NOTICE OF APPROVAL

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

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

Planning Case #: Design Study 24008

Owner Name: CASANOVA HAG LLC

Case Planner: Alec Barton, Contract Planner

Date Posted: _____

Date Approved:

Project Location: Casanova 4 SE of 7th

APN #: 010195012000 **BLOCK/LOT:** /

Applicant: Harlan Bradley

Project Description: PARTIAL INTERIOR REMODEL. REMOVAL AND CONSTRUCTION OF INTERIOR PARTITION WALLS AS NOTED. RELOCATE STAIRWAY, KITCHEN, AND MASTER BATH. NEW INTERIOR FINISHES INCLUDING PLUMBING FIXTURES, MILLWORK, TILE, AND COUNTERTOPS. MINOR STRUCTURAL MODIFICATIONS ARE PROPOSED. THERE WILL BE NO MODIFICATIONS TO THE BUILDING FOOTPRINT OR SITE COVERAGE. EXTERIOR - RELOCATE WINDOW, ADD (2) WINDOWS, AND ENLARGE DOOR TO REAR PATIO.

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

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

CONDITIONS OF APPROVAL	
No.	**Standard Conditions**
1.	**Authorization.** This approval of Design Study application DS 24008 (Casanova Hag, LLC) finds the subject application consistent with the findings and requirements of CMC 17.10.030, and authorizes the addition and relocation of windows and doors on the west, east, and north exterior elevations of the house located at Casanova St, 4 SE of 7th Ave, in the Single-Family Residential (R-1) zoning district, as depicted on plans submitted by the applicant on November 3, 2023.
2.	**Codes and Ordinances.** The project shall be constructed in conformance with all requirements of the R-1 zoning district. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested when such plans are submitted, such changes may require additional environmental review and subsequent approval by the Community Planning and Building Department, the Planning Commission, and/or Historic Resources Board, as appropriate.
3.	**Permit Validity.** In accordance with CMC Section 17.52.170 (Time Limits on Approvals and Denials), a residential design study approval remains valid for a period of 12 months from the date of action. During this time, the project must be implemented, or the approval becomes void. Implementation is effected by erecting, installing, or beginning the installation of the improvement authorized by the permit, as determined by the Director. Extensions to this approval may be granted consistent with CMC 17.52.170.C.
4.	**Modifications.** The Applicant shall submit in writing, with revised plans, to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating those changes. If the Applicant changes the project without first obtaining City approval, the Applicant will be required to submit the change in writing, with revised plans, within two weeks of the City being notified. A cease work order may be issued at any time at the discretion of the Director of Community Planning and Building until a) either the Planning Commission or Staff has approved the change, or b) the property owner has eliminated the change and submitted the proposed change in writing, with revised plans, for review. The project will be reviewed for its compliance with the approved plans prior to final inspection.
5.	**Exterior Revisions to Planning Approval Form.** All proposed modifications that affect the exterior appearance of the building or site elements shall be submitted on the "Revisions to Planning Approval" form on file in the Planning and Building Department. Any modification incorporated into construction drawings not listed on this form shall not be deemed approved upon issuance of a building permit.
6.	**Conflicts Between Planning Approvals and Construction Plans.** It shall be the responsibility of the Owner, Applicant, and Contractor(s) to ensure consistency between the project plans approved by the Planning Staff, the Planning Commission, or the City Council on appeal and the construction plans submitted to the Building Division as part of the Building Permit review. Where inconsistencies between the Planning approval and the construction plans exist, the Planning approval shall govern unless otherwise approved in writing by the Community Planning & Building Director or their designee. When changes or modifications to the project are proposed, the Applicant shall clearly list and highlight each proposed change and bring each change to the City's attention. Changes to the project incorporated into the construction drawings that were not clearly listed or identified as a proposed change shall not be considered an approved change. Should conflicts exist between the originally approved project plans and the issued construction drawings that were not explicitly identified as a proposed change, the plans approved as part of the Planning Department Review, including any Conditions of Approval, shall prevail.
7.	**Tree Removal.** Trees on the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission, as appropriate; all remaining trees shall be protected during construction by methods approved by the City Forester.
8.	**Tree Protection Measures.** Requirements for tree preservation shall adhere to the following tree protection measures on the construction site. ● Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved. ● Excavation within 6 feet of a tree trunk is not permitted.

	● No attachments or wires of any kind, other than those of a protective nature, shall be attached to any tree. ● Per Municipal Code Chapter 17.48.110 no material may be stored within the dripline of a protected tree to include the drip lines of trees on neighboring parcels. ● Tree Protection Zone -- The Tree Protection Zone shall be equal to dripline or 18 inches radially from 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. ● The Structural Root Zone -- Structural Root Zone shall be 6 feet from the trunk or 6 inches radially from the tree for every one inch of trunk diameter at 4.5' above the soil line, whichever is greater. Any excavation or changes to the grade shall be approved by the City Forester prior to work. Excavation within the Structural Root Zone shall be performed with a pneumatic excavator, hydro-vac at low pressure, or another method that does not sever roots. ● If roots greater than 2 inches in diameter or larger are encountered within the approved Structural Root Zone the City Forester shall be contacted for approval to make any root cuts or alterations to structures to prevent roots from being damaged. If roots larger than 2 inches in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed and mitigation measures have been put in place.
9.	**Indemnification.** The Applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceedings to attack, set aside, void, or annul any project approval. The City shall promptly notify the Applicant of any legal proceeding and cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the Applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for resolving all such actions by the parties hereto.
10.	**Conditions of Approval.** Prior to the issuance of a building permit, these signed Conditions of Approval shall be printed on a full-size sheet within the construction plan set submitted to the Building Division.
	Special Conditions
11.	**Building Permit**. The applicant shall obtain a Building Permit from the Planning and Building Department.

Acknowledgment and acceptance of conditions of approval:

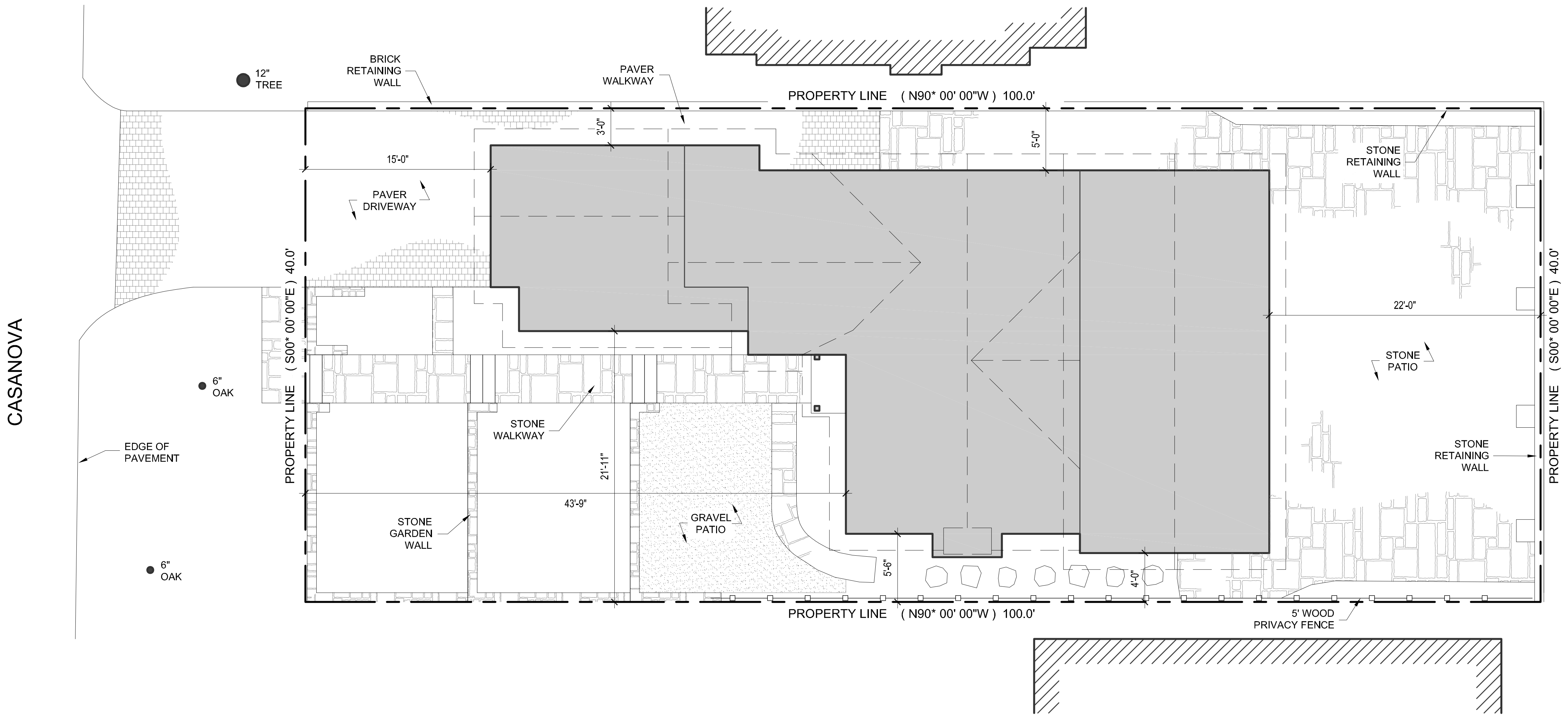
_____	_____	_____
Property Owner Signature	Printed Name	Date
_____	_____	_____
Applicant Signature	Printed Name	Date

HAGGLUND RESIDENCE REMODEL

CASANOVA 4 SE of 7TH, CARMEL, CALIFORNIA

V VICINITY MAP

Scale: None



S SITE PLAN

Scale: 1/8" = 1'-0"

PROJECT DESCRIPTION

- PARTIAL INTERIOR REMODEL. REMOVAL AND CONSTRUCTION OF INTERIOR PARTITION WALLS AS NOTED. RELOCATE STAIRWAY, KITCHEN, AND MASTER BATH. NEW INTERIOR FINISHES INCLUDING PLUMBING FIXTURES, MILLWORK, TILE, AND COUNTERTOPS. MINOR STRUCTURAL MODIFICATIONS ARE PROPOSED. THERE WILL BE NO MODIFICATIONS TO THE BUILDING FOOTPRINT OR SITE COVERAGE. EXTERIOR - RELOCATE WINDOW, ADD (2) WINDOWS, AND ENLARGE DOOR TO REAR PATIO.

PROJECT DATA

- A.P.N. : 010 195 012
- PROJECT ADDRESS - CASANOVA 4 SE OF 7TH, CARMEL, CA. 93921
- OWNER - JAY & CAROL HAGGLUND
- LOT AREA : 4,000.0 S.F.
- FLOOR AREA :

EXISTING FLOOR AREA	
GARAGE	244.0 S.F.
MAIN FLOOR	1,226.0 S.F.
UPPER FLOOR	419.0 S.F.
TOTAL	1,889.0 S.F.

- ALLOWABLE BASE FLOOR AREA : (4000.0)*(0.45) = 1,800.0 S.F.
- SITE COVERAGE :

  ALLOWABLE :

  SITE COVERAGE : (1800.0)*(0.22) = 396.0 SF.

  * W/ BONUS > 50% PERMIABLE, (396) + [(4000.0) * (0.04)] = 556.0 S.F.

  EXISTING SITE COVERAGE : 1,654.0 +/- SF.

- SETBACKS :

	EXISTING
FRONT YARD :	15', 43'-9"
(N) SIDE YARD :	3', 5'
(S) SIDE YARD :	21'-11", 5'-6", 4'
REAR YARD :	22'

- APPLICABLE CODES - 2022 CALIFORNIA BUILDING CODE
  2022 CALIFORNIA PLUMBING CODE
  2022 CALIFORNIA ELECTRICAL CODE
  2022 CALIFORNIA MECHANICAL CODE
  2022 CA. GREEN BLDG. STANDARDS CODE
  TITLE 17 CARMEL MUNICIPAL CODE
- TYPE OF CONSTRUCTION - TYPE VB CONSTRUCTION
- ZONING : RD1
- OCCUPANCY : R-3 AND U
- LAND USE : RESIDENTIAL
- PARKING : (1) REQUIRED, (1) PROVIDED
- FIRE SPRINKLERS : NOT REQUIRED
- 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.

CARMEL-BY-THE-SEA
PLANNING DEPARTMENT
APPROVED

Permit #: DS 24008 (Casanova Hag, LLC)
Date Approved: March 22, 2024
Planner: A. Barton

SHEET INDEX

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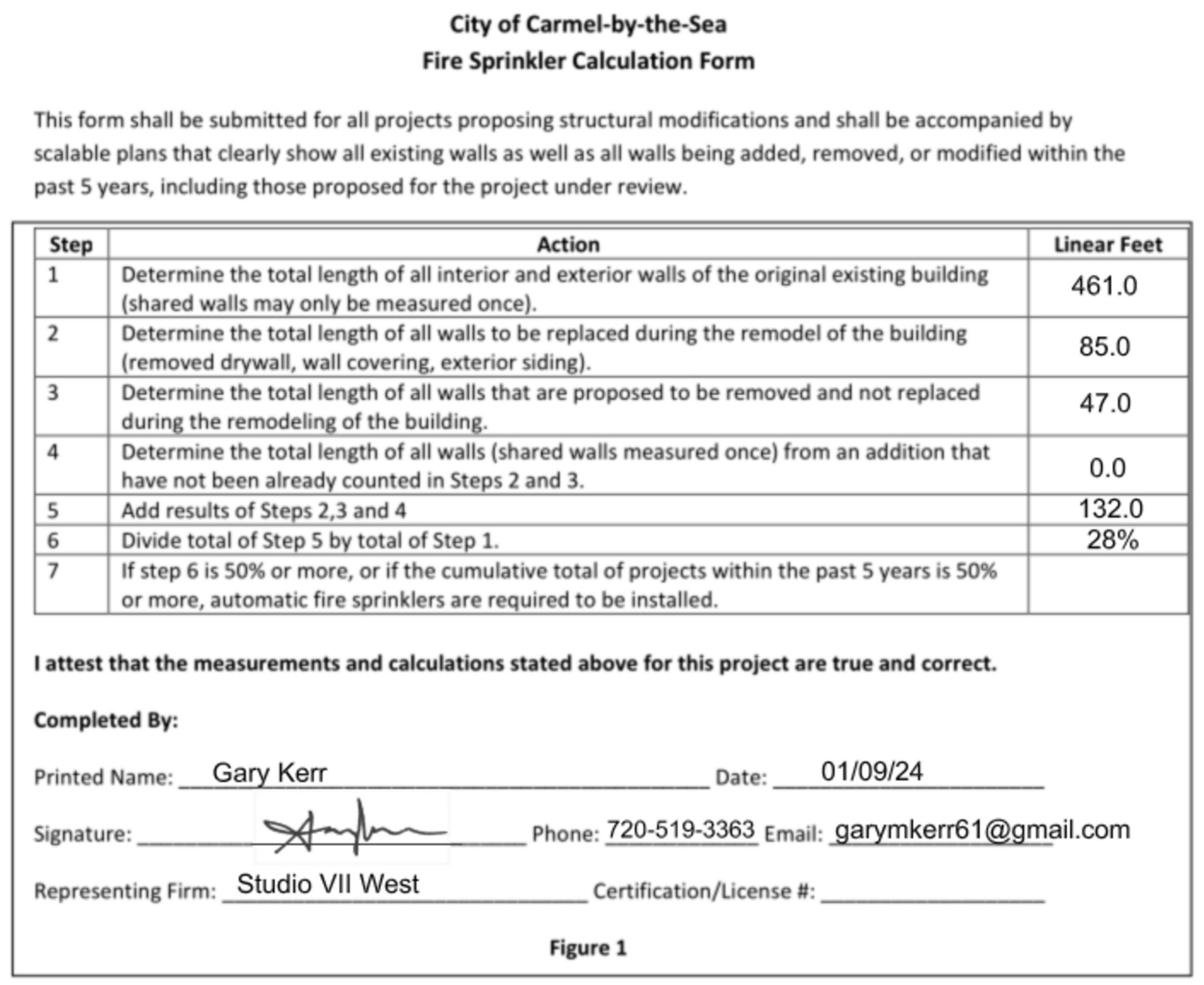
A-2.0	PROPOSED FLOOR PLANS
A-3.0	EXISTING FLOOR PLANS / DEMO PLANS
A-4.0	REFLECTED CEILING / ELECTRICAL PLANS
A-5.0	WEST AND EAST ELEVATIONS
A-5.1	NORTH AND SOUTH ELEVATIONS
A-5.2	EXISTING & PROPOSED SECTIONS
B-1.1	CONSTRUCTION BEST MANAGEMENT PRACTICES
B-1.2	2022 CA. GREEN BUILDING STANDARDS CODE, SHT. 1
B-1.3	2022 CA. GREEN BUILDING STANDARDS CODE, SHT. 2
S-0	GENERAL NOTES
S-1	FOUNDATION PLAN, SECTION, DETAILS
S-2	2ND FLR. FRAMING / ROOF PLAN, DETAILS



City of Carmel-by-the-Sea
Fire Sprinkler Calculation Form

This form shall be submitted for all projects proposing structural modifications and shall be accompanied by scalable plans that clearly show all existing walls as well as all walls being added, removed, or modified within the past 5 years, including those proposed for the project under review.

Step	Action	Linear Feet
1	Determine the total length of all interior and exterior walls of the original existing building (shared walls may only be measured once).	461.0
2	Determine the total length of all walls to be replaced during the remodel of the building (removed drywall, wall covering, exterior siding).	85.0
3	Determine the total length of all walls that are proposed to be removed and not replaced during the remodeling of the building.	47.0
4	Determine the total length of all walls (shared walls measured once) from an addition that have not been already counted in Steps 2 and 3.	0.0
5	Add results of Steps 2,3 and 4	132.0
6	Divide total of Step 5 by total of Step 1.	28%
7	If step 6 is 50% or more, or if the cumulative total of projects within the past 5 years is 50% or more, automatic fire sprinklers are required to be installed.	

I attest that the measurements and calculations stated above for this project are true and correct.

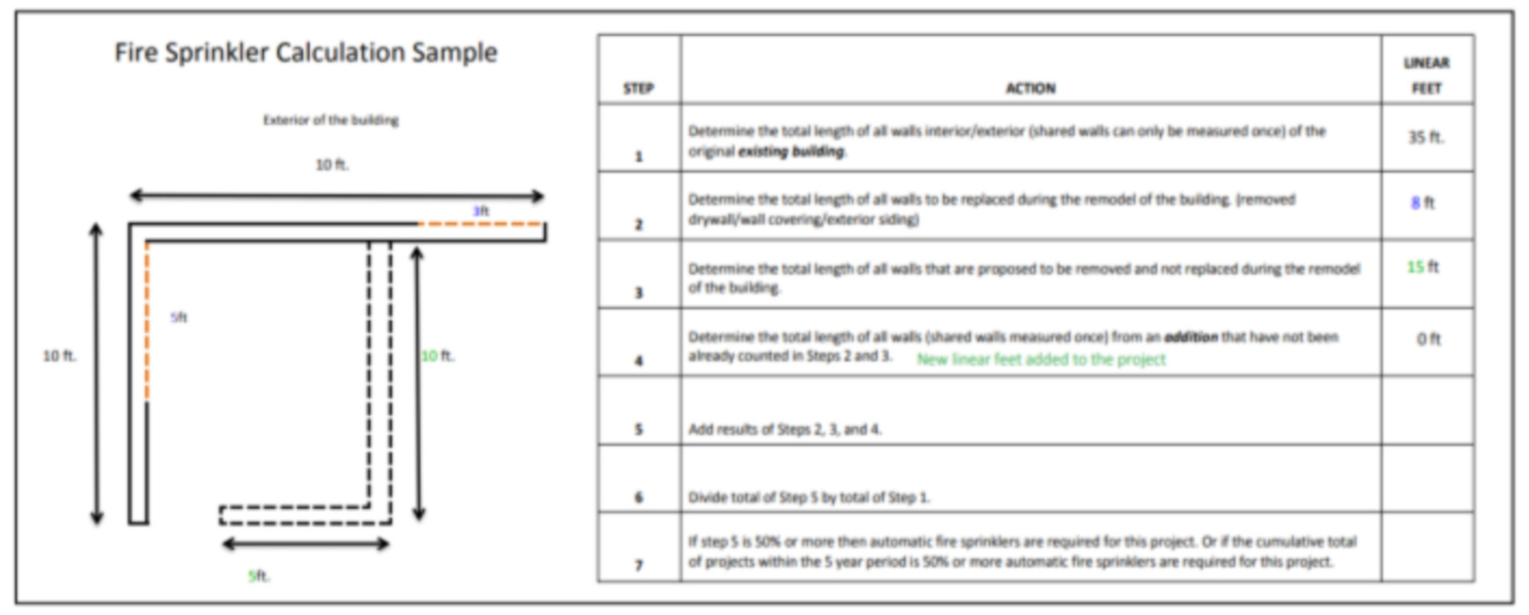
Completed By:

Printed Name: Gary Kerr Date: 01/09/24

Signature: Phone: 720-519-3363 Email: garymkerr61@gmail.com

Representing Firm: Studio VII West Certification/License #: ____________

Figure 1



Fire Sprinkler Calculation Sample

STEP	ACTION	LINEAR FEET
1	Determine the total length of all walls interior/exterior (shared walls can only be measured once) of the original ***existing building***.	35 ft.
2	Determine the total length of all walls to be replaced during the remodel of the building. (removed drywall/wall covering/exterior siding)	8 ft
3	Determine the total length of all walls that are proposed to be removed and not replaced during the remodel of the building.	15 ft
4	Determine the total length of all walls (shared walls measured once) from an ***addition*** that have not been already counted in Steps 2 and 3. New linear feet added to the project	0 ft
5	Add results of Steps 2, 3, and 4.	
6	Divide total of Step 5 by total of Step 1.	
7	If step 5 is 50% or more then automatic fire sprinklers are required for this project. Or if the cumulative total of projects within the 5 year period is 50% or more automatic fire sprinklers are required for this project.	

MASTERWORK
BUILDING AND DEVELOPMENT

LICENSE NO. 972132
P.O. BOX 23
CARMEL, CA 93921
831.229.8002

DESIGN BY :

HARLAN BRADLEY
Harlan Bradley
831-229-8628
harlan@masterworkbuilders.com

HAGGLUND RESIDENCE

CASANOVA 4 SE of 7TH
CARMEL, CALIFORNIA

DRAWINGS BY :

STUDIO VII WEST
P.O. BOX 4255
CARMEL, CA 93921
720.519.3363

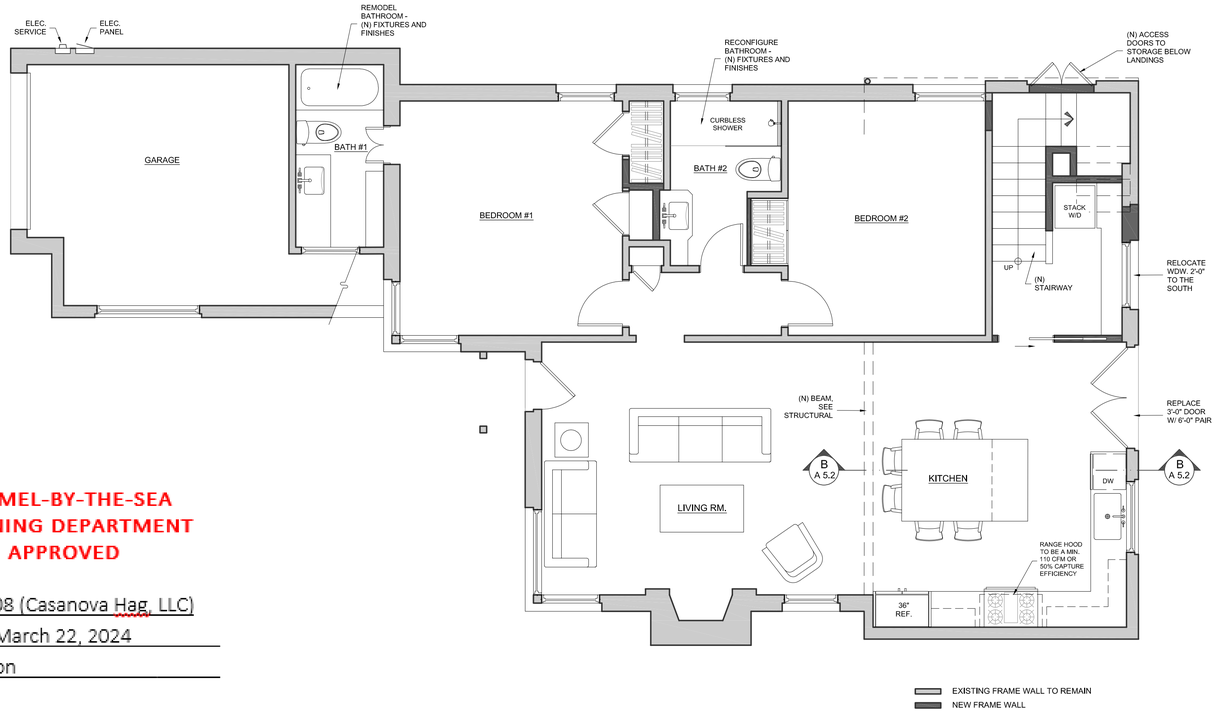
GARY KERR

FINAL REVISION DATE	
REVISION 6:	
REVISION 5:	
REVISION 4:	
REVISION 3:	NOVEMBER 03, 2023
REVISION 2:	SEPTEMBER 20, 2023
REVISION 1:	AUGUST 24, 2023
PROJECT No. :	
DATE :	JANUARY 09, 2024

OWNER :

PHASE :
PERMIT SET

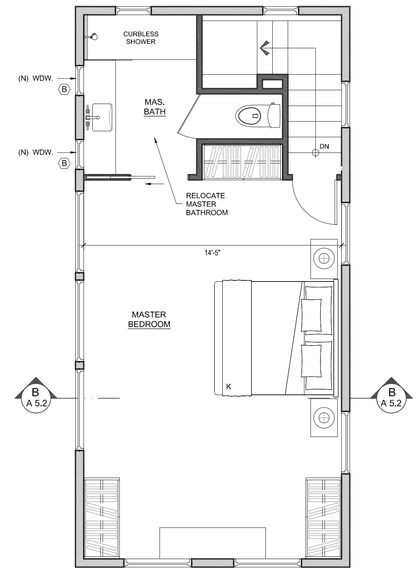
A-1.0



CARMEL-BY-THE-SEA
PLANNING DEPARTMENT
APPROVED

Permit #: DS 24008 (Casanova Hag, LLC)
Date Approved: March 22, 2024
Planner: A. Barton

M PROPOSED MAIN LEVEL FLOOR PLAN
Scale: 1/4" = 1'-0"
1' 2' 4' 8'



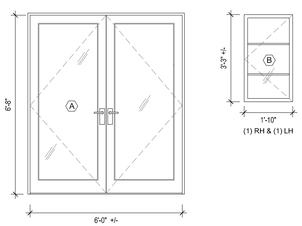
U PROPOSED UPPER LEVEL FLOOR PLAN
Scale: 1/4" = 1'-0"

WINDOW AND DOOR GLAZING NOTES :

All exterior windows and doors to meet the requirements set forth in CBC chapter 7A. They shall be constructed of multipane glazing with a minimum of one tempered pane meeting the requirements of Section 2406 safety glass.

Each pane of glazing installed in hazardous locations shall be tempered glass; the following locations shall be hazardous locations for glazing:

a) Glazing in doors.
b) Glazing in a fixed or operable panel adjacent to a door where the bottom of the glazing is less than 60 inches above the floor or walking surface and its either within 24 inches of either side of the door in the plane of the door OR where the glazing is on a wall perpendicular to the plane of the door within 24 inches of the hinge side of an in-swinging door.
c) Glazing in windows that meet all the following conditions:
   1. The exposed area of an individual pane is larger than 9 square feet.
   2. The bottom edge of the glazing is less than 18 inches above the floor.
   3. The top edge of the glazing is more than 36 inches above the floor; and
   4. One or more walking surfaces are within 36 inches, measured horizontally and in a straight of the glazing.
d) Glazing in guards and railings.
e) Glazing in walls containing or facing tubs, showers and other wet surfaces where the bottom edge of the glazing is less than 60 inches measured vertically above any standing or walking surfaces and within 60 inches measured horizontally and within a straight line of the waters edge, including shower doors and surrounds.
f) Glazing adjacent to stairs and ramps



W WINDOW & EXTERIOR DOOR SCHEDULE
Scale: 3/8" = 1'-0"
1' 2' 4'

NOTES :

1. EXTERIOR DOOR TO BE SIERRA PACIFIC. WOOD W/ CLAD EXTERIOR, MATCH EXIST. COLOR

2. NEW WINDOW TO MATCH EXISTING MATERIAL, STYLE, AND COLOR.

PLUMBING AND MECHANICAL NOTES :

- Contractor shall have a completed form CF2R-MCH-27-H on-site at the time of inspection.
- Plumbing fixture water consumption rates:
- Kitchen Faucets: 1.8 GPM @ 60 psi, kitchen faucets may temporarily increase the max. flow rate, but not to exceed 2.2 GPM @ 60 psi.
- Lavatory Faucets: 1.2 GPM @ 60 psi max., 0.8 GPM @ 20 psi min.
- Showerhead: 1.8 GPM @ 80 psi, 1.8 GPM cumulative for multiple heads in a single shower.
- Water Closet: 1.28 GPF
- Showers and tub/shower combinations shall be provided with individual control valves of the pressure balance, thermostatic, or combination pressure balance and thermostatic types that provide scald and thermal shock protection.
- 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.
- 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.
- Shower compartments: 1,024 square inches and capable of encompassing a 30-inch diameter circle and a 22-inch clear opening/door.
- Water pressure in the building shall be limited to 50 psi or less.
- Provide an access panel (12" x 12") or a utility space for all plumbing fixtures having concealed slip-joint connections.
- All exhaust outlets shall maintain a min. 3 ft. clearance from any operable opening.
- Range hood shall vent to the outside per manufacturer's requirements. The kitchen exhaust system shall be ducted with a smooth metal interior duct, have a minimum exhaust rate of 100 cfm and be provided with a back-draft damper.
- If open combustion appliance or fireplace is present, make-up air may be required. Confirm range hood specification.
- Clothes dryer moisture exhaust ducts shall terminate outside the building and have a back-draft damper. Exhaust duct is limited to 14' with two elbows, this shall be reduced by 2' for every elbow over two. Duct shall be minimum 4"diameter, smooth, and metal. Show the exhaust duct on the plan.
- A bathroom which does not contain a source of moisture shall have a window to the exterior or a mechanical ventilation system capable of providing 50 cfm.
- A "bathroom" which contains a bathtub, shower or tub/shower combination, shall be mechanically ventilated with an exhaust fan that complies with CGBS 4.506 and shall include the following: Have a minimum ventilation rate of 50 cfm and be Energy Star compliant and must be controlled by a humidistat which shall be readily accessible. Humidistat controls shall be capable of adjustment between a relative humidity of 50% to 80%. The control may be a separate component or integral to the exhaust fan. All lighting shall be switched separately from exhaust fans or, if fan is integral with the lighting it shall be possible for the lighting to be manually turned on and off while allowing the fan to continue to operate for an extended period.
- Bathroom exhaust fan controls must comply with one of the following:
  1) All lighting shall be switched separately from exhaust fans.
  2) For an exhaust fan with an integral lighting system, it shall be possible for the lighting system to be manually turned on and off while allowing the fan to continue to operate for an extended period.
- Bathroom exhaust fans shall be provided with backdraft protection in accordance with CMC 504.1.1.
- This project to comply with the 2022 Ca. green building code division 4.3 water efficiency and conservation standards.

MASTERWORK
BUILDING AND DEVELOPMENT

LICENSE NO. 972132
P.O. BOX 23
CARMEL, CA 93921
831.229.8002

DESIGN BY :
HARLAN BRADLEY
831-229-8628
harlan@masterworkbuilders.com

HAGGLUND RESIDENCE

CASANOVA 4 SE of 7TH
CARMEL, CALIFORNIA

DRAWINGS BY :
STUDIO VII WEST
P.O. BOX 4255
CARMEL, CA 93921
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GARY KERR

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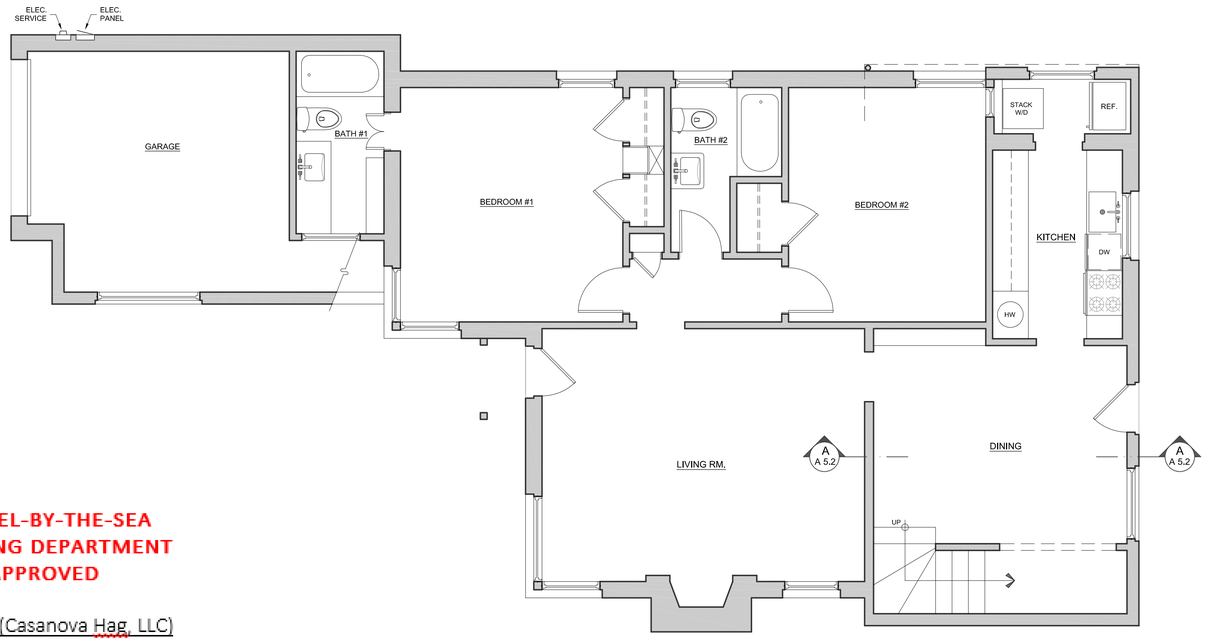
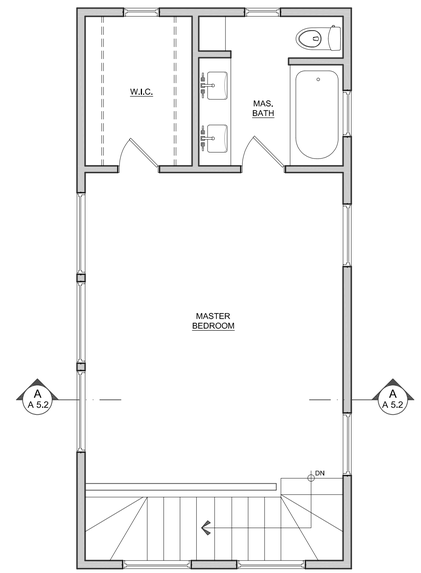
PHASE :	PERMIT SET

A-2.0



M EXISTING MAIN LEVEL FLOOR PLAN
Scale: 1/4" = 1'-0"
1' 2' 4' 8'



U EXISTING UPPER LEVEL FLOOR PLAN
Scale: 1/4" = 1'-0"

CARMEL-BY-THE-SEA
PLANNING DEPARTMENT
APPROVED

Permit #: DS 24008 (Casanova Hag, LLC)
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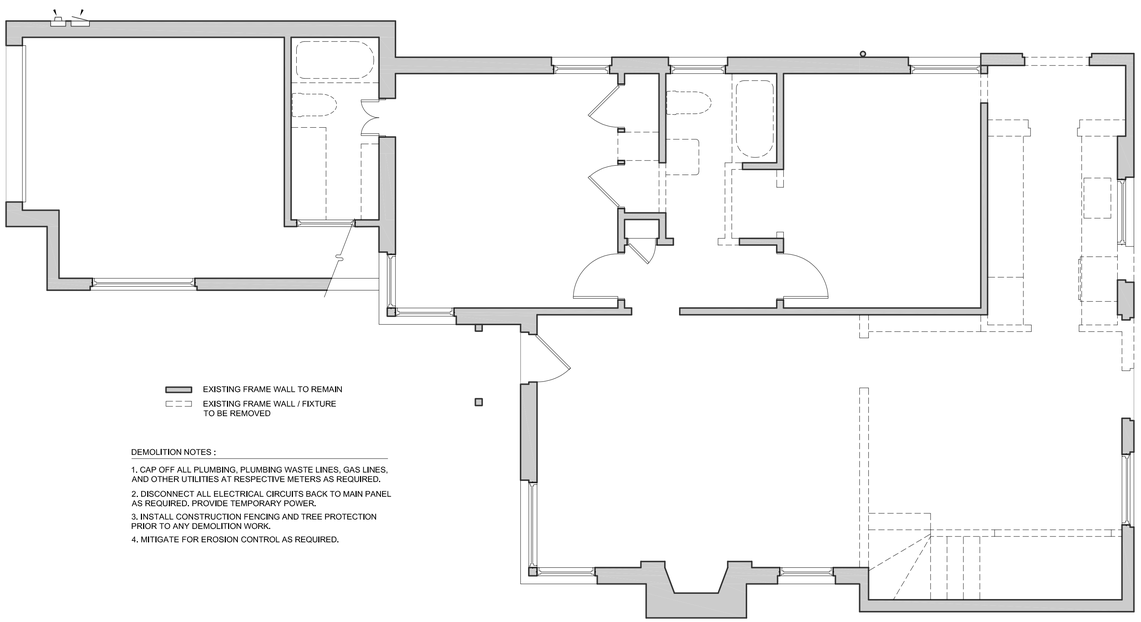
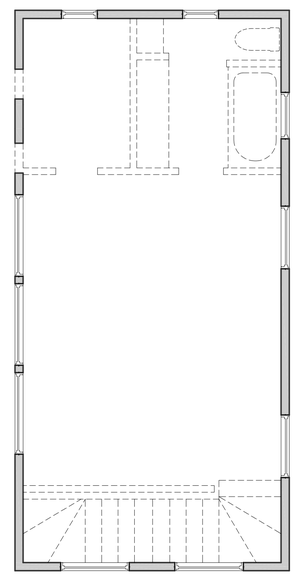


EXISTING FRAME WALL TO REMAIN
EXISTING FRAME WALL / FIXTURE TO BE REMOVED

DEMOLITION NOTES :

1. CAP OFF ALL PLUMBING, PLUMBING WASTE LINES, GAS LINES, AND OTHER UTILITIES AT RESPECTIVE METERS AS REQUIRED.
2. DISCONNECT ALL ELECTRICAL CIRCUITS BACK TO MAIN PANEL AS REQUIRED. PROVIDE TEMPORARY POWER.
3. INSTALL CONSTRUCTION FENCING AND TREE PROTECTION PRIOR TO ANY DEMOLITION WORK.
4. MITIGATE FOR EROSION CONTROL AS REQUIRED.

D_1 MAIN LEVEL DEMOLITION PLAN
Scale: 1/4" = 1'-0"
1' 2' 4' 8'



D_2 UPPER LEVEL DEMOLITION PLAN
Scale: 1/4" = 1'-0"

MASTERWORK
BUILDING AND DEVELOPMENT
LICENSE NO. 972132
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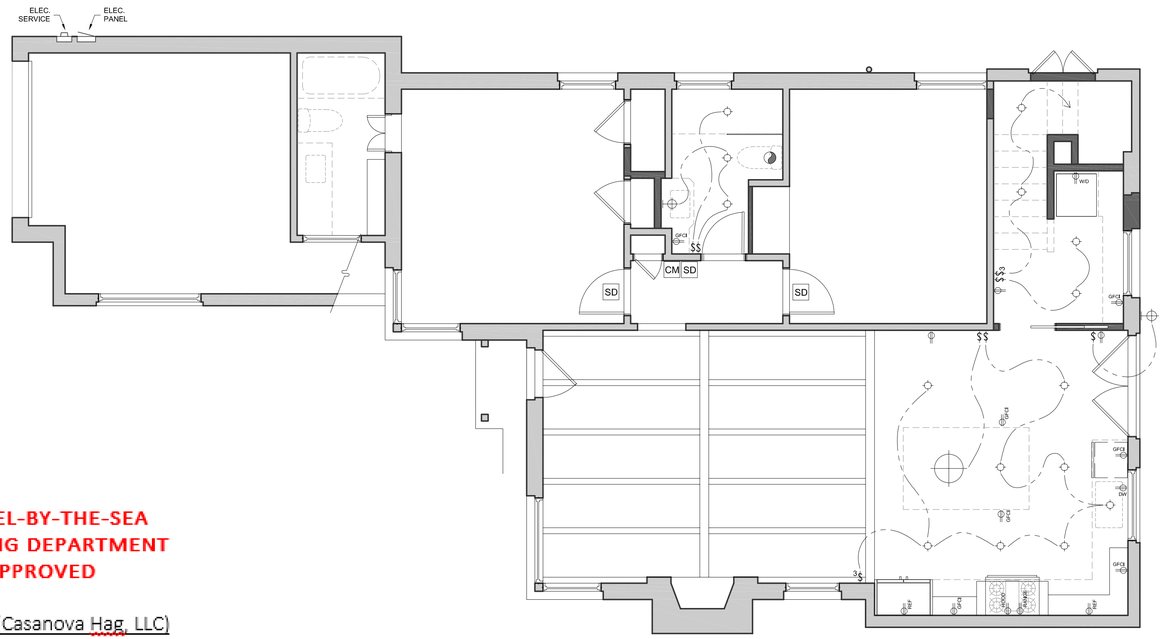
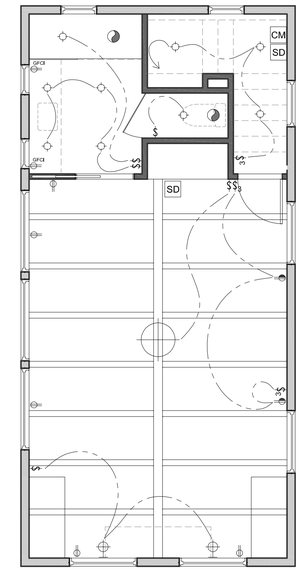
A-3.0



M MAIN LEVEL RCP / ELEC. PLAN
Scale: 1/4" = 1'-0"

1' 2' 4' 8'



U UPPER LEVEL RCP / ELEC. PLAN
Scale: 1/4" = 1'-0"

CARMEL-BY-THE-SEA
PLANNING DEPARTMENT
APPROVED

Permit #: DS 24008 (Casanova Hag, LLC)
Date Approved: March 22, 2024
Planner: A. Barton

SYMBOL KEY

- OUTLET
- HALF - SWITCHED OUTLET
- GFCI OUTLET
- ELECTRICAL OUTLET FLOOR DUPLEX
- SWITCH
- 3 - WAY SWITCH
- SD SMOKE DETECTOR
- CM CARBON MONOXIDE DETECTOR
- FAN ONLY
- RECESSED DOWN LIGHT
- RECESSED STEP LIGHT
- WALL SCONCE PLAN
- SURFACE MOUNTED DECORATIVE LIGHT FIXTURE
- CHANDELIER OR PENDANT LIGHT FIXTURE
- LED STRIP LIGHTING
- SURFACE MOUNT UTILITY LIGHT FIXTURE

ELECTRICAL NOTES

- Bathroom exhaust fans to be occupant activated as required. Unless serving as part of a whole-house ventilation system, bathroom exhaust fans serving rooms with tubs, shower, or combinations, shall be provided with humidity controls in accordance with the CGBSC.
- All installed luminaires shall be high efficacy in accordance with Table 150.0-A; either listed by source type or by being JA8-2016 certified labeled.
- Screw based luminaires shall meet all the following:
  Shall not be recessed downlight luminaires in ceilings; and
  Shall contain lamps that comply with CEC Reference Joint Appendix JA8; and
  The installed lamps shall be marked with JA8-2016 or JA8-2016-E.
- Luminaires recessed into ceilings must meet all the requirements for: insulation contact (IC) labeling; sealed with a gasket or caulked between housing and ceiling, and shall be certified to comply with Section 110.9 and allow ballast maintenance and replacement to be readily accessible to building occupants from below. JA8-2016-E certified and marked light source, rated for elevated temperature, must be installed by final inspection.
- Dimmers or vacancy sensors shall control all luminaires required to have light sources compliant with Reference Joint Appendix JA8 (including ceiling recessed downlight luminaires and GU-24 sockets containing LED light sources) and they shall comply with section 119(d) and not turn on automatically or have an always on option. Exceptions: Luminaires in closets less than 70 square feet; Luminaires in hallways.
- At least one light in bathrooms, garages, laundry and utility rooms shall be controlled by a vacancy sensor certified to comply with section 119(d) that does not turn on automatically or have an always on option. (150(k)3)
- 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 photocontrol 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.
- Luminaires installed in wet or damp locations must be marked 'suitable for wet / damp locations'.
- No parts of cord-connected, chain, cable, cord-suspended luminaries, lighting track, pendants, or ceiling-suspended fans shall be located with 3' horizontally and 8' vertically from the top of a bathtub rim or shower stall threshold and includes the space directly over the tub or shower stall. Luminaries located within the actual outside dimensioin of the bathtub or shower to a height of 8' vertically from the top of the bathtub rim or shower threshold shall be marked for damp/wet location.
- Where one or more lighting outlet[s] are installed for interior stairways, provide a wall switch at each floor level, and landing level that includes an entryway, to control the lighting outlet[s] where the stairway between floor levels has six risers or more.
- Provide at least one 20-amp circuit at bathroom; circuit shall have no other outlets.
- Laundry: At least one 20-amp branch circuit shall be provided to supply laundry receptacle outlets. Such circuits shall have no other outlets.
- Two small appliance outlet circuits, 20-amp each, are required in kitchen; circuits shall be balanced and have no other outlets.
- Provide separate 20-amp branch circuits for fixed appliances such as food waste grinders, dishwashers washing machines, dryers, built-in refrigerators or freezers, furnaces, AC units, or any other fixed appliance with a motor of 1/4 h.p. or larger.
- Clarify receptacle outlet locations:
  Receptacles shall be installed so that no point measured horizontally along the floor in any wall space is over 6 feet from the receptacle (allowing 12 feet max. between receptacles on the same wall).
  Receptacles shall be located along any wall that is 2 feet or more in length.
  Outlet receptacles in or on floors shall not be counted as part of the required number of receptacle outlets unless located within 18-Inches of the wall.
- Kitchen receptacle outlets serving countertops shall:
- Have GFCI and AFCI protection.
- Be installed in each counter wall 12 inches or wider so no point along the wall is more than 24 inches.
- Shall be Installed in each wall space separated by range tops, refrigerators or sinks.
- Shall be installed not more than 20 inches above the countertop.
- At least one receptacle outlet shall be installed at each island and each peninsula counter space with a long dimension of 24 inches minimum and a short dimension of 12 inches or greater; peninsula counter tops are measured from the connecting edge.
- General 120-volt, 15 and 20-amp receptacle notes:
- AFCI protection is required for all circuits identified in CEC 210.12.
- All receptacles are required to be tamper resistant in all locations including outlets located more than 5 1/2 feet above the floor, outlets that are a part of a luminaire, outlets dedicated to appliances that cannot be easily moved and at outlets located in attics.
- GFCI protection required for receptacles located outdoors, in bathrooms, laundry room, unfinished basements, crawl spaces, kitchen and wet bar counter top surfaces, garages, accessory buildings not intended as habitable rooms.
- Receptacles located in damp or wet locations shall have an enclosure that is weatherproof and shall be listed weather resistant type.
- A 15 or 20-amp receptacle shall be installed within 25' at an accessable location for the servicing of heating, air-conditioning and refrigeration equipment.
- Prior to receiving a building final, a completed copy of the WS-5R form shall be given to the owner and to the building inspector.
- Indicate on plan the installation of *smoke alarms* in all the following areas:
  a) On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.
  b) In each room used for sleeping purposes.
  c) In each story within a dwelling unit, including basements but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent lower levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
  d) When more than one smoke alarm is required to be installed in an individual dwelling unit, the devices shall be interconnected in such a way that all alarms will sound when one is activated.
- Indicate on plan the location of a *carbon monoxide device* on the ceiling or wall outside sleeping areas and on every level including basements in existing dwelling units having a fossil burning heater or appliance, fireplace or an attached garage.
  Carbon monoxide alarms are to be interconnected.
- Exterior light fixtures to be mounted no higher than 10 feet from ground below.

Oculux 3.5" LED New Construction IC Rated Housing

By WAC Lighting

LUMENS LIGHT AND LIVING
Call Us 877.445.4486

Product Options

Voltage: 120 Volt, 120 Volt/277 Volt

Details

- Shallow housing under 4" depth
- Airtight
- Cutout 4 1/4"
- Ceiling thickness: 1/2" - 1"
- Single spot light source
- Allows adjustment in any direction when used with adjustable trims
- Dimmable with TRIAC, ELV, 0-10V
- Dims from 100% - 5%
- Designed in 2017
- Finish: Aluminum
- Material: Aluminum
- Title 24 compliant
- Energy Star Qualified
- ETL Listed Wet
- Warranty: 5 Year Functional, 2 Years Finish
- Made In China

Dimensions

120 Volt Option Fixture: Length 13.66", Width 6.42", Height 3.78", Weight 2.91Lbs
120 Volt/277 Volt Option Fixture: Length 13.66", Width 6.42", Height 3.78", Weight 2.95Lbs

Notes:

Additional Details

Product URL: https://www.lumens.com/oculux-3.5-inch-led-new-construction-ic-rated-housing-by-wac-lighting-WACP160332.html
Rating: ETL Listed Wet

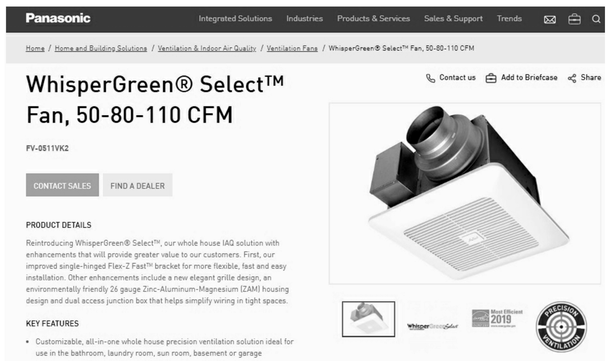
Product ID: WACP160332

Prepared by:

Prepared for:
Project:
Room:
Placement:
Approval:

Created October 1st, 2019

RECESSED LIGHT FIXTURE SPEC.



EXHAUST FAN SPEC.

MASTERWORK
BUILDING AND DEVELOPMENT

LICENSE NO. 972132
P.O. BOX 23
CARMEL, CA 93921
831.229.8002

DESIGN BY :

HARLAN BRADLEY
Harlan Bradley
831-229-8628
harlan@masterworkbuilders.com

HAGGLUND RESIDENCE

CASANOVA 4 SE of 7TH
CARMEL, CALIFORNIA

DRAWINGS BY :

STUDIO VII WEST
P.O. BOX 4255
CARMEL, CA 93921
720.519.3363

GARY KERR

FINAL REVISION DATE	
REVISION 6:	
REVISION 5:	
REVISION 4:	
REVISION 3:	NOVEMBER 03, 2023
REVISION 2:	SEPTEMBER 20, 2023
REVISION 1:	AUGUST 24, 2023

PROJECT No. :

DATE : JANUARY 09, 2024

OWNER :

PHASE :

PERMIT SET

A-4.0

W1 EXISTING WEST ELEVATION
Scale: 1/4" = 1'-0"
1' 2' 4' 8'

W2 PROPOSED WEST ELEVATION
Scale: 1/4" = 1'-0"

CARMEL-BY-THE-SEA
PLANNING DEPARTMENT
APPROVED

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E1 EXISTING EAST ELEVATION
Scale: 1/4" = 1'-0"
1' 2' 4' 8'

E2 PROPOSED EAST ELEVATION
Scale: 1/4" = 1'-0"

MASTERWORK
BUILDING AND DEVELOPMENT

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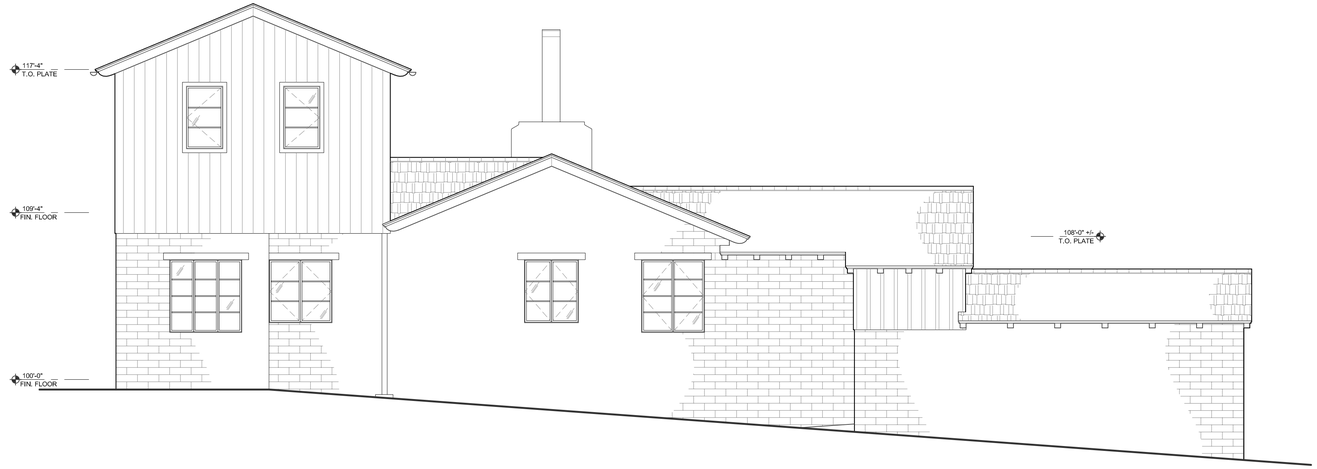
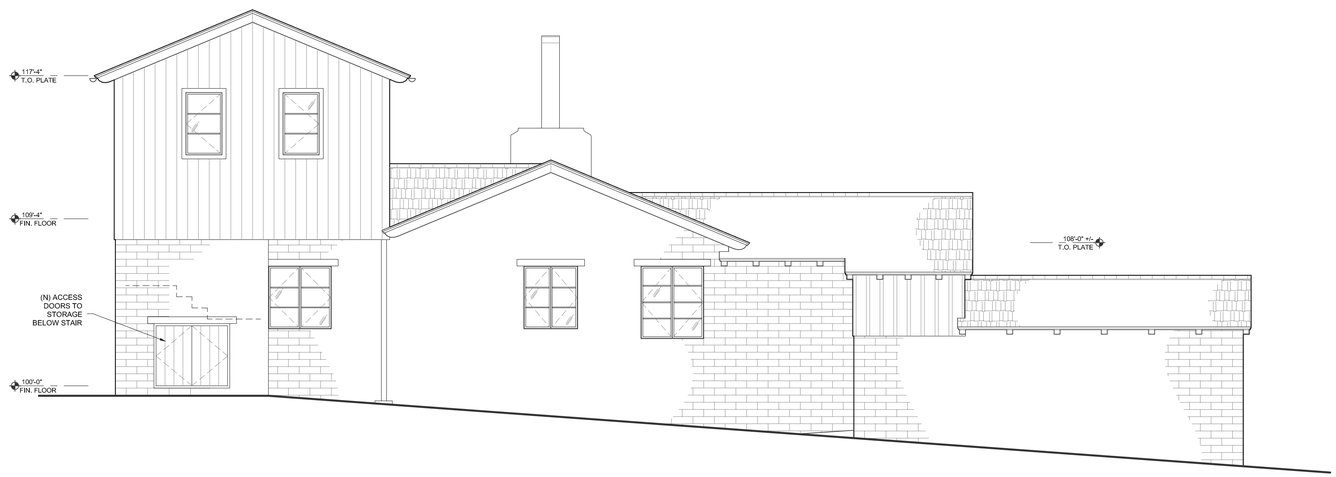
A-5.0



N1 EXISTING NORTH ELEVATION
Scale: 1/4" = 1'-0"
1' 2' 4' 8'



N2 PROPOSED NORTH ELEVATION
Scale: 1/4" = 1'-0"

S1 EXISTING SOUTH ELEVATION (NO CHANGE)
Scale: 1/4" = 1'-0"
1' 2' 4' 8'

CARMEL-BY-THE-SEA
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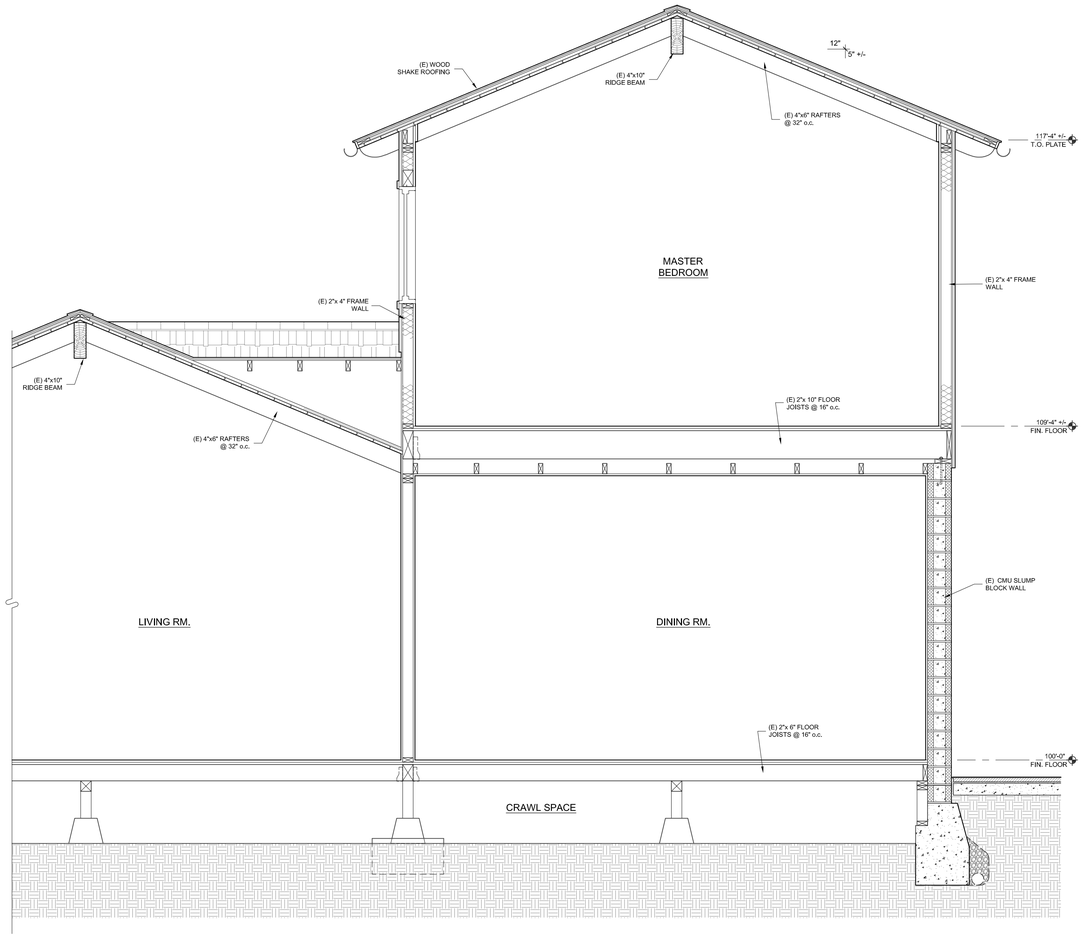
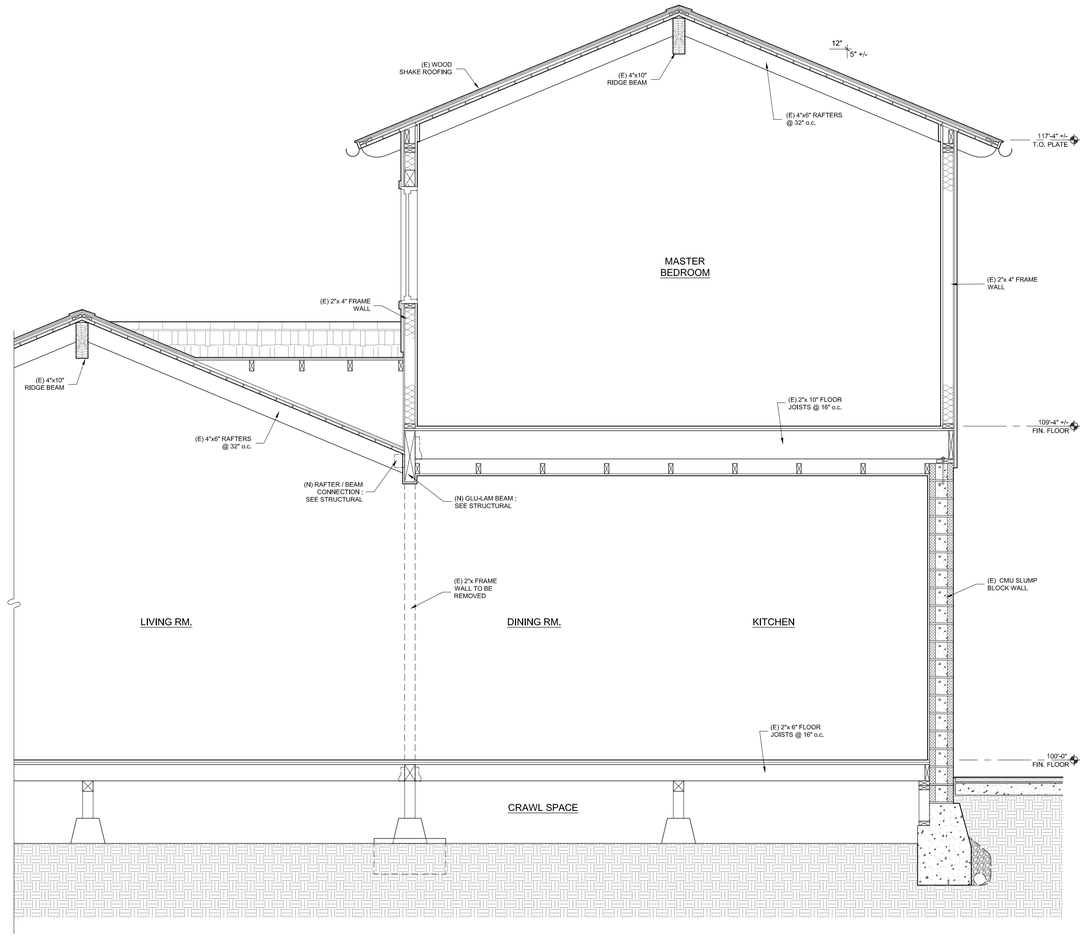
A-5.1



A EXISTING BUILDING SECTION
Scale: 1/2" = 1'-0"
1' 2' 4'



B PROPOSED BUILDING SECTION
Scale: 1/2" = 1'-0"
1' 2' 4'

CARMEL-BY-THE-SEA
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REVISION 1:	AUGUST 24, 2023

PROJECT No. :

DATE : JANUARY 09, 2024

OWNER :

PHASE :
PERMIT SET

A-5.2

ABBREVIATIONS

A.B.	ANCHOR BOLT	LB.	POUND
ALT.	ALTERNATE	LG.	LONG
ARCH.	ARCHITECT	MAX.	MAXIMUM
@	AT	M.B.	MACHINE BOLT
BLDG.	BUILDING	M.L.	MICROLLAM
BLKG.	BLOCK, BLOCKING	MIN.	MINIMUM
BM.	BEAM	M.I.W.	MALLEABLE IRON WASHER
BOTT.	BOTTOM	(N)	NEW
CL	CENTER LINE	N.T.S.	NOT TO SCALE
CLG.	CEILING	O.C. OR O/C	ON CENTER
CLR.	CLEAR	PAM	PARALLAM
COL.	COLUMN	PL.	PLATE
CONC.	CONCRETE	P.S.I.	POUNDS PER SQUARE INCH
CONT.	CONTINUOUS	P.T.	PRESSURE TREATED
D.F.	DOUGLAS FIR	REINF.	REINFORCING
DIAM. OR ø	DIAMETER	RWD.	REDWOOD
DBL.	DOUBLE	S.B.	SOLID BLOCKING
DWG.	DRAWING	SECT.	SECTION
(E)	EXISTING	SHT.	SHEET
EA.	EACH	SIM.	SIMILAR
EL. OR ELEV.	ELEVATION	SPECS.	SPECIFICATIONS
EXT.	EXTERIOR	SQ.	SQUARE
FIN.	FINISHED	S.S.	SELECT STRUCTURAL
FL. OR FLR.	FLOOR	STD.	STANDARD
F.O.	FACE OF	T.E.N.	TYPICAL EDGE NAILING, FASTENING
F.O.C.	FACE OF CONCRETE	T.O.BEAM	TOP OF BEAM
F.O.M.	FACE OF MASONRY	T.O.FOOTING	TOP OF FOOTING
F.O.S.	FACE OF STUDS	T&G	TONGUE AND GROOVE
FT.	FOOT	T.O.CONCRETE	TOP OF CONCRETE
FTG.	FOOTING	T.O.SLAB	TOP OF SLAB
GA.	GAGE	T.O.STEEL	TOP OF STEEL
GALV.	GALVANIZED	T.O.WALL	TOP OF WALL
GL.	GLUE LAMINATED BEAM	TYP.	TYPICAL
H. OR HORIZ.	HORIZONTAL	U.O.N.	UNLESS OTHERWISE NOTED
H.D.	HOLDOWN	w/	WITH
HDR.	HEADER	W.W.F.	WELDED WIRE FABRIC
J.H.	JOIST HANGER	V. OR VERT.	VERTICAL

STRUCTURAL NOTES:

A. GENERAL

A1. SITE CONDITIONS: THE CONTRACTOR SHALL EXAMINE AND CHECK ALL EXISTING CONDITIONS, DIMENSIONS, LEVELS AND MATERIALS AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.

A2. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS & PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY & NOT BE LIMITED TO NORMAL WORKING HOURS; & THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

A3. ALL CONSTRUCTION NOT SPECIFICALLY DETAILED SHALL BE BUILT TO CONFORM WITH SIMILAR CONSTRUCTION SHOWN, ALL CONSTRUCTION SHALL BE PER THE PER THE REQUIREMENTS OF THE CALIFORNIA BUILDING CODE (CBC), 2022.

B. STRUCTURAL STEEL

B1. STRUCTURAL I SECTIONS SHALL BE ASTM A992 STEEL (Fy= 50ksi). STRUCTURAL TUBING SHALL CONFORM TO ASTM A500 OR A501, GRADE B (Fy=46ksi) ALL OTHER STRUCTURAL STEEL SHALL BE ASTM A36, FABRICATED AND ERECTED IN ACCORDANCE WITH THE LATEST EDITION OF THE AISC CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES. THREE SHOP COATS OF PRIMER SHALL BE REQUIRED ON ALL STEEL NOT ENCASED IN CONCRETE. THE CONTRACTOR SHALL ACQUIRE FROM THE STEEL FABRICATOR AN AFFIDAVIT STATING THAT THE STRUCTURAL STEEL FURNISHED MEETS THE REQUIREMENTS OF THE GRADE SPECIFIED. TREAT FIELD WELDS WITH 3 COATS OF PRIMER.

B2. WELDING: ALL WELDING SHALL BE BY THE SHIELDED ARC PROCESS, AND SHALL BE DONE BY A CERTIFIED WELDER. PREQUALIFIED BY AWS STANDARDS. USE E70XX ELECTRODES. FIELD WELDS TO BE INSPECTED PER UBC CHAPTER 17 REQUIREMENTS.

B3. MACHINE BOLTS SHALL COMPLY TO ASTM A307 FOR ALL CONNECTIONS, UNLESS OTHERWISE SHOWN, SEE PLANS AND DETAILS. HOLES SHALL BE 1/16 INCH LARGER IN DIAMETER, UNLESS OTHERWISE NOTED.

C. LUMBER

C1. LUMBER SHALL BE DOUGLAS FIR LARCH AS FOLLOWS:

JOISTS AND STUDS.....#2 AND BETTER
POSTS.....#1 AND BETTER
BEAMS AND HEADERS.....#1 AND BETTER
BLOCKING AND SECONDARY FRAMING.....#2 AND BETTER
SILL PLATE AND ALL WOOD IN
CONTACT WITH CONCRETE.....PRESSURE TREATED #1

C2. NAILING SHALL BE COMMONWIRE NAILS, GALVANIZED WHEN EXPOSED TO THE EXTERIOR. SIZE, SPACING AND NUMBER SHALL BE PER TABLE 2304.10.1 OF THE CBC 2022.

PLYWOOD.....SEE PLANS OR SECTIONS
ALL OTHERS.....SEE TABLE 2304.9.1 CBC 2022 EDITION
U.O.N. AS SHOWN OR NOTED IN THE PLANS.

C3. JOIST HANGERS, SHEET METAL CLIPS AND OTHER CONNECTIONS SHALL BE MANUFACTURED BY "SIMPSON CO." OR APPROVED EQUAL. "USP" LUMBER CONNECTORS WITH REFERENCE NUMBERS FOR SUBSTITUTION MAY BE USED IN LIEU OF SIMPSON HARDWARE. ALL METAL CLIPS IN CONTACT WITH P.T.D.F. LUMBER SHALL BE HOT -DIP GALVANIZED STEEL (Z MAX) WHEN AVAILABLE.

C4. GLUED LAMINATED BEAMS SHALL BE COMBINATION 24F-V4 FOR INTERIOR SPANS AND COMBINATION 24F-V4 FOR END SPANS WITH CANTILEVER. ALL GLUED LAMINATED BEAMS MAY BE COMBINATION 24F-V4

C5. MICRO-LAM BEAMS SHALL BE 1.9E WITH Fb = 2,600psi & Fv =

285psi AS MANUFACTURERED BY TRUS JOIST OR APPROVED EQUAL.

C6. PARALLAM BEAMS SHALL BE 2.0E BY TRUS JOIST OR APPROVED EQUAL.

C7. TJI JOISTS SHALL BE BY TRUS JOIST OR APPROVED EQUAL.

D. CONCRETE

D1. CONCRETE SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH f'c = 2,500psi AT 28 DAYS. MAXIMUM AGGREGATE SIZE = 3/4". CONCRETE SHALL BE MIXED PLACED AND CURED IN ACCORDANCE WITH A.C.I. 318 - LATEST EDITION.

D2. REINFORCING STEEL SHALL CONFORM WITH ASTM A-615, GRADE 40 FOR #4 BARS & SMALLER GRADE 60 FOR #5 & LARGER. BARS SHALL HAVE A MINIMUM LAP LENGTH OF 40 BAR DIAMETERS OR 12" MINIMUM. MINIMUM CONCRETE COVER TO BARS SHALL BE AS PER SECTION 7.7.1 OF A.C.I. 318 UNLESS OTHERWISE SHOWN.

D3. ANCHOR BOLTS SHALL BE ASTM A307. GALVANIZED STEEL PER ASTM A446 WHEN INSTALLED IN PRESSURE TREATED MUDSILLS.

E. CONCRETE MASONRY WALLS

E1. CONCRETE MASONRY UNITS SHALL BE HOLLOW OPEN END GRADE N-1 CONFORMING TO ASTM. C-90 WITH A MINIMUM COMPRESSIVE STRENGTH f'm = 1500 PSI. NO SPECIAL INSPECTION IS REQUIRED FOR MASONRY UNITS UNLESS OTHERWISE INDICATED.

E2. MORTAR SHALL BE TYPE S CONFORMING TO ASTM C -270 WITH A MINIMUM COMPRESSIVE STRENGTH OF 1,800 PSI. GROUT SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 2,000 PSI.

FASTENING SCHEDULE

2022 CALIFORNIA BUILDING CODE TABLE 2304.10.1

	ELEMENT/CONNECTION	FASTENER	LOCATION
	ROOF		
1.	Blocking between ceiling joists, rafters or trusses to top plate or other framing below	3 - 8d common (21/2" × 0.131") 3-10d box (3"x0.128") 3 - 3" × 0.131" nails 3 - 3" 14 gage staples, 7/16" crown	Toenail each end
	Blocking between rafters or truss not at the wall top plate, to rafter or truss	2 - 8d common (21/2" × 0.131") 2 - 3" × 0.131" nails 2 - 3" 14 gage staples	toenail each end
		2-16d common (3 ½"x0.162") 3-3"x0.131" nails 3-3" 14 gage staples	end nail
	Flat blocking to truss and web filler	16d common (3 ½"x0.162") @6" o.c. 3-3"x0.131" nails @ 6" o.c. 3-3" 14 gage staples @ 6" o.c.	Face nail
2.	Ceiling joists to top plate	3-8d common 3-10d box 3-3"x0.131" nails 3-3" 14 gage staples, 7/16" crown	Toenail each joist
3.	Ceiling joist not attached to parallel rafter, laps over partitions (no thrust) (Table and Section2308.7.3.1)	3-16d common 4-10d box 4-3"x0.131" nails 4-3" 14 gage staples, 7/16" crown	Face nail
4.	Ceiling joists attached to parallel rafter (heel joint) (Table and Section2308.7.3.1)	Table 2308.7.3.1	Face nail
5.	Collar tie to rafter	3-10d common 4-10d box 4-3"x0.131" nails 4-3" 14 gage staples, 7/16" crown	Face nail
6.	Rafter or roof truss to top plate (Table and section 2308.7.5)	3-10 common 3-16d box 4-10d box 4-3"x0.131" nails 4-3" 14 gage staples, 7/16" crown	Toenail (c)
7.	Roof rafters to ridge valley	2-16d common	End nail
	or hip rafters; or roof rafter to 2" ridge beam	3-10d box 3-3"x0.131" nails 3-3" 14 gage staples, 7/16" crown	
		3-10d common 3-16d box 4-10d box 4-3"x0.131" nails 4- 3" 14 gage staples, 7/16" crown	Toenail
	WALL		
8.	Stud to Stud (not at braced wall panels)	16d common	24" o.c. face nail
		10d box 3"x0.131" nails 3" 14 gage staples, 7/16" crown	16" o.c. face nail
9.	Stud to stud and abutting studs at intersecting wall **corners (at braced wall panels)**	16d common	16" o.c. face nail
		16d box	12" o.c. face nail
		3"x0.131" nails 3" 14 gage staples, 7/16" crown	12" o.c. face nail
10.	Built-up header	16d common	16" o.c. each edge, face nail
		16d box	12" o.c. each edge, face nail
11.	Continuous header to stud	4-8d common 4-10d box	Toenail
12.	Top plate to top plate	16d common	16" o.c. face nail
		10d box 3"x0.131" nails 3" 14 gage staples, 7/16" crown	12" o.c. face nail
13.	Top plate to top plate, at end joints	8-16d common 12-10d box 12-3"x0.131" nails 12-3" 14 gage staples, 7/16" crown	Each side of end joint, face nail (min 24" lap splice length each side of end joint)
14.	Bottom plate to joist, rim joist, band joist or blocking (not at braced wall panels)	16d common	16" o.c. face nail
		16d box 3"x0.131" nails 3" 14 gage staples, 7/16" crown	12" o.c. face nail
15.	Bottom plate to joist, rim joist, band joist or blocking **at braced wall panels**	2-16d common 3-16d box 4-3"x0.131" nails 4-3" 14 gage staples, 7/16" crown	16" o.c. face nail
16.	Stud to top or bottom plate	4-8d common 4-10d box 4-3"x0.131" nails 4-3" 14 gage staples, 7/16" crown	Toenail
		2-16d common 3-10d box 3-3"x0.131" nails 3-3" 14 gage staples, 7/16" crown	End nail
17.	Top or bottom plate to stud	2-16d common 3-10d box 3-3"x0.131" nails 3-3" 14 gage staples, 7/16" crown	End nail
18.	Top plates, laps at corners and intersections	2-16d common 3-10d box 3- 3"x0.131" nails 3-3" 14 gage staples, 7/16" crown	Face nail
19.	1" brace to each stud and plate	2-8d common 2-10d box 2- 3"x0.131" nails 2- 3" 14 gage staples, 7/16" crown	Face nail
20.	1"x6" sheathing to each bearing	2-8d common 2-10d box	Face nail
21.	1"8" and wider sheathing to each bearing	3-8d common 3-10d box	Face nail
	FLOOR		
22.	Joist to sill, top plate, or girder	3-8d common 3-10d box 3-3"x0.131" nails 3-3" 14 gage staples, 7/16" crown	Toenail
23.	Rim joist, band joist, or blocking to top plate, sill or other framing below	8d common 10d box 3"x0.131" nails 3" 14 gage staples, 7/16" crown	6" o.c., toenail
24.	1"x6" subfloor or less to each joist	2-8d common 2-10d box	Face nail
25.	2" subfloor to joist or girder	2-16d common	Face nail
26.	2" plank	2-16d common	Each bearing, face nail
27.	Built up girders and beams, 2" lumber layers	20d common	32" o.c. face nail at top and bottom staggered on opposite sides
		10d box 3"x0.131" nails 3" 14 gage staples, 7/16" crown	24" o.c. face nail at top and bottom staggered on opposite sides
		And 2-20d common 3-10dbox 3- 3"x0.131" nails 3- 3" 14 gage staples, 7/16" crown	Ends and at each splice, face nail
28.	Ledger strip supporting joists or rafters	3-16d common 4-10d box 4-3"x0.131" nails 4-3" 14 gage staples, 7/16" crown	Each joist or rafter, face nail
29.	Joist to band joist or rim joist	3-16d common 4-10d box 4-3"x0.131" nails 4-3" 14 gage staples, 7/16" crown	End nail
30.	Bridging or blocking to joist, rafter or truss	2-10d box 2-3"x0.131" nails 2-3" 14 gage staples, 7/16" crown	
	WOOD STRUCTURAL PANS, SUB FLOOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING (a)		
31.	3/8"-1/2"	6d common or deformed (2"x0.113") (subfloor and wall)	6" edge 12" intermediate supports
		8d box or deformed (roof)	
		2 3/8"x0.113" nail (subfloor and wall)	
		1 ½" 16 gage staple, 7/16" crown	4" edge
		2 3/8" x0.113" nail (roof)	8" intermediate supports
		1 ¾"16 gage staple, 7/16" crown (roof)	3" edge 6" intermediate supports
32.	19/32" –3/4"	8d common 6d deformed	6" edge 12" intermediate supports
		2 3/8"x0.113 nail 2" 16" gage staple, 7/16" crown	4" edge 8" intermediate supports
33.	7/8" – 1/4"	10d common 8d deformed	6" edge 12" intermediate supports
	OTHER EXTERIOR WALL SHEATHING		
34.	1/2" fiberboard sheathing(b)	1 ½" galvanized roof nail 1 ¼" 16 gage staple with 7/16" or 1" crown	3" edge 6" intermediate supports
35.	25/32" fiberboard sheathing (b)	1 ¾" galvanized roof nail 1 ½" 16 gage staple with 7/16" or 1" crown	3" edge 6" intermediate supports
	WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING		
36.	¾" and less	8d common 6d deformed	6" edge 12" intermediate supports
37.	7/8"-1"	8d common 8d deformed	6" edge 12" intermediate supports
38.	1 1/8"-1 ¼"	10d common 8d deformed	6" edge 12" intermediate supports
	PANEL SIDING TO FRAMING		
39.	½" or less	6d corrosion-resistant siding 6d corrosion-resistant casing	6" edge 12" intermediate supports
40.	5/8"	8d corrosion-resistant siding 8d corrosion-resistant casing	6" edge 12" intermediate supports
	INTERSIOR PANELING		
41.	¼"	4d casing 4d finish	6" edge 12" intermediate supports
42.	3/8"	6d casing 6d finish	6" edge 12" intermediate supports

GENERAL NOTES

DESIGN AND CONSTRUCTION GOVERNED BY THE 2022 CALIFORNIA BUILDING CODE (2022 CBC).

TYPICAL DETAILS AND GENERAL NOTES APPLY IN ALL CASES UNLESS SPECIFICALLY SHOWN OTHERWISE ON THE DRAWINGS.

WHERE NO DETAIL IS SHOWN, CONSTRUCTION SHALL BE AS SHOWN FOR OTHER SIMILAR WORK.

NO DEVIATION FROM THE DRAWINGS IS PERMITTED WITHOUT THE PERMISSION OF THE ENGINEER.

CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING BUILDING ELEMENTS AND DIMENSIONS SHOWN ON THE DRAWINGS.

IF FIELD CONDITIONS ARE NOT AS SHOWN ON THE DRAWINGS, OR IF INTERFERENCE'S TO CONSTRUCTION ARE DISCOVERED, CONTRACTOR SHALL NOTIFY THE ENGINEER BEFORE PROCEEDING WITH THE WORK.

THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION, NOR THE SAFETY ON THE JOB SITE. THESE RESPONSIBILITIES ARE INTENDED TO BE AND TO REMAIN SOLELY THOSE OF THE BUILDER.

STRUCTURAL NOTES

CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2,500 P.S.I. AT 28 DAYS, AND SHALL CONTAIN TYPE II CEMENT.

ALL FRAMING LUMBER SHALL BE DOUGLAS FIR NO. 2 OR BETTER (UNLESS NOTED OTHERWISE). ALL GLU-LAMINATED BEAMS SHALL BE 24F-V4 (UNLESS NOTED OTHERWISE).

ALL FOUNDATION PLATES IN CONTACT WITH CONCRETE SHALL BE TREATED LUMBER.

NAILING TO BE IN ACCORDANCE WITH TABLE 2304.9.1 OF THE 2022 CBC.

ALL WALLS TO BE FIRE STOPPED WITH 2" NOMINAL WOOD OR OTHER APPROVED NON-COMBUSTIBLE MATERIAL AT FLOOR CEILING ASSEMBLY AND AT INTERVALS NOT TO EXCEED 10'-0" MAXIMUM (VERTICAL).

BLOCK ENDS OF JOISTS AND RAFTERS AT ALL SUPPORTS.

ROOF COVERING SHALL CONFORM TO THE REQUIREMENTS OF THE 2022 CBC SECTIONS 1503 AND 1504.

GYPSUM BOARD SHALL CONFORM TO THE REQUIREMENTS OF THE 2022 CBC CHAPTER 25.

FLOOR JOIST WITH A DEPTH TO WIDTH RATIO OF 6 OR MORE TO BE SUPPORTED LATERALLY BY BRIDGING AT 8'-0" O.C. MAXIMUM OR FLOOR SHEATHING PER SECTION 2308.8.5 OF THE 2022 CBC.

2x4 WALL STUDS TO HAVE A MAXIMUM UNSUPPORTED LENGTH OF 10'-0".

DOUBLE JOIST AND/OR PROVIDE BLOCKING UNDER ALL PARTITION WALLS.

INSTALL HOLD DOWN STRAPS AND ANCHORS PER MANUFACTURER'S RECOMMENDATIONS. HARDWARE MUST BE SECURED IN-PLACE PRIOR TO FOUNDATION INSPECTION.

STRUCTURAL STEEL, ALL PLATES AND SHAPES SHALL CONFORM TO THE REQUIREMENTS OF ASTM A36. ALL BOLTS SHALL BE ASTM A307 UNLESS THE PLAN SHOW OTHERWISE. BOLT HOLES SHALL BE 1/16" LARGER IN DIAMETER THAN THE BOLT.

WELDED WIRE MESH SHALL CONFORM WITH THE REQUIREMENTS OF ASTM A185. IT SHALL BE INSTALLED IN AS LONG LENGTHS AS PRACTICABLE AND MUST LAP AT LEAST ONE FULL MESH AT SIDES AND ENDS WHERE PIECES JOIN.

REINFORCING STEEL SHALL CONFORM TO THE FOLLOWING: #4 AND SMALLER BARS SHALL BE INTERMEDIATE GRADE DEFORMED BARS CONFORMING TO ASTM A615, GRADE40 (FY= 40,000 PSI MINIMUM). SPLICES SHALL LAP A MINIMUM OF 30 DIAMETERS IN CONCRETE. #5 BARS AND LARGER SHALL BE DEFORMED BARS CONFORMING TO ASTM 1615, GRADE 60 (FY= 60,000 PSI MINIMUM). SPLICES SHALL LAP A MINIMUM OF 36 DIAMETERS IN CONCRETE.

STRUCTURAL SHEET INDEX

CARMEL-BY-THE-SEA
PLANNING DEPARTMENT
APPROVED

Permit #: DS 24008 (Casanova Hag, LLC)
Date Approved: March 22, 2024
Planner: A. Barton

CONTRACTOR SHALL NOTIFY WILLIAMSON CHAVEZ DESIGN IMMEDIATELY OF ANY DISCREPANCIES OR ERRORS DETECTED IN THE APPROVED SET OF PLANS.
WILLIAMSON CHAVEZ DESIGN ASSUMES NO RESPONSIBILITY FOR ITEMS NOT A PART OF THE APPROVED AND SIGNED PLANS.
CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. DO NOT SCALE PLANS.

REVISION DATE :

SPECIAL INSPECTION & TESTING SCHEDULE

THE FOLLOWING ITEMS SHALL BE INSPECTED. "SPECIAL INSPECTION" SHALL CONFORM TO SECTION 1704 OF THE 2022 CALIFORNIA BUILDING CODE. SPECIAL INSPECTION AGENCIES AND/OR INDIVIDUALS SHALL BE RETAINED BY THE OWNER AND APPROVED BY THE BUILDING OFFICIAL PRIOR TO ANY WORK FOR MATERIAL TESTING REQUIREMENTS, SEE SPECIFICATIONS AND/OR GENERAL NOTES. TESTING AGENCY SHALL SEND COPIES OF ALL STRUCTURAL TESTING AND INSPECTION REPORTS DIRECTLY TO THE BUILDING OFFICIAL AND ENGINEER.

ITEM	REQ'D.	REMARKS
EPOXY GROUT	YES	REBARS TO (E) FTG TO (N) FTG

SYMBOLS & MATERIALS

CONTINUOUS MEMBER
BLOCKING

DETAIL/SECTION CUTS
A — DETAIL NUMBER
D1 — SHEET NUMBER

LATERAL LEGEND

3 — SHEAR WALL SYMBOL (SEE SCH.)
SHEAR WALL TYPE
5' — SHEAR WALL LENGTH

HOLDOWN 'SIMPSON'

▲ = HDU5 OR HTT5 WITH 4X POST & ANCHOR BOLT TO BE SSTB24 (OR) Optional HDSB W/ 4XPOST & SSTB20, (OR) STHD14

⬢ = HDSB W/ 4X4 POST & SSTB28

LATERAL ANALYSIS

Regarding the scope of work, it is important to note that the changes are limited to the interior. There will be no modifications to the exterior walls, which means that a lateral analysis is not necessary. The project primarily involves remodeling the interior space. However, it should be mentioned that a few beams have been added. Please refer to sheet one and two for more details on this addition.

GRAVITY LOADS:

ROOF : DEAD 18PSF & LIVE 20PSF
FLOOR : DEAD 12PSF & LIVE 40PSF
DECK : DEAD 10PSF & LIVE 60PSF

ENGINEERED BY:
WILLIAMSON CHAVEZ DESIGN
P.O. BOX 222277
CARMEL, CA 93922
PH. (661) 910-3977 williamsonchavez@yahoo.com

GENERAL NOTES
CBC 2022

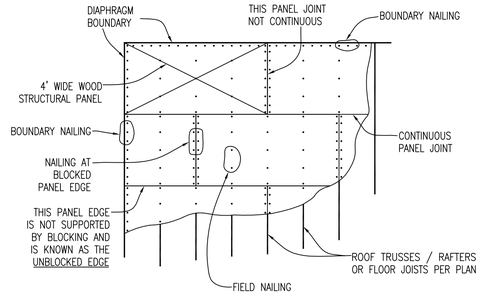
STRUCTURAL PLANS FOR:
HAGGLUND RESIDENCE
CASANOVA 4 SE of 7TH
CARMEL, CALIFORNIA

Approved for construction only when combined with the local jurisdiction's approval stamp

Do not build from these plans unless approved by the building dept with their stamp.

REGISTERED PROFESSIONAL ENGINEER
DAVID ANTONIO CHAVEZ
No. 87203
Exp. 9-30-2025
CIVIL
STATE OF CALIFORNIA

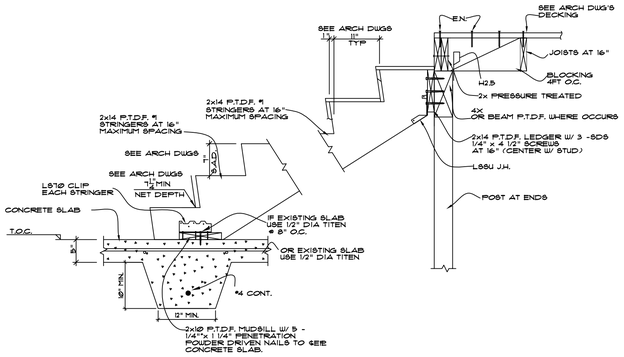
DRAWN:	PAC
DATE:	11-6-2023
SCALE:	N.T.S.
JOB:	2023
FILE LOCATION:	SAM 23
SHEET:	S0



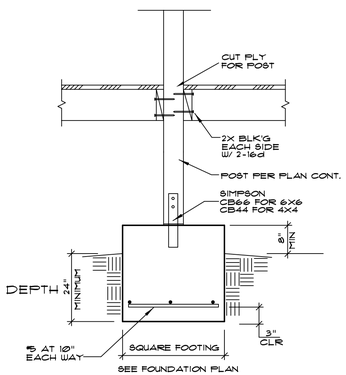
NAIL SPACING:
BOUNDARY NAILING = 6"o.c.
PANEL EDGE NAILING = 6"o.c.
FIELD NAILING = 10"o.c. (FLOORS)
FIELD NAILING = 12"o.c. (ROOFS)

ROOF or FLOOR FRAMING

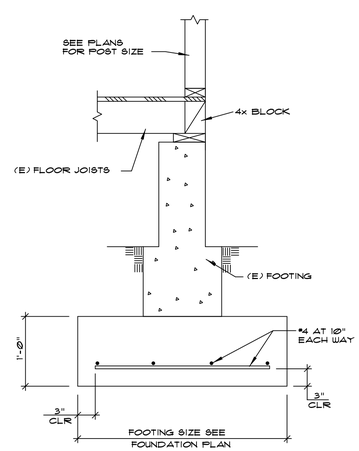
UNBLOCKED DIAPHRAGM (UD)
N.T.S.



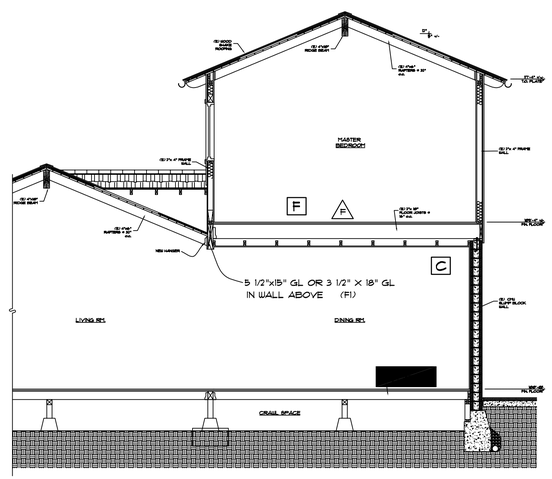
NEW DECK STAIRS (3)
N.T.S.



SQUARE FOOTING (1)
N.T.S.



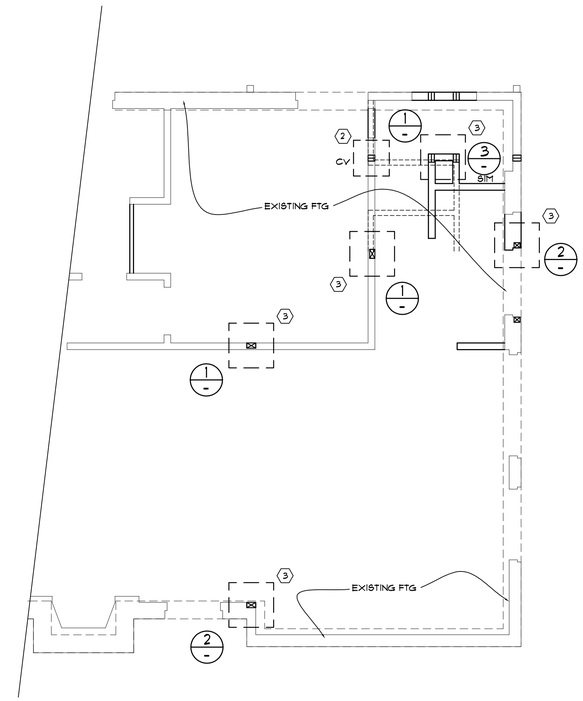
SECTION (2)
UNDERPINNING FOR POST ABOVE NEW FOOTING
N.T.S.



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

FLOOR JOISTS 15FT MAX SPAN
F 1 3/4" X 9 1/2" LVL @ 16"O.C.
9 1/2" TJI/230 @ 16"O.C.

C CEILING JOISTS
2X6 DF#1 @ 16"O.C. 13 FT MAX SPAN
2X8 DF#1 @ 16"O.C. 17 FT MAX SPAN



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

CV= CONTRACTOR VERIFY
GL= GLU-LAM 24F-V4
ALL 4X OR 6X SHALL BE DF #1
FV= FIELD VERIFY

CONCRETE STRENGTH SHALL BE 2500 PSI @ 28 DAYS.

4 = 5/8"Ø ANCHOR BOLTS x12" @ 16"O.C. ALL ANCHOR BOLTS SHALL HAVE 3"x3"x0.229" STEEL PLATE WASHERS MIN. 7" ANCHOR BOLT EMBEDMENT

ASSUMED 1500 PSF ALLOWABLE SOIL BEARING PRESSURE

2 = 2'-0" SQ. FTG. W/3-#4 EA. WAY
3 = 2'-6" SQ. FTG. W/3-#4 EA. WAY
4 = 3'-0" SQ. FTG. W/4-#4 EA. WAY
5 = 3'-6" SQ. FTG. W/4-#4 EA. WAY
6 = 4'-0" SQ. FTG. W/5-#4 EA. WAY
7 = 4'-6" SQ. FTG. W/6-#4 EA. WAY
8 = 5'-0" SQ. FTG. W/7-#4 EA. WAY

18" DEEP FOOTINGS -TYP FOR SINGLE STORY

CONTRACTOR SHALL VERIFY ALL DIMENSIONS !!

ALL HOLDOWNS MUST BE TIED IN PLACE PRIOR TO FOUNDATION INSPECTION.

TREATED WOOD MUST BE USED FOR ALL SILL PLATES OR WOOD IN CONTACT WITH CONCRETE OR MASONRY

AN OPEN-HEARTH WOOD BURNING FIREPLACE IS NOT ALLOWED ON LOTS LESS THAN HALF AN ACRE IN AREA

FASTENERS IN PRESERVATIVE-TREATED WOOD (ANHOR BOLTS, NAILS, SCREWS) ARE TO BE APPROVED SILICON BRONZE OR COPPER, STAINLESS STEEL OR HOT-DIPPED ZINC-COATED STEEL PER CBC 2022

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CARMEL-BY-THE-SEA PLANNING DEPARTMENT APPROVED

Permit #: DS 24008 (Casanova Hag, LLC)
Date Approved: March 22, 2024
Planner: A. Barton

ENGINEERED BY:
WILLIAMSON CHAVEZ DESIGN
P.O. BOX 222277
CARMEL, CA 93922
PH. (661) 910-3977 williamsonchavez@yahoo.com

FOUNDATION

CBC 2022

STRUCTURAL PLANS FOR:
HAGGLUND RESIDENCE
CASANOVA 4 SE of 7TH
CARMEL, CALIFORNIA

Approved for construction only when combined with the local jurisdiction's approval stamp

Do not build from these plans unless approved by the building dept with it

REGISTERED PROFESSIONAL ENGINEER DAVID ANTONIO LARA No. 87200 Exp. 9-30-2025 CIVIL STATE OF CALIFORNIA

DRAWN:	PAC
DATE:	11-6-2023
SCALE:	N.T.S.
JOB:	2023
FILE LOCATION:	HARLAN 23
SHEET:	S1

CONTRACTOR SHALL NOTIFY WILLIAMSON CHAVEZ DESIGN IMMEDIATELY OF ANY DISCREPANCIES OR ERRORS DETECTED IN THE APPROVED SET OF PLANS.

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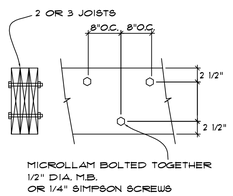
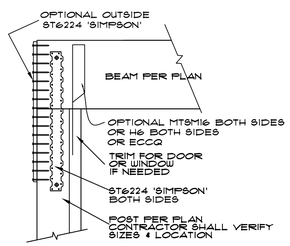
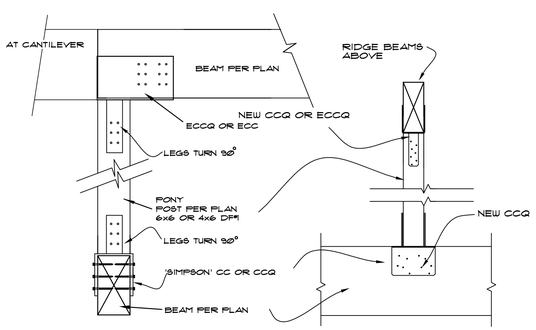


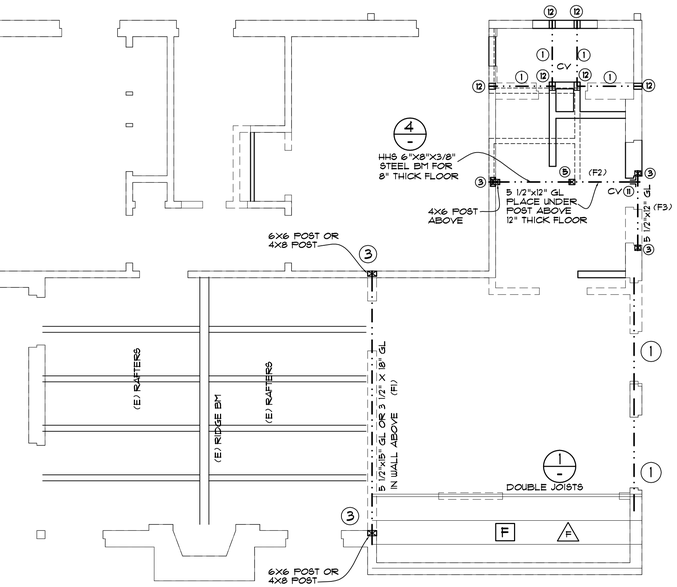
SECTION BOLT TOGETHER 1/-
N.T.S.



BEAM TO POST X/-
N.T.S.

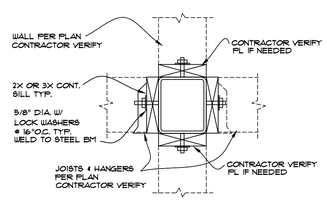


BEAM TO BEAM 2/-
N.T.S. W/ PONY POST

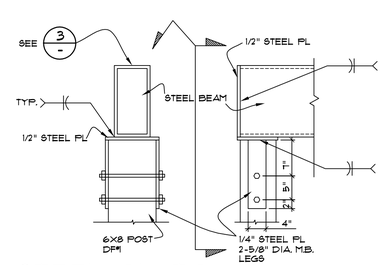


2ND FRAMING FLOOR PLAN

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



LEDGER & PL TO STEEL BM 3/-
N.T.S.



STEEL BM TO WOOD POST 4/-
N.T.S.

ROOF NOTES:

1. ALL HEADERS TO BE 4x12 DF#2 UNLESS OTHERWISE NOTES (U.O.N.)

STUDS:

1. ALL WALL UNDER 10 FEET HT COULD BE 2x6 STUDS @16" O.C.
2. ALL WALLS OVER 10 FEET SHALL BE 2x6 STUDS @16" O.C. - 14' MAX HT
3. ALL WALLS OVER 15' TALL SHALL BE 2x8 STUDS @ 16" O.C. - 18 FT MAX HT OR 2-2x6 @16" O.C.
4. ALL WALLS OVER 18 FEET HT SHALL BE 2-2x8 STUDS @16" O.C. - 20' MAX HT (NAILED TOGETHER WITH 16d @6" O.C.)

FLOOR JOISTS 15FT MAX SPAN

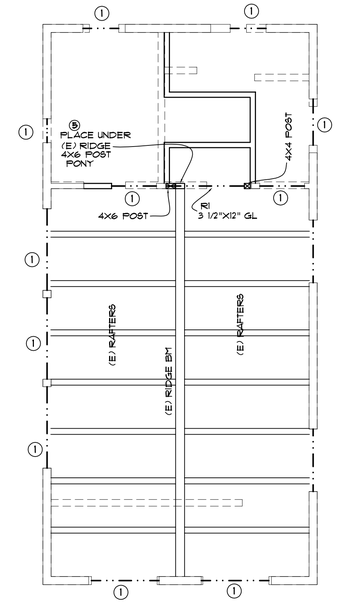
F 1 3/4" X 9 1/2" LVL @ 16"O.C.
9 1/2" TJI/230 @ 16"O.C.

C CEILING JOISTS
2X6 DF#1 @ 16"O.C. 13 FT MAX SPAN
2X8 DF#1 @ 16"O.C. 17 FT MAX SPAN

NON-BEARING WALLS
HEADER SCHEDULE:
WITH NO ADDITION BEARING

4'-6' SPAN = 4x6 HEADER
6'-8' SPAN = 4x8 HEADER
8'-10' SPAN = 4x10 HEADER
10'-12' SPAN = 4x12 HEADER

CV =CONTRACTOR VERIFY



ROOF PLAN

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

CV= CONTRACTOR VERIFY
GL= GLU-LAM 24F-V4
ALL 4X OR 6X SHALL BE DF #1
FV= FIELD VERIFY

ROOF NOTES:

1. 4X12 DF#1 HEADER (FOR 2X4 WALL) 8FT MAX SPAN
   6X12 DF#1 HEADER (FOR 2X6 WALL) 8FT MAX SPAN
   VERIFY IF EXISTING
2. 4X4 DF#1 POST SEE X/-
3. 4X6 DF#1 POST SEE X/-
4. SIMPSON ST6224 STRAPS TO BEAM TO BLK'G WALL OR BEAM TO TOP PLATE WALL, BEND AT CORNERS
5. 4X6 DF#1 PONY POST SEE 2/-
6. VERIFY (E) HEADER/BEAM
7. TRIPLE STUDS AT CORNERS
8. ADD H2.5A TIE CLIPS IF MISSING FROM ALL RAFTER TO TOP PLATES
10. CONTRACTOR SHALL VERIFY BEARING WALL
11. HU OR HUG HANGER
12. DOUBLE STUDS UNDER BEAM/HEADER

NEW WALLS

CARMEL-BY-THE-SEA
PLANNING DEPARTMENT
APPROVED

Permit #: DS 24008 (Casanova Hag, LLC)
Date Approved: March 22, 2024
Planner: A. Barton

STRUCTURAL GRADE #1 PLYWOOD BOARD & BATTEN SIDING ACCEPTABLE SHEAR PLY PER SCHEDULE

SHEAR SHEATHING SCHEDULE CALIFORNIA BUILDING CODE 2022

MARK	THICKNESS	GRADE	NAIL SIZE	TYPICAL EDGE NAILING	TYPICAL BOUNDARY NAILING	FIELD NAILING	SILL PLATE NAILING	SILL PLATE BOLTING	PLATE CLIPS A35 OR LTP4	PLATES TO FLOOR 1/2" LAG	EDGE BLOCKING	PLATES AND EDGES	REMARKS		SHEAR LOAD PLF
R	1/2"	CDX	8d	6"	6"	12"	—	—	—	—	NO	—	ROOF PLYWOOD		—
F	3/4"	CDX	10d	6"	6"	10"	—	—	—	—	NOT IF T & G	—	FLOOR PLYWOOD		—
6	1/2"	CDX	8d	6"	6"	12"	16d NAILS AT 6"	5/8" Ø x 12" A.B. @ 40"O.C.	20"	22"	YES	2x	SHEARWALL		260
4	1/2"	CDX	8d	4"	4"	12"	16d NAILS AT 4"	5/8" Ø x 12" A.B. @ 27"O.C.	14"	15"	YES	2x	SHEARWALL		349

ENGINEERED BY:
WILLIAMSON CHAVEZ DESIGN
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PH. (661) 910-3977 williamsonchavez@yahoo.com

ROOF PLAN

CBC 2022

STRUCTURAL PLANS FOR:
HAGGLUND RESIDENCE
CASANOVA 4 SE of 7TH
CARMEL, CALIFORNIA

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REGISTERED PROFESSIONAL ENGINEER
DAVID ANTONIO LARA
No. 87203
Exp. 9-30-2025
CIVIL
STATE OF CALIFORNIA

DRAWN:	PAC
DATE:	11-6-2023
SCALE:	N.T.S.
JOB:	2023
FAX LOCATION:	HARLAN 23
SHEET:	S2