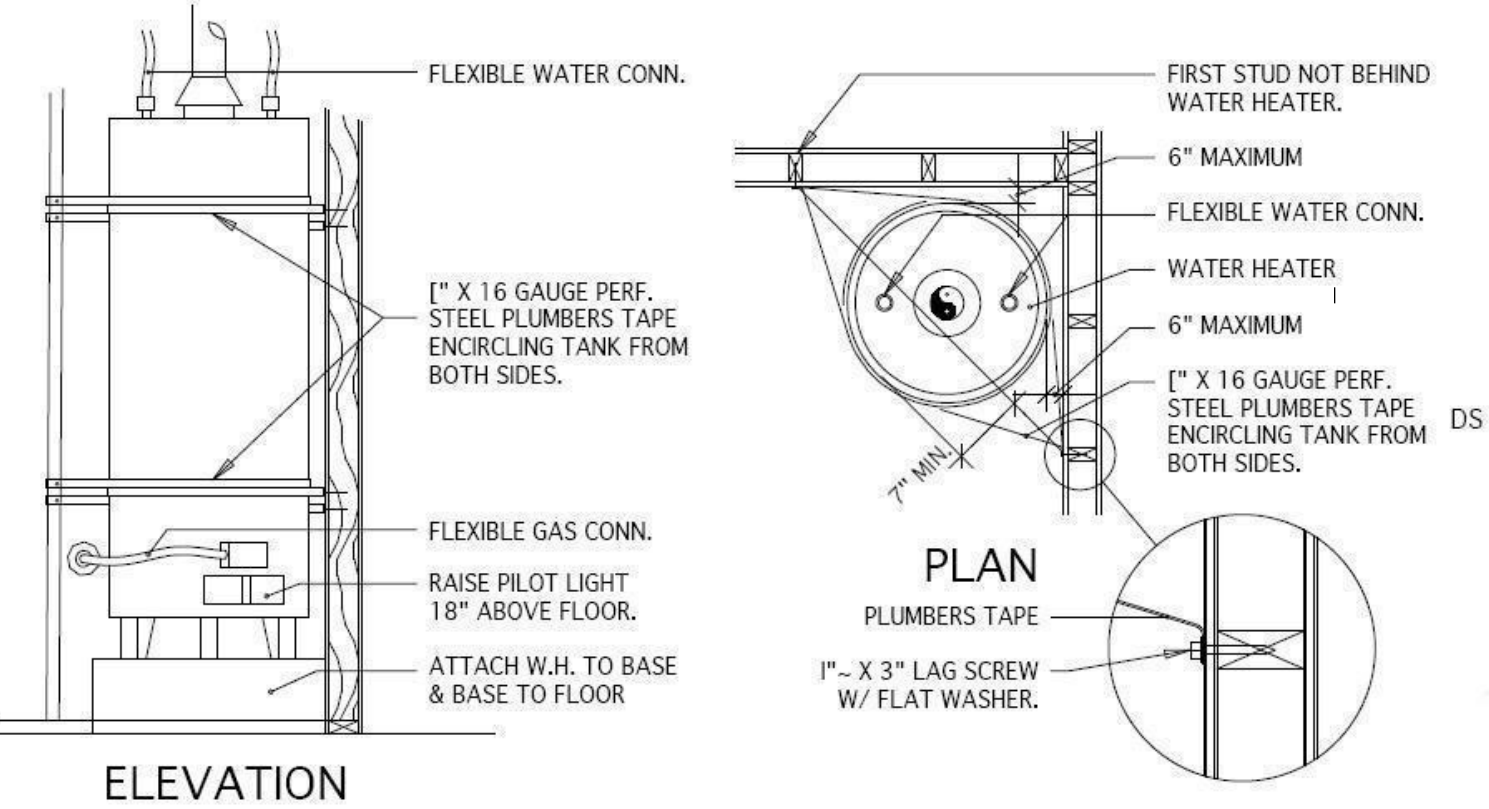
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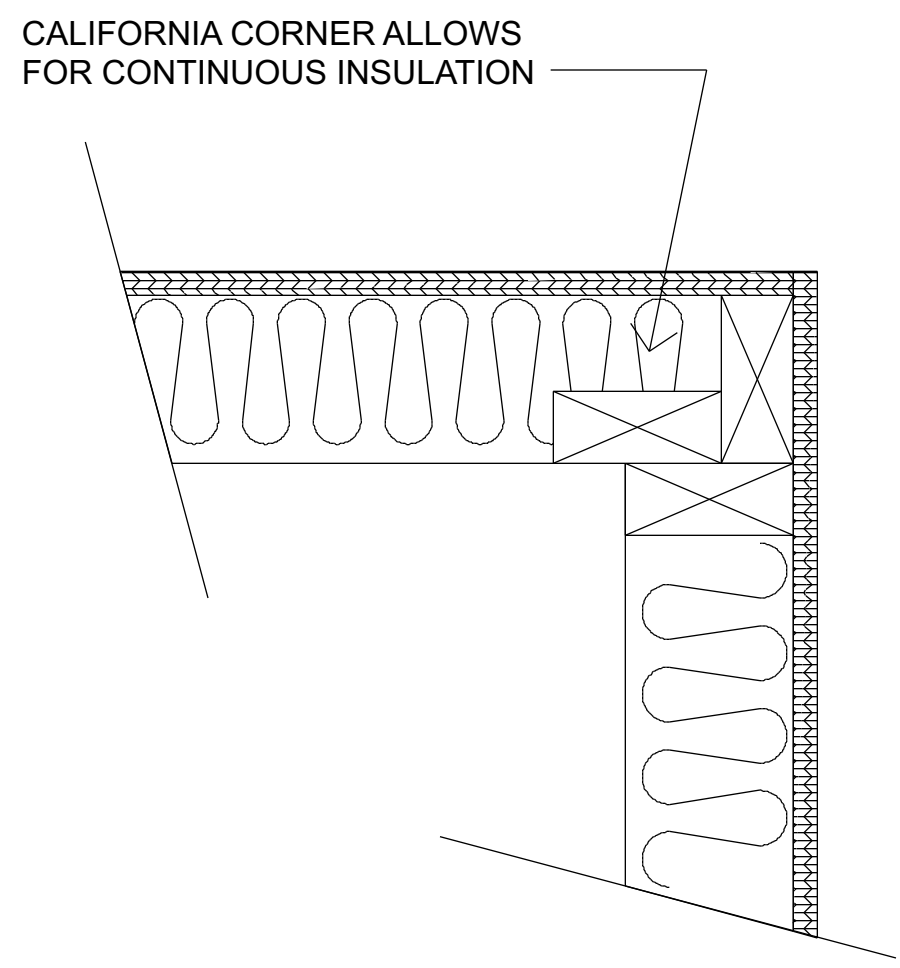
**4** FORCED AIR UNIT DETAIL  
1" = 1'-0"

**WATER HEATER NOTES**

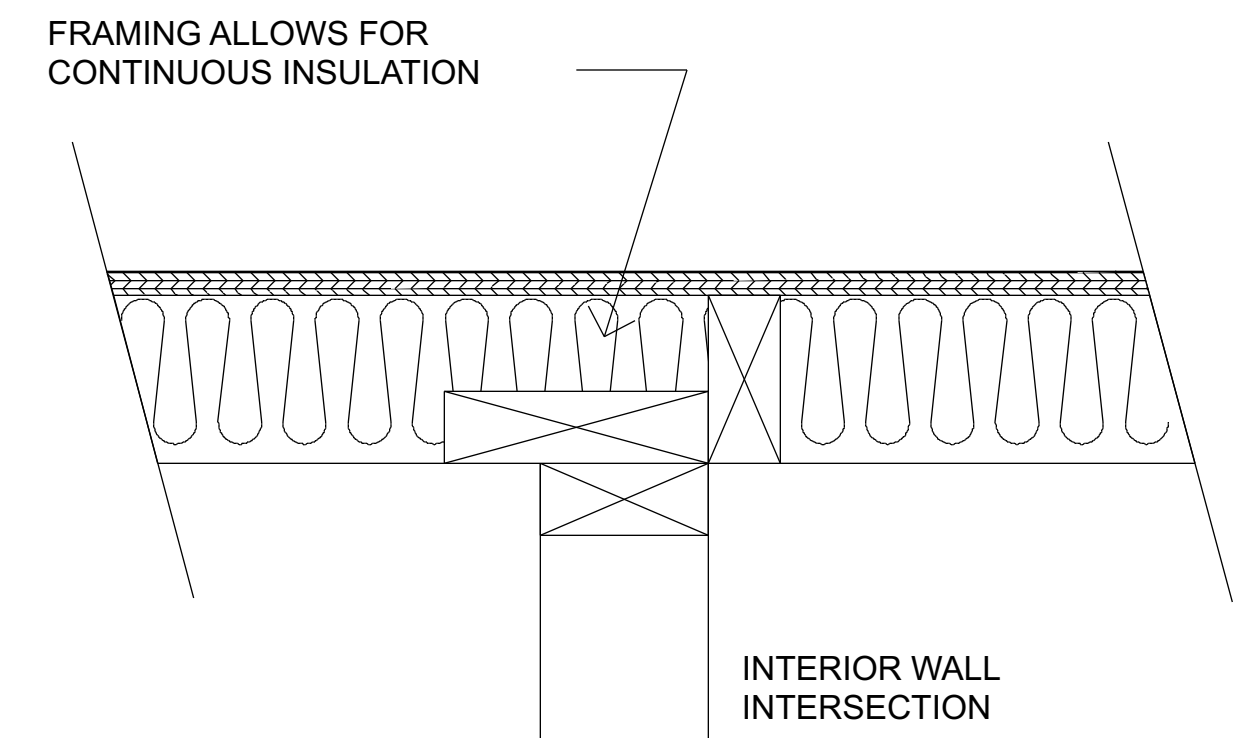
1. ALL WATER HEATERS SHALL HAVE A TEMPERATURE AND PRESSURE (T & P) VALVE WHICH WILL DISCHARGE TO THE EXTERIOR. END OF PIPE SHALL NOT BE MORE THAN 2' NOR LESS THAN 6" ABOVE GROUND.
2. WATER HEATERS REQUIRE (2) 100 SQUARE INCHES NET AIR OPENINGS WITHIN TOP AND BOTTOM OF DOOR (2' WIDE MIN.) TO WATER HEATER CLOSET.



**3** WATER HEATER STRAPPING  
NO SCALE



**2** STUD FRAMING CORNER  
3" = 1'-0"



**1** STUD FRAMING "T" INTERSECTION  
3" = 1'-0"

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**LEHMAN DESIGN STUDIO**

DRAWN BY  
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**HEAD FLASHING PROCESS**

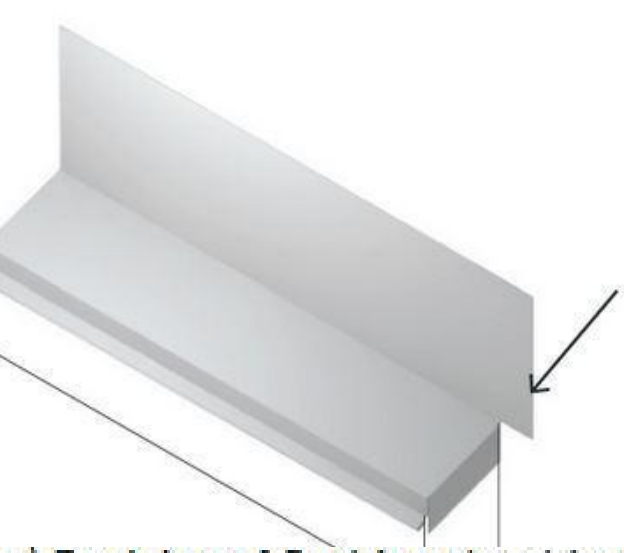
Making Folded Down Ends



- Clip flashing back to window casing at bends to create flaps for bending.
- Trim hemmed edge so it ends at the edge of the window casing and does not extend with the other tabs.



- Fold front tab back against side of casing.

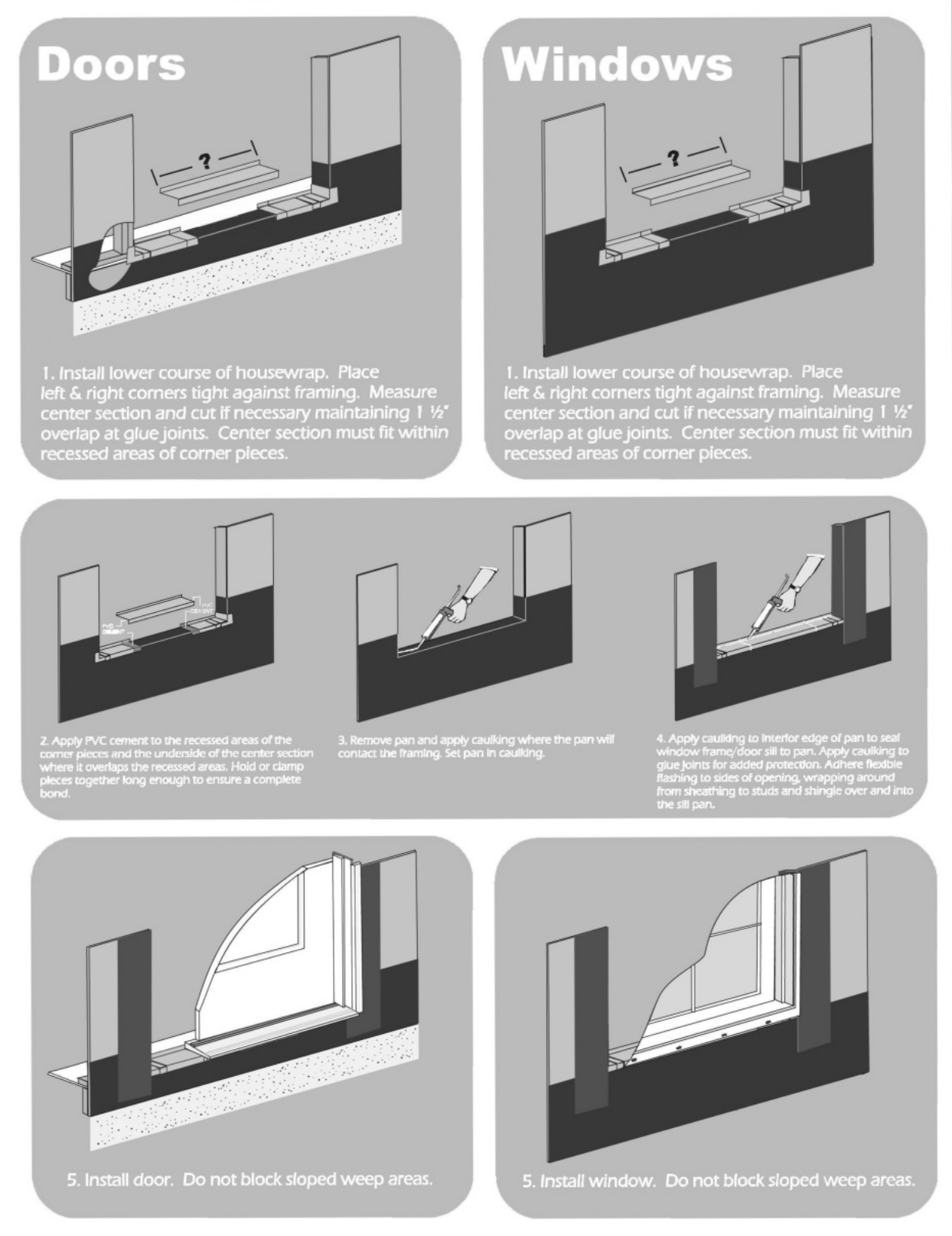


(Arrow) Back leg of flashing should extend past head casing.

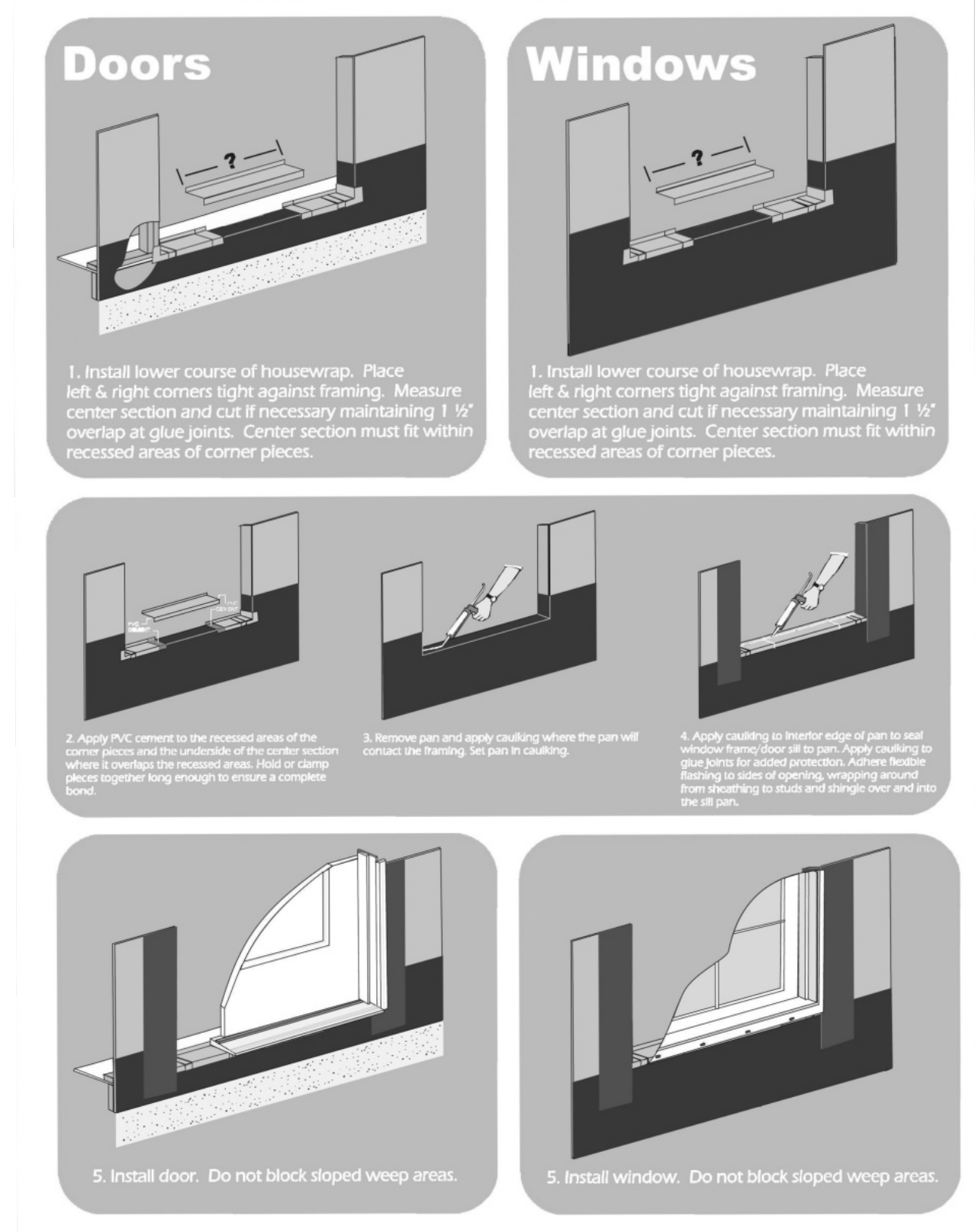
- Fold down the horizontal part of flashing over the side of the window casing.
- Solder head flashing at the ends to make watertight.

**5** INSTALLATION FOR WINDOWS (TYP.)  
NO SCALE

**PVC SILL PAN DETAILS**



**6** PLUMBING VENT DETAIL (SIM.)  
1" = 1'-0"



**7** P-TRAP PROTECTION  
NOT TO SCALE

**WINDOW FLASHING PER SIERRA PACIFIC**

An overview of the proper flashing sequence is shown in Figure 1.

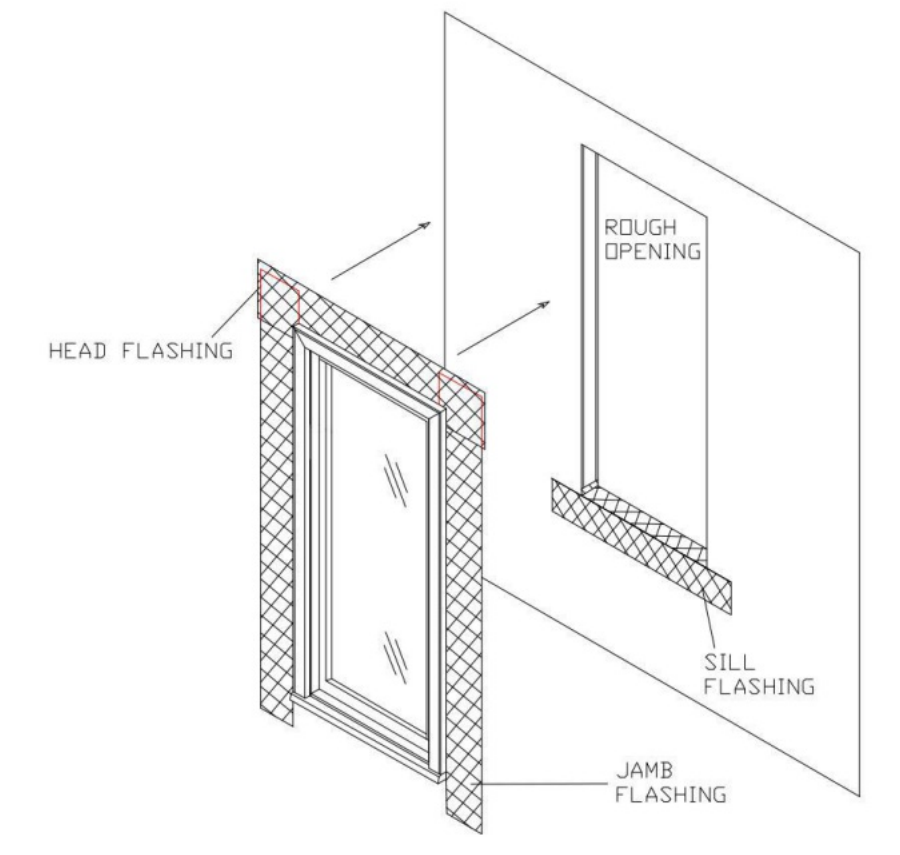


Figure 1

Prior to setting the window into the opening, place 1/4 inch non-compressible plastic shims onto the sill plate as shown. Space the shims 1 inch to 2 inches from each end and then approximately 12 inches thereafter.

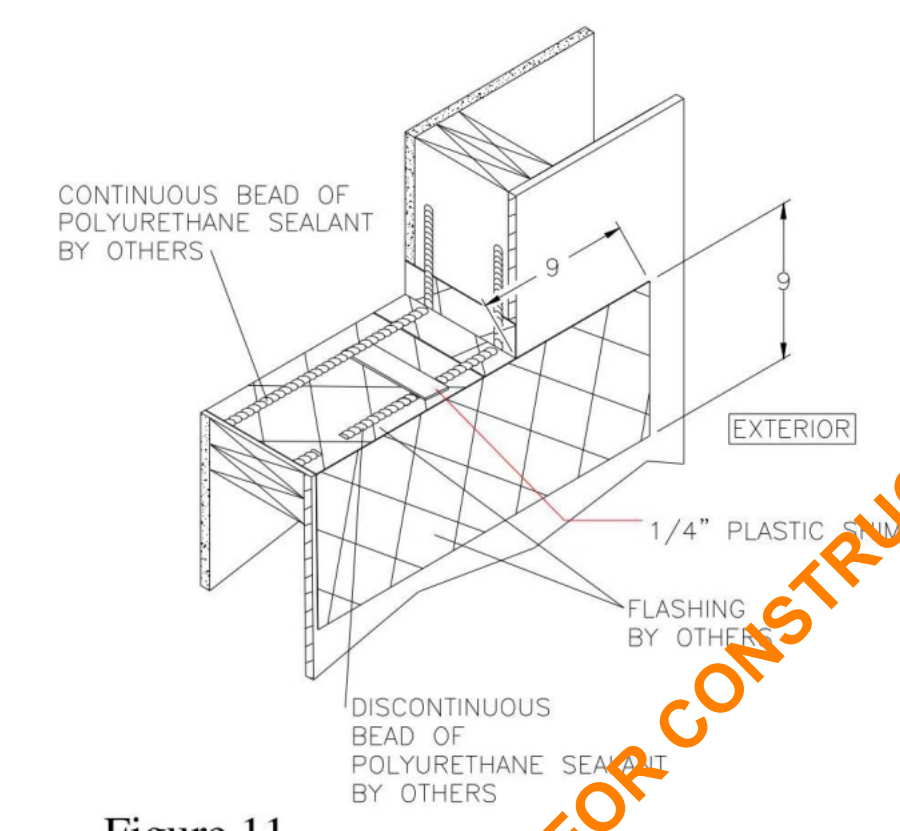


Figure 11

DETAILS

Fradin Remodel  
NW Corner of Torres and 1st, Carmel CA  
93921  
009-132-004

6/17/2024

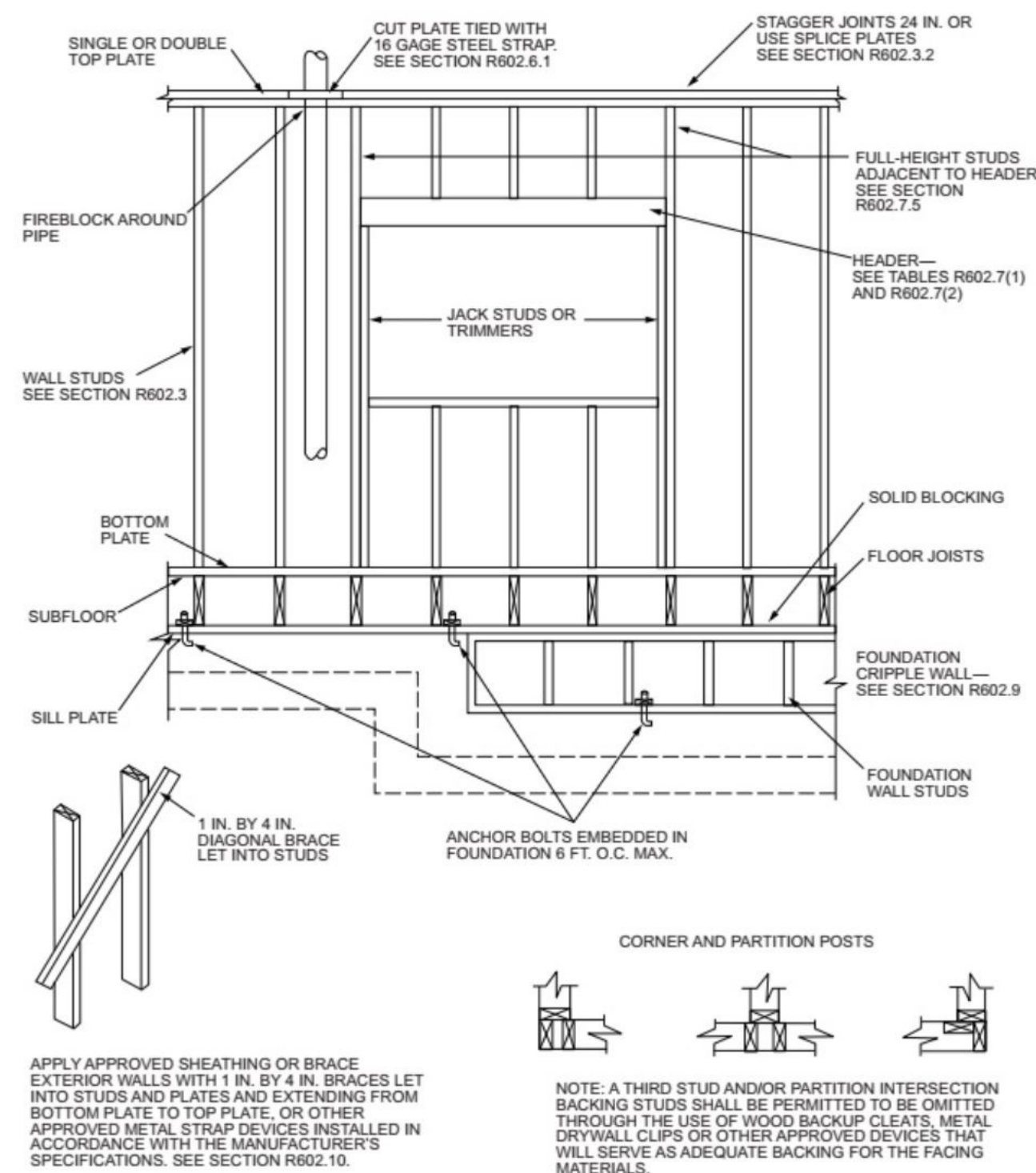
SHEET  
**A11**

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FIGURE R602.3(1)  
TYPICAL WALL, FLOOR AND ROOF FRAMING



25.4 mm, 1 foot = 304.8 mm.

FIGURE R602.3(2)  
FRAMING DETAILS

**1** TYPICAL WALL CONSTRUCTION  
NOT TO SCALE

RESIDENTIAL NAILING SCHEDULE

TABLE R602.3(1) FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER**	SPACING OF FASTENERS
<b>Roof</b>			
1	Blocking between joists or rafters to top plate, toe nail	4-8d box (2 1/2" x 0.135"); or 2-16d common (3 1/2" x 0.162"); or 4-3" x 0.131 nails	Toe nail
2	Ceiling joists to plate, toe nail	4-8d box (2 1/2" x 0.135"); or 2-16d common (3 1/2" x 0.162"); or 4-3" x 0.131 nails	Per joist, toe nail
3	Ceiling joists not attached to parallel rafter, lap over partitions, face (see Sections R602.3.2, R602.3.2 and Table R602.3.1(b))	4-10d box (2 1/2" x 0.128"); or 3-16d common (3 1/2" x 0.162"); or 4-2" x 0.131 nails	Face nail
4	Ceiling joist attached to parallel rafter (heel joint) (see Sections R602.3.1 and R602.3.2 and Table R602.3.1(b))	Table R602.3.1(b)	Face nail
5	Collar tie to rafter, face nail or 1/4" x 20 gage ridge wire to rafter	4-16d box (2 1/2" x 0.128"); or 3-16d common (3 1/2" x 0.162"); or 4-2" x 0.131 nails	Face nail each rafter
6	Rafter or roof truss to plate	3-16d box (3 1/2" x 0.162"); or 3-16d common (3 1/2" x 0.162"); or 4-10d box (2 1/2" x 0.128"); or 4-2" x 0.131 nails	2 toe nails on one side and 1 toe nail on opposite side of each rafter or truss
7	Roof rafters to ridge, valley or hip rafters or roof rafter to minimum 2" ridge beam	4-16d box (2 1/2" x 0.128"); or 3-16d common (3 1/2" x 0.162"); or 4-2" x 0.131 nails	Toe nail
<b>Wall</b>			
8	Stud to stud (not at braced wall panels)	16d common (3 1/2" x 0.162"); or 16d box (2 1/2" x 0.128"); or 17" x 0.131 nails	24" o.c. face nail
9	Stud to stud and abutting studs at intersecting wall corners (at braced wall panels)	16d box (2 1/2" x 0.128"); or 17" x 0.131 nails	12" o.c.
10	Stud to stud and abutting studs at intersecting wall corners (at braced wall panels)	16d common (3 1/2" x 0.162"); or 16d box (2 1/2" x 0.128"); or 17" x 0.131 nails	16" o.c. face nail
11	Built-up header (2" to 2" header with 1/2" spacer)	16d common (3 1/2" x 0.162"); or 16d box (2 1/2" x 0.128"); or 17" x 0.131 nails	12" o.c. each edge face nail
12	Continuous header to stud	16d common (3 1/2" x 0.162"); or 16d box (2 1/2" x 0.128"); or 17" x 0.131 nails	Toe nail
13	Top plate to top plate	16d common (3 1/2" x 0.162"); or 16d box (2 1/2" x 0.128"); or 17" x 0.131 nails	16" o.c. face nail
14	Double top plate splice	16d common (3 1/2" x 0.162"); or 16d box (2 1/2" x 0.128"); or 17" x 0.131 nails	12" o.c. face nail
15	Bottom plate to joist, rim joint, band joint or blocking (at braced wall panels)	16d common (3 1/2" x 0.162"); or 16d box (2 1/2" x 0.128"); or 17" x 0.131 nails	12" o.c. face nail
<b>Floor</b>			
21	Joist to sill, top plate or girder	4-8d box (2 1/2" x 0.131"); or 3-8d common (2 1/2" x 0.131"); or 3-10d box (3" x 0.128"); or 3" x 0.131 nails	Toe nail
22	Rim joint, band joint or blocking to sill or top plate (roof application also)	8d box (2 1/2" x 0.131"); or 8d common (2 1/2" x 0.131"); or 10d box (3" x 0.128"); or 3" x 0.131 nails	4" o.c. toe nail
23	1" x 6" subfloor or less to each joist	3-8d box (2 1/2" x 0.131"); or 2-8d common (2 1/2" x 0.131"); or 3-10d box (3" x 0.128"); or 2 staples, 1" crown, 16 ga., 1 1/2" long	Face nail
24	2" subfloor to joist or girder	3-8d box (2 1/2" x 0.131"); or 2-8d common (2 1/2" x 0.131"); or 3-10d box (3" x 0.128"); or 2 staples, 1" crown, 16 ga., 1 1/2" long	Face nail
25	2" planks (plank & beam - floor & roof)	3-8d box (2 1/2" x 0.131"); or 2-8d common (2 1/2" x 0.131"); or 3-10d box (3" x 0.128"); or 2 staples, 1" crown, 16 ga., 1 1/2" long	At each bearing
26	Band or rim joint to joist	3-16d common (3 1/2" x 0.162"); or 4-10 box (3" x 0.128"); or 4-3" x 14 ga. staples, 7/16" crown	End nail
27	Built-up girders and beams, 2-inch lumber layers	20d common (4" x 0.192"); or 3" x 0.131" nails	Nail each layer as follows: 32" o.c. at top and bottom and staggered.
28	Ledger strip supporting joists or rafters	10d box (3" x 0.128"); or 20d common (4" x 0.192); or 3-10d box (3 1/2" x 0.128"); or 3" x 0.131 nails	Face nail at ends and at each splice
29	Bridging to joist	4-16d box (2 1/2" x 0.128"); or 3-16d common (3 1/2" x 0.162"); or 4-10 box (3" x 0.128"); or 4-3" x 13 ga. staples, 7/16" crown	At each joist or rafter, face nail
30	End of joist	2-10d (3" x 0.128); or 2-8d common (2 1/2" x 0.131); or 2-3" x 0.131 nails	Each end, toe nail

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER**	SPACING OF FASTENERS
15	Bottom plate to joist, rim joint, band joint or blocking (at braced wall panels)	3-16d box (3 1/2" x 0.162"); or 2-16d common (3 1/2" x 0.162"); or 4-3" x 0.131 nails	3 each 16" o.c. face nail 2 each 16" o.c. face nail 4 each 16" o.c. face nail
16	Top or bottom plate to stud	4-8d box (2 1/2" x 0.131"); or 4-8d common (2 1/2" x 0.131"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131 nails	Toe nail
17	Top plates, laps at corners and intersections	3-10d box (3 1/2" x 0.162"); or 2-16d common (3 1/2" x 0.162"); or 3-3" x 0.131 nails	End nail
18	1" brace to each stud and plate	3-10d box (3 1/2" x 0.162"); or 2-16d common (3 1/2" x 0.162"); or 3-3" x 0.131 nails	Face nail
19	1" x 6" sheathing to each bearing	3-8d box (2 1/2" x 0.131"); or 2-8d common (2 1/2" x 0.131"); or 3-10d box (3" x 0.128"); or 2 staples, 1" crown, 16 ga., 1 1/2" long	Face nail
20	1" x 8" and wider sheathing to each bearing	Wider than 1" x 6" 4-8d box (2 1/2" x 0.131"); or 3-8d common (2 1/2" x 0.131"); or 3-10d box (3" x 0.128"); or 4 staples, 1" crown, 16 ga., 1 1/2" long	Face nail
<b>Floor</b>			
21	Joist to sill, top plate or girder	4-8d box (2 1/2" x 0.131"); or 3-8d common (2 1/2" x 0.131"); or 3-10d box (3" x 0.128"); or 3" x 0.131 nails	Toe nail
22	Rim joint, band joint or blocking to sill or top plate (roof application also)	8d box (2 1/2" x 0.131"); or 8d common (2 1/2" x 0.131"); or 10d box (3" x 0.128"); or 3" x 0.131 nails	4" o.c. toe nail
23	1" x 6" subfloor or less to each joist	3-8d box (2 1/2" x 0.131"); or 2-8d common (2 1/2" x 0.131"); or 3-10d box (3" x 0.128"); or 2 staples, 1" crown, 16 ga., 1 1/2" long	Face nail
24	2" subfloor to joist or girder	3-8d box (2 1/2" x 0.131"); or 2-8d common (2 1/2" x 0.131"); or 3-10d box (3" x 0.128"); or 2 staples, 1" crown, 16 ga., 1 1/2" long	Face nail
25	2" planks (plank & beam - floor & roof)	3-8d box (2 1/2" x 0.131"); or 2-8d common (2 1/2" x 0.131"); or 3-10d box (3" x 0.128"); or 2 staples, 1" crown, 16 ga., 1 1/2" long	At each bearing
26	Band or rim joint to joist	3-16d common (3 1/2" x 0.162"); or 4-10 box (3" x 0.128"); or 4-3" x 14 ga. staples, 7/16" crown	End nail
27	Built-up girders and beams, 2-inch lumber layers	20d common (4" x 0.192"); or 3" x 0.131" nails	Nail each layer as follows: 32" o.c. at top and bottom and staggered.
28	Ledger strip supporting joists or rafters	10d box (3" x 0.128"); or 20d common (4" x 0.192); or 3-10d box (3 1/2" x 0.128"); or 3" x 0.131 nails	Face nail at ends and at each splice
29	Bridging to joist	4-16d box (2 1/2" x 0.128"); or 3-16d common (3 1/2" x 0.162"); or 4-10 box (3" x 0.128"); or 4-3" x 13 ga. staples, 7/16" crown	At each joist or rafter, face nail
30	End of joist	2-10d (3" x 0.128); or 2-8d common (2 1/2" x 0.131); or 2-3" x 0.131 nails	Each end, toe nail

MATERIALS	Edges (inches)	Intermediate supports** (inches)
Wood structural panels, subfloor, roof and interior wall sheathing to framing and partitioned wall sheathing to framing (see Table R602.3.3) for wood structural panel exterior wall sheathing to framing		
30 1/2" structural cellulose fiberboard sheathing	8d common (2 1/2" x 0.131) nail (subfloor wall)	6 12"
31 1/2" structural cellulose fiberboard sheathing	8d common (2 1/2" x 0.131) nail (roof) or RRS-01 (2 1/2" x 0.131) nail (roof)	6 12"
32 1/2" gypsum sheathing	8d common (2 1/2" x 0.131) nail or 8d (2 1/2" x 0.131) deformed nail	6 12"
<b>Other wall sheathing*</b>		
33 1/2" structural cellulose fiberboard sheathing	1 1/2" galvanized roofing nail, 1 1/2" head diameter or 1 1/2" long 16 ga. Staple with 7/16" or 1" crown	3 6
34 1/2" structural cellulose fiberboard sheathing	1 1/2" galvanized roofing nail, 1 1/2" head diameter or 1 1/2" long 16 ga. Staple with 7/16" or 1" crown	3 6
35 1/2" gypsum sheathing	1 1/2" galvanized roofing nail, staples galvanized, 1 1/2" long, 16 ga. Type W or S	7 7
36 1/2" gypsum sheathing	1 1/2" galvanized roofing nail, staples galvanized, 1 1/2" long, 16 ga. Type W or S	7 7
<b>Wood structural panels, combination subfloor underlayment to framing</b>		
37 1/2" and less	8d deformed (2 1/2" x 0.128) nail or 8d common (2 1/2" x 0.131) nail	6 12
38 1/2" and less	8d common (2 1/2" x 0.131) nail or 8d deformed (2 1/2" x 0.128) nail	6 12
39 1 1/2" and less	10d common (2 1/2" x 0.148) nail or 8d deformed (2 1/2" x 0.128) nail	6 12

For S1: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s, 1 Ksi = 6.895 MPa.  
 a. Nails are smooth-common, box or deformed shanks except where otherwise stated. Nails used for framing and sheathing connections shall have minimum average bending yield strengths as shown: 80 ksi for shank diameter of 0.102 inch (20d common nail), 90 ksi for shank diameters larger than 0.142 inch but not larger than 0.177 inch, and 100 ksi for shank diameters of 0.142 inch or less.  
 b. Staples are 16 gage wire and have a minimum 7/16-inch on diameter crown width.  
 c. Nails shall be spaced at not more than 8 inches on center at all supports where spans are 48 inches or greater.  
 d. Four-foot by 8-foot or 4-foot by 9-foot panels shall be applied vertically.  
 e. Spacing of fasteners not included in this table shall be based on Table R602.3.2.  
 f. Where the ultimate design wind speed is 130 mph or less, nails for wood structural panel roof sheathing to gable end wall framing shall be spaced 6 inches on center. Where the ultimate wind speed is greater than 130 mph, nails for attaching panel roof sheathing to intermediate supports shall be spaced 6 inches on center for minimum 48-inch distance from ridges, eaves and gable end walls, and 4 inches on center to gable end wall framing.  
 g. Gypsum sheathing shall conform to ASTM C 1396 and shall be installed in accordance with GA 253. Fiberboard sheathing shall conform to ASTM C 208.  
 h. Spacing of fasteners on floor sheathing panel edges applies to panel edge supported by framing members and required blocking and at floor perimeters only. Spacing of fasteners on roof sheathing panel edges applies to panel edges supported by framing members and required blocking. Blocking of roof and floor sheathing panel edges perpendicular to the framing members need not be provided except as required by other provisions of this code. Floor perimeter shall be supported by framing members or solid blocking.  
 i. Where a rafter is fastened to an adjacent parallel ceiling joist in accordance with this schedule, provide two toe nails on one side of the rafter and toe nails from the ceiling joist to top plate in accordance with this schedule. The toe nail on the opposite side of the rafter shall not be required.  
 j. RRS-01 is a Roof Sheathing Ring Shank nail meeting the specifications as ASTM F1667.

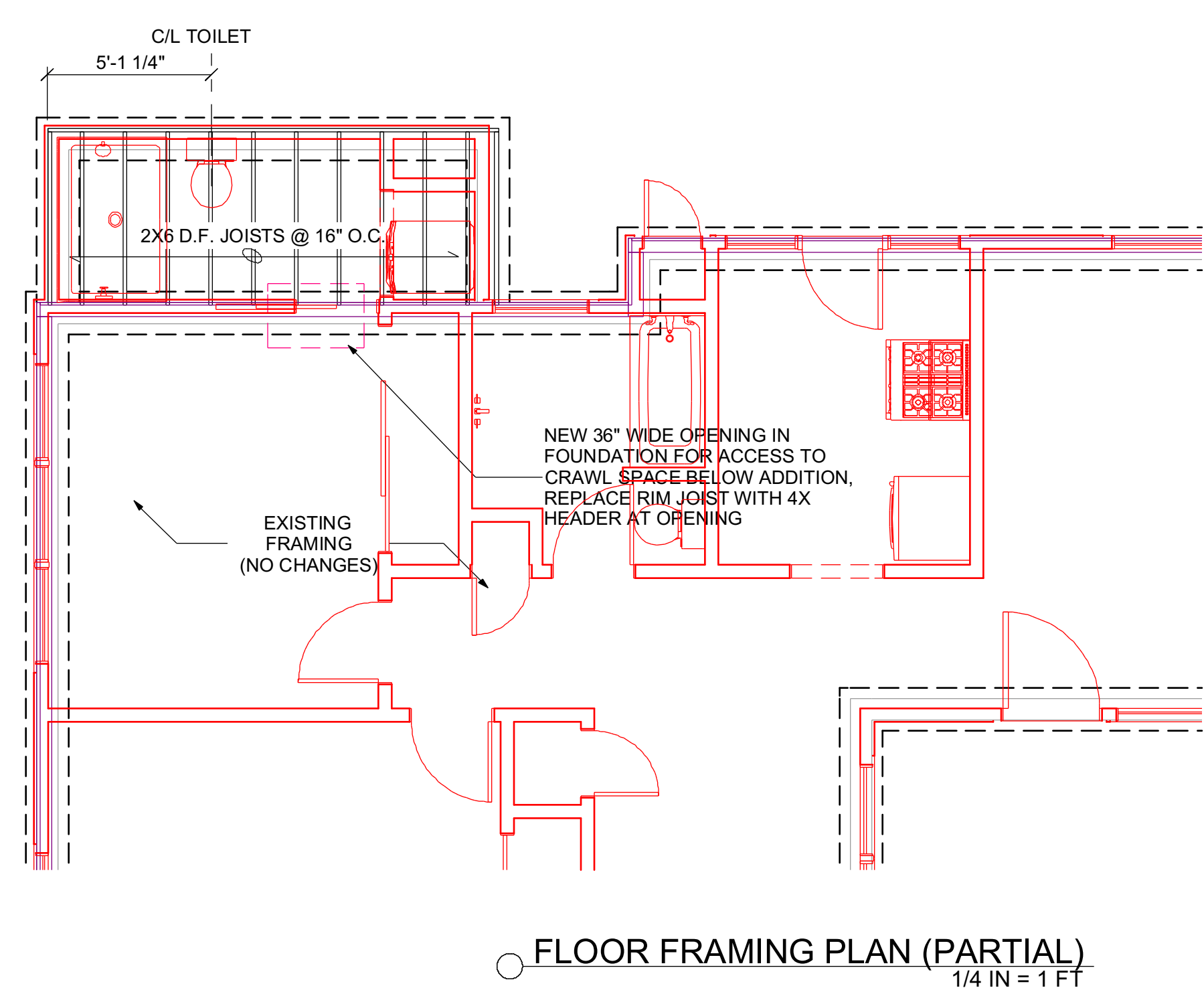
REVISIONS

1	2/5/2024
2	4/29/2024
3	5/13/2024
4	6/17/2024

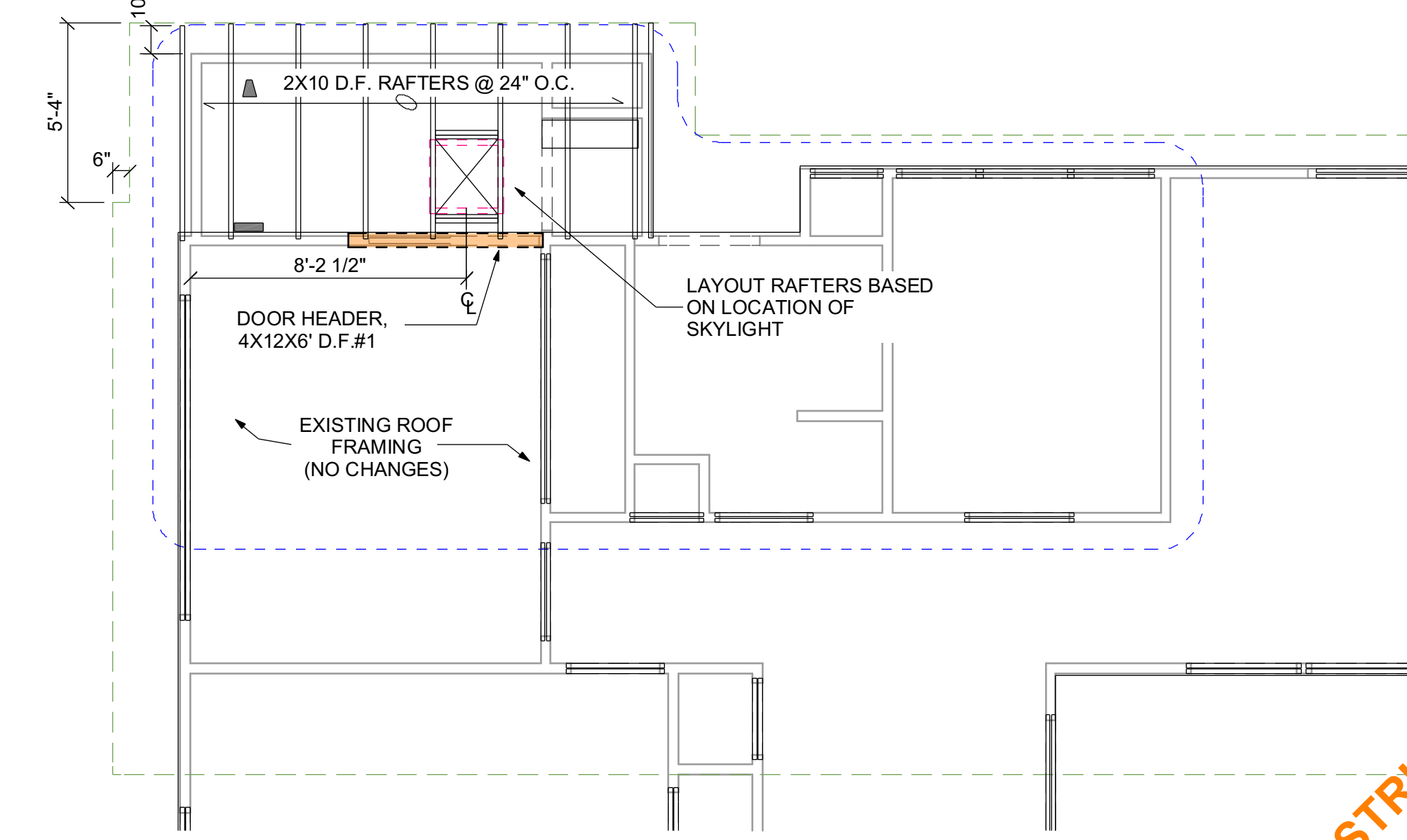
LEHMAN DESIGN STUDIO  
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 26463 mission fields road  
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 info@lehmandesignstudio.com

DRAWN BY  
 ALAN LEHMAN

FRAMING PLANS



FLOOR FRAMING PLAN (PARTIAL)  
1/4 IN = 1 FT



ROOF FRAMING PLAN (PARTIAL)  
1/4 IN = 1 FT

NOT FOR CONSTRUCTION

Fradin Remodel  
 NW Corner of Torres and 1st, Carmel CA  
 93921  
 009-132-004

6/17/2024  
 SHEET  
**A12**  
 Fradin CD V1



Table with 2 columns: Revision number and date. Revisions 1-4 are listed with dates 2/5/2024, 4/29/2024, 5/13/2024, and 6/17/2024.

Contact information for LEHMAN DESIGN STUDIO: ph 831.747.4718, 26463 mission fields road carmel CA 93923, info@lehmandesignstudio.com



DRAWN BY ALAN LEHMAN

Signature of Alan Lehman

CAL GREEN INFO.

Fradin Remodel NW Corner of Torres and 1st, Carmel CA 93921 009-132-004

6/17/2024

SHEET A13

Fradin CD V1

CHAPTER 3 GREEN BUILDING SECTION 301 GENERAL 301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. 301.1.1 ADDITIONS AND ALTERATIONS. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings...

4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities. When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the requirements of Sections 4.106.4.2.1 and 4.106.4.2.2. 4.106.4.2.1 Electric vehicle charging stations (EVCS). Electric vehicle charging stations required by Section 4.106.4.2.2, Item 3, shall comply with Section 4.106.4.2.2.1.

4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multifamily buildings. When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. 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.

4.304 OUTDOOR WATER USE 4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent. 4.400 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY 4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE 4.406.1 RODENT PROOFING. Annual spaces around pipes, electric cables, conduits or other openings in solebottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.



Table with 2 columns: Revision number and date. Revisions 1-4 with dates 2/5/2024, 4/29/2024, 5/13/2024, 6/17/2024.

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CAL GREEN INFO.
Fradin Remodel
NW Corner of Torres and 1st, Carmel CA
93921
009-132-004

CAL GREEN INFO.

Fradin Remodel
NW Corner of Torres and 1st, Carmel CA
93921
009-132-004

6/17/2024

SHEET

A14

Table with 2 columns: Y/NIA/RESPON PARTY and content. Includes sections for Maximum Incremental Reactivity (MIR), Moisture Content, Product-Weighted MIR (PWMIR), Reactive Organic Compound (ROC), Fireplaces, Pollutant Control, Adhesives, Sealants and Caulks, Paints and Coatings, Aerosol Paints and Coatings, and Verification.

Table 4.504.2 - SEALANT VOC LIMIT and Table 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS. Includes columns for Sealants, VOC Limit, Coating Category, and VOC Limit.

Table 4.504.5 - FORMALDEHYDE LIMITS, Division 4.5 Environmental Quality (continued), and Table 4.504.1 - ADHESIVE VOC LIMIT. Includes columns for Product, Current Limit, and Adhesive VOC Limit.

CHAPTER 7 INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS. Includes sections for 702.1 Installer Training, 702.2 Special Inspection (HCD), 703 Verifications, and 703.1 Documentation.



All drawings and written materials appearing herein constitute original and unpublished work and are the property of Lehman Design Studio LLC. The drawings and written materials are developed for this project only and shall not be duplicated or disclosed without the written permission of Lehman Design Studio LLC.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD  
Project Name: Fradin Addition  
Calculation Description: T-24 Analysis  
Calculation Date/Time: 2023-12-26T13:53:32-08:00  
Input File Name: Fradin Addition.rbd22  
CF1R-PRF-01E  
(Page 1 of 13)

GENERAL INFORMATION table with 23 columns and 23 rows detailing project location, standards version, climate zone, building type, project scope, and area calculations.

COMPLIANCE RESULTS table with 3 columns and 3 rows, and registration information including registration number, date, and provider details.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD  
Project Name: Fradin Addition  
Calculation Description: T-24 Analysis  
Calculation Date/Time: 2023-12-26T13:53:32-08:00  
Input File Name: Fradin Addition.rbd22  
CF1R-PRF-01E  
(Page 2 of 13)

ENERGY USE SUMMARY table with 7 columns and 16 rows, showing energy use for space heating, cooling, IAQ, water heating, self-utilization, and other systems.

Registration information and report details for the second page of the certificate.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD  
Project Name: Fradin Addition  
Calculation Description: T-24 Analysis  
Calculation Date/Time: 2023-12-26T13:53:32-08:00  
Input File Name: Fradin Addition.rbd22  
CF1R-PRF-01E  
(Page 3 of 13)

ENERGY USE INTENSITY table with 5 columns and 2 rows, showing Gross EUI and Net EUI values.

Notes and REQUIRED SPECIAL FEATURES section, including ducts in crawl space.

HERS FEATURE SUMMARY table with 7 columns and 1 row, detailing features like kitchen range hood and minimum airflow.

BUILDING - FEATURES INFORMATION table with 7 columns and 2 rows, showing conditioned floor area, units, bedrooms, zones, and heating systems.

Registration information and report details for the third page of the certificate.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD  
Project Name: Fradin Addition  
Calculation Description: T-24 Analysis  
Calculation Date/Time: 2023-12-26T13:53:32-08:00  
Input File Name: Fradin Addition.rbd22  
CF1R-PRF-01E  
(Page 4 of 13)

ZONE INFORMATION table with 7 columns and 2 rows, detailing zone name, type, HVAC system, and status.

OPAQUE SURFACES table with 11 columns and 16 rows, detailing surface construction, azimuth, orientation, and area for various walls and floors.

OPAQUE SURFACES - CATHEDRAL CEILINGS table with 14 columns and 3 rows, detailing ceiling construction, area, and reflectance.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD  
Project Name: Fradin Addition  
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Calculation Date/Time: 2023-12-26T13:53:32-08:00  
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CF1R-PRF-01E  
(Page 7 of 13)

FENESTRATION / GLAZING table with 16 columns and 4 rows, detailing window type, surface, orientation, and U-factor.

OPAQUE DOORS table with 6 columns and 4 rows, detailing door type, side of building, area, and U-factor.

OPAQUE SURFACE CONSTRUCTIONS table with 8 columns and 2 rows, detailing construction name, surface type, and framing.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD  
Project Name: Fradin Addition  
Calculation Description: T-24 Analysis  
Calculation Date/Time: 2023-12-26T13:53:32-08:00  
Input File Name: Fradin Addition.rbd22  
CF1R-PRF-01E  
(Page 5 of 13)

FENESTRATION / GLAZING table with 16 columns and 16 rows, providing detailed window specifications including surface, orientation, and SHGC.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD  
Project Name: Fradin Addition  
Calculation Description: T-24 Analysis  
Calculation Date/Time: 2023-12-26T13:53:32-08:00  
Input File Name: Fradin Addition.rbd22  
CF1R-PRF-01E  
(Page 8 of 13)

OPAQUE SURFACE CONSTRUCTIONS table with 8 columns and 4 rows, detailing construction name, surface type, framing, and assembly layers.

BUILDING ENVELOPE - HERS VERIFICATION table with 5 columns and 2 rows, detailing insulation and air leakage requirements.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD  
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CF1R-PRF-01E  
(Page 6 of 13)

FENESTRATION / GLAZING table with 16 columns and 16 rows, providing detailed window specifications including surface, orientation, and SHGC.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD  
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CF1R-PRF-01E  
(Page 9 of 13)

WATER HEATING SYSTEMS table with 12 columns and 2 rows, detailing system type, distribution, and water heater information.

WATER HEATERS table with 15 columns and 2 rows, detailing heater type, tank volume, and efficiency.

WATER HEATING - HERS VERIFICATION table with 7 columns and 2 rows, detailing pipe insulation and recirculation control.

REVISIONS

Revision list table with 2 columns and 4 rows, showing revision numbers and dates.

Contact information for Lehman Design Studio, including phone number and email address.



DRAWN BY ALAN LEHMAN

Signature of Alan Lehman

TITLE 24 INFO

Fradin Remodel  
NW Corner of Torres and 1st, Carmel CA  
93921  
009-132-004

6/17/2024

SHEET

E-1

Fradin CD V1

NOT FOR CONSTRUCTION



01	02	03	04	05	06	07	08	09	10	11	12
Name	System Type	Heating Unit Name	Heating Equipment Count	Cooling Unit Name	Cooling Equipment Count	Fan Name	Distribution Name	Required Thermostat Type	Status	Verified Existing Condition	Existing HVAC System
Ex. HVAC	Heating and cooling system other	Heating System 1	1	Cooling System 1	1	HVAC Fan System 1	Distribution System 1	n/a	Existing	No	

01		02		03		04		05	
Name	System Type	Number of Units	Heating Efficiency	Heating Unit Brand					
Heating System 1	Central gas furnace	1	AFUE - 80	n/a					

01	02	03	04	05	06	07	08	09
Name	System Type	Number of Units	Efficiency Metric	Efficiency EER/EER2/CEER	Efficiency SEER/SEER2	Zonally Controlled	Multi-speed Compressor	HERS Verification
Cooling System 1	Central split AC	1	EER/SEER	12.2	15	Not Zonal	Single Speed	Cooling System 1-hers-cool

Registration Number: 223-P016632726A-000-000-0000000-0000 Registration Date/Time: 2024-01-02 17:02:17 HERS Provider: CalCERTS, Inc.  
 CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Schema Version: rev 20220901 Report Generated: 2023-12-26 13:54:15

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
Name	Type	Design Type	Duct Ins. R-value	Suppl Y	Retur n	Suppl Y	Retur n	Surface Area	Bypass Duct	Duct Leakage	HERS Verification	Status	Verified Existing Condition	Existing Distribution system	New Ducts 25 ft
Distribution System 1	Unconditioned crawl space	Non-Verified	R-6	R-6	Crawl Space	Crawl Space	n/a	n/a	No Bypass Duct	Sealed and Tested	Distribution System 1-hers-dist	New	n/a		No

01	02	03	04	05	06	07	08	09
Name	Duct Leakage Verification	Duct Leakage Target (%)	Verified Duct Location	Verified Duct Design	Buried Ducts	Deeply Buried Ducts	Low-leakage Air Handler	Low Leakage Ducts Entirely in Conditioned Space
Distribution System 1-hers-dist	Yes	5.0	Not Required	Not Required	Not Required	Credit not taken	Not Required	No

01		02		03		04	
Name	Type	Fan Power (Watts/CFM)	Name				
HVAC Fan System 1	HVAC Fan	0.45	HVAC Fan System 1-hers-fan				

01		02		03	
Name	Verified Fan Watt Draw	Required Fan Efficacy (Watts/CFM)			
HVAC Fan System 1-hers-fan	Required	0.45			

Registration Number: 223-P016632726A-000-000-0000000-0000 Registration Date/Time: 2024-01-02 17:02:17 HERS Provider: CalCERTS, Inc.  
 CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Schema Version: rev 20220901 Report Generated: 2023-12-26 13:54:15

HERS RATER VERIFICATION OF EXISTING CONDITIONS	



Registration Number: 223-P016632726A-000-000-0000000-0000 Registration Date/Time: 2024-01-02 17:02:17 HERS Provider: CalCERTS, Inc.  
 CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Schema Version: rev 20220901 Report Generated: 2023-12-26 13:54:15

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT	
I certify that this Certificate of Compliance documentation is accurate and complete.	
Documentation Author Name: Barry Hanes	Documentation Author Signature: 
Company: Hanes Construction	Signature Date: 2023-12-26 14:50:48
Address: 39314 Sierra La Vida	CEA/HERS Certification Identification (if applicable):
City/State/Zip: Murrieta, CA 92563	Phone: 714-448-4350
RESPONSIBLE PERSON'S DECLARATION STATEMENT	
I certify the following under penalty of perjury, under the laws of the State of California: 1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance. 2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations. 3. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.	
Responsible Designer Name: Alan Lehman	Responsible Designer Signature: 
Company: Lehman Design Studio	Date Signed: 2024-01-02 17:02:17
Address: 26453 Mission Fields Rd	License: N/A
City/State/Zip: Carmel, CA 93923	Phone: 831-747-4718

Digitally signed by CalCERTS. This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information.



Registration Number: 223-P016632726A-000-000-0000000-0000 Registration Date/Time: 2024-01-02 17:02:17 HERS Provider: CalCERTS, Inc.  
 CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Schema Version: rev 20220901 Report Generated: 2023-12-26 13:54:15

REVISIONS	
1	2/5/2024
2	4/29/2024
3	5/13/2024
4	6/17/2024

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 ALAN LEHMAN

TITLE 24 INFO

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**E-2**

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