



## 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 24228

**Owner Name:** GIVENS TROY & SHARYL TRS

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

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

**Date Approved:** 11/06/2024

**Project Location:** SE Corner of 5th & Torres

**APN #:** 010092012000      **BLOCK/LOT:** 60/W 1/2 OF LOTS 2 AND 4

**Applicant:** Jay Auburn - Lewis Builders

**Project Description:** This approval of Design Study application DS 24-228 (Givens) authorizes modifications to Design Study approval DS 22-226 (Givens) as follows: 1) Modify the south elevation window & door configuration from two fixed windows and a single door to one fixed window and a double door. 2) Change the style of the wall-mounted exterior light fixture. 3) Reconfigure the layout of the artificial turf in the courtyard. 4) Extend the semi-permeable paver driveway into the right-of-way to connect with the edge of the roadway. 5) Replace the street-side yard semi-permeable paver parking strips (+218 SF) with a semi-permeable concrete paver walkway (+147 SF). 6) Replace the horizontal wood slat fence in the street-side yard with new horizontal wood slat boards in a natural finish covered with a flowering vine. 7) Eliminate the west-facing courtyard gate. 8) Add a gas firepit integrated with the new concrete wall in the courtyard. 9) Replace flagstone walkways along the courtyard's west, south, and east sides with mulch (excluding porch and door landings). The project is located on the southeast corner of Torres Street and 5th Avenue in the Single-Family Residential (R-1) District as depicted in the plans prepared by Lewis Builders, stamped approved and on file in the Community Planning & Building Department unless modified by the conditions of approval contained herein.

**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.*



# FINDINGS AND CONDITIONS

**Project:** DS 24-228 (Givens)

**Location:** SE Corner of 5th and Torres; 010-092-012-000

**Date of Action:** November 6, 2024

**Project Description:**

**DS 24-228 (Givens)** authorizes the approval of Design Study Applications (**DS 24-228, Givens**) for the modifications to Design Study approval DS 22-226 (Givens) located at SE Corner of 5th and Torres in the Single-Family (R-1) District. APN: 010-092-012

The proposed changes include:

- 1) Modify the south elevation window & door configuration from two fixed windows and a single door to one fixed window and a double door.
- 2) Change the style of the wall-mounted exterior light fixture.
- 3) Reconfigure the layout of the artificial turf in the courtyard.
- 4) Extend the semi-permeable paver driveway into the right-of-way to connect with the edge of the roadway.
- 5) Replace the street-side yard semi-permeable paver parking strips (+218 SF) with a semi-permeable concrete paver walkway (+147 SF).
- 6) Replace the horizontal wood slat fence in the street-side yard with new horizontal wood slat boards in a natural finish covered with a flowering vine.
- 7) Eliminate the west-facing courtyard gate.
- 8) Add a gas firepit integrated with the new concrete wall in the courtyard.
- 9) Replace flagstone walkways along the courtyard's

| FINDINGS REQUIRED FOR DESIGN STUDY APPROVAL  |            |           |
|--|------------|-----------|
| <p>The Director shall have the authority to approve, approve with modifications and/or conditions, or deny an application for design review based on written findings stating the reasons for the action. Findings shall be based on information in the record. CMC 17.58.060.A.</p> <p>For each of the required findings listed below, the staff has indicated whether the application, either as proposed or with conditions, supports adopting the findings. For all findings checked "no," staff discusses the issues to facilitate the Staff's decision-making. Findings checked "yes" may or may not be discussed depending on the issue(s).</p> |            |           |
| <b>CMC 17.58.060.B Findings for Design Review Approval</b>   | <b>YES</b> | <b>NO</b> |
| Before approving an application for design review in any district, the Director shall find that the final design plans:  |            |           |
| 1. Conform to the applicable policies of the General Plan and the Local Coastal Program;   | ✓          |           |
| 2. Comply with all applicable provisions of this code; and   | ✓          |           |
| 3. Are consistent with applicable adopted design review guidelines.  | ✓          |           |
| <p><b>Additional Staff Analysis/Discussion:</b><br/> <b>DS 24-228 (Givens)</b> is a modification to Design Study approval DS 22-226 (Givens). Building permit revision is required.</p>  |            |           |

|                             |
|-----------------------------|
| <b>ENVIRONMENTAL REVIEW</b> |
|-----------------------------|

The California Environmental Quality Act (California Public Resources Code §§ 21000, *et seq.*, “CEQA”), together with State Guidelines (14 California Code Regulations §§ 15000, *et seq.*, the “CEQA Guidelines”) and City Environmental Regulations (CMC 17.60) require that certain projects be reviewed for environmental impacts and that environmental documents be prepared.

**Finding:** The Community Planning and Building Department finds that pursuant to CEQA regulations, the project is categorically exempt under Section 15301 (Class 1) – Existing Facilities, and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines.

**Additional Staff Analysis/Discussion:** The project minor modifications to Design Study approval DS 22-226 (Givens), including modifying the south elevation window and door configuration from two fixed windows and a single door to one fixed window and a double door; and, other minor site modifications to a single-family residence currently under construction.

| <b>CONDITIONS OF APPROVAL</b> |   |
|-------------------------------|---|
| <b>No.</b>                    | <b>Standard Conditions</b>  |
| 1.                            | <p><b>Authorization.</b> This approval of Design Study application DS 24-228 (Givens) authorizes modifications to Design Study approval DS 22-226 (Givens) as follows:</p> <ol style="list-style-type: none"> <li>1) Modify the south elevation window &amp; door configuration from two fixed windows and a single door to one fixed window and a double door.</li> <li>2) Change the style of the wall-mounted exterior light fixture.</li> <li>3) Reconfigure the layout of the artificial turf in the courtyard.</li> <li>4) Extend the semi-permeable paver driveway into the right-of-way to connect with the edge of the roadway.</li> <li>5) Replace the street-side yard semi-permeable paver parking strips (<u>±</u>218 SF) with a semi-permeable concrete paver walkway (<u>±</u>147 SF).</li> <li>6) Replace the horizontal wood slat fence in the street-side yard with new horizontal wood slat boards in a natural finish covered with a flowering vine.</li> <li>7) Eliminate the west-facing courtyard gate.</li> <li>8) Add a gas firepit integrated with the new concrete wall in the courtyard.</li> <li>9) Replace flagstone walkways along the courtyard's west, south, and east sides with mulch (excluding porch and door landings).</li> </ol> <p>The project is located on the southeast corner of Torres Street and 5<sup>th</sup> Avenue in the Single-Family Residential (R-1) District as depicted in the plans prepared by Lewis Builders, stamped approved and on file in the Community Planning &amp; Building Department unless modified by the conditions of approval contained herein.</p> <p>Unless modified by the conditions of approval below, all conditions adopted in Resolution 2023-014-PC shall remain in full force and effect.</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 review and subsequent approval by the Director and/or Planning Commission.</p>  |
| 3.                            | <p><b>Permit Validity.</b> In accordance with CMC Section 17.52.170 (Time Limits on Approvals and Denials), a residential design study approval remains valid for 12 months from the date of action. The project must be implemented during this time, or the approval becomes void. Implementation is effected by erecting, installing, or beginning the installation of the improvement authorized by the permit, as determined by the Director. Extensions to this approval may be granted consistent with CMC 17.52.170.C.</p>  |
| 4.                            | <p><b>Modifications.</b> The Applicant shall submit in writing, with revised plans, to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating those changes. If the Applicant changes the project without</p>  |

|    |  |
|----|--|
|    | <p>first obtaining City approval, the Applicant will be required to submit the change in writing, with revised plans, within two weeks of the City being notified. A cease work order may be issued at any time at the discretion of the Director of Community Planning and Building until a) either the Planning Commission or Staff has approved the change, or b) the property owner has eliminated the change and submitted the proposed change in writing, with revised plans, for review. The project will be reviewed for its compliance with the approved plans prior to the final inspection.</p>   |
| 5. | <p><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.</p>   |
| 6. | <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> |
| 7. | <p><b>Exterior Lighting.</b> Prior to the issuance of a building permit revision, 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> <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>   |

|                             |   |
|-----------------------------|---|
| 8.                          | <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> |
| 9.                          | <p><b>Driveway.</b> Prior to the issuance of a building permit revision, the Applicant shall clearly identify the driveway material and asphalt connection to the paved street edge on the construction drawings. The driveway material may 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>   |
| 10.                         | <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 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.</p>  |
| 11.                         | <p><b>Conditions of Approval.</b> Prior to the issuance of a building permit revision, the Applicant shall print a copy of the Resolution adopted by the Planning Commission and signed by the property owner(s) on a full-size sheet within the construction plan set submitted to the Building Safety Division.</p>   |
| <b>Landscape Conditions</b> |   |
| 12.                         | <p><b>Landscape Plan Required.</b> Prior to the issuance of a building permit revision, the Applicant shall submit a landscape plan for review and approval by the Community Planning &amp; Building Department and the City Forester. The landscape plan shall be included in the construction drawings and will be reviewed for compliance with the landscaping standards contained in the Zoning Code, including, but not limited to, the following:</p>   |

|     |  |
|-----|--|
|     | <p>1) All new landscaping shall be 75% drought-tolerant;<br/>         2) Landscaped areas shall be irrigated by a drip/sprinkler system set on a timer; and<br/>         3) The project shall meet the City’s recommended tree density standards unless otherwise approved by the City based on on-site conditions.</p> <p>The landscape plan shall identify the location where new trees will be planted when new trees are required to be planted by the City code, the Forest and Beach Commission, or the Planning Commission.</p>   |
| 13. | <p><b>Tree Planting Requirements.</b> Prior to issuance of a building permit, the Applicant shall identify on the landscape plan the location, size, and species of required tree plantings. All new trees shall be installed prior to the final inspection. Trees shall be recorded and monitored for at least five years to ensure their establishment and growth to maturity. Trees that do not survive or are removed shall be replaced with new trees that are equivalent in size to the measured or projected growth of the original trees and shall be planted in the same location unless otherwise directed by the City Forester or Forest &amp; Beach Commission.</p>  |
| 14. | <p><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.</p>  |
| 15. | <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> </ul> |





# GIVENS RESIDENCE REMODEL & ADDITION

SE CORNER 5TH & TORRES, CARMEL, CALIFORNIA  
APN 010-092-012-000 [CARMEL-BY-THE-SEA]



## HOURS OF CONSTRUCTION

THE OPERATION OF TOOLS AND EQUIPMENT USED IN CONSTRUCTION SHALL BE LIMITED TO THE HOURS AUTHORIZED BY LOCAL AUTHORITY. NO HEAVY EQUIPMENT RELATED CONSTRUCTION ACTIVITY IS ALLOWED ON SUNDAYS OR HOLIDAYS. IF THE CITY ADOPTS A NOISE ORDINANCE IN THE FUTURE, APPLICABLE PROVISIONS OF SAID ORDINANCE SHALL REPLACE THIS CONDITION.

### DISCOVERY OF PREHISTORIC OR ARCHAEOLOGICAL RESOURCES:

SHOULD CONCENTRATIONS OF ARCHAEOLOGICAL OR PALEONTOLOGICAL MATERIALS BE ENCOUNTERED DURING CONSTRUCTION OR GRADING OPERATIONS, ALL GROUND-DISTURBING WORK SHALL BE TEMPORARILY HALTED ON THE SITE AND THE COMMUNITY DEVELOPMENT DEPARTMENT CONTACTED. WORK NEAR THE ARCHAEOLOGICAL FINDS SHALL NOT BE RESUMED UNTIL A QUALIFIED ARCHAEOLOGIST HAS EVALUATED THE MATERIALS AND OFFERED RECOMMENDATIONS FOR FURTHER ACTION. PREHISTORIC MATERIALS THAT COULD BE ENCOUNTERED INCLUDE: OBSIDIAN OR CHERT FLAKES OR TOOLS, LOCALLY DARKENED MIDDEN, GROUND STONE ARTIFACTS, DEPOSITIONS OF SHELL, DIETARY BONE, AND HUMAN BURIALS. SHOULD HUMAN REMAINS BE UNCOVERED, STATE LAW REQUIRES EXCAVATION IS HALTED IN THE IMMEDIATE AREA AND THAT THE COUNTY CORONER BE CONTACTED IMMEDIATELY. SHOULD THE CORONER DETERMINE THAT THE REMAINS ARE LIKELY THOSE OF A NATIVE AMERICAN, THE CALIFORNIA NATIVE AMERICAN HERITAGE COMMISSION MUST BE CONTACTED WITHIN 24 HOURS OF IDENTIFICATION. THE HERITAGE COMMISSION CONSULTS WITH THE MOST LIKELY NATIVE AMERICAN DESCENDANTS TO DETERMINE THE APPROPRIATE TREATMENT OF THE REMAINS.

## CONSTRUCTION PLAN SUMMARY

1. THE PROPOSED PROJECT IS A SFR REMODEL THAT IS TO BE COMPLETED IN A TIME FRAME OF 6 MONTHS
2. THE PROPOSED PROJECT WILL BE BUILT BY A LICENSED CONTRACTOR WITH AN AVERAGE OF SIX WORKERS WORKING ON THE PROJECT PER WORKING DAY.
3. PARTIES RESPONSIBLE DURING CONSTRUCTION:
  - A. OWNER: TROY & SHARYL GIVENS
  - B. CONTRACTOR: LEWIS BUILDERS
4. ON AVERAGE, TWO TO THREE TRUCKS A DAY AT SITE AND ONE TRIP TO MONTEREY REGIONAL WASTE MANAGEMENT DISTRICT A WEEK.
5. HOURS OF OPERATIONS: M-F, 8AM - 5PM.
6. PROJECT SCHEDULING: START JULY 2023 TO FEBRUARY 2024

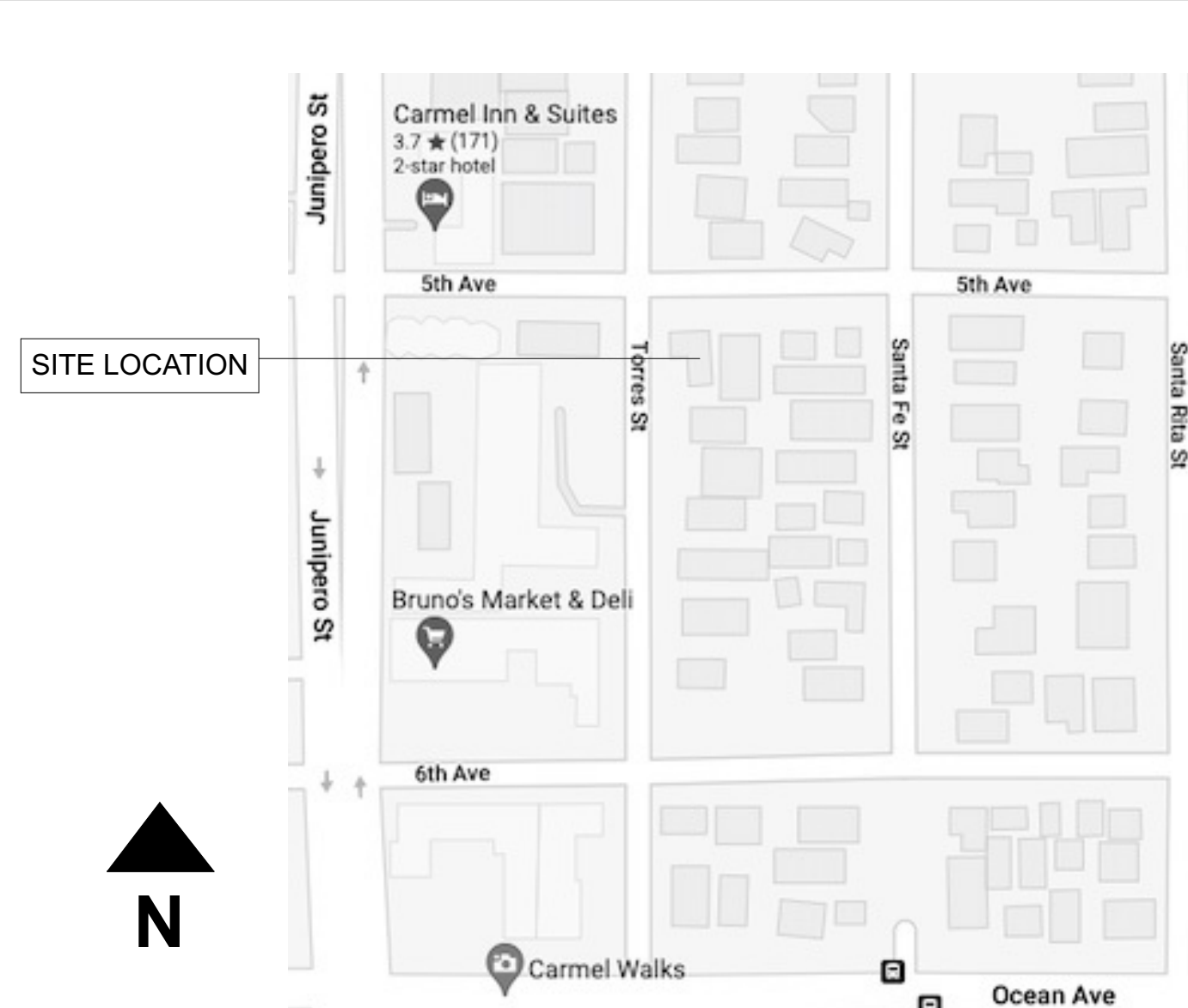
## WATER CREDITS

WATER FIXTURE EFFICIENCY UPGRADES  
SEE MPWMD WORSKEET ON SHEET A-N-2

## FIRE SPRINKLERS

SPRINKLERS ARE REQUIRED  
FIRE RISER AND CHECK VALVE REQUIRED

## VICINITY MAP



## CONTACT INFO

| LEGAL OWNER  | APPLICANT / DESIGNER  |
|--|---|
| TROY & SHARYL GIVENS<br>SE CORNER 5TH & TORRES<br>CARMEL 93921   | LEWIS BUILDERS<br>3706 The Barnyard G11<br>Carmel, CA<br>(831) 250 7168                               |
| ENGINEER OF RECORD   | ENERGY COMPLIANCE   |
| CHRISTIAN K LEE #C62330<br>STRUCTURAL - E, INC<br>230 6TH STREET<br>PACIFIC GROVE, CA 93950<br>831.424.9000<br>StructuralPlans@gmail.com | MONTEREY ENERGY GROUP<br>26465 CARMEL RANCHO BLVD #8<br>CARMEL, CA 93923<br>831.372.8328 cad@meg4.com |

## SITE DETAILS

|                    |                           |
|--------------------|---------------------------|
| LAND USE:          | SINGLE FAMILY RESIDENTIAL |
| ZONING:            | LDR                       |
| SITE AREA:         | 4,000 SF                  |
| YEAR BUILT:        | 1950                      |
| OCCUPANCY TYPE:    | R1                        |
| CONSTRUCTION TYPE: | V-B                       |
| SPRINKLED:         | YES                       |
| LIVING AREA:       | 1,201 SF                  |
| HOUSE:             | 1,025 SF                  |
| GARAGE:            | 191 SF                    |
| JURISDICTION:      | CARMEL-BY-THE-SEA         |
| WATER:             | CALAM                     |
| SEWER:             | SEWER                     |
| ELECTRICITY/GAS:   | PG&E                      |
| SOIL GROUP:        | C&MEL TYPE "C"            |
| HISTORIC BLDG:     | NO                        |
| ARCHEOLOGY:        | NO                        |
| FLOODPLAIN:        | NO                        |
| WUI ZONE:          | NO                        |
| EASEMENTS:         | Text                      |
| ENCROACHMENT:      | REQUESTED                 |
| NON-CONFORMING:    | YES                       |
| VARIANCE:          | NO                        |

## PROJECT DESCRIPTION

**PLANNING**  
197 SF ADDITIONS (180 SF ADD TO RESIDENCE, 74 SF ADD TO GARAGE); PROJECT CATEGORIZED AS DEMOLITION.  
DEMO (E) GARAGE, INCREASE PLATE HEIGHT.  
REDUCE SLOPE OF ROOF FROM .75/12 TO .5/12  
RECONFIGURE (E) ROOFS TO ACCOMMODATE ADDITION SF. CLASS-A ballasted w/ GRAVEL.  
NEW SOLAR ENERGY ON ROOFTOP  
DEMO three (E) 30" x 30" SKYLIGHTS. ADD FOUR SKYLIGHTS W/ BLACKOUT SHADES.  
REPLACE ALL WINDOWS & DOORS. WHITE ALUMINUM CLAD W/ WHITE TRIM.  
CREATE FOCUSED FRONT ENTRY W/ SMALL ROOF.  
DEMO EXTERIOR WALLS OF KITCHEN, DINING & LIVING ROOM. REFRAME w/ 2x6 LUMBER.  
DEMO (E) BRICK CHIMNEY & (E) MECHANICAL ENCLOSURE.  
PAINT (N) EXTERIOR COMPOSITE STRAIGHT EDGE SHAKE LT GREY.  
BRING SITE COVERAGE INTO COMPLIANCE.  
DEMO AND RECONFIGURE HARDSCAPE.  
RECONFIGURE DRIVEWAY FOR USABILITY. MINOR CUT, DISTRIBUTE SOIL ON SITE.  
NEW PERMEABLE PAVER & PEA GRAVEL PARKING DRIVEWAY. DEMO ASPHALT. RELOCATE DRIVEWAY IN ROW, (SHIFT SOUTH).  
DEMO ALL (E) ARBORS IN PATIOS.  
REPLACE (E) WEST FENCE & GATE WITH HORIZONTAL WOOD. NO CHANGE TO OTHER E FENCES.  
NO CHANGE TO LANDSCAPING. EXCEPT RESURFACING OF (E) FRONT YARD RETAINING WALL W/ CARMEL STONE. NEW CARMEL STONE LANDSCAPING WALLS AT REALIGNED DRIVEWAY.

**TREE REMOVAL**  
TRIM OAK LIMB PROTRUDING THROUGH COURTYARD FENCE @ GARAGE, APPROVED BY CITY FORESTER.

**BUILDING**  
SPRINKLERS ARE REQUIRED.  
DEMO HOUSE AND GARAGE TO FOUNDATION, EXCEPTING REAR WALL OF RESIDENCE.  
REPLACE MAIN WATER FEEDER PIPE 2".  
BURY POLE LINES TO HOUSE. MAIN PANEL & METER TO BE RELOCATED TO GARAGE.  
NEW ELECTRICAL PANEL (200 AMP).  
NEW WATER METER.  
REPLACE TANKLESS WATER HEATER.  
replace whole house water filter.  
COMPLETE INTERIOR AND EXTERIOR REMODEL OF RESIDENCE & GARAGE, INCLUDING ELECTRICAL, PLUMBING, MECHANICAL, FLOORING, FIXTURES, APPLIANCES, WINDOWS, SKYLIGHTS, & DOORS. RETAIN (E) FURNACE.  
FAUX BEAMS THROUGHOUT RESIDENCE, EXCEPTING CLOSETS & GARAGE.

**BUILDING CHANGE ORDER #1 - JULY 2024**  
SOUTH FACING PRIMARY SUITE MULLED UNIT WIDENED.  
EXTERIOR LIGHTING FIXTURE CHANGED.  
HARDSCAPE RECONFIGURED. COURTYARD ENLARGED, DRIVEWAY STRAIGHTENED, FENCE CHANGED FROM WOOD TO CONCRETE WITH HORIZONTAL WOOD SLAT FACING ON SIDES. REMOVE FROM STREET (NO CHANGE TO WOOD OR SPACING). GATE INTO COURTYARD REMOVED. ALL CHANGES RESULT IN MINIMAL IMPACT FROM STREET VIEW.  
CUSTOM GAS FIRE PIT IN CONCRETE WALL ADDED TO COURTYARD.  
CHANGE ROOFING WATERPROOFING TO 60ML PVC (VERBAL APPROVED BY M. WAFFLE), NO CHANGE TO BALLAST (KEEP).  
RIGHT OF WAY (ENCROACHMENT) CHANGES - UNDER REVIEW WITH BUILDING DEPT.

**BUILDING RFI #3 - SEPT 2024**  
MOVE 6" WOOD (ONLY) COURTYARD WALL OUT OF 9' WEST SETBACK  
MOVE CUSTOM CONCRETE FIRE PIT NORTH, OUT OF 9' SIDE SETBACK  
ROW ENCROACHMENT INFORMATION HAS BEEN REMOVED FROM THE PLANSET  
LANDSCAPING PLAN PROVIDED  
FLOWERING VINE ADDED TO WEST FACE OF 6" WOOD FENCE  
HARDSCAPE REVISED TO PROVIDE 50% PERMEABLE COVERAGE  
TURF REMOVED FROM AREAS OF 6" NO DIG ZONE OF TREES.  
DO NOT RESURFACE EXISTING ROW RETAINING WALL - LEAVE AS WOOD

## BUILDING CODES

ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO THE MOST CURRENT EDITION OF THE FOLLOWING:

- CALIFORNIA BUILDING CODE 2022
- CALIFORNIA RESIDENTIAL CODE 2022
- CALIFORNIA MECHANICAL CODE 2022
- CALIFORNIA PLUMBING CODE 2022
- CALIFORNIA ELECTRICAL CODE 2022
- CALIFORNIA FIRE CODE 2022
- CALIFORNIA ENERGY CODE 2022
- CALIFORNIA GREEN BUILDING STANDARDS CODE 2022
- CARMEL-BY-THE-SEA MUNICIPAL CODES 2021
- CARMEL-BY-THE-SEA RESIDENTIAL DESIGN GUIDELINES 2001

## NOTES

RE-SUBDIVIDED CORNER LOT  
PROJECT IS CLASSIFIED AS DEMOLITION DUE TO EXISTING NORTH WALL IN SETBACK. THE NORTH WALL BRINGS THE PROJECT OVER THE 50% DEMOLITION THRESHOLD.  
EXISTING NON-CONFORMING REAR EAST WALL IN SETBACK. DO NOT DEMO REAR (EAST) WALL OF RESIDENCE. DOING SO WILL TRIGGER SETBACK CONFORMANCE.  
ENCROACHMENT PERMIT REQUESTED FOR EXISTING RETAINING WALL. NEW LANDSCAPE WALLS, NEW STEPS & DRIVEWAY RECONFIGURATION IN ROW. AN ENCROACHMENT PERMIT SHALL BE OBTAINED FOR ANY WORK IMPEDING THE RIGHT OF WAY.

## DEFERRED SUBMITTAL

**PLANNING**  
LANDSCAPE PLAN  
RIGHT OF WAY ENCROACHMENT (SUBMITTED 05/24/24)

**BUILDING**  
FIRE SUPPRESSION  
GAS SCHEMATIC  
PLUMBING SCHEMATIC

## FAR & SITE COVERAGE TABLE

| TORRES COVERAGE & FOOTAGES                          | EXISTING | BFA LIMIT | IMPERM LIMIT  | IMP+BONUS LIMIT |
|---|----------|-----------|---------------|-----------------|
| LOT SIZE  | 4,000    | 1,800     | 396           | 556             |
| FLOOR AREA RATIO                                    | EXISTING | DEMO      | NEW / CONVERT | PROPOSED        |
| Residence   |          |           |               | 0               |
| Garage  |          |           |               | 0               |
| TOTAL FLOOR AREA                                    |          |           |               | 0               |
| Floor area ratio                                    | 0.0%     |           |               | 0.0%            |
| IMPERMEABLE (NOT IN ROW)                            | EXISTING | DEMO      | NEW           | PROPOSED        |
| (N) Covered Entry Porch                             |          |           | 27.8          | 27.8            |
| (N) Craw Space Enclosure                            |          |           | 18.3          | 18.3            |
| (N) Generator Enclosure                             |          |           | 23.9          | 23.9            |
| (N) Front Walk Planted Concrete Slabs               |          |           | 98.1          | 98.1            |
| (N) Concrete Landing at Living Room Door            |          |           | 31.3          | 31.3            |
| (N) Concrete Landing at Primary Hall Door           |          |           | 15.2          | 15.2            |
| (N) Mix Spill Concrete Pad Rear Courtyard           |          |           | 2.6           | 2.6             |
| (N) Solar Battery Pad Rear Courtyard                |          |           | 4.1           | 4.1             |
| (N) Concrete Landing at Rear Courtyard / Bedroom    |          |           | 15.3          | 15.3            |
| (N) Concrete Steps to Garage                        |          |           | 6.1           | 6.1             |
| (N) Concrete Garage Apron                           |          |           | 8.6           | 8.6             |
| (N) Concrete Fire Pit                               |          |           | 9.0           | 9.0             |
| (N) Adjustments to New Items TBD                    |          |           | 17            | 17.0            |
| Total Impermeable                                   |          |           | 277.3         | 277.3           |
| Impermeable Coverage ratio                          | 0.0%     |           |               | 6.9%            |
| PERMEABLE (NOT IN ROW)                              | EXISTING | DEMO      | NEW           | PROPOSED        |
| (N) Reconfigured Paver Driveway w/ PEA Gravel Seams |          |           | 119           | 119.0           |
| (N) PEA Gravel at Door Landings Gaps & Vent Wells   |          |           | 24.7          | 24.7            |
| (N) PEA Gravel at Garage Man Door                   |          |           | 5.1           | 5.1             |
| (N) PEA Gravel Walk Front Yard to Sub-Access Shed   |          |           | 57.9          | 57.9            |
| (N) Rear Courtyard & Main Courtyard PEA Gravel      |          |           | 70.8          | 70.8            |
| Total Permeable                                     |          |           | 277.5         | 277.5           |
| Permeable Coverage ratio                            | 0.0%     |           |               | 6.9%            |
| ALL COVERAGE (PERM + IMPERM)                        | EXISTING | DEMO      | NEW           | PROPOSED        |
| Total impermeable + permeable                       | 0        | 0         | 554.8         | 554.8           |
| Total Coverage Ratio                                | 0.0%     |           |               | 13.9%           |

## PAGE INDEX

|       |                                       |
|-------|---------------------------------------|
| A-0   | COVER: PROJECT DATA                   |
| A-0.1 | CONDITIONS OF APPROVAL                |
| A-0.2 | CONDITIONS OF APPROVAL (CONT)         |
| SURV  | SITE SURVEY                           |
| TREE  | TREE PROTECTION PLAN                  |
| A-1.1 | SITE PLANS                            |
| A-1.2 | PROPOSED SITE PLAN                    |
| A-1.3 | EROSION CONTROL PLAN                  |
| A-1.4 | DRAINAGE & GRADING PLAN               |
| A-2.1 | DEMO FLOOR PLANS                      |
| A-2.2 | EXISTING & PROPOSED FLOOR PLANS       |
| A-3.1 | ELEVATIONS: FRONT (W) & REAR (E)      |
| A-3.2 | ELEVATIONS: SIDES (N & S) & COURTYARD |
| A-3.3 | CROSS SECTIONS                        |
| A-4.1 | ROOF PLANS                            |
| A-4.2 | REFLECTED CEILING PLAN                |
| A-5.1 | DOOR & WINDOW SCHEDULES               |
| A-5.2 | WINDOW & DOOR SPECIFICATION           |
| A-5.3 | INTERIOR DOORS ORDER                  |
| A-5.4 | DOOR & WINDOW TREATMENTS              |
| A-6.1 | CONSTRUCTION DETAILS                  |
| L-1.1 | LIGHTING & FINISH MATERIALS           |
| E-1.1 | AV PLAN                               |
| E-1.2 | ELECTRICAL PLAN                       |
| P-1.1 | PLUMBING PLAN                         |

|       |                                  |
|-------|----------------------------------|
| F-1.1 | FOUNDATION PLAN SIMPLE           |
| F-1.2 | FOUNDATION PLAN                  |
| F-1.3 | FRAMING PLAN: WALL               |
| A-N.1 | CAL GREEN NOTES 2022             |
| A-N.2 | CAL GREEN NOTES 2022 (CONT)      |
| A-N.3 | BMP'S, MPWMD                     |
| A-N.4 | GENERAL NOTES, FIRE DEPT NOTES   |
| A-N.5 | CODE NOTES, EROSION, WASTE ROUTE |
| A-1.5 | PROPOSED SITE PLAN 09132024      |
| A-1.6 | PROPOSED SITE RENDERS 09132024   |
| S1.0  | STRUCTURAL NOTES, GENERAL INFO   |
| S1.1  | STRUCTURAL DETAILS               |
| S1.2  | SHEATHING & SHEAR                |
| S1.3  | TYPICAL DETAILS                  |
| S1.4  | TYPICAL DETAILS                  |
| S1.5  | SHEAR TRANSFER DETAILS           |
| S2.0  | FRAMING PLAN                     |
| S2.1  | SPECIFIC STRUCTURAL DETAILS      |
| WSWH  | STRONG WALL DETAILS & SPECS      |
| T-1   | T-24 ENERGY COMPLIANCE           |
| T-2   | T-24 ENERGY COMPLIANCE           |
| T-3   | T-24 RESIDENTIAL SUMMARY         |

## PERMIT REVISION HISTORY

1. 9/12/22 1.3 PLN2.0 PLANNING RFI #1 ER SHEETS ADDED: TREE SHEETS EDITED: ALL
2. 11/18/22 1.7 PLN3.0 PLANNING RFI #2 ER RFI ITEMS + CHANGE ORDER #1 SITE COVERAGE BROUGHT INTO COMPLIANCE. ENLARGE GARAGE, CHANGE SOUTH DOORS IN PRIMARY BEDROOM. CHANGE SKYLIGHTS TO AVAILABLE SIZES. GENERATOR, SOLAR BATTERY, EV CHARGER SHEETS ADDED: CO1 SHEETS EDITED: ALL
3. 12/19/23 1.8 PLN4.0 PLANNING COR2 ER CHANGE ORDER #2 DRAINAGE UPDATED VIA MAIN ROOF DIVERT; GARAGE ROOF LOWERED TO 9' PLATE; DESCOPE DRIVEWAY ALTER IN ROW SHEETS ADDED: NONE SHEETS EDITED: TREE, A-1.3, A-3.1, A-3.2, L-1.1
4. 02/07/23 2.2 PLN5.0 VOLUME STUDY ER RFI FOR VOLUME STUDY ADDITIONAL INFO CREATED VOLUME STUDY PLAN SHEETS ADDED: A-1-3 SHEETS EDITED: NONE
5. 03/02/23 2.3 PLN6.0 ER OTC RFI INFORMAL - CORRECT GRADE CHANGE SHEETS EDITED: 3.2
6. 04/27/23 2.6 BLD2.0 ER RFI INFORMAL - CORRECT CODE YEARS/CORRECT COVERAGE CALCUS SHEETS EDITED: A-0
7. 06/07/23 2.8 BLD3.0 ER RFI #1 - CORRECTIONS AND EROSION CONTROL SHEET SHEETS EDITED: A-0, A-4.1, T-3 SHEET ADDED: A-1.4
8. 07/17/24 3.5 BLD4.0 ER CO #1 - RIGHT OF WAY, PSUITE FRENCH DOORS, HARDSCAPING
9. 07/23/24 3.6 BLD5.0 ER RFI #3 - RIGHT OF WAY, HARDSCAPING SHEETS EDITED: A-0, TREE, A-1.1, A-1.2, L-1.1, F-1.1, F-1.2
9. 09/16/24 4.1 BLD6.0 ER RFI #3 - RIGHT OF WAY, HARDSCAPING, WEST FENCE & FIRE PIT SHEETS EDITED: A-0, TREE, A-1.1, A-1.2, L-1.1, F-1.1, F-1.2

A-0

VERSION: 3.8

DATE: 9/16/24

BUILDING

COVER: PROJECT DATA

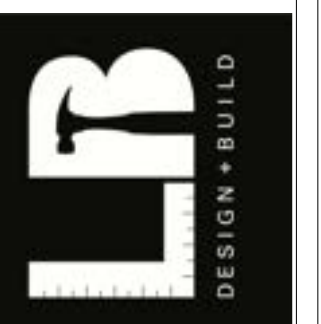
| REV # | DATE / DESCRIPTION | BY | REV # | DATE / DESCRIPTION | BY |
|-------|--------------------|----|-------|--------------------|----|
|       |                    | ER |       |                    | ER |
|       |                    | ER |       |                    | ER |
|       |                    | ER |       |                    | ER |
|       |                    | ER |       |                    | ER |
|       |                    | ER |       |                    | ER |

GIVENS ADDITION & REMODEL

STAMP/SIGNATURE

ALL SEALS, STAMPS, AND SIGNATURES REPRESENTING THESE PAGES ARE SOLELY THE INTELLECTUAL PROPERTY OF LEWIS BUILDERS. ANY REUSE OR REPRODUCTION OF THESE PAGES WITHOUT THE WRITTEN PERMISSION OF LEWIS BUILDERS IS STRICTLY PROHIBITED. ANY PROPOSAL WITH SIGNATURES WITHOUT THE WRITTEN PERMISSION OF LEWIS BUILDERS WILL BE REJECTED. ANY ATTEMPTS TO REPRODUCE THESE PAGES WITHOUT THE WRITTEN PERMISSION OF LEWIS BUILDERS WILL BE REJECTED. ANY ATTEMPTS TO REPRODUCE THESE PAGES WITHOUT THE WRITTEN PERMISSION OF LEWIS BUILDERS WILL BE REJECTED.

LEWIS BUILDERS  
CA. LICENSE  
#B-844741  
CARMEL CA 93923  
(831) 250 7168



Approved 11/6/2024  
DS 24228 (Givens)  
Carmel-by-the-Sea  
Community Planning and Building  
Jessica Shull, Contract Planner

CITY OF CARMEL-BY-THE-SEA  
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2023-XX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA APPROVING DESIGN STUDY DS 22-226 (GIVENS) AND ASSOCIATED COASTAL DEVELOPMENT PERMIT FOR THE DEMOLITION OF A 1,025-SQUARE-FOOT SINGLE-STORY RESIDENCE AND 191-SQUARE-FOOT DETACHED GARAGE AND CONSTRUCTION OF A NEW 1,205-SQUARE-FOOT SINGLE-STORY RESIDENCE AND 265-SQUARE-FOOT DETACHED GARAGE LOCATED ON THE SOUTHEAST CORNER OF TORRES STREET AND 5TH AVENUE IN THE SINGLE-FAMILY RESIDENTIAL (R-1) DISTRICT APN 010-092-012

WHEREAS, Anna Bornstein with Lewis Builders ("Applicant") submitted an application on behalf of Troy & Sharyl Givens TRS ("Owner") requesting approval of a Track 2 Design Study application (DS 22-226, Givens) described herein as ("Application"); and

WHEREAS, the project site is a re-subdivided 4,000-square-foot lot of record (50'x80') located on the southeast corner of Torres Street and 5th Avenue in the Single-Family Residential (R-1) District (Block 60, Lot W 1/2 of Lots 2 and 4); and

WHEREAS, the Applicant is requesting to demolish more than 50 percent of the existing 1,216-square-foot single-story residence and detached garage and construct a 1,470-square-foot single-story residence and detached garage; and

WHEREAS, in accordance with Carmel Municipal Code Section 17.70 (List of Terms and Definitions), removal or replacement of 50 percent or more of both the structural framing and cladding or of the exterior walls constitutes a demolition; and

WHEREAS, when determining whether a building or structure is demolished, the nonconforming portions of any wall are counted as removed or taken down even when retention of these portions is proposed; and

WHEREAS, the east wall of the residence is nonconforming because it is located within the 3-foot side yard setback and is proposed to be retained; and

WHEREAS, any continuous run of remaining exterior wall surfaces measuring 10 feet or less in length are also counted as removed or replaced; and

WHEREAS, in accordance with Carmel Municipal Code (CMC) Section 17.58.040 (Residential Design Review), the construction of new dwellings, rebuilds, and substantial alterations requires approval of a Residential Track Two Design Study by the Planning Commission; and

Resolution No. 2023-XX-PC  
Page 4 of 11

Table with 3 columns: Finding description, YES, NO. Contains findings 1 and 2 regarding coastal development permits and public access.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby APPROVE Design Study application DS 22-226 (Givens) and associated Coastal Development Permit for the demolition of more than 50 percent of the existing 1,025-square-foot single-story residence and 191-square-foot detached garage and the construction of a 1,205-square-foot single-story residence and 265-square-foot detached garage located on the southeast corner of Torres Street and 5th Avenue in the Single-Family Residential (R-1) District (APN 010-092-012), subject to the following Conditions of Approval:

Table with 3 columns: No., Standard Conditions, YES/NO. Lists 4 conditions of approval including authorization, codes, permit validity, and water use.

Resolution No. 2023-XX-PC  
Page 3 of 11

et seq., the "CEQA Guidelines") and City Environmental Regulations (CMC 17.60) require the review of certain projects for environmental impacts and preparation of environmental documents; and

WHEREAS, the Planning Commission found that pursuant to CEQA regulations, the Application is categorically exempt under Section 15303 (Class 3) – New Construction or Conversion of Small Structures, and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines; and

WHEREAS, the facts set forth in the recitals are true and correct and are incorporated herein by reference.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Carmel-By-The-Sea does hereby make the following findings and determinations regarding the Final Design Study:

Table with 3 columns: Finding description, YES, NO. Lists 4 findings required for design study approval regarding architectural style, materials, design elements, and landscaping.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Carmel-By-The-Sea does hereby make the following findings and determinations regarding the Coastal Development Permit:

Table with 3 columns: Finding description, YES, NO. Lists findings required for coastal development permits.

Resolution No. 2023-XX-PC  
Page 5 of 11

Table with 3 columns: Finding description, YES, NO. Lists 9 findings for management district, setbacks, service laterals, fire sprinklers, modifications, exterior revisions, and water use.

Resolution No. 2023-XX-PC  
Page 2 of 11

WHEREAS, a Coastal Development Permit is also required in accordance with CMC 17.52.090 (Coastal Development Permit Required); and

WHEREAS, CMC Section 17.58.040.B requires a design concept review by the Planning Commission at a public hearing prior to consideration of the final details review for project approval; and

WHEREAS, on December 14, 2022, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the Concept Design Study, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the conceptual design of the project; and

WHEREAS, on December 14, 2022, the Planning Commission adopted Resolution 2022-051-PC, accepting the Concept Design Study with conditions; and

WHEREAS, on February 24, 2023, a notice of the public hearing scheduled for March 8, 2023, was published in the Carmel Pine Cone in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before February 26, 2023, the Applicant posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on or before March 3, 2023, the meeting agenda was posted in three locations in compliance with State law indicating the date and time of the public hearing; and

WHEREAS, on March 8, 2023, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the Final Design Study, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the final design of the project; and

WHEREAS, this Resolution and its findings are made based upon the evidence presented to the Commission at the hearing date, including, without limitation, the staff report and attachments submitted by the Community Planning and Building Department; and

WHEREAS, the Planning Commission did hear and consider all said reports, attachments, recommendations, and testimony herein above set forth and used their independent judgment to evaluate the project; and

WHEREAS, the California Environmental Quality Act (California Public Resources Code § 21000, et seq., "CEQA"), together with State Guidelines (14 California Code Regulations § 15000,

Resolution No. 2023-XX-PC  
Page 6 of 11

Table with 3 columns: Finding description, YES, NO. Lists 10 findings including conflicts between approvals, exterior lighting, and skylights.

Approved 11/6/2024  
DS 24228 (Givens)  
Carmel-by-the-Sea  
Community Planning and Building  
Jessica Shull, Contract Planner

A-0.1

VERSION: 3.8  
DATE: 9/16/24  
BUILDING

Table with 5 columns: REV #, DATE / DESCRIPTION, BY, REV #, DATE / DESCRIPTION. Lists revision history for approval conditions.

GIVENS ADDITION & REMODEL  
SE CORNER 5TH & TORRES, CARMEL, CALIFORNIA  
APN 010-092-012-000

STAMP/SIGNATURE

LEWIS BUILDERS  
CA. LICENSE  
#B-844741  
CARMEL CA 93923  
(831) 250 7168

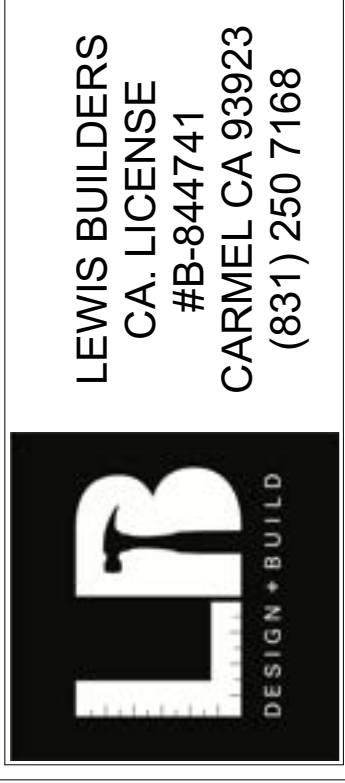


Table with 3 columns: Item Number, Description, and Status. Items include Stone Facades, Aluminum-Clad Wood Frame Windows and Doors, Indemnification, Driveway, Hazardous Materials Waste Survey, and Cultural Resources.

Table with 3 columns: Item Number, Description, and Status. Items include Truck Haul Route, USA North 811, Conditions of Approval, Landscape Plan Required, and Tree Planting Requirements.

Table with 3 columns: Item Number, Description, and Status. Items include Tree Removal Prohibited and Tree Protection Measures.

Table with 3 columns: Item Number, Description, and Status. Items include Foundation Work Near Significant Trees, Drainage Plan, BMP Tracking Form, Semi-Permeable Surfaces, Erosion and Sediment Control Plan, Erosion Control in the Right-of-Way, and Condition of Approval Acknowledgement.

Table with 3 columns: Item Number, Description, and Status. Items include Acknowledgment form, Street Side Yard Parking, Encroachment Permit, and Landscape Screening of Horizontal Fence.

Acknowledgment and acceptance of conditions of approval.

Handwritten signature of Troy Givens, Printed Name: Troy Givens, Date: 4/5/2023.

PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 8th day of March 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

Michael LePage  
Chair

Leah Young  
Planning Commission Secretary

CONDITIONS OF APPROVAL (CONT)

Table with 4 columns: REV #, DATE / DESCRIPTION, BY, REV #, DATE / DESCRIPTION, BY. Includes information for REV # 09, 06, and 07.

GIVENS ADDITION & REMODEL

SE CORNER 5TH & TORRES, CARMEL, CALIFORNIA  
APN 010-092-012-000

STAMP/SIGNATURE

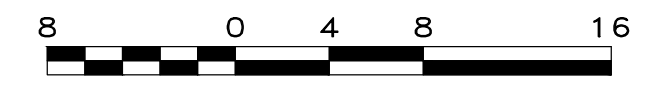
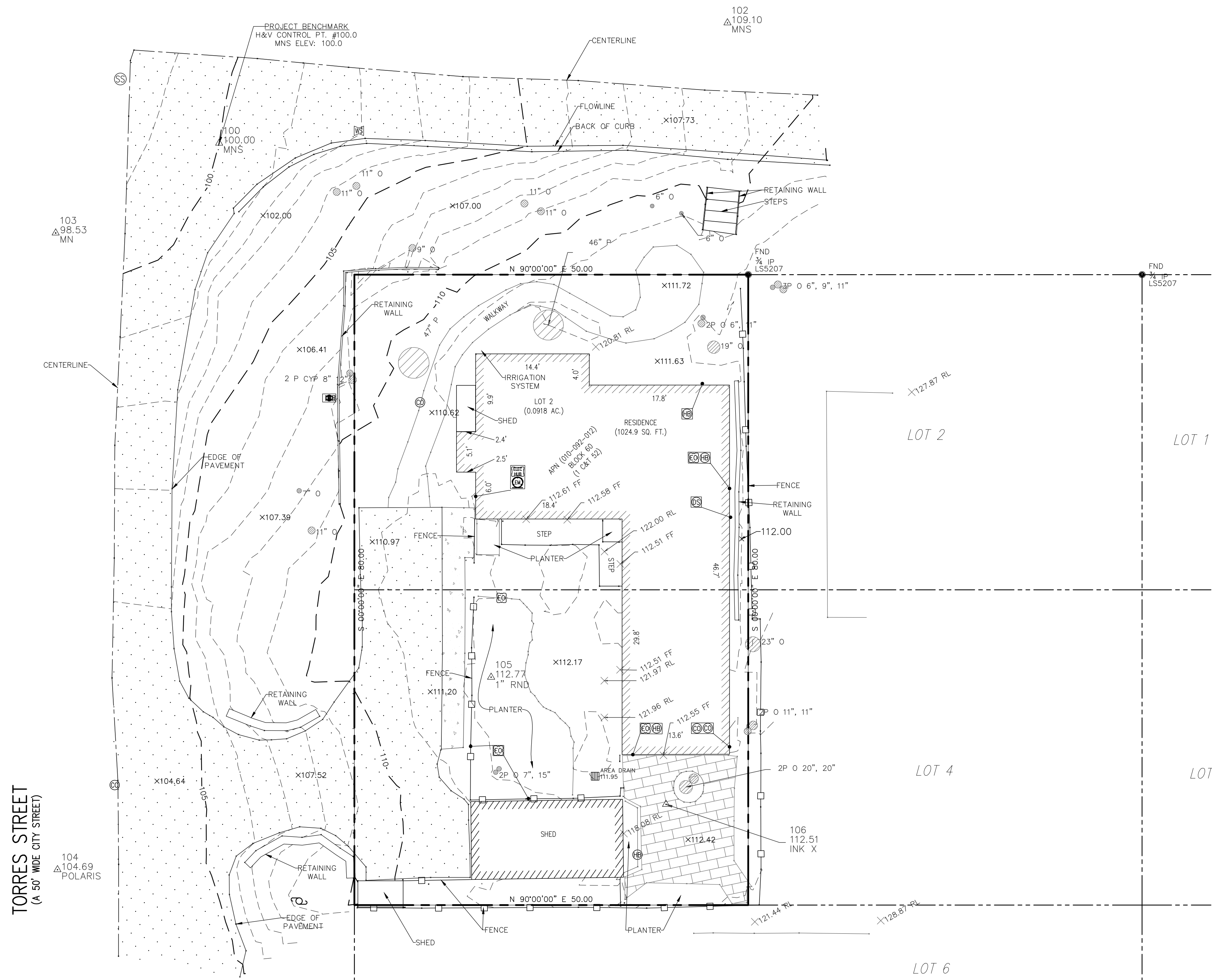
Handwritten signature of Troy Givens.

LEGAL NOTICE: THESE PAGES ARE A TRUE AND CORRECT REPRESENTATION OF THE ORIGINAL DOCUMENT AND THE SIGNATURES ARE THE SIGNATURES OF THE PERSONS WHOSE NAMES ARE LISTED HEREIN.

LEWIS BUILDERS  
CA. LICENSE  
#B-844741  
CARMEL CA 93923  
(831) 250 7168



5TH AVENUE  
(A 50' WIDE CITY STREET)



**LEGEND:**

|  |  |  |                          |
|--|--|--|--------------------------|
|  | PROPERTY BOUNDARY LINE                 |  | CONDUIT                  |
|  | ADJACENT PROPERTY BOUNDARY LINE        |  | PIPE                     |
|  | ORIGINAL PROPERTY BOUNDARY LINE        |  | CLEANOUT                 |
|  | EASEMENT LINE (TYPE AS SHOWN)          |  | DOWNSPOUT                |
|  | ROADWAY CENTERLINE                     |  | HOSEBIB                  |
|  | MAJOR CONTOUR LINE (5' INTERVAL)       |  | WATER SERVICE            |
|  | MINOR CONTOUR LINE (1' INTERVAL)       |  | IRRIGATION BOX           |
|  | FENCE (TYPE AS MARKED)                 |  | IRRIGATION CONTROL VALVE |
|  | ASPHALT CONCRETE SURFACE               |  | WATER VALVE              |
|  | CONCRETE SURFACE                       |  | DRAIN LINE               |
|  | BRICK SURFACE                          |  | STREET LIGHT             |
|  | WOODEN SURFACE                         |  |                          |
|  | PAVER SURFACE                          |  |                          |
|  | NATURAL GROUND SURFACE/LANDSCAPED AREA |  |                          |

|  |                   |  |                        |
|--|-------------------|--|------------------------|
|  | GAS LINE          |  | GAS METER              |
|  | TELEPHONE SERVICE |  | WATER METER            |
|  | UNKNOWN UTILITY   |  | PGE BOX                |
|  | FUSE BOX          |  | UTILITY HUB            |
|  | ELECTRICAL OUTLET |  | TELEPHONE BOX          |
|  | UTILITY POLE      |  | ELECTRICAL HUB         |
|  | GUY WIRE          |  | ELECTRICAL PANEL       |
|  | MAILBOX           |  | ELECTRICAL METER       |
|  | AREA DRAIN        |  | SANITARY SEWER MANHOLE |
|  | HYDRANT           |  | STORM DRAIN MANHOLE    |
|  | SIGN              |  | PGE GAS MANHOLE        |
|  |                   |  | ELECTRICAL MANHOLE     |

|  |   |
|--|---|
|  | FOUND MONUMENT - TYPE NOTED   |
|  | SURVEY H&V CONTROL POINT  |
|  | SPOT ELEVATION  |
|  | RIDGELINE   |
|  | FINISHED FLOOR  |
|  | TREE (TYPE AND SIZE AS MARKED)<br>CENTER OF SYMBOL IS APPROX.<br>CENTER OF TREE |
|  | TWO-PRONGED TREE (2P)   |
|  | THREE-PRONGED TREE (3P)   |
|  | MULTIPRONGED TREE (MP)  |

**GENERAL NOTES:**

- ELEVATIONS ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK IS SURVEY H&V CONTROL POINT 100, A MAGNETIC NAIL LOCATED APPROXIMATELY 16.7' NORTH AND 17.2' WEST FROM THE MOST WESTEARLY PROPERTY CORNER, ELEVATION = 100.0' 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 (1/3/2022) 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.

**CONTACT INFORMATION:**  
OWNER:  
LEWIS BUILDERS  
3706 THE BARNYARD G11  
CARMEL, CA 93923

**SITE LOCATION:**  
SE CORNER OF 5th AVENUE AND TORRES ST.  
CARMEL BY THE SEA, CA 93921

|                    |                   |
|--------------------|-------------------|
| Approved 11/6/2024 | DS-24228 (Givens) |
| Carmel by the Sea  |                   |
| 1/18/2024          | Shull, Calvin     |
| No. DATE           | DATE              |

A.P.N.: 010-092-012

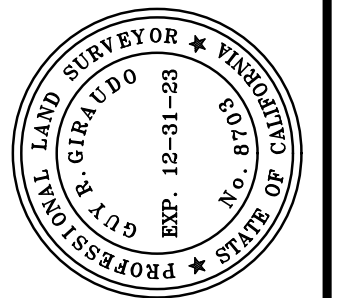
**TOPOGRAPHIC MAP**

OR  
THAT CERTAIN PARCEL DESCRIBED IN DOCUMENT NO. 2019043470  
OFFICIAL RECORDS OF MONTEREY COUNTY  
CARMEL BY THE SEA, CALIFORNIA

FOR  
LEWIS BUILDERS



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



SCALE: 1" = 8'  
DATE: JAN 2022  
JOB NO. 2440-01  
SHEET 1  
OF 1 SHEETS

**TREE SURVEY NUMBERS**

1. MONT PINE 12"
2. OAK 12"
3. MONT PINE 12"
4. OAK 12"
5. OAK 16"
6. OAK 28"
7. OAK 11"
8. OAK 23"
9. OAK 20"
10. OAK 15"
11. OAK 6"
12. OAK 17"
13. MONT PINE 46"
14. OAK 9"
15. OAK 15.5"
16. MONT PINE 40"
17. MONT PINE 8"
18. OAK 6"
19. OAK 11"
20. WHITE OAK 2"

**STRUCTURAL ROOT ZONE TABLE**

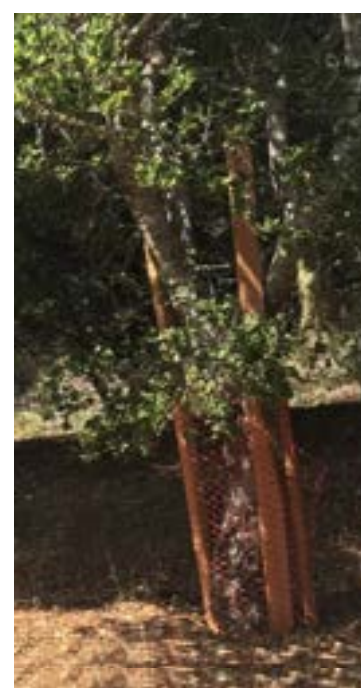
| TRUNK DIAMETER IN INCHES | STRUCTURAL ROOT ZONE IN INCHES | DIAMETER THROUGH CENTER OF TREE |
|--------------------------|--------------------------------|---------------------------------|
| 2                        | 60                             | 122                             |
| 4                        | 60                             | 124                             |
| 6                        | 60                             | 126                             |
| 8                        | 60                             | 128                             |
| 10                       | 60                             | 130                             |
| 12                       | 72                             | 156                             |
| 14                       | 84                             | 182                             |
| 16                       | 96                             | 208                             |
| 18                       | 108                            | 234                             |
| 20                       | 120                            | 260                             |
| 22                       | 132                            | 286                             |
| 24                       | 144                            | 312                             |
| 26                       | 156                            | 338                             |
| 28                       | 168                            | 364                             |
| 30                       | 180                            | 390                             |
| 32                       | 192                            | 416                             |
| 36                       | 216                            | 468                             |
| 38                       | 228                            | 494                             |
| 40                       | 240                            | 520                             |
| 42                       | 252                            | 546                             |
| 44                       | 264                            | 572                             |
| 46                       | 276                            | 598                             |

**LEGEND**

- - - - - TREE PROTECTION FENCING
- - - - - STRUCTURAL ROOT ZONE
- - - - - NO EXCAVATION ZONE

**TREE PROTECTION NOTES**

- 1) PRIOR TO GRADING, EXCAVATION, OR CONSTRUCTION, THE DEVELOPER SHALL CLEARLY TAG OR MARK ALL TREES TO BE PRESERVED.
  - A) EXCAVATION WITHIN 6 FEET OF A TREE TRUNK IS NOT PERMITTED.
  - B) NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE SHALL BE ATTACHED TO ANY TREE.
- 2) PER MUNICIPAL CODE CHAPTER 17.48.110 NO MATERIAL MAY BE STORED WITHIN THE DRIPLINE OF A PROTECTED TREE TO INCLUDE THE DRIP LINES OF TREES ON NEIGHBORING PARCELS.
- 3) 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. 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 FENCING.
- 4) THE STRUCTURAL ROOT ZONE -- STRUCTURAL ROOT ZONE SHALL BY 6 FEET FROM THE TRUNK OR 6 INCHES RADIALLY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT 4.5' ABOVE THE SOIL LINE, WHICHEVER IS GREATER. ANY EXCAVATION OR CHANGES TO THE GRADE SHALL BE APPROVED BY THE CITY FORESTER PRIOR TO WORK. EXCAVATION WITHIN THE STRUCTURAL ROOT ZONE SHALL BE PERFORMED WITH PNEUMATIC EXCAVATOR, HYDROVAC AT LOW PRESSURE, OR OTHER METHOD THAT DOES NOT SEVER ROOTS.
- 5) 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.
- 6) 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.



OAK



CONIFER



CLUSTER

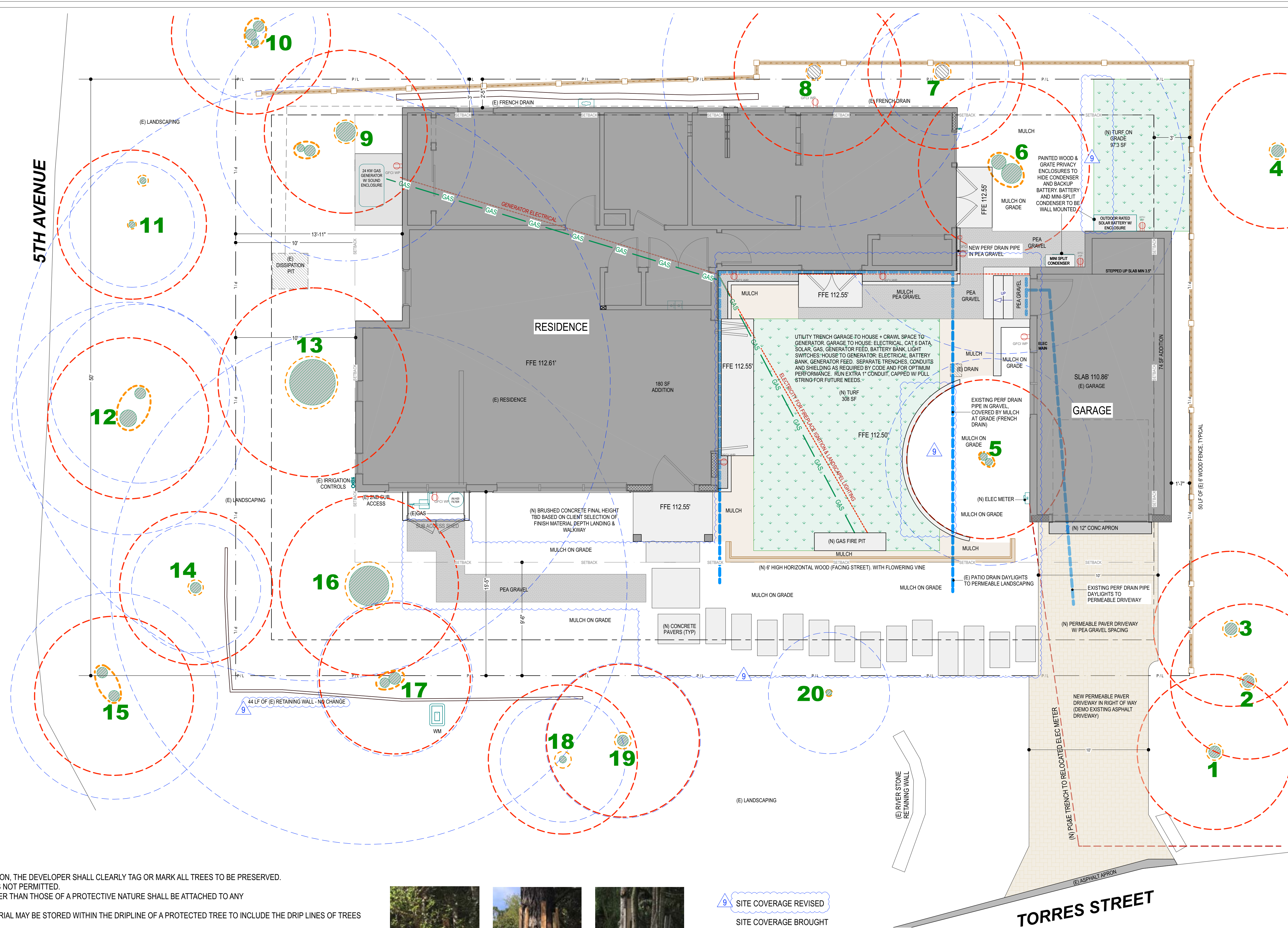
**9 SITE COVERAGE REVISED**  
 SITE COVERAGE BROUGHT INTO COMPLIANCE.  
 GARAGE ENLARGED TO SOUTH AND WEST.

**TREE PROTECTION PLAN**  
 SCALE: 1/4"=1'

DO NOT DEMO REAR (EAST) WALL OF RESIDENCE. DOING SO WILL TRIGGER SETBACK CONFORMANCE.



Approved 11/6/2024  
 DS 24228 (Givens)  
 Carmel-by-the-Sea  
 Community Planning and Building  
 Jessica Shull, Contract Planner



**TREE**

VERSION: 3.8  
 DATE: 9/16/24  
 BUILDING

**TREE PROTECTION PLAN**

| REV #    | DATE / DESCRIPTION | BY | REV #    | DATE / DESCRIPTION | BY |
|----------|--------------------|----|----------|--------------------|----|
| 04.27.23 | BLD RRF#1 INFORMAL | ER | 09.16.24 | BLD RRF#3          | ER |
| 06.06.23 | BLD RRF#2          | ER |          |                    | ER |
| 07.17.24 | BLD CO#1           | ER |          |                    | ER |

**GIVENS ADDITION & REMODEL**  
 SE CORNER 5TH & TORRES, CARMEL, CALIFORNIA  
 APN 010-092-012-000

STAMP/SIGNATURE


ALL EXISTING CONDITIONS SHOWN ON THESE PAGES ARE BASED ON THE REPRESENTATION OF THE CLIENT AND THE INFORMATION PROVIDED TO THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CARMEL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CARMEL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CARMEL.

LEWIS BUILDERS  
 CA. LICENSE #B-844741  
 CARMEL CA 93923  
 (831) 250 7168



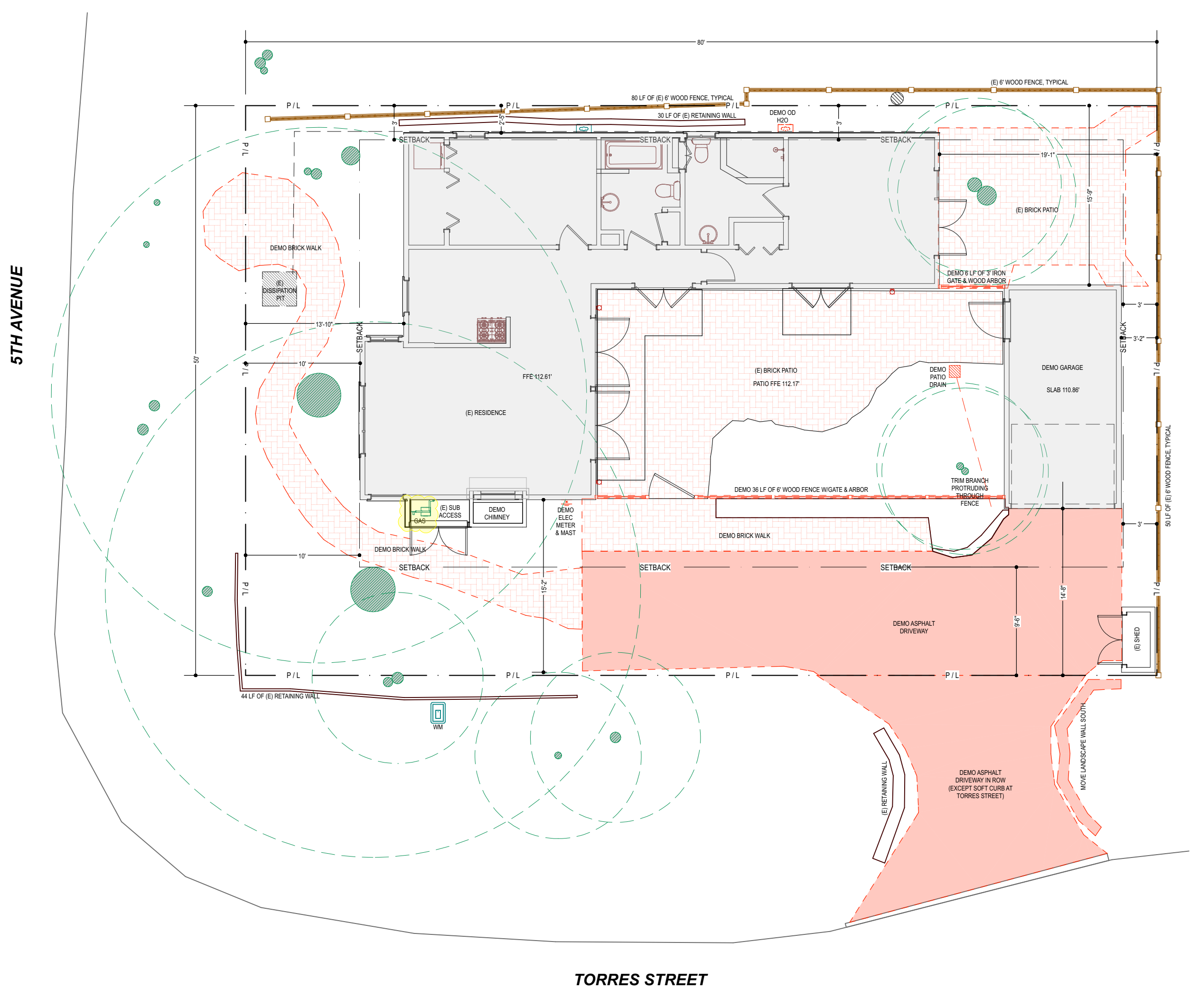
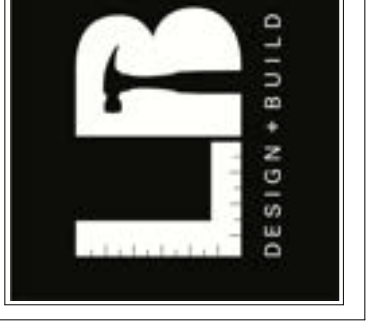
| REV #    | DATE / DESCRIPTION | BY | REV #    | DATE / DESCRIPTION |
|----------|--------------------|----|----------|--------------------|
| 04.27.23 | BLD RF#1 INFORMAL  | ER | 09.16.24 | BLD RF#3           |
| 06.06.23 | BLD RF#2           | ER |          |                    |
| 07.17.24 | BLD CO#1           | ER |          |                    |

**GIVENS ADDITION & REMODEL**  
 SE CORNER 5TH & TORRES, CARMEL, CALIFORNIA  
 APN 010-092-012-000

STAMP/SIGNATURE  


ALL DIMENSIONS, UNLESS OTHERWISE SPECIFIED, ARE IN FEET AND INCHES. THESE PAGES ARE SKETCHES AND NOT CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS ON THE GROUND. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL AREAS TO ORIGINAL OR BETTER CONDITION AFTER COMPLETION OF WORK.

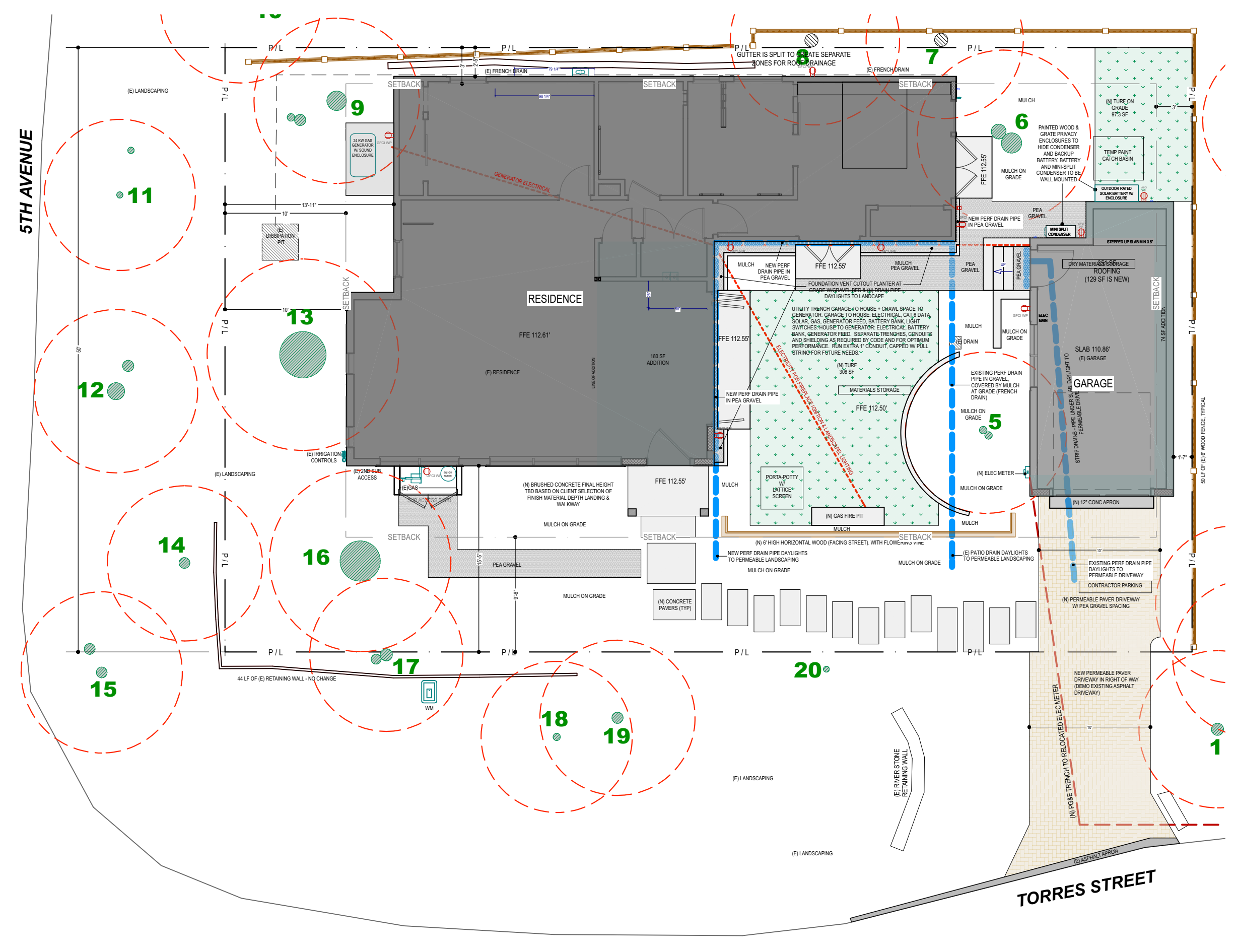
LEWIS BUILDERS  
 CA. LICENSE  
 #B-844741  
 CARMEL CA 93923  
 (831) 250 7168



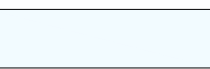







**EXISTING SITE PLAN**  
 SCALE: 1/8"=1'



SEE SURVEY DATED JANUARY 2022 BY LANDSET ENGINEERS INC FOR LOCATION OF TREES, UTILITIES, TOPOGRAPHY, DRAINAGE, HARDSCAPE, FENCING, RETAINING WALLS AND RESIDENCE FLOOR ELEVATION.



**PROPOSED SITE PLAN**  
 SCALE: 1/8"=1'

- LEGEND**
-  AREAS OF ADDITION (CONDITIONED SPACE)
  -  PERMEABLE PAVER DRIVEWAY
  -  IMPERVIOUS PAVER WALKWAY OR LANDING
  -  STRUCTURAL ROOT ZONE - NO DIG
  -  TURF
  -  PEA GRAVEL
  -  DEMO ITEMS
  -  EXTERIOR LIGHTING - SEE SHEET L-1.1 FOR SPEC

ALL HARDSCAPE CHANGED. ALL NEW ROW ITEMS REMOVED FROM PLAN

Approved 11/6/2024  
 DS 24228 (Givens)  
 Carmel by the Sea  
 Community Planning and Building  
 Jessica Shull, Contract Planner

DO NOT DEMO REAR (EAST) WALL OF RESIDENCE. VERIFY SETBACK CONFORMANCE.

| PROPOSED SITE PLAN |                    |    |                          |
|--------------------|--------------------|----|--------------------------|
| REV #              | DATE / DESCRIPTION | BY | REV # DATE / DESCRIPTION |
| 04.27.23           | BLD RFP#1 INFORMAL | ER | 09.16.24 BLD RFP#3       |
| 06.06.23           | BLD RFP#2          | ER |                          |
| 07.17.24           | BLD CO#1           | ER |                          |

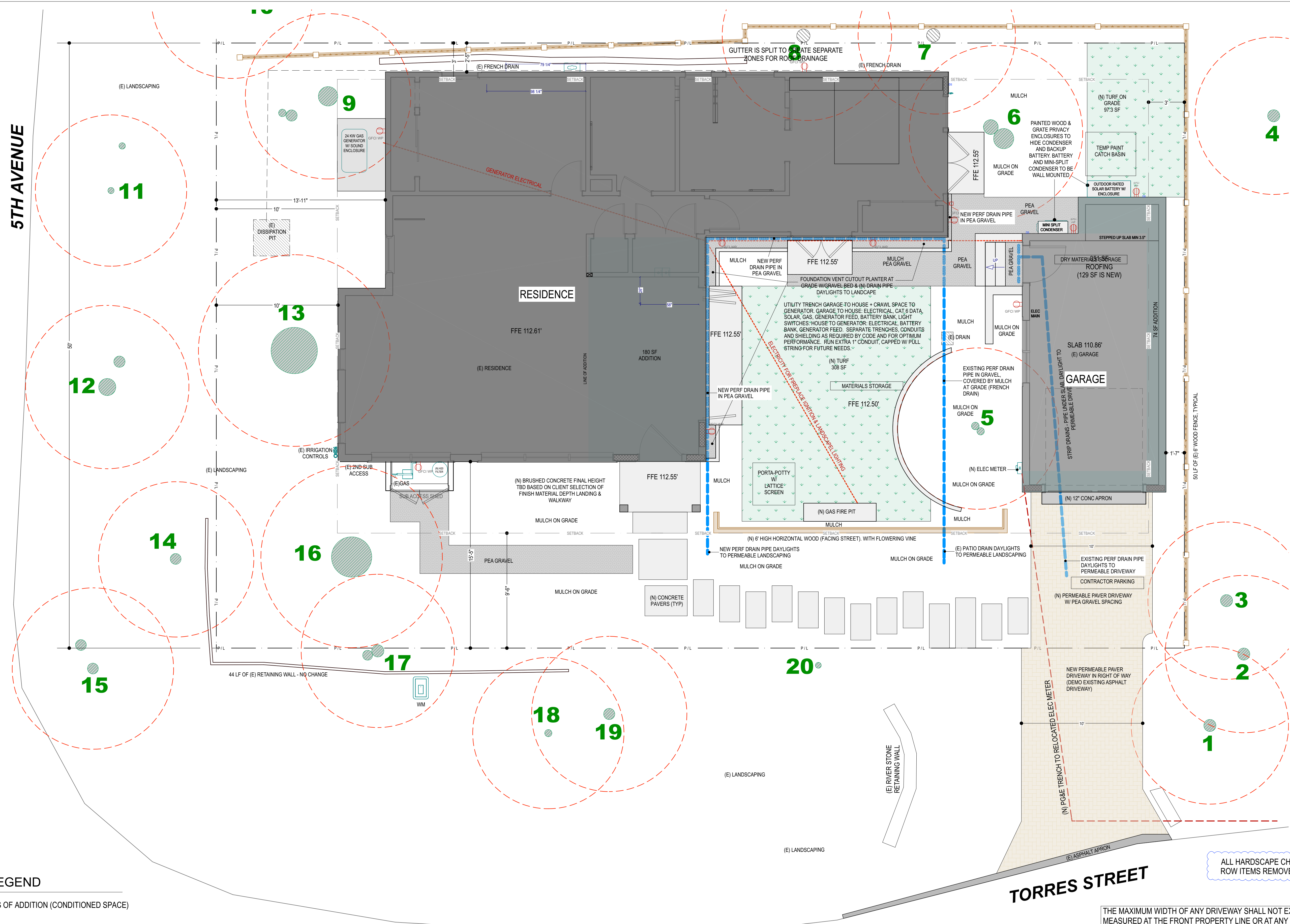
GIVENS ADDITION & REMODEL

SE CORNER 5TH & TORRES, CARMEL, CALIFORNIA  
APN 010-092-012-000

STAMP/SIGNATURE

ALL DIMENSIONS, UNLESS OTHERWISE SPECIFIED, ARE IN FEET AND INCHES. THESE PAGES ARE A REPRESENTATION OF THE PROJECT AND NOT A CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION AND FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

LEWIS BUILDERS  
CA. LICENSE  
#B-844741  
CARMEL CA 93923  
(831) 250 7168



LEGEND

- AREAS OF ADDITION (CONDITIONED SPACE)
- PERMEABLE PAVER DRIVEWAY
- IMPERVIOUS PAVER WALKWAY OR LANDING
- STRUCTURAL ROOT ZONE - NO DIG
- TURF
- PEA GRAVEL
- DEMO ITEMS
- EXTERIOR LIGHTING - SEE SHEET L-1.1 FOR SPEC

SEE SURVEY DATED JANUARY 2022 BY LANDSET ENGINEERS INC FOR TREE LOCATION, UTILITY LOCATIONS, TOPOGRAPHY, DRAINAGE, HARDSCAPE, FENCING, AND RESIDENCE FLOOR ELEVATION.

LOCATION OF PG&E LINE BURIAL TBD

PROPOSED SITE PLAN

SCALE: 1/4"=1'



ALL HARDSCAPE CHANGED. ALL NEW ROW ITEMS REMOVED FROM PLAN

THE MAXIMUM WIDTH OF ANY DRIVEWAY SHALL NOT EXCEED 14 FEET AS MEASURED AT THE FRONT PROPERTY LINE OR AT ANY POINT BETWEEN THE FRONT PROPERTY LINE AND ITS CONNECTION WITH THE STREET PAVEMENT EDGE. A FLARE OF A 30-INCH RADIUS SHALL BE ALLOWED AT EACH SIDE OF THE DRIVEWAY AT THE STREET PAVEMENT EDGE CONNECTION. THERE SHALL BE A SHORT RETURN OF ASPHALT MATERIAL AT THE STREET CONNECTION FOR TRANSITION OF STREET TO DRIVEWAY. THE LENGTH OF THIS RETURN SHALL BE APPROVED BY THE DIRECTOR OF PUBLIC WORKS. THE DRIVEWAY MUST BE BROUGHT INTO CONFORMANCE PRIOR TO FINAL INSPECTION.

Approved 11/6/2024  
DS 24228 (Givens)  
Control by the State  
Community Planning and Building  
Jessica Shull, Contract Planner

DO NOT DEMO REAR (EAST) WALL OF RESIDENCE. VERIFY SETBACK CONFORMANCE.

**VENTILATION REQUIREMENTS**  
 VENTILATION RATE SHALL BE PER ASHRAE 62.2  
 A MECHANICAL EXHAUST SYSTEM, SUPPLY SYSTEM, OR COMBINATION THEREOF SHALL BE INSTALLED TO OPERATE FOR EACH DWELLING UNIT TO PROVIDE CONTINUOUS DWELLING-UNIT VENTILATION WITH OUTDOOR AIR AT A RATE NOT LESS THAN SPECIFIED BELOW:

(0.03)(FLOOR AREA) +  
 7.5(NUMBER OF BEDROOMS +1) = TOTAL REQUIRED VENTILATION RATE, CFM

LOCAL MECHANICAL EXHAUST SYSTEM SHALL BE INSTALLED IN EACH KITCHEN AND BATHROOM.  
 NON-EXHAUSTED KITCHENS SHALL BE PROVIDED WITH A DEMAND-CONTROLLED MECHANICAL EXHAUST SYSTEM. ALL OTHER KITCHEN AND BATHROOMS SHALL BE EITHER A DEMAND-CONTROLLED MECHANICAL EXHAUST SYSTEM OR A CONTINUOUS MECHANICAL EXHAUST SYSTEMS MEETING ASHRAE 62.2 REQUIREMENTS.  
 DEMAND-CONTROLLED MECHANICAL EXHAUST SYSTEMS SHALL BE DESIGNED TO BE OPERATED AS NEEDED AND SHALL HAVE EITHER A READILY ACCESSIBLE OCCUPANT-CONTROLLED ON-OFF CONTROL OR AN AUTOMATIC CONTROL THAT DOES NOT IMPEDE OCCUPANT ON CONTROL.  
 CONTINUOUS MECHANICAL EXHAUST SYSTEM SHALL BE INSTALLED TO OPERATE CONTINUOUSLY. THE SYSTEM MAY BE PART OF A BALANCED MECHANICAL VENTILATION SYSTEM PER ASHRAE GUIDELINE 24, CHAPTER 10. CONTINUOUS MECHANICAL EXHAUST SYSTEMS SHALL HAVE A READILY ACCESSIBLE MANUAL ON-OFF CONTROL BE DESIGNED TO OPERATE DURING ALL OCCUPIABLE HOURS.  
 KITCHENS WITH A VENTED RANGE HOOD SHALL HAVE 100 CFM WITH 5 ACH AND A SOUND RATING OF 3 SONES OR LESS.  
 EACH BATHROOM SHALL HAVE AN EXHAUST FAN THAT COMPLIES WITH CGCS 4.506 AS FOLLOWS:  
 HAVE A MINIMUM VENTILATION RATE OF 50 CFM "BE ENERGY STAR COMPLIANT BE CONTROLLED BY A HUMIDISTAT CAPABLE OF ADJUSTMENT BTWN A RELATIVE HUMIDITY OF 50% TO 80%.  
 BE SWITCHED SEPARATELY FROM THE LIGHTING BATHROOMS WITH A DEMAND-CONTROLLED LOCAL VENTILATION EXHAUST SHALL HAVE 50 CFM AND HAVE A SOUND RATING OF 3 SONES OR LESS.  
 BATHROOMS WITH A CONTINUOUS LOCAL VENTILATION EXHAUST SHALL HAVE 20 CFM AND HAVE A SOUND RATING OF 1 SONE OR LESS.  
 BATH EXHAUST FAN MUST BE 1 HR FIRE RATED WITH A FIRE DAMPER.  
 PROVIDE OCCUPANCY / HUMIDITY SENSOR FOR BATHS EXHAUST FAN.  
 INFORMATION ON THE VENTILATION DESIGN AND/OR VENTILATION SYSTEM INSTALLED, INSTRUCTIONS ON THEIR PROPER OPERATION TO MEET THE REQUIREMENTS OF THIS STANDARD, AND INSTRUCTIONS DETAILING ANY REQUIRED MAINTENANCE SHALL BE PROVIDED TO THE OWNER AND THE OCCUPANT OF THE DWELLING UNIT.  
 CONTROLS SHALL BE LABELLED AS TO THEIR FUNCTION.  
 CLOTHES DRYERS SHALL BE EXHAUSTED DIRECTLY TO THE OUTDOORS.  
 COMBUSTION AND SOLID-FUEL BURNING APPLIANCES MUST BE PROVIDED WITH ADEQUATE COMBUSTION AND VENTILATION AIR AND INSTALLED IN ACCORDANCE WITH MANUFACTURER INSTALLATION INSTRUCTIONS, NFPA 31, NFPA 54(SANS) Z223.1, NFPA 211, OR OTHER EQUIVALENT CODE ACCEPTABLE TO THE BUILDING OFFICIAL.

**EROSION CONTROL STANDARD NOTES**

INCLUDE EROSION AND SEDIMENT CONTROL NOTES ON ALL PLANS. ADDITIONAL NOTES ARE REQUIRED TO DIRECT CONTRACTORS AND GROW ON SITE SPECIFIC CONDITIONS.

1. THIS PLAN MAY NOT COVER ALL THE SITUATIONS OR PHASES THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS IN GENERAL. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING SEDIMENT STORM RUNOFF FROM LEAVING THE SITE. SEDIMENT ROLLS AND SILT FENCES SHALL BE USED BY THE CONTRACTOR ON AN AS NEEDED BASIS TO INHIBIT SILT FROM LEAVING THE SITE AND ENTERING THE STORM DRAIN SYSTEM. TEMPORARY EROSION CONTROL DEVICES SHOWN ON GRADING PLAN WHICH INTERFERE WITH THE WORK SHALL BE RELOCATED OR MODIFIED WHEN THE INSPECTOR SO DIRECTS AS THE WORK PROGRESSES.
2. EROSION CONTROL FACILITIES SHALL BE MAINTAINED DAILY. THESE FACILITIES SHALL CONTROL AND CONTAIN EROSION CAUSED SILT DEPOSITS AND PROVIDE FOR THE SAFE DISCHARGE OF SILT FREE STORM WATER INTO EXISTING AND PROPOSED STORM DRAIN FACILITIES. DESIGN OF THESE FACILITIES MUST BE APPROVED AND UPDATED EACH YEAR BY THE ENGINEER (OCTOBER 15 THROUGH APRIL 15).
3. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL SUB CONTRACTORS AND SUPPLIERS ARE AWARE OF ALL STORM WATER QUALITY MEASURES IMPLEMENTED SUCH MEASURES. FAILURE TO COMPLY WITH THE APPROVED CONSTRUCTION WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS, AND/OR A PROJECT STOP ORDER.
4. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADESN RUNOFF TO ANY STORM DRAIN SYSTEM.
5. IF EXISTING DRIVEWAY IS REMOVED DURING CONSTRUCTION, THE CONTRACTOR SHALL LACE DRAIN ROCK AS A GRAVEL ROADWAY (8" MINIMUM THICKNESS FOR THE FULL WIDTH AND LENGTH OF THE SITE EGRES AREAS DEFINED IN THESE PLANS) AT ENTRANCE TO THE SITE. CONSTRUCTION EGRESS SHALL BE EQUIPPED WITH TRUCK WASHING STATION. ALL TRUCKS SHALL WASH TIRES AND UNDERSIDE OF VEHICLES AS APPROPRIATE WHEN LEAVING THE SITE. ANY MUD THAT IS TRACKED ON TO PUBLIC STREETS SHALL BE REMOVED THE SAME DAY AS REQUIRED BY THE CITY ENGINEER.
6. DURING THE RAINY SEASON, ALL PAVED AREAS ARE TO BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE IS TO BE MAINTAINED SO AS TO MINIMIZE SEDIMENT RUNOFF TO ANY STORM DRAIN SYSTEM.
7. DURING PERIODS WHEN STORMS ARE FORECAST:

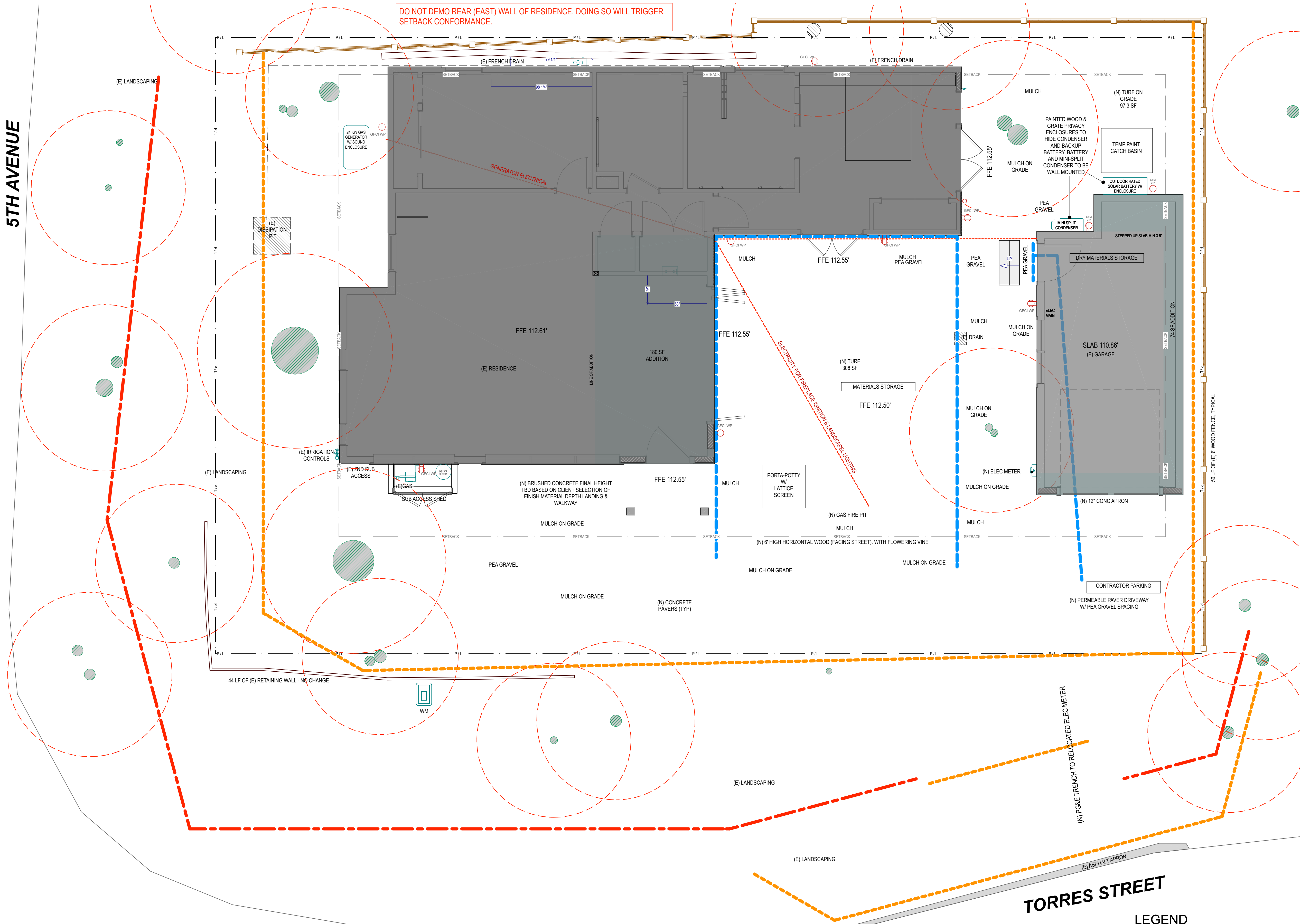
- A. EXCAVATED SOILS SHOULD NOT BE PLACED IN STREETS OR ON PAVED AREAS.
- B. ANY EXCAVATED SOILS SHOULD BE REMOVED FROM THE SITE BY THE END OF THE DAY.
- C. WHERE STOCKPIILING IS NECESSARY, USE A TARPULIN OR SURROUND THE STOCKPILED MATERIAL WITH FIBER RO LLS, GRAVEL SEDIMENT BARRIER, SILT FENCE, OR OTHER RUNOFF CONTROLS.
- D. USE INLET CONTROLS AS NEEDED (E.G. BLOCK & GRAVEL SEDIMENT BARRIER) FOR STORM DRAIN ADJACENT TO THE PROJECT SITE OR STOCKPILED SOIL.
8. THOROUGHLY SWEEP ALL PAVED AREA EXPOSED TO SOIL EXCAVATION AND PLACEMENT.
9. STAND-BY CREWS SHALL BE ALERTED BY THE PERMIT APPLICANT OR CONTRACTOR FOR EMERGENCY WORK DURING RAINSTORMS.
10. AFTER OCTOBER 15TH THROUGH APRIL 15TH, ALL EROSION CONTROL MEASURES WILL BE INSPECTED DAILY AND AFTER EACH STORM. BREACHES IN DIKES AND TEMPORARY SWALES WILL BE REPAIRED AT THE CLOSE OF EACH DAY AND WHENEVER RAIN IS FORECAST.
11. AS PART OF THE EROSION CONTROL MEASURES, UNDER GROUND STORM DRAIN FACILITIES SHALL BE INSTALLED COMPLETE AS SHOWN ON THE IMPROVEMENT PLANS.
12. BORROW AREAS AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES TO THE SATISFACTION OF THE CITY ENGINEER.
13. SANDBAGS SHALL BE STOCKPILED ON SITE AND PLACED AT INTERVALS SHOWN ON EROSION CONTROL PLANS WHEN THE RAIN FORECAST IS 40% OR GREATER, OR WHEN DIRECTED BY THE INSPECTOR.
14. SANDBAGS REFERRED TO IN THE PRECEDING ITEMS MUST BE FULL APPROVED SANDBAG GILL MATERIALS ARE SAND, DECOMPOSED GRANITE AND/OR GRAVEL, OR OTHER MATERIALS APPROVED BY THE INSPECTOR.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING SAFETY OF VEHICLES OPERATING IN ROADWAY ADJACENT TO EROSION CONTROL FACILITIES.
16. AFTER RAINSTORMS CONTRACTOR SHALL CHECK FOR AND REMOVE SEDIMENT TRAPPED BY SAND BAGS AT STAGING AREA. REPLACE SAND BAGS IF DETERIORATION IS EVIDENT.
17. DUST CONTROL SHOULD BE PRACTICED ON ALL CONSTRUCTION SITES WITH EXPOSED SOILS AS NEEDED. IT IS IMPORTANT IN WINDY OR WIND-PRONE AREAS. DUST CONTROL IS CONSIDERED A TEMPORARY MEASURE AND AS AN INTERMEDIATE TREATMENT BETWEEN EROSION CONTROL AND CONSTRUCTION, PAVING, OR REVEGETATION.

- EROSION CONTROL NOTES**
1. INSTALL SILT FENCE PRIOR TO ANY EXCAVATION OR CONSTRUCTION.
  2. MINIMIZE SITE DISTURBANCE BY TIGHT CONTROL OF EXCAVATION LIMITS.
  3. ALL EXPOSED SOIL SHALL BE MULCHED WITH STRAW OR WOOD CHIPS TO MINIMIZE SOIL EROSION. NO SOIL SHALL BE LEFT IN AN EXPOSED CONDITION.
  4. IT IS RECOMMENDED THAT THE CONTRACTOR MAINTAIN A STOCK PILE OF THIS MATERIAL ON SITE FOR QUICK APPLICATION.
  5. DISPERSION TRENCHES SHALL OVERFLOW ONTO NATIVE UNDISTURBED GROUND. NO SITE DISTURBANCE BELOW TRENCHES.

**SITE CONTROL DURING CONSTRUCTION**

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

5TH AVENUE



DO NOT DEMO REAR (EAST) WALL OF RESIDENCE. DOING SO WILL TRIGGER SETBACK CONFORMANCE.

**EROSION CONTROL PLAN**

SCALE: 1/4"=1'



SEE SURVEY DATED JANUARY 2022 BY LANDSET ENGINEERS INC FOR TREE LOCATION, UTILITY LOCATIONS, TOPOGRAPHY, DRAINAGE, HARDSCAPE, FENCING, AND RESIDENCE FLOOR ELEVATION.

LOCATION OF PG&E LINE BURIAL TBD

**LEGEND**

- AREAS OF ADDITION (CONDITIONED SPACE)
- PERMEABLE PAVER DRIVEWAY
- IMPERVIOUS PAVER WALKWAY OR LANDING
- STRUCTURAL ROOT ZONE
- AREA OF MINOR REGRADING (CUT)
- EXPOSED SOILS
- SILT FENCE
- SEDIMENT CONTROL SILT

A-1.3

VERSION: 3.8  
 DATE: 9/16/24  
 BUILDING

**EROSION CONTROL PLAN**

| REV #    | DATE / DESCRIPTION | BY | REV #    | DATE / DESCRIPTION |
|----------|--------------------|----|----------|--------------------|
| 04.27.23 | BLD RFR#1 INFORMAL | ER | 09.16.24 | BLD RFR#3          |
| 06.06.23 | BLD RFR#2          | ER |          |                    |
| 07.17.24 | BLD CO#1           | ER |          |                    |

**GIVENS ADDITION & REMODEL**

SE CORNER 5TH & TORRES, CARMEL, CALIFORNIA  
 APN 010-092-012-000

STAMP/SIGNATURE

LEWIS BUILDERS  
 CA. LICENSE #B-844741  
 CARMEL CA 93923  
 (831) 250 7168

APPROVED 11/6/2024  
 DS 24228 (Givens)  
 Carmel-by-the-Sea  
 Community Planning and Building  
 Contract Planner





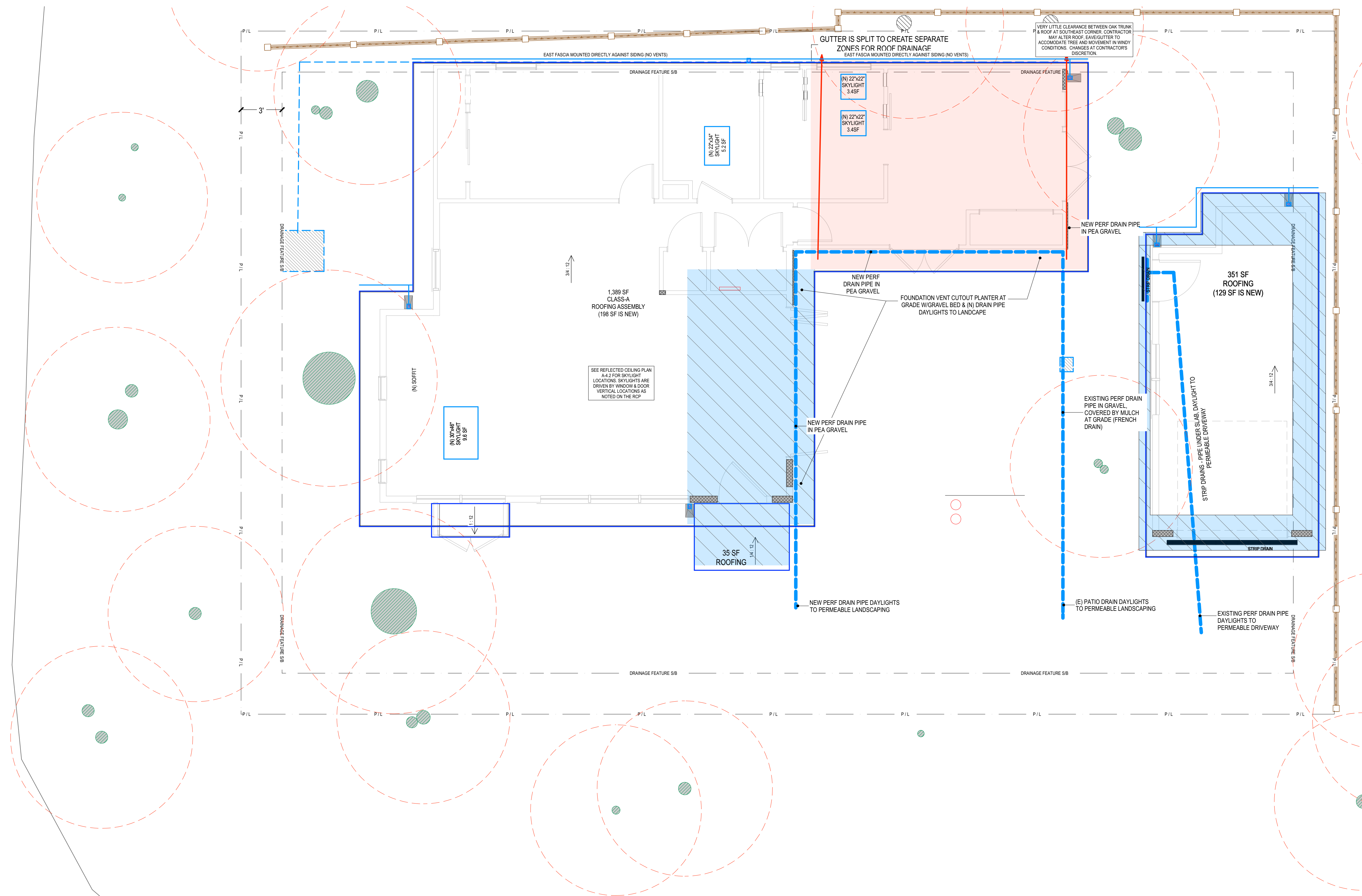
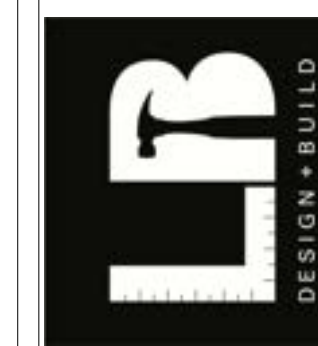
| REV #    | DATE / DESCRIPTION | BY | REV #    | DATE / DESCRIPTION | BY |
|----------|--------------------|----|----------|--------------------|----|
| 04.27.23 | BLD RFP#1 INFORMAL | ER | 09.16.24 | BLD RFP#3          | ER |
| 06.06.23 | BLD RFP#2          | ER |          |                    | ER |
| 07.17.24 | BLD CO#1           | ER |          |                    | ER |

**GIVENS ADDITION & REMODEL**  
 SE CORNER 5TH & TORRES, CARMEL, CALIFORNIA  
 APN 010-092-012-000

STAMP/SIGNATURE

ALL DRAWINGS, SPECIFICATIONS, NOTES, REPRESENTATION, THESE PAGES ARE SOLELY THE INTELLECTUAL PROPERTY OF LEWIS BUILDERS. ANY REUSE OR REPRODUCTION OF ANY PART OF THIS PROJECT WITHOUT THE WRITTEN PERMISSION OF LEWIS BUILDERS IS STRICTLY PROHIBITED. IF ANY DISCREPANCIES ARE FOUND BETWEEN THESE DRAWINGS AND ANY OTHER DOCUMENTS, THESE DRAWINGS SHALL CONTROL. LEWIS BUILDERS SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION ACTIVITIES.

LEWIS BUILDERS  
 CA. LICENSE #B-844741  
 CARMEL CA 93923  
 (831) 250 7168



**DO NOT DEMO REAR (EAST) WALL OF RESIDENCE. DOING SO WILL TRIGGER SETBACK CONFORMANCE.**

- GUTTER & DOWNSPOUT NOTES**
1. NEW WHITE (MATCH FASCIA COLOR) METAL GUTTERS WHERE AS SHOWN
  2. NEW WHITE (MATCH COLOR OF HOUSE) METAL DOWNSPOUTS WHERE SHOWN
  3. ALL DOWNSPOUTS DRAIN TO SPLASH BLOCKS OR BURIED PIPE CONNECTED TO EXISTING INFILTRATION TRENCH.

**SCOPE OF WORK: DRAINAGE**  
 EXISTING CONDITIONS  
 (E) FRENCH DRAIN ALONG (UPSLOPE) EAST FOUNDATION OF HOUSE.  
 (E) FRENCH DRAIN & (E) HOUSE GUTTERS FEED TO (E) DISSIPATION PIT IN NORTH YARD.

**ALTERATIONS**  
 RECONFIGURE NEW WHITE METAL GUTTERS & DOWNSPOUTS ON RESIDENCE. TIE TO (E) DOWNSPOUT-DRAIN CONNECTIONS AT EAST FOUNDATION.  
 RESIDENCE DOWNSPOUTS TIE INTO EXISTING DRAIN AND DISSIPATION PIT.  
 EXISTING DRAIN SYSTEM IN PATIO TO REMAIN, WITH RELOCATION OF DRAIN GRATE.  
 EXISTING PATIO DRAIN DAYLIGHTS TO ASPHALT DRIVEWAY.  
 PATIO DRAIN DAYLIGHTING WILL NOW USE PERMEABLE GRASS PAVER driveway IN LIEU OF DISSIPATION PIT.  
 NEW DOWNSPOUTS ON GARAGE WITH NEW TIE TO EXISTING DRAIN SYSTEM IN PATIO (DAYLIGHTS TO MULCH AND PERMEABLE DRIVEWAY).

**PROPOSED PRELIMINARY GRADING & DRAINAGE PLAN**  
 SCALE: 1/4"=1'

SEE SURVEY DATED JANUARY 2022 BY LANDSET ENGINEERS INC FOR TREE LOCATION, UTILITY LOCATIONS, TOPOGRAPHY, DRAINAGE, HARDSCAPE, FENCING, AND RESIDENCE FLOOR ELEVATION.



**DRAINAGE CAPACITY CALCULATIONS**

HOUSE ROOF AREA (E) 1,149 SF (N) 1,389 SF  
 INCREASE OF 240 SF COMPRISING OF:  
 198 SF = ADDITION  
 42 SF = EAVE DEPTH ADJUSTMENTS  
 THE 240 SF INCREASE IN ROOF AREA CANNOT DRAIN TO EXISTING DISSIPATION PIT/ FRENCH DRAIN SYSTEM ON EAST EAVE OF HOUSE. AT LEAST 240SF OF ROOF AREA MUST BE ACCOMMODATED BY A SEPARATE GUTTER & DOWNSPOUT SYSTEM  
 315 SF OF TOTAL ROOF AREA NOW DRAINS TO A NEW, SEPARATE GUTTER & DOWNSPOUT ON EAST EAVE OF HOUSE. ALL FLOW FROM THE HOUSE GUTTERS ON THE EAST EAVE, BUT THE GUTTER IS NOW SPLIT, DIVERTING 315 SF OF ROOF AREA FLOWS TO THE NEW DOWNSPOUT.  
 THE 315 SF DIVERSION MEETS AND EXCEEDS THE 240 SF MINIMUM REQUIRED.

ENTRY ROOF AREA (E) NONE (N) 35 SF  
 INCREASE OF 35 SF ACCOMMODATED WITH 1 NEW DOWNSPOUT

GARAGE ROOF AREA (E) 206 SF (N) 351 SF  
 INCREASE OF 145 SF ACCOMMODATED WITH 1 ADDITIONAL DOWNSPOUT

ALL NEW DOWNSPOUTS TERMINATE TO SPLASH BLOCKS ATOP FULLY PERMEABLE LANDSCAPING.

**LEGEND**

- NEW ROOF COVERAGE (ADDITION AREAS OR EAVE CHANGES)
- DOWNSPOUT (WHITE METAL) W/ STANDARD SPLASH BLOCK
- DRAINAGE DIVERTED TO NEW SPLIT GUTTER & SPLASH BLOCK SYSTEM
- DOWNSPOUT (WHITE METAL)
- GUTTER (WHITE METAL)
- BURIED PIPE TO DRAIN OR DISSIPATION PIT
- AREA OF DRIVEWAY CUT & REGRADING (MINOR)

Approved 11/6/2024  
 DS 24228 (Givens)  
 Performed by the Sea  
 Community Planning and Building  
 Jessica Shull, Contract Planner

DEMO FLOOR PLANS

| REV #    | DATE / DESCRIPTION | BY | REV #    | DATE / DESCRIPTION |
|----------|--------------------|----|----------|--------------------|
| 04.27.23 | BLD RF#1 INFORMAL  | ER | 09.16.24 | BLD RF#3           |
| 06.06.23 | BLD RF#2           | ER |          |                    |
| 07.17.24 | BLD CO#1           | ER |          |                    |

GIVENS ADDITION & REMODEL

SE CORNER 5TH & TORRES, CARMEL, CALIFORNIA  
APN 010-092-012-000

STAMP/SIGNATURE



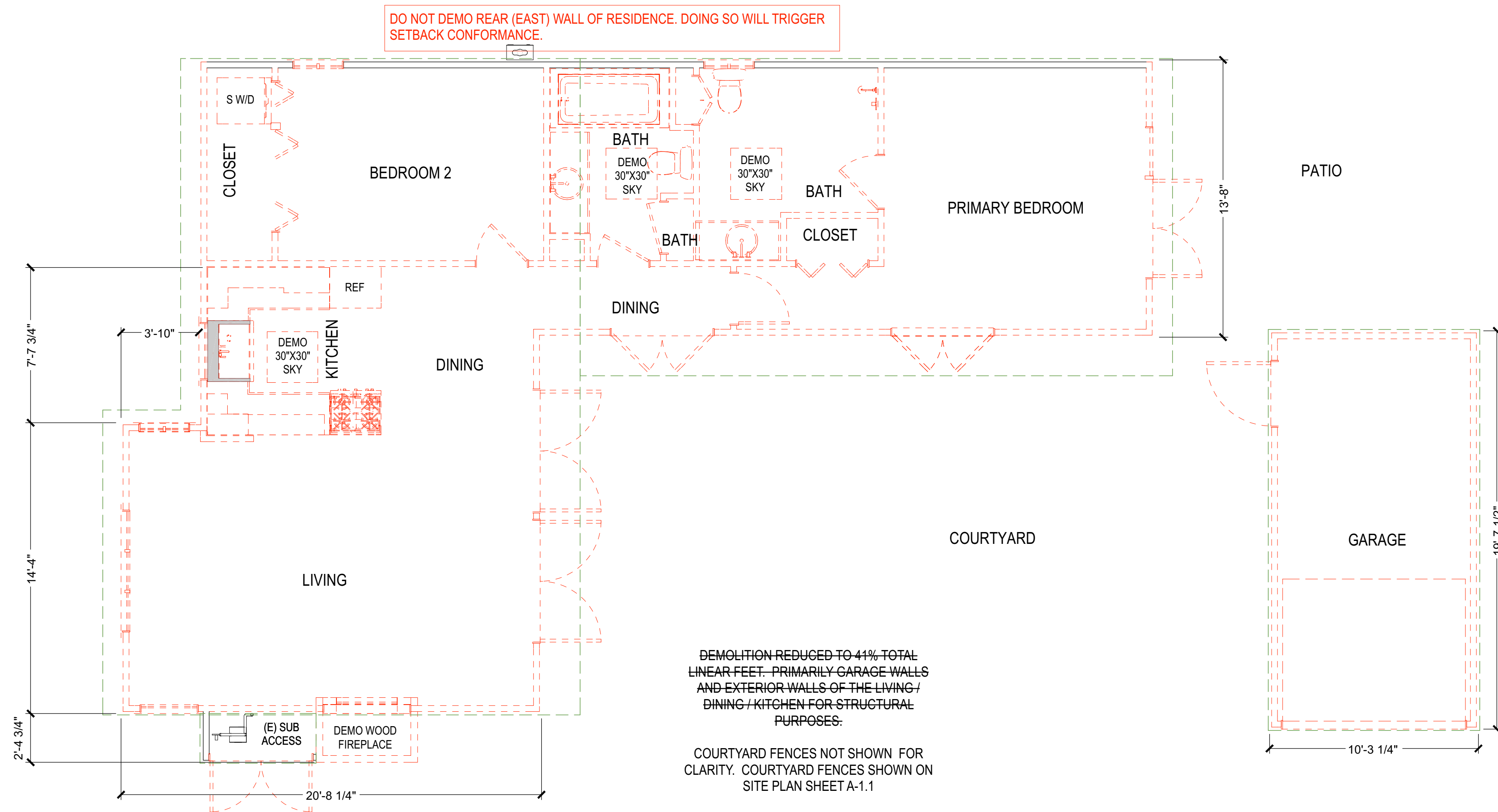
ALL DIMENSIONS UNLESS OTHERWISE NOTED.  
REPRESENTATION. THESE PAGES ARE SOLELY  
THE INTELLECTUAL PROPERTY OF LEWIS  
BUILDERS. NO PART OF THIS DOCUMENT  
CONNECTION WITH THIS PROJECT ONLY. THEY  
ANY PROPOSED WORKS SHALL BE WITHIN THE  
ESSENTIAL CONTRACT CONDITIONS. IF  
CIRCUMSTANCES ARISE, IT IS THE  
CONTRACTOR TO NOTIFY LEWIS BUILDERS IN  
WITH ANY CONSTRUCTION ACTIVITIES.

LEWIS BUILDERS  
CA. LICENSE  
#B-844741  
CARMEL CA 93923  
(831) 250 7168



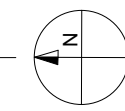
FLOOR PLAN NOTES

- ALL NEW STUDS PER STRUCTURAL PLANS UNO.
- GLASS SHOWER WALL NOTES:
  - GLAZING IN ENCLOSURES FOR WALLS FACING BATHTUBS AND SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS THAN 60 INCHES MEASURED VERTICALLY ABOVE AND STANDING OR WALKING SURFACE SHALL CONFORM TO CRC R308.3, R308.4.
  - UNLESS NOTED AS CURBLESS, SHOWERS SHALL BE PROVIDED WITH DAMS/ THRESHOLDS AT LEAST 2" AND NOT MORE THAN 9" ABOVE THE TOP OF THE DRAIN. DAMS/THRESHOLDS SHALL BE OF SUFFICIENT WIDTH TO ACCOMMODATE A MINIMUM 22" INCH DOOR. SHOWER DOORS SHALL OPEN SO AS TO MAINTAIN A MINIMUM 22" UNOBSTRUCTED OPENING FOR EGRESS PER CPC 411.6.
  - ALL SHOWER COMPARTMENTS, REGARDLESS OF SHAPE SHALL HAVE A MINIMUM FINISHED INTERIOR OF ONE THOUSAND TWENTY FOUR (1,024) SQUARE INCHES AND SHALL ALSO BE CAPABLE OF ENCOMPASSING A THIRTY (30) INCH CIRCLE PER CPC 411.7.
  - SHOWER FLOORS SHALL HAVE A MINIMUM 2% FLOOR PITCH TO FLOOR DRAIN.
  - BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN SIX FEET ABOVE THE FLOOR.



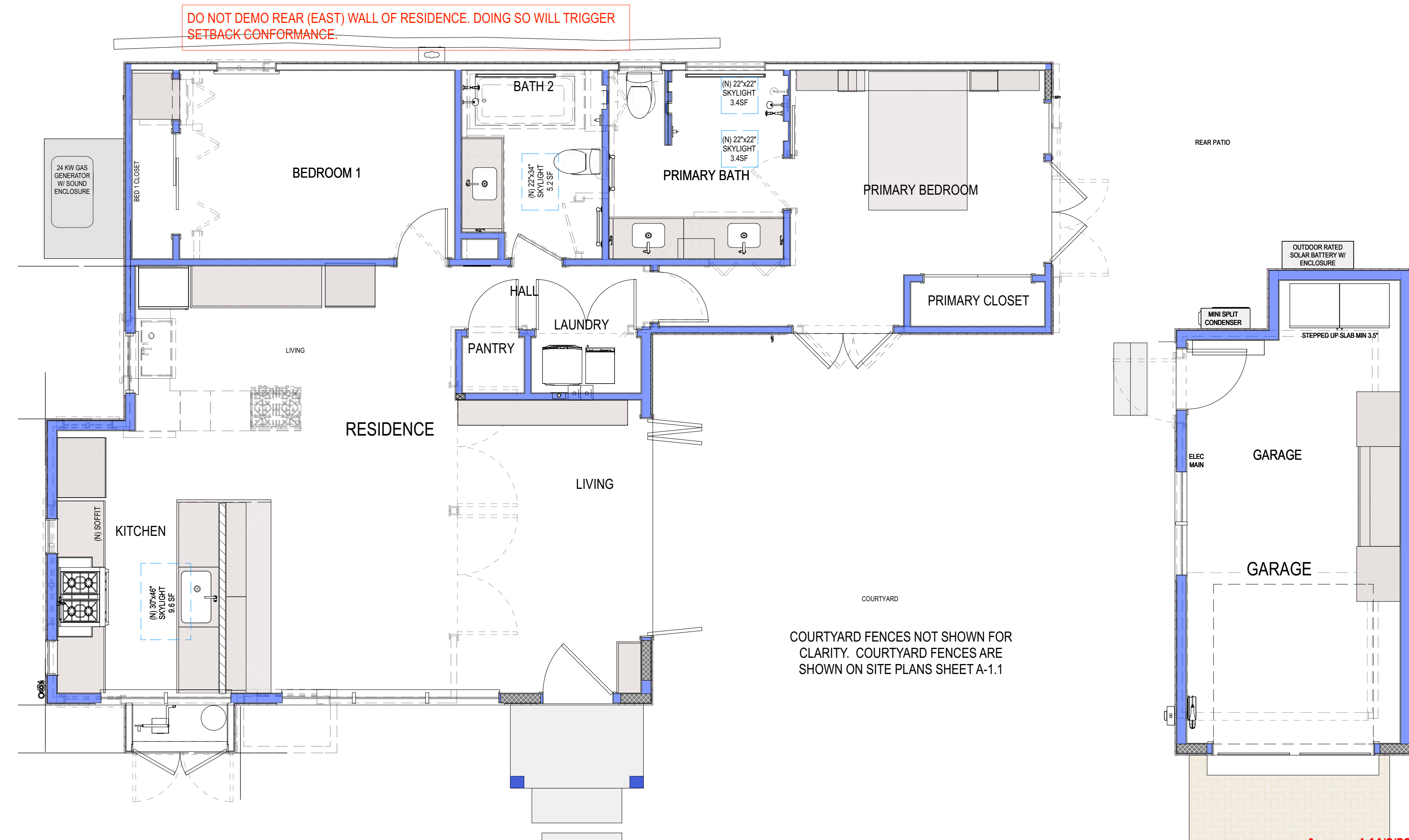
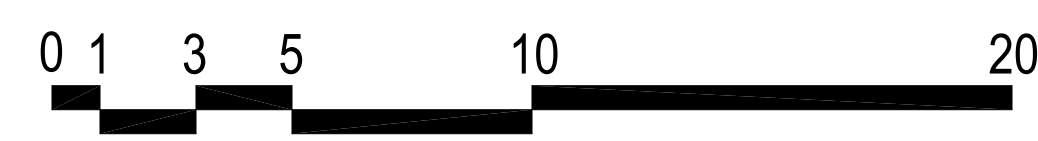
DEMO FLOOR PLAN

SCALE: 1/4"=1'



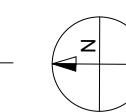
NO CHANGE TO FFE OF RESIDENCE OR GARAGE. ADDITIONS EXTEND THE FFE OF THEIR RESPECTIVE SPACE.

| WALL LEGEND |   |
|-------------|---|
|             | EXISTING WALL TO REMAIN                   |
|             | NEW WALL                                  |
|             | NEW HALF WALL                             |
|             | NEW SIMPSON STRONG WALL                   |
|             | NEW SHEAR WALL                            |
|             | LINE OF CEILING TRANSITIONS/ EXPOSED BEAM |
|             | EXISTING WALL TO BE REMOVED               |
|             | AREA OF ADDITION                          |



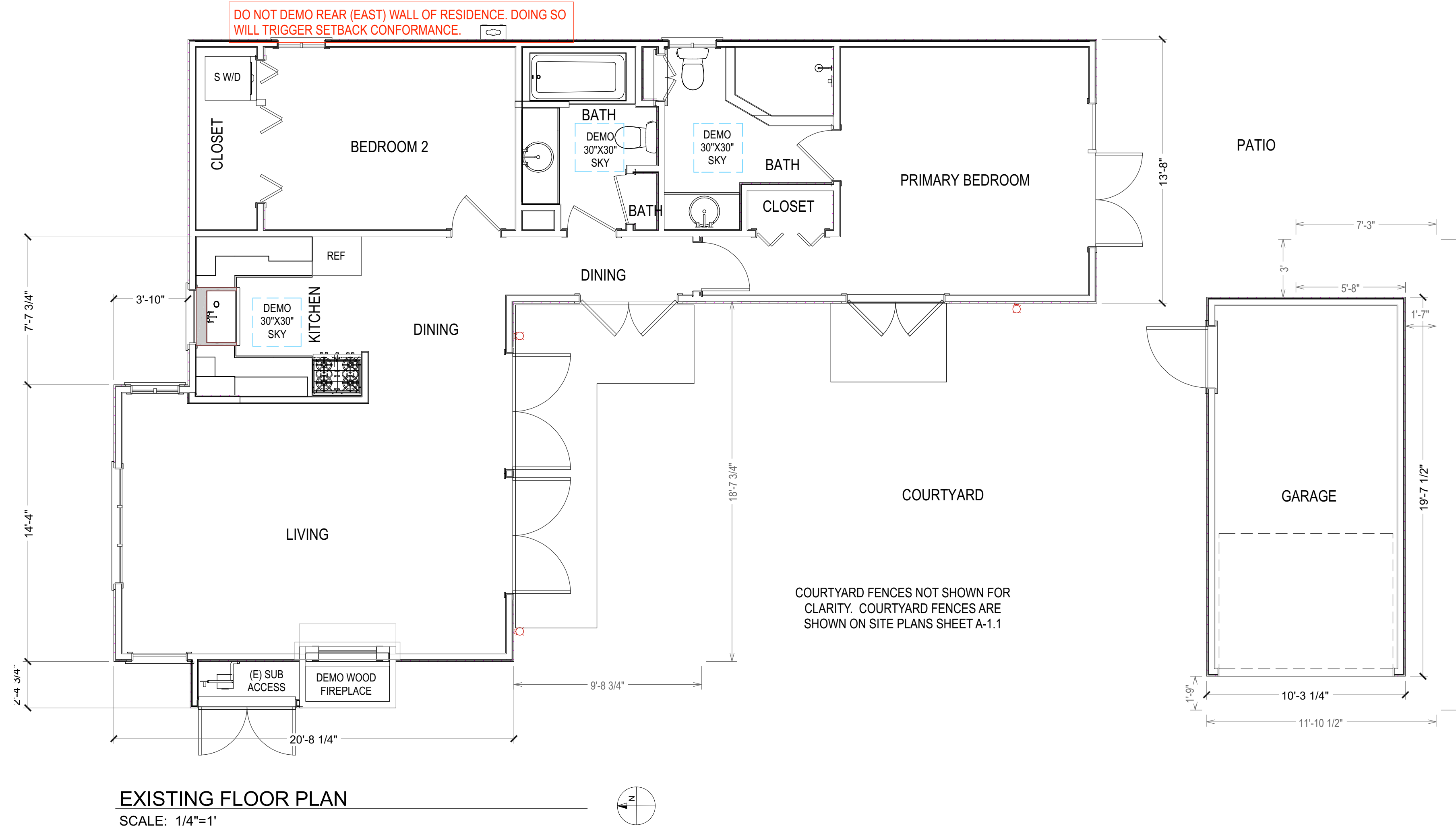
PROPOSED PLAN WITH DEMO UNDERLAY

SCALE: 1/4"=1'



Approved 11/6/2024  
DS 24228 (Givens)  
Carmel by the Sea  
Community Planning and Building  
Jessica Shull, Contract Planner

DO NOT DEMO REAR (EAST) WALL OF RESIDENCE. DOING SO WILL TRIGGER SETBACK CONFORMANCE.



- FLOOR PLAN NOTES**
- ALL NEW STUDS PER STRUCTURAL PLANS UNO.
  - GLASS SHOWER WALL NOTES:
    - A) GLAZING IN ENCLOSURES FOR WALLS FACING BATHTUBS AND SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS THAN 60 INCHES MEASURED VERTICALLY ABOVE AND STANDING OR WALKING SURFACE SHALL CONFORM TO CRC R308.3, R308.4.
    - B) UNLESS NOTED AS CURBLESS, SHOWERS SHALL BE PROVIDED WITH DAMS/ THRESHOLDS AT LEAST 2" AND NOT MORE THAN 9" ABOVE THE TOP OF THE DRAIN. DAMS/THRESHOLDS SHALL BE OF SUFFICIENT WIDTH TO ACCOMMODATE A MINIMUM 22" INCH DOOR. SHOWER DOORS SHALL OPEN SO AS TO MAINTAIN A MINIMUM 22" UNOBSTRUCTED OPENING FOR EGRESS PER CPC 411.6.
    - C) ALL SHOWER COMPARTMENTS, REGARDLESS OF SHAPE SHALL HAVE A MINIMUM FINISHED INTERIOR OF ONE THOUSAND TWENTY FOUR (1,024) SQUARE INCHES AND SHALL ALSO BE CAPABLE OF ENCOMPASSING A THIRTY (30) INCH CIRCLE PER CPC 411.7.
    - D) SHOWER FLOORS SHALL HAVE A MINIMUM 2% FLOOR PITCH TO FLOOR DRAIN.
    - E) BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN SIX FEET ABOVE THE FLOOR.

**A-2.2**

VERSION: 3.8  
DATE: 9/16/24  
BUILDING

**EXISTING & PROPOSED FLOOR PLANS**

| REV #    | DATE / DESCRIPTION | BY | REV #    | DATE / DESCRIPTION | BY |
|----------|--------------------|----|----------|--------------------|----|
| 04.27.23 | BLD RFP#1 INFORMAL | ER | 09.16.24 | BLD RFP#3          | ER |
| 06.06.23 | BLD RFP#2          | ER |          |                    | ER |
| 07.17.24 | BLD COF#1          | ER |          |                    | ER |

**GIVENS ADDITION & REMODEL**  
SE CORNER 5TH & TORRES, CARMEL, CALIFORNIA  
APN 010-092-012-000

STAMP/SIGNATURE  
*[Signature]*

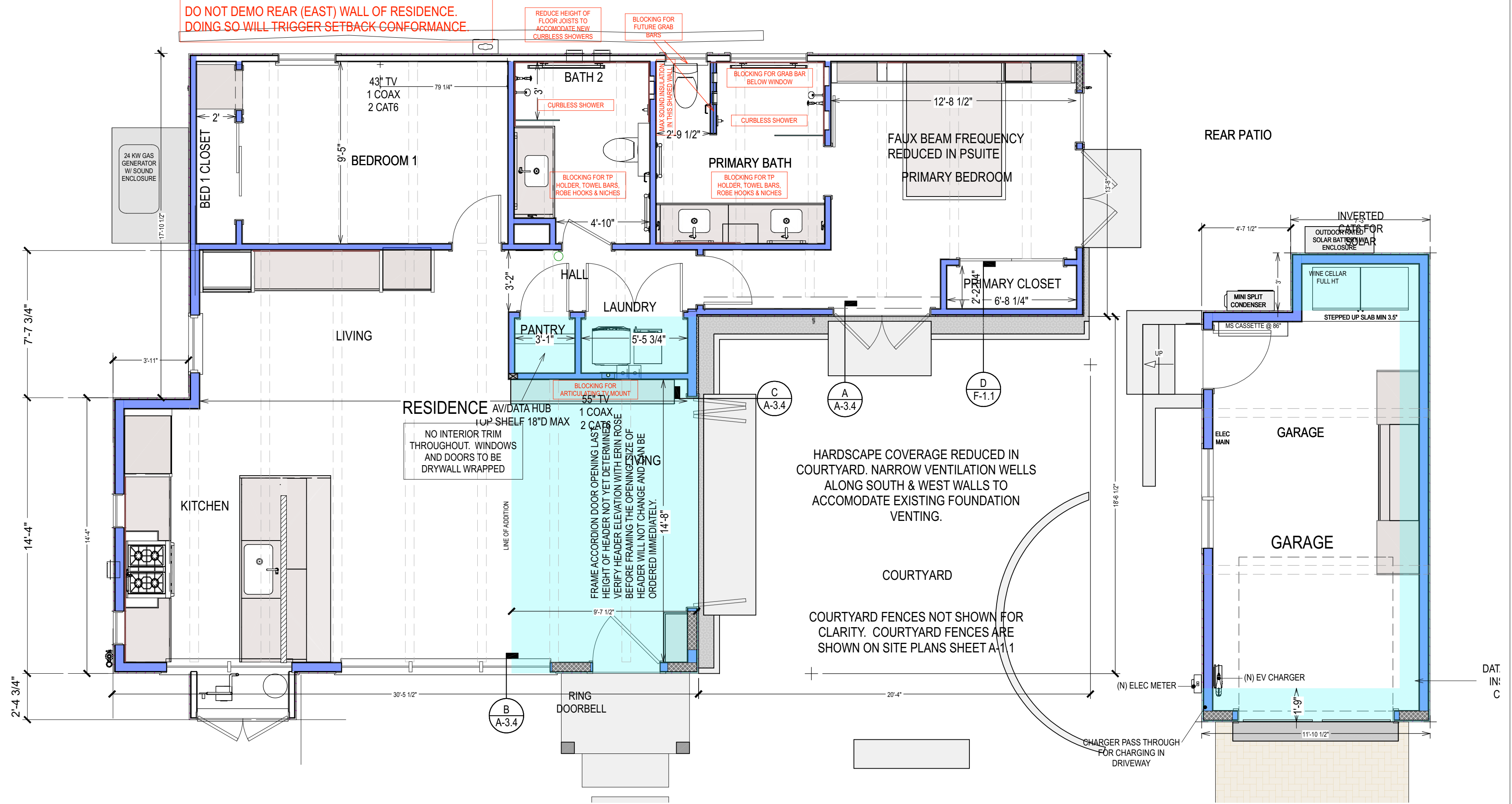
ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED. THESE PAGES ARE SCALES. THE INTELLECTUAL PROPERTY OF LEBUILDERS. THIS DOCUMENT IS THE PROPERTY OF LEBUILDERS AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED. ANY REUSE OF THIS DOCUMENT FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF LEBUILDERS IS STRICTLY PROHIBITED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS OF THE EXISTING STRUCTURE AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.

LEWIS BUILDERS  
CA. LICENSE #B-844741  
CARMEL CA 93923  
(831) 250 7168



NO CHANGE TO FFE OF RESIDENCE OR GARAGE. ADDITIONS EXTEND THE FFE OF THEIR RESPECTIVE SPACE.

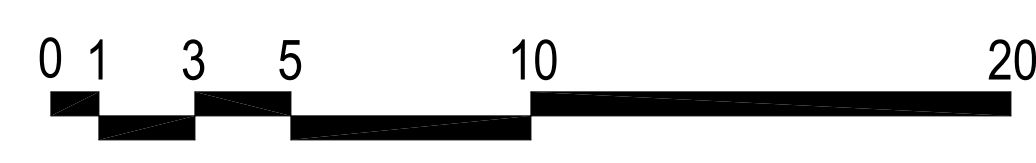
- WALL LEGEND**
- EXISTING WALL TO REMAIN
  - NEW WALL
  - NEW HALF WALL
  - NEW SIMPSON STRONG WALL
  - NEW SHEAR WALL
  - LINE OF CEILING TRANSITIONS/ EXPOSED BEAM
  - EXISTING WALL TO BE REMOVED
  - AREA OF ADDITION



NO INTERIOR TRIM THROUGHOUT. WINDOWS AND DOORS TO BE DRYWALL WRAPPED W/ 1/4" BULLNOSE, NO STOOL, NO APRON, DOOR STOP

Approved 11/6/2024  
DS 24228 (Givens)  
Carmel by the Sea  
Community Planning and Building  
Jessica Shull, Contract Planner

DO NOT DEMO REAR (EAST) WALL OF RESIDENCE. DOING SO WILL TRIGGER SETBACK CONFORMANCE.



**ADDRESS IDENTIFICATION**

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

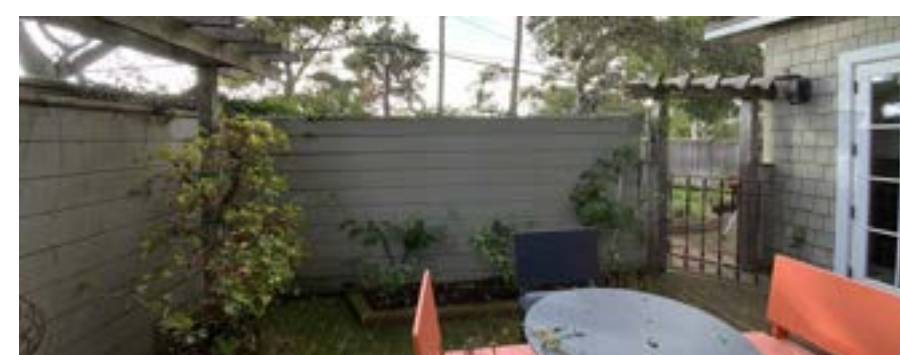


**EXISTING WEST (FRONT) ELEVATION: TORRES STREET**

SCALE: 1/4"=1'



**AREA OF LIVING ROOM ADDITION**



**AREA OF GARAGE ADDITION**



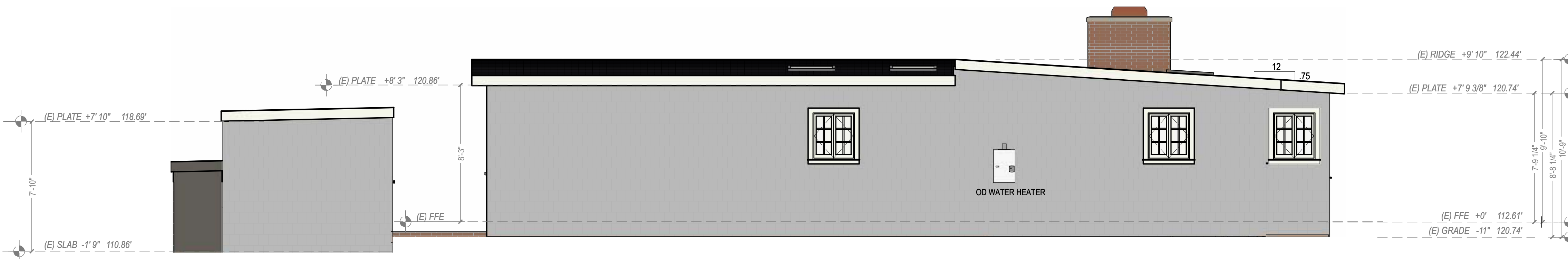
**AREA OF GARAGE & PATIO REMODEL**



**PROPOSED WEST (FRONT) ELEVATION: TORRES STREET**

SCALE: 1/4"=1'

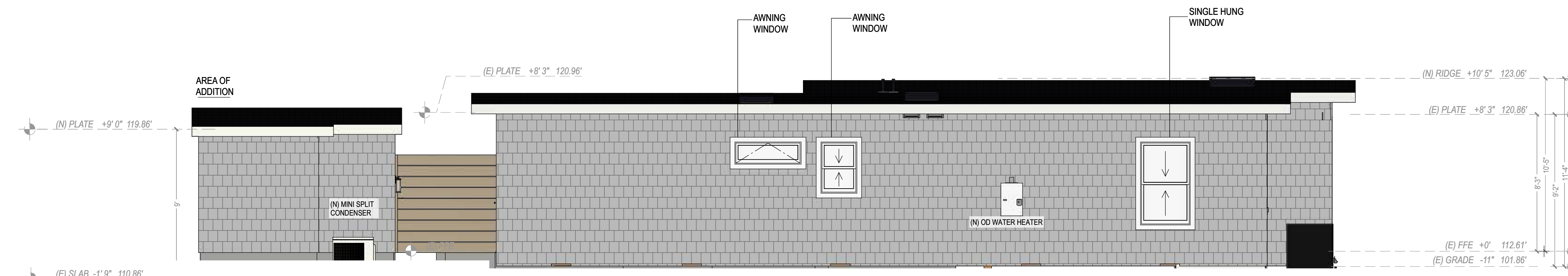
FENCES NOT SHOWN FOR CLARITY



**EXISTING EAST (REAR) ELEVATION**

SCALE: 1/4"=1'

DO NOT DEMO REAR (EAST) WALL OF RESIDENCE. DOING SO WILL TRIGGER SETBACK CONFORMANCE.



**PROPOSED EAST (REAR) ELEVATION**

SCALE: 1/4"=1'

DO NOT DEMO REAR (EAST) WALL OF RESIDENCE. DOING SO WILL TRIGGER SETBACK CONFORMANCE.

DO NOT DEMO REAR (EAST) WALL OF RESIDENCE. DOING SO WILL TRIGGER SETBACK CONFORMANCE.

Approved 11/6/2024  
 DS 24228 (Givens)  
 Carmel-by-the-Sea  
 Community Planning and Building  
 Jessica Shull, Contract Planner



**A-3.1**

VERSION: 3.8

DATE: 9/16/24

BUILDING

**ELEVATIONS: FRONT (W) & REAR (E)**

| REV #    | DATE / DESCRIPTION | BY | REV #    | DATE / DESCRIPTION |
|----------|--------------------|----|----------|--------------------|
| 04.27.23 | BLD RFP#1 INFORMAL | ER | 09.16.24 | BLD RFP#3          |
| 06.06.23 | BLD RFP#2          | ER |          |                    |
| 07.17.24 | BLD CO#1           | ER |          |                    |

**GIVENS ADDITION & REMODEL**

SE CORNER 5TH & TORRES, CARMEL, CALIFORNIA  
 APN 010-092-012-000

STAMP/SIGNATURE

ALL DIMENSIONS, UNLESS OTHERWISE SPECIFIED, ARE SHOWN IN FEET AND INCHES. THESE PAGES ARE SOLELY FOR REPRESENTATION AND DO NOT CONSTITUTE A CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS OF THE SITE PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY ACCESS AND UTILITIES DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL ADJACENT PROPERTIES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL ADJACENT PROPERTIES AND UTILITIES TO ORIGINAL CONDITION OR BETTER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY SAFETY MEASURES DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY CLEANUP AND DEBRIS REMOVAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY INSURANCE AND BONDING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY COMMUNICATIONS AND NOTICES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY RECORDS AND DOCUMENTATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY COMPLIANCE WITH ALL APPLICABLE LAWS, REGULATIONS, AND ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY PROTECTION OF THE PUBLIC AND THE ENVIRONMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY PROTECTION OF THE ADJACENT PROPERTIES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY PROTECTION OF THE ADJACENT PROPERTIES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY PROTECTION OF THE ADJACENT PROPERTIES AND UTILITIES.


LEWIS BUILDERS  
 CA. LICENSE  
 #B-844741  
 CARMEL CA 93923  
 (831) 250 7168



**ELEVATIONS: SIDES (N & S) & COURTYARD**

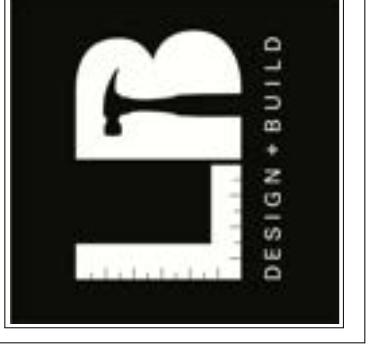
| REV #    | DATE / DESCRIPTION | BY | REV #    | DATE / DESCRIPTION | BY |
|----------|--------------------|----|----------|--------------------|----|
| 04.27.23 | BLD RFP#1 INFORMAL | ER | 09.16.24 | BLD RFP#3          | ER |
| 06.06.23 | BLD RFP#2          | ER |          |                    | ER |
| 07.17.24 | BLD COF#1          | ER |          |                    | ER |

**GIVENS ADDITION & REMODEL**  
 SE CORNER 5TH & TORRES, CARMEL, CALIFORNIA  
 APN 010-092-012-000

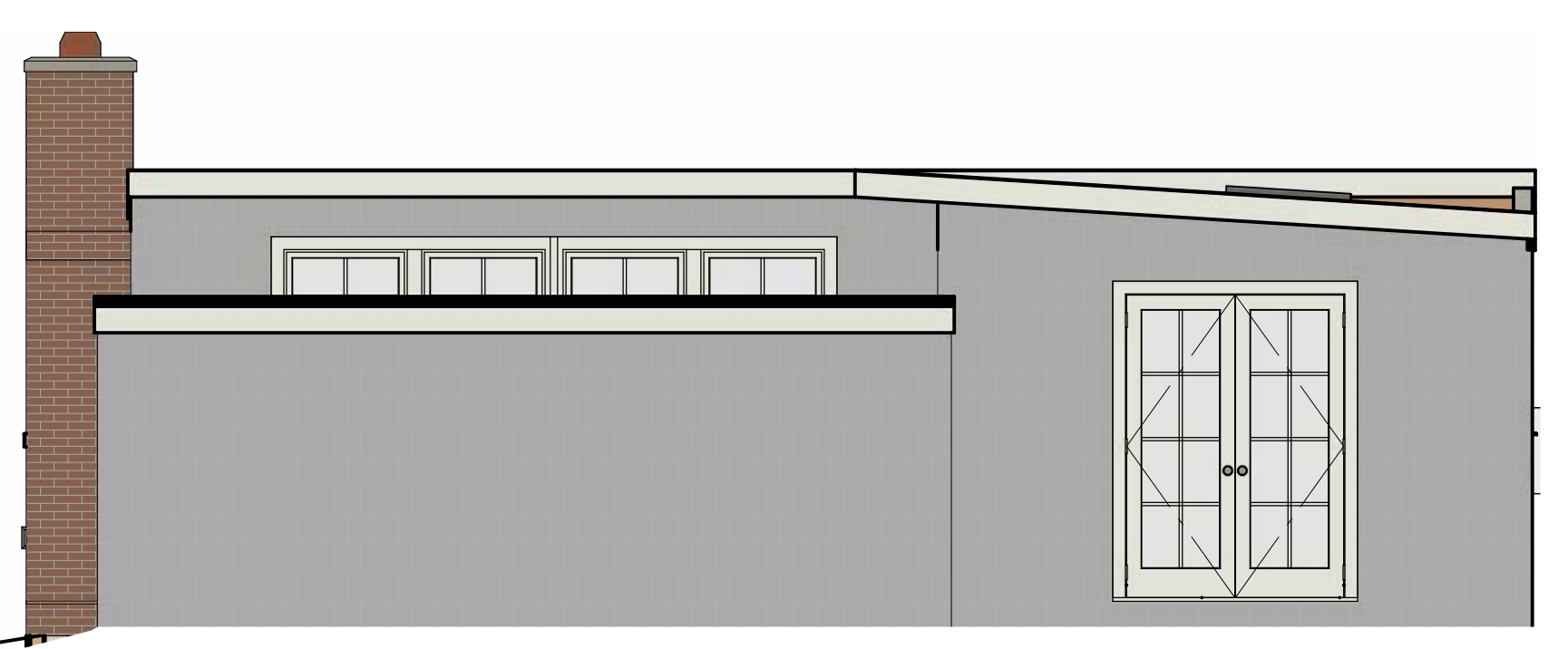
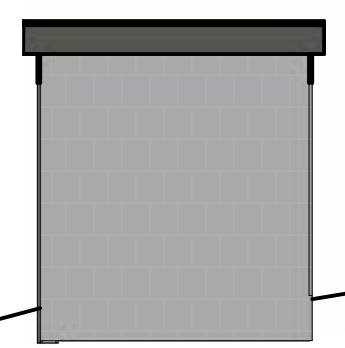
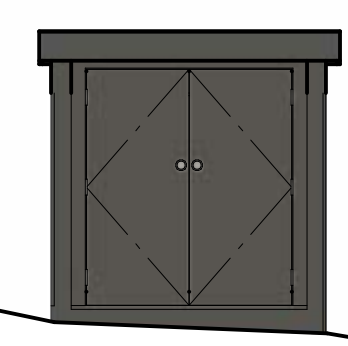
STAMP/SIGNATURE  


ALL ELEVATIONS, UNLESS OTHERWISE NOTED, REPRESENT THE EXISTING CONDITIONS. THESE PAGES ARE SOLELY FOR INFORMATIONAL PURPOSES AND DO NOT CONSTITUTE A CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION. ANY CHANGES TO THE PROJECT SHALL BE MADE IN WRITING AND SIGNED BY THE ARCHITECT AND CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSTRUCTION ACTIVITY INFORMATION.

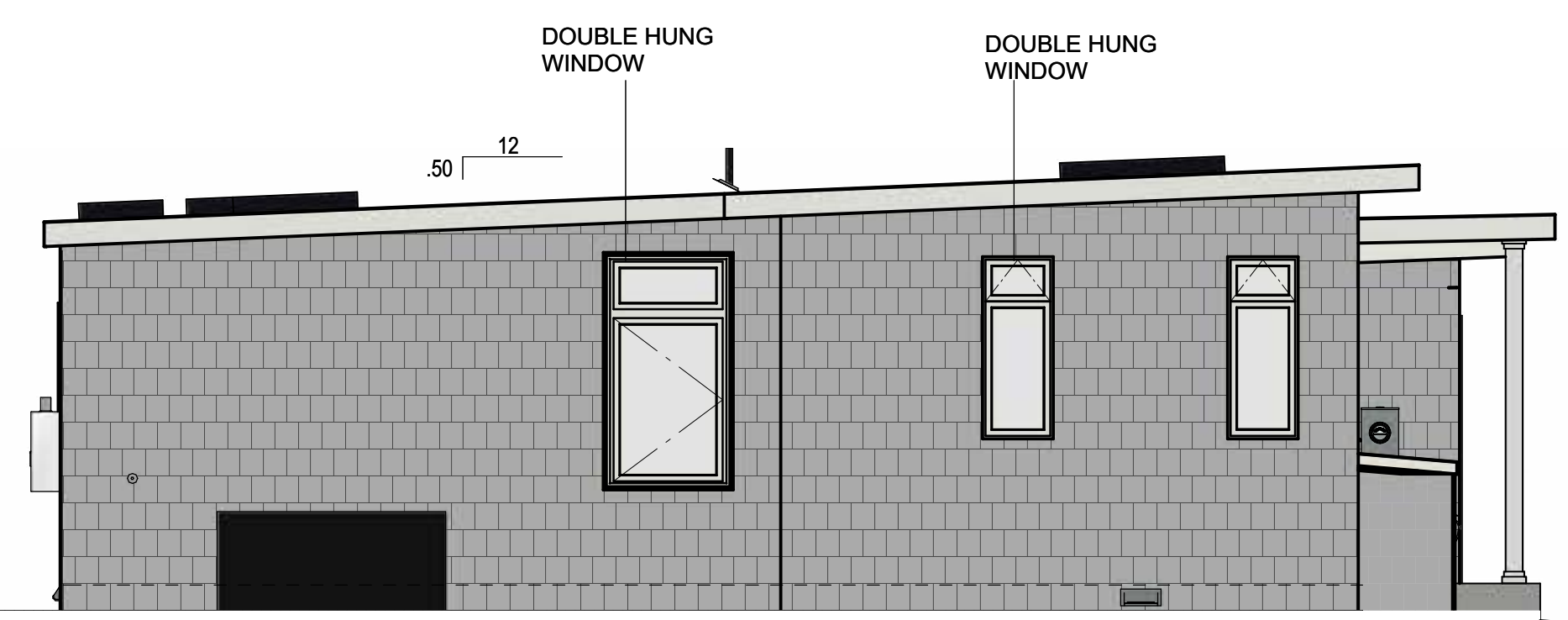
**LEWIS BUILDERS**  
 CA. LICENSE  
 #B-844741  
 CARMEL CA 93923  
 (831) 250 7168



EXISTING NORTH ELEVATION: 5TH AVENUE  
 SCALE: 1/4"=1'



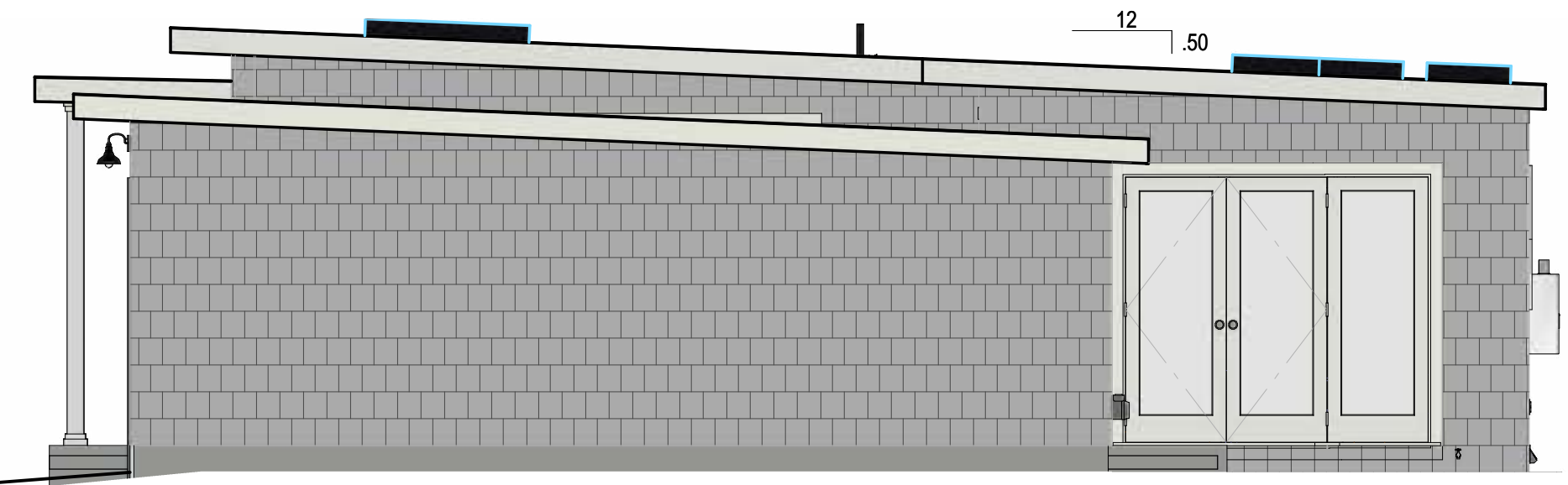
EXISTING SOUTH ELEVATION  
 SCALE: 1/4"=1'



PROPOSED NORTH ELEVATION : 5TH AVENUE  
 SCALE: 1/4"=1'



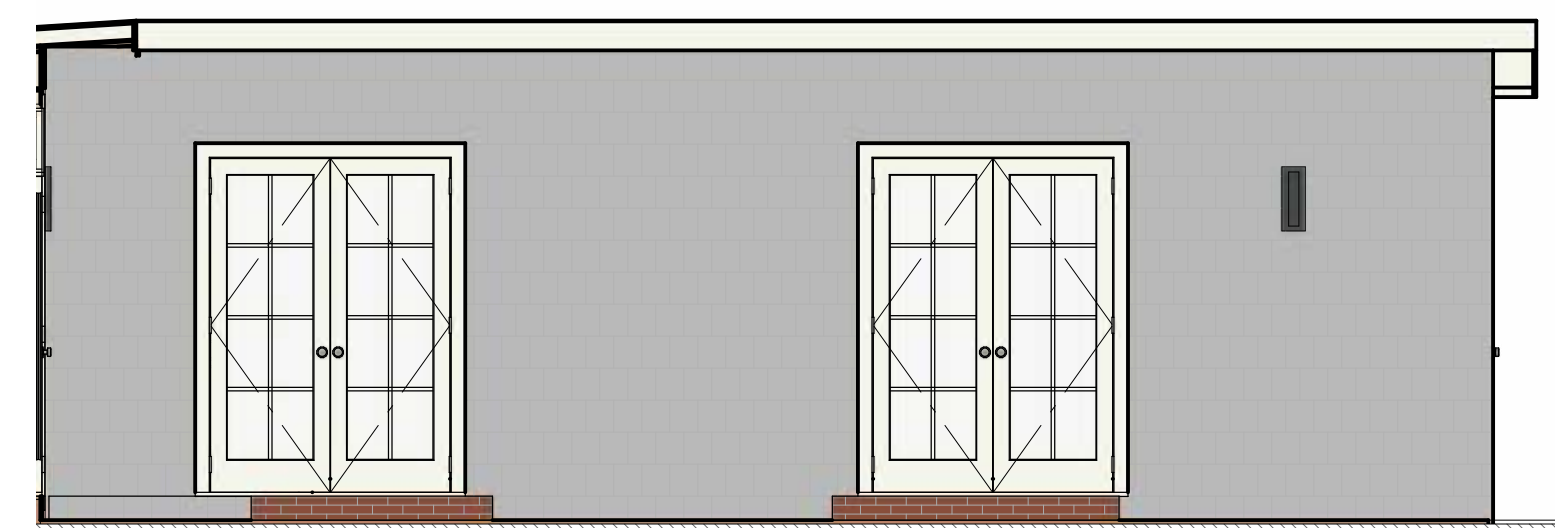
FENCES NOT SHOWN FOR CLARITY



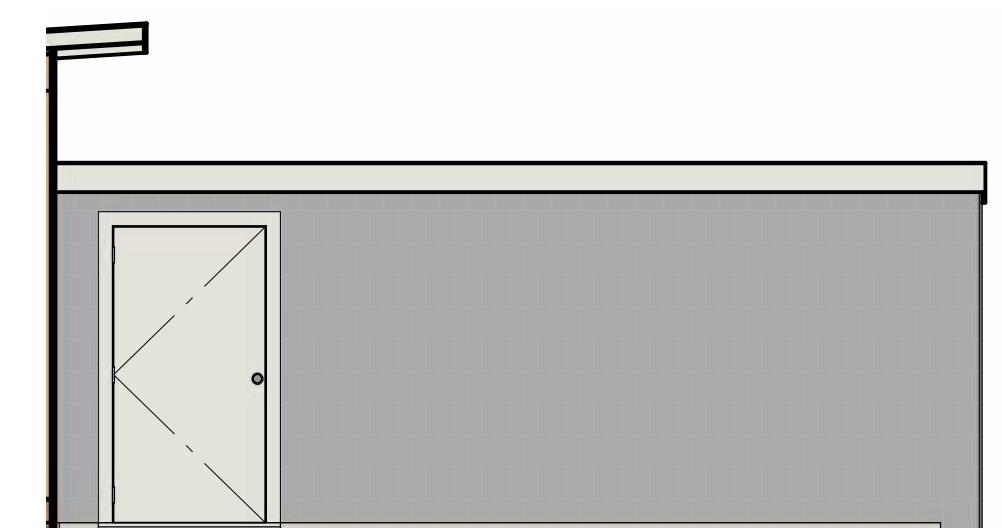
PROPOSED SOUTH ELEVATION  
 SCALE: 1/4"=1'



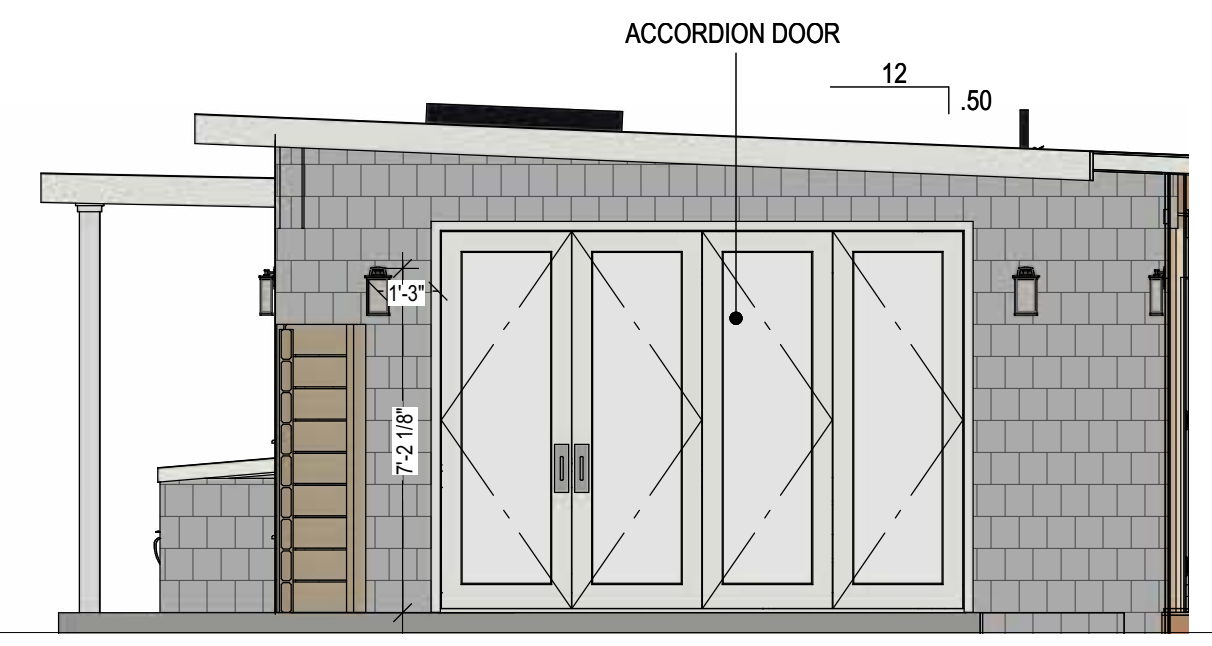
EXISTING SOUTH ELEVATION : COURTYARD  
 SCALE: 1/4"=1'



EXISTING WEST ELEVATION : COURTYARD  
 SCALE: 1/4"=1'



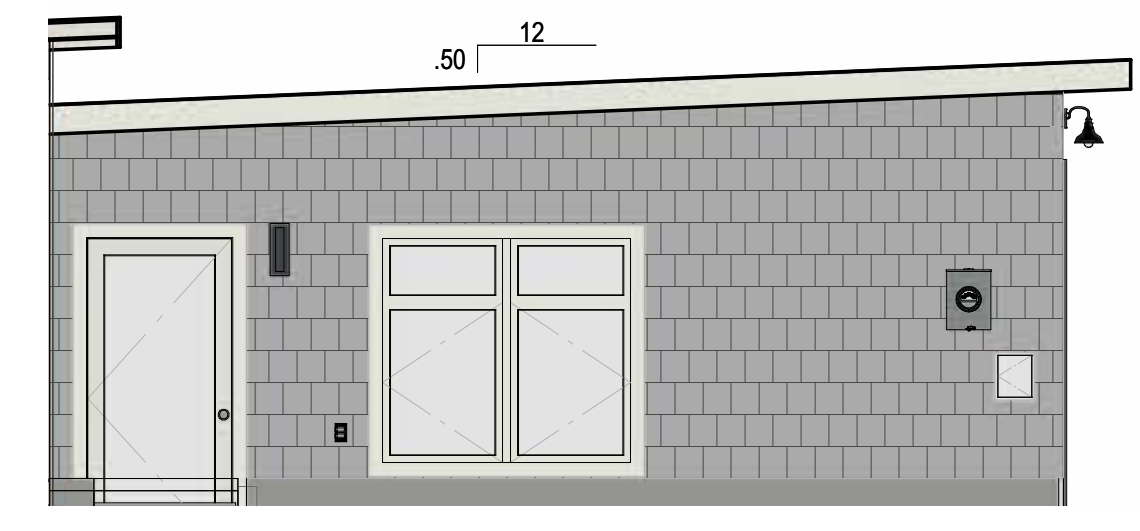
EXISTING NORTH ELEVATION : COURTYARD TOWARD GARAGE  
 SCALE: 1/4"=1'



PROPOSED SOUTH ELEVATION : COURTYARD  
 SCALE: 1/4"=1'



PROPOSED WEST ELEVATION : COURTYARD  
 SCALE: 1/4"=1'



PROPOSED NORTH ELEVATION : COURTYARD TOWARD GARAGE  
 SCALE: 1/4"=1'

Approved 11/6/2024  
 DS 24228 (Givens)  
 Community Planning and Building  
 Jessica Shull, Contract Planner

CROSS SECTIONS

| REV # | DATE / DESCRIPTION         | BY | REV # | DATE / DESCRIPTION |
|-------|----------------------------|----|-------|--------------------|
|       | 04.27.23 BLD RF#1 INFORMAL | ER |       | 09.16.24 BLD RF#3  |
|       | 06.06.23 BLD RF#2          | ER |       |                    |
|       | 07.17.24 BLD CO#1          | ER |       |                    |

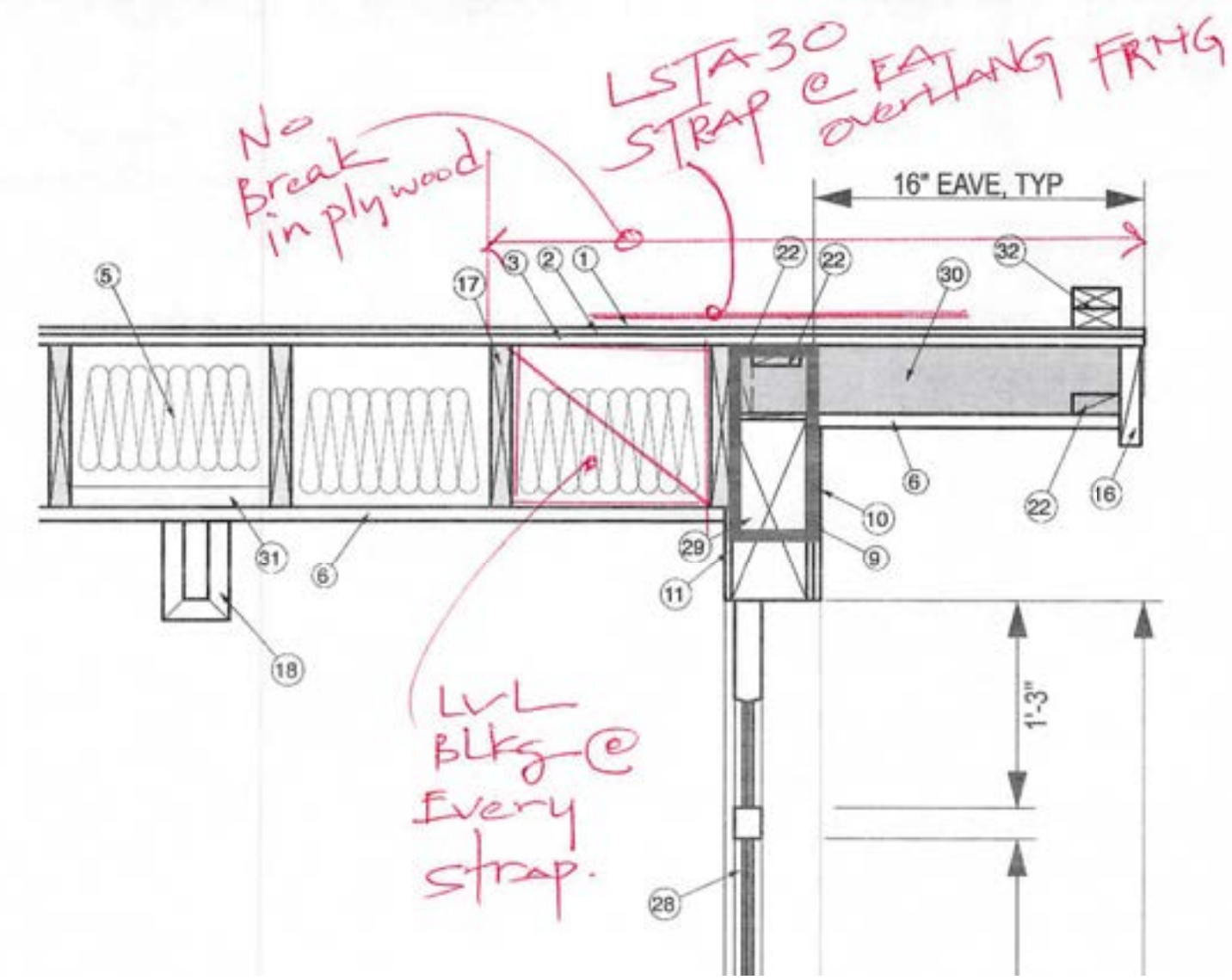
GIVENS ADDITION & REMODEL

SE CORNER 5TH & TORRES, CARMEL, CALIFORNIA  
APN 010-092-012-000

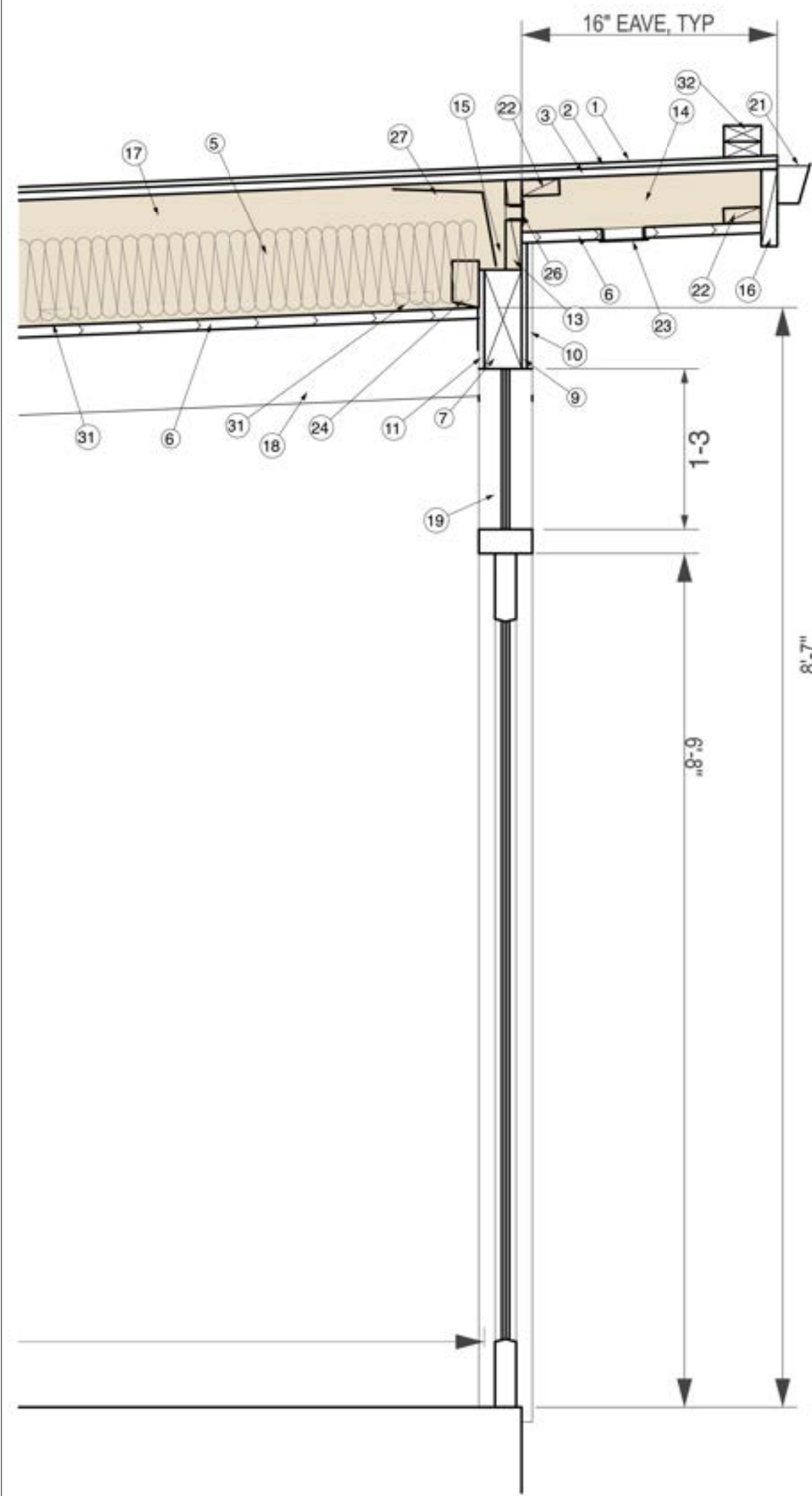
STAMP/SIGNATURE

ALL SECTIONS, CROSS SECTIONS, AND REPRESENTATION. THESE PAGES ARE SOLELY THE INTELLECTUAL PROPERTY OF LEWIS BUILDERS. ANY REUSE OR REPRODUCTION OF THESE PAGES WITHOUT THE WRITTEN PERMISSION OF LEWIS BUILDERS IS STRICTLY PROHIBITED. ANY PROPOSED CHANGES TO THESE PAGES MUST BE APPROVED BY LEWIS BUILDERS IN WRITING. LEWIS BUILDERS ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. IF ANY DISCREPANCY EXISTS BETWEEN THESE PAGES AND ANY OTHER DOCUMENTS, THESE PAGES SHALL PREVAIL. CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE BEFORE CONSTRUCTION ACTIVITIES.

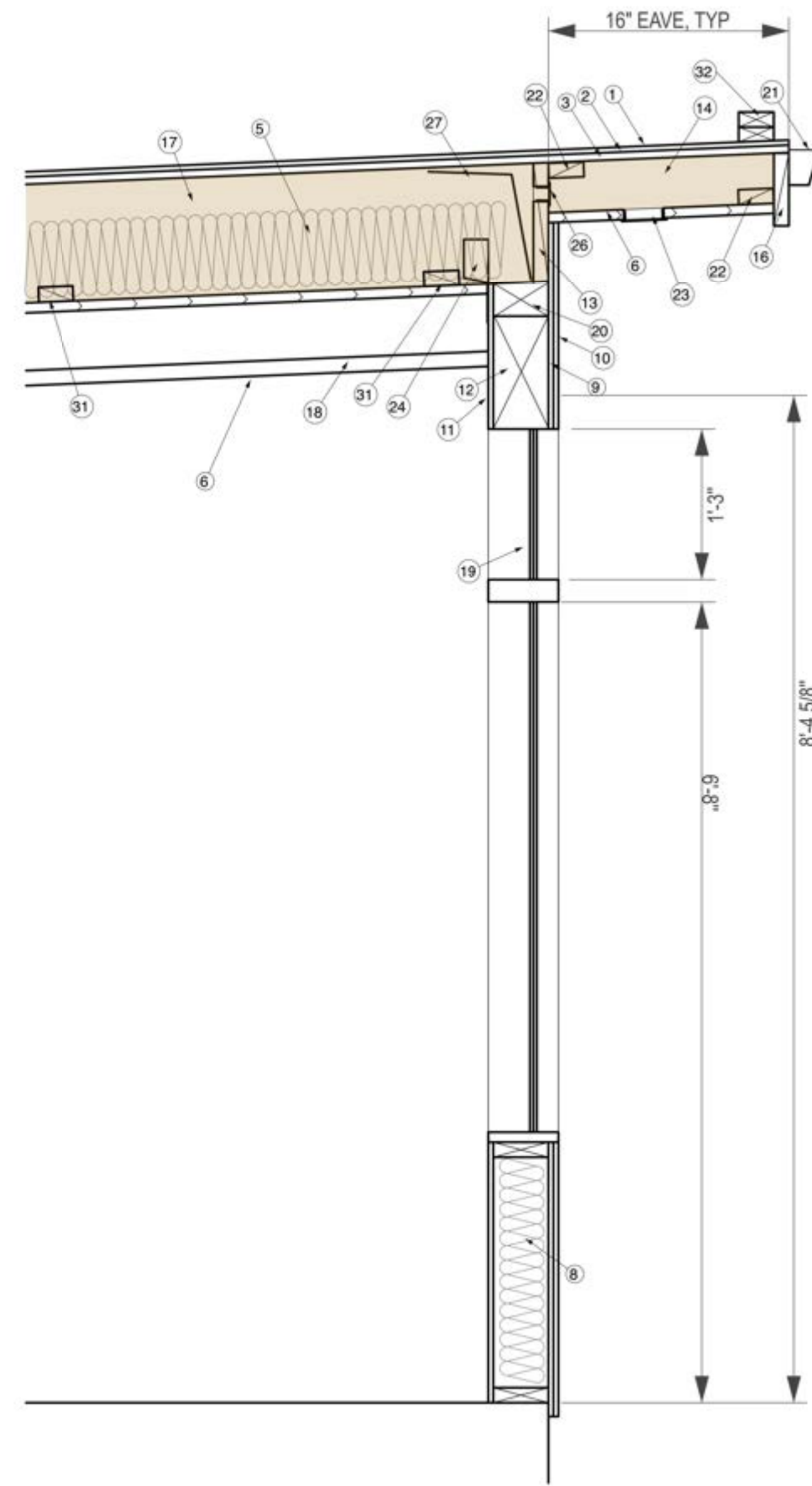
LEWIS BUILDERS  
CA. LICENSE  
#B-844741  
CARMEL CA 93923  
(831) 250 7168



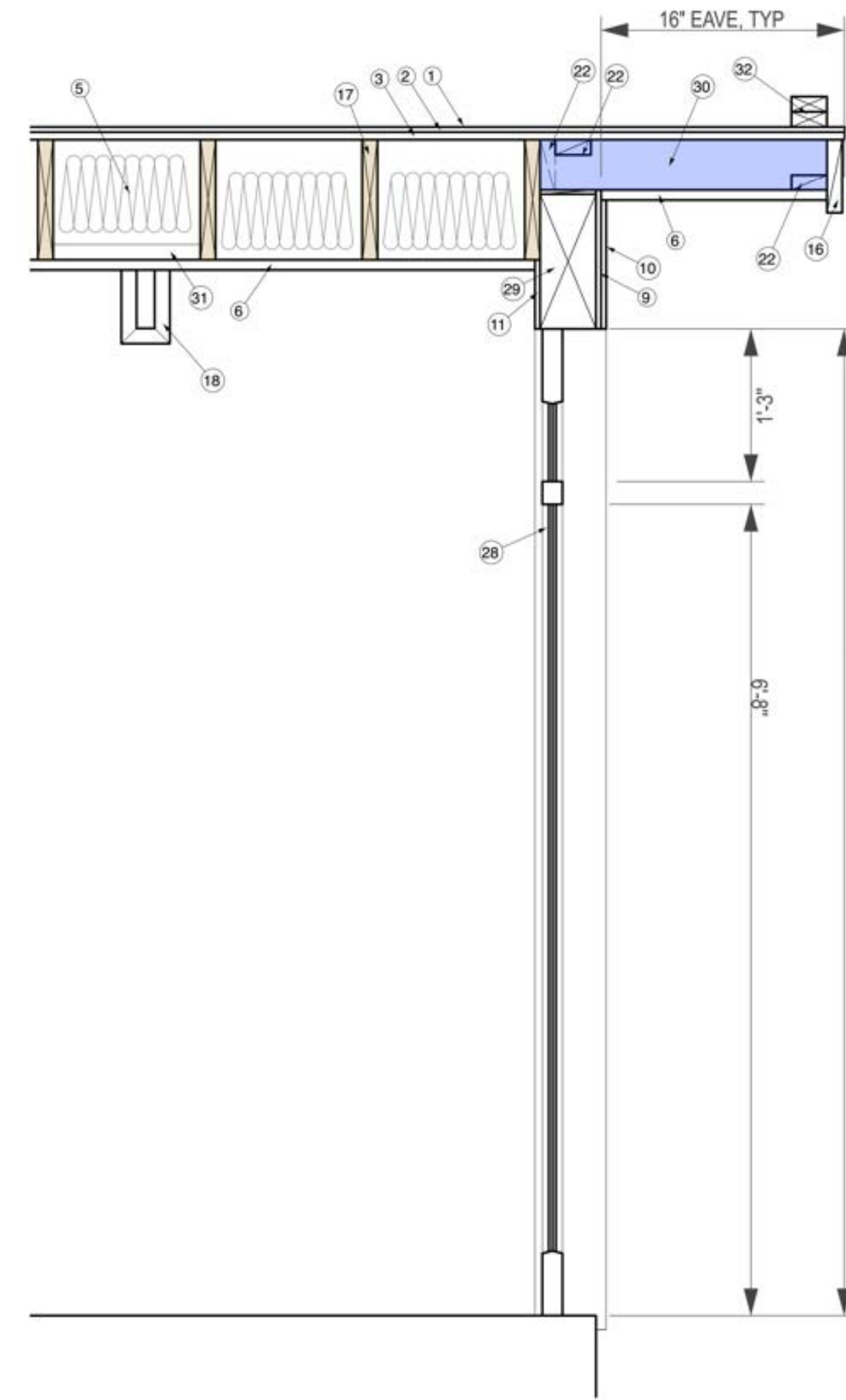
SECTION C-ALT  
ALTERNATE ACCORDION DOOR FRAMING W/HIGHER HEADER



SECTION A - PRIMARY BEDROOM FRENCH DOOR  
(SOLVE RAISED HEADER ISSUE VIA BIRDMOUTH IN LVL)



SECTION B - WEST LIVING ROOM WALL



SECTION C - SOUTH LIVING ROOM WALL  
@ ACCORDION DOOR

1. CLASS-A BALLAST ROOF: BALLAST ROCK OVER LOOSE LAID FLEECE
2. FULLY ADHERED TPO 80 MIL TAN MEMBRANE
3. MECHANICALLY FASTENED 1/2" DENSDECK, PRIMED
4. LVL OR PTDF RAFTER (BROWN SHADING), PER STRUCTURAL
5. R-30 BATT INSULATION SPRAY FOAM INSULATION, INSULATE PER T-24
6. 1X6 SHIPLAP IF USING 16" RAFTER SPACING OR SMALLER. 2x6 SHIPLAP IF RAFTER SPACING GREATER THAN 16" OC
7. 4x12 LVL HEADER
8. 2X PTDF STUD, SEE STRUCTURAL WITH R-15 INSULATION
9. 1/2" EXTERIOR PLYWOOD SHEETING, SEE STRUCTURAL FOR NAILING AND SHEAR VALUE
10. COMPOSITE SHAKE EXTERIOR SIDING
11. 1/2" GWB TAPED & TEXTURED
12. 6X12 LVL CONTINUOUS HEADER, SEE STRUCTURAL
13. 2X PTDF SOLID BLOCKING BETWEEN RAFTERS. BLOCKING TO HAVE SPARK AND FLAME RESISTANT (3) 2" DIAMETER VENT HOLES W/ VULCAN VENT VER2 OR EQUIVALENT.
14. TRIM LOWER END OF LVL OR PTDF RAFTER TAIL, (BROWN) TO 6" OR DEPTH @ OUTSIDE EDGE OF TOP PLATE
15. BIRDMOUTH PTDF RAFTERS (BROWN) ABOVE PRIMARY BEDROOM FRENCH DOOR TO ACCOMMODATE DOOR HEADER THAT IS HIGHER THAN WALL TOP PLATE
16. 2X8 FASCIA
17. 1.75" x 11.875" LVL RAFTERS @24"OC RAFTERS AT 0.5/12 SLOPE
18. 4x8 FAUX BOX BEAM (SPECIFY MATERIAL BEFORE ORDERING)
19. WINDOW & TRANSOM OR DOOR & TRANSOM MULLED UNIT. TOP OF WINDOW @ 80", TOP OF TRANSOM @ +/- 97.25"
20. 2X FRAMING BETWEEN TOP OF MULLED UNIT AND CONTINUOUS HEADER
21. METAL GUTTER W/ DEBRIS SCREEN
22. 2X BLOCKING BETWEEN RAFTERS
23. SPARK AND FLAME RESISTANT LINEAR SOFFIT VENT
24. H2.5 HURRICANE TIE RAFTER TO TOP PLATE
25. 4X8 HEADER, SEE STRUCTURAL
26. SPARK AND FLAME RESISTANT (3) 2" DIAMETER VENT HOLES W/ VULCAN VENT VER2 OR EQUIVALENT
27. INSULATION BAFFLE AT EAVE VENTS
28. ACCORDION DOOR W/ MUNTIN TO MATCH TRANSOMS IN WEST AND NORTH WALLS
29. 6X12 LVL HEADER, SEE STRUCTURAL
30. 2X6 PTDF EAVE (BLUE)
31. 2X4 PTDF BLOCKING @48" OC TO ANCHOR FAUX BEAMS
32. DOUBLE 2X4 PARAPET ON BALLAST ROOF

CROSS SECTIONS

TO SCALE

IN CASE OF FRAMING DISCREPANCY, ITEMS SPECIFIED IN STRUCTURAL DRAWINGS SUPERCEDES THESE SECTIONS

Approved 11/6/2024  
DS 24228 (Givens)  
DO NOT DEMO REAR (EAST) WALL OF RESIDENCE. DOING SO WITH THE SETBACK CONFORMANCE.  
Community Planning and Building  
Jessica Shull, Contract Planner



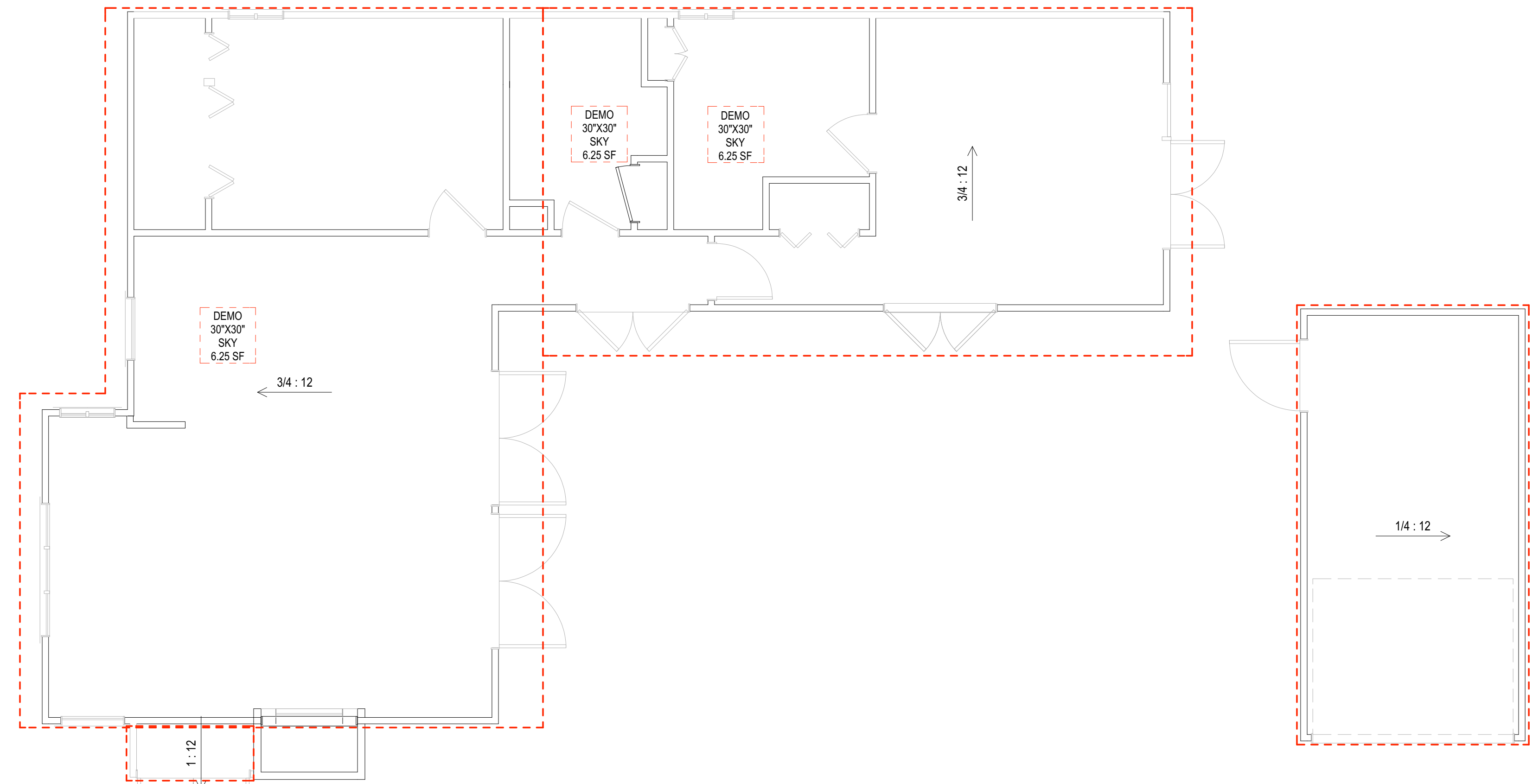
REMOVE 30" X 30" (E) SKYLIGHT IN KITCHEN



REMOVE 30" X 30" (E) SKYLIGHT IN BATH 1

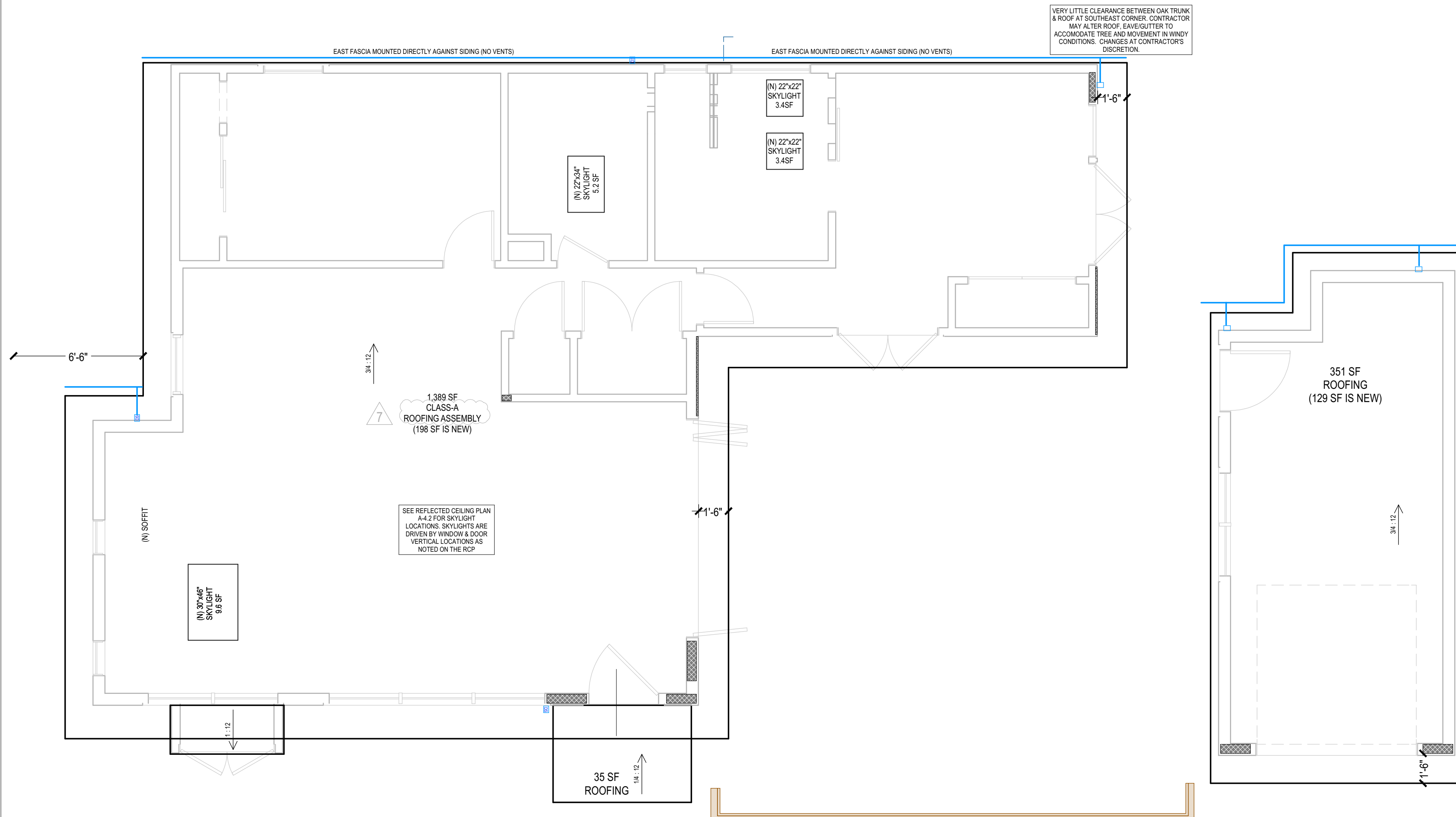
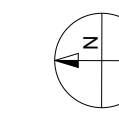


REMOVE 30" X 30" (E) SKYLIGHT IN PRIMARY BATH



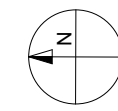
EXISTING/DEMO ROOF PLAN

SCALE: 1/4"=1'



PROPOSED ROOF PLAN

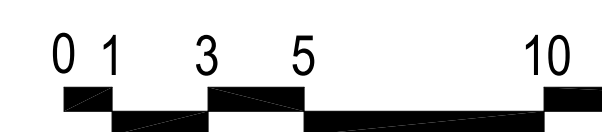
SCALE: 1/4"=1'



LEGEND

- ROOF DEMO
- NEW ROOF
- GUTTER & DOWNSPOUT

DO NOT DEMO REAR (EAST) WALL OF RESIDENCE. DOING SO WILL TRIGGER SETBACK CONFORMANCE.



Approved 11/6/2024  
 DS 24229 (Givens)  
 Carmel-by-the-Sea  
 Community Planning and Building  
 Jessica Shull, Contract Planner

ROOF PLANS

| REV # | DATE / DESCRIPTION         | BY | REV # | DATE / DESCRIPTION | BY |
|-------|----------------------------|----|-------|--------------------|----|
| A     | 04.27.23 BLD RF#1 INFORMAL | ER | ER    | 09.16.24 BLD RF#3  | ER |
|       | 06.06.23 BLD RF#2          | ER |       |                    | ER |
|       | 07.17.24 BLD CO#1          | ER |       |                    | ER |

GIVENS ADDITION & REMODEL

SE CORNER 5TH & TORRES, CARMEL, CALIFORNIA  
 APN 010-092-012-000

STAMP/SIGNATURE

ALL DRAWINGS, SPECIFICATIONS, NOTES, AND REPRESENTATIONS ON THESE PAGES ARE SOLELY THE INTELLECTUAL PROPERTY OF LEWIS BUILDERS. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF LEWIS BUILDERS. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS AT THE TIME OF CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING LEWIS BUILDERS IN WRITING OF ANY CONSTRUCTION ACTIVITIES.

LEWIS BUILDERS  
 CA. LICENSE #B-844741  
 CARMEL CA 93923  
 (831) 250 7168



BEAM SIZE ADJUSTMENT: 5.5"W x 7"H. PRIMARY BEDROOM BEAMS ADDED BACK IN AND POSITIONING ADJUSTED.

A-4.2

VERSION: 3.8

DATE: 9/16/24

BUILDING

| REV #    | DATE / DESCRIPTION | BY | REV #    | DATE / DESCRIPTION | BY |
|----------|--------------------|----|----------|--------------------|----|
| 04.27.23 | BLD RFP#1 INFORMAL | ER | 09.16.24 | BLD RFP#3          | ER |
| 06.06.23 | BLD RFP#2          | ER |          |                    |    |
| 07.17.24 | BLD CO#1           | ER |          |                    |    |

REFLECTED CEILING PLAN

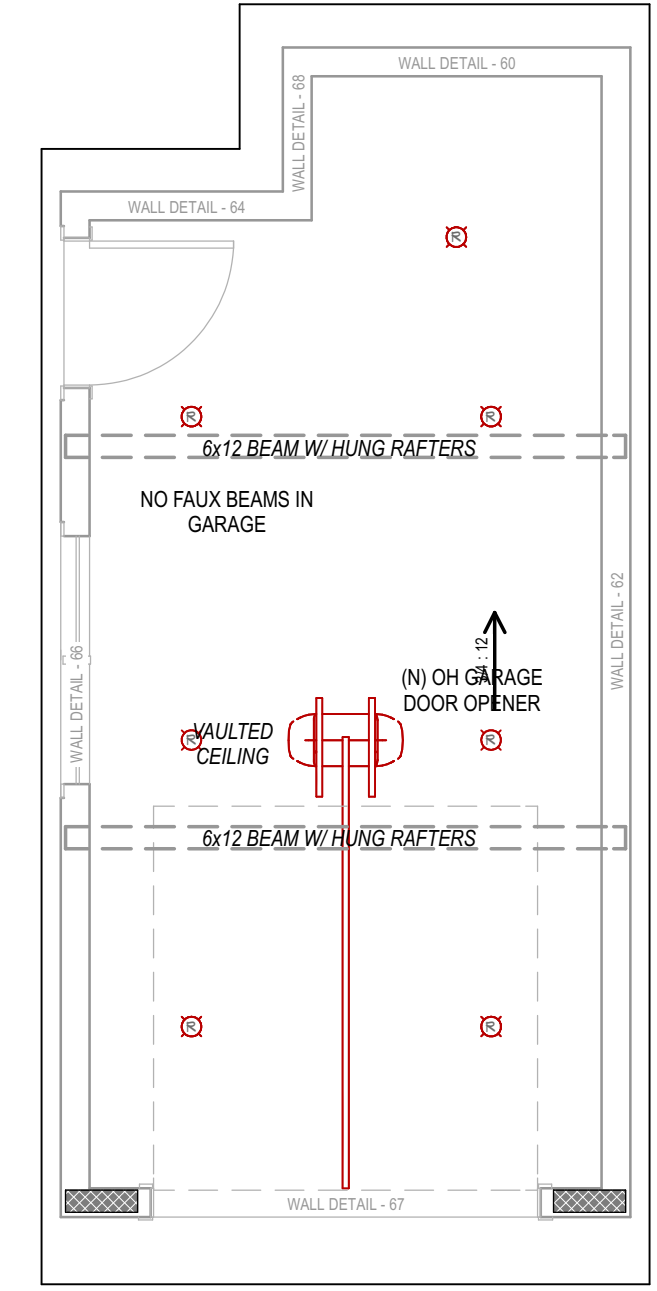
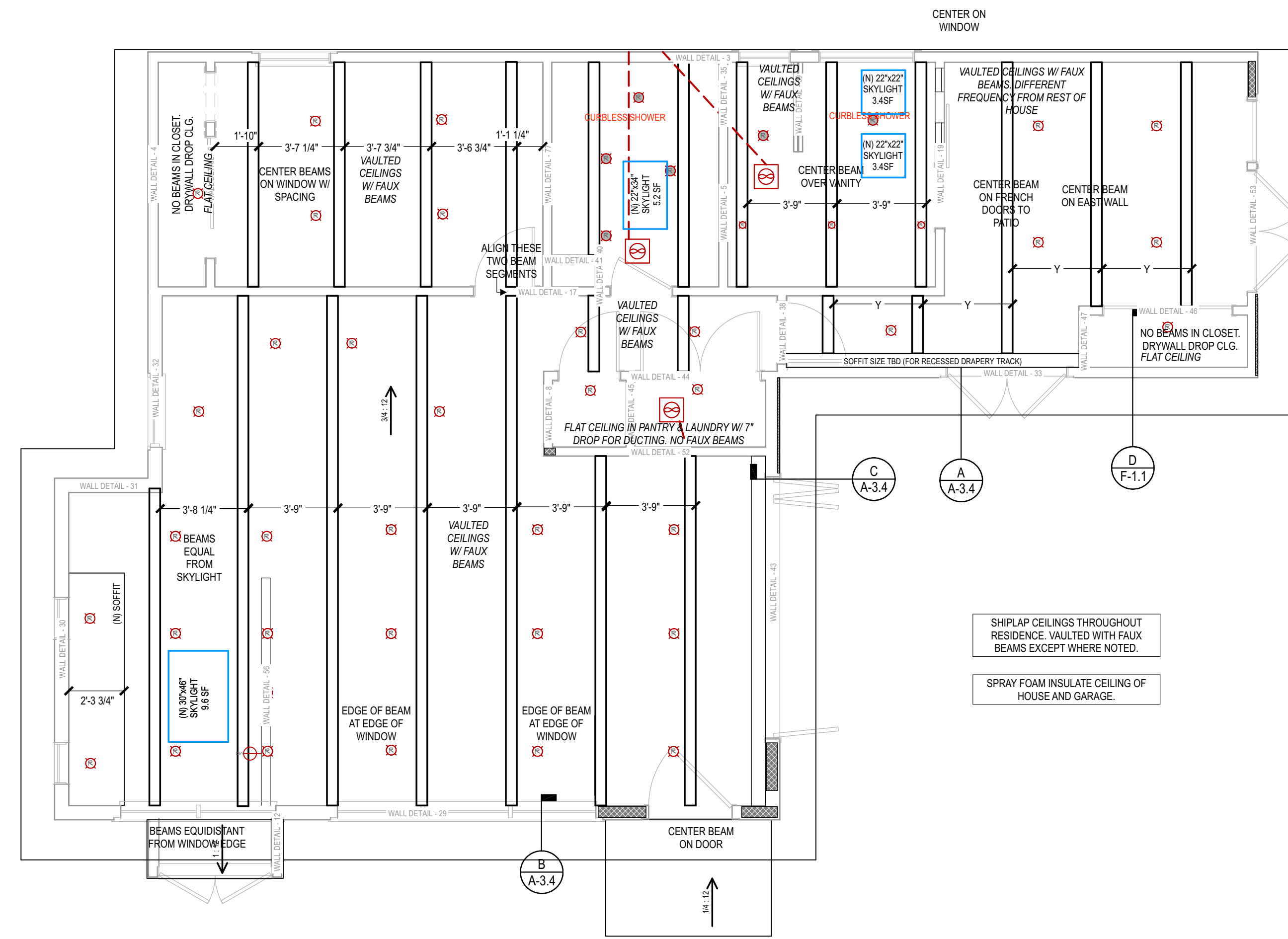
GIVENS ADDITION & REMODEL

SE CORNER 5TH & TORRES, CARMEL, CALIFORNIA  
APN 010-092-012-000

STAMP/SIGNATURE

ALL DIMENSIONS UNLESS OTHERWISE NOTED.  
REPRESENTATION. THESE PAGES ARE SKETCHES.  
THE INTELLECTUAL PROPERTY OF LEWIS BUILDERS.  
CONNECTION WITH THIS PROJECT ONLY. THEY  
DO NOT REPRESENT A CONTRACT. ANY  
ANY PROPOSED WORK SHALL BE SUBJECT TO THE  
ATTEMPTS HAVE BEEN MADE TO OBTAIN ALL  
ESSENTIAL INFORMATION, CONDITIONS, AND  
CIRCUMSTANCES AFFECTING THE PROJECT.  
CONTRACTOR TO NOTIFY LEWIS BUILDERS IN  
WRITING OF ANY CHANGES TO THE PROJECT  
OR ANY CONSTRUCTION ACTIVITIES.

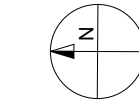
LEWIS BUILDERS  
CA. LICENSE  
#B-844741  
CARMEL CA 93923  
(831) 250 7168



SHIPLAP CEILINGS THROUGHOUT RESIDENCE. VAULTED WITH FAUX BEAMS EXCEPT WHERE NOTED.  
SPRAY FOAM INSULATE CEILING OF HOUSE AND GARAGE

REFLECTED CEILING PLAN

SCALE: 1/4"=1'



DO NOT DEMO REAR (EAST) WALL OF RESIDENCE. DOING SO WILL TRIGGER SETBACK CONFORMANCE.



Approved 11/6/2024  
DS 24229 (Givens)  
Carmel-by-the-Sea  
Community Planning and Building  
Jessica Shull, Contract Planner



FRAME EXTERIOR DOOR ROUGH OPENINGS USING SIERRA PACIFIC ORDER R/O FOUND ON SHEET F-1.2  
 ALL TRANSOMS IN WINDOWS & DOORS TO BE ~15" TALL, AND OF CONSISTENT HEIGHT  
 WALLS ARE 2X4 FRAMING, UNLESS OTHERWISE NOTED  
 EXTERIOR DOORS ARE SIERRA PACIFIC URBAN WOOD CLAD ALUMINUM IN COLORSTAY 001 WHITE, UNLESS OTHERWISE NOTED  
 INTERIOR DOORS BY OUT OF THE WOODS, UNLESS OTHERWISE NOTED  
 DOORS USE EMTEK HARDWARE IN MODERN SATIN NICKEL  
 DOOR DIMENSIONS ARE ACTUAL DOOR SIZE, NOT ROUGH OPENINGS  
 2.25" SQUARE INTERIOR TRIM ON DOORS.

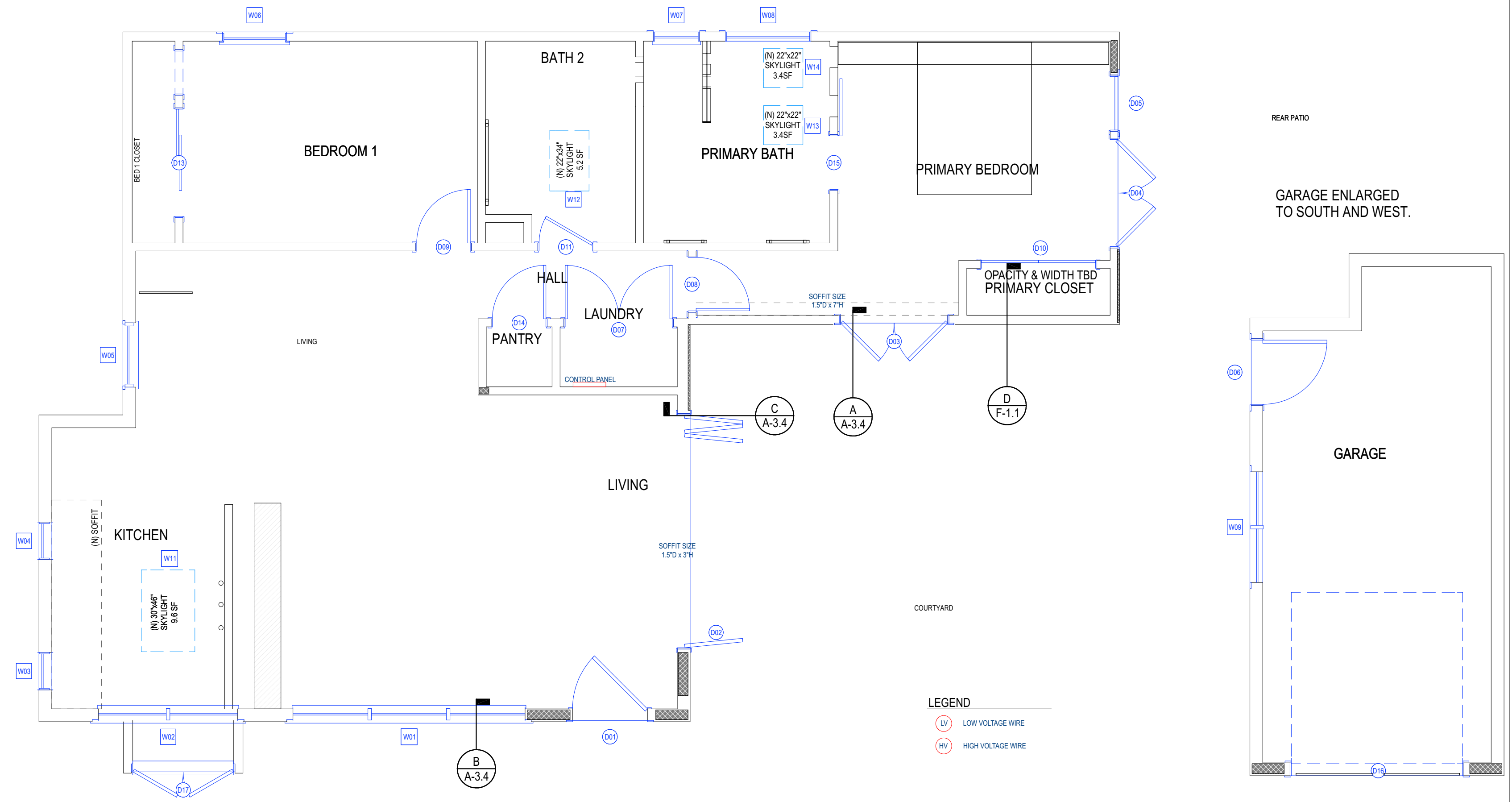
| DOOR SCHEDULE |                                |     |              |          |          |          |   |          |      |  |
|---------------|--------------------------------|-----|--------------|----------|----------|----------|---|----------|------|--|
| TAG           | ROOM                           | QTY | SIZE         | WIDTH    | HEIGHT   | 2X6 WALL | DESCRIPTION   | TEMPERED | FIRE | COMMENTS   |
| D01           | LIVING                         | 1   | 3681         | 42"      | 97 1/4"  | YES      | MULLED UNIT-HL  | YES      |      | FIXED GLASS ABOVE 80" H DOOR; ALL WINDOW AND DOOR TRANSOM AND MULLION HEIGHTS TO ALIGN THROUGHOUT HOME |
| D02           | LIVING                         | 1   | 11080        | 132"     | 96"      | YES      | 3+1 DR. BIFOLD-GLASS PANEL  | YES      |      | WESTERNMOST DAILY USE OUTSWING DOOR. REMAINING PANELS ACCORDION EASTWARD                               |
| D03           | PRIMARY BEDROOM                | 1   | 5081         | 60"      | 97 1/4"  |          | MULLED UNIT-HL  |          |      |  |
| D04           | PRIMARY BEDROOM                | 1   | 5068 L/R EX  | 60"      | 80"      |          | EXT. DOUBLE HINGED-GLASS PANEL  | YES      |      |  |
| D05           | PRIMARY BEDROOM                | 1   | 2668 EX      | 30"      | 80"      |          | EXT. FIXED-GLASS PANEL  | YES      |      |  |
| D06           | GARAGE                         | 1   | 3068 L EX    | 36"      | 80"      | YES      | EXT. HINGED-GLASS PANEL   | YES      |      | IN SWING DOOR  |
| D07           | LAUNDRY/LIVING                 | 1   | 5068 L/R IN  | 60"      | 80"      |          | DOUBLE HINGED-PANEL   |          |      | DOORS WILL OPEN OUTWARD AND THEN SLIDE BACK INTO THE CLOSET.   |
| D08           | PRIMARY BEDROOM/LIVING         | 1   | 2668 R IN    | 30"      | 80"      |          | HINGED-PANEL  |          |      |  |
| D09           | BEDROOM 1/LIVING               | 1   | 2668 R IN    | 30"      | 80"      |          | HINGED-PANEL  |          |      |  |
| D10           | PRIMARY BEDROOM/PRIMARY CLOSET | 1   | 5468 L/R IN  | 64"      | 80"      |          | DOUBLE HINGED-PANEL   | YES      |      | TBD OPACITY & WIDTH (BED LENGTH DETERMINES SIZE OF SWING DOORS)  |
| D11           | BATH 2/LIVING                  | 1   | 2668 R IN    | 30"      | 80"      |          | HINGED-PANEL  |          |      |  |
| D13           | BED 1 CLOSET/BEDROOM 1         | 1   | 5068 R IN    | 60"      | 80"      |          | SLIDER-PANEL  |          |      |  |
| D14           | PANTRY/LIVING                  | 1   | 2668 R IN    | 30"      | 80"      |          | HINGED-PANEL  |          |      |  |
| D15           | PRIMARY BATH/PRIMARY BEDROOM   | 1   | 2668 R       | 30"      | 80"      |          | BARN-PANEL, DOOR WIDTH 36", DOOR HEIGHT 84", FINISHED OPENING WIDTH 30" |          |      |  |
| D16           | GARAGE                         | 1   | 8080         | 96"      | 96"      | YES      | GARAGE-FP - CLOSED  | YES      |      | WOOD GARAGE DOOR PAINTED DARK BLUE   |
| D17           | UNSPECIFIED                    | 1   | 49311 L/R EX | 56 9/16" | 47 3/16" |          | EXT. DOUBLE HINGED-SLAB   |          |      | CUSTOM SLAB W/ SHINGLE DOORS FOR UTILITY CLOSET  |

ALL TRANSOMS ON DOORS AND WINDOW UNITS TO BE UNIFORM IN HEIGHT.  
 MATCH ACROSS ALL UNITS IN HOUSE & GARAGE.

NO INTERIOR TRIM ON WINDOWS.  
 WINDOWS TO BE DRYWALL WRAPPED W/ 1/4" BULLNOSE, WITH STOOL AND APRON EXCEPT W03, W04, AND W08 WHICH ARE SLAB WRAPPED.  
 2.25" SQUARE INTERIOR TRIM ON DOORS.

FRAME WINDOW ROUGH OPENINGS USING SIERRA PACIFIC ORDER R/O FOUND ON SHEET F-1.2  
 ALL TRANSOMS TO BE ~15" TALL, AND OF CONSISTENT HEIGHT  
 WALLS ARE 2X4 FRAMING, UNLESS OTHERWISE NOTED  
 WINDOWS ARE SIERRA PACIFIC URBAN WOOD CLAD ALUMINUM IN COLORSTAY 001 WHITE, UNLESS OTHERWISE NOTED  
 WINDOWS TO HAVE WHITE SCREENS AND SIERRA PACIFIC URBAN WOOD CLAD ALUMINUM IN COLORSTAY 001 WHITE CONTEMPORARY HARDWARE  
 SKYLIGHTS BY OUT OF THE WOODS, UNLESS OTHERWISE NOTED  
 WINDOW DIMENSIONS ARE ACTUAL DOOR SIZE, NOT ROUGH OPENINGS  
 NO INTERIOR TRIM ON WINDOWS, UNLESS OTHERWISE NOTED. WINDOWS TO BE DRYWALL WRAPPED WITH 1/4" BULLNOSE, WITH STOOL AND APRON EXCEPT W03, W04, AND W08 WHICH ARE SLAB WRAPPED.

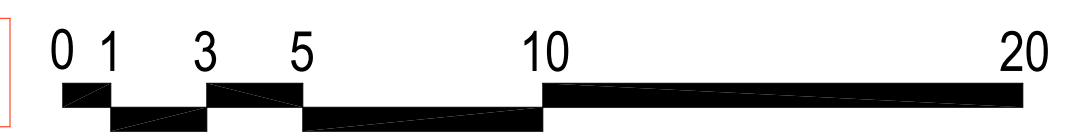
| WINDOW SCHEDULE |                     |     |        |          |         |                      |          |        |          |  |
|-----------------|---------------------|-----|--------|----------|---------|----------------------|----------|--------|----------|--|
| TAG             | ROOM                | QTY | SIZE   | WIDTH    | HEIGHT  | DESCRIPTION          | TEMPERED | EGRESS | 2X6 WALL | COMMENTS   |
| W01             | LIVING              | 1   | 101066 | 130"     | 78"     | MULLED UNIT-HL       |          |        | YES      | TRANSOMS ARE AWINGS; ALL WINDOW AND DOOR TRANSOM HEIGHTS TO ALIGN THROUGHOUT HOME                        |
| W02             | KITCHEN/UNSPECIFIED | 1   | 6646   | 78"      | 54 1/8" | MULLED UNIT-HL       |          |        | YES      | ALL WINDOW AND DOOR TRANSOM HEIGHTS TO ALIGN THROUGHOUT HOME   |
| W03             | KITCHEN             | 1   | 1946   | 21"      | 54 1/8" | DOUBLE AWNING-T      |          |        | YES      | ALL WINDOW AND DOOR TRANSOM HEIGHTS TO ALIGN THROUGHOUT HOME   |
| W04             | KITCHEN             | 1   | 1946   | 21"      | 54 1/8" | DOUBLE AWNING-T      |          |        | YES      | ALL WINDOW AND DOOR TRANSOM HEIGHTS TO ALIGN THROUGHOUT HOME   |
| W05             | LIVING              | 1   | 3058   | 36"      | 68"     | MULLED UNIT-HL       | YES      |        | YES      | FIXED TRANSOM OVER OPERABLE CASEMENT   |
| W06             | BEDROOM 1           | 1   | 3050DH | 36"      | 60"     | DOUBLE HUNG          | YES      | YES    |          | USE EXISTING HEADER. INCREASE DEPTH 12" FOR EGRESS. VERIFY WIDTH IN FIELD. INTERIOR TRIM ON THIS WINDOW. |
| W07             | PRIMARY BATH        | 1   | 2231DH | 26"      | 37"     | DOUBLE HUNG          | YES      |        |          | REPLACE EXISTING. VERIFY IN FIELD. INTERIOR TRIM ON THIS WINDOW.   |
| W08             | PRIMARY BATH        | 1   | 4014AW | 48"      | 16"     | SINGLE AWNING        | YES      |        |          |  |
| W09             | GARAGE              | 1   | 5248   | 62"      | 56"     | MULLED UNIT-HL       |          |        | YES      | FIXED TRANSOMS OVER OPERABLE CASEMENTS   |
| W11             | KITCHEN             | 1   | 26310  | 30"      | 46"     | RECTANGULAR SKYLIGHT |          |        |          | VELLUX VCS 3046 SOLAR OPERABLE WITH STD BLACKOUT BLINDS  |
| W12             | BATH 2              | 1   | 110210 | 22"      | 34"     | RECT. SKYLIGHT       |          |        |          | VELLUX VCS 2234 SOLAR OPERABLE WITH STD BLACKOUT BLINDS  |
| W13             | PRIMARY BATH        | 1   | 110110 | 22 1/16" | 22"     | RECT. SKYLIGHT       |          |        |          | VELLUX VCS 2222 SOLAR OPERABLE WITH STD BLACKOUT BLINDS  |
| W14             | PRIMARY BATH        | 1   | 110110 | 22 1/16" | 22"     | RECT. SKYLIGHT       |          |        |          | VELLUX VCS 2222 SOLAR OPERABLE WITH STD BLACKOUT BLINDS  |



DOOR & WINDOW PLANS

SCALE: 1/4"=1'

DO NOT DEMO REAR (EAST) WALL OF RESIDENCE. DOING SO WILL TRIGGER SETBACK CONFORMANCE.



DOOR NOTES

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

DOOR AND WINDOW GLAZING NOTES

REQUIRED SAFETY GLAZING SHALL CONFORM TO THE HUMAN IMPACT LOADS PER CRC R308.3, R308.4  
 GLAZING IN FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLD DOORS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION.  
 EXCEPTIONS:  
 GLAZED OPENINGS OF A SIZE THROUGH WHICH A 3-INCH-DIAMETER SPHERE IS UNABLE TO PASS.  
 DECORATIVE GLAZING.  
 GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE AND IT MEETS EITHER OF THE FOLLOWING CONDITIONS:  
 WHERE THE GLAZING IS WITHIN 24 INCHES OF EITHER SIDE OF THE DOOR IN THE PLAN OF THE DOOR IN A CLOSED POSITION.  
 WHERE THE GLAZING IS ON A WALL LESS THAN 180 DEGREES FROM THE PLANE OF THE DOOR IN A CLOSED POSITION AND WITHIN 24 INCHES OF THE HINGE SIDE OF AN IN-SWINGING DOOR.  
 EXCEPTIONS:  
 DECORATIVE GLAZING.  
 WHERE THERE IS AN INTERVENING WALL OR OTHER PERMANENT BARRIER BETWEEN THE DOOR AND THE GLAZING.  
 WHERE ACCESS THROUGH THE DOOR IS TO A CLOSET OR STORAGE AREA 3 FEET OR LESS IN DEPTH. GLAZING IN THIS APPLICATION SHALL COMPLY WITH SECTION R308.4.3.  
 GLAZING THAT IS ADJACENT TO THE FIXED PANEL OF PATIO DOORS.  
 GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE WINDOW PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION:  
 THE EXPOSED AREA OF AN INDIVIDUAL PANE IS GREATER THAN 9 SQUARE FEET.  
 THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES ABOVE THE FLOOR.  
 THE TOP EDGE OF THE GLAZING IS GREATER THAN 36 INCHES ABOVE THE FLOOR.  
 ONE OR MORE WALKING SURFACE(S) ARE WITHIN 36 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE PLANE OF THE GLAZING.  
 EXCEPTIONS:  
 DECORATIVE GLAZING.  
 WHERE GLAZING IS ADJACENT TO A WALKING SURFACE AND A HORIZONTAL RAIL IS INSTALLED 34 TO 38 INCHES ABOVE THE WALKING SURFACE. THE RAIL SHALL BE CAPABLE OF WITHSTANDING A HORIZONTAL LOAD OF 50 POUNDS PER LINEAR FOOT WITHOUT CONTACTING THE GLASS AND HAVE A CROSS-SECTIONAL HEIGHT OF NOT LESS THAN 1-1/2 INCHES.  
 OUTBOARD PANES IN INSULATED GLASS UNITS AND OTHER MULTIPLE GLAZING PANELS WHERE THE BOTTOM EDGE OF THE GLASS IS 25 FEET OR MORE ABOVE GRADE, A ROOF, WALKING SURFACES OR OTHER HORIZONTAL SURFACE ADJACENT TO THE GLASS.  
 APPROVED 11/8/2024  
 DS 242228 (Givens)  
 Carmel-by-the-Sea  
 Community Planning and Building  
 Jessica Shull, Contract Planner

A-5.1

VERSION: 3.8  
 DATE: 9/16/24  
 BUILDING

DOOR & WINDOW SCHEDULES

| REV #    | DATE / DESCRIPTION | BY | REV #    | DATE / DESCRIPTION |
|----------|--------------------|----|----------|--------------------|
| 04.27.23 | BLD R/F#1 INFORMAL | ER | 09.16.24 | BLD R/F#3          |
| 06.06.23 | BLD R/F#2          | ER |          |                    |
| 07.17.24 | BLD CO#1           | ER |          |                    |

GIVENS ADDITION & REMODEL

SE CORNER 5TH & TORRES, CARMEL, CALIFORNIA  
 APN 010-092-012-000

STAMP/SIGNATURE

ALL DRAWINGS, SPECIFICATIONS, AND SCHEDULES ARE THE PROPERTY OF LEBUILDERS. THESE PAGES ARE SKETCHES AND NOT TO BE USED FOR CONSTRUCTION WITHOUT THE WRITTEN CONSENT OF LEBUILDERS. ANY REVISIONS MUST BE APPROVED BY LEBUILDERS. LEBUILDERS SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS DOCUMENT. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE BEFORE BEGINNING ANY CONSTRUCTION ACTIVITIES.

LEWIS BUILDERS  
 CA. LICENSE  
 #B-844741  
 CARMEL CA 93923  
 (831) 250 7168



# Clad Urban Casement



Known for its industrial modern aesthetics thanks to exposed locking hardware and the narrowest of sightlines, the Clad Urban Casement can be used alone or in combination with other window types and shapes.

### Standard Construction:

- 0.062" thick extruded aluminum exterior, with extruded with integral nail fin and corners sealed with silicone, corner pads and mechanically fastened.
- 5-11/16" overall frame depth with standard 4-9/16" jamb depth.
- Full 1-3/4" sash thickness. Sash available in narrow (1-7/16") or wide (2-3/16") face width.
- Seamless, compression-style frame weatherstrip. Leaf sash weatherstrip.
- Truth Encore operator and standard contemporary folding handle/cover. Optional traditional folding handle/cover.
- Independent high pressure, die-cast zinc sash locks (heights ≥40" have two sash locks). Optional tandem tie bar sash lock operation available.
- Sash opens 90 degrees for easy cleaning and removal from the inside.
- FlexScreen is standard. Aluminum screen optional.



| MINIMUM / MAXIMUM FRAME SIZES                       |  |
|---|--|
| Additional sizes may be available upon approval.    |  |
| <b>URBAN CASEMENT – OPERATING (25 SQFT MAXIMUM)</b> | <b>URBAN CASEMENT – STATIONARY/PICTURE</b> |
| Minimum Frame Width 14.5"                           | Minimum Frame Width 12"                    |
| Minimum Frame Height 14.5"                          | Minimum Frame Height 12"                   |
| Maximum Frame Width 36"                             | Maximum Frame Width 120"                   |
| Maximum Frame Height 84"                            | Maximum Frame Height 120"                  |
|   | Maximum Square Feet 42                     |

### Performance Data:

**Operating Casement: 36" x 72"**  
 AIR INFILTRATION...0.01/0.01/0.03  
 WATER...NO LEAKAGE @ 6.06 PSF  
 STRUCTURAL...CW-PG40 (140/-40)

**Operating Casement: 36" x 84" (Designer Sash)**  
**36" x 78" (Narrow Sash)**  
 AIR INFILTRATION...0.01/0.01/0.03  
 WATER...NO LEAKAGE @ 6.06 PSF  
 STRUCTURAL...CW-PG35 (135/-35)

**Operating Casement: 30" x 60"**  
 AIR INFILTRATION...0.01/0.01/0.03  
 WATER...NO LEAKAGE @ 6.89 PSF  
 STRUCTURAL...CW-PG60 (160/-60)

**Casement Picture: 72" x 84"**  
 AIR INFILTRATION...0.01/0.01/0.03  
 WATER...NO LEAKAGE @ 7.53 PSF  
 STRUCTURAL...CW-PG45 (145/-45)

For a comprehensive list of tested and rated sizes and configurations, please refer to the Clad Urban Casement Product Performance Guide (Structural) located in the Technical Resources Library on our website.

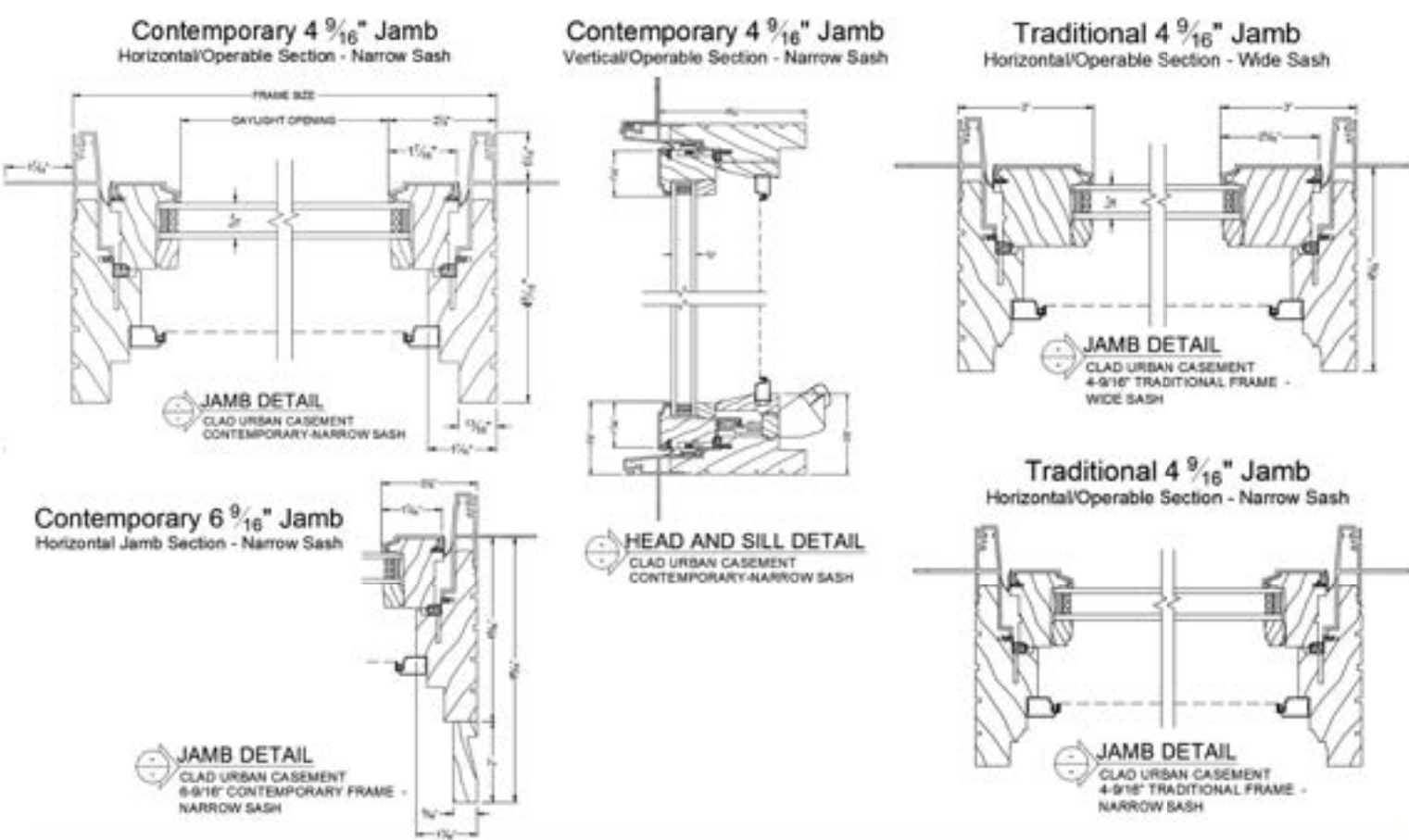
### Thermal Performance (NFRC):

| Air Filled             |                  |                                       | Argon Filled           |                  |                                       |
|------------------------|------------------|---------------------------------------|------------------------|------------------|---------------------------------------|
| <b>Low-E 272 Clear</b> | <b>Low-E 366</b> | <b>Triple IG (LE272/LE180/LE189)*</b> | <b>Low-E 272 Clear</b> | <b>Low-E 366</b> | <b>Triple IG (LE272/LE180/LE189)*</b> |
| U-FACTOR...0.33        | U-FACTOR...0.32  | U-FACTOR...0.21                       | U-FACTOR...0.30        | U-FACTOR...0.29  | U-FACTOR...0.20                       |
| SHGC...0.29            | SHGC...0.19      | SHGC...0.25                           | SHGC...0.28            | SHGC...0.19      | SHGC...0.25                           |
| VT...0.48              | VT...0.43        | VT...0.41                             | VT...0.48              | VT...0.43        | VT...0.41                             |
| CR...56                | CR...57          | CR...58                               | CR...59                | CR...60          | CR...61                               |

For a comprehensive list of glazing configurations, please refer to the Clad Urban Casement Product Performance Guide (NFRC) located in the Technical Resources Library on our website.

800.824.7744

SIERRAPACIFICWINDOWS.COM



### Clad Urban Casement Additional Features

- Color Palette of 70 powder coated finishes in six design collections that meet AAMA 2605 and AAMA 2604 specifications.
- Extensive offering of performance glass available using black warm edge or Cardinal spacer for optimum efficiency.
- Simulated Divided Lites available in 5/8", 7/8" and 1" Putty; 5/8", 7/8", 1", 1-1/4" and 2" Traditional and Contemporary.
- Grilles-Between-The-Glass available in 5/8" and 1" flat.
- Optional veneer wrapped or Genius retractable screen.
- Factory mulling up to 5-wide. Factory stacking and structural supports available.

### CONTEMPORARY FOLDING HANDLE AND COVER

Available in: Matte Black, White, and Satin Nickel finishes.

Place Business Card or Company Information Here

800.824.7744

SIERRAPACIFICWINDOWS.COM



## Product Summary- Clad Urban Casement

**FRAME** All frame components are manufactured from kiln-dried Ponderosa Pine and preservative-treated in accordance with WDMA I.S.4. Douglas Fir is available upon request and can be ordered in an optional distressed finish. The basic jamb width is 4-9/16", available in Colonial or Contemporary profiles. Factory-applied clear extension jambs are available for thicker walls. All exterior surfaces are covered with .062" extruded aluminum cladding. Clad frame corners are sealed with silicone and foam pads and mechanically fastened. A continuous nailing flange is an integral part of the frame extrusion. The exterior of the frame clad is designed to accept retrofit trim systems or clad brick/mortar and sill nosing. All aluminum surfaces are finished to meet AAMA 2605 and 2604 specifications and are available in our current color palette, as well as custom colors. Interior surfaces are suitable for staining or painting. Optional factory-applied interior prime coat or Ultra Coat pre-finish is available.

**SASH** The sash is a full 1-3/4" thickness manufactured from kiln-dried Ponderosa Pine and preservative-treated in accordance with WDMA I.S.4. The sash is available in narrow (1-7/16") or designer (2-3/16") face width. Douglas Fir is available upon request and can be ordered in an optional distressed finish. All sash corners have mortise and tenon joints that are sealed and screwed. All exterior surfaces are covered with .062" extruded aluminum cladding. All aluminum surfaces are finished to meet AAMA 2605 and 2604 specifications and are available in our current color palette, as well as custom colors. Interior surfaces are suitable for staining or painting. Optional factory-applied interior prime coat or Ultra Coat pre-finish is available.

**DRIP CAP** All units are provided with factory-applied, .062" extruded aluminum drip cap. Color matches frame color.

**WEATHERSTRIP** The perimeter of Sierra Pacific casement units are double weatherstripped. The compression-style frame weatherstrip is composed of closed cell foam, encapsulated in a seamless elastomeric skin. The leaf weatherstrip at the sash consists of a rigid base made from a 5% glass-filled polypropylene that reduces expansion and contraction; the flexible material is a thermal plastic elastomer that is slip coated to reduce friction.

**HARDWARE** Truth EncoreM hardware is standard and features a folding handle with a nesting cover. All exposed hardware components are coated with the Truth E-Gard99 coating system. A hinge arm shoe is used in conjunction with the track that is an integral part of the frame extrusion. Sash locks and crank handles are high-pressure, die-cast zinc. Units 42" and taller have two sash locks. Tandem sash lock operation is available with the addition of an optional tie bar. Concealed snubbers are applied on the hinge stile opposite all sash locks for improved performance. The roto operator has hardened steel gears and operator arm. The casement opens to 90 degrees to allow easy cleaning or removal of sash from inside. A stainless steel hardware package is available for coastal applications.

**GLAZING** Units are available with single, dual pane insulated, or triple pane insulated glass with one lite, simulated divided lites, or airspace grilles. Triple pane glass is only available in designer sash units. Standard glass is 3/4" overall, separated by warm edge spacer technology from Quanex. All standard tints and types of glass are available, as is the capillary breather tube system for high altitude. The glass is dual bedded with a structural sealant and secured in the sash with a removable interior glazing bead; see Glazing in the Technical Section for more information.

**SIMULITE** Simulite bars are 5/8", 7/8" and 1" wide Putty profile; 5/8", 7/8", 1", 1-1/4" or 2" wide Traditional or Contemporary profile and are available in Ponderosa Pine or Douglas Fir. Interior simulite bars are suitable for staining or painting. Exterior simulite bars are made from extruded aluminum in either Traditional, Contemporary or Putty profile. Multiple simulite bar widths in Traditional or Contemporary profile can be used in the same unit to create unique lite patterns. Bars are permanently adhered to the glass surface with a very high bond adhesive tape. Insulated glass features an internal shadow bar to give the appearance of authentic divided lites.

**AIRSPACE GRILLES** Airspace grilles between the glass are available in 5/8" and 1" flat or 11/16" and 1" contour, in 8 standard colors.

**SCREENS** Screens are constructed with an aluminum frame and charcoal fiberglass cloth (18 x 16 mesh) or optional BetterVue or UltraVue screen mesh fabrics. The frame color matches the hardware color and screens are spring-loaded for easy removal. The Genius roll-up screen is also available in standard 18 x 16 fiberglass or BetterVue screen fabric.



www.sierrapacificwindows.com 800-824-7744

Updated: 8/1/2022

Note: Sierra Pacific Windows reserves the right to change specifications without notice.

| REV #    | DATE / DESCRIPTION | BY       | REV # | DATE / DESCRIPTION | BY        |
|----------|--------------------|----------|-------|--------------------|-----------|
| 04.27.23 | BLD RFR#1          | INFORMAL | ER    | 09.16.24           | BLD RFR#3 |
| 06.06.23 | BLD RFR#2          | ER       | ER    |                    |           |
| 07.17.24 | BLD COF#1          | ER       | ER    |                    |           |

## GIVENS ADDITION & REMODEL

SE CORNER 5TH & TORRES, CARMEL, CALIFORNIA  
APN 010-092-012-000

STAMP/SIGNATURE

ALL INFORMATION CONTAINED HEREIN IS THE PROPERTY OF SIERRA PACIFIC WINDOWS AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF SIERRA PACIFIC WINDOWS. THIS INFORMATION IS PROVIDED AS IS AND SIERRA PACIFIC WINDOWS MAKES NO WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, INCLUDING MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. SIERRA PACIFIC WINDOWS SHALL NOT BE LIABLE FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS INFORMATION. CONTRACTOR TO OBTAIN NECESSARY PERMITS FOR ANY CONSTRUCTION ACTIVITIES.

LEWIS BUILDERS  
CA. LICENSE  
#B-844741  
CARMEL CA 93923  
(831) 250 7168



# Clad Bi-Fold Door & Window



Sierra Pacific's Clad Bi-Fold Doors and Windows take contemporary designs to some truly amazing places, turning walls into moving masterpieces. Hinged to fold and glide with the lightest touch, they stack out of the way to either side of their expansive openings with an optional access panel to allow passage without moving the entire system. They can swing in or swing out, and can even go around a 90 degree corner (outswing only) or 270 degree inverted corner (inswing only). Available in low maintenance exterior clad finishes or luxurious all wood exteriors, the applications are limitless.

### Standard Construction:

- 2-1/4" thick panels. Standard 4-5/8" stiles and top rail with 6-3/8" bottom rail. 2-7/8" stiles and rails on Bi-Fold windows.
- 0.075" extruded aluminum cladding or all wood exteriors.
- Standard E3 hardware on both inswing and outswing options.
- Panels are hung and travel from the head using superior roller system.
- Extruded dark bronze anodize sill with optional ADA and U-Channel sills.
- Bi-Fold door sizes up to 23 feet wide and 10 feet tall. Bi-Fold window sizes up to 23 feet wide and 7 feet tall.



| MINIMUM / MAXIMUM SIZES AND LIMITATIONS          |                                  |                             |
|--|----------------------------------|-----------------------------|
| Additional sizes may be available upon approval. |                                  |                             |
| <b>DOOR PANEL SIZE</b>                           | <b>WINDOW PANEL SIZE</b>         | <b>PANEL CONFIGURATIONS</b> |
| Minimum Panel Width Callout 24"                  | Minimum Panel Width Callout 18"  | Single Direction Minimum 1  |
| Minimum Panel Height Callout 78"                 | Minimum Panel Height Callout 36" | Single Direction Maximum 7  |
| Maximum Panel Width Callout 48"                  | Maximum Panel Width Callout 36"  | Bi-Parting Maximum 8        |
| Maximum Panel Height Callout 120"                | Maximum Panel Height Callout 84" |                             |

### Performance Data:

**Up to 5 Panel Outswing Bi-Fold Door: 183" x 100"** (standard sill)  
 AIR INFILTRATION...0.05/0.24/0.2  
 WATER...NO LEAKAGE @ 3.76 PSF  
 STRUCTURAL...LC-PG25 (125/25)

For a comprehensive list of tested and rated sizes and configurations, please refer to the Bi-Fold Product Performance Guide (Structural) located in the Technical Resources Library on our website.

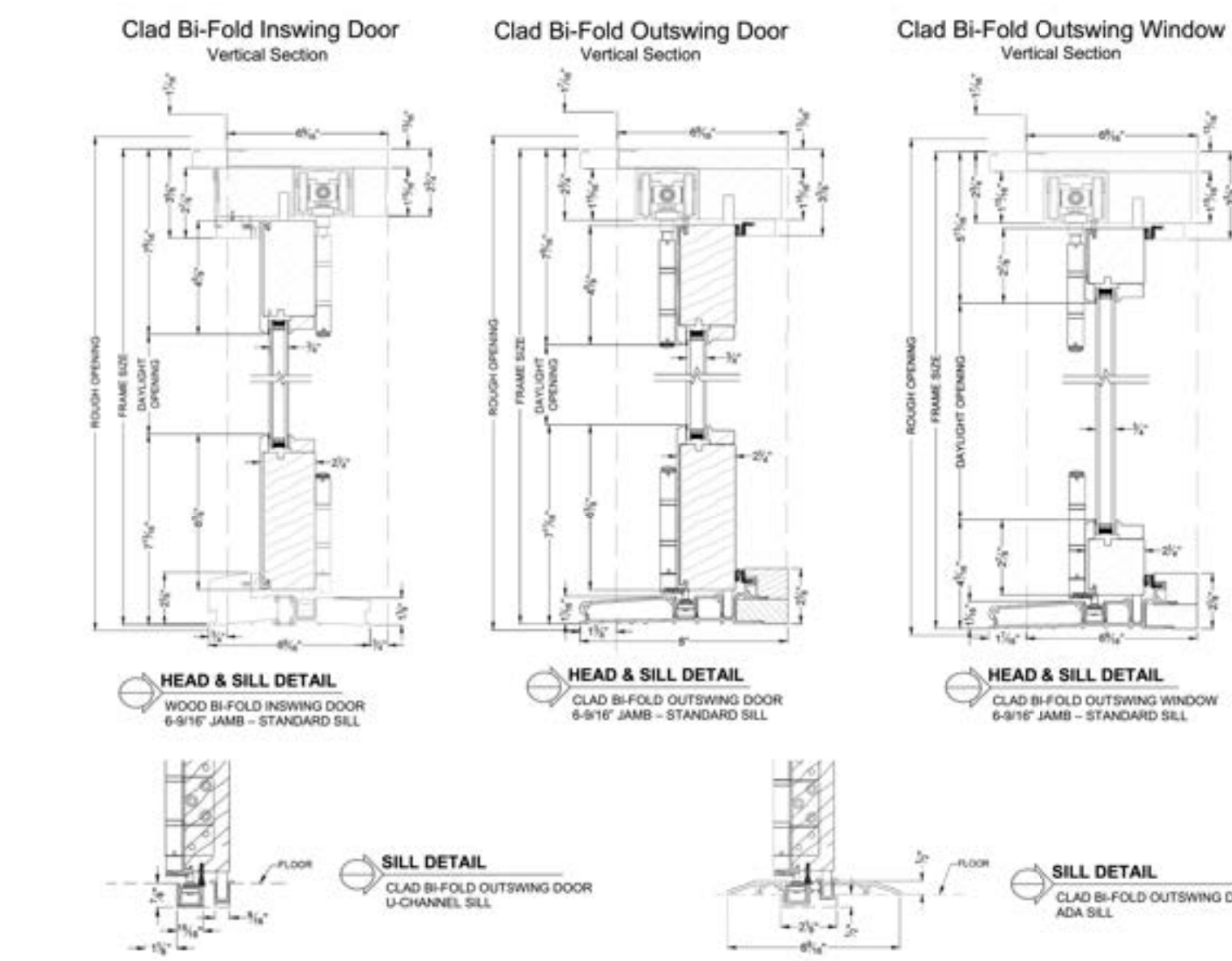
### Thermal Performance (NFRC):

| Air Filled         |                  |                       | Argon Filled       |                  |                       |
|--------------------|------------------|-----------------------|--------------------|------------------|-----------------------|
| <b>Low-E Clear</b> | <b>Low-E 366</b> | <b>Low-E 366 w/89</b> | <b>Low-E Clear</b> | <b>Low-E 366</b> | <b>Low-E 366 w/89</b> |
| U-FACTOR...0.31    | U-FACTOR...0.31  | U-FACTOR...0.27       | U-FACTOR...0.29    | U-FACTOR...0.28  | U-FACTOR...0.26       |
| SHGC...0.25        | SHGC...0.17      | SHGC...0.17           | SHGC...0.25        | SHGC...0.17      | SHGC...0.17           |
| VT...0.42          | VT...0.38        | VT...0.37             | VT...0.42          | VT...0.38        | VT...0.37             |
| CR...54            | CR...55          | CR...44               | CR...57            | CR...58          | CR...47               |

For a comprehensive list of glazing configurations, please refer to the Bi-Fold Product Performance Guide (NFRC) located in the Technical Resources Library on our website.

800.824.7744

SIERRAPACIFICWINDOWS.COM



### Bi-Fold Additional Features

- Color Palette of 70 powder coated finishes in six design collections that meet AAMA 2605 and AAMA 2604 specifications.
- Extensive offering of performance glass available using black warm edge or Cardinal spacer for optimum efficiency.
- Grille options include Simulated Divided Lite and Grilles-Between-Glass.

Place Business Card or Company Information Here

800.824.7744

SIERRAPACIFICWINDOWS.COM



## Product Summary- Clad Outswing Bi-Fold Door

**FRAME** All frame components are manufactured from kiln-dried Ponderosa Pine and preservative-treated in accordance with WDMA I.S.4. Douglas Fir interior is available as an option. The basic jamb width is 6-9/16". Exterior surfaces of the head and side jambs are covered with .062" extruded aluminum cladding. Clad frame corners are sealed with silicone and foam pads and mechanically fastened. An optional factory-applied interior prime coat or Ultra Coat pre-finish is available.

**PANELS** Stiles and rails are 2-1/4" thick, kiln-dried Ponderosa Pine and preservative-treated in accordance with WDMA I.S.4. Douglas Fir interior is available as an option. The panel rails are edge-glued and are attached to the laminated engineered stiles with 5/8" x 4" straight fluted dowels inserted with exterior glue. Stiles and top rails are 4-5/8" wide. Bottom rails are 6-3/8". Dependent on size, a 3-5/8" stile is available with 4-5/8" top and bottom rails. Panels are covered with .075" extruded aluminum cladding. Interior surfaces are suitable for staining or painting. An optional factory-applied interior prime coat or Ultra Coat pre-finish is available.

**DRIP CAP** All units are provided with factory-applied .062" extruded aluminum drip cap. Color matches frame color.

**WEATHERSTRIP** Vinyl covered foam weatherstrip inserted in frame and sill provides a perimeter seal. Vinyl-coated weatherstrip is also placed between panel pairs.

**HARDWARE** The hardware system operates with an upper carrier set that rolls in an extruded aluminum head track. A lower guide track in the sill guides the door panels. The upper and lower guides are attached to door panel hinges. Jam panels are attached with top and bottom pivots. Panels are connected with hinges. Handles to assist with opening and closing doors are included. Carrier pins at the top pivots, intermediate and end carriers support the full door weight. Locking hardware at primary swing door panels is a multipoint lockset. Handle and lockset is provided with each system that has passage door. Flush bolts are used top and bottom to secure folding panels.

**SILL** The standard sill height is 2-1/8" and complete with a compression weatherstrip to seal against the interior face of the door panels. The sill is comprised of an oak interior and extruded aluminum exterior. A low profile ADA sill is available, as well as a U-channel lower track assembly that is recessed into the finished floor.

**GLAZING** Units are available with single or dual pane insulated tempered glass with one lite, simulated divided lites, or airspace grilles. Standard glass is 3/4" overall, separated by warm edge spacer technology from Quanex. All standard tints and types of glass are available, as is the capillary breather tube system for high altitude. The glass is dual bedded with a structural sealant and secured in the panel with a removable interior glazing bead; see Glazing in the Technical Section for more information.

**SIMULITE** Simulite bars are 5/8", 7/8" and 1" wide Putty profile; 5/8", 7/8", 1", 1-1/4" or 2" wide Traditional or Contemporary profile and are available in Ponderosa Pine or Douglas Fir. Interior simulite bars are suitable for staining or painting. Exterior simulite bars are made from extruded aluminum in either Traditional, Contemporary or Putty profile. Multiple simulite bar widths in Traditional or Contemporary profile can be used in the same unit to create unique lite patterns. Bars are permanently adhered to the glass surface with a very high bond adhesive tape. Insulated glass features an internal shadow bar to give the appearance of authentic divided lites.

**AIRSPACE GRILLES** Airspace grilles between the glass are available in 5/8" and 1" flat or 11/16" and 1" contour, in 8 standard colors.

**SCREENS** Screens are not available from Sierra Pacific for outswing bi-fold doors.



www.sierrapacificwindows.com 800-824-7744

Updated: 8/1/2022

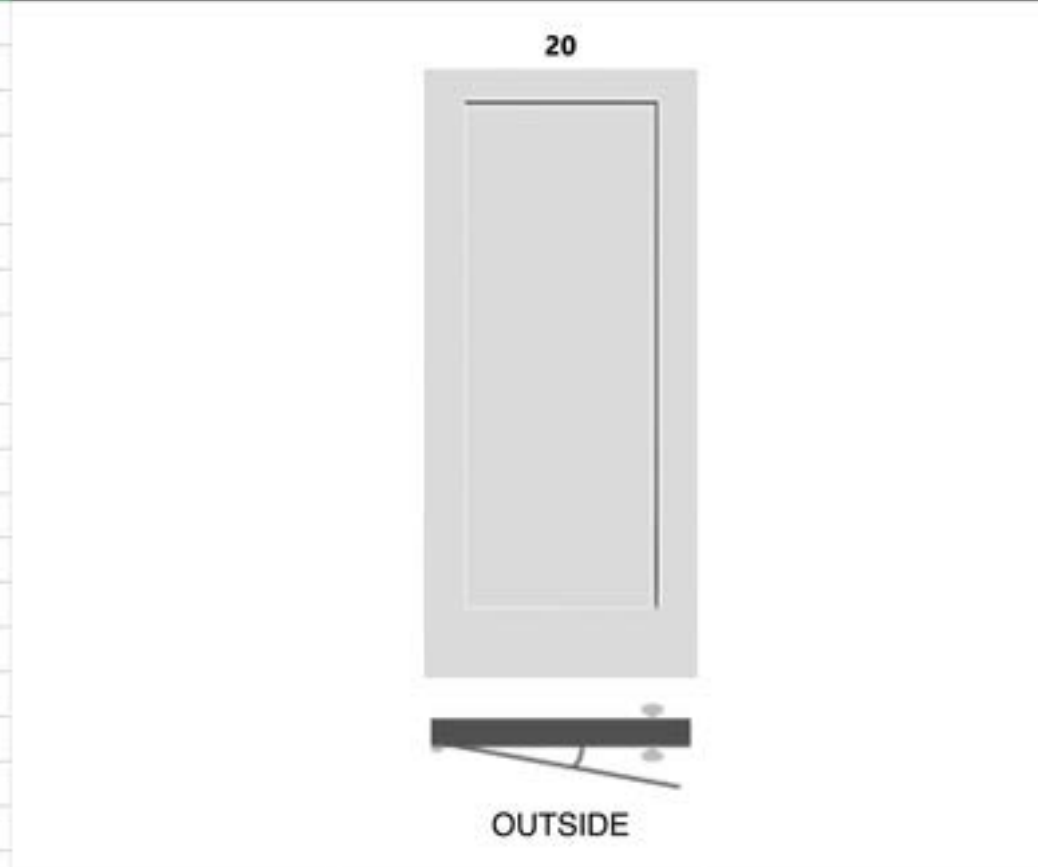
Note: Sierra Pacific Windows reserves the right to change specifications without notice.

Approved 11/8/2024  
DS 24-228 (Givens)  
Carmel-by-the-Sea  
Community Planning and Building  
Jessica Shull, Contract Planner

**Item 1** \*(5-7 days)

|                      |                              |
|----------------------|------------------------------|
| Product Type         | Interior Doors               |
| Product Line         | Stile and Rail Wood Doors    |
| Door Configuration   | Single Prehung               |
| Door Handing         | Right Hand Outswing (1D)     |
| Door Height          | 6/8                          |
| Door Width           | 2/6                          |
| Product Series       | Builders Choice              |
| Model Number         | 20                           |
| Door Category        | Panel/Flush Doors            |
| Material             | Wood                         |
| Wood Species         | Primed                       |
| Door Thickness       | 1 3/8"                       |
| Door Style           | 1 Panel                      |
| Door Sticking Option | Square                       |
| Panel Option         | Flat Panel                   |
| Lock System Type     | Lock Prep Only - No Hardware |
| Door Bore            | Single Bore (Lockset Only)   |
| Bore Backset         | 2 3/8"                       |
| Edge Prep            | Mortise (Radius Corner)      |
| Jamb Species         | Primed                       |
| Jamb Width           | 4 9/16"                      |
| Jamb Type            | Paint Grade Applied Stop     |
| Hinge Finish         | Brushed Nickel (US15)        |
| Hinge Type           | Residential                  |
| Hinge Shape          | Square                       |
| Add-Ons              | No                           |

**Pantry D 14**



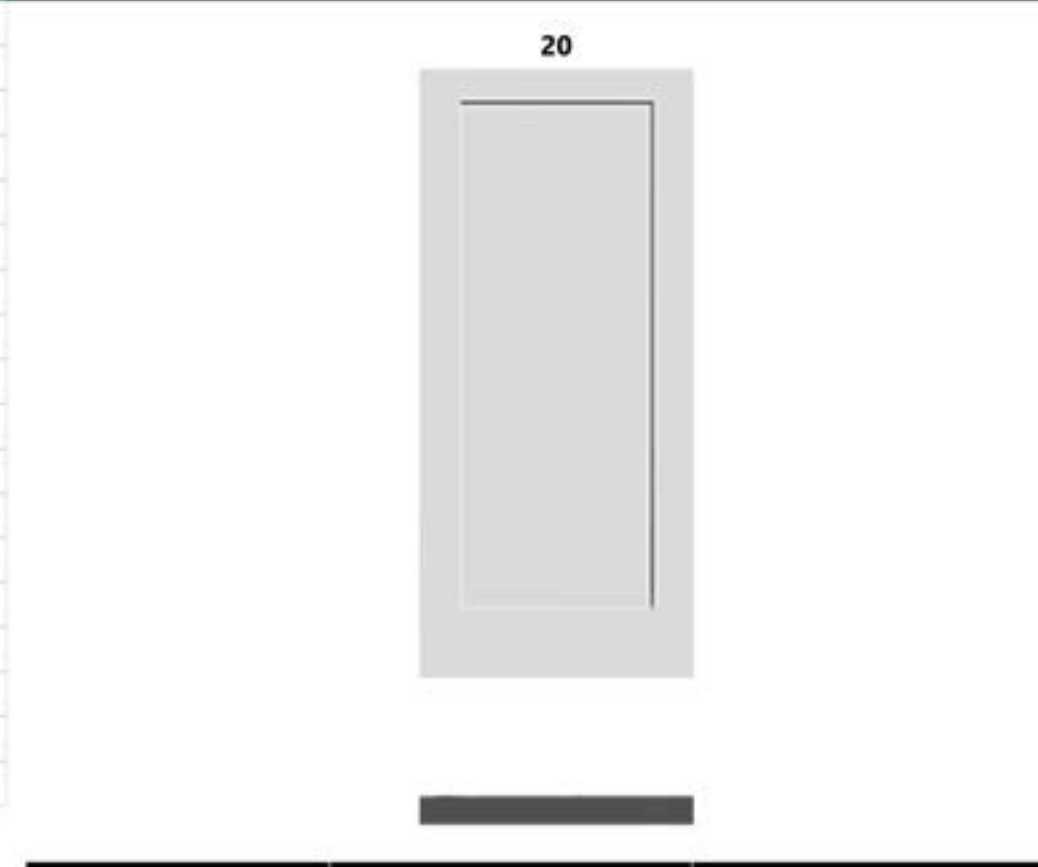
| Size          | Width   | Height  |
|---------------|---------|---------|
| Rough Opening | 32"     | 82"     |
| Net Unit Size | 31 1/2" | 81 5/8" |

**Vendor Item Description**  
2/6 x 6/8 - Right Hand Outswing (1D) - 20 - Interior Wood Single Prehung - Lead Time: \*(5-7 days)  
- 2/6 x 6/8 1 3/8" Primed 20, 1 Panel Square Stkg Flat Panel - Single Bore (Lockset Only) 2 3/8" - Mortise (Radius Corner) Edge Prep - 4 9/16" Primed Applied Stop Jamb - Brushed Nickel (US15) Square Residential Hinges

**Item 2** \*(5-7 days)

|                      |                              |
|----------------------|------------------------------|
| Product Type         | Interior Doors               |
| Product Line         | Stile and Rail Wood Doors    |
| Door Configuration   | Door Slab Only               |
| Door Handing         | None                         |
| Door Height          | 6/8                          |
| Door Width           | 2/6                          |
| Product Series       | Builders Choice              |
| Model Number         | 20                           |
| Door Category        | Panel/Flush Doors            |
| Material             | Wood                         |
| Wood Species         | Primed                       |
| Door Thickness       | 1 3/8"                       |
| Door Style           | 1 Panel                      |
| Door Sticking Option | Square                       |
| Panel Option         | Flat Panel                   |
| Lock System Type     | Lock Prep Only - No Hardware |
| Door Bore            | No Bore                      |
| Add-Ons              | No                           |

**laundry D 6**



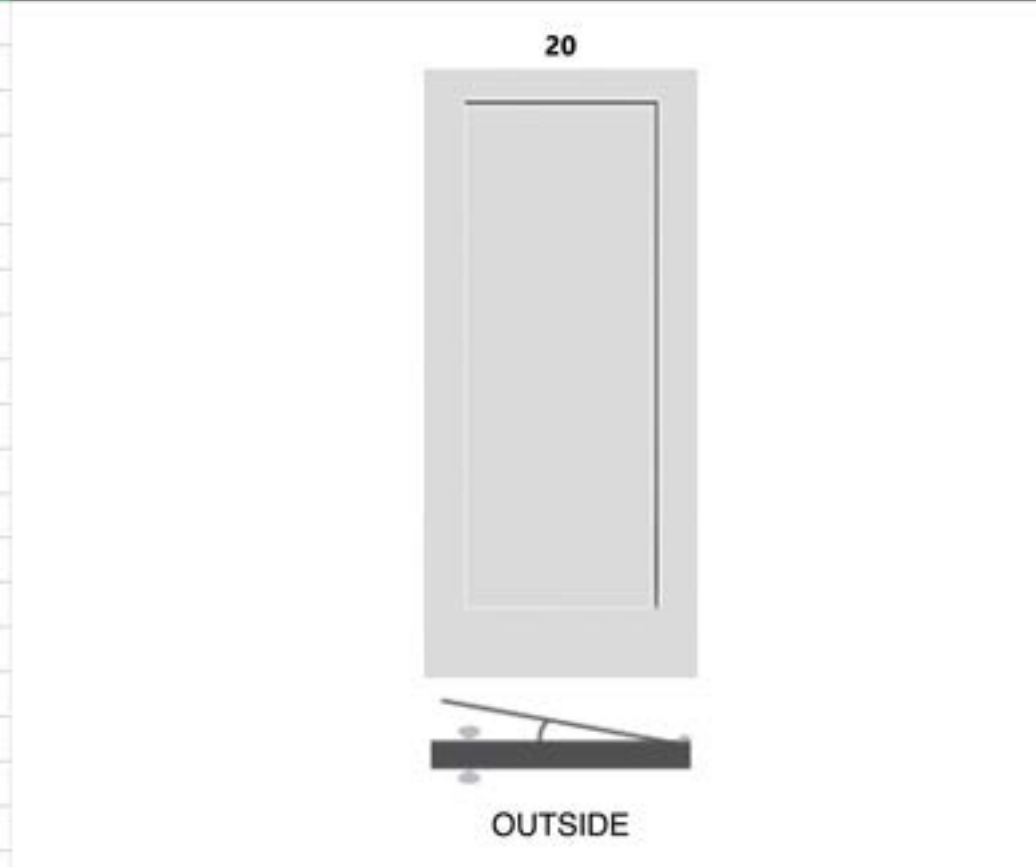
| Size     | Width | Height |
|----------|-------|--------|
| Net Slab | 30"   | 80"    |

**Vendor Item Description**  
2/6 x 6/8 - 20 - Interior Wood Door Slab Only - Lead Time: \*(5-7 days)  
- 2/6 x 6/8 1 3/8" Primed 20, 1 Panel Square Stkg Flat Panel  
⚠️ WARNING: Cancer and Reproductive Harm | www.P65warnings.ca.gov

**Item 3** \*(5-7 days)

|                      |                              |
|----------------------|------------------------------|
| Product Type         | Interior Doors               |
| Product Line         | Stile and Rail Wood Doors    |
| Door Configuration   | Single Prehung               |
| Door Handing         | Right Hand Inswing (1B)      |
| Door Height          | 6/8                          |
| Door Width           | 2/6                          |
| Product Series       | Builders Choice              |
| Model Number         | 20                           |
| Door Category        | Panel/Flush Doors            |
| Material             | Wood                         |
| Wood Species         | Primed                       |
| Door Thickness       | 1 3/8"                       |
| Door Style           | 1 Panel                      |
| Door Sticking Option | Square                       |
| Panel Option         | Flat Panel                   |
| Lock System Type     | Lock Prep Only - No Hardware |
| Door Bore            | Single Bore (Lockset Only)   |
| Bore Backset         | 2 3/8"                       |
| Edge Prep            | Mortise (Radius Corner)      |
| Jamb Species         | Primed                       |
| Jamb Width           | 4 9/16"                      |
| Jamb Type            | Paint Grade Applied Stop     |
| Hinge Finish         | Brushed Nickel (US15)        |
| Hinge Type           | Residential                  |
| Hinge Shape          | Square                       |
| Add-Ons              | No                           |

**Bedroom 1 D 8**



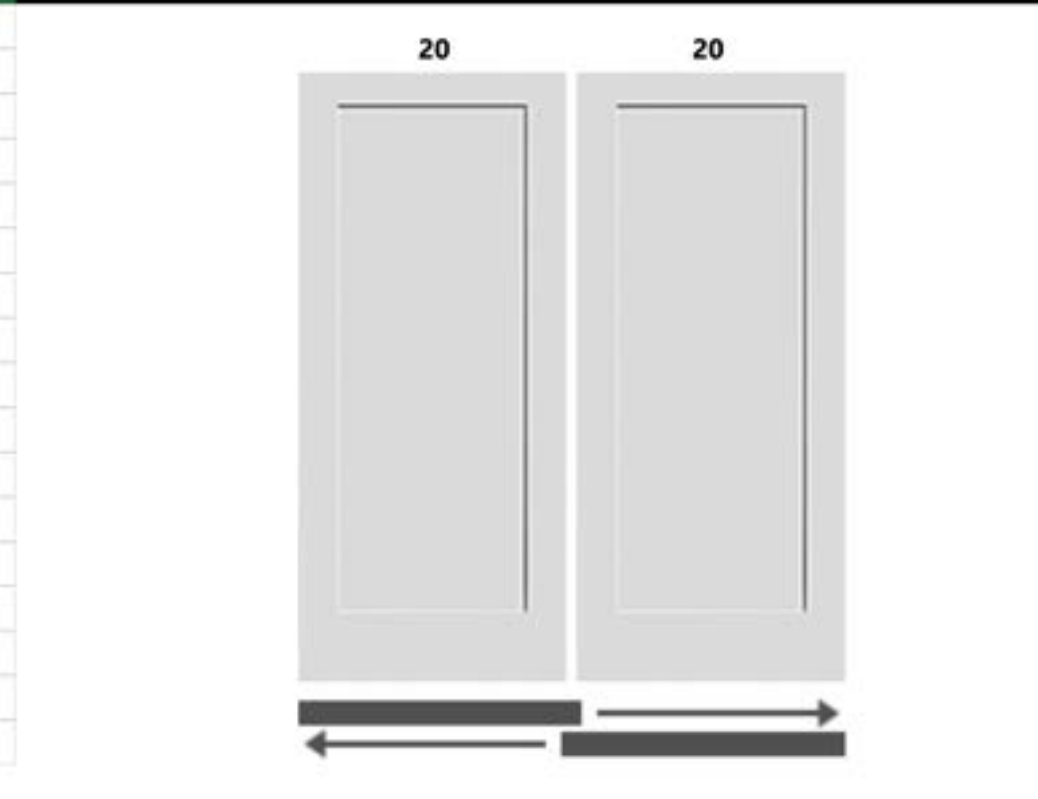
| Size          | Width   | Height  |
|---------------|---------|---------|
| Rough Opening | 32"     | 82"     |
| Net Unit Size | 31 1/2" | 81 5/8" |

**Vendor Item Description**  
2/6 x 6/8 - Right Hand Inswing (1B) - 20 - Interior Wood Single Prehung - Lead Time: \*(5-7 days)  
- 2/6 x 6/8 1 3/8" Primed 20, 1 Panel Square Stkg Flat Panel - Single Bore (Lockset Only) 2 3/8" - Mortise (Radius Corner) Edge Prep - 4 9/16" Primed Applied Stop Jamb - Brushed Nickel (US15) Square Residential Hinges

**Item 4** \*(5-7 days)

|                      |                              |
|----------------------|------------------------------|
| Product Type         | Interior Doors               |
| Product Line         | Stile and Rail Wood Doors    |
| Door Configuration   | Double Bypass                |
| Door Height          | 6/8                          |
| Door Width           | 5/0                          |
| Product Series       | Builders Choice              |
| Model Number         | 20                           |
| Door Category        | Panel/Flush Doors            |
| Material             | Wood                         |
| Wood Species         | Primed                       |
| Door Thickness       | 1 3/8"                       |
| Door Style           | 1 Panel                      |
| Door Sticking Option | Square                       |
| Panel Option         | Flat Panel                   |
| Lock System Type     | Lock Prep Only - No Hardware |
| Door Bore            | No Bore                      |
| Add-Ons              | No                           |

**Bedroom 1 D 12**



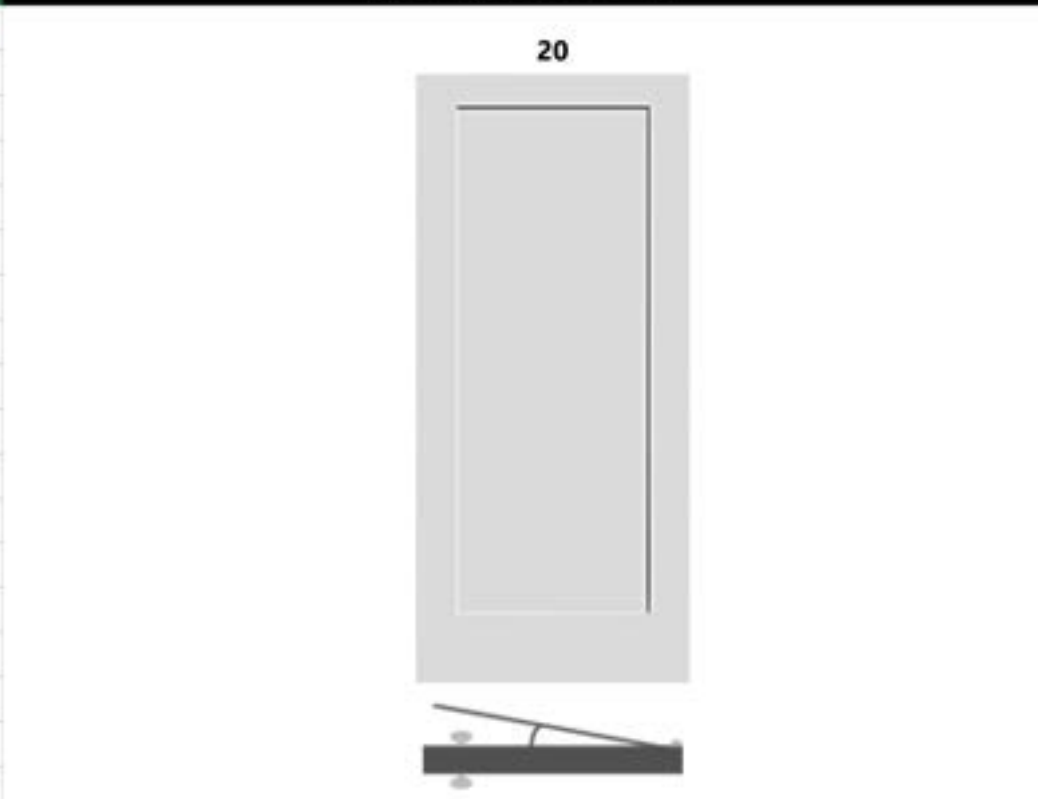
| Size             | Width | Height  |
|------------------|-------|---------|
| Finished Opening | 59"   | 81 3/4" |

**Vendor Item Description**  
5/0 x 6/8 - 20 - Interior Wood Double Bypass - Lead Time: \*(5-7 days)  
- 2/6 x 6/8 1 3/8" Primed 20, 1 Panel Square Stkg Flat Panel - No Bore  
⚠️ WARNING: Cancer and Reproductive Harm | www.P65warnings.ca.gov

**Item 5** \*(5-7 days)

|                      |                              |
|----------------------|------------------------------|
| Product Type         | Interior Doors               |
| Product Line         | Stile and Rail Wood Doors    |
| Door Configuration   | Single Prehung               |
| Door Handing         | Right Hand Inswing (1B)      |
| Door Height          | 6/8                          |
| Door Width           | 2/6                          |
| Product Series       | Builders Choice              |
| Model Number         | 20                           |
| Door Category        | Panel/Flush Doors            |
| Material             | Wood                         |
| Wood Species         | Primed                       |
| Door Thickness       | 1 3/8"                       |
| Door Style           | 1 Panel                      |
| Door Sticking Option | Square                       |
| Panel Option         | Flat Panel                   |
| Lock System Type     | Lock Prep Only - No Hardware |
| Door Bore            | Single Bore (Lockset Only)   |
| Bore Backset         | 2 3/8"                       |
| Edge Prep            | Mortise (Radius Corner)      |
| Jamb Species         | Primed                       |
| Jamb Width           | 4 9/16"                      |
| Jamb Type            | Paint Grade Applied Stop     |
| Hinge Finish         | Brushed Nickel (US15)        |
| Hinge Type           | Residential                  |
| Hinge Shape          | Square                       |
| Add-Ons              | No                           |

**Bathroom 2 D 10**



| Size          | Width   | Height  |
|---------------|---------|---------|
| Rough Opening | 32"     | 82"     |
| Net Unit Size | 31 1/2" | 81 5/8" |

**Vendor Item Description**  
2/6 x 6/8 - Right Hand Inswing (1B) - 20 - Interior Wood Single Prehung - Lead Time: \*(5-7 days)  
- 2/6 x 6/8 1 3/8" Primed 20, 1 Panel Square Stkg Flat Panel - Single Bore (Lockset Only) 2 3/8" - Mortise (Radius Corner) Edge Prep - 4 9/16" Primed Applied Stop Jamb - Brushed Nickel (US15) Square Residential Hinges

**Item 6** \*(5-7 days)

|                      |                              |
|----------------------|------------------------------|
| Product Type         | Interior Doors               |
| Product Line         | Stile and Rail Wood Doors    |
| Door Configuration   | Single Prehung               |
| Door Handing         | Right Hand Inswing (1B)      |
| Door Height          | 6/8                          |
| Door Width           | 2/6                          |
| Product Series       | Builders Choice              |
| Model Number         | 20                           |
| Door Category        | Panel/Flush Doors            |
| Material             | Wood                         |
| Wood Species         | Primed                       |
| Door Thickness       | 1 3/8"                       |
| Door Style           | 1 Panel                      |
| Door Sticking Option | Square                       |
| Panel Option         | Flat Panel                   |
| Lock System Type     | Lock Prep Only - No Hardware |
| Door Bore            | Single Bore (Lockset Only)   |
| Bore Backset         | 2 3/8"                       |
| Edge Prep            | Mortise (Radius Corner)      |
| Jamb Species         | Primed                       |
| Jamb Width           | 4 9/16"                      |
| Jamb Type            | Paint Grade Applied Stop     |
| Hinge Finish         | Brushed Nickel (US15)        |
| Hinge Type           | Residential                  |
| Hinge Shape          | Square                       |
| Add-Ons              | No                           |

**Primary Bedroom D 7**



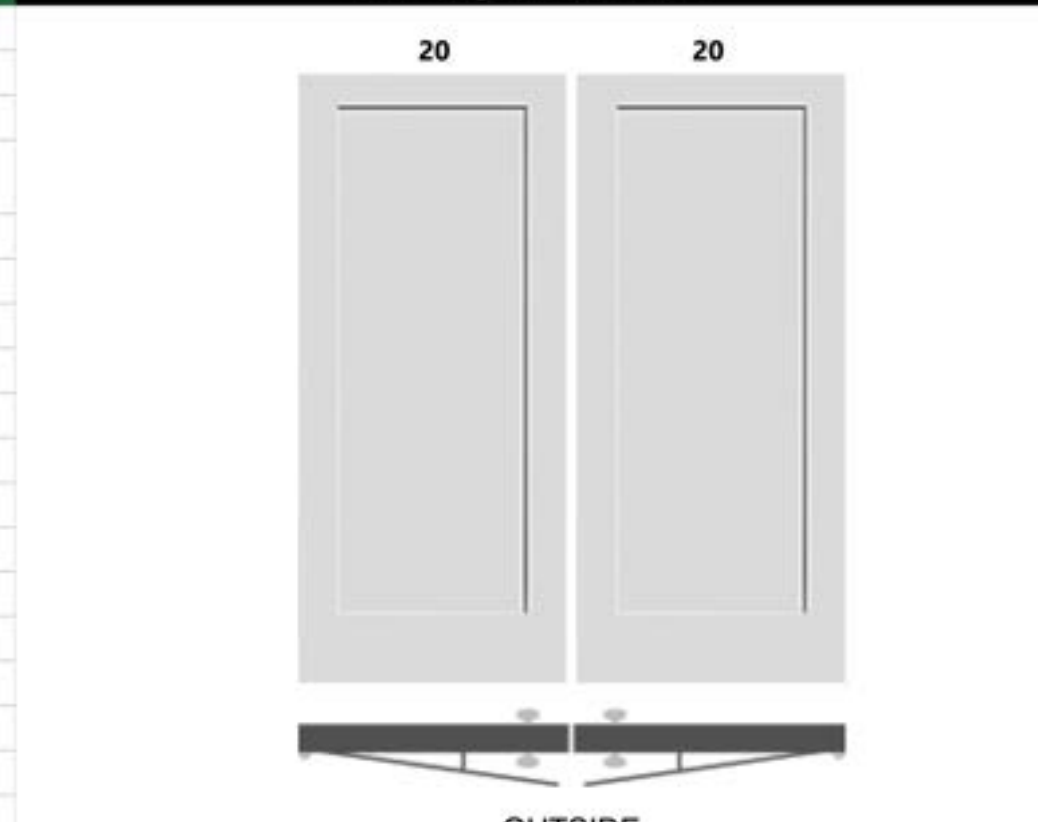
| Size          | Width   | Height  |
|---------------|---------|---------|
| Rough Opening | 32"     | 82"     |
| Net Unit Size | 31 1/2" | 81 5/8" |

**Vendor Item Description**  
2/6 x 6/8 - Right Hand Inswing (1B) - 20 - Interior Wood Single Prehung - Lead Time: \*(5-7 days)  
- 2/6 x 6/8 1 3/8" Primed 20, 1 Panel Square Stkg Flat Panel - Single Bore (Lockset Only) 2 3/8" - Mortise (Radius Corner) Edge Prep - 4 9/16" Primed Applied Stop Jamb - Brushed Nickel (US15) Square Residential Hinges

**Item 7** \*(5-7 days)

|                      |   |
|----------------------|---|
| Product Type         | Interior Doors                            |
| Product Line         | Stile and Rail Wood Doors                 |
| Door Configuration   | Double Prehung                            |
| Door Handing         | Both Active w/ Ball Catches Outswing (2J) |
| Door Height          | 6/8                                       |
| Door Width           | 5/4                                       |
| Product Series       | Builders Choice                           |
| Model Number         | 20  |
| Door Category        | Panel/Flush Doors                         |
| Material             | Wood                                      |
| Wood Species         | Primed                                    |
| Door Thickness       | 1 3/8"                                    |
| Door Style           | 1 Panel                                   |
| Door Sticking Option | Square                                    |
| Panel Option         | Flat Panel                                |
| Lock System Type     | Lock Prep Only - No Hardware              |
| Door Bore            | No Bore                                   |
| Jamb Species         | Primed                                    |
| Jamb Width           | 4 9/16"                                   |
| Jamb Type            | Paint Grade Applied Stop                  |
| Hinge Finish         | Brushed Nickel (US15)                     |
| Hinge Type           | Residential                               |
| Hinge Shape          | Square                                    |
| Add-Ons              | No  |

**Primary Closet D 9**



| Size          | Width   | Height  |
|---------------|---------|---------|
| Rough Opening | 65 7/8" | 82"     |
| Net Unit Size | 65 3/8" | 81 5/8" |

**Vendor Item Description**  
5/4 x 6/8 - Both Active w/ Ball Catches Outswing (2J) - 20 - Interior Wood Double Prehung - Lead Time: \*(5-7 days)  
- 2/8 x 6/8 1 3/8" Primed 20, 1 Panel Square Stkg Flat Panel - No Bore - 4 9/16" Primed Applied Stop Jamb - Brushed Nickel (US15) Square Residential Hinges  
⚠️ WARNING: Cancer and Reproductive Harm | www.P65warnings.ca.gov

**Item 8** \*(5-7 days)

|                      |                              |
|----------------------|------------------------------|
| Product Type         | Interior Doors               |
| Product Line         | Stile and Rail Wood Doors    |
| Door Configuration   | Door Slab Only               |
| Door Handing         | None                         |
| Door Height          | 7/0                          |
| Door Width           | 3/0                          |
| Product Series       | Builders Choice              |
| Model Number         | 20                           |
| Door Category        | Panel/Flush Doors            |
| Material             | Wood                         |
| Wood Species         | Primed                       |
| Door Thickness       | 1 3/8"                       |
| Door Style           | 1 Panel                      |
| Door Sticking Option | Square                       |
| Panel Option         | Flat Panel                   |
| Lock System Type     | Lock Prep Only - No Hardware |
| Door Bore            | No Bore                      |
| Add-Ons              | No                           |

**Barn Door D 15**



| Size     | Width | Height |
|----------|-------|--------|
| Net Slab | 36"   | 84"    |

**Vendor Item Description**  
3/0 x 7/0 - 20 - Interior Wood Door Slab Only - Lead Time: \*(5-7 days)  
- 3/0 x 7/0 1 3/8" Primed 20, 1 Panel Square Stkg Flat Panel  
⚠️ WARNING: Cancer and Reproductive Harm | www.P65warnings.ca.gov

**Concepta 40 Kit**  
18924733

**All sizes**  
Door width range: 11-13/16" to 2' 11-7/16"  
Door thickness range: 3/4" to 1-31/32"

| Code     | Description | Max Door Weight | Door Height               |
|----------|-------------|-----------------|---------------------------|
| 18924731 | Concepta 25 | 55 lbs.         | 4' 1-7/16" to 6' 27/32"   |
| 18924732 | Concepta 30 | 66 lbs.         | 6' 7/8" to 7' 6-9/16"     |
| 18924733 | Concepta 40 | 88 lbs.         | 6' 7/8" to 8' 2-7/16"     |
| 18924734 | Concepta 50 | 110 lbs.        | 7' 6-19/32" to 9' 4-7/32" |

**A-5.3**

VERSION: 3.8  
DATE: 9/16/24  
BUILDING

**INTERIOR DOORS ORDER**

| REV #    | DATE / DESCRIPTION | BY | REV # | DATE / DESCRIPTION |
|----------|--------------------|----|-------|--------------------|
| 04.27.23 | BLD RFF#1 INFORMAL | ER |       |                    |
| 06.06.23 | BLD RFF#2          | ER |       |                    |
| 07.17.24 | BLD CO#1           | ER |       |                    |

**GIVENS ADDITION & REMODEL**

SE CORNER 5TH & TORRES - CARMEL, CALIFORNIA  
APN 010-092-012-000

STAMP/SIGNATURE

ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED ARE IN INCHES. THESE DIMENSIONS ARE SUBJECT TO THE INTELLECTUAL PROPERTY OF LEWIS BUILDERS. ANY PROPOSAL OR ORDER FOR THIS PRODUCT IS SUBJECT TO THE TERMS AND CONDITIONS OF THE LEWIS BUILDERS STANDARD CONTRACT. CONTRACTOR TO NOTIFY LEWIS BUILDERS IN WRITING OF ANY CONSTRUCTION ACTIVITIES.

LEWIS BUILDERS  
CA. LICENSE #B-844741  
CARMEL CA 93923  
(831) 250 7168



Approved 11/6/2024  
DS 24228 (Givens)  
Carmel-by-the-Sea  
Community Planning and Building  
Jessica Shull, Contract Planner

DOOR & WINDOW TREATMENTS

| REV #    | DATE / DESCRIPTION | BY | REV # | DATE / DESCRIPTION |
|----------|--------------------|----|-------|--------------------|
| 04.27.23 | BLD RFP#1 INFORMAL | ER |       |                    |
| 06.06.23 | BLD RFP#2          | ER |       |                    |
| 07.17.24 | BLD COF#1          | ER |       |                    |

GIVENS ADDITION & REMODEL

SE CORNER 5TH & TORRES, CARMEL, CALIFORNIA  
APN 010-092-012-000

STAMP/SIGNATURE

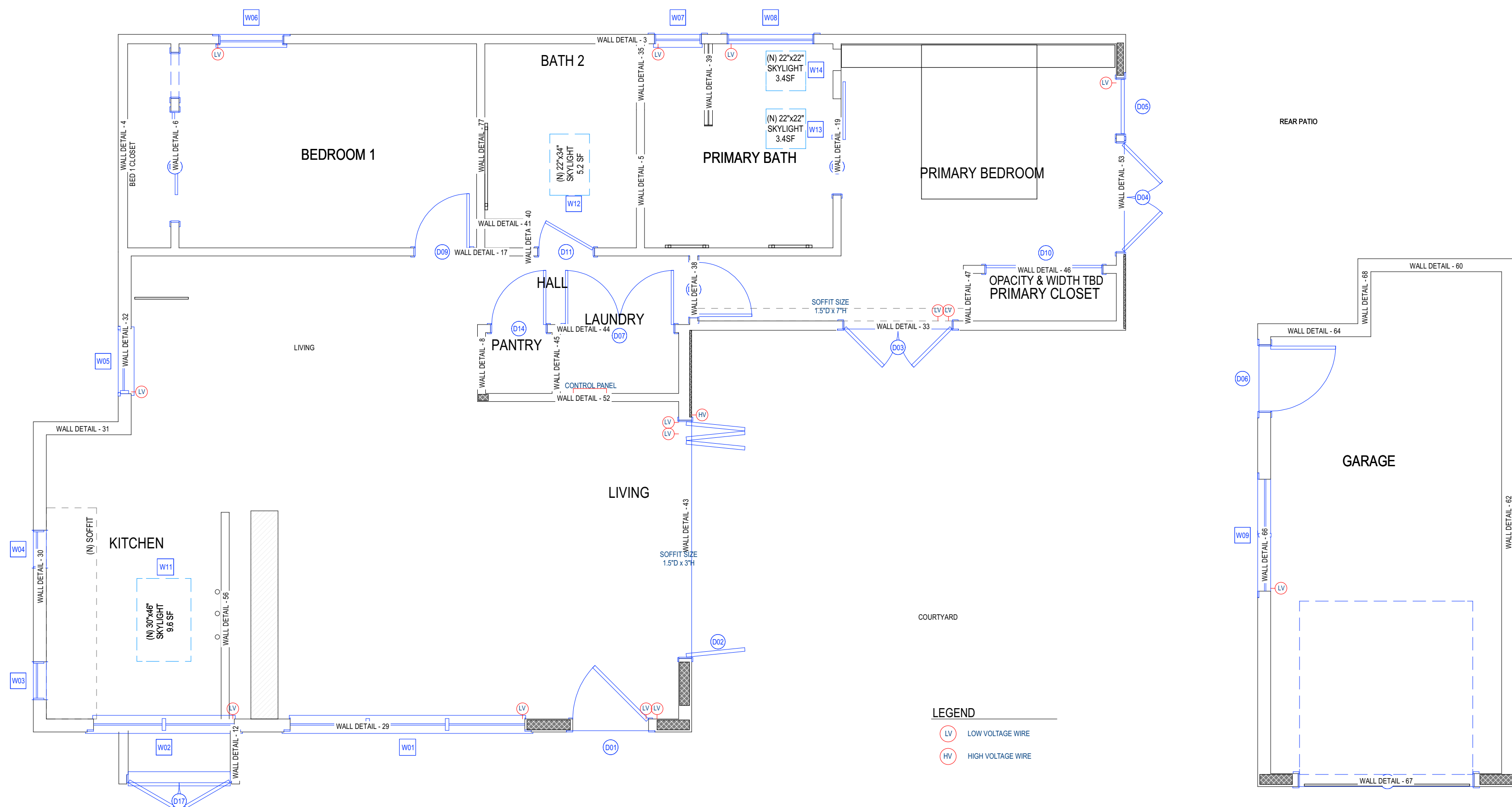
ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED.  
REPRESENTATION. THESE PAGES ARE SKETCHES  
THE INTELLECTUAL PROPERTY OF LEWIS BUILDERS.  
CONNECTION WITH THIS PROJECT ONLY. THEY  
ANY PROPOSED WORK SHALL BE WITHIN THE  
ATTEMPTS HAVE BEEN UNDERTAKEN TO  
ENSURE THE ACCURACY OF THE INFORMATION.  
CIRCUMSTANCES ARISE, IT IS THE RESPONSIBILITY  
CONTRACTOR TO NOTIFY LEWIS BUILDERS IN  
OF ANY CONSTRUCTION ACTIVITIES.

LEWIS BUILDERS  
CA. LICENSE  
#B-844741  
CARMEL CA 93923  
(831) 250 7168



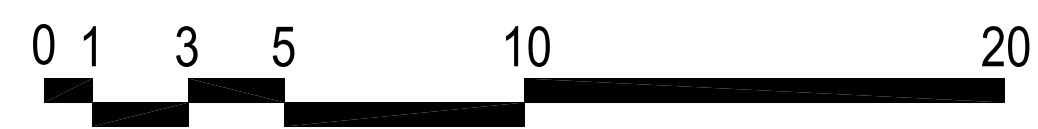
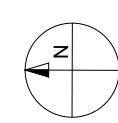
| DOOR SCHEDULE |                 |     |             |       |         |          |                                |          |      |   |          |       |  |
|---------------|-----------------|-----|-------------|-------|---------|----------|--------------------------------|----------|------|---|----------|-------|--|
| TAG           | ROOM            | QTY | SIZE        | WIDTH | HEIGHT  | 2X6 WALL | DESCRIPTION                    | TEMPERED | FIRE | COMMENTS  | EXT ELEV | FLOOR | TREATMENT  |
| D01           | LIVING          | 1   | 3681        | 42"   | 97 1/4" | YES      | MULLED UNIT-HL                 | YES      |      | FIXED GLASS ABOVE 80"H DOOR; ALL WINDOW AND DOOR TRANSOM AND MULLION HEIGHTS TO ALIGN THROUGHOUT HOME |          | 1     | SMART FILM (95% OPACITY WHEN OFF, ON DIMMER)   |
| D02           | LIVING          | 1   | 11080       | 132"  | 96"     | YES      | 3+1 DR. BIFOLD-GLASS PANEL     | YES      |      | WESTERNMOST DAILY USE OUTSWING DOOR. REMAINING PANELS ACCORDION EASTWARD                              |          | 1     | SMART FILM (95% OPACITY WHEN OFF, ON DIMMER).<br>DRAPERY TRACK (MOTORIZED, RECESSED METAL TRACK, RIPPLE FOLD, LEFT SIDE GATHER AWAY FROM FRONT DOOR).<br>DRAPERY FABRIC TBD AND TO BE ADDED TO SCOPE AT A LATER DATE.<br>MOTORIZED MOTION SENSOR SLIDING SCREEN (TO SLIDE AWAY FROM THE DAILY USE DOOR).<br>SMART FILM (95% OPACITY WHEN OFF, ON DIMMER) |
| D03           | PRIMARY BEDROOM | 1   | 5081        | 60"   | 97 1/4" |          | MULLED UNIT-HL                 |          |      |   |          | 1     | DRAPERY TRACK (MOTORIZED, RECESSED METAL TRACK, RIPPLE FOLD, RIGHT SIDE GATHER TOWARDS PRIMARY BEDROOM INTERIOR DOOR ENOUGH DISTANCE THAT THE GATHERED FABRIC DOES NOT OBSTRUCT THE DOOR OPENING).<br>DRAPERY FABRIC TBD AND TO BE ADDED TO SCOPE AT A LATER DATE.   |
| D04           | PRIMARY BEDROOM | 1   | 5068 L/R EX | 60"   | 80"     |          | EXT. DOUBLE HINGED-GLASS PANEL | YES      |      |   |          | 1     | SMART FILM (95% OPACITY WHEN OFF, ON DIMMER)   |
| D05           | PRIMARY BEDROOM | 1   | 2668 EX     | 30"   | 80"     |          | EXT. FIXED-GLASS PANEL         | YES      |      |   |          | 1     | SMART FILM (95% OPACITY WHEN OFF, ON DIMMER)   |
| D06           | GARAGE          | 1   | 3068 L EX   | 36"   | 80"     | YES      | EXT. HINGED-GLASS PANEL        | YES      |      | INSWING DOOR  |          | 1     |  |

| WINDOW SCHEDULE |                      |     |        |       |         |                 |          |        |          |  |          |       |  |
|-----------------|----------------------|-----|--------|-------|---------|-----------------|----------|--------|----------|--|----------|-------|--|
| TAG             | ROOM                 | QTY | SIZE   | WIDTH | HEIGHT  | DESCRIPTION     | TEMPERED | EGRESS | 2X6 WALL | COMMENTS   | EXT ELEV | FLOOR | TREATMENT  |
| W01             | LIVING               | 1   | 101066 | 130"  | 78"     | MULLED UNIT-HL  |          |        | YES      | TRANSOMS ARE AWINGS; ALL WINDOW AND DOOR TRANSOM HEIGHTS TO ALIGN THROUGHOUT HOME                        |          | 1     | 3 ROLLER SHADES (WIRED, INSIDE MOUNT, STANDARD FABRIC SELECTION INCLUDED).<br>ADDITIONALLY, PRE-WIRE FOR SMARTFILM |
| W02             | KITCHEN/ UNSPECIFIED | 1   | 6646   | 78"   | 54 1/8" | MULLED UNIT-HL  |          |        | YES      | ALL WINDOW AND DOOR TRANSOM HEIGHTS TO ALIGN THROUGHOUT HOME   |          | 1     | 1 ROLLER SHADE (WIRED, INSIDE MOUNT, STANDARD FABRIC SELECTION INCLUDED).  |
| W03             | KITCHEN              | 1   | 1946   | 21"   | 54 1/8" | DOUBLE AWNING-T |          |        | YES      | ALL WINDOW AND DOOR TRANSOM HEIGHTS TO ALIGN THROUGHOUT HOME   |          | 1     |  |
| W04             | KITCHEN              | 1   | 1946   | 21"   | 54 1/8" | DOUBLE AWNING-T |          |        | YES      | ALL WINDOW AND DOOR TRANSOM HEIGHTS TO ALIGN THROUGHOUT HOME   |          | 1     |  |
| W05             | LIVING               | 1   | 3058   | 36"   | 68"     | MULLED UNIT-HL  | YES      |        | YES      | FIXED TRANSOM OVER OPERABLE CASEMENT   |          | 1     | 1 ROLLER SHADE (WIRED, INSIDE MOUNT, STANDARD FABRIC SELECTION INCLUDED).  |
| W06             | BEDROOM 1            | 1   | 3050DH | 36"   | 60"     | DOUBLE HUNG     | YES      | YES    |          | USE EXISTING HEADER. INCREASE DEPTH 12" FOR EGRESS. VERIFY WIDTH IN FIELD. INTERIOR TRIM ON THIS WINDOW. |          | 1     | 1 HONEYCOMB SHADE (TOP-DOWN/BOTTOM-UP, STANDARD FABRIC SELECTION INCLUDED, ROOM DARKENING, OUTSIDE MOUNT).         |
| W07             | PRIMARY BATH         | 1   | 2231DH | 26"   | 37"     | DOUBLE HUNG     | YES      |        |          | REPLACE EXISTING. VERIFY IN FIELD. INTERIOR TRIM ON THIS WINDOW.   |          | 1     | SMART FILM (95% OPACITY WHEN OFF, ON DIMMER)   |
| W08             | PRIMARY BATH         | 1   | 4014AW | 48"   | 16"     | SINGLE AWNING   | YES      |        |          |  |          | 1     | SMART FILM (95% OPACITY WHEN OFF, ON DIMMER)   |
| W09             | GARAGE               | 1   | 5248   | 62"   | 58"     | MULLED UNIT-HL  |          |        | YES      | FIXED TRANSOMS OVER OPERABLE CASEMENTS   |          | 1     | 1 HONEYCOMB SHADE (TOP-DOWN/BOTTOM-UP, STANDARD FABRIC SELECTION INCLUDED, ROOM DARKENING, OUTSIDE MOUNT).         |



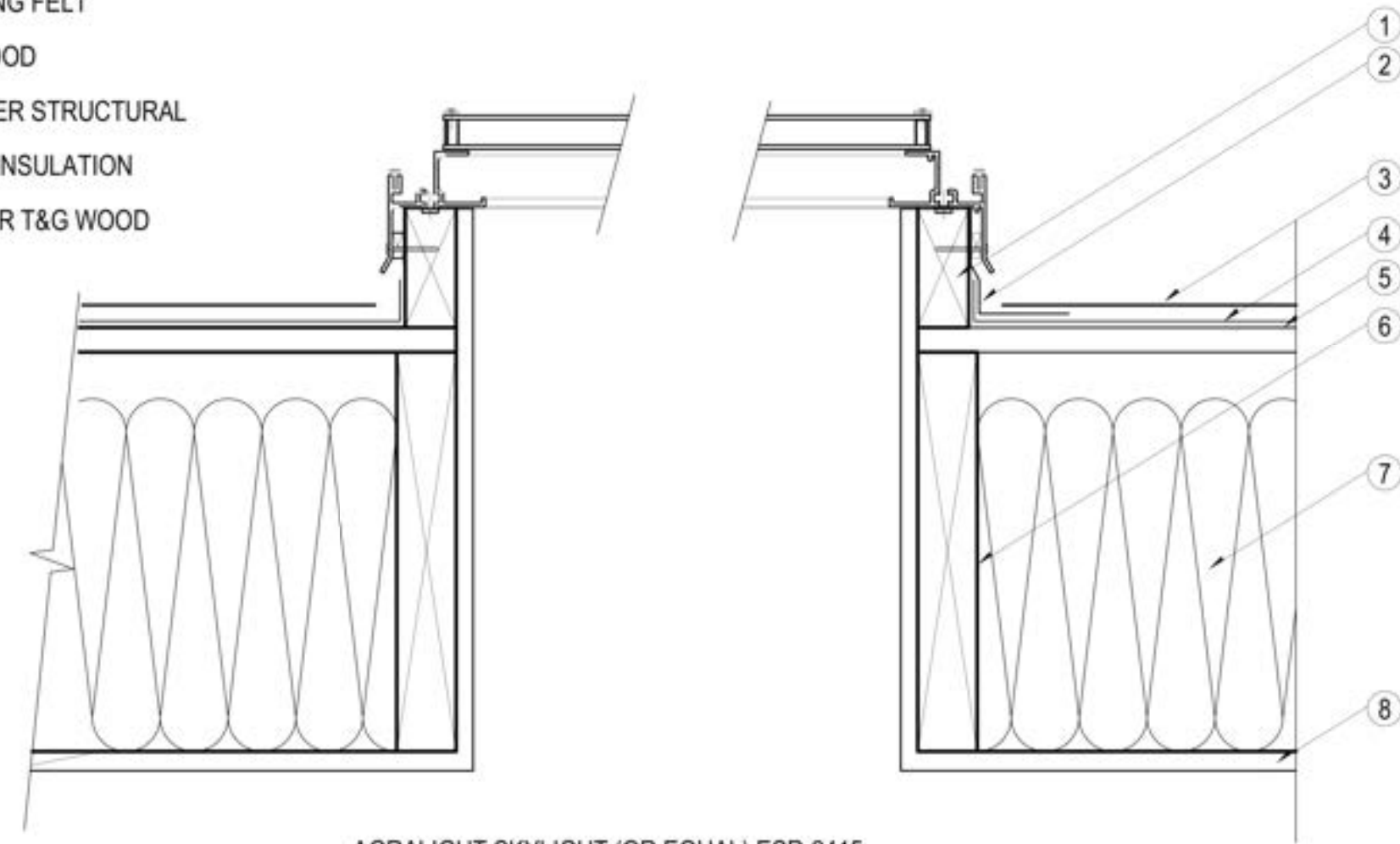
DOOR & WINDOW TREATMENTS

SCALE: 1/4"=1'



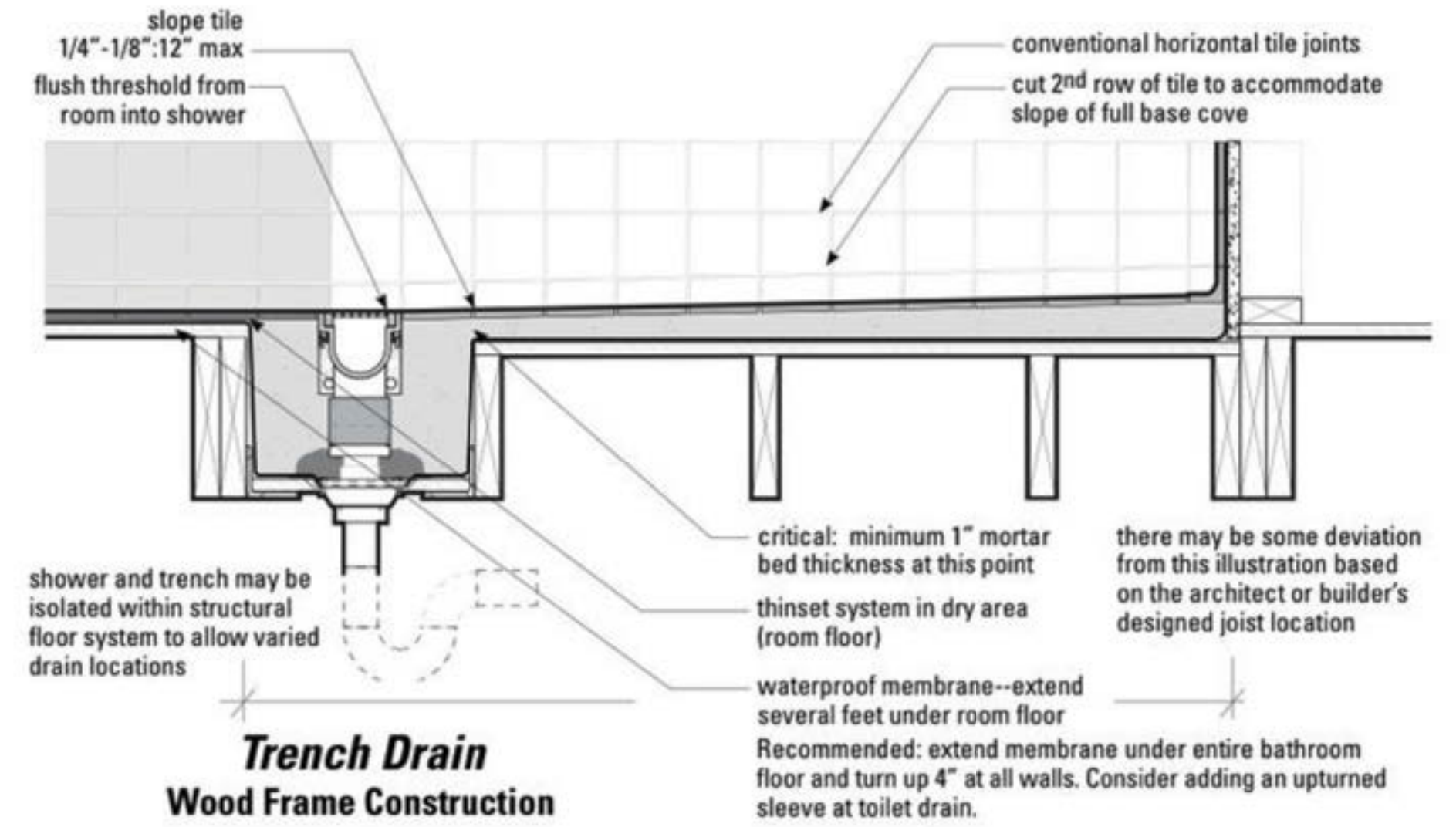
Approved 11/6/2024  
DS 24228 (Givens)  
Carmel-by-the-Sea  
Community Planning and Building  
Jessica Shull, Contract Planner

- 1 2x BLOCKING
- 2 FLASHING
- 3 ROOFING MATERIAL
- 4 30# ROOFING FELT
- 5 1/2" PLYWOOD
- 6 RAFTER, PER STRUCTURAL
- 7 R-30 BATT INSULATION
- 8 5/8" GWB OR T&G WOOD



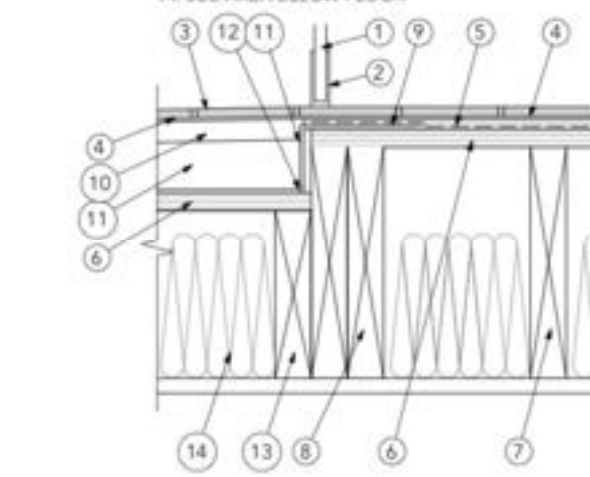
AGRALIGHT SKYLIGHT (OR EQUAL) ESR-2415

SKYLIGHT DETAIL scale: 2" = 1' 0"

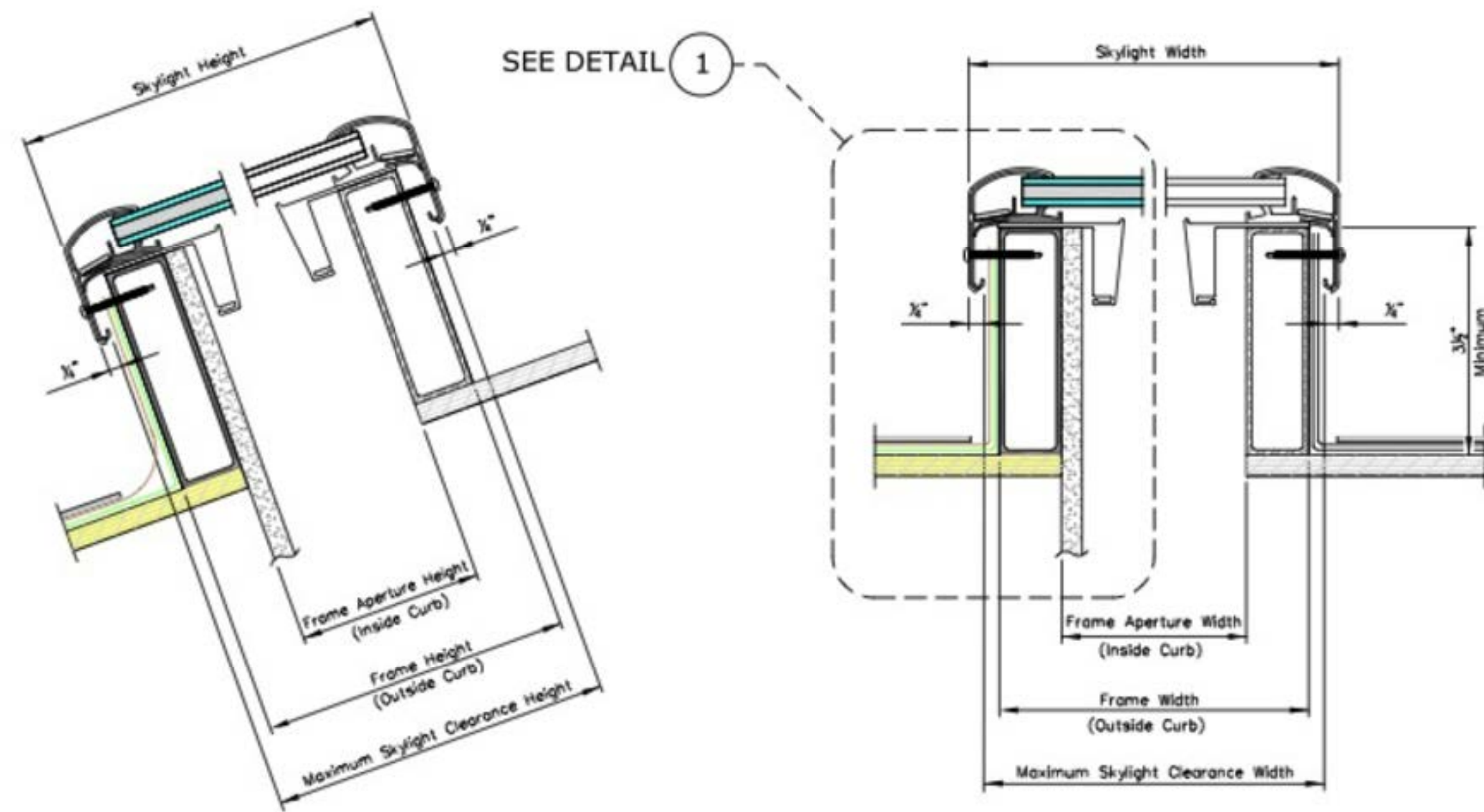


Trench Drain  
Wood Frame Construction

1. 1/2" SHOWER GLASS - OPTIONAL
2. SHOWER GLASS BRACKET - OPTIONAL, PER MANUFACTURER'S INSTRUCTIONS
3. THINSET FLOOR TILE
4. CEMENTIOUS TILE BACKER BOARD W/ CLEAVAGE MEMBRANE
5. WATERPROOF MEMBRANE
6. 3/4" TAG PLYWOOD
7. FLOOR JOIST
8. DOUBLE FLOOR JOIST @ SHOWER EDGE
9. WATERPROOF SHOWER MEMBRANE, LAP 3" OVER RECESS LIP
10. TILE SETTING BED
11. SLOPED SHOWER BED
12. SEALANT GANT
13. 2X FLOOR JOISTS CUT DOWN, ALIGN WITH BOTTOM OF (8) JOISTS
14. SUBAREA BELOW FLOOR

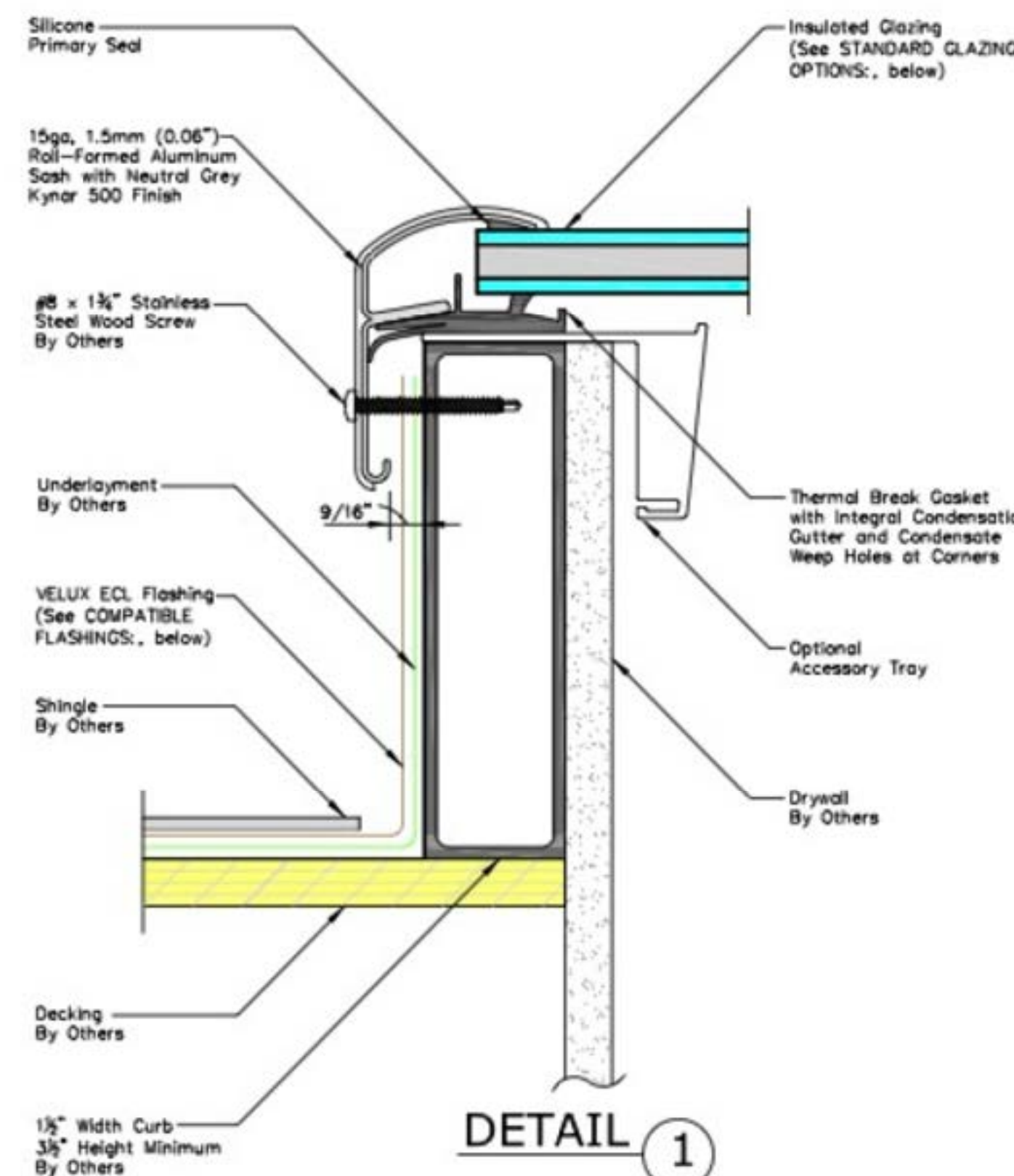


CURBLESS SHOWER PAN DETAIL

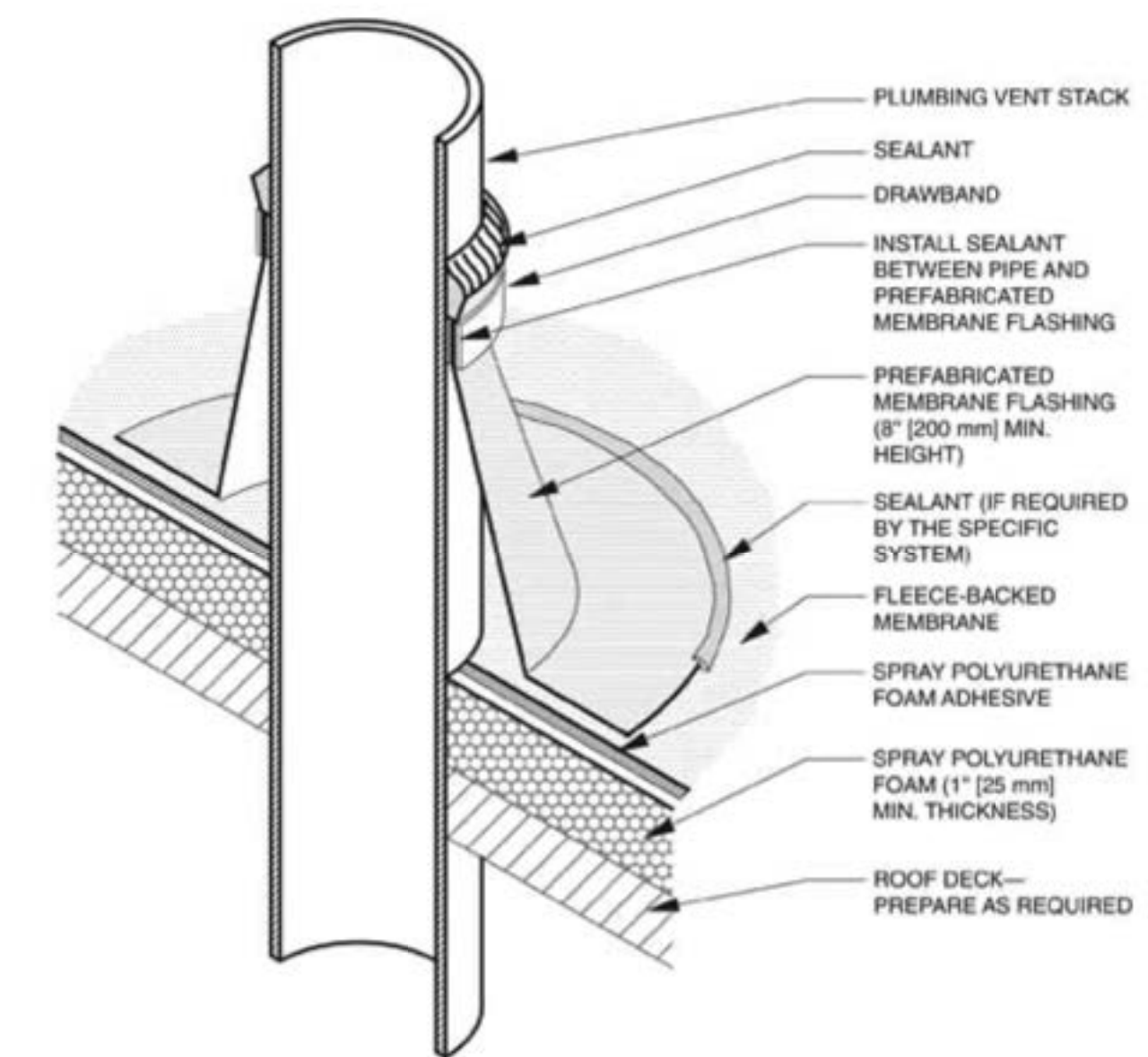


VERTICAL CROSS SECTION

HORIZONTAL CROSS SECTION



DETAIL 1



ROOF STACK PROTRUSION GENERAL DETAIL

NOTES:

1. VENT STACKS AND OTHER PIPES SHOULD HAVE A MINIMUM OF 12 INCHES (300 mm) OF CLEARANCE ON ALL SIDES FROM WALLS, CURBS AND OTHER PROJECTIONS TO FACILITATE PROPER FLASHING.
2. NRCA RECOMMENDS FLASHINGS BE 8" (200 mm) HIGH; HOWEVER, NRCA IS AWARE THAT PRE-MANUFACTURED BOOT FLASHINGS GENERALLY WILL NOT MEET THE HEIGHT REQUIREMENT.

| PRODUCT DIMENSIONS         |             |                      |                |                                  |                         |                       |                 |                                   |                            |
|----------------------------|-------------|----------------------|----------------|----------------------------------|-------------------------|-----------------------|-----------------|-----------------------------------|----------------------------|
| METRIC UNITS (MILLIMETERS) |             |                      |                |                                  | IMPERIAL UNITS (INCHES) |                       |                 |                                   |                            |
| Size                       | Frame Width | Frame Aperture Width | Skylight Width | Maximum Skylight Clearance Width | Frame Height            | Frame Aperture Height | Skylight Height | Maximum Skylight Clearance Height | Daylight Area (Sq. Meters) |
| 1430                       | 445         | 368                  | 485            | 473                              | 851                     | 775                   | 892             | 879                               | 0.78                       |
| 1448                       | 445         | 368                  | 485            | 473                              | 1257                    | 1181                  | 1299            | 1286                              | 0.43                       |
| 2222                       | 648         | 572                  | 689            | 676                              | 648                     | 572                   | 689             | 676                               | 0.33                       |
| 2230                       | 648         | 572                  | 689            | 676                              | 851                     | 775                   | 892             | 879                               | 0.44                       |
| 2234                       | 648         | 572                  | 689            | 676                              | 953                     | 876                   | 994             | 981                               | 0.50                       |
| 2246                       | 648         | 572                  | 689            | 676                              | 1257                    | 1181                  | 1299            | 1286                              | 0.68                       |
| 2270                       | 648         | 572                  | 689            | 676                              | 1862                    | 1790                  | 1908            | 1895                              | 1.02                       |
| 3030                       | 851         | 775                  | 892            | 879                              | 851                     | 775                   | 892             | 879                               | 0.80                       |
| 3046                       | 851         | 775                  | 892            | 879                              | 1257                    | 1181                  | 1299            | 1286                              | 0.92                       |
| 3055                       | 851         | 775                  | 892            | 879                              | 1496                    | 1410                  | 1527            | 1514                              | 1.09                       |
| 3434                       | 953         | 876                  | 994            | 981                              | 851                     | 775                   | 892             | 879                               | 0.77                       |
| 3446                       | 953         | 876                  | 994            | 981                              | 1257                    | 1181                  | 1299            | 1286                              | 1.03                       |
| 4622                       | 1257        | 1181                 | 1299           | 1286                             | 648                     | 572                   | 689             | 676                               | 0.68                       |
| 4646                       | 1257        | 1181                 | 1299           | 1286                             | 1257                    | 1181                  | 1299            | 1286                              | 1.39                       |

STANDARD GLAZING OPTIONS:

- Laminated LowE3 (04)
- Tempered LowE3 (05)
- Impact (06)
- Miami-Dade (07)
- White Laminated (08)

\*Tempered Exterior Pane used with all options

COMPATIBLE FLASHINGS:

- ECL Step Flashing
- ECW Tile Flashing

**VELUX**  
Sky-Global Product Management

FCM - Fixed Curb Mounted Skylight

VELUX  
1418 Evans Pond Road  
Greenwood, SC 29649  
1-800-88-VELUX  
www.VELUXUSA.com

VELUX is a registered trademark

This drawing is an instrument of service and is provided for informational use only.

© 2019 VELUX GROUP

A-6.1

VERSION: 3.8

DATE: 9/16/24

BUILDING

CONSTRUCTION DETAILS

| REV #    | DATE / DESCRIPTION | BY | REV #    | DATE / DESCRIPTION |
|----------|--------------------|----|----------|--------------------|
| 04.27.23 | BLD RFR#1 INFORMAL | ER | 09.16.24 | BLD RFR#3          |
| 06.06.23 | BLD RFR#2          | ER |          |                    |
| 07.17.24 | BLD CO#1           | ER |          |                    |

GIVENS ADDITION & REMODEL

SE CORNER 5TH & TORRES, CARMEL, CALIFORNIA  
APN 010-092-012-000

STAMP/SIGNATURE

*[Signature]*

ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED ARE IN INCHES. DIMENSIONS SHOWN ON THESE PAGES ARE SKYLIGHT DIMENSIONS. THE INTELLECTUAL PROPERTY OF VELUX IS RESERVED. THIS DRAWING IS A INSTRUMENT OF SERVICE AND IS PROVIDED FOR INFORMATIONAL USE ONLY. ANY REUSE OR REPRODUCTION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF VELUX IS STRICTLY PROHIBITED. VELUX IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. IF ANY DISCREPANCIES ARE FOUND BETWEEN THIS DRAWING AND ANY OTHER DRAWINGS, THIS DRAWING SHALL PREVAIL. CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE ANY CONSTRUCTION ACTIVITIES.

LEWIS BUILDERS  
CA. LICENSE  
#B-844741  
CARMEL CA 93923  
(831) 250 7168



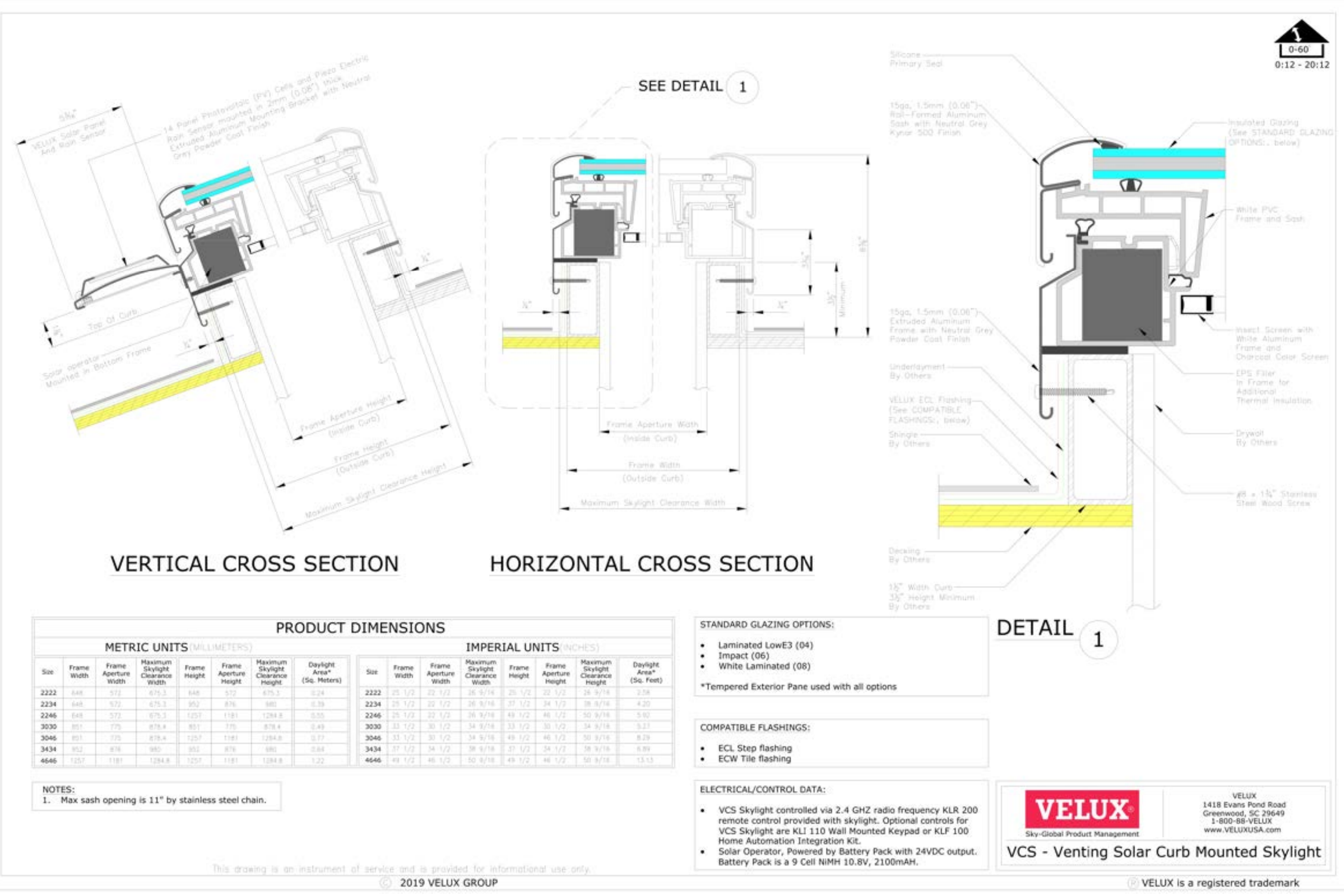
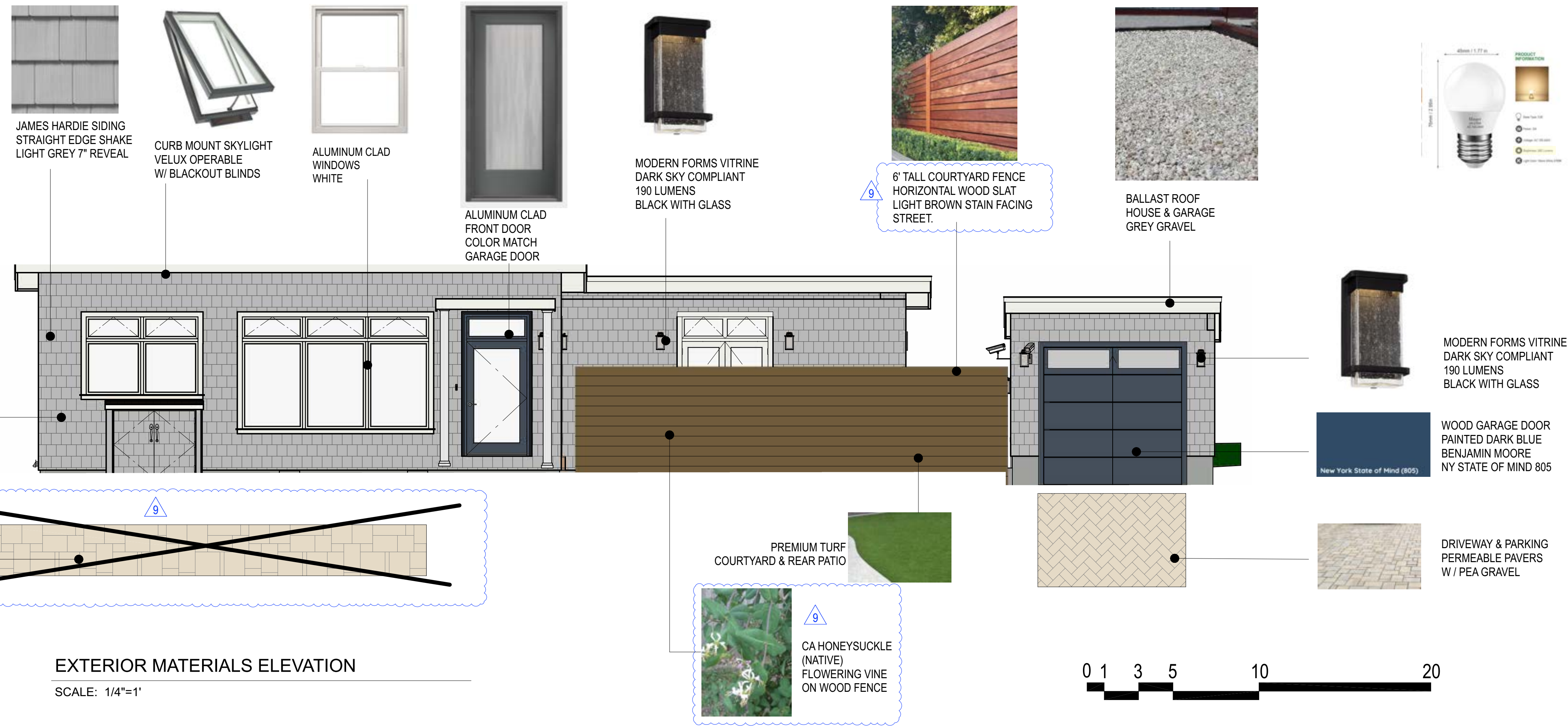
CONSTRUCTION DETAILS

SCALE: 1/4"=1'

Approved 11/6/2024  
DS 24228 (Givens)  
Control by the Seeger  
Community Planning and Building  
Jessica Shull, Contract Planner

DO NOT DEMO REAR (EAST) WALL OF RESIDENCE  
SETBACK CONFORMANCE.

- CARMEL-BY-THE-SEA EXTERIOR LIGHTING NOTES**
1. WALL-MOUNTED LIGHTING SHALL BE NO HIGHER THAN 10 FEET ABOVE THE GROUND AND SHALL NOT EXCEED 25 WATTS PER FIXTURE (APPROXIMATELY 375 LUMENS).
  2. LANDSCAPE LIGHTING SHALL NOT EXCEED 18 INCHES ABOVE THE GROUND NOR MORE THAN 15 WATTS PER FIXTURE (APPROXIMATELY 225 LUMENS).
  3. LANDSCAPE LIGHTS SHALL BE SPACED AT LEAST 10 FEET APART.
  4. NO LIGHTING MAY BE USED TO ACCENT TREES, WALLS, FENCES, ETC.
  5. NO LIGHTING IS PERMITTED UPON CITY PROPERTY OR DIRECTED TOWARDS CITY PROPERTY, INCLUDING THE RIGHT OF WAY.



HTM LIGHTING SOLUTIONS EXTERIOR GOOSENECK LIGHT W/ OPTIONAL 200 LUMEN LED BULB

**Technical Details**

| Mounting Type           | Wall Mount   |
|-------------------------|--|
| Special Feature         | Manufactured using durable cold rolled steel material and die cast zinc with white liners for increased reflectivity |
| Color                   | Satin Black (1-pack)   |
| Brand                   | HTM LIGHTING SOLUTIONS   |
| Finish Type             | Satin Black  |
| Item Weight             | 4.35 Pounds  |
| Shade Material          | Alloy Steel  |
| Light Source Type       | LED  |
| Item Dimensions LxWxH   | 18.67 x 17 x 12.69 inches  |
| Wattage                 | 9 watts  |
| Voltage                 | 120 Volts (AC)   |
| Number of Light Sources | 1  |
| Unit Count              | 1 Count  |
| Manufacturer            | HTM Lighting Solutions   |
| Part Number             | SBL17-BK-SGN10-BK  |
| Item Weight             | 4.35 pounds  |
| Product Dimensions      | 18.67 x 17 x 12.69 inches  |
| Size                    | 10 in. Gooseneck Arm   |
| Finish                  | Satin Black  |
| Pattern                 | Gooseneck Barn Lights  |
| Installation Method     | Wall-Mounted   |
| Cutting Diameter        | 17 Inches  |
| Measurement System      | English/Standard   |
| Certification           | UL   |

**LIGHTING & FINISH MATERIALS**

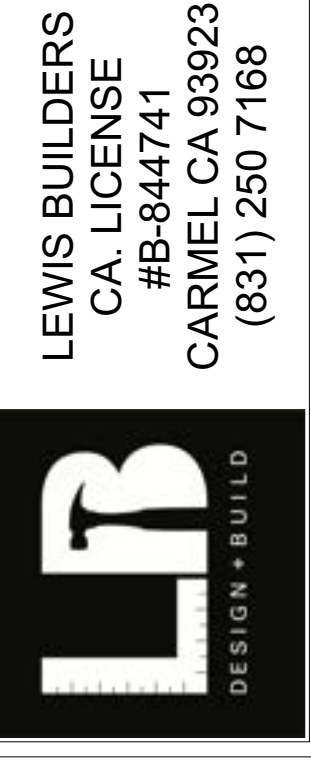
| REV #    | DATE / DESCRIPTION | BY | REV #    | DATE / DESCRIPTION |
|----------|--------------------|----|----------|--------------------|
| 04.27.23 | BLD RFP#1 INFORMAL | ER | 09.16.24 | BLD RFP#3          |
| 06.06.23 | BLD RFP#2          | ER |          |                    |
| 07.17.24 | BLD CO#1           | ER |          |                    |

**GIVENS ADDITION & REMODEL**

SE CORNER 5TH & TORRES, CARMEL, CALIFORNIA  
APN 010-092-012-000

STAMP/SIGNATURE

LEWIS BUILDERS  
CA. LICENSE #B-844741  
CARMEL CA 93923  
(831) 250 7168



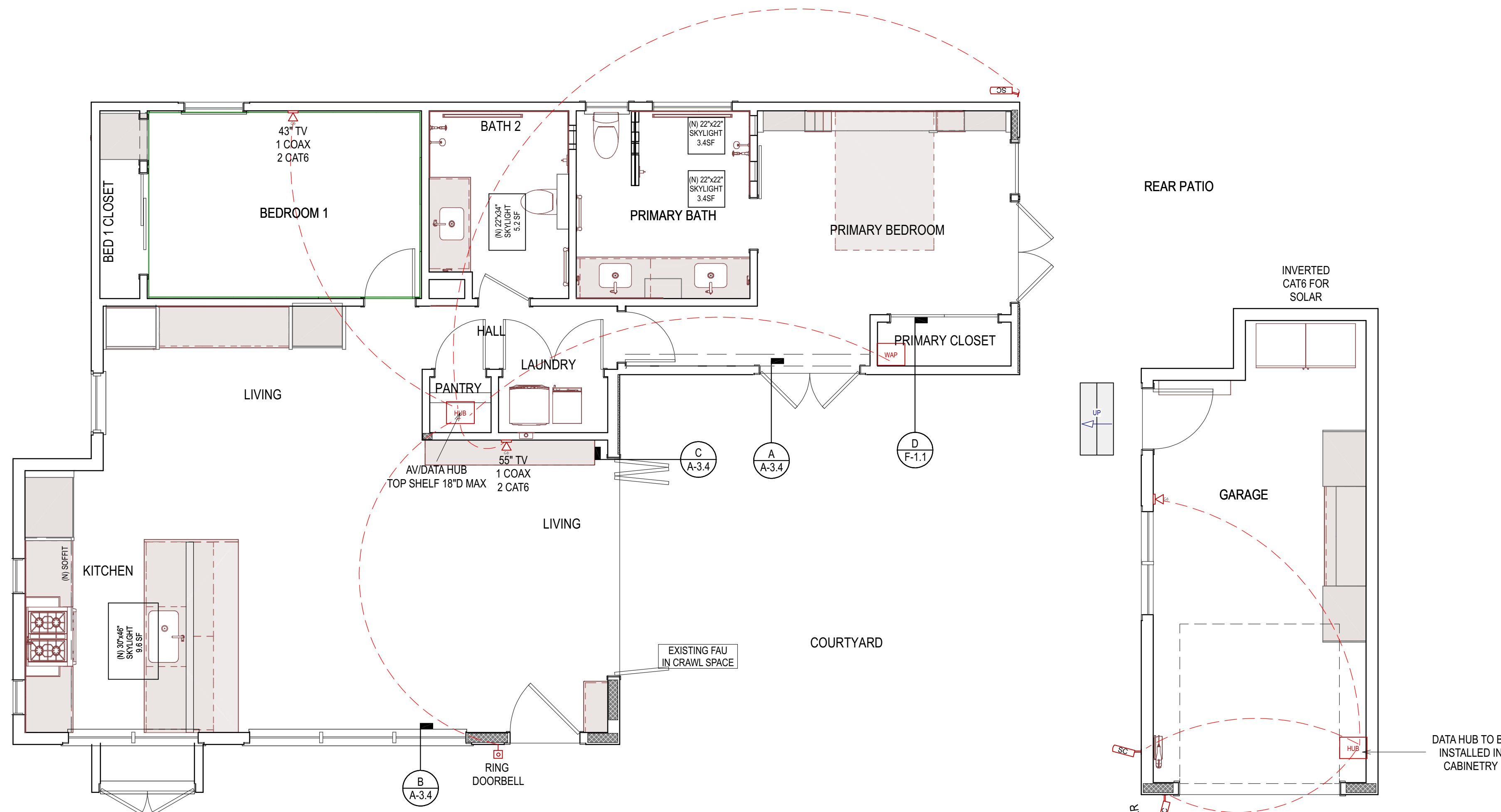
Approved 11/6/2024  
PS 24228 (Givens)  
Created by the Designer  
Community Planning and Building  
Jessica Shull, Contract Planner

DO NOT DEMO REAR (EAST) WALL OF RESIDENCE OR SETBACK CONFORMANCE.

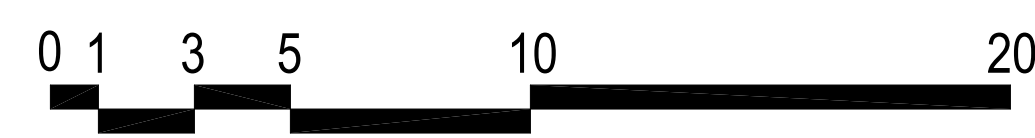
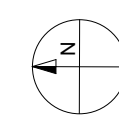
**ELECTRICAL & DATA NOTES:**  
ALL WORK SHALL CONFORM TO THE 2019 CALIFORNIA ELECTRIC CODE

- 1 ALL 125-VOLT, SINGLE-PHASE, 15 AND 20 AMP RECEPTACLES INSTALLED IN BATHROOMS, GARAGES, OUTSIDE, CRAWL SPACES, BASEMENTS, KITCHENS, SINKS, BOATHOUSE, BATHTUB, AND LAUNDRY AREAS SHALL HAVE GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION IN ACCORDANCE WITH CEC 210.8.
- 2 ALL NEW OR RECONFIGURED 120-VOLT, SINGLE-PHASE, 15 AND 20 AMP BRANCH CIRCUITS SHALL BE PROTECTED BY ARC-FAULT CIRCUIT INTERRUPTERS IN ACCORDANCE WITH CEC 210.12.
- 3 PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTERCONNECT SMOKE DETECTORS SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.
- 4 FINAL SWITCHES FOR TIMERS AND DIMMERS SHALL BE VERIFIED WITH HOME OWNER.
- 5 ELECTRICAL RECEPTACLE OUTLETS AT COUNTERTOPS 44" MIN. FROM FINISHED FLOOR. CBC 11B-308.2.2.
- 6 ELECTRICAL RECEPTACLE OUTLETS TO BE 44" MAX. AND 15" MIN. ABOVE FINISHED FLOOR. CBC 11B-308.2.1.
- 7 PROVIDE CONCRETE-ENCASED ELECTRODE PER CEC 250.50, 250.52 (A)
- 8 KITCHEN AND DINING MUST HAVE A MINIMUM OF TWO 20 AMP SMALL APPLIANCE BRANCH CIRCUITS. KITCHEN COUNTER OUTLETS MUST BE INSTALLED IN EVERY COUNTER SPACE 12" OR WIDER, NOT GREATER THAN 4'-0" ON CENTER AND WITHIN 24" OF THE END OF ANY COUNTER SPACE. CEC 210.52, 210.11(C)(1).
- 9 AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH ISLAND OR PENINSULAR COUNTERTOP SPACE WITH A LONG DIMENSION OF 24" OR GREATER AND A SHORT DIMENSION OF 12" OR GREATER PER CEC 210.
- 10 KITCHEN RECEPTACLE OUTLETS SERVING COUNTERTOPS, INCLUDING ISLAND AND PENINSULA COUNTERTOPS, SHALL HAVE GFCI AND AFCI PROTECTION.
- 11 BATHROOM RECEPTACLE OUTLETS TO BE SUPPLIED BY A DEDICATED 20 AMP BRANCH CIRCUIT. PROVIDE MINIMUM ONE 20-AMP CIRCUIT FOR BATHROOM OUTLETS, WITH NO OTHER OUTLETS ON CIRCUIT. (WHERE A 20-AMP CIRCUIT SUPPLIES A SINGLE BATHROOM, OTHER OUTLETS, LIGHTING WITHIN THE SAME BATHROOM SHALL BE PERMITTED TO BE SUPPLIED BY THIS CIRCUIT). CEC 210.11(C)(3) AND EX. 210.23(A)(2).
- 12 BATHROOM EXHAUST FAN VENTED TO THE EXTERIOR FOR EACH BATHROOM CONTAINING A BATHTUB, SHOWER, OR COMBINATION FOR PURPOSE OF HUMIDITY CONTROL WITH A MINIMUM OF 50 CFM. IF BATH FAN INCLUDES A LIGHT, THEY MUST BE SWITCHED SEPARATELY. BATH FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL. CRC 303.3.1, CBC 1203.4.2.1, CMC 4.02.5
- 13 FOR SINGLE-FAMILY RESIDENCES, ALL LIGHTING ATTACHED TO THE RESIDENCE OR TO OTHER BUILDINGS ON THE SAME LOT MUST BE HIGH EFFICIENCY, OR CONTROLLED BY A MOTION SENSOR AND EITHER A PHOTOCELL OR AN ASTRONOMICAL TIME CLOCK THAT AUTOMATICALLY TURNS THE OUTDOOR LIGHTING SYSTEM OFF DURING DAYLIGHT HOURS OR BY ENERGY MANAGEMENT CONTROL SYSTEM PER CA ENERGY COMMISSION
- 14 RECESSED CAN LIGHTS NEED TO BE 1-HR RATED UNITS. IC RATED FOR DIRECT CONTACT TO INSULATION AND BE AIR TIGHT TO PRECLUDE INFILTRATION FROM ATTIC TO CONDITIONED SPACE.
- 15 AT LEAST ONE LUMINAIRE IN ALL BATHROOMS, GARAGES, UTILITY AND LAUNDRY ROOMS SHALL BE CONTROLLED BY AN OCCUPANCY SENSOR.
- 16 PERMANENTLY INSTALLED LUMINARIES IN BATHROOMS, GARAGES, LAUNDRY AND UTILITY ROOMS SHALL BE HIGH EFFICIENCY LUMINARIES, AT LEAST ONE LUMINAIRE IN THESE ROOMS SHALL BE CONTROLLED BY A VACANCY SENSOR CERTIFIED TO COMPLY WITH CEC 119(D)
- 17 RECEPTACLES LOCATED IN DAMP OR WET LOCATIONS SHALL HAVE AN ENCLOSURE THAT IS WEATHERPROOF AND SHALL BE LISTED WEATHER RESISTANT TYPE.
- 18 ELECTRICAL PANEL BOARDS INSTALLED OUTDOORS NEED TO BE WEATHERPROOF AND LISTED FOR DAMP/WET LOCATIONS. CEC 408.37, 312.2(A)
- 19 DWELLING RECEPTACLES ON 120 VOLT 15 AND 20 AMP CIRCUITS SHALL BE TAMPER RESISTANT PER CEC 406.12
- 20 BRANCH CIRCUITS FOR LIGHTING AND APPLIANCES, INCLUDING MOTOR OPERATED APPLIANCES, SHALL BE PROVIDED TO SUPPLY THE LOADS CALCULATED IN ACCORDANCE WITH CEC 210.10, CEC 210.11. IN ADDITION TO THE NUMBER OF BRANCH CIRCUITS REQUIRED BY OTHER PARTS OF THIS SECTION, 2 OR MORE 20-AMPERE SMALL-APPLIANCE BRANCH CIRCUITS SHALL BE PROVIDED FOR ALL RECEPTACLE OUTLETS REQUIRED BY 210.52(B), CEC 210.11(1)
- 21 SEPARATE BRANCH CIRCUIT FOR DISHWASHER SHALL BE GFCI PROTECTED.
- 22 RESIDENTIAL OUTDOOR LIGHTING PERMANENTLY MOUNTED TO THE DWELLING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE CONTROLLED BY A MANUAL ON AND OFF SWITCH AND CONTROLLED BY A PHOTOCELL AND MOTION SENSOR OR BY PHOTO-CONTROL AND AUTOMATIC TIME SWITCH CONTROL OR BY ASTRONOMICAL TIME CLOCK CONTROL THAT AUTOMATICALLY TURNS THE OUTDOOR LIGHTING OFF DURING DAYLIGHT HOURS OR BY ENERGY MANAGEMENT CONTROL SYSTEM.

| ELECTRICAL LEGEND |   |
|-------------------|---|
| SYMBOL            | DESCRIPTION   |
|                   | 20V GFCI WP   |
|                   | CLOTHES DRYER   |
|                   | CLOTHES WASHER  |
|                   | GARBAGE DISPOSAL  |
|                   | HOOD W VENT   |
|                   | REFRIGERATOR  |
|                   | DECORATOR GFCI OUTLET WITH 2 USB-C PORTS  |
|                   | DECORATOR OUTLET WITH 2 USB-C PORTS   |
|                   | DISHWASHER  |
|                   | GFCI WITH 2 USB-C PORTS   |
|                   | DUPLX CEILING MOUNTED WITH 2 USB-C PORTS  |
|                   | GFCI WP WITH 2 USB-C PORTS  |
|                   | SWITCH (DECORATOR)  |
|                   | DECORATOR SWITCH HUMIDISTAT   |
|                   | DECORATOR SWITCH SLIDE DIMMER   |
|                   | DECORATOR SWITCH 3-WAY  |
|                   | FET CHAISEL 4" LED LIGHT (NIGHTLIGHT MODE) (TO BE SET AT 3000K DURING INSTALLATION) |
|                   | WAC CHAISEL 4" LED LIGHT (WET-RATED) (TO BE SET AT 3000K DURING INSTALLATION)       |
|                   | CONTEMPORARY CHANDELIER   |
|                   | THERMOSTAT - RADIANT  |
|                   | EXHAUST   |
|                   | COSMOKE DETECTOR  |
|                   | ELECTRICAL PANEL - RECESSED   |
|                   | CAT6  |
|                   | BATHROOM SCIENCE  |
|                   | EXTERIOR SCIENCE  |
|                   | ELECTRICAL PANEL - SURFACE MOUNTED  |
|                   | DECORATOR SWITCH  |
|                   | 3-WAY SWITCH  |
|                   | 3-WAY SLIDING DIMMER  |
|                   | K-3177-P601 TONE 1" PENDANT   |
|                   | THERMOSTAT  |
|                   | CAMERA DOORBELL   |
|                   | VC-LOW VOLTAGE ELECTRICAL SYMBOL  |
|                   | LED STRIP LIGHTING SYMBOL   |
|                   | DECORATOR 2 USB CHARGER OUTLET  |
|                   | DECORATOR SWITCH DIMMER FAN   |
|                   | K-3176-SC02 BELLERA 1" DOUBLE WALL SCIENCE  |



AV PLAN  
SCALE: 1/4"=1'



Approved 11/6/2024  
DS 24228 (Givens)  
Generated by the user  
Community Planning and Building  
Jessica Shull, Contract Planner

| AV PLAN  |                    |    |                    |
|----------|--------------------|----|--------------------|
| REV #    | DATE / DESCRIPTION | BY | REV #              |
| 04.27.23 | BLD RFR#1 INFORMAL | ER | 09.16.24 BLD RFR#3 |
| 06.06.23 | BLD RFR#2          | ER |                    |
| 07.17.24 | BLD CO#1           | ER |                    |

**GIVENS ADDITION & REMODEL**  
SE CORNER 5TH & TORRES, CARMEL, CALIFORNIA  
APN 010-092-012-000

STAMP/SIGNATURE

ALL LICENSES, PERMITS, AND APPROVALS ARE THE RESPONSIBILITY OF THE CLIENT. THESE PAGES ARE SKETCHES AND NOT TO BE USED FOR CONSTRUCTION. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

LEWIS BUILDERS  
CA. LICENSE  
#B-844741  
CARMEL CA 93923  
(831) 250 7168



**RADIANT HEATING**

COLOR DENOTES ZONES OF NEW (REPLACE EXISTING) ELECTRIC RADIANT FLOORING. EACH ZONE HAS ITS OWN CONTROLLER IN ROOM AND BREAKER IN SUBPANEL.

- ZONE 1: 10 AMP
- ZONE 2: 10 AMP

| SYMBOL | DESCRIPTION  | ELECTRICAL LEGEND |
|--------|--|-------------------|
|        | 200V GFCI WP   |                   |
|        | CLOTHES DRYER  |                   |
|        | CLOTHES WASHER   |                   |
|        | GARBAGE DISPOSAL   |                   |
|        | HOOD W VENT  |                   |
|        | REFRIGERATOR   |                   |
|        | DECORATOR GFCI OUTLET WITH 2 USB-C PORTS   |                   |
|        | DECORATOR OUTLET WITH 2 USB-C PORTS  |                   |
|        | DISHWASHER   |                   |
|        | GFCI WITH 2 USB-C PORTS  |                   |
|        | DUPLEX CEILING MOUNTED WITH 2 USB-C PORTS  |                   |
|        | GFCI WP WITH 2 USB-C PORTS   |                   |
|        | SWITCH (DECORATOR)   |                   |
|        | DECORATOR SWITCH HAMDOSTAT   |                   |
|        | DECORATOR SWITCH SLIDE DIMMER  |                   |
|        | DECORATOR SWITCH 3-WAY   |                   |
|        | FEET CANDLES 4' LED LIGHT (W/INTERRUPT MODE) (TO BE SET AT 300K DURING INSTALLATION) |                   |
|        | WAC CANDLES 4' LED LIGHT (W/ET-RATED) (TO BE SET AT 300K DURING INSTALLATION)        |                   |
|        | CONTEMPORARY CHANDELIER  |                   |
|        | THERMOSTAT - RADIANT   |                   |
|        | EXHAUST  |                   |
|        | COSMO DETECTOR   |                   |
|        | ELECTRICAL PANEL - RECESSED  |                   |
|        | CATS   |                   |
|        | BATHROOM SCONCE  |                   |
|        | EXTERIOR SCONCE  |                   |
|        | ELECTRICAL PANEL - SURFACE MOUNTED   |                   |
|        | DECORATOR SWITCH   |                   |
|        | 3-WAY SWITCH   |                   |
|        | 3-WAY SLIDING DIMMER   |                   |
|        | K-31771-Pe61 TONE 1' PENDANT   |                   |
|        | THERMOSTAT   |                   |
|        | CAMERA DOORBELL  |                   |
|        | VC LOW VOLTAGE ELECTRICAL SYMBOL   |                   |
|        | LED STRIP LIGHTING SYMBOL  |                   |
|        | DECORATOR 2 USB CHARGER OUTLET   |                   |
|        | DECORATOR 2 USB CHARGER OUTLET   |                   |
|        | K-31762-SC02 BELLERA 11" DOUBLE WALL SCONCE  |                   |



The STRATA HEAT floor heating system is the most advanced radiant floor heating system available in the world. Consisting of a high performance floor heating wire, an uncoupling mat, two Wi-Fi enabled thermostats and the world's first heat conductive thin-set additive — the system provides you with the most advanced and efficient floor heating system for your next installation.

| STRATA HEAT Wire  | STRATA HEAT Mat   |
|---|---|
| Spliceless design with EPE inner jacket for an easier installation                    | Monitor hydration vents accelerate floor-set curing for faster dry time of porcelain and larger format tile — great for wet dry |
| Single diameter, burying the cold lead is no longer needed                            | STRATA HEAT Mat design maximizes floor-set to wire contact producing a faster heating time with even heat distribution          |
| Heavy duty construction, outer jacket provides exceptional performance and durability | STRATA HEAT Wire installs easily in mat — lays flat and secure  |
| No minimum on a straight run length like other systems — easier to layout             | Allows for multiple wire spacing combinations for design and heating flexibility  |
| Highly conductive copper wiring provides maximum heat transfer                        | Optical coverage verification — translucent features allows for easy determination of monitor coverage                          |

**Compatible Substrates (Interior Horizontal Dry and Intermittently Wet Surfaces Only)**

- HYDRO BAN® Board
- HYDRO BAN Shower Pan
- Concrete
- Mortar Beds

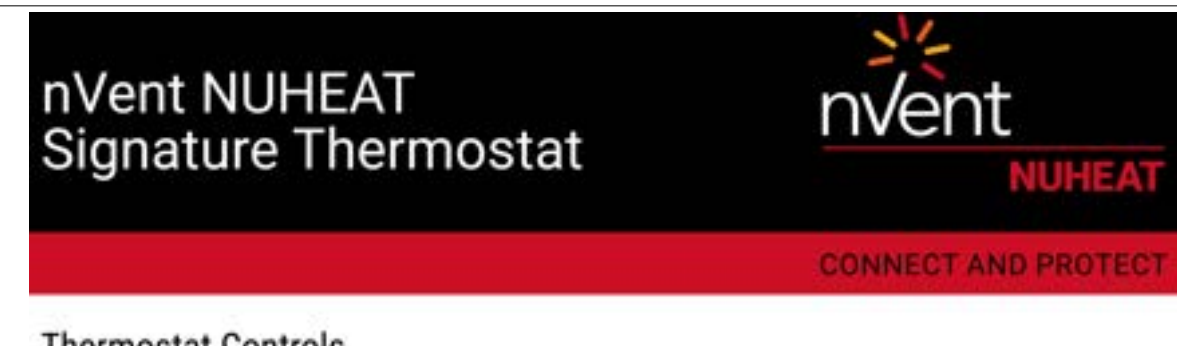
**Uses:** Use in horizontal applications under tile and stone installers and other wear surfaces in dry and intermittently wet areas

**Packaging:**

- Exterior Gelo Plywood
- Existing Ceramic Tile and Stone
- Cement Terrazzo
- Cement Backer Board

**STRATA HEAT Wire Spacing:** 12" (30.5 cm) long

- 120V and 240V wire length options ranging from 50 ft to 850 ft (5.2 m to 253 m)
- STRATA HEAT Mat 14' 6" roll — 39" W x 49' 2" L (15 m<sup>2</sup> roll — 1 m W x 15 m L)
- STRATA HEAT Mat 10' x 8.6' sheets — 31" W x 39" L (10 x 0.8 m<sup>2</sup> sheet — 0.8 m W x 1 m L)



**Thermostat Controls**

The nVent NUHEAT Signature thermostat is the most connected floor heating control available today. Homeowners can remotely monitor, control, and program their nVent NUHEAT floor heating system via iOS and Android apps or via the MyNUHEAT.com web portal. The Signature thermostat works with popular smart home devices and home automation systems and it can display a live, local weather forecast.



**Signature Benefits:**

- Wi-Fi enabled
- Works with popular smart home devices and home automation platforms
- Can be remotely operated via iOS® or Android® app or the MyNUHEAT.com web portal
- API documentation available for software developers to create custom integrations
- Displays local weather forecast
- 3.5" colour touchscreen
- 7-day programmability
- Energy use monitor
- Suitable for tile, stone, laminate, engineered wood, and luxury vinyl flooring
- Built-in GFCI (Class A)
- Dual-voltage (120 V & 240 V)
- 3-year limited warranty

**120 & 240 VOLT SPECIFICATIONS**

Model: Signature  
 Supply: 120 V/240 V, 50/60 Hz  
 Load: 15 A max (resistive load)  
 Power: 1800 W @ 120 V, 3600 W @ 240 V  
 GFCI: Class A (5-mA trip level)  
 Approvals: UL, CEUS

**SIGNATURE WORKS WITH:**

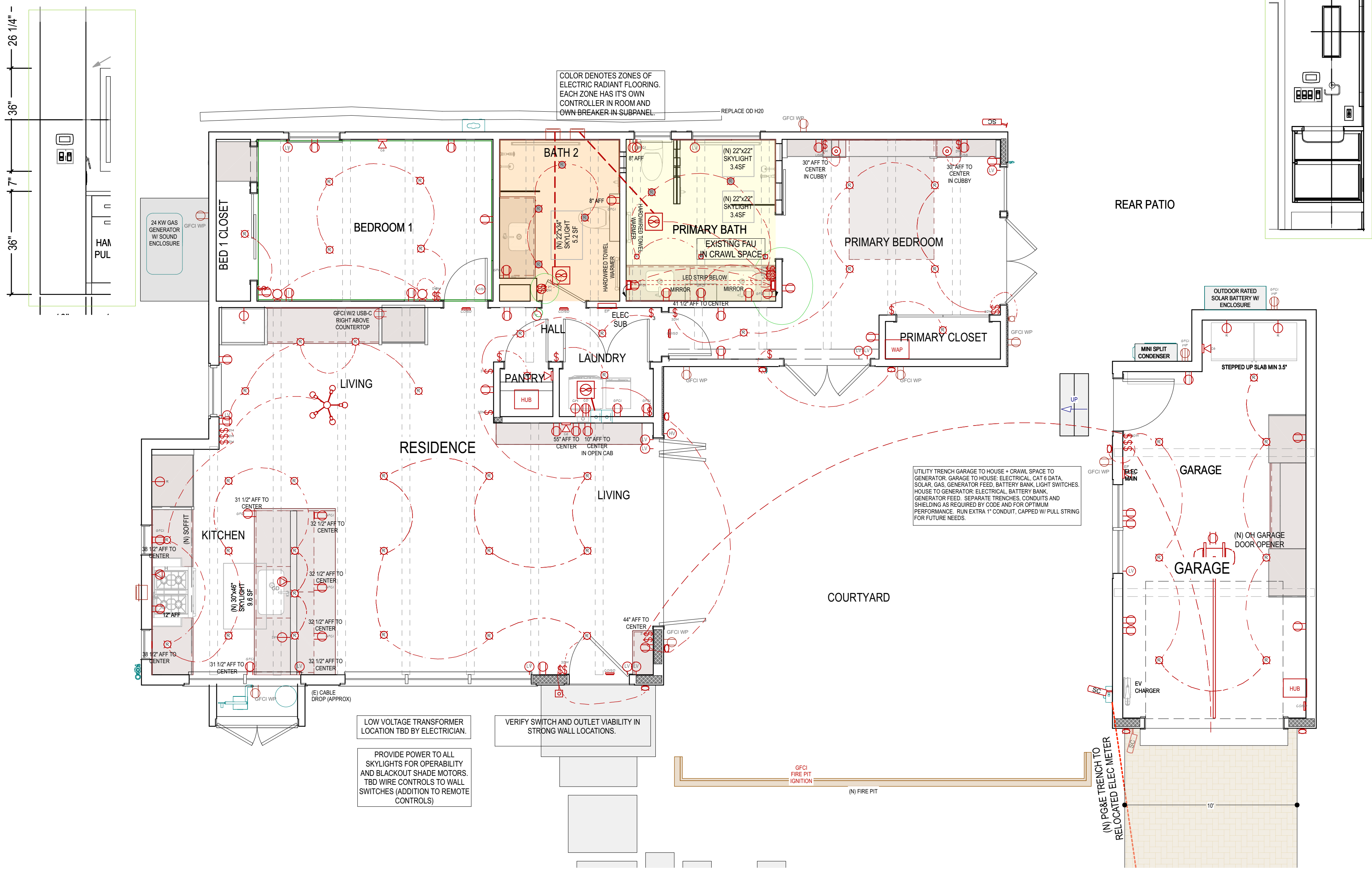
Amazon Alexa®, Google Assistant®, IFTTT®, Control4®, Crestron®, Elan®, RTSP, Universal Devices®, URC®

**EXTERIOR LIGHTING NOTES (CARMEL-BY-SEA)**

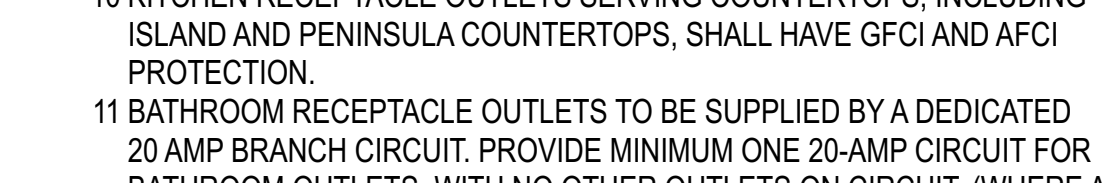
- WALL-MOUNTED LIGHTING SHALL BE NO HIGHER THAN 10 FEET ABOVE THE GROUND AND SHALL NOT EXCEED 25 WATTS PER FIXTURE (APPROXIMATELY 375 LUMENS).
- LANDSCAPE LIGHTING SHALL NOT EXCEED 18 INCHES ABOVE THE GROUND NOR MORE THAN 15 WATTS PER FIXTURE (APPROXIMATELY 225 LUMENS). LANDSCAPE LIGHTS SHALL BE SPACED AT LEAST 10 FEET APART. NO LIGHTING MAY BE USED TO ACCENT TREES, WALLS, FENCES, ETC.
- NO LIGHTING IS PERMITTED UPON CITY PROPERTY OR DIRECTED TOWARDS CITY PROPERTY, INCLUDING THE RIGHT OF WAY. LIGHTING DESIGN GUIDELINES THE USE OF EXTERIOR LIGHTS IS A SPECIAL AREA OF CONCERN THROUGHOUT THE COMMUNITY. A KEY FEATURE OF THE "FOREST" CONCEPT IS TO MINIMIZE THE AMOUNT OF OUTDOOR LIGHTING, SUCH THAT THE NIGHTTIME SKY MAY BE GLIMPSED THROUGH THE TREES. HISTORICALLY, PUBLIC STREET LIGHTING WAS AVOIDED ON RESIDENTIAL STREETS. WITHIN AN INDIVIDUAL PROPERTY, SITE LIGHTING TYPICALLY WAS LIMITED TO A LIGHT AT A BUILDING ENTRANCE AND PERHAPS AT A YARD GATE OR OVER A GARAGE DOOR. OCCASIONALLY, A PATIO WAS LIT AS WELL, BUT THIS WOULD BE LIMITED TO A SMALL, SHIELDED LAMP. THE RESIDENTIAL DESIGN GUIDELINES ENCOURAGE THE PRESERVATION OF LOW NIGHT TIME LIGHTING THROUGHOUT RESIDENTIAL NEIGHBORHOODS. THE FOLLOWING GUIDELINES APPLY:
  - USE LIGHTS ONLY WHERE NEEDED FOR SAFETY AND AT OUTDOOR ACTIVITY AREAS. APPROPRIATE LOCATIONS MAY INCLUDE BUILDING ENTRIES, GATES, TERRACES, WALKWAYS AND PATIOS. LIGHTS SHOULD NOT BE USED TO ACCENT BUILDINGS OR VEGETATION.
  - USE LOW LUMEN OUTPUT BULBS. FLOODLIGHTS AND SPOTLIGHTS ARE INAPPROPRIATE. POINT LIGHTS DOWNWARD TO REDUCE GLARE AND AVOID "NIGHT POLLUTION"
  - LOCATE AND SHIELD FIXTURES TO AVOID GLARE AND EXCESS LIGHTING AS SEEN FROM NEIGHBORING PROPERTIES AND FROM THE STREET.

**ELECTRICAL & DATA NOTES:**

- ALL WORK SHALL CONFORM TO THE 2019 CALIFORNIA ELECTRIC CODE
- HOMEOWNER SHALL DO A WALK-THRU WITH RELEVANT INSTALLERS TO VERIFY THE EXACT LOCATION FOR OUTLETS, LIGHTS, SWITCHES, CABLE, DATA, PHONE, AUDIO, ETC.
- ALL 125-VOLT, SINGLE-PHASE, 15 AND 20 AMP RECEPTACLES INSTALLED IN BATHROOMS, GARAGES, OUTSIDE, CRAWL SPACES, BASEMENTS, KITCHENS, SINKS, BOATHOUSE, BATHTUB, AND LAUNDRY AREAS SHALL HAVE GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION IN ACCORDANCE WITH CEC 210.8.
  - ALL NEW OR RECONFIGURED 120-VOLT, SINGLE-PHASE, 15 AND 20 AMP BRANCH CIRCUITS SHALL BE PROTECTED BY ARC-FAULT CIRCUIT INTERRUPTERS IN ACCORDANCE WITH CEC 210.12.
  - PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTERCONNECT SMOKE DETECTORS SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.
  - FINAL SWITCHES FOR TIMERS AND DIMMERS SHALL BE VERIFIED WITH HOME OWNER.
  - ELECTRICAL RECEPTACLE OUTLETS AT COUNTERTOPS 44" MIN. FROM FINISHED FLOOR. CBC 11B-308.2.2.
  - ELECTRICAL RECEPTACLE OUTLETS TO BE 44" MAX. AND 15" MIN. ABOVE FINISHED FLOOR. CBC 11B-308.2.1.
  - PROVIDE ONE CONCRETE-ENCASED ELECTRODE PER CEC 250.50, 250.52 (A)
  - KITCHEN AND DINING MUST HAVE A MINIMUM OF TWO 20 AMP SMALL APPLIANCE BRANCH CIRCUITS. KITCHEN COUNTER OUTLETS MUST BE INSTALLED IN EVERY COUNTER SPACE 12" OR WIDER, NOT GREATER THAN 4'-0" ON CENTER AND WITHIN 24" OF THE END OF ANY COUNTER SPACE. CEC 210.52, 210.11(C)(1).
  - AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH ISLAND OR PENINSULAR COUNTERTOP SPACE WITH A LONG DIMENSION OF 24" OR GREATER AND A SHORT DIMENSION OF 12" OR GREATER PER CEC 210.
  - KITCHEN RECEPTACLE OUTLETS SERVING COUNTERTOPS, INCLUDING ISLAND AND PENINSULA COUNTERTOPS, SHALL HAVE GFCI AND AFCI PROTECTION.
  - BATHROOM RECEPTACLE OUTLETS TO BE SUPPLIED BY A DEDICATED 20 AMP BRANCH CIRCUIT. PROVIDE MINIMUM ONE 20-AMP CIRCUIT FOR BATHROOM OUTLETS, WITH NO OTHER OUTLETS ON CIRCUIT. (WHERE A 20-AMP CIRCUIT SUPPLIES A SINGLE BATHROOM, OTHER OUTLETS, LIGHTING WITHIN THE SAME BATHROOM SHALL BE PERMITTED TO BE SUPPLIED BY THIS CIRCUIT). CEC 210.11(C)(3) AND EX. 210.23(A)(2).
  - BATHROOM EXHAUST FAN VENTED TO THE EXTERIOR FOR EACH BATHROOM CONTAINING A BATHTUB, SHOWER, OR COMBINATION FOR PURPOSE OF HUMIDITY CONTROL WITH A MINIMUM OF 50 CFM. IF BATH FAN INCLUDES A LIGHT, THEY MUST BE SWITCHED SEPARATELY. BATH FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL. CRC 303.3.1, CBC 1203.4.2.1, CMC 4.02.5
  - FOR SINGLE-FAMILY RESIDENCES, ALL LIGHTING ATTACHED TO THE RESIDENCE OR TO OTHER BUILDINGS ON THE SAME LOT MUST BE HIGH EFFICIENCY, OR CONTROLLED BY A MOTION SENSOR AND EITHER A PHOTOCELL OR AN ASTRONOMICAL TIME CLOCK THAT AUTOMATICALLY TURNS THE OUTDOOR LIGHTING SYSTEM OFF DURING DAYLIGHT HOURS OR BY ENERGY MANAGEMENT CONTROL SYSTEM PER CA ENERGY COMMISSION
  - RECESSED CAN LIGHTS NEED TO BE 1-HR RATED UNITS. IC RATED FOR DIRECT CONTACT TO INSULATION AND BE AIR TIGHT TO PRECLUDE INFILTRATION FROM ATTIC TO CONDITIONED SPACE.
  - AT LEAST ONE LUMINAIRE IN ALL BATHROOMS, GARAGES, UTILITY AND LAUNDRY ROOMS SHALL BE CONTROLLED BY AN OCCUPANCY SENSOR.
  - PERMANENTLY INSTALLED LUMINAIRES IN BATHROOMS, GARAGES, LAUNDRY AND UTILITY ROOMS SHALL BE HIGH EFFICIENCY LUMINAIRES, AT LEAST ONE LUMINAIRE IN THESE ROOMS SHALL BE CONTROLLED BY A VACANCY SENSOR CERTIFIED TO COMPLY WITH CEC 119(D)
  - RECEPTACLES LOCATED IN DAMP OR WET LOCATIONS SHALL HAVE AN ENCLOSURE THAT IS WEATHERPROOF AND SHALL BE LISTED WEATHER RESISTANT TYPE.
  - ELECTRICAL PANEL BOARDS INSTALLED OUTDOORS NEED TO BE WEATHERPROOF AND LISTED FOR DAMP/WET LOCATIONS. CEC 408.37, 312.2(A)
  - DWELLING RECEPTACLES ON 120 VOLT 15 AND 20 AMP CIRCUITS SHALL BE TAMPER RESISTANT PER CEC 406.12
  - BRANCH CIRCUITS FOR LIGHTING AND APPLIANCES, INCLUDING MOTOR OPERATED APPLIANCES, SHALL BE PROVIDED TO SUPPLY THE LOADS CALCULATED IN ACCORDANCE WITH CEC 210.10, CEC 210.11. IN ADDITION TO THE NUMBER OF BRANCH CIRCUITS REQUIRED BY OTHER PARTS OF THIS SECTION, 2 OR MORE 20-AMPERE SMALL-APPLIANCE BRANCH CIRCUITS SHALL BE PROVIDED FOR ALL RECEPTACLE OUTLETS REQUIRED BY 210.52(B), CEC 210.11(1)
  - SEPARATE BRANCH CIRCUIT FOR DISHWASHER SHALL BE GFCI PROTECTED.
  - RESIDENTIAL OUTDOOR LIGHTING PERMANENTLY MOUNTED TO THE DWELLING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE CONTROLLED BY A MANUAL ON AND OFF SWITCH AND CONTROLLED BY A PHOTOCELL AND MOTION SENSOR OR BY PHOTO-CONTROL AND AUTOMATIC TIME SWITCH CONTROL OR BY ASTRONOMICAL TIME CLOCK CONTROL THAT AUTOMATICALLY TURNS THE OUTDOOR LIGHTING OFF DURING DAYLIGHT HOURS OR BY ENERGY MANAGEMENT CONTROL SYSTEM.



**ELECTRICAL PLAN**  
SCALE: 1/4"=1'



VERIFIED LOCATION OF ELECTRICAL PANEL. ADDED RECESSED LIGHTS IN GARAGE, CLOSETS, & PANTRY. FIXED SWITCH SYMBOLS THROUGHOUT.

UPDATES TO LAUNDRY CLOSET AREA. ALL ELECTRICAL MOVED FROM SIDE WALLS TO BACK WALL OR OUTSIDE CLOSET.

Approved 11/6/2024  
 DS 24228 (Givens)  
 Prepared by the Designer  
 Community Planning and Building  
 Jessica Shull, Contract Planner

DO NOT DEMO REAR (EAST) WALL OF RESIDENCE TO MEET SETBACK CONFORMANCE.

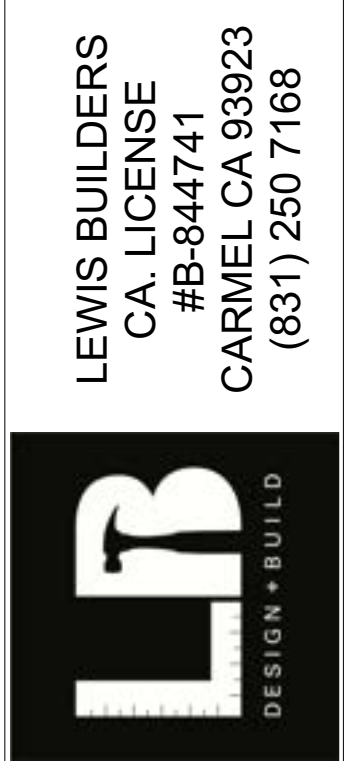
**ELECTRICAL PLAN**

| REV #    | DATE / DESCRIPTION | BY | REV # | DATE / DESCRIPTION |
|----------|--------------------|----|-------|--------------------|
| 04.27.23 | BLD RFR#1 INFORMAL | ER |       |                    |
| 06.06.23 | BLD RFR#2          | ER |       |                    |
| 07.17.24 | BLD CO#1           | ER |       |                    |

**GIVENS ADDITION & REMODEL**  
 SE CORNER 5TH & TORRES, CARMEL, CALIFORNIA  
 APN 010-092-012-000

STAMP/SIGNATURE

LEWIS BUILDERS  
 CA. LICENSE #B-844741  
 CARMEL CA 93923  
 (831) 250 7168





PLUMBING NOTES

- 1 SEE SHEET A-N.1 FOR MAXIMUM FIXTURE FLOW RATES
- 2 WATER HEATER TEMPERATURE/PRESSURE RELIEF VALVE WITH DRAIN TO EXTERIOR OF BUILDING. PROVIDE APPROVED SEISMIC STRAPPING. CPC 504.4, 504.6, 608.5.
- 3 GAS UTILIZATION EQUIPMENT IN GARAGES SHALL BE INSTALLED SO THAT ALL BURNERS AND BURNER IGNITION DEVICES ARE LOCATED NO LESS THEN 18" ABOVE THE FLOOR UNLESS LISTED OTHERWISE. CPC 507.13.
- 4 APPROVED NON-REMOVABLE BACKFLOW PREVENTION DEVICES SHALL BE PROVIDED ON ALL HOSE BIBS. CPC 602.3.
- 5 PROVIDE COMBUSTION AIR TO ALL GAS FIRED APPLIANCES.
- 6 LISTED HEAT PRODUCTION EQUIPMENT SHALL MAINTAIN THE REQUIRED CLEARANCES TO COMBUSTIBLE CONSTRUCTION SPECIFIED IN THE LISTING. CMC 904.2
- 7 TIE PLUMBING VENTS TOGETHER WHERE PERMISSIBLE TO LIMIT ROOF PENETRATIONS.
- 8 ADD RECIRCULATION LINE TO ALL HOT WATER FIXTURES. PER CPC 904.2
- 9 ALL HOT WATER LINES TO BE INSULATED.
- 10 PROVIDE CONDENSATE DRAIN TO WATER HEATER AND AIR EXCHANGE SYSTEM.
- 11 WRAP ALL PIPE AND CONDUIT THROUGH CONCRETE WITH INSULATION TAPE.
- 12 FIXTURES SHALL BE SET LEVEL AND IN PROPER ALIGNMENT WITH REFERENCE TO ADJACENT WALLS. NO WATER CLOSET OR BIDET SHALL BE SET CLOSER THAN 15 INCHES FROM ITS CENTER TO A SIDE WALL OR OBSTRUCTION NOR CLOSER THAN 30 INCHES CENTER TO CENTER TO A SIMILAR FIXTURE. THE CLEAR SPACE IN FRONT OF A WATER CLOSET, LAVATORY, OR BIDET SHALL BE NOT LESS THAN 24 INCHES. NO URINAL SHALL BE SET CLOSER THAN 12 INCHES FROM ITS CENTER TO A SIDE WALL OR PARTITION NOR CLOSER THAN 24 INCHES CENTER TO CENTER. CPC 402.5
- 13 SHOWER 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. CPC 408.3.
- 14 CONTROL VALVES AND SHOWER HEADS SHALL BE LOCATED ON THE SIDEWALL OF SHOWER COMPARTMENTS, ARRANGED SO THAT THE SHOWER HEAD DOES NOT DISCHARGE DIRECTLY AT THE ENTRANCE TO THE COMPARTMENT SO THAT THE BATHER CAN ADJUST THE VALVES PRIOR TO STEPPING INTO THE SHOWER SPRAY.
- 15 A SEWAGE EJECTOR OR SEWAGE PUMP RECEIVING THE DISCHARGE OF WATER CLOSETS OR URINALS:
  - 15.1 SHALL HAVE A DISCHARGE CAPACITY OF NOT LESS THAN 20 GPM (1.26 L/S).
  - 15.2 IN SINGLE DWELLING UNITS, THE EJECTOR OR PUMP SHALL BE CAPABLE OF PASSING A 1 1/2 INCH (38 MM) DIAMETER SOLID BALL, AND THE DISCHARGE PIPING OF EACH EJECTOR OR PUMP SHALL HAVE A BACKWATER VALVE AND GATE VALVE, AND BE NOT LESS THAN 2 INCHES (50 MM) IN DIAMETER.
  - 15.3 IN OTHER THAN SINGLE-DWELLING UNITS, THE EJECTOR OR PUMP SHALL BE CAPABLE OF PASSING A 2 INCH (50 MM) DIAMETER SOLID BALL, AND THE DISCHARGE PIPING OF EACH EJECTOR OR PUMP SHALL HAVE A BACKWATER VALVE AND GATE VALVE, AND BE NOT LESS THAN 3 INCHES (80 MM) IN DIAMETER.

PLUMBING PLAN

| REV #    | DATE / DESCRIPTION | BY | REV #    | DATE / DESCRIPTION | BY |
|----------|--------------------|----|----------|--------------------|----|
| 04.27.23 | BLD RRF#1 INFORMAL | ER | 09.16.24 | BLD RRF#3          | ER |
| 06.06.23 | BLD RRF#2          | ER |          |                    | ER |
| 07.17.24 | BLD CO#1           | ER |          |                    | ER |

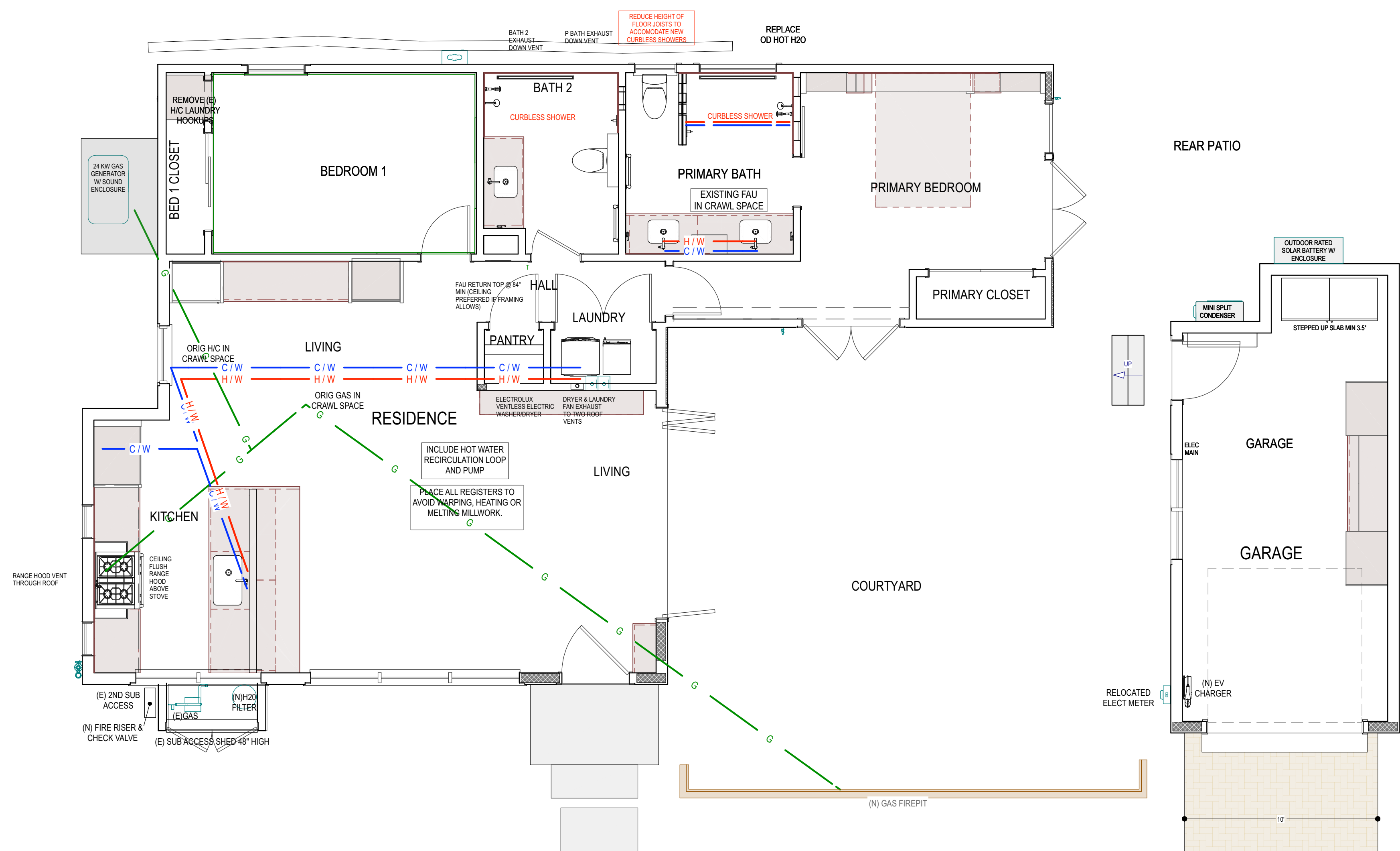
GIVENS ADDITION & REMODEL

SE CORNER 5TH & TORRES, CARMEL, CALIFORNIA  
APN 010-092-012-000

STAMP/SIGNATURE

LEWIS BUILDERS  
CA. LICENSE  
#B-844741  
CARMEL CA 93923  
(831) 250 7168

LEWIS BUILDERS  
CA. LICENSE  
#B-844741  
CARMEL CA 93923  
(831) 250 7168



PLUMBING PLAN  
SCALE: 1/4"=1'



Approved 11/6/2024  
DS 24228 (Givens)  
Checked by the Designer  
Community Planning and Building  
Jessica Shull, Contract Planner

DO NOT DEMO REAR (EAST) WALL OF RESIDENCE. SETBACK CONFORMANCE.

**MECHANICAL VENTILATION REQUIREMENTS**

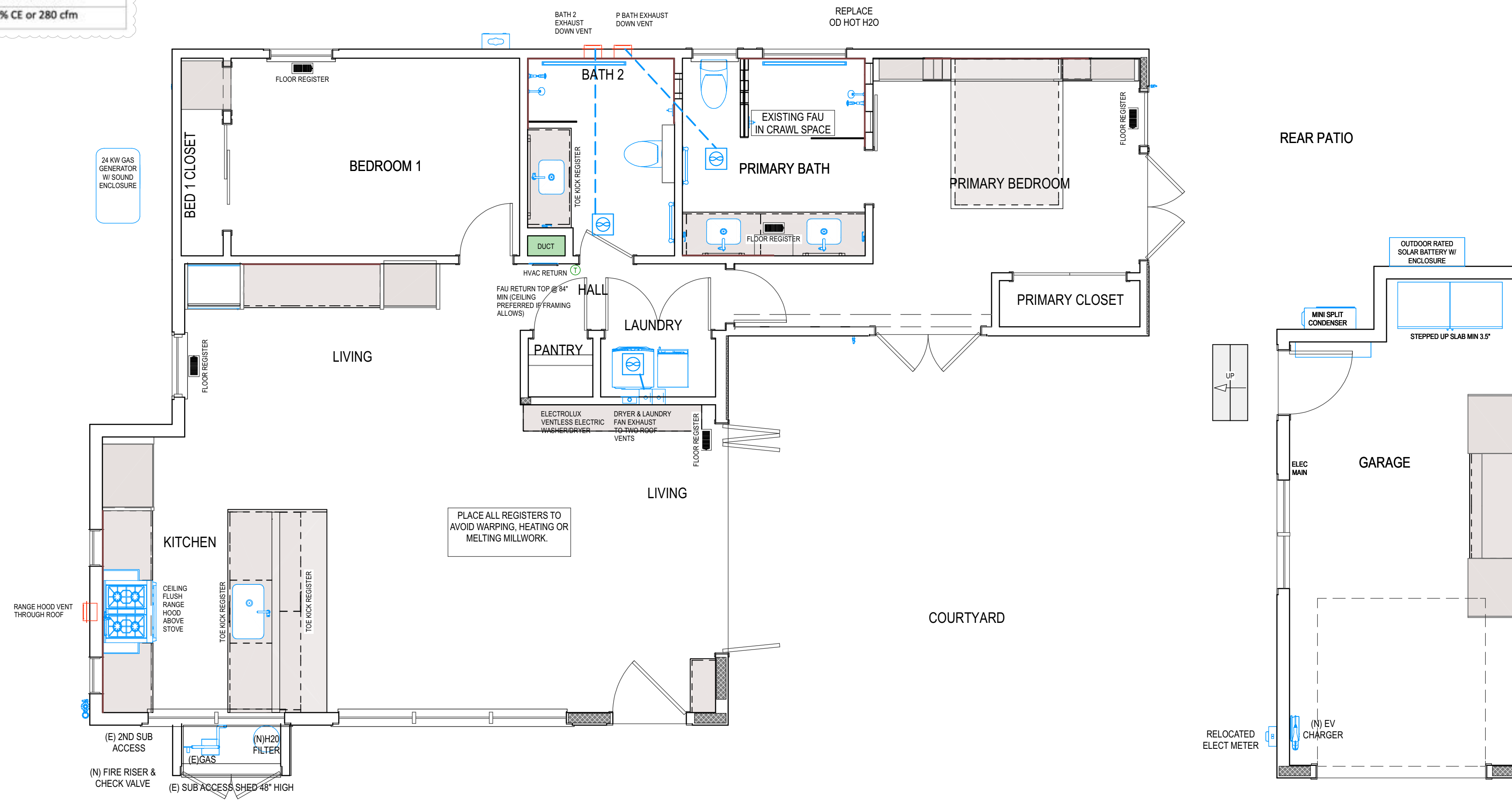
VENTILATION RATE SHALL BE PER ASHRAE 62.2  
 A MECHANICAL EXHAUST SYSTEM, SUPPLY SYSTEM, OR COMBINATION THEREOF, SHALL BE INSTALLED TO OPERATE FOR EACH DWELLING UNIT TO PROVIDE CONTINUOUS DWELLING-UNIT VENTILATION WITH OUTDOOR AIR AT A RATE NOT LESS THAN SPECIFIED BELOW:

$$(0.03)(\text{FLOOR AREA}) + 7.5(\text{NUMBER OF BEDROOMS} + 1) = \text{TOTAL REQUIRED VENTILATION RATE, CFM}$$

- LOCAL MECHANICAL EXHAUST SYSTEM SHALL BE INSTALLED IN EACH KITCHEN AND BATHROOM.
- NONENCLOSED KITCHENS SHALL BE PROVIDED WITH A DEMAND-CONTROLLED MECHANICAL EXHAUST SYSTEM. ALL OTHER KITCHEN AND BATHROOMS SHALL BE EITHER A DEMAND-CONTROLLED MECHANICAL EXHAUST SYSTEM OR A CONTINUOUS MECHANICAL EXHAUST SYSTEMS MEETING ASHRAE 62.2 REQUIREMENTS. SEE TABLE 150.0-G BELOW.
- DEMAND-CONTROLLED MECHANICAL EXHAUST SYSTEMS SHALL BE DESIGNED TO BE OPERATED AS NEEDED AND SHALL HAVE EITHER A READILY ACCESSIBLE OCCUPANT-CONTROLLED ON-OFF CONTROL OR AN AUTOMATIC CONTROL THAT DOES NOT IMPEDE OCCUPANT ON CONTROL.
- CONTINUOUS MECHANICAL EXHAUST SYSTEM SHALL BE INSTALLED TO OPERATE CONTINUOUSLY. THE SYSTEM MAY BE PART OF A BALANCED MECHANICAL VENTILATION SYSTEM PER ASHRAE GUIDELINE 24, CHAPTER 10. CONTINUOUS MECHANICAL EXHAUST SYSTEMS SHALL HAVE A READILY ACCESSIBLE MANUAL ON-OFF CONTROL BE DESIGNED TO OPERATE DURING ALL OCCUPIABLE HOURS.
- KITCHENS WITH A VENTED RANGE HOOD SHALL HAVE 100 CFM WITH 5 ACH AND A SOUND RATING OF 3 SONES OR LESS.  
 EACH BATHROOM SHALL HAVE AN EXHAUST FAN THAT COMPLIES WITH CGBS 4.506 AS FOLLOWS:  
 A. HAVE A MINIMUM VENTILATION RATE OF 50 CFM & BE ENERGY STAR COMPLIANT  
 B. BE CONTROLLED BY A HUMIDISTAT CAPABLE OF ADJUSTMENT BTWN A RELATIVE HUMIDITY OF 50% TO 80%.  
 C. BE SWITCHED SEPARATELY FROM THE LIGHTING BATHROOMS WITH A DEMAND-CONTROLLED LOCAL VENTILATION EXHAUST SHALL HAVE 50 CFM AND HAVE A SOUND RATING OF 3 SONES OR LESS.
- BATHROOMS WITH A CONTINUOUS LOCAL VENTILATION EXHAUST SHALL HAVE 20 CFM AND HAVE A SOUND RATING OF 1 SONE OR LESS.
- BATH EXHAUST FAN MUST BE 1 HR FIRE RATED WITH A FIRE DAMPER.
- PROVIDE OCCUPANCY / HUMIDITY SENSOR FOR BATHROOM EXHAUST FAN.
- INFORMATION ON THE VENTILATION DESIGN AND/OR VENTILATION SYSTEM INSTALLED, INSTRUCTIONS ON THEIR PROPER OPERATION TO MEET THE REQUIREMENTS OF THIS STANDARD, AND INSTRUCTIONS DETAILING ANY REQUIRED MAINTENANCE SHALL BE PROVIDED TO THE OWNER AND THE OCCUPANT OF THE DWELLING UNIT.
- CONTROLS SHALL BE LABELED AS TO THEIR FUNCTION
- CLOTHES DRYERS SHALL BE EXHAUSTED DIRECTLY TO THE OUTDOORS.
- COMBUSTION AND SOLID-FUEL BURNING APPLIANCES MUST BE PROVIDED WITH ADEQUATE COMBUSTION AND VENTILATION AIR AND INSTALLED IN ACCORDANCE WITH MANUFACTURER INSTALLATION INSTRUCTIONS, NFPA 31, NFPA 54/ANSI Z223.1, NFPA 211, OR OTHER EQUIVALENT CODE ACCEPTABLE TO THE BUILDING OFFICIAL.

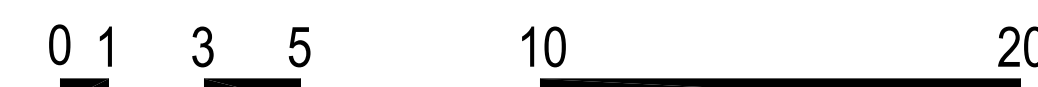
Table 150.0-G Kitchen Range Hood Airflow Rates (cfm) and ASTM E3087 Capture Efficiency (CE) Ratings According to Dwelling Unit Floor Area and Kitchen Range Fuel Type

| Dwelling Unit Floor Area (ft <sup>2</sup> ) | Hood Over Electric Range | Hood Over Natural Gas Range |
|---|--------------------------|-----------------------------|
| >1500                                       | 50% CE or 110 cfm        | 70% CE or 180 cfm           |
| >1000 - 1500                                | 50% CE or 110 cfm        | 80% CE or 250 cfm           |
| 750 - 1000                                  | 55% CE or 130 cfm        | 85% CE or 280 cfm           |
| <750  | 65% CE or 160 cfm        | 85% CE or 280 cfm           |



**MECHANICAL PLAN**

SCALE: 1/4"=1'



**MECHANICAL CODE NOTES**

BACKDRAFT PROTECTION EXHAUST DUCTS SHALL TERMINATE OUTSIDE THE BUILDING AND SHALL BE EQUIPPED WITH BACKDRAFT DAMPERS OR WITH MOTORIZED DAMPERS THAT AUTOMATICALLY SHUT WHERE THE SYSTEMS OR SPACES SERVED ARE NOT IN USE. [OSHPD 1, 2 & 4]  
**EXCEPTION:** BACKDRAFT DAMPERS ARE NOT REQUIRED WHEN THE EXHAUST FAN MUST OPERATE CONTINUOUSLY. (CMC 504.1.1)  
 DOMESTIC RANGE DUCTS USED FOR DOMESTIC KITCHEN RANGE VENTILATION SHALL BE OF METAL AND SHALL HAVE SMOOTH INTERIOR SURFACES. (CMC 504.3)  
**EXCEPTION:** DUCTS FOR DOMESTIC KITCHEN DOWNDRAFT GRILL-RANGE VENTILATION INSTALLED UNDER A CONCRETE SLAB FLOOR SHALL BE PERMITTED TO BE OF APPROVED SCHEDULE 40 PVC PROVIDED:  
 THE UNDER-FLOOR TRENCH IN WHICH THE DUCT IS INSTALLED SHALL BE COMPLETELY BACKFILLED WITH SAND OR GRAVEL.  
 NOT MORE THAN 1 INCH OF 6 INCH DIAMETER PVC COUPLING SHALL BE PERMITTED TO PROTRUDE ABOVE THE CONCRETE FLOOR SURFACE.  
 PVC PIPE JOINTS SHALL BE SOLVENT CEMENTED TO PROVIDE AN AIR AND GREASE TIGHT DUCT.  
 THE DUCT SHALL TERMINATE ABOVE GRADE OUTSIDE THE BUILDING AND SHALL BE EQUIPPED WITH A BACK-DRAFT DAMPER.  
 MECHANICAL DRAFT VENTING SYSTEM A MECHANICAL DRAFT VENTING SYSTEM OF OTHER THAN DIRECT-VENT TYPE SHALL TERMINATE NOT LESS THAN 4 FEET BELOW, 4 FEET HORIZONTALLY FROM, OR 1 FOOT ABOVE A DOOR, OPERABLE WINDOW, OR GRAVITY AIR INLET INTO A BUILDING. THE BOTTOM OF THE VENT TERMINAL SHALL BE LOCATED NOT LESS THAN 12 INCHES ABOVE FINISHED GROUND LEVEL. [NFPA 54-12.9.2] (CMC 802.8.1.)  
 RESIDENTIAL TYPE APPLIANCES VENT CONNECTORS FOR RESIDENTIAL-TYPE APPLIANCES SHALL COMPLY WITH THE FOLLOWING (CMC 802.10.1.2):  
 VENT CONNECTORS FOR LISTED APPLIANCES HAVING DRAFT HOODS, APPLIANCES HAVING DRAFT HOODS AND EQUIPPED WITH LISTED CONVERSION BURNERS, AND CATEGORY I APPLIANCES THAT ARE NOT INSTALLED IN ATTICS, CRAWL SPACES, OR OTHER UNCONDITIONED AREAS SHALL BE ONE OF THE FOLLOWING:  
 TYPE B OR TYPE L VENT MATERIAL  
 GALVANIZED SHEET STEEL NOT LESS THAN 0.018 OF AN INCH (0.457 MM) THICK.  
 ALUMINUM (1100 OR 3003 ALLOY OR EQUIVALENT) SHEET NOT LESS THAN 0.027 OF AN INCH (0.686 MM) THICK.  
 STAINLESS STEEL SHEET NOT LESS THAN 0.012 OF AN INCH (0.305 MM) THICK.  
 SMOOTH INTERIOR WALL METAL PIPE HAVING RESISTANCE TO HEAT AND CORROSION EQUAL TO OR EXCEEDING THAT OF SECTION 802.10.1.2(1)(B), SECTION 802.10.1.2(1)(C), OR SECTION 802.10.1.2(1)(D) ABOVE.  
 A LISTED VENT CONNECTOR.  
 VENT CONNECTORS SHALL NOT BE COVERED WITH INSULATION.  
**EXCEPTION:** LISTED INSULATED VENT CONNECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. [NFPA 54-12.11.2.3]  
 EACH BATHROOM SHALL HAVE AN EXHAUST FAN THAT COMPLIES WITH CGBS 4.506 AS FOLLOWS:  
 HAVE A MINIMUM VENTILATION RATE OF 50 CFM \*BE ENERGY STAR COMPLIANT  
 BE CONTROLLED BY A HUMIDISTAT CAPABLE OF ADJUSTMENT BTWN A RELATIVE HUMIDITY OF 50% TO 80%.  
 BE SWITCHED SEPARATELY FROM THE LIGHTING  
 DRYER MUST BE EQUIPPED WITH A BACKDRAFT DAMPER WITH NO SCREEN. THE DUCT IS LIMITED TO 14 FEET IN LENGTH WITH TWO 90 DEGREE ELBOWS FROM THE CLOTHES DRYER TO THE POINT OF TERMINATION. REDUCE THIS LENGTH BY 2 FEET FOR EVERY ELBOW IN EXCESS OF TWO. CMC 504.4.2.1  
 ALL ENVIRONMENTAL AIR DUCTS SHALL TERMINATE A MINIMUM OF 3 FEET FROM A PROPERTY LINE, ANY OPENINGS INTO THE BUILDING (I.E., DRYERS, BATH AND UTILITY FANS, ETC.), 10 FEET FROM A FORCED AIR INLET, AND MUST BE 3 FEET AWAY FROM DOORS, WINDOWS, OPENING SKYLIGHTS, OR ATTIC VENTS. ENVIRONMENTAL EXHAUST DUCTS SHALL NOT DISCHARGE ONTO A PUBLIC WAY. CMC 502.2.1.

M-1.1

VERSION: 3.8

DATE: 9/16/24

BUILDING

**MECHANICAL PLAN**

| REV #    | DATE / DESCRIPTION | BY | REV #    | DATE / DESCRIPTION |
|----------|--------------------|----|----------|--------------------|
| 04.27.23 | BLD RFR#1 INFORMAL | ER | 09.16.24 | BLD RFR#3          |
| 06.06.23 | BLD RFR#2          | ER |          |                    |
| 07.17.24 | BLD CO#1           | ER |          |                    |

**GIVENS ADDITION & REMODEL**

SE CORNER 5TH & TORRES, CARMEL, CALIFORNIA  
 APN 010-092-012-000

STAMP/SIGNATURE

ALL DRAWINGS, SPECIFICATIONS, AND NOTES ARE THE PROPERTY OF LEWIS BUILDERS. THESE PAGES ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF LEWIS BUILDERS. ANY UNAUTHORIZED REPRODUCTION OR TRANSMISSION OF THESE PAGES IS STRICTLY PROHIBITED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT AND OTHER AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT AND OTHER AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT AND OTHER AGENCIES.

LEWIS BUILDERS  
 CA. LICENSE  
 #B-844741  
 CARMEL CA 93923  
 (831) 250 7168



Approved 11/6/2024  
 DS 24228 (Givens)  
 Prepared by the Designer  
 Community Planning and Building  
 Jessica Shull, Contract Planner

DO NOT DEMO REAR (EAST) WALL OF RESIDENCE TO OBTAIN SETBACK CONFORMANCE.

**MECHANICAL DUCTING PLANS**

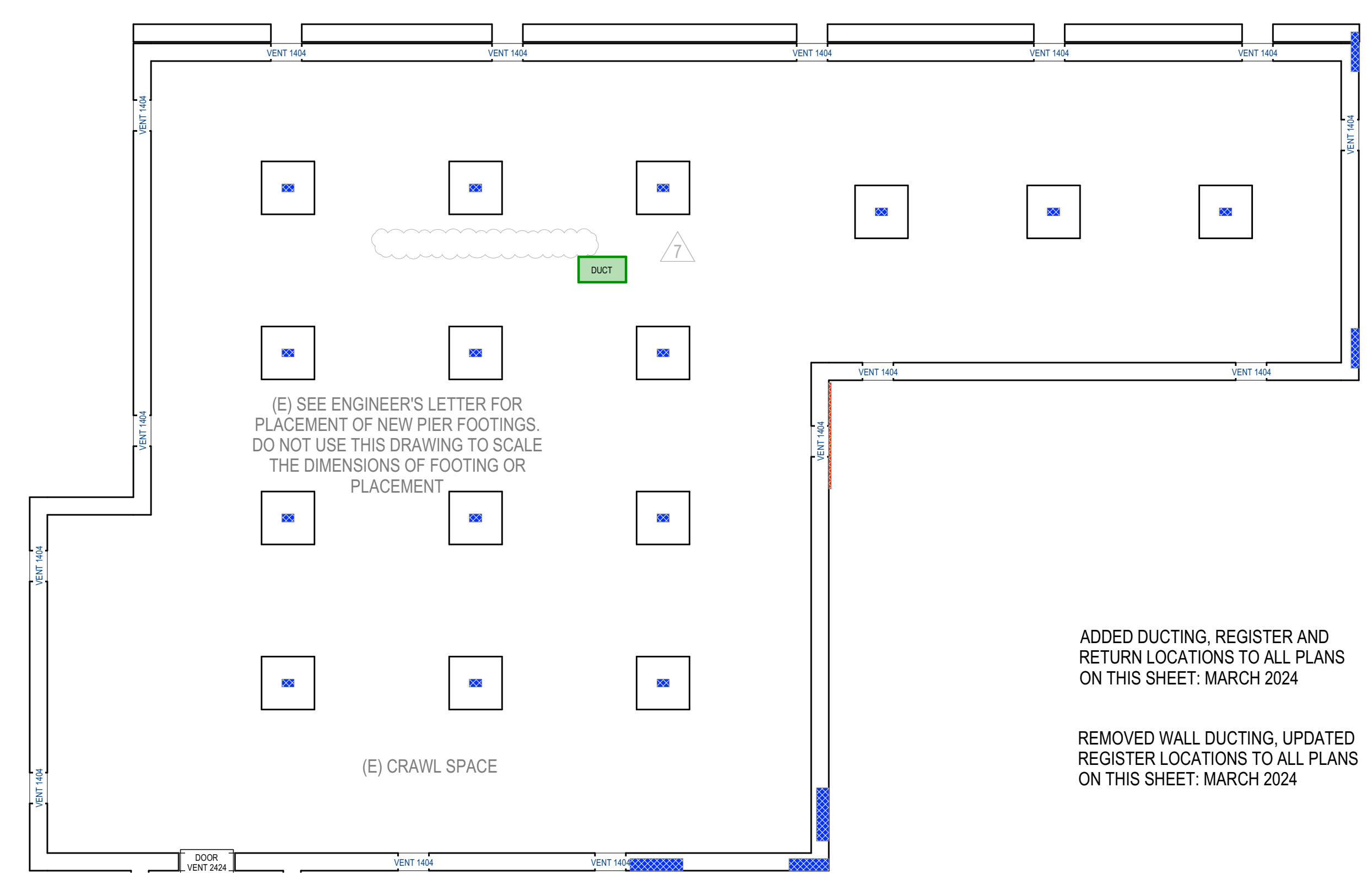
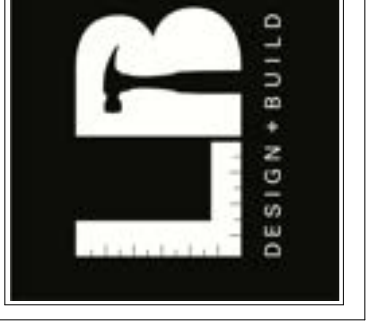
| REV #    | DATE / DESCRIPTION | BY | REV #    | DATE / DESCRIPTION | BY |
|----------|--------------------|----|----------|--------------------|----|
| 04.27.23 | BLD RFP#1 INFORMAL | ER | 09.16.24 | BLD RFP#3          | ER |
| 06.06.23 | BLD RFP#2          | ER |          |                    | ER |
| 07.17.24 | BLD CO#1           | ER |          |                    | ER |

**GIVENS ADDITION & REMODEL**  
 SE CORNER 5TH & TORRES, CARMEL, CALIFORNIA  
 APN 010-092-012-000

STAMP/SIGNATURE

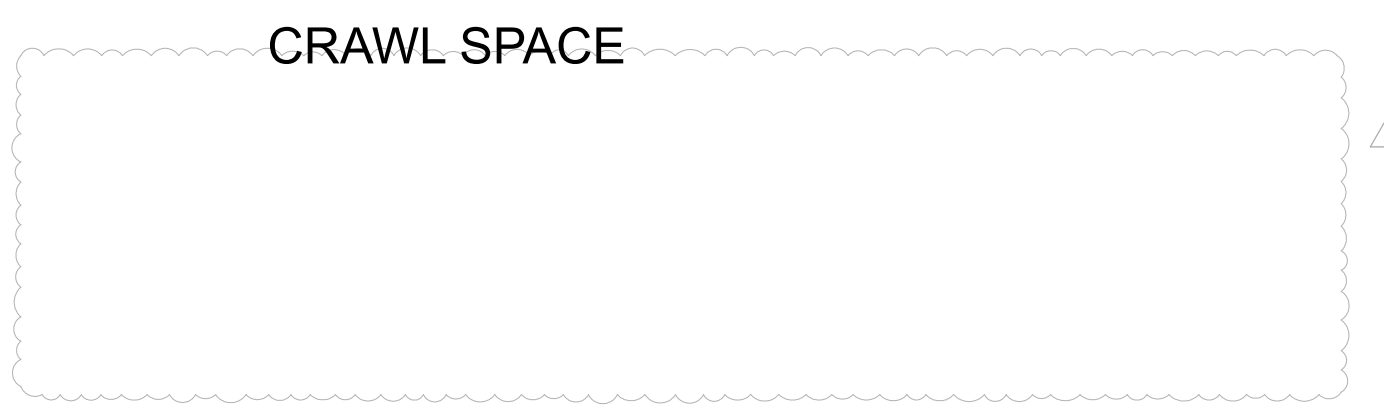
ALL DRAWINGS, SPECIFICATIONS, AND SCHEDULES ARE THE PROPERTY OF LEWIS BUILDERS. THESE PAGES ARE NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF LEWIS BUILDERS. ANY REUSE OR MODIFICATION OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF LEWIS BUILDERS IS STRICTLY PROHIBITED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION. LEWIS BUILDERS SHALL NOT BE RESPONSIBLE FOR ANY DELAYS OR COSTS INCURRED BY THE CONTRACTOR DUE TO OMISSIONS OR INADEQUACIES OF ANY INFORMATION PROVIDED BY THE CLIENT OR ANY OTHER PARTY. LEWIS BUILDERS SHALL NOT BE RESPONSIBLE FOR ANY INADEQUACIES OF ANY INFORMATION PROVIDED BY THE CLIENT OR ANY OTHER PARTY.

**LEWIS BUILDERS**  
 CA. LICENSE  
 #B-844741  
 CARMEL CA 93923  
 (831) 250 7168

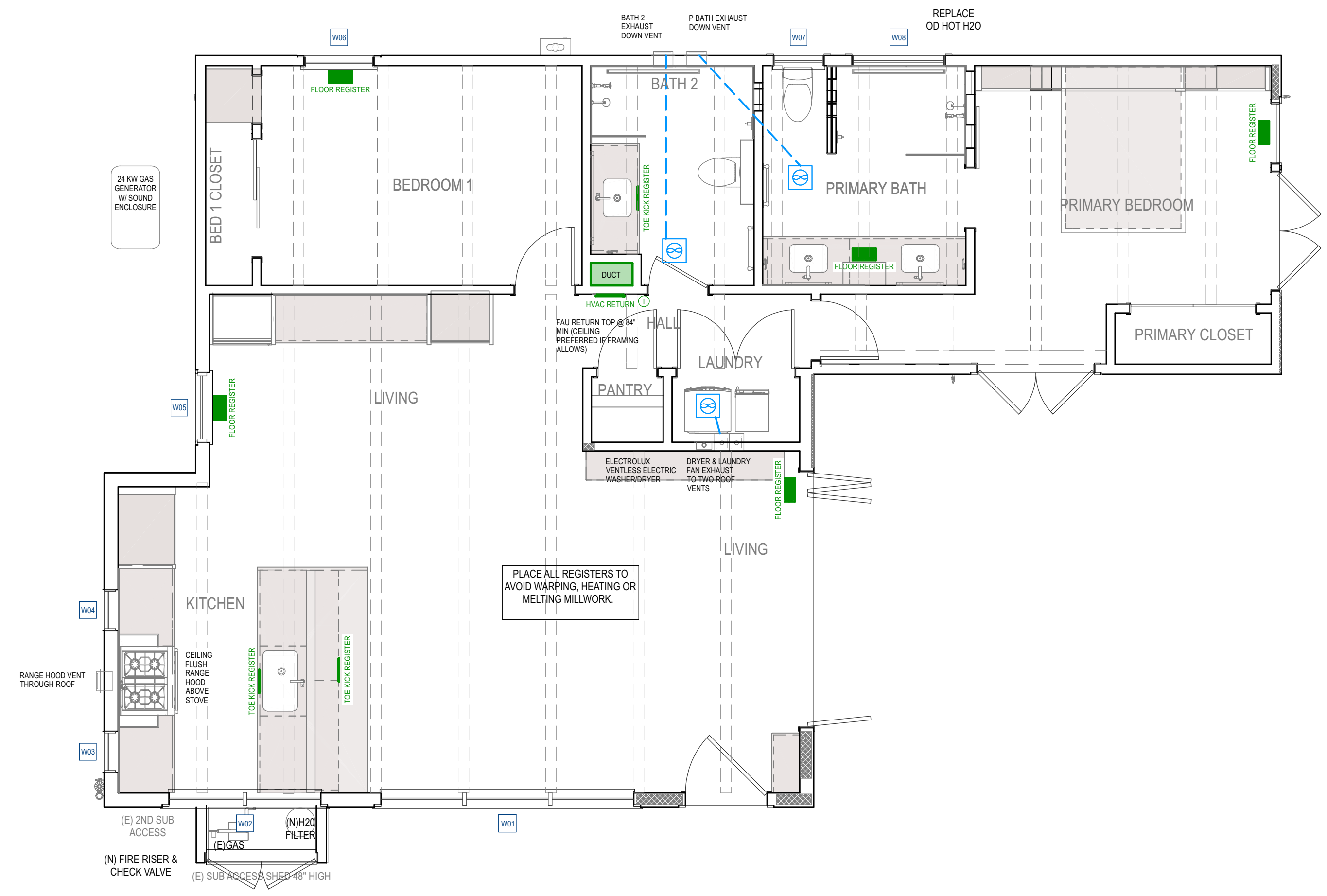


ADDED DUCTING, REGISTER AND RETURN LOCATIONS TO ALL PLANS ON THIS SHEET: MARCH 2024

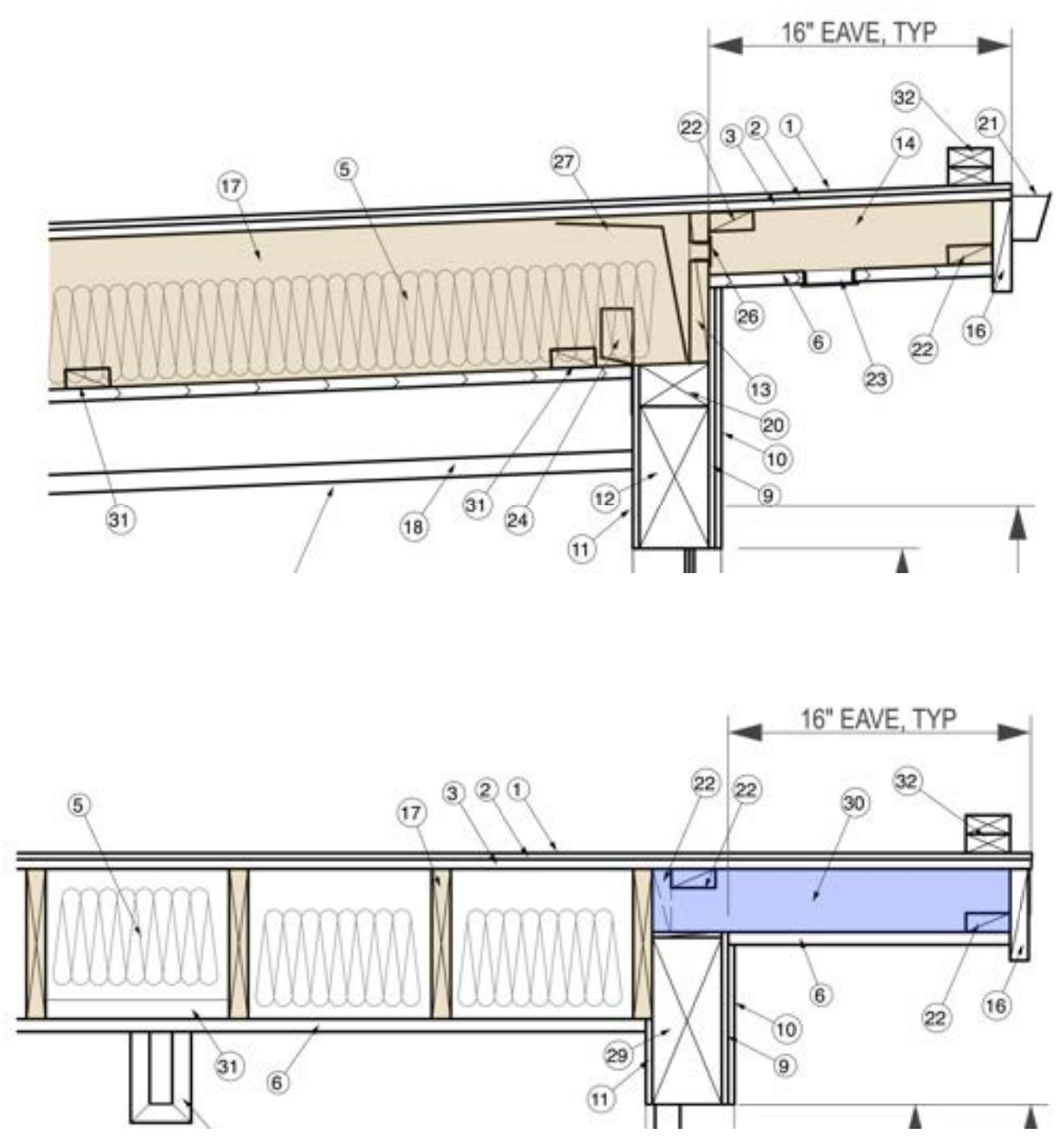
REMOVED WALL DUCTING, UPDATED REGISTER LOCATIONS TO ALL PLANS ON THIS SHEET: MARCH 2024



DO NOT DEMO REAR (EAST) WALL OF RESIDENCE. DOING SO WILL TRIGGER SETBACK CONFORMANCE.

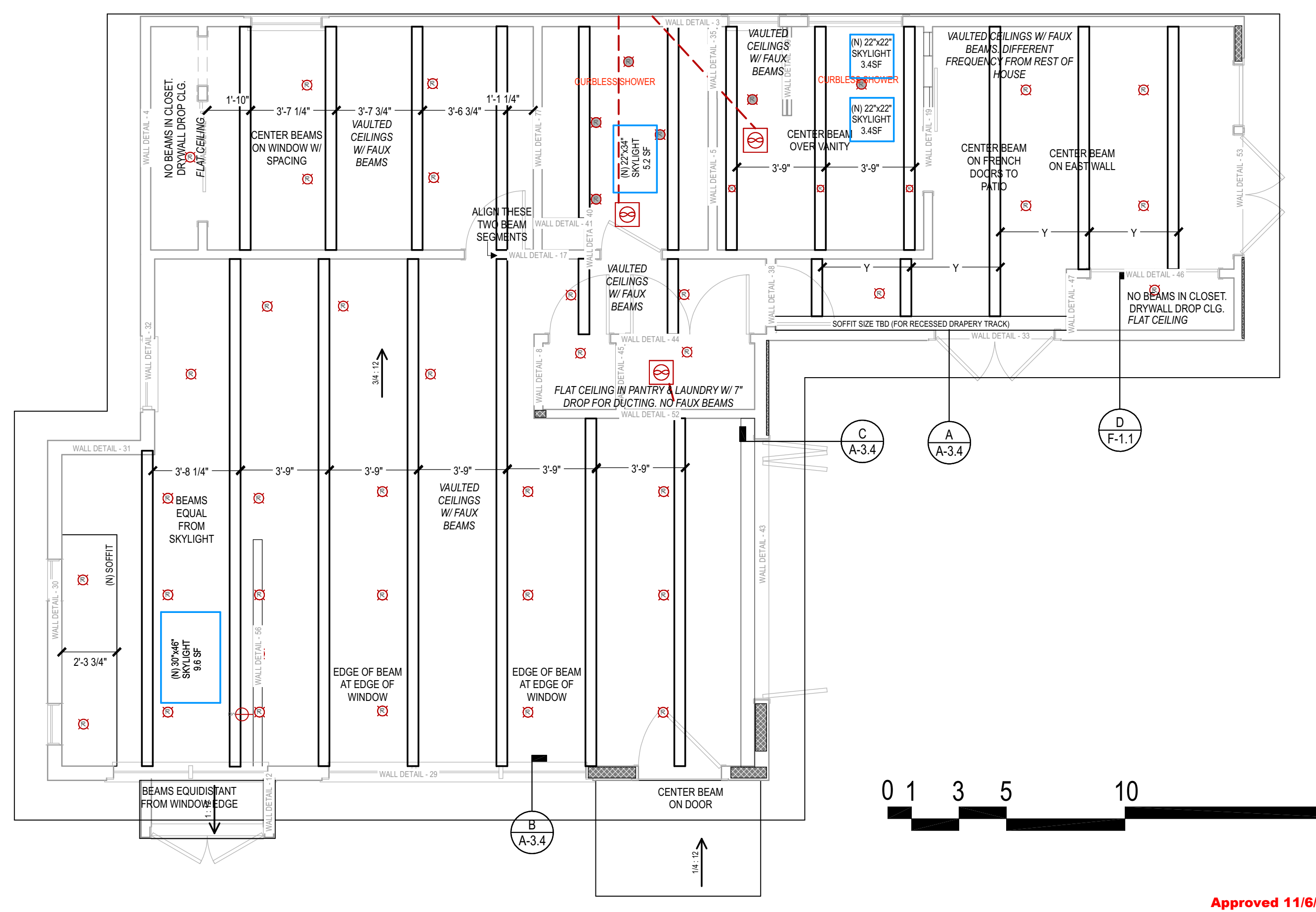


FLOOR PLAN

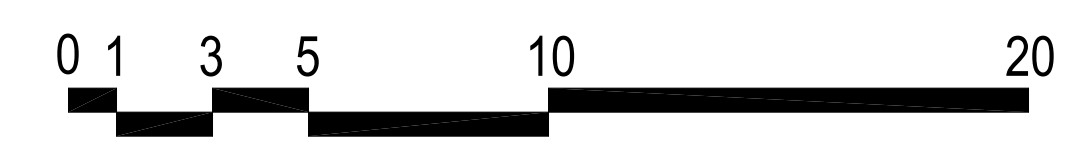


ROOF SECTION DETAILS

1. CLASS-A BALLAST ROOF: BALLAST ROCK OVER LOOSE LAID FLEECE
2. FULLY ADHERED TPO 80 MIL TAN MEMBRANE
3. MECHANICALLY FASTENED 1/2" DENSDECK, PRIMED
4. LVL OR PTDF RAFTER (BROWN SHADING), PER STRUCTURAL
5. R-30 BATT INSULATION SPRAY FOAM INSULATION AFTER DUCT PLACEMENT, SEE T-24
6. 1X6 SHIPLAP IF USING 16" RAFTER SPACING OR SMALLER. 2x6 SHIPLAP IF RAFTER SPACING GREATER THAN 16" OC
7. 4x12 LVL HEADER
8. 2X PTDF STUD, SEE STRUCTURAL. WITH R-15 INSULATION
9. 1/2" EXTERIOR PLYWOOD SHEETING, SEE STRUCTURAL FOR NAILING AND SHEAR VALUE
10. COMPOSITE SHAKE EXTERIOR SIDING
11. 1/2" GWB TAPED & TEXTURED
12. 6X12 LVL CONTINUOUS HEADER, SEE STRUCTURAL
13. 2X PTDF SOLID BLOCKING BETWEEN RAFTERS. BLOCKING TO HAVE SPARK AND FLAME RESISTANT (3) 2" DIAMETER VENT HOLES W/ VULCAN VENT VER2 OR EQUIVALENT.
14. TRIM LOWER END OF LVL OR PTDF RAFTER TAIL (BROWN) TO 6" OR DEPTH @ OUTSIDE EDGE OF TOP PLATE
15. BIRDMOUTH PTDF RAFTERS (BROWN) ABOVE PRIMARY BEDROOM FRENCH DOOR TO ACCOMMODATE DOOR HEADER THAT IS HIGHER THAN WALL TOP PLATE
16. 2X8 FASCIA
17. 1.75" x 11.875" LVL RAFTERS @24"OC RAFTERS AT 0.5/12 SLOPE
18. 4x8 FAUX BOX BEAM (SPECIFY MATERIAL BEFORE ORDERING)
19. WINDOW & TRANSOM OR DOOR & TRANSOM MULLED UNIT. TOP OF WINDOW @ 80", TOP OF TRANSOM @ +/- 97.25".
20. 2X FRAMING BETWEEN TOP OF MULLED UNIT AND CONTINUOUS HEADER
21. METAL GUTTER W/ DEBRIS SCREEN
22. 2X BLOCKING BETWEEN RAFTERS
23. SPARK AND FLAME RESISTANT LINEAR SOFFIT VENT
24. H2.5 HURRICANE TIE RAFTER TO TOP PLATE
25. 4X8 HEADER, SEE STRUCTURAL
26. SPARK AND FLAME RESISTANT (3) 2" DIAMETER VENT HOLES W/ VULCAN VENT VER2 OR EQUIVALENT
27. INSULATION BAFFLE AT EAVE VENTS
28. ACCORDION DOOR W/ MUNTIN TO MATCH TRANSOMS IN WEST AND NORTH WALLS
29. 6X12 LVL HEADER, SEE STRUCTURAL
30. 2X6 PTDF EAVE (BLUE)
31. 2X4 PTDF BLOCKING @48" OC TO ANCHOR FAUX BEAMS
32. DOUBLE 2X4 PARAPET ON BALLAST ROOF

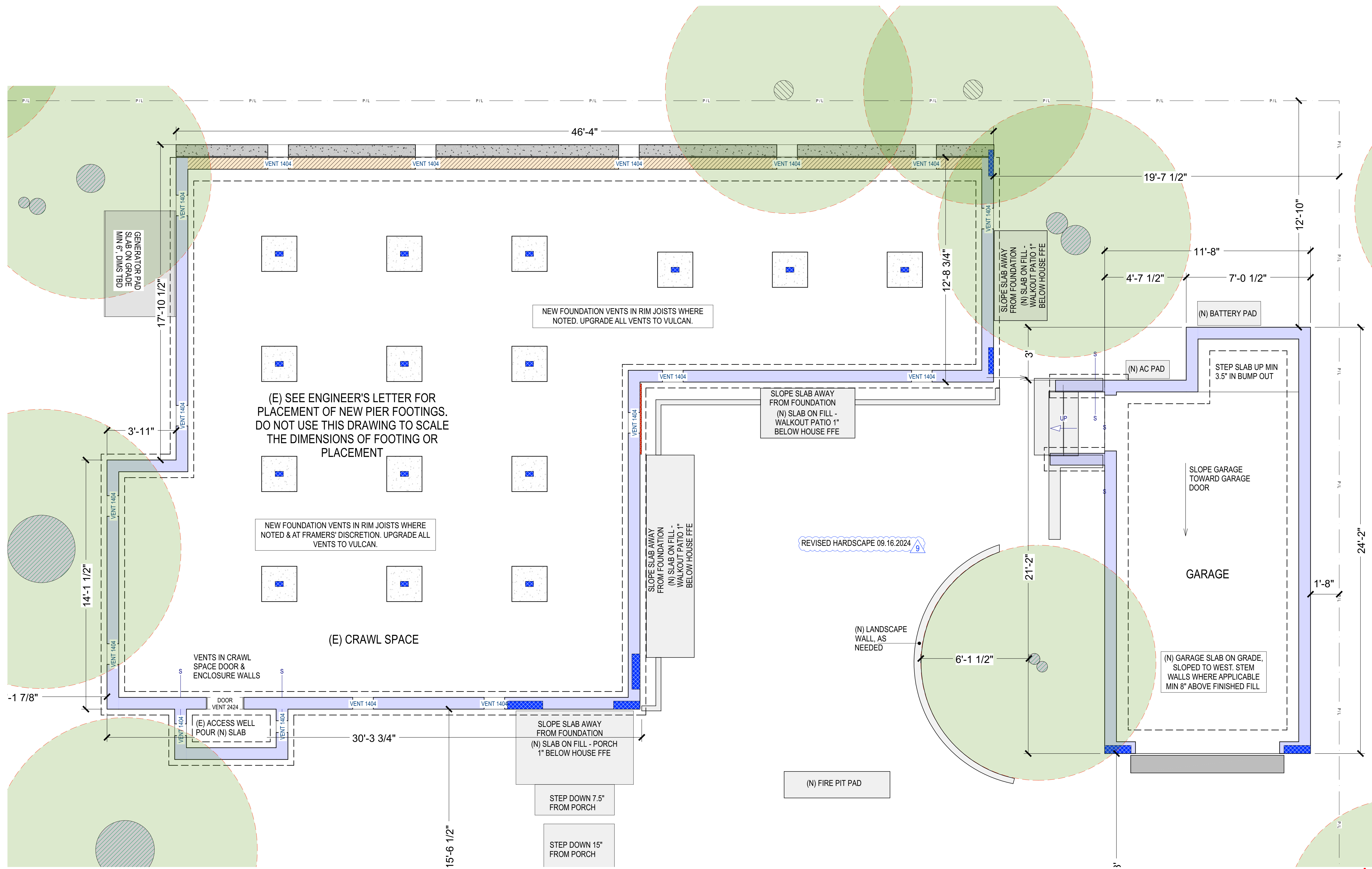


REFLECTED CEILING PLAN



MECHANICAL DUCTING PLAN  
 SCALE: 1/4"=1'  
 Approved 11/6/2024 DS 24228 (Givens)  
 Prepared by the Sea Community Planning and Building  
 Jessica Shull, Contract Planner

FOUNDATION VENT LOCATIONS ADDED. VENT DETAIL UPDATED ON F-1.2. VENTING ADDED TO CRAWL SPACE DOOR AND ENCLOSURE WALLS TO REACH MINIMUM VENT SF. HEAVY DUTY (ANIMAL PROOF) MESH ON DOOR FROM CRAWL SPACE ACCESS WELL INTO CRAWL SPACE DOOR, IF A DOOR IS INSTALLED.



(E) SEE ENGINEER'S LETTER FOR PLACEMENT OF NEW PIER FOOTINGS. DO NOT USE THIS DRAWING TO SCALE THE DIMENSIONS OF FOOTING OR PLACEMENT

NEW FOUNDATION VENTS IN RIM JOISTS WHERE NOTED & AT FRAMERS' DISCRETION. UPGRADE ALL VENTS TO VULCAN.

(E) CRAWL SPACE

VENTS IN CRAWL SPACE DOOR & ENCLOSURE WALLS

(E) ACCESS WELL POUR (N) SLAB

NEW FOUNDATION VENTS IN RIM JOISTS WHERE NOTED. UPGRADE ALL VENTS TO VULCAN.

SLOPE SLAB AWAY FROM FOUNDATION (N) SLAB ON FILL - WALKOUT PATIO 1" BELOW HOUSE FFE

SLOPE SLAB AWAY FROM FOUNDATION (N) SLAB ON FILL - WALKOUT PATIO 1" BELOW HOUSE FFE

SLOPE SLAB AWAY FROM FOUNDATION (N) SLAB ON FILL - PORCH 1" BELOW HOUSE FFE

STEP DOWN 7.5" FROM PORCH

STEP DOWN 15" FROM PORCH

(N) FIRE PIT PAD

(N) LANDSCAPE WALL, AS NEEDED

(N) GARAGE SLAB ON GRADE, SLOPED TO WEST. STEM WALLS WHERE APPLICABLE MIN 8" ABOVE FINISHED FILL

SLOPE GARAGE TOWARD GARAGE DOOR

(N) AC PAD

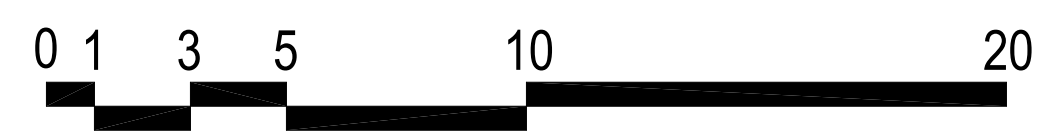
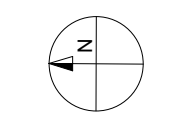
(N) BATTERY PAD

STEP SLAB UP MIN 3.5" IN BUMP OUT

REVISED HARDSCAPE 09.16.2024

FOUNDATION PLAN SIMPLE

SCALE: 1/4"=1'



Approved 11/6/2024  
DS 24228 (Givens)  
Do not demo rear (east) wall of residence to meet setback conformance.  
Designed by Givens  
Community Planning and Building  
Jessica Shull, Contract Planner

FOUNDATION PLAN SIMPLE

| REV #    | DATE / DESCRIPTION | BY | REV #    | DATE / DESCRIPTION | BY |
|----------|--------------------|----|----------|--------------------|----|
| 04.27.23 | BLD RF#1 INFORMAL  | ER | 09.16.24 | BLD RF#3           | ER |
| 06.06.23 | BLD RF#2           | ER |          |                    | ER |
| 07.17.24 | BLD CO#1           | ER |          |                    | ER |

GIVENS ADDITION & REMODEL

SE CORNER 5TH & TORRES, CARMEL, CALIFORNIA  
APN 010-092-012-000

STAMP/SIGNATURE

ALL DIMENSIONS UNLESS OTHERWISE NOTED. THESE PAGES ARE SCALES. THE INTELLECTUAL PROPERTY OF LEWIS BUILDERS. THIS DRAWING IS TO BE USED IN CONNECTION WITH THE PROJECT ONLY. ANY OTHER USE IS PROHIBITED. ANY CHANGES TO THIS DRAWING MUST BE APPROVED BY LEWIS BUILDERS. LEWIS BUILDERS SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. IF ANY DISCREPANCIES ARISE BETWEEN THIS DRAWING AND ANY OTHER DOCUMENTS, THIS DRAWING SHALL CONTROL. CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE BEFORE CONSTRUCTION ACTIVITIES.

LEWIS BUILDERS  
CA. LICENSE  
#B-844741  
CARMEL CA 93923  
(831) 250 7168



FOUNDATION PLAN

| REV #    | DATE / DESCRIPTION | BY | REV #    | DATE / DESCRIPTION |
|----------|--------------------|----|----------|--------------------|
| 04.27.23 | BLD RFP#1 INFORMAL | ER | 09.16.24 | BLD RFP#3          |
| 06.06.23 | BLD RFP#2          | ER |          |                    |
| 07.17.24 | BLD COF#1          | ER |          |                    |

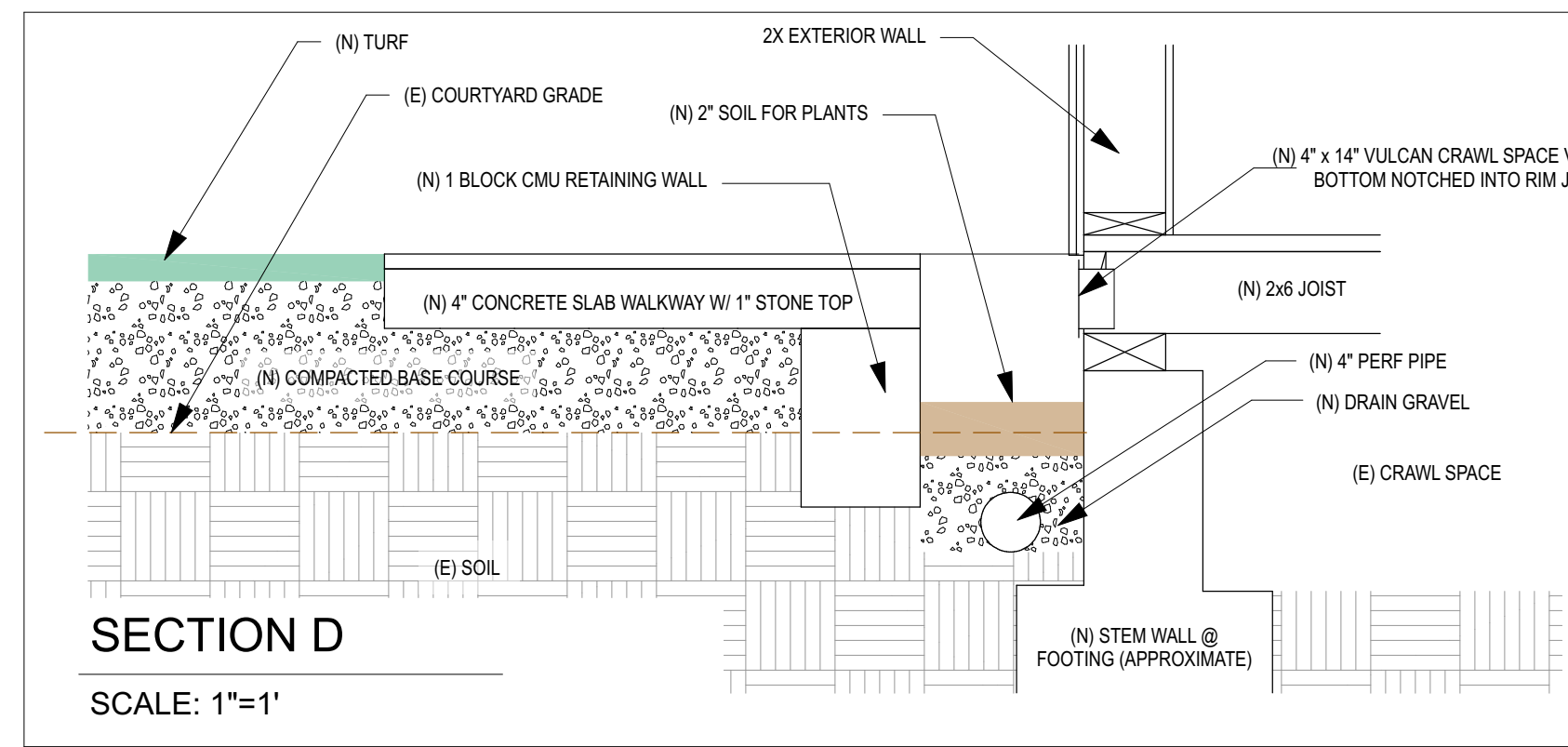
GIVENS ADDITION & REMODEL

SE CORNER 5TH & TORRES, CARMEL, CALIFORNIA  
APN 010-092-012-000

STAMP/SIGNATURE

LEWIS BUILDERS  
CA. LICENSE #B-844741  
CARMEL CA 93923  
(831) 250 7168

LEWIS BUILDERS  
CA. LICENSE #B-844741  
CARMEL CA 93923  
(831) 250 7168

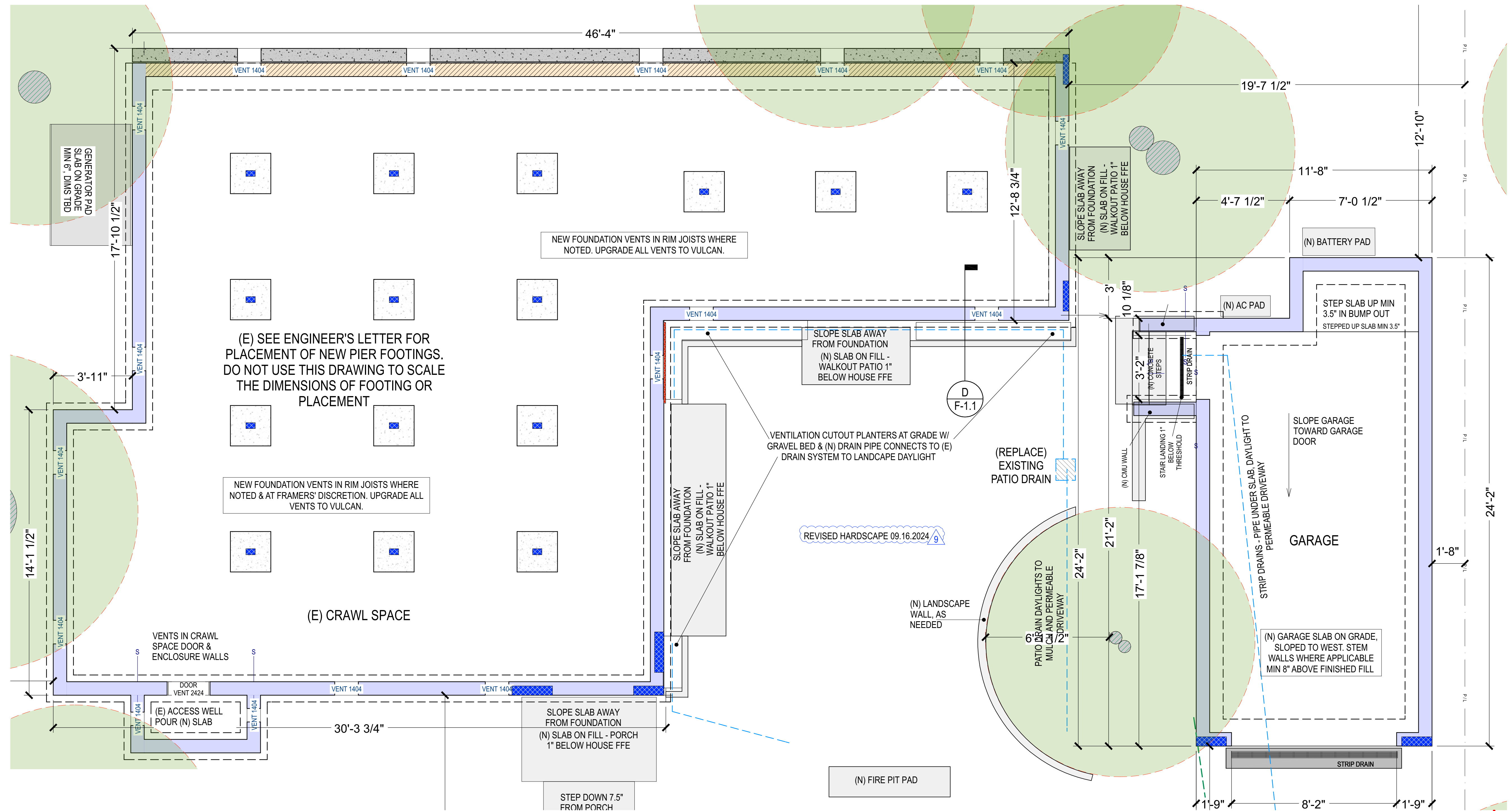


**FOUNDATION VENTILATION CALCULATIONS**  
 1 sf venting required for every 150 sf of crawl space  
 crawl space totals 1,024 sf  
 1,024/150 = 6.83 sf ventilation required  
 6.83 sf / .39 sf = 17.50 vents (round up)  
 minimum eighteen total 4"x14" VULCAN foundation vents or  
 fifteen 14"x14", one 24"x24" heavy duty mesh crawl space door, and two 8x14 vertical vents in North & South walls crawl space enclosure.

**COMMON VENT SIZES:**  
 4"x14" = .39 SF (VULCAN) \*\* for this project  
 4"x16" = .44 SF  
 6"x14" = .58 SF (VULCAN)  
 7"x14" = .68 SF  
 8"x14" = .78 SF (VULCAN) \*\* for this project

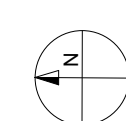
**FOUNDATION VENTILATION NOTES**  
**R408.2 Openings for Under-Floor Ventilation**  
 Ventilation openings through foundation or exterior walls surrounding the under-floor space shall be provided in accordance with this section. The minimum net area of ventilation openings shall be not less than 1 square foot (0.0929 m<sup>2</sup>) for each 150 square feet (14 m<sup>2</sup>) of under-floor area. One ventilation opening shall be within 3 feet (915 mm) of each external corner of the under-floor space. Ventilation openings shall be covered for their height and width with any of the following materials provided that the least dimension of the covering shall not exceed 1/4 inch (6.4 mm), and operational louvers are permitted:  
 • Perforated sheet metal plates not less than 0.070 inch (1.8 mm) thick.  
 • Expanded sheet metal plates not less than 0.047 inch (1.2 mm) thick.  
 • Cast-iron grill or grating.  
 • Extruded load-bearing brick vents.  
 • Hardware cloth of 0.035 inch (0.89 mm) wire or heavier.  
 • Corrosion-resistant wire mesh, with the least dimension being 1/8 inch (3.2 mm) thick.  
 Exceptions:  
 The total area of ventilation openings shall be permitted to be reduced to 1/150 of the under-floor area where the ground surface is covered with an approved Class I vapor retarder material.  
 Where the ground surface is covered with an approved Class I vapor retarder material, ventilation openings are not required to be within 3 feet (915 mm) of each external corner of the under-floor space provided that the openings are placed to provide cross ventilation of the space.

FOUNDATION VENT LOCATIONS ADDED. VENT DETAIL UPDATED ON F-1.2. VENTING ADDED TO CRAWL SPACE DOOR AND ENCLOSURE WALLS TO REACH MINIMUM VENT SF. HEAVY DUTY (ANIMAL PROOF) MESH ON DOOR FROM CRAWL SPACE ACCESS WELL INTO CRAWL SPACE DOOR, IF A DOOR IS INSTALLED.



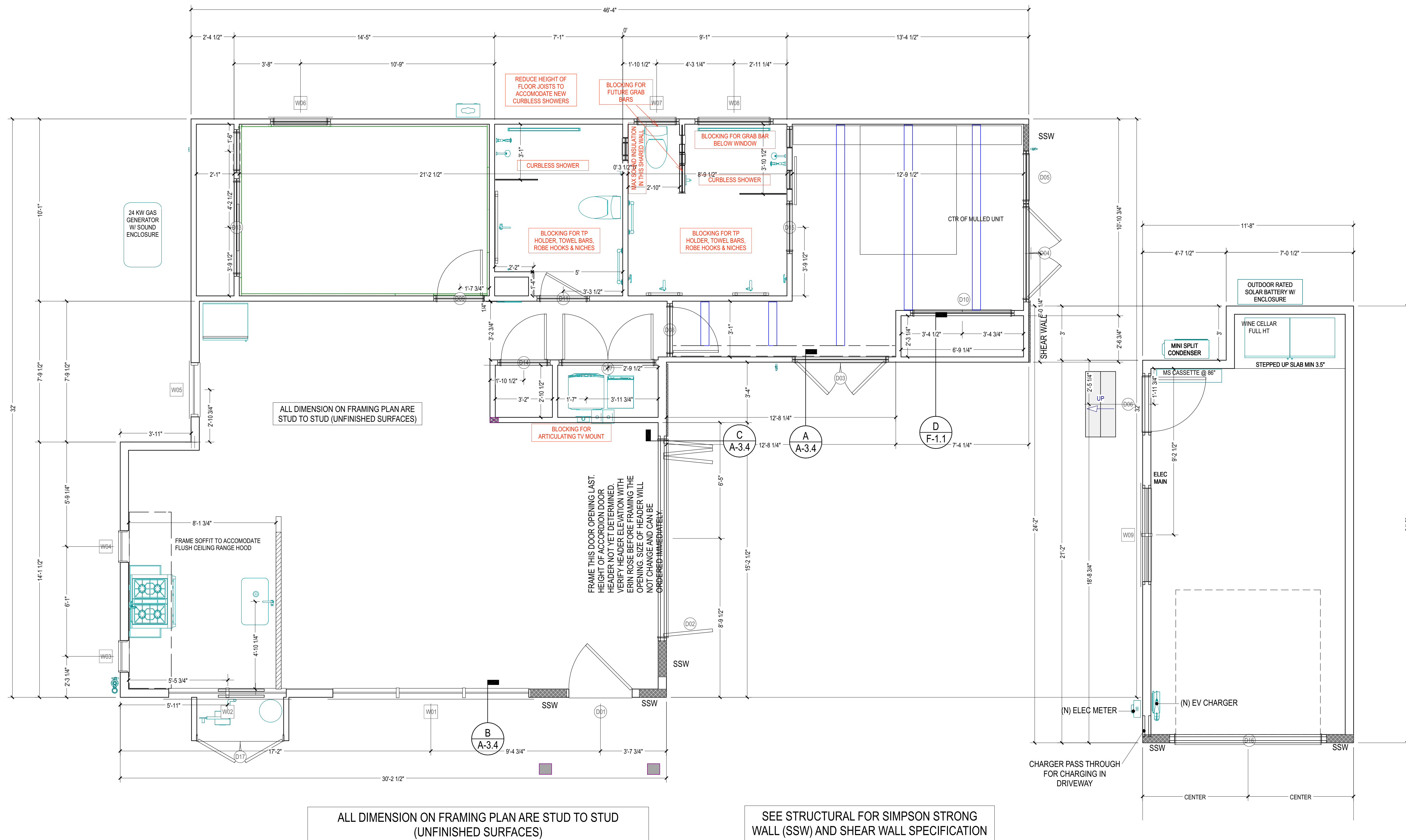
FOUNDATION PLAN

SCALE: 1/4"=1'



DO NOT DEMO REAR (EAST) WALL OF RESIDENCE. **Approved 11/6/2024 DS 24228 (Givens)** Prepared by **JESSICA SHULL** Community Planning and Building **Jessica Shull, Contract Planner**

CLOSETS, PANTRY AND LAUNDRY CHANGED TO FLAT 7" DROP CEILING TO ACCOMMODATE DUCTING. NO FAUX BEAMS. CONTRACTOR MAY CHANGE DEPTH OF DROP IF NECESSARY. MAINTAIN AS MUCH OVERHEAD STORAGE SPACE AS POSSIBLE WITH DROP CEILING

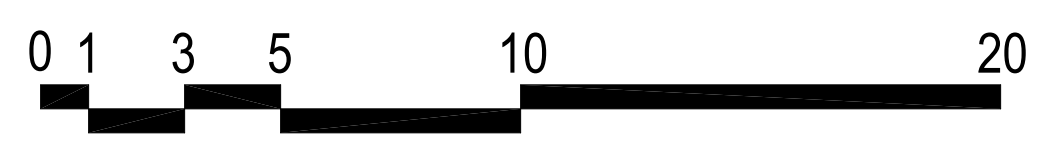
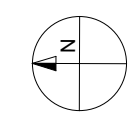


ALL DIMENSION ON FRAMING PLAN ARE STUD TO STUD (UNFINISHED SURFACES)

ALL DIMENSION ON FRAMING PLAN ARE STUD TO STUD (UNFINISHED SURFACES)

SEE STRUCTURAL FOR SIMPSON STRONG WALL (SSW) AND SHEAR WALL SPECIFICATION

FRAMING PLAN: WALL  
SCALE: 1/4"=1'



FRAMING PLAN: WALL

| REV #    | DATE / DESCRIPTION | BY | REV #    | DATE / DESCRIPTION | BY |
|----------|--------------------|----|----------|--------------------|----|
| 04.27.23 | BLD RRF#1 INFORMAL | ER | 09.16.24 | BLD RRF#3          | ER |
| 06.06.23 | BLD RRF#2          | ER |          |                    | ER |
| 07.17.24 | BLD CO#1           | ER |          |                    | ER |

GIVENS ADDITION & REMODEL

SE CORNER 5TH & TORRES, CARMEL, CALIFORNIA  
APN 010-092-012-000

STAMP/SIGNATURE

ALL DIMENSIONS, UNLESS OTHERWISE SPECIFIED, ARE IN FEET AND INCHES. THESE PAGES ARE THE PROPERTY OF LEWIS BUILDERS. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF LEWIS BUILDERS. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS AT THE TIME OF CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS AT THE TIME OF CONSTRUCTION.

LEWIS BUILDERS  
CA. LICENSE #B-844741  
CARMEL CA 93923  
(831) 250 7168



Approved 11/6/2024  
DS 24228 (Givens)  
Do not demo rear (east) wall of residence. Do not demo rear setback conformance.  
Prepared by the Designer  
Jessica Shull, Contract Planner



# 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE RESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)

**A-N.2**

VERSION: 3.8  
DATE: 9/16/24  
BUILDING

| Y | NA | RESPON. PARTY   |
|---|----|---|
|   |    | <p><b>MAXIMUM INCREMENTAL REACTIVITY (MIR).</b> The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O<sub>3</sub>/g ROG).</p> <p><b>Note:</b> MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.</p> <p><b>MOISTURE CONTENT.</b> The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.</p> <p><b>PRODUCT-WEIGHTED MIR (PWMIR).</b> The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).</p> <p><b>Note:</b> PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).</p> <p><b>REACTIVE ORGANIC COMPOUND (ROC).</b> Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.</p> <p><b>VOC.</b> A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).</p> <p><b>4.503 FIREPLACES</b></p> <p><b>4.503.1 GENERAL.</b> Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.</p> <p><b>4.504 POLLUTANT CONTROL</b></p> <p><b>4.504.1 COVERING OF DUCT OPENINGS &amp; PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION.</b> At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct openings and penetrations shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.</p> <p><b>4.504.2 FINISH MATERIAL POLLUTANT CONTROL.</b> Finish materials shall comply with this section.</p> <p><b>4.504.2.1 Adhesives, Sealants and Caulks.</b> Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:</p> <p><b>1.</b> Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2 below.</p> <p><b>2.</b> Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of California Code of Regulations, Title 17, commencing with section 94507.</p> <p><b>4.504.2.2 Paints and Coatings.</b> Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.</p> <p><b>4.504.2.3 Aerosol Paints and Coatings.</b> Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of California Code of Regulations, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.</p> <p><b>4.504.2.4 Verification.</b> Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:</p> <p><b>1.</b> Manufacturer's product specification.</p> <p><b>2.</b> Field verification of on-site product containers.</p> |

| Y   | NA         | RESPON. PARTY  |                     |             |               |     |                   |     |                             |     |                           |     |                          |     |                             |     |                          |            |                         |                     |               |       |                           |     |                          |     |                  |     |                  |     |                         |     |                         |     |                |     |                        |     |                                     |     |                           |     |                                 |     |                                  |     |                           |     |                         |     |                             |     |                     |     |                           |     |                                  |     |                              |     |                   |     |               |    |                            |     |          |  |       |     |        |     |   |     |        |     |                    |     |                        |     |                          |     |                              |     |                         |     |               |     |                    |     |                   |     |
|---|------------|--|---------------------|-------------|---------------|-----|-------------------|-----|-----------------------------|-----|---------------------------|-----|--------------------------|-----|-----------------------------|-----|--------------------------|------------|-------------------------|---------------------|---------------|-------|---------------------------|-----|--------------------------|-----|------------------|-----|------------------|-----|-------------------------|-----|-------------------------|-----|----------------|-----|------------------------|-----|-------------------------------------|-----|---------------------------|-----|---------------------------------|-----|----------------------------------|-----|---------------------------|-----|-------------------------|-----|-----------------------------|-----|---------------------|-----|---------------------------|-----|----------------------------------|-----|------------------------------|-----|-------------------|-----|---------------|----|----------------------------|-----|----------|--|-------|-----|--------|-----|---|-----|--------|-----|--------------------|-----|------------------------|-----|--------------------------|-----|------------------------------|-----|-------------------------|-----|---------------|-----|--------------------|-----|-------------------|-----|
|   |            | <p><b>TABLE 4.504.2 - SEALANT VOC LIMIT</b><br/>(Less Water and Less Exempt Compounds in Grams per Liter)</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>SEALANTS</th> <th>VOC LIMIT</th> </tr> </thead> <tbody> <tr><td>ARCHITECTURAL</td><td>250</td></tr> <tr><td>MARINE DECK</td><td>760</td></tr> <tr><td>NONMEMBRANE ROOF</td><td>300</td></tr> <tr><td>ROADWAY</td><td>250</td></tr> <tr><td>SINGLE-PLY ROOF MEMBRANE</td><td>450</td></tr> <tr><td>OTHER</td><td>420</td></tr> </tbody> </table> <p><b>SEALANT PRIMERS</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>ARCHITECTURAL</th> <th>NON-POROUS</th> <th>POROUS</th> <th>MODIFIED BITUMINOUS</th> <th>MARINE DECK</th> <th>OTHER</th> </tr> </thead> <tbody> <tr><td></td><td>250</td><td>775</td><td>500</td><td>760</td><td>750</td></tr> </tbody> </table>  | SEALANTS            | VOC LIMIT   | ARCHITECTURAL | 250 | MARINE DECK       | 760 | NONMEMBRANE ROOF            | 300 | ROADWAY                   | 250 | SINGLE-PLY ROOF MEMBRANE | 450 | OTHER                       | 420 | ARCHITECTURAL            | NON-POROUS | POROUS                  | MODIFIED BITUMINOUS | MARINE DECK   | OTHER |                           | 250 | 775                      | 500 | 760              | 750 |                  |     |                         |     |                         |     |                |     |                        |     |                                     |     |                           |     |                                 |     |                                  |     |                           |     |                         |     |                             |     |                     |     |                           |     |                                  |     |                              |     |                   |     |               |    |                            |     |          |  |       |     |        |     |   |     |        |     |                    |     |                        |     |                          |     |                              |     |                         |     |               |     |                    |     |                   |     |
| SEALANTS                                  | VOC LIMIT  |  |                     |             |               |     |                   |     |                             |     |                           |     |                          |     |                             |     |                          |            |                         |                     |               |       |                           |     |                          |     |                  |     |                  |     |                         |     |                         |     |                |     |                        |     |                                     |     |                           |     |                                 |     |                                  |     |                           |     |                         |     |                             |     |                     |     |                           |     |                                  |     |                              |     |                   |     |               |    |                            |     |          |  |       |     |        |     |   |     |        |     |                    |     |                        |     |                          |     |                              |     |                         |     |               |     |                    |     |                   |     |
| ARCHITECTURAL                             | 250        |  |                     |             |               |     |                   |     |                             |     |                           |     |                          |     |                             |     |                          |            |                         |                     |               |       |                           |     |                          |     |                  |     |                  |     |                         |     |                         |     |                |     |                        |     |                                     |     |                           |     |                                 |     |                                  |     |                           |     |                         |     |                             |     |                     |     |                           |     |                                  |     |                              |     |                   |     |               |    |                            |     |          |  |       |     |        |     |   |     |        |     |                    |     |                        |     |                          |     |                              |     |                         |     |               |     |                    |     |                   |     |
| MARINE DECK                               | 760        |  |                     |             |               |     |                   |     |                             |     |                           |     |                          |     |                             |     |                          |            |                         |                     |               |       |                           |     |                          |     |                  |     |                  |     |                         |     |                         |     |                |     |                        |     |                                     |     |                           |     |                                 |     |                                  |     |                           |     |                         |     |                             |     |                     |     |                           |     |                                  |     |                              |     |                   |     |               |    |                            |     |          |  |       |     |        |     |   |     |        |     |                    |     |                        |     |                          |     |                              |     |                         |     |               |     |                    |     |                   |     |
| NONMEMBRANE ROOF                          | 300        |  |                     |             |               |     |                   |     |                             |     |                           |     |                          |     |                             |     |                          |            |                         |                     |               |       |                           |     |                          |     |                  |     |                  |     |                         |     |                         |     |                |     |                        |     |                                     |     |                           |     |                                 |     |                                  |     |                           |     |                         |     |                             |     |                     |     |                           |     |                                  |     |                              |     |                   |     |               |    |                            |     |          |  |       |     |        |     |   |     |        |     |                    |     |                        |     |                          |     |                              |     |                         |     |               |     |                    |     |                   |     |
| ROADWAY                                   | 250        |  |                     |             |               |     |                   |     |                             |     |                           |     |                          |     |                             |     |                          |            |                         |                     |               |       |                           |     |                          |     |                  |     |                  |     |                         |     |                         |     |                |     |                        |     |                                     |     |                           |     |                                 |     |                                  |     |                           |     |                         |     |                             |     |                     |     |                           |     |                                  |     |                              |     |                   |     |               |    |                            |     |          |  |       |     |        |     |   |     |        |     |                    |     |                        |     |                          |     |                              |     |                         |     |               |     |                    |     |                   |     |
| SINGLE-PLY ROOF MEMBRANE                  | 450        |  |                     |             |               |     |                   |     |                             |     |                           |     |                          |     |                             |     |                          |            |                         |                     |               |       |                           |     |                          |     |                  |     |                  |     |                         |     |                         |     |                |     |                        |     |                                     |     |                           |     |                                 |     |                                  |     |                           |     |                         |     |                             |     |                     |     |                           |     |                                  |     |                              |     |                   |     |               |    |                            |     |          |  |       |     |        |     |   |     |        |     |                    |     |                        |     |                          |     |                              |     |                         |     |               |     |                    |     |                   |     |
| OTHER                                     | 420        |  |                     |             |               |     |                   |     |                             |     |                           |     |                          |     |                             |     |                          |            |                         |                     |               |       |                           |     |                          |     |                  |     |                  |     |                         |     |                         |     |                |     |                        |     |                                     |     |                           |     |                                 |     |                                  |     |                           |     |                         |     |                             |     |                     |     |                           |     |                                  |     |                              |     |                   |     |               |    |                            |     |          |  |       |     |        |     |   |     |        |     |                    |     |                        |     |                          |     |                              |     |                         |     |               |     |                    |     |                   |     |
| ARCHITECTURAL                             | NON-POROUS | POROUS   | MODIFIED BITUMINOUS | MARINE DECK | OTHER         |     |                   |     |                             |     |                           |     |                          |     |                             |     |                          |            |                         |                     |               |       |                           |     |                          |     |                  |     |                  |     |                         |     |                         |     |                |     |                        |     |                                     |     |                           |     |                                 |     |                                  |     |                           |     |                         |     |                             |     |                     |     |                           |     |                                  |     |                              |     |                   |     |               |    |                            |     |          |  |       |     |        |     |   |     |        |     |                    |     |                        |     |                          |     |                              |     |                         |     |               |     |                    |     |                   |     |
|   | 250        | 775  | 500                 | 760         | 750           |     |                   |     |                             |     |                           |     |                          |     |                             |     |                          |            |                         |                     |               |       |                           |     |                          |     |                  |     |                  |     |                         |     |                         |     |                |     |                        |     |                                     |     |                           |     |                                 |     |                                  |     |                           |     |                         |     |                             |     |                     |     |                           |     |                                  |     |                              |     |                   |     |               |    |                            |     |          |  |       |     |        |     |   |     |        |     |                    |     |                        |     |                          |     |                              |     |                         |     |               |     |                    |     |                   |     |
|   |            | <p><b>TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>COATING CATEGORY</th> <th>VOC LIMIT</th> </tr> </thead> <tbody> <tr><td>FLAT COATINGS</td><td>50</td></tr> <tr><td>NON-FLAT COATINGS</td><td>100</td></tr> <tr><td>NONFLAT-HIGH GLOSS COATINGS</td><td>150</td></tr> <tr><td><b>SPECIALTY COATINGS</b></td><td></td></tr> <tr><td>ALUMINUM ROOF COATINGS</td><td>400</td></tr> <tr><td>BASEMENT SPECIALTY COATINGS</td><td>400</td></tr> <tr><td>BITUMINOUS ROOF COATINGS</td><td>50</td></tr> <tr><td>BITUMINOUS ROOF PRIMERS</td><td>350</td></tr> <tr><td>BOND BREAKERS</td><td>350</td></tr> <tr><td>CONCRETE CURING COMPOUNDS</td><td>350</td></tr> <tr><td>CONCRETE/MASONRY SEALERS</td><td>100</td></tr> <tr><td>DRIVEWAY SEALERS</td><td>50</td></tr> <tr><td>DRY FOG COATINGS</td><td>150</td></tr> <tr><td>FAUX FINISHING COATINGS</td><td>350</td></tr> <tr><td>FIRE RESISTIVE COATINGS</td><td>350</td></tr> <tr><td>FLOOR COATINGS</td><td>100</td></tr> <tr><td>FORM-RELEASE COMPOUNDS</td><td>250</td></tr> <tr><td>GRAPHIC ARTS COATINGS (SIGN PAINTS)</td><td>500</td></tr> <tr><td>HIGH TEMPERATURE COATINGS</td><td>420</td></tr> <tr><td>INDUSTRIAL MAINTENANCE COATINGS</td><td>250</td></tr> <tr><td>LOW SOLIDS COATINGS<sup>1</sup></td><td>120</td></tr> <tr><td>MAGNESITE CEMENT COATINGS</td><td>450</td></tr> <tr><td>MASTIC TEXTURE COATINGS</td><td>100</td></tr> <tr><td>METALLIC PIGMENTED COATINGS</td><td>500</td></tr> <tr><td>MULTICOLOR COATINGS</td><td>250</td></tr> <tr><td>PRETREATMENT WASH PRIMERS</td><td>420</td></tr> <tr><td>PRIMERS, SEALERS, &amp; UNDERCOATERS</td><td>100</td></tr> <tr><td>REACTIVE PENETRATING SEALERS</td><td>350</td></tr> <tr><td>RECYCLED COATINGS</td><td>250</td></tr> <tr><td>ROOF COATINGS</td><td>50</td></tr> <tr><td>RUST PREVENTATIVE COATINGS</td><td>250</td></tr> <tr><td>SHELLACS</td><td></td></tr> <tr><td>CLEAR</td><td>730</td></tr> <tr><td>OPAQUE</td><td>550</td></tr> <tr><td>SPECIALTY PRIMERS, SEALERS &amp; UNDERCOATERS</td><td>100</td></tr> <tr><td>STAINS</td><td>250</td></tr> <tr><td>STONE CONSOLIDANTS</td><td>450</td></tr> <tr><td>SWIMMING POOL COATINGS</td><td>340</td></tr> <tr><td>TRAFFIC MARKING COATINGS</td><td>100</td></tr> <tr><td>TUB &amp; TILE REFINISH COATINGS</td><td>420</td></tr> <tr><td>WATERPROOFING MEMBRANES</td><td>250</td></tr> <tr><td>WOOD COATINGS</td><td>275</td></tr> <tr><td>WOOD PRESERVATIVES</td><td>350</td></tr> <tr><td>ZINC-RICH PRIMERS</td><td>340</td></tr> </tbody> </table> <p><b>1.</b> GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER &amp; EXEMPT COMPOUNDS</p> <p><b>2.</b> THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.</p> <p><b>3.</b> VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.</p> | COATING CATEGORY    | VOC LIMIT   | FLAT COATINGS | 50  | NON-FLAT COATINGS | 100 | NONFLAT-HIGH GLOSS COATINGS | 150 | <b>SPECIALTY COATINGS</b> |     | ALUMINUM ROOF COATINGS   | 400 | BASEMENT SPECIALTY COATINGS | 400 | BITUMINOUS ROOF COATINGS | 50         | BITUMINOUS ROOF PRIMERS | 350                 | BOND BREAKERS | 350   | CONCRETE CURING COMPOUNDS | 350 | CONCRETE/MASONRY SEALERS | 100 | DRIVEWAY SEALERS | 50  | DRY FOG COATINGS | 150 | FAUX FINISHING COATINGS | 350 | FIRE RESISTIVE COATINGS | 350 | FLOOR COATINGS | 100 | FORM-RELEASE COMPOUNDS | 250 | GRAPHIC ARTS COATINGS (SIGN PAINTS) | 500 | HIGH TEMPERATURE COATINGS | 420 | INDUSTRIAL MAINTENANCE COATINGS | 250 | LOW SOLIDS COATINGS <sup>1</sup> | 120 | MAGNESITE CEMENT COATINGS | 450 | MASTIC TEXTURE COATINGS | 100 | METALLIC PIGMENTED COATINGS | 500 | MULTICOLOR COATINGS | 250 | PRETREATMENT WASH PRIMERS | 420 | PRIMERS, SEALERS, & UNDERCOATERS | 100 | REACTIVE PENETRATING SEALERS | 350 | RECYCLED COATINGS | 250 | ROOF COATINGS | 50 | RUST PREVENTATIVE COATINGS | 250 | SHELLACS |  | CLEAR | 730 | OPAQUE | 550 | SPECIALTY PRIMERS, SEALERS & UNDERCOATERS | 100 | STAINS | 250 | STONE CONSOLIDANTS | 450 | SWIMMING POOL COATINGS | 340 | TRAFFIC MARKING COATINGS | 100 | TUB & TILE REFINISH COATINGS | 420 | WATERPROOFING MEMBRANES | 250 | WOOD COATINGS | 275 | WOOD PRESERVATIVES | 350 | ZINC-RICH PRIMERS | 340 |
| COATING CATEGORY                          | VOC LIMIT  |  |                     |             |               |     |                   |     |                             |     |                           |     |                          |     |                             |     |                          |            |                         |                     |               |       |                           |     |                          |     |                  |     |                  |     |                         |     |                         |     |                |     |                        |     |                                     |     |                           |     |                                 |     |                                  |     |                           |     |                         |     |                             |     |                     |     |                           |     |                                  |     |                              |     |                   |     |               |    |                            |     |          |  |       |     |        |     |   |     |        |     |                    |     |                        |     |                          |     |                              |     |                         |     |               |     |                    |     |                   |     |
| FLAT COATINGS                             | 50         |  |                     |             |               |     |                   |     |                             |     |                           |     |                          |     |                             |     |                          |            |                         |                     |               |       |                           |     |                          |     |                  |     |                  |     |                         |     |                         |     |                |     |                        |     |                                     |     |                           |     |                                 |     |                                  |     |                           |     |                         |     |                             |     |                     |     |                           |     |                                  |     |                              |     |                   |     |               |    |                            |     |          |  |       |     |        |     |   |     |        |     |                    |     |                        |     |                          |     |                              |     |                         |     |               |     |                    |     |                   |     |
| NON-FLAT COATINGS                         | 100        |  |                     |             |               |     |                   |     |                             |     |                           |     |                          |     |                             |     |                          |            |                         |                     |               |       |                           |     |                          |     |                  |     |                  |     |                         |     |                         |     |                |     |                        |     |                                     |     |                           |     |                                 |     |                                  |     |                           |     |                         |     |                             |     |                     |     |                           |     |                                  |     |                              |     |                   |     |               |    |                            |     |          |  |       |     |        |     |   |     |        |     |                    |     |                        |     |                          |     |                              |     |                         |     |               |     |                    |     |                   |     |
| NONFLAT-HIGH GLOSS COATINGS               | 150        |  |                     |             |               |     |                   |     |                             |     |                           |     |                          |     |                             |     |                          |            |                         |                     |               |       |                           |     |                          |     |                  |     |                  |     |                         |     |                         |     |                |     |                        |     |                                     |     |                           |     |                                 |     |                                  |     |                           |     |                         |     |                             |     |                     |     |                           |     |                                  |     |                              |     |                   |     |               |    |                            |     |          |  |       |     |        |     |   |     |        |     |                    |     |                        |     |                          |     |                              |     |                         |     |               |     |                    |     |                   |     |
| <b>SPECIALTY COATINGS</b>                 |            |  |                     |             |               |     |                   |     |                             |     |                           |     |                          |     |                             |     |                          |            |                         |                     |               |       |                           |     |                          |     |                  |     |                  |     |                         |     |                         |     |                |     |                        |     |                                     |     |                           |     |                                 |     |                                  |     |                           |     |                         |     |                             |     |                     |     |                           |     |                                  |     |                              |     |                   |     |               |    |                            |     |          |  |       |     |        |     |   |     |        |     |                    |     |                        |     |                          |     |                              |     |                         |     |               |     |                    |     |                   |     |
| ALUMINUM ROOF COATINGS                    | 400        |  |                     |             |               |     |                   |     |                             |     |                           |     |                          |     |                             |     |                          |            |                         |                     |               |       |                           |     |                          |     |                  |     |                  |     |                         |     |                         |     |                |     |                        |     |                                     |     |                           |     |                                 |     |                                  |     |                           |     |                         |     |                             |     |                     |     |                           |     |                                  |     |                              |     |                   |     |               |    |                            |     |          |  |       |     |        |     |   |     |        |     |                    |     |                        |     |                          |     |                              |     |                         |     |               |     |                    |     |                   |     |
| BASEMENT SPECIALTY COATINGS               | 400        |  |                     |             |               |     |                   |     |                             |     |                           |     |                          |     |                             |     |                          |            |                         |                     |               |       |                           |     |                          |     |                  |     |                  |     |                         |     |                         |     |                |     |                        |     |                                     |     |                           |     |                                 |     |                                  |     |                           |     |                         |     |                             |     |                     |     |                           |     |                                  |     |                              |     |                   |     |               |    |                            |     |          |  |       |     |        |     |   |     |        |     |                    |     |                        |     |                          |     |                              |     |                         |     |               |     |                    |     |                   |     |
| BITUMINOUS ROOF COATINGS                  | 50         |  |                     |             |               |     |                   |     |                             |     |                           |     |                          |     |                             |     |                          |            |                         |                     |               |       |                           |     |                          |     |                  |     |                  |     |                         |     |                         |     |                |     |                        |     |                                     |     |                           |     |                                 |     |                                  |     |                           |     |                         |     |                             |     |                     |     |                           |     |                                  |     |                              |     |                   |     |               |    |                            |     |          |  |       |     |        |     |   |     |        |     |                    |     |                        |     |                          |     |                              |     |                         |     |               |     |                    |     |                   |     |
| BITUMINOUS ROOF PRIMERS                   | 350        |  |                     |             |               |     |                   |     |                             |     |                           |     |                          |     |                             |     |                          |            |                         |                     |               |       |                           |     |                          |     |                  |     |                  |     |                         |     |                         |     |                |     |                        |     |                                     |     |                           |     |                                 |     |                                  |     |                           |     |                         |     |                             |     |                     |     |                           |     |                                  |     |                              |     |                   |     |               |    |                            |     |          |  |       |     |        |     |   |     |        |     |                    |     |                        |     |                          |     |                              |     |                         |     |               |     |                    |     |                   |     |
| BOND BREAKERS                             | 350        |  |                     |             |               |     |                   |     |                             |     |                           |     |                          |     |                             |     |                          |            |                         |                     |               |       |                           |     |                          |     |                  |     |                  |     |                         |     |                         |     |                |     |                        |     |                                     |     |                           |     |                                 |     |                                  |     |                           |     |                         |     |                             |     |                     |     |                           |     |                                  |     |                              |     |                   |     |               |    |                            |     |          |  |       |     |        |     |   |     |        |     |                    |     |                        |     |                          |     |                              |     |                         |     |               |     |                    |     |                   |     |
| CONCRETE CURING COMPOUNDS                 | 350        |  |                     |             |               |     |                   |     |                             |     |                           |     |                          |     |                             |     |                          |            |                         |                     |               |       |                           |     |                          |     |                  |     |                  |     |                         |     |                         |     |                |     |                        |     |                                     |     |                           |     |                                 |     |                                  |     |                           |     |                         |     |                             |     |                     |     |                           |     |                                  |     |                              |     |                   |     |               |    |                            |     |          |  |       |     |        |     |   |     |        |     |                    |     |                        |     |                          |     |                              |     |                         |     |               |     |                    |     |                   |     |
| CONCRETE/MASONRY SEALERS                  | 100        |  |                     |             |               |     |                   |     |                             |     |                           |     |                          |     |                             |     |                          |            |                         |                     |               |       |                           |     |                          |     |                  |     |                  |     |                         |     |                         |     |                |     |                        |     |                                     |     |                           |     |                                 |     |                                  |     |                           |     |                         |     |                             |     |                     |     |                           |     |                                  |     |                              |     |                   |     |               |    |                            |     |          |  |       |     |        |     |   |     |        |     |                    |     |                        |     |                          |     |                              |     |                         |     |               |     |                    |     |                   |     |
| DRIVEWAY SEALERS                          | 50         |  |                     |             |               |     |                   |     |                             |     |                           |     |                          |     |                             |     |                          |            |                         |                     |               |       |                           |     |                          |     |                  |     |                  |     |                         |     |                         |     |                |     |                        |     |                                     |     |                           |     |                                 |     |                                  |     |                           |     |                         |     |                             |     |                     |     |                           |     |                                  |     |                              |     |                   |     |               |    |                            |     |          |  |       |     |        |     |   |     |        |     |                    |     |                        |     |                          |     |                              |     |                         |     |               |     |                    |     |                   |     |
| DRY FOG COATINGS                          | 150        |  |                     |             |               |     |                   |     |                             |     |                           |     |                          |     |                             |     |                          |            |                         |                     |               |       |                           |     |                          |     |                  |     |                  |     |                         |     |                         |     |                |     |                        |     |                                     |     |                           |     |                                 |     |                                  |     |                           |     |                         |     |                             |     |                     |     |                           |     |                                  |     |                              |     |                   |     |               |    |                            |     |          |  |       |     |        |     |   |     |        |     |                    |     |                        |     |                          |     |                              |     |                         |     |               |     |                    |     |                   |     |
| FAUX FINISHING COATINGS                   | 350        |  |                     |             |               |     |                   |     |                             |     |                           |     |                          |     |                             |     |                          |            |                         |                     |               |       |                           |     |                          |     |                  |     |                  |     |                         |     |                         |     |                |     |                        |     |                                     |     |                           |     |                                 |     |                                  |     |                           |     |                         |     |                             |     |                     |     |                           |     |                                  |     |                              |     |                   |     |               |    |                            |     |          |  |       |     |        |     |   |     |        |     |                    |     |                        |     |                          |     |                              |     |                         |     |               |     |                    |     |                   |     |
| FIRE RESISTIVE COATINGS                   | 350        |  |                     |             |               |     |                   |     |                             |     |                           |     |                          |     |                             |     |                          |            |                         |                     |               |       |                           |     |                          |     |                  |     |                  |     |                         |     |                         |     |                |     |                        |     |                                     |     |                           |     |                                 |     |                                  |     |                           |     |                         |     |                             |     |                     |     |                           |     |                                  |     |                              |     |                   |     |               |    |                            |     |          |  |       |     |        |     |   |     |        |     |                    |     |                        |     |                          |     |                              |     |                         |     |               |     |                    |     |                   |     |
| FLOOR COATINGS                            | 100        |  |                     |             |               |     |                   |     |                             |     |                           |     |                          |     |                             |     |                          |            |                         |                     |               |       |                           |     |                          |     |                  |     |                  |     |                         |     |                         |     |                |     |                        |     |                                     |     |                           |     |                                 |     |                                  |     |                           |     |                         |     |                             |     |                     |     |                           |     |                                  |     |                              |     |                   |     |               |    |                            |     |          |  |       |     |        |     |   |     |        |     |                    |     |                        |     |                          |     |                              |     |                         |     |               |     |                    |     |                   |     |
| FORM-RELEASE COMPOUNDS                    | 250        |  |                     |             |               |     |                   |     |                             |     |                           |     |                          |     |                             |     |                          |            |                         |                     |               |       |                           |     |                          |     |                  |     |                  |     |                         |     |                         |     |                |     |                        |     |                                     |     |                           |     |                                 |     |                                  |     |                           |     |                         |     |                             |     |                     |     |                           |     |                                  |     |                              |     |                   |     |               |    |                            |     |          |  |       |     |        |     |   |     |        |     |                    |     |                        |     |                          |     |                              |     |                         |     |               |     |                    |     |                   |     |
| GRAPHIC ARTS COATINGS (SIGN PAINTS)       | 500        |  |                     |             |               |     |                   |     |                             |     |                           |     |                          |     |                             |     |                          |            |                         |                     |               |       |                           |     |                          |     |                  |     |                  |     |                         |     |                         |     |                |     |                        |     |                                     |     |                           |     |                                 |     |                                  |     |                           |     |                         |     |                             |     |                     |     |                           |     |                                  |     |                              |     |                   |     |               |    |                            |     |          |  |       |     |        |     |   |     |        |     |                    |     |                        |     |                          |     |                              |     |                         |     |               |     |                    |     |                   |     |
| HIGH TEMPERATURE COATINGS                 | 420        |  |                     |             |               |     |                   |     |                             |     |                           |     |                          |     |                             |     |                          |            |                         |                     |               |       |                           |     |                          |     |                  |     |                  |     |                         |     |                         |     |                |     |                        |     |                                     |     |                           |     |                                 |     |                                  |     |                           |     |                         |     |                             |     |                     |     |                           |     |                                  |     |                              |     |                   |     |               |    |                            |     |          |  |       |     |        |     |   |     |        |     |                    |     |                        |     |                          |     |                              |     |                         |     |               |     |                    |     |                   |     |
| INDUSTRIAL MAINTENANCE COATINGS           | 250        |  |                     |             |               |     |                   |     |                             |     |                           |     |                          |     |                             |     |                          |            |                         |                     |               |       |                           |     |                          |     |                  |     |                  |     |                         |     |                         |     |                |     |                        |     |                                     |     |                           |     |                                 |     |                                  |     |                           |     |                         |     |                             |     |                     |     |                           |     |                                  |     |                              |     |                   |     |               |    |                            |     |          |  |       |     |        |     |   |     |        |     |                    |     |                        |     |                          |     |                              |     |                         |     |               |     |                    |     |                   |     |
| LOW SOLIDS COATINGS <sup>1</sup>          | 120        |  |                     |             |               |     |                   |     |                             |     |                           |     |                          |     |                             |     |                          |            |                         |                     |               |       |                           |     |                          |     |                  |     |                  |     |                         |     |                         |     |                |     |                        |     |                                     |     |                           |     |                                 |     |                                  |     |                           |     |                         |     |                             |     |                     |     |                           |     |                                  |     |                              |     |                   |     |               |    |                            |     |          |  |       |     |        |     |   |     |        |     |                    |     |                        |     |                          |     |                              |     |                         |     |               |     |                    |     |                   |     |
| MAGNESITE CEMENT COATINGS                 | 450        |  |                     |             |               |     |                   |     |                             |     |                           |     |                          |     |                             |     |                          |            |                         |                     |               |       |                           |     |                          |     |                  |     |                  |     |                         |     |                         |     |                |     |                        |     |                                     |     |                           |     |                                 |     |                                  |     |                           |     |                         |     |                             |     |                     |     |                           |     |                                  |     |                              |     |                   |     |               |    |                            |     |          |  |       |     |        |     |   |     |        |     |                    |     |                        |     |                          |     |                              |     |                         |     |               |     |                    |     |                   |     |
| MASTIC TEXTURE COATINGS                   | 100        |  |                     |             |               |     |                   |     |                             |     |                           |     |                          |     |                             |     |                          |            |                         |                     |               |       |                           |     |                          |     |                  |     |                  |     |                         |     |                         |     |                |     |                        |     |                                     |     |                           |     |                                 |     |                                  |     |                           |     |                         |     |                             |     |                     |     |                           |     |                                  |     |                              |     |                   |     |               |    |                            |     |          |  |       |     |        |     |   |     |        |     |                    |     |                        |     |                          |     |                              |     |                         |     |               |     |                    |     |                   |     |
| METALLIC PIGMENTED COATINGS               | 500        |  |                     |             |               |     |                   |     |                             |     |                           |     |                          |     |                             |     |                          |            |                         |                     |               |       |                           |     |                          |     |                  |     |                  |     |                         |     |                         |     |                |     |                        |     |                                     |     |                           |     |                                 |     |                                  |     |                           |     |                         |     |                             |     |                     |     |                           |     |                                  |     |                              |     |                   |     |               |    |                            |     |          |  |       |     |        |     |   |     |        |     |                    |     |                        |     |                          |     |                              |     |                         |     |               |     |                    |     |                   |     |
| MULTICOLOR COATINGS                       | 250        |  |                     |             |               |     |                   |     |                             |     |                           |     |                          |     |                             |     |                          |            |                         |                     |               |       |                           |     |                          |     |                  |     |                  |     |                         |     |                         |     |                |     |                        |     |                                     |     |                           |     |                                 |     |                                  |     |                           |     |                         |     |                             |     |                     |     |                           |     |                                  |     |                              |     |                   |     |               |    |                            |     |          |  |       |     |        |     |   |     |        |     |                    |     |                        |     |                          |     |                              |     |                         |     |               |     |                    |     |                   |     |
| PRETREATMENT WASH PRIMERS                 | 420        |  |                     |             |               |     |                   |     |                             |     |                           |     |                          |     |                             |     |                          |            |                         |                     |               |       |                           |     |                          |     |                  |     |                  |     |                         |     |                         |     |                |     |                        |     |                                     |     |                           |     |                                 |     |                                  |     |                           |     |                         |     |                             |     |                     |     |                           |     |                                  |     |                              |     |                   |     |               |    |                            |     |          |  |       |     |        |     |   |     |        |     |                    |     |                        |     |                          |     |                              |     |                         |     |               |     |                    |     |                   |     |
| PRIMERS, SEALERS, & UNDERCOATERS          | 100        |  |                     |             |               |     |                   |     |                             |     |                           |     |                          |     |                             |     |                          |            |                         |                     |               |       |                           |     |                          |     |                  |     |                  |     |                         |     |                         |     |                |     |                        |     |                                     |     |                           |     |                                 |     |                                  |     |                           |     |                         |     |                             |     |                     |     |                           |     |                                  |     |                              |     |                   |     |               |    |                            |     |          |  |       |     |        |     |   |     |        |     |                    |     |                        |     |                          |     |                              |     |                         |     |               |     |                    |     |                   |     |
| REACTIVE PENETRATING SEALERS              | 350        |  |                     |             |               |     |                   |     |                             |     |                           |     |                          |     |                             |     |                          |            |                         |                     |               |       |                           |     |                          |     |                  |     |                  |     |                         |     |                         |     |                |     |                        |     |                                     |     |                           |     |                                 |     |                                  |     |                           |     |                         |     |                             |     |                     |     |                           |     |                                  |     |                              |     |                   |     |               |    |                            |     |          |  |       |     |        |     |   |     |        |     |                    |     |                        |     |                          |     |                              |     |                         |     |               |     |                    |     |                   |     |
| RECYCLED COATINGS                         | 250        |  |                     |             |               |     |                   |     |                             |     |                           |     |                          |     |                             |     |                          |            |                         |                     |               |       |                           |     |                          |     |                  |     |                  |     |                         |     |                         |     |                |     |                        |     |                                     |     |                           |     |                                 |     |                                  |     |                           |     |                         |     |                             |     |                     |     |                           |     |                                  |     |                              |     |                   |     |               |    |                            |     |          |  |       |     |        |     |   |     |        |     |                    |     |                        |     |                          |     |                              |     |                         |     |               |     |                    |     |                   |     |
| ROOF COATINGS                             | 50         |  |                     |             |               |     |                   |     |                             |     |                           |     |                          |     |                             |     |                          |            |                         |                     |               |       |                           |     |                          |     |                  |     |                  |     |                         |     |                         |     |                |     |                        |     |                                     |     |                           |     |                                 |     |                                  |     |                           |     |                         |     |                             |     |                     |     |                           |     |                                  |     |                              |     |                   |     |               |    |                            |     |          |  |       |     |        |     |   |     |        |     |                    |     |                        |     |                          |     |                              |     |                         |     |               |     |                    |     |                   |     |
| RUST PREVENTATIVE COATINGS                | 250        |  |                     |             |               |     |                   |     |                             |     |                           |     |                          |     |                             |     |                          |            |                         |                     |               |       |                           |     |                          |     |                  |     |                  |     |                         |     |                         |     |                |     |                        |     |                                     |     |                           |     |                                 |     |                                  |     |                           |     |                         |     |                             |     |                     |     |                           |     |                                  |     |                              |     |                   |     |               |    |                            |     |          |  |       |     |        |     |   |     |        |     |                    |     |                        |     |                          |     |                              |     |                         |     |               |     |                    |     |                   |     |
| SHELLACS                                  |            |  |                     |             |               |     |                   |     |                             |     |                           |     |                          |     |                             |     |                          |            |                         |                     |               |       |                           |     |                          |     |                  |     |                  |     |                         |     |                         |     |                |     |                        |     |                                     |     |                           |     |                                 |     |                                  |     |                           |     |                         |     |                             |     |                     |     |                           |     |                                  |     |                              |     |                   |     |               |    |                            |     |          |  |       |     |        |     |   |     |        |     |                    |     |                        |     |                          |     |                              |     |                         |     |               |     |                    |     |                   |     |
| CLEAR                                     | 730        |  |                     |             |               |     |                   |     |                             |     |                           |     |                          |     |                             |     |                          |            |                         |                     |               |       |                           |     |                          |     |                  |     |                  |     |                         |     |                         |     |                |     |                        |     |                                     |     |                           |     |                                 |     |                                  |     |                           |     |                         |     |                             |     |                     |     |                           |     |                                  |     |                              |     |                   |     |               |    |                            |     |          |  |       |     |        |     |   |     |        |     |                    |     |                        |     |                          |     |                              |     |                         |     |               |     |                    |     |                   |     |
| OPAQUE                                    | 550        |  |                     |             |               |     |                   |     |                             |     |                           |     |                          |     |                             |     |                          |            |                         |                     |               |       |                           |     |                          |     |                  |     |                  |     |                         |     |                         |     |                |     |                        |     |                                     |     |                           |     |                                 |     |                                  |     |                           |     |                         |     |                             |     |                     |     |                           |     |                                  |     |                              |     |                   |     |               |    |                            |     |          |  |       |     |        |     |   |     |        |     |                    |     |                        |     |                          |     |                              |     |                         |     |               |     |                    |     |                   |     |
| SPECIALTY PRIMERS, SEALERS & UNDERCOATERS | 100        |  |                     |             |               |     |                   |     |                             |     |                           |     |                          |     |                             |     |                          |            |                         |                     |               |       |                           |     |                          |     |                  |     |                  |     |                         |     |                         |     |                |     |                        |     |                                     |     |                           |     |                                 |     |                                  |     |                           |     |                         |     |                             |     |                     |     |                           |     |                                  |     |                              |     |                   |     |               |    |                            |     |          |  |       |     |        |     |   |     |        |     |                    |     |                        |     |                          |     |                              |     |                         |     |               |     |                    |     |                   |     |
| STAINS                                    | 250        |  |                     |             |               |     |                   |     |                             |     |                           |     |                          |     |                             |     |                          |            |                         |                     |               |       |                           |     |                          |     |                  |     |                  |     |                         |     |                         |     |                |     |                        |     |                                     |     |                           |     |                                 |     |                                  |     |                           |     |                         |     |                             |     |                     |     |                           |     |                                  |     |                              |     |                   |     |               |    |                            |     |          |  |       |     |        |     |   |     |        |     |                    |     |                        |     |                          |     |                              |     |                         |     |               |     |                    |     |                   |     |
| STONE CONSOLIDANTS                        | 450        |  |                     |             |               |     |                   |     |                             |     |                           |     |                          |     |                             |     |                          |            |                         |                     |               |       |                           |     |                          |     |                  |     |                  |     |                         |     |                         |     |                |     |                        |     |                                     |     |                           |     |                                 |     |                                  |     |                           |     |                         |     |                             |     |                     |     |                           |     |                                  |     |                              |     |                   |     |               |    |                            |     |          |  |       |     |        |     |   |     |        |     |                    |     |                        |     |                          |     |                              |     |                         |     |               |     |                    |     |                   |     |
| SWIMMING POOL COATINGS                    | 340        |  |                     |             |               |     |                   |     |                             |     |                           |     |                          |     |                             |     |                          |            |                         |                     |               |       |                           |     |                          |     |                  |     |                  |     |                         |     |                         |     |                |     |                        |     |                                     |     |                           |     |                                 |     |                                  |     |                           |     |                         |     |                             |     |                     |     |                           |     |                                  |     |                              |     |                   |     |               |    |                            |     |          |  |       |     |        |     |   |     |        |     |                    |     |                        |     |                          |     |                              |     |                         |     |               |     |                    |     |                   |     |
| TRAFFIC MARKING COATINGS                  | 100        |  |                     |             |               |     |                   |     |                             |     |                           |     |                          |     |                             |     |                          |            |                         |                     |               |       |                           |     |                          |     |                  |     |                  |     |                         |     |                         |     |                |     |                        |     |                                     |     |                           |     |                                 |     |                                  |     |                           |     |                         |     |                             |     |                     |     |                           |     |                                  |     |                              |     |                   |     |               |    |                            |     |          |  |       |     |        |     |   |     |        |     |                    |     |                        |     |                          |     |                              |     |                         |     |               |     |                    |     |                   |     |
| TUB & TILE REFINISH COATINGS              | 420        |  |                     |             |               |     |                   |     |                             |     |                           |     |                          |     |                             |     |                          |            |                         |                     |               |       |                           |     |                          |     |                  |     |                  |     |                         |     |                         |     |                |     |                        |     |                                     |     |                           |     |                                 |     |                                  |     |                           |     |                         |     |                             |     |                     |     |                           |     |                                  |     |                              |     |                   |     |               |    |                            |     |          |  |       |     |        |     |   |     |        |     |                    |     |                        |     |                          |     |                              |     |                         |     |               |     |                    |     |                   |     |
| WATERPROOFING MEMBRANES                   | 250        |  |                     |             |               |     |                   |     |                             |     |                           |     |                          |     |                             |     |                          |            |                         |                     |               |       |                           |     |                          |     |                  |     |                  |     |                         |     |                         |     |                |     |                        |     |                                     |     |                           |     |                                 |     |                                  |     |                           |     |                         |     |                             |     |                     |     |                           |     |                                  |     |                              |     |                   |     |               |    |                            |     |          |  |       |     |        |     |   |     |        |     |                    |     |                        |     |                          |     |                              |     |                         |     |               |     |                    |     |                   |     |
| WOOD COATINGS                             | 275        |  |                     |             |               |     |                   |     |                             |     |                           |     |                          |     |                             |     |                          |            |                         |                     |               |       |                           |     |                          |     |                  |     |                  |     |                         |     |                         |     |                |     |                        |     |                                     |     |                           |     |                                 |     |                                  |     |                           |     |                         |     |                             |     |                     |     |                           |     |                                  |     |                              |     |                   |     |               |    |                            |     |          |  |       |     |        |     |   |     |        |     |                    |     |                        |     |                          |     |                              |     |                         |     |               |     |                    |     |                   |     |
| WOOD PRESERVATIVES                        | 350        |  |                     |             |               |     |                   |     |                             |     |                           |     |                          |     |                             |     |                          |            |                         |                     |               |       |                           |     |                          |     |                  |     |                  |     |                         |     |                         |     |                |     |                        |     |                                     |     |                           |     |                                 |     |                                  |     |                           |     |                         |     |                             |     |                     |     |                           |     |                                  |     |                              |     |                   |     |               |    |                            |     |          |  |       |     |        |     |   |     |        |     |                    |     |                        |     |                          |     |                              |     |                         |     |               |     |                    |     |                   |     |
| ZINC-RICH PRIMERS                         | 340        |  |                     |             |               |     |                   |     |                             |     |                           |     |                          |     |                             |     |                          |            |                         |                     |               |       |                           |     |                          |     |                  |     |                  |     |                         |     |                         |     |                |     |                        |     |                                     |     |                           |     |                                 |     |                                  |     |                           |     |                         |     |                             |     |                     |     |                           |     |                                  |     |                              |     |                   |     |               |    |                            |     |          |  |       |     |        |     |   |     |        |     |                    |     |                        |     |                          |     |                              |     |                         |     |               |     |                    |     |                   |     |

| Y   | NA            | RESPON. PARTY   |         |               |                              |      |                                 |      |                |      |                           |      |   |      |
|---|---------------|---|---------|---------------|------------------------------|------|---------------------------------|------|----------------|------|---------------------------|------|---|------|
|   |               | <p><b>TABLE 4.504.5 - FORMALDEHYDE LIMITS<sup>1</sup></b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>PRODUCT</th> <th>CURRENT LIMIT</th> </tr> </thead> <tbody> <tr><td>HARDWOOD PLYWOOD VENEER CORE</td><td>0.05</td></tr> <tr><td>HARDWOOD PLYWOOD COMPOSITE CORE</td><td>0.05</td></tr> <tr><td>PARTICLE BOARD</td><td>0.09</td></tr> <tr><td>MEDIUM DENSITY FIBERBOARD</td><td>0.11</td></tr> <tr><td>THIN MEDIUM DENSITY FIBERBOARD<sup>2</sup></td><td>0.13</td></tr> </tbody> </table> <p><b>1.</b> VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.</p> <p><b>2.</b> THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).</p>  | PRODUCT | CURRENT LIMIT | HARDWOOD PLYWOOD VENEER CORE | 0.05 | HARDWOOD PLYWOOD COMPOSITE CORE | 0.05 | PARTICLE BOARD | 0.09 | MEDIUM DENSITY FIBERBOARD | 0.11 | THIN MEDIUM DENSITY FIBERBOARD <sup>2</sup> | 0.13 |
| PRODUCT                                     | CURRENT LIMIT |   |         |               |                              |      |                                 |      |                |      |                           |      |   |      |
| HARDWOOD PLYWOOD VENEER CORE                | 0.05          |   |         |               |                              |      |                                 |      |                |      |                           |      |   |      |
| HARDWOOD PLYWOOD COMPOSITE CORE             | 0.05          |   |         |               |                              |      |                                 |      |                |      |                           |      |   |      |
| PARTICLE BOARD                              | 0.09          |   |         |               |                              |      |                                 |      |                |      |                           |      |   |      |
| MEDIUM DENSITY FIBERBOARD                   | 0.11          |   |         |               |                              |      |                                 |      |                |      |                           |      |   |      |
| THIN MEDIUM DENSITY FIBERBOARD <sup>2</sup> | 0.13          |   |         |               |                              |      |                                 |      |                |      |                           |      |   |      |
|   |               | <p><b>DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)</b></p> <p><b>4.504.3 CARPET SYSTEMS.</b> All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350) See California Department of Public Health's website for certification programs and testing labs.</p> <p><b>4.504.3.1 Carpet adhesive.</b> All carpet adhesive used shall meet the requirements of Table <a href="https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx">https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.</a></p> <p><b>4.504.3.2 Carpet cushion.</b> All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350) See California Department of Public Health's website for certification programs and testing labs.</p> <p><b>4.504.3.3 Carpet cushion.</b> All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350) See California Department of Public Health's website for certification programs and testing labs.</p> <p><b>4.504.4 RESILIENT FLOORING SYSTEMS.</b> Where resilient flooring is installed, at least 80% of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350) See California Department of Public Health's website for certification programs and testing labs.</p> <p><b>4.504.5 COMPOSITE WOOD PRODUCTS.</b> Composite wood products used on the interior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5</p> <p><b>4.504.5.1 Documentation.</b> Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:</p> <p><b>1.</b> Product certifications and specifications</p> <p><b>2.</b> Chain of custody certifications.</p> <p><b>3.</b> Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).</p> <p><b>4.</b> Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European EN 1335 standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.</p> <p><b>5.</b> Other methods acceptable to the enforcing agency.</p>   |         |               |                              |      |                                 |      |                |      |                           |      |   |      |
|   |               | <p><b>4.505 INTERIOR MOISTURE CONTROL</b></p> <p><b>4.505.1 General.</b> Buildings shall meet or exceed the provisions of the California Building Standards Code.</p> <p><b>4.505.2 CONCRETE SLAB FOUNDATIONS.</b> Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.</p> <p><b>4.505.2.1 Capillary break.</b> A capillary break shall be installed in compliance with at least one of the following:</p> <p><b>1.</b> A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.</p> <p><b>2.</b> Other equivalent methods approved by the enforcing agency.</p> <p><b>3.</b> A slab design specified by a licensed design professional.</p> <p><b>4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS.</b> Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:</p> <p><b>1.</b> Moisture content shall be determined with either a probe-type or contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.</p> <p><b>2.</b> Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped and of each piece verified.</p> <p><b>3.</b> At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.</p> <p>Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.</p> <p><b>4.506 INDOOR AIR QUALITY AND EXHAUST</b></p> <p><b>4.506.1 Bathroom exhaust fans.</b> Each bathroom shall be mechanically ventilated and shall comply with the following:</p> <p><b>1.</b> Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.</p> <p><b>2.</b> Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.</p> <p><b>3.</b> Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment.</p> <p><b>4.</b> A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in)</p> <p><b>Notes:</b></p> <p><b>1.</b> For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.</p> <p><b>2.</b> Lighting integral to bathroom exhaust fans shall comply with the California Energy Code.</p> <p><b>4.507 ENVIRONMENTAL COMFORT</b></p> <p><b>4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN.</b> Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods:</p> <p><b>1.</b> The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.</p> <p><b>2.</b> Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.</p> <p><b>3.</b> Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods.</p> <p><b>Exception:</b> Use of alternate design temperatures necessary to ensure the system functions are acceptable.</p> |         |               |                              |      |                                 |      |                |      |                           |      |   |      |

| Y | NA | RESPON. PARTY  |
|---|----|--|
|   |    | <p><b>CHAPTER 7 INSTALLER &amp; SPECIAL INSPECTOR QUALIFICATIONS</b></p> <p><b>702 QUALIFICATIONS</b></p> <p><b>702.1 INSTALLER TRAINING.</b> HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:</p> <ol style="list-style-type: none"> <li>State certified apprenticeship programs.</li> <li>Public utility training programs.</li> <li>Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.</li> <li>Programs sponsored by manufacturing organizations.</li> <li>Other programs acceptable to the enforcing agency.</li> </ol> <p><b>702.2 SPECIAL INSPECTION [HCD].</b> When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:</p> <ol style="list-style-type: none"> <li>Certification by a national or regional green building program or standard publisher.</li> <li>Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.</li> <li>Successful completion of a third party apprentice training program in the appropriate trade.</li> <li>Other programs acceptable to the enforcing agency.</li> </ol> <p><b>Notes:</b></p> <p><b>1.</b> Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.</p> <p><b>2.</b> HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).</p> <p>[BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.</p> <p><b>Note:</b> Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.</p> <p><b>703 VERIFICATIONS</b></p> <p><b>703.1 DOCUMENTATION.</b> Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial performance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.</p> |

| REV #    | DATE / DESCRIPTION | BY       | REV # | DATE / DESCRIPTION | BY |
|----------|--------------------|----------|-------|--------------------|----|
|          |                    |          |       |                    | ER |
| 04-27-23 | BLD RFR#1          | INFORMAL |       |                    | ER |
| 06-06-23 | BLD RFR#2          |          |       |                    | ER |
| 07-17-24 | BLD COF#1          |          |       |                    | ER |

**GIVENS ADDITION & REMODEL**

SE CORNER 5TH & TORRES, CARMEL, CALIFORNIA  
APN 010-092-012-000

STAMP/SIGNATURE

CALIFORNIA CONSTRUCTION ACTIVITY  
REPRESENTATION. THESE PAGES ARE EXCLUSIVELY THE INTELLECTUAL PROPERTY OF LEWIS BUILDERS. ANY REPRODUCTION OR TRANSMISSION OF THESE PAGES WITHOUT THE WRITTEN CONSENT OF LEWIS BUILDERS IS STRICTLY PROHIBITED. ANY PROPOSAL, PERMIT, OR CONTRACT DRAWING, SPECIFICATION, OR OTHER DOCUMENTS THAT REFER TO THESE PAGES SHALL BE VOID IF THESE PAGES HAVE BEEN REPRODUCED, TRANSMITTED, OR OTHERWISE USED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF LEWIS BUILDERS. LEWIS BUILDERS SHALL BE RESPONSIBLE FOR THE PROTECTION OF THESE PAGES FROM UNAUTHORIZED REPRODUCTION OR TRANSMISSION. ANY REPRODUCTION OR TRANSMISSION OF THESE PAGES WITHOUT THE WRITTEN CONSENT OF LEWIS BUILDERS IS STRICTLY PROHIBITED.

**LEWIS BUILDERS**  
CA. LICENSE  
#B-844741  
CARMEL CA 93923  
(831) 250 7168



**Approved 11/6/2024**  
DS 24228 (Givens)  
Carmel-by-the-Sea  
Community Planning and Building  
Jessica Shull, Contract Planner





# CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)

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

| MATERIALS & WASTE MANAGEMENT   | EQUIPMENT MANAGEMENT & SPILL CONTROL  | ERTHWORK & CONTAMINATED SOILS  | PAVING/ASPHALT WORK  | CONCRETE, GROUT & MORTAR APPLICATION   | PAINTING & PAINT REMOVAL   | DEWATERING   |   |  |
|--|---|--|--|--|--|--|---|--|
| <p><b>Non-Hazardous Materials</b></p> <ul style="list-style-type: none"> <li>☐ Bern and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.</li> <li>☐ Use (that don't overuse) reclaimed water for dust control.</li> </ul> <p><b>Hazardous Materials</b></p> <ul style="list-style-type: none"> <li>☐ 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.</li> <li>☐ 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.</li> <li>☐ 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.</li> <li>☐ Arrange for appropriate disposal of all hazardous wastes.</li> </ul> | <p><b>Waste Management</b></p> <ul style="list-style-type: none"> <li>☐ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.</li> <li>☐ Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.</li> <li>☐ Clean or replace portable toilets, and inspect them frequently for leaks and spills.</li> <li>☐ Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)</li> <li>☐ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.</li> </ul> <p><b>Construction Entrances and Perimeter</b></p> <ul style="list-style-type: none"> <li>☐ 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.</li> <li>☐ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.</li> </ul> | <p><b>Maintenance and Parking</b></p> <ul style="list-style-type: none"> <li>☐ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.</li> <li>☐ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.</li> <li>☐ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and cover a drip pan big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.</li> <li>☐ 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.</li> <li>☐ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, steam cleaning equipment, etc.</li> </ul> | <p><b>Spill Prevention and Control</b></p> <ul style="list-style-type: none"> <li>☐ Keep spill cleanup materials (sags, absorbents, etc.) available at the construction site at all times.</li> <li>☐ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.</li> <li>☐ Clean up spills or leaks immediately and dispose of cleanup materials properly.</li> <li>☐ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).</li> <li>☐ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.</li> <li>☐ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.</li> <li>☐ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 853-7550 (24 hours).</li> </ul> | <p><b>Erosion Control</b></p> <ul style="list-style-type: none"> <li>☐ Schedule grading and excavation work for dry weather only.</li> <li>☐ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.</li> <li>☐ Seed or plant vegetation for erosion control on slopes where construction is not immediately planned.</li> </ul> <p><b>Sediment Control</b></p> <ul style="list-style-type: none"> <li>☐ Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, filter rolls, berms, etc.</li> <li>☐ Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as filter rolls, silt fences, or sediment basins.</li> <li>☐ Keep excavated soil on the site where it will not collect into the street.</li> <li>☐ Transfer excavated materials to dump trucks on the site, not in the street.</li> <li>☐ Contaminated Soils</li> <li>☐ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board: <ul style="list-style-type: none"> <li>• Unusual soil conditions, discoloration, or odor.</li> <li>• Abandoned underground tanks</li> <li>• Abandoned wells</li> <li>• Buried barrels, debris, or trash.</li> </ul> </li> </ul> | <ul style="list-style-type: none"> <li>☐ Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.</li> <li>☐ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.</li> <li>☐ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.</li> <li>☐ Do not use water to wash down fresh asphalt concrete pavement.</li> </ul> <p><b>Sawcutting &amp; Asphalt/Concrete Removal</b></p> <ul style="list-style-type: none"> <li>☐ 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.</li> <li>☐ 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).</li> <li>☐ If sawcut slurry enters a catch basin, clean it up immediately.</li> </ul> | <ul style="list-style-type: none"> <li>☐ Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.</li> <li>☐ 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.</li> <li>☐ Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite.</li> </ul> | <p><b>Painting &amp; Paint Removal</b></p> <p><b>Painting cleanup</b></p> <ul style="list-style-type: none"> <li>☐ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.</li> <li>☐ 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.</li> <li>☐ 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 residues and unusable thinner/solvents as hazardous waste.</li> </ul> <p><b>Paint Removal</b></p> <ul style="list-style-type: none"> <li>☐ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of as hazardous waste.</li> <li>☐ 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.</li> </ul> | <ul style="list-style-type: none"> <li>☐ Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Divert run-on water from offsite areas from all disturbed areas or otherwise ensure compliance.</li> <li>☐ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.</li> <li>☐ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or landfilled off-site for proper disposal.</li> </ul> |

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

Table No. 1 Existing Property Fixture Count  
(All fixtures before project)

| Type of Fixture                                    | Fixture | Value  | Count  |
|--|---------|--------|--------|
| Washbasin  | 2       | x 1.0  | = 2.0  |
| Two Washbasins in the Master Bathroom*             |         | x 1.0  | =      |
| Toilet, Ultra Low-Flush (1.6 gallons-per-flush)    |         | x 1.8  | =      |
| Toilet, High Efficiency (HET)                      | 2       | x 1.3  | = 2.6  |
| Toilet, Ultra High Efficiency (UHET)               |         | x 0.8  | =      |
| Urinal, Pint (0.125 gallon maximum)                |         | x 0.1  | =      |
| Urinal, Zero Water Consumption                     |         | x 0.0  | =      |
| Masterbath (one per Dwelling): Tub & Shower Stall* |         | x 3.0  | =      |
| Large Bathtub (may have Showerhead above)          |         | x 3.0  | =      |
| Standard Bathtub or Shower Stall (one head)        | 2       | x 2.0  | = 4.0  |
| Shower, each additional (heads, body spray, etc)   |         | x 2.0  | =      |
| Shower system, Rain Bar/ Custom Shower (specs)     |         | x 2.0  | =      |
| Kitchen Sink (with optional Dishwasher)            | 1       | x 2.0  | = 2.0  |
| Kitchen Sink with High Efficiency Dishwasher       |         | x 1.5  | =      |
| Dishwasher, each additional (with optional sink)   |         | x 2.0  | =      |
| Dishwasher, High Efficiency (with opt. sink)       |         | x 1.5  | =      |
| Laundry Sink/Utility Sink (one per Site)           |         | x 2.0  | =      |
| Clothes Washer                                     | 1       | x 2.0  | = 2.0  |
| Clothes Washer, (HEW) 5.0 water factor or less     |         | x 1.0  | =      |
| Bidet  |         | x 2.0  | =      |
| Bar Sink   |         | x 1.0  | =      |
| Entertainment Sink                                 |         | x 1.0  | =      |
| Vegetable Sink                                     |         | x 1.0  | =      |
| Swimming Pool (each 100 sq-ft of pool surface)     |         | x 1.0  | =      |
| Other Instant Hot Water                            | 1       | x -0.5 | = -0.5 |
| Other  |         | x      | =      |
| Other  |         | x      | =      |
| Other  |         | x      | =      |

\* Use this fixture count if a previous Permit was issued utilizing the Master Bathroom Credit. (Tub may be large.) See District staff for more information.

EXISTING FIXTURE UNIT COUNT TOTAL = 12.1

Table No. 2 Proposed Property Fixture Count  
(All fixtures after project)

| Type of Fixture                                    | Fixture | Value  | Count  |
|--|---------|--------|--------|
| Washbasin  | 1       | x 1.0  | = 1.0  |
| Two Washbasins in the Master Bathroom*             |         | x 1.0  | = 1.0  |
| Toilet, Ultra Low-Flush (1.6 gallons-per-flush)    |         | x 1.8  | =      |
| Toilet, High Efficiency (HET)                      | 2       | x 1.3  | = 2.6  |
| Toilet, Ultra High Efficiency (UHET)               |         | x 0.8  | =      |
| Urinal, Pint (0.125 gallon maximum)                |         | x 0.1  | =      |
| Urinal, Zero Water Consumption                     |         | x 0.0  | =      |
| Masterbath (one per Dwelling): Tub & Shower Stall* |         | x 3.0  | =      |
| Large Bathtub (may have Showerhead above)          |         | x 3.0  | =      |
| Standard Bathtub or Shower Stall (one head)        | 2       | x 2.0  | = 4.0  |
| Shower, each additional (heads, body spray, etc)   |         | x 2.0  | =      |
| Shower system, Rain Bar/ Custom Shower (specs)     |         | x 2.0  | =      |
| Kitchen Sink (with optional Dishwasher)            |         | x 2.0  | =      |
| Kitchen Sink with High Efficiency Dishwasher       | 1       | x 1.5  | = 1.5  |
| Dishwasher, each additional (with optional sink)   |         | x 2.0  | =      |
| Dishwasher, High Efficiency (with opt. sink)       | 1       | x 1.5  | = 1.5  |
| Laundry Sink/Utility Sink (one per Site)           |         | x 2.0  | =      |
| Clothes Washer                                     |         | x 2.0  | =      |
| Clothes Washer, (HEW) 5.0 water factor or less     | 1       | x 1.0  | = 1.0  |
| Bidet  |         | x 2.0  | =      |
| Bar Sink   |         | x 1.0  | =      |
| Entertainment Sink                                 |         | x 1.0  | =      |
| Vegetable Sink                                     |         | x 1.0  | =      |
| Instant-Access-Hot-Water System (fixture credit)   | 1       | x -0.5 | = -0.5 |
| Subtotal proposed indoor fixtures                  |         |        | 12.1   |
| New Connection - Refer to District Rule 24-A5      |         |        |        |
| "Exterior Residential Water Demand Calculations"   |         | x      | =      |
| Swimming Pool (each 100 sq-ft of pool surface)     |         | x 1.0  | =      |

PROPOSED FIXTURE UNIT COUNT TOTAL = 12.1

Approved 11/6/2024  
DS 24228 (Givens)  
Carmel-by-the-Sea  
Community Planning and Building  
Jessica Shull, Contract Planner

A-N.3

VERSION: 3.8

DATE: 9/16/24

BUILDING

BMPs, MPWMD

| REV #    | DATE / DESCRIPTION | BY | REV #    | DATE / DESCRIPTION | BY |
|----------|--------------------|----|----------|--------------------|----|
| 04.27.23 | BLD RFP#1 INFORMAL | ER | 09.16.24 | BLD RFP#3          | ER |
| 06.06.23 | BLD RFP#2          | ER |          |                    | ER |
| 07.17.24 | BLD CO#1           | ER |          |                    | ER |

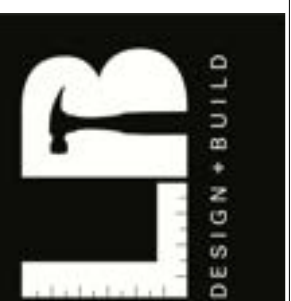
GIVENS ADDITION & REMODEL

SE CORNER 5TH & TORRES, CARMEL, CALIFORNIA  
APN 010-092-012-000

STAMP/SIGNATURE

LEWIS BUILDERS  
CA. LICENSE  
#B-844741  
CARMEL CA 93923  
(831) 250 7168

LEWIS BUILDERS  
CA. LICENSE  
#B-844741  
CARMEL CA 93923  
(831) 250 7168



## FIRE DEPARTMENT NOTES

**PLO3.1 DRIVEWAYS.** (FIRE 007). DRIVEWAY IDENTIFIED IN THIS SECTION IS DEFINED AS A VEHICLE ACCESS THAT SERVES UP TO TWO (2) PARCELS WITH NO MORE THAN TWO (2) RESIDENTIAL UNITS AND ANY NUMBER ON NON-COMMERCIAL OR INDUSTRIAL BUILDINGS ON EACH PARCEL. DRIVEWAYS SHALL NOT BE LESS THAN TWELVE (12) FEET WIDE TRAFFIC LANE AND MINIMUM FOURTEEN (14) FEET WIDE UNOBSTRUCTED CLEARANCE, WITH AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN FIFTEEN (15) FEET. THE GRADE FOR ALL DRIVEWAYS SHALL NOT EXCEED FIFTEEN PERCENT (15%) WITH A MAXIMUM SIDE SLOPE OF FIVE PERCENT (5%), WHERE DRIVEWAY GRADES ARE EIGHT PERCENT (8%) OR LESS, AN ALL-WEATHER SURFACE SUCH AS AN AGGREGATE BASE SHALL MEET MINIMUM FIRE REQUIREMENTS. OTHER TYPES OF MATERIAL FOR DRIVEWAYS MAY BE REQUIRED BY MONTEREY COUNTY CODE. WHERE THE GRADE EXCEEDS EIGHT PERCENT (8%), A MINIMUM STRUCTURAL ROADWAY SURFACE OF 0.17 FEET OF ASPHALTIC CONCRETE ON 0.34 FEET OF AGGREGATE BASE SHALL BE REQUIRED. THE DRIVEWAY SURFACE SHALL BE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS FORTY THOUSAND (40,000) POUNDS, AND BE ACCESSIBLE BY CONVENTIONAL-DRIVE VEHICLES, INCLUDING SEDANS. FOR DRIVEWAYS WITH TURNS NINETY (90) DEGREES AND LESS, THE MINIMUM HORIZONTAL INSIDE RADIUS OF CURVATURE SHALL BE TWENTY-FIVE (25) FEET. FOR DRIVEWAYS WITH TURNS GREATER THAN NINETY (90) DEGREES, THE MINIMUM HORIZONTAL INSIDE RADIUS OF CURVATURE SHALL BE TWENTY-EIGHT (28) FEET. FOR ALL DRIVEWAY TURNS, AN ADDITIONAL SURFACE OF FOUR (4) FEET SHALL BE ADDED. ALL DRIVEWAYS EXCEEDING ONE HUNDRED FIFTY (150) FEET IN LENGTH, BUT LESS THAN EIGHT HUNDRED (800) FEET IN LENGTH, SHALL PROVIDE A TURNOUT NEAR THE MIDPOINT OF THE DRIVEWAY. WHERE THE DRIVEWAY EXCEEDS EIGHT HUNDRED (800) FEET, TURNOUTS SHALL BE PROVIDED AT NO GREATER THAN FOUR HUNDRED (400)-FOOT INTERVALS. TURNOUTS SHALL BE A MINIMUM OF TWELVE (12) FEET WIDE AND THIRTY (30) FEET LONG WITH A MINIMUM OF TWENTY (25) FOOT TAPER AT BOTH ENDS. TURNAROUNDS SHALL BE REQUIRED ON DRIVEWAYS IN EXCESS OF ONE HUNDRED FIFTY (150) FEET OF SURFACE LENGTH AND SHALL BE THIRTY (30) FEET LONG WITH A MINIMUM TWENTY-FIVE (25) FOOT TAPER AT BOTH ENDS. TURNAROUNDS SHALL BE REQUIRED ON DRIVEWAYS IN EXCESS OF ONE HUNDRED FIFTY (150) FEET OF SURFACE LENGTH AND SHALL BE LOCATED WITHIN FIFTY (50) FEET OF THE PRIMARY BUILDING. THE MINIMUM TURNING RADIUS FOR A TURNAROUND SHALL BE FORTY (40) FEET FROM THE CENTER LINE OF THE DRIVEWAY. IF A HAMMERHEAD/T IS USED, THE TOP OF THE "T" SHALL BE A MINIMUM OF SIXTY (60) FEET IN LENGTH.

**P103.2 GATES.** (FIRE 008). ALL GATES PROVIDING ACCESS FROM A ROAD TO A DRIVEWAY SHALL BE LOCATED AT LEAST THIRTY (30) FEET FROM THE ROADWAY AND SHALL OPEN TO ALLOW A VEHICLE TO STOP WITHOUT OBSTRUCTING TRAFFIC ON THE ROAD. GATE ENTRANCES SHALL BE AT LEAST TWO (2) FEET WIDER THAN THE WIDTH OF THE TRAFFIC LANE BUT IN NO CASE BE LESS THAN FOURTEEN (14) FEET WIDE UNOBSTRUCTED AND UNOBSTRUCTED VERTICAL CLEARANCE OF FIFTEEN (15) FEET. WHERE A ONE-WAY ROAD WITH A SINGLE TRAFFIC LANE PROVIDES ACCESS TO A GATED ENTRANCE, A FORTY (40) FOOT TURNING RADIUS SHALL BE USED. WHERE GATES ARE TO BE LOCKED, THE INSTALLATION OF A KEY BOX OR OTHER ACCEPTABLE MEANS FOR IMMEDIATE ACCESS BY EMERGENCY EQUIPMENT MAY BE REQUIRED.

**P103.3 BRIDGES.** (FIRE 009). ALL NEW AND RECONSTRUCTED BRIDGES SHALL BE AT LEAST THE WIDTH OF THE ROADBED AND BERMS, BUT IN NO CASE LESS THAN TWELVE (12) FEET WIDE. BRIDGE WIDTH ON ALL ROADS EXCEEDING TERTIARY STANDARDS SHALL NOT BE LESS THAN THE WIDTH OF THE TWO LANES WITH BERMS. ALL BRIDGES SHALL BE DESIGNED FOR HS15-44 LOADING AND HAVE GUARDRAILS. APPROPRIATE SIGNAGE, INCLUDING BUT NOT LIMITED TO, WEIGHT RATINGS OR VERTICAL CLEARANCE LIMITATIONS, AND ONE-WAY ROAD OR SINGLE-LANE ROAD CONDITIONS, SHALL BE PROVIDED AT BOTH ENTRANCES TO ANY BRIDGE. ONE-LANE BRIDGES MAY BE PERMITTED IF THERE IS UNOBSTRUCTED VISIBILITY ACROSS THE ENTIRE BRIDGE, AND TURNOUTS ARE PROVIDED AT BOTH BRIDGE ENDS. THE FIRE AUTHORITY MAY IMPOSE MORE STRINGENT REQUIREMENTS FOR BRIDGES.

**P104.2 ADDRESSES FOR BUILDINGS.** (FIRE 011). ALL BUILDINGS SHALL BE ISSUED AN ADDRESS IN ACCORDANCE WITH JURISDICTIONAL REQUIREMENTS. EACH OCCUPANCY, INCLUDING DETACHED ACCESSORY DWELLING UNITS (ADU), EXCEPT ACCESSORY BUILDINGS, SHALL HAVE ITS OWN PERMANENTLY POSTED ADDRESS. WHEN MULTIPLE OCCUPANCIES EXIST WITHIN A SINGLE BUILDING, EACH INDIVIDUAL OCCUPANCY SHALL BE SEPARATELY IDENTIFIED BY ITS OWN ADDRESS. LETTERS, NUMBERS AND SYMBOLS FOR ADDRESSES SHALL BE A MINIMUM OF FOUR-INCH (4") HEIGHT, 1/2-INCH STROKE, CONTRASTING WITH THE BACKGROUND COLOR OF THE SIGN, AND SHALL BE ARABIC. THE SIGN AND NUMBERS SHALL BE REFLECTIVE AND MADE OF A NONCOMBUSTIBLE MATERIAL. ADDRESS SIGNS SHALL BE PLACED AT EACH DRIVEWAY ENTRANCE AND AT EACH DRIVEWAY SPLIT. ADDRESS SIGNS SHALL BE AND VISIBLE FROM BOTH DIRECTIONS OF TRAVEL ALONG THE ROAD. IN ALL CASES, THE ADDRESS SHALL BE POSTED AT THE BEGINNING OF CONSTRUCTION AND SHALL BE MAINTAINED THEREAFTER. ADDRESS SIGNS ALONG ONE-WAY ROADS SHALL BE VISIBLE FROM BOTH DIRECTIONS OF TRAVEL. WHERE MULTIPLE ADDRESSES ARE REQUIRED AT A SINGLE DRIVEWAY, THEY SHALL BE MOUNTED ON A SINGLE SIGN. WHERE A ROADWAY PROVIDES ACCESS SOLELY TO A SINGLE COMMERCIAL OCCUPANCY, THE ADDRESS SIGN SHALL BE PLACED AT THE NEAREST ROAD INTERSECTION PROVIDING ACCESS TO THAT SITE. PERMANENT ADDRESS NUMBERS SHALL BE POSTED PRIOR TO REQUESTING FINAL CLEARANCE.

**P109.1 STANDARD DEFENSIBLE SPACE REQUIREMENTS.** (FIRE 019). REMOVE COMBUSTIBLE VEGETATION FROM WITHIN A MINIMUM OF ONE HUNDRED (1 00) FEET OR TO THE PROPERTY LINE FROM STRUCTURES, WHICHEVER IS CLOSER. VEGETATION SHALL BE NO TALLER THAN FOUR INCHES (4") HIGH. LIMB TREES SIX FEET UP FROM GROUND. REMOVE LIMBS WITHIN TEN (10) FEET OF CHIMNEYS. ADDITIONAL OR ALTERNATE FIRE PROTECTION APPROVED BY THE FIRE CODE OFFICIAL MAY BE REQUIRED TO PROVIDE REASONABLE FIRE SAFETY. ENVIRONMENTALLY SENSITIVE AREAS MAY REQUIRE ALTERNATIVE FIRE PROTECTION, TO BE DETERMINED BY THE FIRE CODE OFFICIAL AND OTHER JURISDICTIONAL AUTHORITIES.

**P110.1 RESIDENTIAL FIRE SPRINKLER SYSTEMS (STANDARD).** (FIRE 021). THE BUILDING(S) AND ATTACHED STRUCTURE(S) SHALL BE FULLY PROTECTED WITH AUTOMATIC FIRE SPRINKLER SYSTEM(S). INSTALLATION SHALL BE IN ACCORDANCE WITH THE APPLICABLE NFPA STANDARD. A MINIMUM OF FOUR SETS OF PLANS FOR FIRE SPRINKLER SYSTEMS MUST BE SUBMITTED BY A CALIFORNIA LICENSED C-16 CONTRACTOR AND APPROVED PRIOR TO INSTALLATION. THIS REQUIREMENT IS NOT INTENDED TO DELAY ISSUANCE OF A BUILDING PERMIT. A ROUGH SPRINKLER INSPECTION MUST BE SCHEDULED BY THE INSTALLING CONTRACTOR AND COMPLETED PRIOR TO REQUESTING A FRAMING INSPECTION.

**PLLO.4 RESIDENTIAL FIRE ALARM SYSTEMS.** (FIRE 024). THE RESIDENCE SHALL BE FULLY PROTECTED WITH AN APPROVED HOUSEHOLD FIRE WARNING SYSTEM AS DEFINED BY NFPA 72. PLANS AND SPECIFICATIONS FOR THE HOUSEHOLD FIRE WARNING SYSTEM SHALL BE SUBMITTED BY A CALIFORNIA LICENSED C-10 CONTRACTOR AND APPROVED PRIOR TO INSTALLATION. HOUSEHOLD FIRE WARNING SYSTEMS INSTALLED IN LIEU OF SINGLE-STATION SMOKE ALARMS REQUIRED BY THE CALIFORNIA RESIDENTIAL CODE SHALL MEET THE REQUIREMENTS OF THE CALIFORNIA RESIDENTIAL CODE.

**Q103.2 VERY HIGH HAZARD SEVERITY ZONE.** (FIRE 027). ROOFING REQUIREMENTS FOR EXISTING BUILDINGS WITHIN A VERY HIGH HAZARD SEVERITY ZONE WHEN FIFTY PERCENT (50%) OR MORE OF THE ROOF AREA IS ROEROOFED WITHIN A ONE-YEAR PERIOD AFTER THE ISSUANCE OF A BUILDING PERMIT SHALL BE A MINIMUM CLASS "A" ROOF ASSEMBLY AS DEFINED BY THE INTERNATIONAL BUILDING CODE. WHERE THERE IS NO PERMIT ISSUED, THIS SECTION IS APPLICABLE TO SUCH BUILDINGS CONSTRUCTED AFTER THE EFFECTIVE DATE OF THIS CODE AND TO BUILDINGS WHERE FIFTY PERCENT (50%) OR MORE OF THE ROOF AREA IS ROEROOFED WITHIN A ONE-YEAR PERIOD AFTER COMMENCING CONSTRUCTION.

## GENERAL ARCHITECTURAL NOTES

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

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

CALIFORNIA GREEN BUILDING NOTES:  
 1 SEPARATE AND RECYCLE AT LEAST 65% OF ALL CONSTRUCTION WASTE.  
 2 ADHESIVES, SEALANTS, CALKES, PAINTS, STAINS AND OTHER COATINGS SHALL COMPLY WITH VOC LIMITS SET FORTH IN TABLE 4.504.1, TABLE 4.504.2 AND TABLE 4.504.3.  
 3 CONTRACTOR SHALL PROVIDE BUILDING DETAILMENT WITH MANUFACTURERS PRODUCT SPECIFICATIONS UPON REQUEST.  
 4 AEROSOL PAINTS AND COATINGS SHALL MEET THE PRODUCT WEIGHTED MIR LIMITS FOR ROC AND OTHER TOXIC COMPOUNDS.

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

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

CARPENTRY:  
 1 SAWN LUMBER DESIGN IS BASED ON THE NATIONAL DESIGN SPECIFICATION, LATEST EDITION. SAWN LUMBER SHALL CONFORM TO WEST COAST LUMBER INSPECTION BUREAU OR WESTERN WOOD PRODUCTS ASSOCIATION GRADING RULES. ALL LUMBER NOT SPECIFICALLY NOTED TO BE D.F. #2 OR BETTER, ALL WOOD IN PERMANENT CONTACT WITH CONCRETE OR ICF SHALL BE PRESSURE TREATED UNLESS AN APPROVED BARRIER IS PROVIDED. FRAMING ACCESSORIES AND STRUCTURAL FASTENERS SHALL BE MANUFACTURED BY SIMPSON STRONG-TIE COMPANY (OR ENGINEER APPROVED EQUAL) AND OF THE SIZE AND TYPE SHOWN ON THE DRAWINGS. HANGERS NOT SHOWN SHALL BE SIMPSON HU OF SIZE RECOMMENDED FOR MEMBER. ALL HANGERS AND NAILS IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE SIMPSON Z-MAX HANGERS OR STAINLESS STEEL. ALL SHEAR WALL SHEATHING NAILS SHALL BE COMMON NAILS. ALL FRAMING NAILS SHALL BE COMMON NAILS, OR HOT DIPPED GALVANIZED BOX NAILS. FRAMING NAILS SHALL CONFORM TO CBC 2304.10.1.  
 2 PLYWOOD PANELS SHALL CONFORM TO THE REQUIREMENTS OF "U.S. PRODUCT STANDARD PS 1 FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD" OR APA PRP-108 PERFORMANCE STANDARDS. UNLESS NOTED, PANELS SHALL BE APA RATED SHEATHING, EXPOSURE 1, OF THE THICKNESS AND SPAN RATING SHOWN ON THE DRAWINGS. PLYWOOD INSTALLATION SHALL BE IN CONFORMANCE WITH APA RECOMMENDATIONS. ALLOW 1/8" SPACING AT PANELS ENDS AND EDGES, UNLESS OTHERWISE RECOMMENDED BY THE PANEL MANUFACTURER.  
 3 GLUED LAMINATED MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH U.S. PRODUCT STANDARD PS 68. "STRUCTURAL GLUED LAMINATED TIMBER" AND AMERICAN INSTITUTE OF TIMBER CONSTRUCTION, AITC 117. EACH MEMBER SHALL BEAR AN AITC OR APA-EWS IDENTIFICATION MARK AND BE ACCOMPANIED BY A CERTIFICATE OF CONFORMANCE. ONE COAT OF END SEALER SHALL BE APPLIED IMMEDIATELY AFTER TRIMMING IN EITHER SHOP OR FIELD. GLULAM HANGERS NOT SHOWN SHALL BE SIMPSON EG. BEAMS SHALL BE VISUALLY GRADED WESTERN SPECIES INDUSTRIAL GRADE, AND OF THE STRENGTH INDICATED BELOW.  
 4 PREMANUFACTURED WOOD JOISTS: PREMANUFACTURED WOOD JOISTS SHALL BE OF THE SIZE AND TYPE SHOWN ON THE DRAWINGS, MANUFACTURED BY THE TRUS JOIST COMPANY, OR AN ENGINEER APPROVED EQUAL. PROVIDE BRIDGING IN CONFORMANCE WITH THE MANUFACTURERS RECOMMENDATIONS. JOISTS AND BRIDGING SHALL BE CAPABLE OF RESISTING THE WIND UPLIFT NOTED ON THE DRAWINGS. THE JOIST MANUFACTURER MAY VISIT JOB SITE AS REQUIRED AND VERIFY THE PROPER INSTALLATION OF JOISTS IN WRITING TO THE ARCHITECT/ENGINEER. PREMANUFACTURED WOOD JOIST ALTERNATES WILL BE CONSIDERED, PROVIDED THE ALTERNATE IS COMPATIBLE WITH THE LOAD CAPACITY, STIFFNESS, DIMENSIONAL, AND FIRE RATING REQUIREMENTS OF THE PROJECT, AND IS ICB0 APPROVED.

SECTION R311 MEANS OF EGRESS  
 R311.1 MEANS OF EGRESS DWELLINGS SHALL BE PROVIDED WITH A MEANS OF EGRESS IN ACCORDANCE WITH THIS SECTION. THE MEANS OF EGRESS SHALL PROVIDE A CONTINUOUS AND UNOBSTRUCTED PATH OF VERTICAL AND HORIZONTAL EGRESS TRAVEL FROM ALL PORTIONS OF THE DWELLING TO THE REQUIRED EGRESS DOOR WITHOUT REQUIRING TRAVEL THROUGH A GARAGE. THE REQUIRED EGRESS DOOR SHALL OPEN DIRECTLY INTO A PUBLIC WAY OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY.

R312.2 EGRESS DOOR NOT LESS THAN ONE EGRESS DOOR SHALL BE PROVIDED FOR EACH DWELLING UNIT. THE EGRESS DOOR SHALL BE SIDE-HINGED, AND SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32 INCHES (813 MM) WHERE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES (1.57 RAD), THE CLEAR HEIGHT OF THE DOOR OPENING SHALL BE NOT LESS THAN 78 INCHES (1981 MM) IN HEIGHT MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP. OTHER DOORS SHALL NOT BE REQUIRED TO COMPLY WITH THESE MINIMUM DIMENSIONS. EGRESS DOORS SHALL BE READILY OPENABLE FROM INSIDE THE DWELLING WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.  
 R313.1 FLOORS AND LANDINGS AT EXTERIOR DOORS THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EXTERIOR DOOR. THE WIDTH OF EACH LANDING SHALL BE NOT LESS THAN THE DOOR SERVED. LANDINGS SHALL HAVE A DIMENSION OF NOT LESS THAN 36 INCHES (914 MM) MEASURED IN THE DIRECTION OF TRAVEL. THE SLOPE AT EXTERIOR LANDINGS SHALL NOT EXCEED 1/4 UNIT VERTICAL IN 12 UNITS HORIZONTAL (2 PERCENT). EXCEPTION: EXTERIOR BALCONIES LESS THAN 60 SQUARE FEET (5.6 M2) AND ONLY ACCESSED FROM A DOOR ARE PERMITTED TO HAVE A LANDING THAT IS LESS THAN 36 INCHES (914 MM) MEASURED IN THE DIRECTION OF TRAVEL. R313.1 FLOOR ELEVATIONS AT THE REQUIRED EGRESS DOORS LANDINGS OR FINISHED FLOORS AT THE REQUIRED EGRESS DOOR SHALL BE NOT MORE THAN 1/12 INCHES (38 MM) LOWER THAN THE TOP OF THE THRESHOLD. EXCEPTION: THE LANDING OR FLOOR ON THE EXTERIOR SIDE SHALL BE NOT MORE THAN 7/34 INCHES (196 MM) BELOW THE TOP OF THE THRESHOLD PROVIDED THAT THE DOOR DOES NOT SWING OVER THE LANDING OR FLOOR. WHERE EXTERIOR LANDINGS OR FLOORS SERVING THE REQUIRED EGRESS DOOR ARE NOT AT GRADE, THEY SHALL BE PROVIDED WITH ACCESS TO GRADE BY MEANS OF A RAMP IN ACCORDANCE WITH SECTION R311.8 OR A STAIRWAY IN ACCORDANCE WITH SECTION R311.7.

R311.3.2 FLOOR ELEVATIONS AT OTHER EXTERIOR DOORS OTHER THAN THE REQUIRED EGRESS DOOR SHALL BE PROVIDED WITH LANDINGS OR FLOORS NOT MORE THAN 7/34 INCHES (196 MM) BELOW THE TOP OF THE THRESHOLD. EXCEPTION: A TOP LANDING IS NOT REQUIRED WHERE A STAIRWAY OF NOT MORE THAN TWO RISERS IS LOCATED ON THE EXTERIOR SIDE OF THE DOOR, PROVIDED THAT THE DOOR DOES NOT SWING OVER THE STAIRWAY.

R311.3.3 STORM AND SCREEN DOORS STORM AND SCREEN DOORS SHALL BE PERMITTED TO SWING OVER EXTERIOR STAIRS AND LANDINGS.  
 R314.1 VERTICAL EGRESS FROM HABITABLE LEVELS INCLUDING HABITABLE ATTICS AND BASEMENTS THAT ARE NOT PROVIDED WITH AN EGRESS DOOR IN ACCORDANCE WITH SECTION R311.2 SHALL BE BY ONE OR MORE RAMPS IN ACCORDANCE WITH SECTION R311.8 OR ONE OR MORE STAIRWAYS IN ACCORDANCE WITH SECTION R311.7 OR BOTH. FOR HABITABLE LEVELS OR BASEMENTS LOCATED MORE THAN ONE STORY ABOVE OR MORE THAN ONE STORY BELOW AN EGRESS DOOR, THE MAXIMUM TRAVEL DISTANCE FROM ANY OCCUPIED POINT TO A STAIRWAY OR RAMP THAT PROVIDES EGRESS FROM SUCH HABITABLE LEVEL OR BASEMENT, SHALL NOT EXCEED 50 FEET (15.240 MM).

R311.5 LANDING, DECK, BALCONY AND STAIR CONSTRUCTION AND ATTACHMENT EXTERIOR LANDINGS, DECKS, BALCONIES, STAIRS AND SIMILAR FACILITIES SHALL BE POSITIVELY ANCHORED TO THE PRIMARY STRUCTURE TO RESIST BOTH VERTICAL AND LATERAL FORCES OR SHALL BE DESIGNED TO BE SELF-SUPPORTING. ATTACHMENT SHALL NOT BE ACCOMPLISHED BY USE OF TIE-BOLTS OR WALLS SUBJECT TO WITHDRAWAL.  
 R311.6 HALLWAYS THE WIDTH OF A HALLWAY SHALL BE NOT LESS THAN 3 FEET (914 MM).  
 R311.7 STAIRWAYS R311.7.1 WIDTH STAIRWAYS SHALL BE NOT LESS THAN 36 INCHES (914 MM) IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT. THE CLEAR WIDTH OF STAIRWAYS AT AND BELOW THE HANDRAIL HEIGHT, INCLUDING TREADS AND LANDINGS, SHALL BE NOT LESS THAN 31 1/2 INCHES (787 MM) WHERE A HANDRAIL IS INSTALLED ON ONE SIDE AND 27 INCHES (688 MM) WHERE HANDRAILS ARE INSTALLED ON BOTH SIDES. EXCEPTION: THE WIDTH OF SPIRAL STAIRWAYS SHALL BE IN ACCORDANCE WITH SECTION R311.7.10.1.

R311.7.2 HEADROOM THE HEADROOM IN STAIRWAYS SHALL BE NOT LESS THAN 6 FEET 8 INCHES (2032 MM) MEASURED VERTICALLY FROM THE SLOPED LINE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM ON THAT PORTION OF THE STAIRWAY. EXCEPTIONS:  
 1 WHERE THE NOSINGS OF TREADS AT THE SIDE OF A FLIGHT EXTEND UNDER THE EDGE OF A FLOOR OPENING THROUGH WHICH THE STAIR PASSES, THE FLOOR OPENING SHALL NOT PROJECT HORIZONTALLY INTO THE REQUIRED HEADROOM MORE THAN 4/34 INCHES (121 MM).  
 2 THE HEADROOM FOR SPIRAL STAIRWAYS SHALL BE IN ACCORDANCE WITH SECTION R311.7.10.1.

R311.7.3 VERTICAL RISE A FLIGHT OF STAIRS SHALL NOT HAVE A VERTICAL RISE LARGER THAN 15 1/8 INCHES (3835 MM) BETWEEN FLOOR LEVELS OR LANDINGS.  
 R311.7.4 WALKLINE THE WALKLINE ACCESS WINDER TREADS AND LANDINGS SHALL BE CONCENTRIC TO THE TURN AND PARALLEL TO THE DIRECTION OF TRAVEL ENTERING AND EXITING THE TURN. THE WALKLINE SHALL BE LOCATED 12 INCHES (305 MM) FROM THE INSIDE OF THE TURN. THE 12-INCH (305 MM) DIMENSION SHALL BE MEASURED FROM THE WIDEST POINT OF THE CLEAR STAIR WIDTH AT THE WALKING SURFACE. WHERE WINDERS ARE ADJACENT WITHIN A FLIGHT, THE POINT OF THE WIDEST CLEAR STAIR WIDTH OF THE ADJACENT WINDERS SHALL BE USED.

R311.7.5 STAIR TREADS AND RISERS STAIR TREADS AND RISERS SHALL MEET THE REQUIREMENTS OF THIS SECTION. FOR THE PURPOSES OF THIS SECTION, DIMENSIONS AND DIMENSIONED SURFACES SHALL BE EXCLUSIVE OF CARPETS, RUGS OR RUNNERS.

R311.7.5.1 RISERS THE RISER HEIGHT SHALL BE NOT MORE THAN 7/34 INCHES (196 MM). THE RISER SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH (9.5 MM). RISERS SHALL BE VERTICAL OR SLOPED FROM THE UNDERSIDE OF THE NOSING OF THE TREAD ABOVE AT AN ANGLE NOT MORE THAN 30 DEGREES (0.51 RAD) FROM THE VERTICAL. AT OPEN RISERS, OPENINGS LOCATED MORE THAN 30 INCHES (762 MM), AS MEASURED VERTICALLY, TO THE FLOOR OR GRADE BELOW SHALL NOT PERMIT THE PASSAGE OF 4-INCH-DIAMETER (102 MM) SPHERE. EXCEPTIONS:  
 1 THE OPENING BETWEEN ADJACENT TREADS IS NOT LIMITED ON SPIRAL STAIRWAYS.  
 2 THE RISER HEIGHT OF SPIRAL STAIRWAYS SHALL BE IN ACCORDANCE WITH SECTION R311.7.10.1.

R311.7.5.2 TREADS THE TREAD DEPTH SHALL BE NOT LESS THAN 10 INCHES (254 MM). THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH (9.5 MM).  
 R311.7.5.2.1 WINDER TREADS WINDER TREADS SHALL HAVE A TREAD DEPTH OF NOT LESS THAN 10 INCHES (254 MM) MEASURED BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AT THE INTERSECTIONS WITH THE WALKLINE. WINDER TREADS SHALL HAVE A TREAD DEPTH OF NOT LESS THAN 6 INCHES (152 MM) AT ANY POINT WITHIN THE CLEAR WIDTH OF THE STAIR. WITHIN ANY FLIGHT OF STAIRS, THE LARGEST WINDER TREAD DEPTH AT THE WALKLINE SHALL NOT EXCEED THE SMALLEST WINDER TREAD BY MORE THAN 3/8 INCH (9.5 MM), CONSISTENTLY SHAPED WINDERS AT THE WALKLINE SHALL BE ALLOWED WITHIN THE SAME FLIGHT OF STAIRS AS RECTANGULAR TREADS AND SHALL NOT BE REQUIRED TO BE WITHIN 3/8 INCH (9.5 MM) OF THE RECTANGULAR TREAD DEPTH. EXCEPTION: THE TREAD DEPTH AT SPIRAL STAIRWAYS SHALL BE IN ACCORDANCE WITH SECTION R311.7.10.1.

R311.7.5.3 NOSINGS NOSINGS AT TREADS, LANDINGS AND FLOORS OF STAIRWAYS SHALL HAVE A RADIUS OF CURVATURE AT THE NOSING NOT GREATER THAN 9/16 INCH (14 MM) OR A BEVEL NOT GREATER THAN 1/2 INCH (12.7 MM). A NOSING PROJECTION NOT LESS THAN 3/4 INCH (19 MM) AND NOT MORE THAN 1/4 INCHES (32 MM) SHALL BE PROVIDED ON STAIRWAYS. THE GREATEST NOSING PROJECTION SHALL NOT EXCEED THE SMALLEST NOSING PROJECTION BY MORE THAN 3/8 INCH (9.5 MM) WITHIN A STAIRWAY. EXCEPTION: A NOSING PROJECTION IS NOT REQUIRED WHERE THE TREAD DEPTH IS NOT LESS THAN 11 INCHES (279 MM). R311.7.5.4 EXTERIOR PLASTIC COMPOSITE STAIR TREADS PLASTIC COMPOSITE EXTERIOR STAIR TREADS SHALL COMPLY WITH THE PROVISIONS OF THIS SECTION AND SECTION R607.2.2.

R311.7.6 LANDINGS FOR STAIRWAYS THERE SHALL BE A FLOOR OR LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY. THE WIDTH PERPENDICULAR TO THE DIRECTION OF TRAVEL SHALL BE NOT LESS THAN THE WIDTH OF THE FLIGHT SERVED. FOR LANDINGS OF SHAPES OTHER THAN SQUARE OR RECTANGULAR, THE DEPTH AT THE WALK LINE AND THE TOTAL AREA SHALL BE NOT LESS THAN THAT OF A QUARTER CIRCLE WITH A RADIUS EQUAL TO THE REQUIRED LANDING WIDTH. WHERE THE STAIRWAY HAS A STRAIGHT RUN, THE DEPTH IN THE DIRECTION OF TRAVEL SHALL BE NOT LESS THAN 36 INCHES (914 MM). EXCEPTION: A FLOOR OR LANDING IS NOT REQUIRED AT THE TOP OF AN INTERIOR FLIGHT OF STAIRS, INCLUDING STAIRS IN AN ENCLOSED GARAGE, PROVIDED THAT A DOOR DOES NOT SWING OVER THE STAIRS. R311.7.7 STAIRWAY WALKING SURFACE THE WALKING SURFACE OF TREADS AND LANDINGS OF STAIRWAYS SHALL BE SLOPED NOT STEEPER THAN ONE UNIT VERTICAL IN 48 INCHES HORIZONTAL (2-PERCENT SLOPE).

R311.7.8 HANDRAILS HANDRAILS SHALL BE PROVIDED ON NOT LESS THAN ONE SIDE OF EACH FLIGHT OF STAIRS WITH FOUR OR MORE RISERS.  
 R311.7.8.1 HEIGHT HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE NOT LESS THAN 34 INCHES (864 MM) AND NOT MORE THAN 38 INCHES (965 MM). EXCEPTIONS:  
 1 THE USE OF A VOLUTE, TURNOUT OR STARTING EASING SHALL BE ALLOWED OVER THE LOWEST TREAD.  
 2 WHERE HANDRAIL FITTINGS OR BENDINGS ARE USED TO PROVIDE CONTINUOUS TRANSITION BETWEEN FLIGHTS, TRANSITIONS AT WINDER TREADS, THE TRANSITION FROM HANDRAIL TO GUARD, OR USED AT THE START OF A FLIGHT, THE HANDRAIL HEIGHT AT THE FITTINGS OR BENDINGS SHALL BE PERMITTED TO EXCEED 38 INCHES (965 MM).

R311.7.8.2 HANDRAIL PROJECTION HANDRAILS SHALL NOT PROJECT MORE THAN 4 1/2 INCHES (114 MM) ON EITHER SIDE OF THE STAIRWAY. EXCEPTION: WHERE NOSINGS OF LANDINGS, FLOORS OR PASSING FLIGHTS PROJECT INTO THE STAIRWAY REDUCING THE CLEARANCE AT PASSING HANDRAILS, HANDRAILS SHALL PROJECT NOT MORE THAN 6 1/2 INCHES (165 MM) INTO THE STAIRWAY, PROVIDED THAT THE STAIR WIDTH AND HANDRAIL CLEARANCE ARE NOT REDUCED TO LESS THAN THAT REQUIRED.

R311.7.8.3 HANDRAIL CLEARANCE HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2 INCHES (38 MM) BETWEEN THE WALL AND THE HANDRAILS.  
 R311.7.8.4 CONTINUITY HANDRAILS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. EXCEPTIONS:  
 1 HANDRAIL CONTINUITY SHALL BE PERMITTED TO BE INTERRUPTED BY A NEWEL POST AT A TURN IN A FLIGHT WITH WINDERS, AT A LANDING, OR OVER THE LOWEST TREAD.  
 2 A VOLUTE, TURNOUT OR STARTING EASING SHALL BE ALLOWED TO TERMINATE OVER THE LOWEST TREAD.  
 R311.7.8.5 GRIP SIZE REQUIRED HANDRAILS SHALL BE OF ONE OF THE FOLLOWING TYPES OR PROVIDE EQUIVALENT GRASPABILITY.

1 TYPE I. HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN 1 1/4 INCHES (32 MM) AND NOT GREATER THAN 2 INCHES (51 MM). IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER OF NOT LESS THAN 4 INCHES (102 MM) AND NOT GREATER THAN 6 1/4 INCHES (160 MM) AND A CROSS SECTION OF NOT MORE THAN 2 1/4 INCHES (57 MM). EDGES SHALL HAVE A RADIUS OF NOT LESS THAN 0.01 INCH (0.25 MM).  
 2 TYPE II. HANDRAILS WITH A PERIMETER GREATER THAN 6 1/4 INCHES (160 MM) SHALL HAVE A GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF THE PROFILE. THE FINGER RECESS SHALL BEGIN WITHIN 3/4 INCH (19 MM) MEASURED VERTICALLY FROM THE TALLEST PORTION OF THE PROFILE AND HAVE A DEPTH OF NOT LESS THAN 5/16 INCH (8 MM) WITHIN 7/8 INCH (22 MM) BELOW THE WIDEST PORTION OF THE PROFILE. THIS REQUIRED DEPTH SHALL CONTINUE FOR NOT LESS THAN 3/8 INCH (10 MM) TO A LEVEL THAT IS NOT LESS THAN 13/14 INCHES (45 MM) BELOW THE TALLEST PORTION OF THE PROFILE. THE WIDTH OF THE HANDRAIL ABOVE THE RECESS SHALL BE NOT LESS THAN 1 1/4 INCHES (32 MM) AND NOT MORE THAN 2 3/4 INCHES (70 MM). EDGES SHALL HAVE A RADIUS OF NOT LESS THAN 0.01 INCH (0.25 MM).

R312.1 OPENING LIMITATIONS REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT THAT ALLOW PASSAGE OF A SPHERE 4 INCHES (102 MM) IN DIAMETER.  
 SECTION R310 EMERGENCY ESCAPE AND RESCUE OPENINGS  
 R310.1 EMERGENCY ESCAPE AND RESCUE OPENING REQUIRED BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE NOT LESS THAN ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. WHERE BASEMENTS CONTAIN ONE OR MORE SLEEPING ROOMS, AN EMERGENCY ESCAPE AND RESCUE OPENING SHALL BE REQUIRED IN EACH SLEEPING ROOM. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY, OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY. EXCEPTIONS:  
 1 STORM SHELTERS AND BASEMENTS USED ONLY TO HOUSE MECHANICAL EQUIPMENT NOT EXCEEDING A TOTAL FLOOR AREA OF 200 SQUARE FEET (18.58 M2).  
 2 WHERE THE DWELLING OR TOWNHOUSE IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION P2904, SLEEPING ROOMS IN BASEMENTS SHALL NOT BE REQUIRED TO HAVE EMERGENCY ESCAPE AND RESCUE OPENINGS PROVIDED THAT THE BASEMENT HAS ONE OF THE FOLLOWING:  
 12.1 ONE MEANS OF EGRESS COMPLYING WITH SECTION R311 AND ONE EMERGENCY ESCAPE AND RESCUE OPENING.  
 2.2 TWO MEANS OF EGRESS COMPLYING WITH SECTION R311.

R310.1 OPERATIONAL CONSTRAINTS AND OPENING CONTROL DEVICES EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE MAINTAINED FREE OF ANY OBSTRUCTIONS OTHER THAN THOSE ALLOWED BY THIS SECTION AND SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE. WINDOW OPENING CONTROL DEVICES ON WINDOWS SERVING AS A REQUIRED EMERGENCY ESCAPE AND RESCUE OPENING SHALL COMPLY WITH ASTM F2090.  
 R310.2 EMERGENCY ESCAPE AND RESCUE OPENINGS EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE MINIMUM DIMENSIONS AS SPECIFIED IN THIS SECTION.  
 R310.2.1 MINIMUM OPENING AREA EMERGENCY AND ESCAPE RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET (0.530 M2). THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE. THE NET CLEAR HEIGHT OF THE OPENING SHALL BE NOT LESS THAN 24 INCHES (610 MM) AND THE NET CLEAR WIDTH SHALL BE NOT LESS THAN 20 INCHES (508 MM). EXCEPTION: GRADE FLOOR OPENINGS OR BELOW-GRADE OPENINGS SHALL HAVE A NET CLEAR OPENING AREA OF NOT LESS THAN 5 SQUARE FEET (0.465 M2). R310.2.2 WINDOW SILL HEIGHT WHERE A WINDOW IS PROVIDED AS THE EMERGENCY ESCAPE AND RESCUE OPENING, IT SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44 INCHES (1118 MM) MEASURED FROM THE FLOOR; WHERE THE SILL HEIGHT IS BELOW GRADE, IT SHALL BE PROVIDED WITH A WINDOW WELL IN ACCORDANCE WITH SECTION R310.2.3.

A-N.4

VERSION: 3.8

DATE: 9/16/24

BUILDING

GENERAL NOTES, FIRE DEPT NOTES

| REV #    | DATE / DESCRIPTION | BY       | REV # | DATE / DESCRIPTION | BY        |    |
|----------|--------------------|----------|-------|--------------------|-----------|----|
| 04.27.23 | BLD RFP#1          | INFORMAL | ER    | 09.16.24           | BLD RFP#3 | ER |
| 06.06.23 | BLD RFP#2          | ER       | ER    |                    |           | ER |
| 07.17.24 | BLD CO#1           | ER       |       |                    |           | ER |

GIVENS ADDITION & REMODEL

SE CORNER 5TH & TORRES, CARMEL, CALIFORNIA  
 APN 010-092-012-000

STAMP/SIGNATURE

ALL INFORMATION ON THESE PAGES ARE SOLELY THE INTELLECTUAL PROPERTY OF LEWIS BUILDERS. NO PART OF THIS DOCUMENT OR CONNECTION WITH THIS PROJECT ONLY. THIS DOCUMENT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF LEWIS BUILDERS. ALL INFORMATION ON THESE PAGES ARE SOLELY THE INTELLECTUAL PROPERTY OF LEWIS BUILDERS. NO PART OF THIS DOCUMENT OR CONNECTION WITH THIS PROJECT ONLY. THIS DOCUMENT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF LEWIS BUILDERS.

LEWIS BUILDERS  
 CA. LICENSE  
 #B-844741  
 CARMEL CA 93923  
 (831) 250 7168

Approved 11/6/2024  
 DS 24228 (Givens)  
 Drawn by: JESSIE  
 Community Planning and Building  
 Jessica Shull, Contract Planner

DO NOT DEMO REAR (EAST) WALL OF RESIDENCE. DEMO BY THE ISSUER SETBACK CONFORMANCE.

EXTERIOR LIGHTING NOTES (CARMEL-BY-SEA)

- WALL-MOUNTED LIGHTING SHALL BE NO HIGHER THAN 10 FEET ABOVE THE GROUND AND SHALL NOT EXCEED 25 WATTS PER FIXTURE (APPROXIMATELY 375 LUMENS)
- LANDSCAPE LIGHTING SHALL NOT EXCEED 18 INCHES ABOVE THE GROUND NOR MORE THAN 15 WATTS PER FIXTURE (APPROXIMATELY 225 LUMENS)
- LANDSCAPE LIGHTS SHALL BE SPACED AT LEAST 10 FEET APART. NO LIGHTING MAY BE USED TO ACCENT TREES, WALLS, FENCES, ETC.
- NO LIGHTING IS PERMITTED UPON CITY PROPERTY OR DIRECTED TOWARDS CITY PROPERTY, INCLUDING THE RIGHT OF WAY. LIGHTING DESIGN GUIDELINES THE USE OF EXTERIOR LIGHTS IS A SPECIAL AREA OF CONCERN THROUGHOUT THE COMMUNITY A KEY FEATURE OF THE "FOREST" CONCEPT. THE AMOUNT OF OUTDOOR LIGHTING, SUCH THAT THE NIGHTTIME SKY MAY BE GLIMPSED THROUGH THE TREES. HISTORICALLY, PUBLIC STREET LIGHTING WAS AVOIDED ON RESIDENTIAL STREETS. WITHIN AN INDIVIDUAL PROPERTY, SITE LIGHTING TYPICALLY WAS LIMITED TO A LIGHT AT A BUILDING ENTRANCE AND PERHAPS AT A YARD GATE OR OVER A GARAGE DOOR. OCCASIONALLY, A PATIO WAS LIT AS WELL, BUT THIS WOULD BE LIMITED TO A SMALL, SHIELDED BALL. THE RESIDENTIAL DESIGN GUIDELINES ENCOURAGE THE PRESERVATION OF LOW NIGHTTIME LIGHTING THROUGHOUT RESIDENTIAL NEIGHBORHOODS. THE FOLLOWING GUIDELINES APPLY:
- USE LIGHTS ONLY WHERE NEEDED FOR SAFETY AND AT OUTDOOR ACTIVITY AREAS. APPROPRIATE LOCATIONS MAY INCLUDE BUILDING ENTRIES, GATES, TERRACES, WALKWAYS AND PATIOS. LIGHTS SHOULD NOT BE USED TO ACCENT BUILDINGS OR VEGETATION.
- USE LOW LUMEN OUTPUT BULBS. FLOODLIGHTS AND SPOTLIGHTS ARE INAPPROPRIATE. POINT LIGHTS DOWNWARD TO PREVENT GLARE AND AVOID "NIGHT POLLUTION"
- LOCATE AND SHIELD FIXTURES TO AVOID GLARE AND EXCESS LIGHTING AS SEEN FROM NEIGHBORING PROPERTIES AND FROM THE STREET.

E.V CHARGER NOTES

- 1. INSTALL A LISTED RACEWAY TO ACCOMMODATE A DEDICATED 208/240 VOLT BRANCH CIRCUIT FOR FUTURE ELECTRIC VEHICLE CHARGING [2016 C.G.C. Section 4.106.4.1]

ELECTRICAL & DATA NOTES

ALL WORK SHALL CONFORM TO THE 2022 CALIFORNIA ELECTRIC CODE

HOMEOWNER SHALL DO A WALK-THRU WITH RELEVANT INSTALLERS TO VERIFY THE EXACT LOCATION FOR OUTLETS, LIGHTS, SWITCHES, CABLE, DATA, PHONE, AUDIO, ETC.

ALL 125-VOLT, SINGLE-PHASE, 15 AND 20 AMP RECEPTACLES INSTALLED IN BATHROOMS, GARAGES, OUTSIDE, CRAWL SPACES, BASEMENTS, KITCHENS, SINKS, BOATHOUSE, BATHTUB, AND LAUNDRY AREAS SHALL HAVE GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION IN ACCORDANCE WITH CEC 210.8

ALL NEW OR RECONFIGURED 120-VOLT, SINGLE-PHASE, 15 AND 20 AMP BRANCH CIRCUITS SHALL BE PROTECTED BY ARC-FAULT CIRCUIT INTERRUPTERS IN ACCORDANCE WITH CEC 210.12. PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTERCONNECT SMOKE DETECTORS SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.

FINAL SWITCHES FOR TIMERS AND DIMMERS SHALL BE VERIFIED WITH HOME OWNER. ELECTRICAL RECEPTACLE OUTLETS AT COUNTERTOPS 44" MIN. FROM FINISHED FLOOR. CBC 11B-308.2.2. ELECTRICAL RECEPTACLE OUTLETS TO BE 44" MAX. AND 15" MIN. ABOVE FINISHED FLOOR. CBC 11B-308.2.1. PROVIDE CONCRETE-EMBEDDED ELECTRODE PER CEC 250.50, 250.52 (A) KITCHEN AND DINING MUST HAVE A MINIMUM OF TWO 20 AMP SMALL APPLIANCE BRANCH CIRCUITS. KITCHEN COUNTER OUTLETS MUST BE INSTALLED IN EVERY COUNTER SPACE, 12" OR WIDER, NOT GREATER THAN 4'-0" OR CENTER AND WITHIN 24" OF THE END OF ANY COUNTER SPACE. CEC 210.52, 210.11(C)(1).

AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH ISLAND OR PENINSULAR COUNTERTOP SPACE WITH A LONG DIMENSION OF 24" OR GREATER AND A SHORT DIMENSION OF 12" OR GREATER PER CEC 210. KITCHEN RECEPTACLE OUTLETS SERVING COUNTERTOPS, INCLUDING ISLAND AND PENINSULA COUNTERTOPS, SHALL HAVE GFCI AND AFC PROTECTION.

BATHROOM RECEPTACLE OUTLETS TO BE SUPPLIED BY A DEDICATED 20 AMP BRANCH CIRCUIT. PROVIDE MINIMUM ONE 20-AMP CIRCUIT FOR BATHROOM OUTLETS, WITH NO OTHER OUTLETS ON CIRCUIT. (WHERE A 20-AMP CIRCUIT SUPPLIES A SINGLE BATHROOM, OTHER OUTLETS, LIGHTING WITHIN THE SAME BATHROOM SHALL BE PERMITTED TO BE SUPPLIED BY THIS CIRCUIT). CEC 210.11(C)(3) AND EX. 210.23(A)(2).

BATHROOM EXHAUST FAN VENTED TO THE EXTERIOR FOR EACH BATHROOM CONTAINING A BATHTUB, SHOWER, OR COMBINATION FOR PURPOSE OF HUMIDITY CONTROL WITH A MINIMUM OF 50 CFM. IF BATH FAN INCLUDES A LIGHT, THEY MUST BE SWITCHED SEPARATELY. BATH FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL. CRC 303.3.1, CBC 1203.4.2.1, CMC 4.02.5

FOR SINGLE-FAMILY RESIDENCES, ALL LIGHTING ATTACHED TO THE RESIDENCE OR TO OTHER BUILDINGS ON THE SAME LOT MUST BE HIGH EFFICIENCY, OR CONTROLLED BY A MOTION SENSOR OR EITHER A PHOTOCELL OR AN ASTRONOMICAL TIME CLOCK THAT AUTOMATICALLY TURNS THE OUTDOOR LIGHTING SYSTEM OFF DURING DAYLIGHT HOURS OR BY ENERGY MANAGEMENT CONTROL SYSTEM PER CA ENERGY COMMISSION.

RECESSED CAN LIGHTS NEED TO BE 1-HR RATED UNITS. IC RATED FOR DIRECT CONTACT TO INSULATION AND BE AIR TIGHT TO PRECLUDE INFILTRATION FROM ATTIC TO CONDITIONED SPACE. AT LEAST ONE LUMINAIRE IN ALL BATHROOMS, GARAGES, UTILITY AND LAUNDRY ROOMS SHALL BE CONTROLLED BY AN OCCUPANCY SENSOR.

PERMANENTLY INSTALLED LUMINARIES IN BATHROOMS, GARAGES, LAUNDRY AND UTILITY ROOMS SHALL BE HIGH EFFICIENCY LUMINARIES, AT LEAST ONE LUMINAIRE IN THESE ROOMS SHALL BE CONTROLLED BY A VACANCY SENSOR CERTIFIED TO COMPLY WITH CEC119(D).

RECEPTACLES LOCATED IN DAMP OR WET LOCATIONS SHALL HAVE AN ENCLOSURE THAT IS WEATHERPROOF AND SHALL BE LISTED WEATHER RESISTANT TYPE. ELECTRICAL PANEL BOARDS INSTALLED OUTDOORS NEED TO BE WEATHERPROOF AND LISTED FOR DAMPWET LOCATIONS. CEC 408.37, 312.2(A)

DWELLING RECEPTACLES ON 120 VOLT 15 AND 20 AMP CIRCUITS SHALL BE TAMPER RESISTANT PER CEC 406.12 BRANCH CIRCUITS FOR LIGHTING AND APPLIANCES, INCLUDING MOTOR OPERATED APPLIANCES, SHALL BE PROVIDED TO SUPPLY THE LOADS CALCULATED IN ACCORDANCE WITH CEC 210.10, CEC 210.11. IN ADDITION TO THE NUMBER OF BRANCH CIRCUITS REQUIRED BY OTHER PARTS OF THIS SECTION, 2 OR MORE 20-AMPERE SMALL-APPLIANCE BRANCH CIRCUITS SHALL BE PROVIDED FOR ALL RECEPTACLE OUTLETS REQUIRED BY 210.52(B), CEC 210.11(1).

SEPARATE BRANCH CIRCUIT FOR DISHWASHER SHALL BE GFCI PROTECTED. RESIDENTIAL OUTDOOR LIGHTING PERMANENTLY MOUNTED TO THE DWELLING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE CONTROLLED BY A MANUAL ON AND OFF SWITCH AND CONTROLLED BY A PHOTOCELL AND MOTION SENSOR OR BY PHOTO-CONTROL AND AUTOMATIC TIME SWITCH CONTROL, OR BY ASTRONOMICAL TIME CLOCK CONTROL, THAT AUTOMATICALLY TURNS THE OUTDOOR LIGHTING OFF DURING DAYLIGHT HOURS OR BY ENERGY MANAGEMENT CONTROL SYSTEM.

4.506.1 BATHROOM EXHAUST FANS

- NOTES:
A. FOR THE PURPOSES OF THIS SECTION, A BATHROOM IS A ROOM WHICH CONTAINS A BATHTUB, SHOWER OR TUB/SHOWER COMBINATION.
B. LIGHTING INTEGRAL TO BATHROOM EXHAUST FANS SHALL COMPLY WITH THE CALIFORNIA ENERGY CODE. EACH BATHROOM SHALL BE MECHANICALLY VENTILATED AND SHALL COMPLY WITH THE FOLLOWING:
• 1 FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING.
• 2 UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL.
• 3 A HUMIDITY CONTROL SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF ≤ 50 PERCENT TO A MAXIMUM OF 80 PERCENT. A HUMIDITY CONTROL MAY UTILIZE MANUAL OR AUTOMATIC MEANS OF ADJUSTMENT.
• 4 A HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO THE EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL (I.E., BUILT-IN).

EXTERIOR STAIR, RAILING AND GUARD NOTES

REQUIRED GUARDRAIL LOCATIONS: GUARDRAILS ARE REQUIRED ALONG WALKING SURFACES, (INCLUDING STAIRS, RAMP, DECKS, AND LANDINGS) IF THE WALKING SURFACE IS HIGHER THAN 30 INCHES FROM THE GROUND MEASURED ANYWHERE WITHIN THE 3 FEET SURROUNDING THE OUTSIDE OF THE WALKING SURFACE.

REQUIRED GUARDRAIL HEIGHTS AND OPENINGS: THE RAILING MUST BE AT LEAST 42 INCHES TALL AND NO OPENINGS WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER ARE ALLOWED.

REQUIRED GUARDRAIL HEIGHTS AND OPENINGS FOR STAIRS: THE RAILING MUST BE AT LEAST 34 INCHES TALL. IF THE TOP OF THE RAILING ALSO BEING USED AS THE HAND RAIL, THE MAXIMUM HEIGHT IS 38 INCHES (AS MEASURED FROM THE NOSE OF THE STAIR). NO OPENINGS WHICH ALLOW PASSAGE OF A SPHERE 4 3/8 INCHES IN DIAMETER ARE ALLOWED EXCEPT FOR THE TRIANGULAR OPENINGS AT THE SIDE OF THE STAIR FORMED BY THE RISER, TREAD, AND BOTTOM RAIL. IN THIS LOCATION, THE PASSAGE OF A 6 INCH SPHERE IS NOT ALLOWED.

REQUIRED HANDRAIL REQUIREMENTS: HANDRAILS ARE REQUIRED ON AT LEAST ONE SIDE OF STAIRS WITH 4 OR MORE RISERS AND MUST BE ABLE TO WITHSTAND AT LEAST 200 POUNDS. THE HEIGHT OF THE HANDRAIL MUST BE AT LEAST 34 INCHES BUT CANNOT BE MORE THAN 38 INCHES ABOVE NOSING OF THE STAIR. THE HANDGRIP PORTION OF HANDRAIL MUST BE AT LEAST 1 1/4 INCHES BUT NOT MORE THAN 2 INCHES IN CIRCULAR CROSS SECTION AND MUST BE INSTALLED AT LEAST 1 1/2 INCHES FROM THE WALL OR OTHER SURFACE. THE HANDRAIL MUST END AT A POST, SAFETY TERMINAL, OR BY TURNING IT BACK TO THE WALL.

STAIR AND RISER REQUIREMENTS: STAIRWAYS NEED TO BE AT LEAST 36 INCHES WIDE. EACH TREAD MUST BE AT LEAST 10 INCHES IN DEPTH AND THE RISER HEIGHT CANNOT BE TALLER THAN 7 3/4 INCHES TALL. A NOSING IS REQUIRED ON TREADS LESS THAN 11 INCHES. ANY NOSING MUST BE AT LEAST 3/4 INCHES OR A MAXIMUM OF 1 1/2 INCHES. THE DIFFERENCE FROM THE DEEPEST TO THE NARROWEST TREAD, FROM THE TALLEST TO THE SHORTEST RISER, OR FROM THE SMALLEST TO LARGEST NOSING PROJECTION IN A RUN OF STAIRS CANNOT BE MORE THAN 3/8 OF AN INCH. STAIRWAYS OF A HEIGHT OF MORE THAN 30 INCHES CANNOT HAVE OPEN RISERS THAT WOULD ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER. THESE ARE THE GENERAL CODE REQUIREMENTS OF RESIDENTIAL STAIRS, RAILINGS, AND GUARDS BASED ON THE 2016 CA BU

PLUMBING NOTES

- SEE SHEET A-N-1 FOR MAXIMUM FIXTURE FLOW RATES
WATER HEATER TEMPERATURE/PRESSURE RELIEF VALVE WITH DRAIN TO EXTERIOR OF BUILDING. PROVIDE APPROVED SEISMIC STRAPPING. CPC 504.4, 504.6, 806.6
GAS UTILIZATION EQUIPMENT IN GARAGES SHALL BE INSTALLED SO THAT ALL BURNERS AND BURNER IGNITION DEVICES ARE LOCATED NO LESS THAN 18" ABOVE THE FLOOR UNLESS LISTED OTHERWISE. CPC 507.13
APPROVED NON-REMOVABLE BACKFLOW PREVENTION DEVICES SHALL BE PROVIDED ON ALL HOSE BIBBS. CPC 602.3
PROVIDE COMBUSTION AIR TO ALL GAS FIRED APPLIANCES.
STED HEAT PRODUCTION EQUIPMENT SHALL MAINTAIN THE REQUIRED CLEARANCES TO COMBUSTIBLE CONSTRUCTION SPECIFIED IN THE LISTING. CMC 504.2
TIE PLUMBING VENTS TOGETHER WHERE PERMISSIBLE TO LIMIT ROOF PENETRATIONS.
ADD RECIRCULATION LINE TO ALL HOT WATER FIXTURES. PER CPC ALL HOT WATER LINES TO BE INSULATED.
PROVIDE CONDENSATE DRAIN TO WATER HEATER AND AIR EXCHANGE SYSTEM.
SHOWER HEAD DOES NOT DISCHARGE DIRECTLY AT THE ENTRANCE TO THE COMPARTMENT SO THAT THE BATHER CAN ADJUST THE VALVES PRIOR TO STEPPING INTO THE SHOWER SPRAY.
A SEWAGE EJECTOR OR SEWAGE PUMP RECEIVING THE DISCHARGE OF WATER CLOSETS OR URINALS: SHALL HAVE A DISCHARGE CAPACITY OF NOT LESS THAN 20 GPM (1.26 L/S).
IN SINGLE DWELLING UNITS, THE EJECTOR OR PUMP SHALL BE CAPABLE OF PASSING A 1 1/2 INCH (38 MM) DIAMETER SOLID BALL, AND THE DISCHARGE PIPING OF EACH EJECTOR OR PUMP SHALL HAVE A BACKWATER VALVE AND GATE VALVE, AND BE NOT LESS THAN 2 INCHES (50 MM) IN DIAMETER.
IN OTHER THAN SINGLE-DWELLING UNITS, THE EJECTOR OR PUMP SHALL BE CAPABLE OF PASSING A 2 INCH (50 MM) DIAMETER SOLID BALL, AND THE DISCHARGE PIPING OF EACH EJECTOR OR PUMP SHALL HAVE A BACKWATER VALVE AND GATE VALVE, AND BE NOT LESS THAN 3 INCHES (80 MM) IN DIAMETER.

MECHANICAL CODE NOTES

BACKDRAFT PROTECTION EXHAUST DUCTS SHALL TERMINATE OUTSIDE THE BUILDING AND SHALL BE EQUIPPED WITH BACKDRAFT DAMPERS OR WITH MOTORIZED DAMPERS THAT AUTOMATICALLY SHUT WHERE THE SYSTEMS OR SERVICES ARE NOT IN USE. (COPSPD 1, 2 & 4)
EXCEPTION: BACKDRAFT DAMPERS ARE NOT REQUIRED WHEN THE EXHAUST FAN MUST OPERATE CONTINUOUSLY. (CMC 504.1.1) DOMESTIC RANGE DUCTS USED FOR DOMESTIC KITCHEN RANGE VENTILATION SHALL BE OF METAL AND SHALL HAVE SMOOTH INTERIOR SURFACES. (CMC 504.3)

EXCEPTION: DUCTS FOR DOMESTIC KITCHEN DOWNDRAFT GRILL-RANGE VENTILATION INSTALLED UNDER A CONCRETE SLAB FLOOR SHALL BE PERMITTED TO BE OF APPROVED SCHEDULE 40 PVC PROVIDED: THE UNDER-FLOOR TRENCH IN WHICH THE DUCT IS INSTALLED SHALL BE COMPLETELY BACKFILLED WITH SAND OR GRAVEL. NOT MORE THAN 1 INCH OF 6 INCH DIAMETER PVC COUPLING SHALL BE PERMITTED TO PROTRUDE ABOVE THE CONCRETE FLOOR SURFACE. PVC PIPE JOINTS SHALL BE SOLVENT CEMENTED TO PROVIDE AN AIR AND GREASE TIGHT DUCT.

THE DUCT SHALL TERMINATE ABOVE GRADE OUTSIDE THE BUILDING AND SHALL BE EQUIPPED WITH A BACK-DRAFT DAMPER. MECHANICAL DRAFT VENTING SYSTEM A MECHANICAL DRAFT VENTING SYSTEM OF OTHER THAN DIRECT-VENT TYPE SHALL TERMINATE NOT LESS THAN 4 FEET BELOW, 4 FEET HORIZONTALLY FROM, OR 1 FOOT ABOVE A DOOR, OPERABLE WINDOW, OR GRAVITY AIR INLET INTO A BUILDING. THE BOTTOM OF THE VENT TERMINAL SHALL BE LOCATED NOT LESS THAN 12 INCHES ABOVE FINISHED GROUND LEVEL. (NFPA 54-12.9.2) (CMC 802.8.1.)

RESIDENTIAL TYPE APPLIANCES VENT CONNECTORS FOR RESIDENTIAL-TYPE APPLIANCES SHALL COMPLY WITH THE FOLLOWING (CMC 802.10.1.2)
VENT CONNECTORS FOR LISTED APPLIANCES HAVING DRAFT HOODS, APPLIANCES HAVING DRAFT HOODS AND EQUIPPED WITH LISTED CONVERSION BURNERS, AND CATEGORY 1 APPLIANCES THAT ARE NOT INSTALLED IN ATTICS, CRAWL SPACES, OR OTHER UNCONDITIONED AREAS SHALL BE ONE OF THE FOLLOWING:
TYPE B OR TYPE L VENT MATERIAL.

GALVANIZED SHEET STEEL NOT LESS THAN 0.018 OF AN INCH (0.457 MM) THICK. ALUMINUM (1100 OR 3003 ALLOY OR EQUIVALENT) SHEET NOT LESS THAN 0.027 OF AN INCH (0.686 MM) THICK. STAINLESS STEEL SHEET NOT LESS THAN 0.012 OF AN INCH (0.305 MM) THICK. SMOOTH INTERIOR WALL METAL PIPE HAVING RESISTANCE TO HEAT AND CORROSION EQUAL TO OR EXCEEDING THAT OF SECTION 802.10.1.2(1)(B), SECTION 802.10.1.2(1)(C), OR SECTION 802.10.1.2(1)(D) ABOVE.

A LISTED VENT CONNECTOR. VENT CONNECTORS SHALL NOT BE COVERED WITH INSULATION. EXCEPTION: LISTED INSULATED VENT CONNECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. (NFPA 54-12.11.2.3)

EACH BATHROOM SHALL HAVE AN EXHAUST FAN THAT COMPLIES WITH CGES 4.506 AS FOLLOWS: HAVE A MINIMUM VENTILATION RATE OF 50 CFM. BE ENERGY STAR COMPLIANT BE CONTROLLED BY A HUMIDISTAT CAPABLE OF ADJUSTMENT BTWN A RELATIVE HUMIDITY OF 50% TO 80%. BE SWITCHED SEPARATELY FROM THE LIGHTING DRYER MUST BE EQUIPPED WITH A BACKDRAFT DAMPER WITH NO SCREEN. THE DUCT IS LIMITED TO 14 FEET IN LENGTH WITH TWO 90 DEGREE ELBOWS FROM THE CLOTHES DRYER TO THE POINT OF TERMINATION. REDUCE THIS LENGTH BY 2 FEET FOR EVERY ELBOW IN EXCESS OF TWO. CMC 504.12.1

ALL ENVIRONMENTAL AIR DUCTS SHALL TERMINATE A MINIMUM OF 3 FEET FROM A PROPERTY LINE, ANY OPENINGS INTO THE BUILDING (I.E., DRYERS, BATH AND UTILITY FANS, ETC.), 10 FEET FROM A FORCED AIR INLET, AND MUST BE 3 FEET AWAY FROM DOORS, WINDOWS, OPENING SKYLIGHTS, OR ATTIC VENTS. ENVIRONMENTAL EXHAUST DUCTS SHALL NOT DISCHARGE ONTO A PUBLIC WAY. CMC 502.2.1.

VENTILATION REQUIREMENTS

VENTILATION RATE SHALL BE PER ASHRAE 62.2
A MECHANICAL EXHAUST SYSTEM, SUPPLY SYSTEM, OR COMBINATION THEREOF, SHALL BE INSTALLED TO OPERATE FOR EACH DWELLING UNIT TO PROVIDE CONTINUOUS DWELLING-UNIT VENTILATION WITH OUTDOOR AIR AT A RATE NOT LESS THAN SPECIFIED BELOW:

(0.03)(FLOOR AREA) + 7.5(NUMBER OF BEDROOMS + 1) = TOTAL REQUIRED VENTILATION RATE, CFM

LOCAL MECHANICAL EXHAUST SYSTEM SHALL BE INSTALLED IN EACH KITCHEN AND BATHROOM.
NON-CLOSED KITCHEN SHALL BE PROVIDED WITH A DEMAND-CONTROLLED MECHANICAL EXHAUST SYSTEM. ALL OTHER KITCHEN AND BATHROOMS SHALL BE EITHER A DEMAND-CONTROLLED MECHANICAL EXHAUST SYSTEM OR A CONTINUOUS MECHANICAL EXHAUST SYSTEMS MEETING ASHRAE 62.2 REQUIREMENTS.

DEMAND-CONTROLLED MECHANICAL EXHAUST SYSTEMS SHALL BE DESIGNED TO BE OPERATED AS NEEDED AND SHALL HAVE EITHER A READILY ACCESSIBLE OCCUPANT-CONTROLLED ON-OFF CONTROL OR AN AUTOMATIC CONTROL THAT DOES NOT IMPEDE OCCUPANT ON CONTROL.

CONTINUOUS MECHANICAL EXHAUST SYSTEM SHALL BE INSTALLED TO OPERATE CONTINUOUSLY. THE SYSTEM MAY BE PART OF A BALANCED MECHANICAL VENTILATION SYSTEM PER ASHRAE GUIDELINE 24, CHAPTER 10. CONTINUOUS MECHANICAL EXHAUST SYSTEMS SHALL HAVE A READILY ACCESSIBLE MANUAL ON-OFF CONTROL BE DESIGNED TO OPERATE DURING ALL OCCUPIABLE HOURS.

KITCHENS WITH A VENTED RANGE HOOD SHALL HAVE 100 CFM WITH 5 ACH AND A SOUND RATING OF 3 SONES OR LESS. EACH BATHROOM SHALL HAVE AN EXHAUST FAN THAT COMPLIES WITH CGES 4.506 AS FOLLOWS:
HAVE A MINIMUM VENTILATION RATE OF 50 CFM. BE ENERGY STAR COMPLIANT BE CONTROLLED BY A HUMIDISTAT BTWN A RELATIVE HUMIDITY OF 50% TO 80%. BE SWITCHED SEPARATELY FROM THE LIGHTING BATHROOMS WITH A DEMAND-CONTROLLED LOCAL VENTILATION EXHAUST SHALL HAVE 50 CFM AND HAVE A SOUND RATING OF 3 SONES OR LESS.

BATHROOMS WITH A CONTINUOUS LOCAL VENTILATION EXHAUST SHALL HAVE 20 CFM AND HAVE A SOUND RATING OF 1 SONE OR LESS. BATH EXHAUST FAN MUST BE 1 HR FIRE RATED WITH A FIRE DAMPER. PROVIDE OCCUPANCY / HUMIDITY SENSOR FOR BATHROOM EXHAUST FAN.

INFORMATION ON THE VENTILATION DESIGN AND/OR VENTILATION SYSTEM INSTALLED, INSTRUCTIONS ON THEIR PROPER OPERATION TO MEET THE REQUIREMENTS OF THIS STANDARD, AND INSTRUCTIONS DETAILING ANY REQUIRED MAINTENANCE SHALL BE PROVIDED TO THE OWNER AND THE OCCUPANT OF THE DWELLING UNIT.

CONTROLS SHALL BE LABELED AS TO THEIR FUNCTION. CLOTHES DRYERS SHALL BE EXHAUSTED DIRECTLY TO THE OUTDOORS. COMBUSTION AND SOLID-FUEL BURNING APPLIANCES MUST BE PROVIDED WITH ADEQUATE COMBUSTION AND VENTILATION AIR AND INSTALLED IN ACCORDANCE WITH MANUFACTURER INSTALLATION INSTRUCTIONS, NFPA 31, NFPA 54/ANSI Z223.1, NFPA 211, OR OTHER EQUIVALENT CODE ACCEPTABLE TO THE BUILDING OFFICIAL.

EROSION CONTROL STANDARD NOTES

INCLUDE EROSION AND SEDIMENT CONTROL NOTES ON ALL PLANS. ADDITIONAL NOTES ARE REQUIRED TO DIRECT CONTRACTORS AND CROW ON SITE SPECIFIC CONDITIONS.

1. THIS PLAN MAY NOT COVER ALL THE SITUATIONS OR PHASES THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS IN GENERAL, THE CONTRACTOR IS RESPONSIBLE FOR KEEPING SEDIMENT STORM RUNOFF FROM LEAVING THE SITE. SEDIMENT ROLLS AND SILT FENCES MUST BE USED BY THE CONTRACTOR ON AN AS NEEDED BASIS TO INHIBIT SILT FROM LEAVING THE SITE AND ENTERING THE STORM DRAIN SYSTEM. TEMPORARY EROSION CONTROL DEVICES SHOWN ON GRADING PLAN WHICH INTERFERE WITH THE WORK SHALL BE RELOCATED OR MODIFIED WHEN THE INSPECTOR SO DIRECTS AS THE WORK PROGRESSES.

2. EROSION CONTROL FACILITIES SHALL BE MAINTAINED DAILY. THESE FACILITIES SHALL CONTROL AND CONTAIN EROSION CAUSED SILT DEPOSITS AND PROVIDE FOR THE SAFE DISCHARGE OF SILT FROM STORM WATER INTO EXISTING AND PROPOSED STORM DRAIN FACILITIES. DESIGN OF THESE FACILITIES MUST BE APPROVED AND UPDATED EACH YEAR BY THE ENGINEER, (OCTOBER 15 THROUGH APRIL 15).

3. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL SUB CONTRACTORS AND SUPPLIERS ARE AWARE OF ALL STORM WATER QUALITY MEASURES & IMPLEMENT SUCH MEASURES. FAILURE TO COMPLY WITH THE APPROVED CONSTRUCTION WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS, AND OR A PROJECT STOP ORDER.

4. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEEN RUNOFF TO ANY STORM DRAIN SYSTEM.

5. IF EXISTING DRIVEWAY IS REMOVED DURING CONSTRUCTION, THE CONTRACTOR SHALL LACE DRAIN ROCK AS A GRAVEL ROADWAY (8" MINIMUM THICKNESS FOR THE FULL WIDTH AND LENGTH OF THE SITE EGRES AREAS AS DEFINED IN THESE PLANS) AT ENTRANCE TO THE SITE. CONSTRUCTION EGRESS SHALL BE EQUIPPED WITH A TRUCK WASHING STATION. ALL TRUCKS SHALL WASH TIRES AND UNDERSIDE OF VEHICLES AS APPROPRIATE WHEN LEAVING THE SITE. ANY MUD THAT IS TRACKED ON TO PUBLIC STREETS SHALL BE REMOVED BY THE CONTRACTOR AT HIS OWN EXPENSE.

6. DURING THE RAINY SEASON, ALL PAVED AREAS ARE TO BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS THE SITE IS TO BE MAINTAINED SO AS TO MINIMIZE SEDIMENT RUNOFF TO ANY STORM DRAIN SYSTEM.

7. DURING PERIODS WHEN STORMS ARE FORECAST:

A. EXCAVATED SOILS SHOULD NOT BE PLACED IN STREETS OR ON PAVED AREAS.

B. ANY EXCAVATED SOILS SHOULD BE REMOVED FROM THE SITE BY THE END OF THE DAY.

NECESSARY, USE A TARPAULIN OR SURROUND THE STOCKPILED MATERIAL WITH FIBER ROLLS, GRAVEL SEDIMENT BARRIER, SILT FENCE, OR OTHER RUNOFF CONTROLS.

CONTROLS AS NEEDED (E.G. BLOCK & GRAVEL SEDIMENT BARRIER) FOR STORM DRAIN ADJACENT TO THE PROJECT SITE OR STOCKPILED SOIL.

8. THOROUGHLY SWEEP ALL PAVED AREA EXPOSED TO SOIL EXCAVATION AND PLACEMENT.

9. STAND-BY CREWS SHALL BE PERMANENTLY ON SITE FOR EMERGENCY WORK DURING RAINSTORMS.

10. AFTER OCTOBER 15TH THROUGH APRIL 15TH, ALL EROSION CONTROL MEASURES WILL BE INSPECTED DAILY AND AFTER EACH STORM. BREACHES IN DIKES AND TEMPORARY SWALES WILL BE REPAIRED AT THE CLOSE OF EACH DAY AND WHEVER LATE IS FORECAST.

11. AS PART OF THE EROSION CONTROL MEASURES, UNDER GROUON STORM DRAIN FACILITIES SHALL BE INSTALLED COMPLETE AS SHOWN ON THE IMPROVEMENT PLANS.

12. BORROW AREAS AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES TO THE SATISFACTION OF THE CITY ENGINEER.

13. SANDBAGS SHALL BE STOCKPILED ON SITE AND PLACED AT INTERVALS SHOWN ON EROSION CONTROL PLANS WHEN THE RAIN FORECAST IS 40% OR GREATER, OR WHEN DIRECTED BY THE INSPECTOR.

14. SANDBAGS REFERRED TO IN THE PRECEDING ITEMS MUST BE FULL, APPROVED SANDBAG GILL MATERIALS ARE SAND, DECOMPOSED GRANITE AND/OR GRAVEL, OR OTHER MATERIAL APPROVED BY THE INSPECTOR.

15. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING SAFETY OF VEHICLES OPERATING IN ROADWAY ADJACENT TO EROSION CONTROL FACILITIES.

16. AFTER RAINSTORMS CONTRACTOR SHALL CHECK FOR AND REMOVE SEDIMENT TRAPPED BY SAND BAGS AT STAGING AREA. REPLACE SAND BAGS IF DETERIORATION IS EVIDENT.

17. DUST CONTROL SHALL BE PRACTICED ON ALL CONSTRUCTION SITES WITH EXPOSED SOILS AS NEEDED. IT IS IMPORTANT IN WINDY OR WIND-PRONE AREAS. DUST CONTROL IS CONSIDERED A TEMPORARY MEASURE AND AS AN INTERMEDIATE TREATMENT BETWEEN SITE DISTURBANCE AND CONSTRUCTION, PAVING, OR REVEGETATION.

EROSION CONTROL NOTES

- 1 INSTALL SILT FENCE PRIOR TO ANY EXCAVATION OR CONSTRUCTION.
2 MINIMIZE SITE DISTURBANCE BY TIGHT CONTROL OF EXCAVATION LIMITS.
3 ALL EXPOSED SOIL SHALL BE MULCHED WITH STRAW OR WOOD CHIPS TO MINIMIZE SOIL EROSION. NO SOIL SHALL BE LEFT IN AN EXPOSED CONDITION.
4 IT IS RECOMMENDED THAT THE CONTRACTOR MAINTAIN A STOCK PILE OF THIS MATERIAL ON SITE FOR QUICK APPLICATION.
5 DISPERSION TRENCHES SHALL OVERFLOW ONTO NATIVE UNDISTURBED GROUND. NO SITE DISTURBANCE BELOW TRENCHES.

SITE CONTROL DURING CONSTRUCTION

THE APPLICANT AND/OR PROPERTY OWNER SHALL ADHERE TO THE FOLLOWING DUST CONTROL MEASURES:

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

SITE DRAINAGE REQUIREMENTS

- 1 DRAINAGE FROM DOWNSPOUTS AND PAVED AREAS IS DIRECTED TO LANDSCAPED AREAS, OR COLLECTED IN FRENCH DRAINS OR SUBGRADE PERFORATED PIPE COLLECTORS, AND CONVEYED TO INFILTRATION BEST MANAGEMENT PRACTICES (BMP) SUCH AS RAIN GARDENS OR INFILTRATION TRENCHES.
2 THE LANDSCAPED AREA USED FOR INFILTRATION IS AT LEAST 50% OF THE SIZE OF THE CONTRIBUTING IMPERVIOUS SURFACE 3 20190930 SOG 17-07 PRIVATE STORMWATER DRAINAGE SYSTEM.
3 RUNOFF IS DIRECTED AWAY FROM BUILDING FOUNDATIONS.
4 RUNOFF IS DISPERSED THROUGHOUT THE SITE, OR DIRECTED TO TWO OR MORE INFILTRATION BMP'S.
5 WHEN NOT DISPERSED THROUGHOUT THE SITE, SWALES, DRY CREEKS OR PIPING SYSTEMS WITH A MINIMUM PIPE DIAMETER OF 3" SHALL BE USED TO CONVEY RUNOFF TO AN APPROVED INFILTRATION BMP.
6 RAIN GARDENS ARE DESIGNED IN ACCORDANCE WITH THE BAY AREA STORMWATER MANAGEMENT AGENCIES ASSOCIATION (BASMAA) PUBLICATION RAIN GARDENS, STORMWATER CONTROL FOR SMALL PROJECTS.
7 INFILTRATION TRENCHES MUST HAVE A SEDIMENT CAPTURE FACILITY (SEDIMENT TRAP, VEGETATED SWALE) AHEAD OF THE TRENCH.
8 INFILTRATION TRENCHES SHALL BE A MINIMUM OF 24 INCHES WIDE, 4' LONG AND 3 TO 5 FEET DEEP AND SHALL BE DESIGNED IN ACCORDANCE WITH ATTACHMENT 2, TYPICAL INFILTRATION TRENCH DESIGN.
9 TRENCH AGGREGATE SHALL HAVE A MINIMUM VOID VOLUME OF 30%.
10 THE LONGITUDINAL SLOPE OF THE TRENCH SHALL NOT EXCEED 3%.
11 DRAINAGE AND INFILTRATION FEATURES SHALL BE LOCATED AT LEAST 6 FEET AWAY FROM NEIGHBORING PROPERTIES AND THE TOP OF STEEP SLOPES; AND 3 FEET AWAY FROM ANY PUBLIC STREET RIGHT-OF-WAY.
12 OVERFLOW MUST BE DIRECTED AWAY FROM NEIGHBORING PROPERTIES. OVERFLOW TO THE STREET REQUIRES AN ENCROACHMENT PERMIT APPROVED BY THE PUBLIC WORKS DIRECTOR.
13 PROTECT ALL TREES AND SHRUBS DURING CONSTRUCTION.
14 ALL SITE AND ROOF RUNOFF SHALL BE DIRECTED ONTO PRIVATE PROPERTY OF ITS ORIGIN AND FILTERED THROUGH SEEPAGE PITS, FRENCH DRAINS, AND/OR LEACH FIELDS WHERE POSSIBLE AND MAY NOT CROSS LOT LINES TO ADJOINING PROPERTIES. ANY RUNOFF WATER FROM THE SITE THAT HAS BEEN DIRECTED ONTO THE PUBLIC RIGHT-OF-WAY OR CITY STORM DRAIN SYSTEM MUST BE DONE WITH PRIOR APPROVAL OF THE BUILDING OFFICIAL AND/OR PUBLIC WORKS SUPERINTENDENT. (CMC 15.18.010)

CONSTRUCTION MANAGEMENT PLAN

PROJECT SCHEDULE: START MONTH YEAR AND END MONTH YEAR. MONDAY THROUGH SATURDAY. 7AM TO 5PM EMPLOYEES.

4 CREW MEMBERS WILL BE ON SITE FULL TIME AND 1 PROJECT MANAGER WILL BE ON SITE 50%. ADDITIONAL 5 CREW SUSA INTERMITTENTLY.

PARKING: PARKING ON SITE WILL BE DONE WHENEVER POSSIBLE. PUBLIC PARKING ALONG 5TH AND TORRES STREETS WILL BE USED WHEN NECESSARY DURING TRUCK DELIVERIES AND DEMO PHASE (3 WEEKS), OBEYING ALL PARKING LAWS.

TRUCK STAGING AREA: 200 SF OF ON-SITE DUMPSTER STAGING, TRUCK STAGING AND INTERMITTENT PARKING SPACE IS AVAILABLE DURING ALL THE CONSTRUCTION PHASE.

MATERIAL STAGING: 300 SF OF STAGING AREA WILL BE AVAILABLE INSIDE THE GARAGE AND BEHIND A FENCE. MATERIAL DELIVERIES SHALL BE SCHEDULED SUCH AS THEY ARE USED PROMPTLY AND STORAGE IS MINIMIZED.

TRUCK TRIPS: 3 TRUCK LOADS TOTAL LEAVING THE JOBSITE DURING DEMOLITION (3 WEEKS)

3 TRUCK LOADS OF MATERIAL DELIVERED DURING CONSTRUCTION

8 TRIPS TOTAL

HAUL ROUTE: HAUL TRUCK WILL BACK UP IN THE TRUCK STAGING AREA.

LEAVE THE SITE ON TORRES STREET

TURN RIGHT ON 5TH AVENUE

TURN LEFT ONTO CARPENTER STREET

USE LEFT 2 LANES TO TURN LEFT ON CA-1 N

TAKE EXIT 412 FOR DEL MONTE BLVD

TURN RIGHT ONTO DEL MONTE BLVD

TURN LEFT ON CHARLES BENSON ROAD

ARRIVE MONTEREY REGIONAL WASTE MANAGEMENT DISTRICT (MARINA LANDFILL)



A-N-5

VERSION: 3.8

DATE: 9/16/24

BUILDING

CODE NOTES, EROSION, WASTE ROUTE

Table with 4 columns: REV #, DATE / DESCRIPTION, BY, REV #, DATE / DESCRIPTION, BY. Row 1: 04.27.23 BLD RRF#1 INFORMAL, ER, 09.16.24 BLD RRF#2, ER. Row 2: 06.06.23 BLD RRF#2, ER, 07.17.24 BLD COF#1, ER.

GIVENS ADDITION & REMODEL

SE CORNER 5TH & TORRES, CARMEL, CALIFORNIA APN 010-092-012-000

STAMP/SIGNATURE

Handwritten signature of Lewis Builders.

LEWIS BUILDERS CA. LICENSE #B-844741 CARMEL CA 93923 (831) 250 7168

LEWIS BUILDERS CA. LICENSE #B-844741 CARMEL CA 93923 (831) 250 7168



Approved 11/6/2024 DS 24228 (Givens) Prepared by the Designer Community Planning and Building Jessica Shull, Contract Planner</