

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 24122

Owner Name: SPENCER ROBERT H & ROBERT O SPENCER II TRS

Case Planner: Evan Kort, Associate Planner

Date Posted:

Date Approved: 06/05/2024

Project Location: 5th Ave. 2 NE of Santa Rita

APN #: 010036015000 **BLOCK/LOT:** 45/Portions of 15 16 17 18 19 & 20

Applicant: Gary Kerr

Project Description: This approval of Design Study (DS 24122 (Spencer)) authorizes amendments to existing Design Study Approvals (DS 23-297) for alterations to an existing single-family residence located at 5th Ave. 2 NE of Santa Rita in the Single Family Residential (R-1) District with an active building permit (BP 23-451). The modifications approved under this Design Study include: 1. Replace four (4) windows at the front (south elevation) and three (3) on the west elevation of the residence with new windows in-kind to match the existing; 2. Replace two (2) bathroom windows on east elevation; 3. Replace (3) existing skylights; 4. Replacement of wood decking on the deck at the rear of the house; 5. Move electrical panel to inside the garage; 6. Paint exterior of house w/ new colors. Alterations not expressly listed in this authorization are not permitted. The project shall be consistent with the plans application materials dated approved by Community Planning & Building Department on June 5, 2024, unless modified by the conditions of approval contained herein.

Can this project be appealed to the Coastal Commission? Yes \square No \checkmark

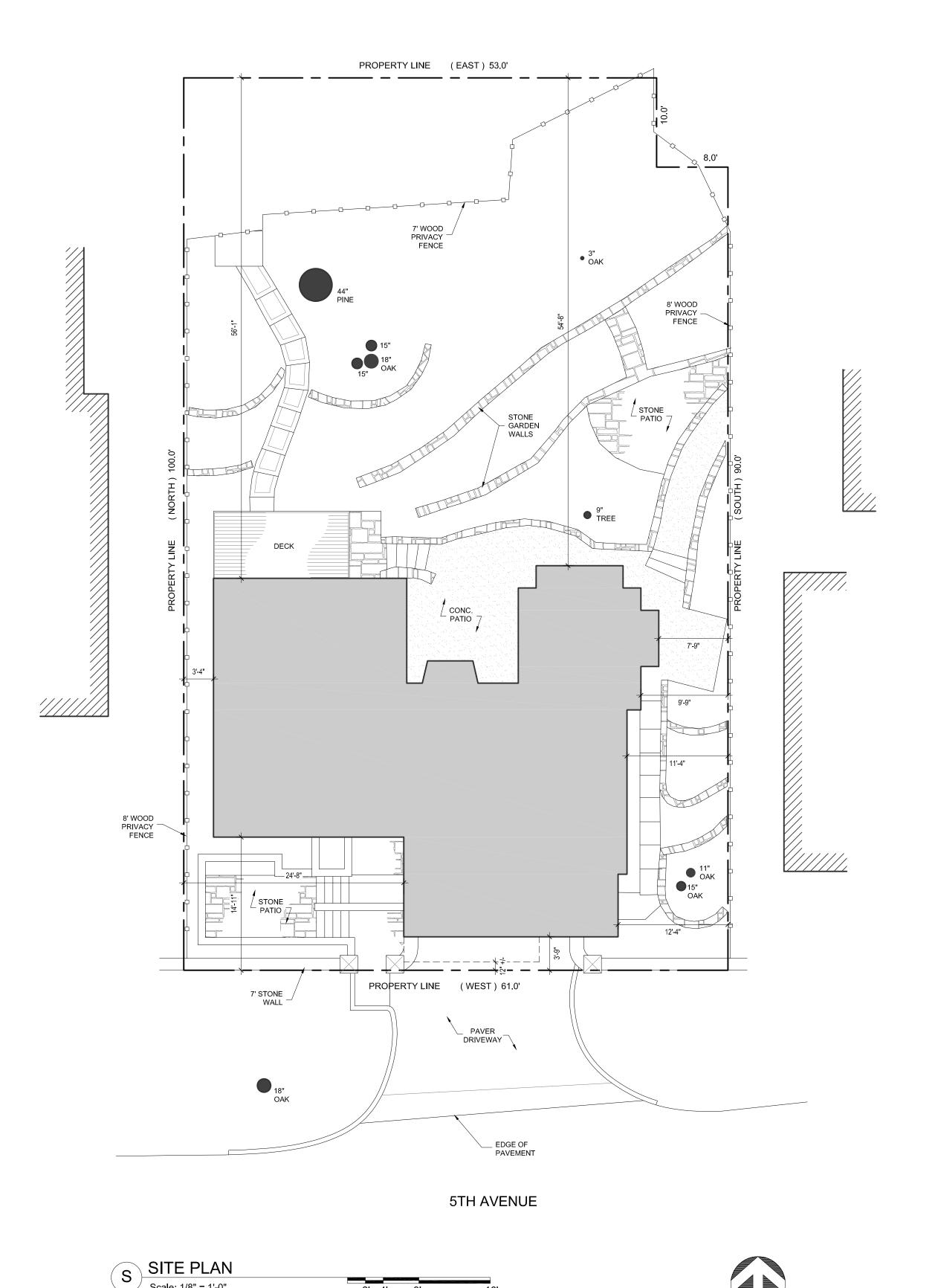
Upon completion of the 10 calendar-day appeal period, please return this form, along with the Affidavit of Posting, to the case planner noted above.

	CONDITIONS OF APPROVAL							
No.								
1.	Authorization. This approval of Design Study (DS 24122 (Spencer)) authorizes amendments to existing Design Study Approvals (DS 23-297) for alterations to an existing single-family residence located at 5th Ave. 2 NE of Santa Rita in the Single Family Residential (R-1) District with an active building permit (BP 23-451). The modifications approved under this Design Study include:							
	1.Replace four (4) windows at the front (south elevation) and three (3) on the west elevation of the residence with new windows in-kind to match the existing; 2. Replace two (2) bathroom windows on east elevation;							
	3. Replace (3) existing skylights;							
	4. Replacement of wood decking on the deck at the rear of the house;							
	5. Move electrical panel to inside the garage;							
	6. Paint exterior of house w/ new colors.							
	Alterations not expressly listed in this authorization are not permitted. The project shall be consistent with the plans application materials dated approved by Community Planning & Building Department on June 5, 2024, unless modified by the conditions of approval contained herein.							
2.	Codes and Ordinances. The project shall be constructed in conformance with all requirements of the R-1 zoning district. All							
	adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested at the time such plans are submitted, such changes may require							
	additional environmental review and subsequent approval by the Planning Department.							
3.	Permit Validity. This approval shall be valid for a period of one year from the date of action unless an active building permit has							
	been issued and maintained for the proposed construction.							
4.	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 proceeding, to attack, set aside, void, or annul any project approval. The City shall promptly notify the applicant of any legal proceeding, and shall							
	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 the resolution of all							
	such actions by the parties hereto.							
5.	Conditions of Approval. These Conditions of Approval shall be signed and returned to the Community Planning and Building Department prior to the issuance of a Building Permit/Building Permit Revision. These signed conditions shall also be printed on							
	a full size plan sheet in the building plan set along with any prior conditions of approval of prior Design Study Applications.							
6.	Building Permit Revision. A revision to BP 23-451 is required prior to commencement of work.							
7.	Prior Conditions of Approval. All conditions of approval of the previous Design Study approval(s) shall also apply to this approval unless expressly otherwise noted within these Conditions of Approval. Further, the previous approval remains in full force and effect unless otherwise modified by this action.							
8.	Skylights & Skylight Shades. Prior to the issuance of a building permit, the Applicant shall include in the construction drawings							
	the manufacturer's specifications for all skylights (new and/or replaced) and skylight shades. Skylights shall be low-profile and							
	use non-reflective glass to minimize light and glare visible from adjoining properties. Skylight flashing shall match the roof color.							
0	Manual or automatic shades shall be installed in each skylight to reduce visible light transmission during the hours of darkness.							
9.	IPE Fascia. The proposed IPE Fascia, as noted on the site plan of the approved plans (Sheet A2.0) shall only be used as fascia on the proposed rear deck. Repaired or replacement roof fascia shall be a material, size, and texture that matched the existing roof							
	fascia.							
	*Acknowledgement and acceptance of conditions of approval.							

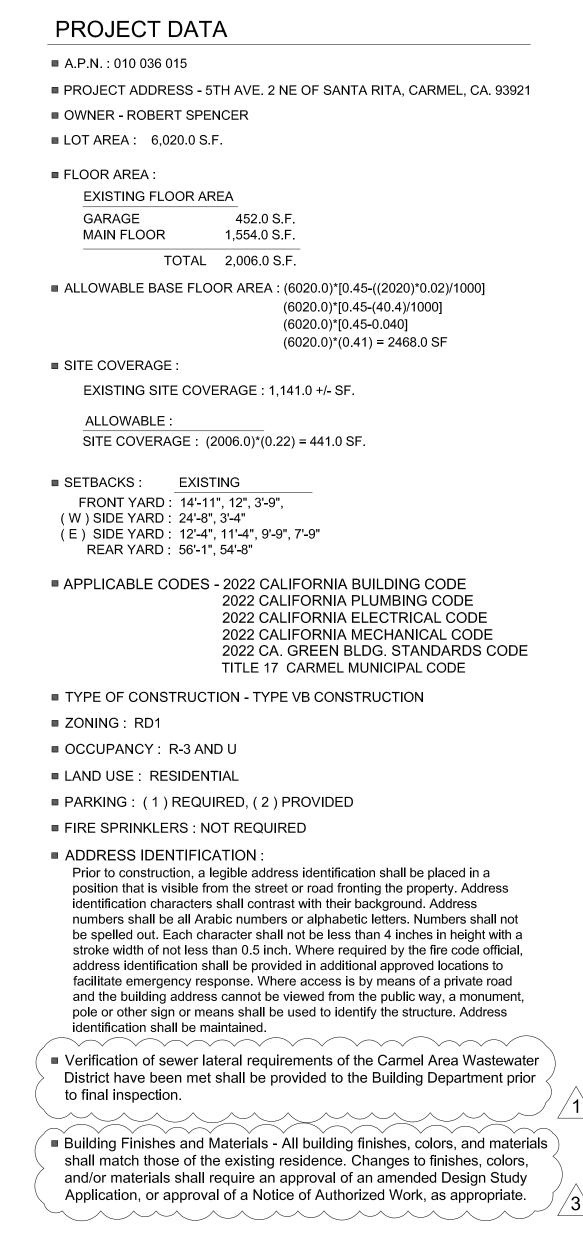
	ě .	•	''	
-				
	Property Owner Signatu	rο	Printed Name	Date
	Toperty Owner Signatu	10	Triffica Name	Date
		Once signed, pleas	e email to ekort@ci.carmel.ca.us.	
		000 o.gca, p.ca.o		

STONEGATE RESIDENCE REMODEL

5TH AVE. 2 NE of SANTA RITA, CARMEL, CALIFORNIA



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





Scale: None

PROJECT DESCRIPTION

SHEET INDEX

A-1.0 COVER SHEET / SITE PLAN / PROJECT DATA

A-2.0 PROPOSED FLOOR PLAN

PROPOSED & EXISTING ELEVATIONS

EXISTING FLOOR PLANS

REFLECTED CEILING / ELECTRICAL PLAN

FRAMING DETAIL, NOTES / ARCHITECTURAL DETAILS

SKYLIGHT SPECIFICATION AND INSTALTION DETAILS

CONSTRUCTION BEST MANAGEMENT PRACTICES

 $\frac{\sqrt{3}}{\sqrt{3}}$

B-1.2 2022 CA. GREEN BUILDING STANDARDS CODE, SHT. 1

City of Carmel-by-the-Sea

Fire Sprinkler Calculation Form

scalable plans that clearly show all existing walls as well as all walls being added, removed, or modified within the

This form shall be submitted for all projects proposing structural modifications and shall be accompanied by

Determine the total length of all interior and exterior walls of the original existing building

Determine the total length of all walls to be replaced during the remodel of the building

Determine the total length of all walls that are proposed to be removed and not replaced

Determine the total length of all walls (shared walls measured once) from an addition that

If step 6 is 50% or more, or if the cumulative total of projects within the past 5 years is 50%

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

Certification/License #:

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

past 5 years, including those proposed for the project under review.

(removed drywall, wall covering, exterior siding).

have not been already counted in Steps 2 and 3.

or more, automatic fire sprinklers are required to be installed.

(shared walls may only be measured once).

during the remodeling of the building.

Divide total of Step 5 by total of Step 1

Add results of Steps 2,3 and 4

Completed By:

Printed Name: Gary Kerr

Representing Firm: Studio VII West

2022 CA. GREEN BUILDING STANDARDS CODE, SHT. 2

CONSTRUCTION MANAGEMENT PLAN

CONDITIONS OF APPROVAL

APPROVED

06/05/2024

Linear Feet

474.0

28.0

10.0

0.0

City of Carmel-by-the-Sea
Planning & Building Dept. **REVISION 10**

> **REVISION 8:** REVISION 7: JAN. 31, 2024 4

REVISION 9:

REVISION 6: JAN. 16, 2024 /3

FINAL REVISION DATE

STUDIO VII

WEST

DISTINCTION BY DESIGN

CARMEL~ASPEN~DALLAS

GARY KERR 1241 ADAMS ST.

ST. HELENA, CA

94574

720.519.3363

SIDENCI

E of SANTA RITA CALIFORNIA

REVISION 5: NOV. 29, 2023 /2 REVISION 4: NOV. 01, 2023 /1

REVISION 3: OCT. 04, 2023

REVISION 2: SEPT. 19, 2023

REVISION 1: AUGUST 29, 2023

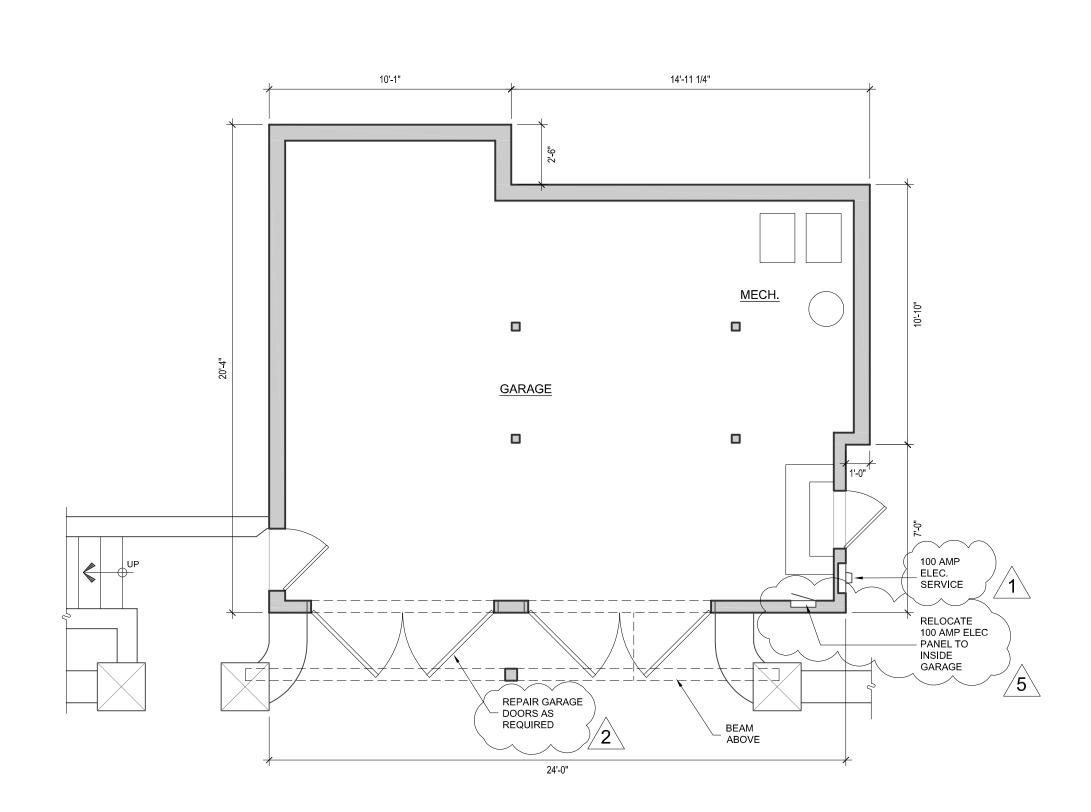
PROJECT No.:

DATE: APRIL 19, 2024 /5

OWNER:

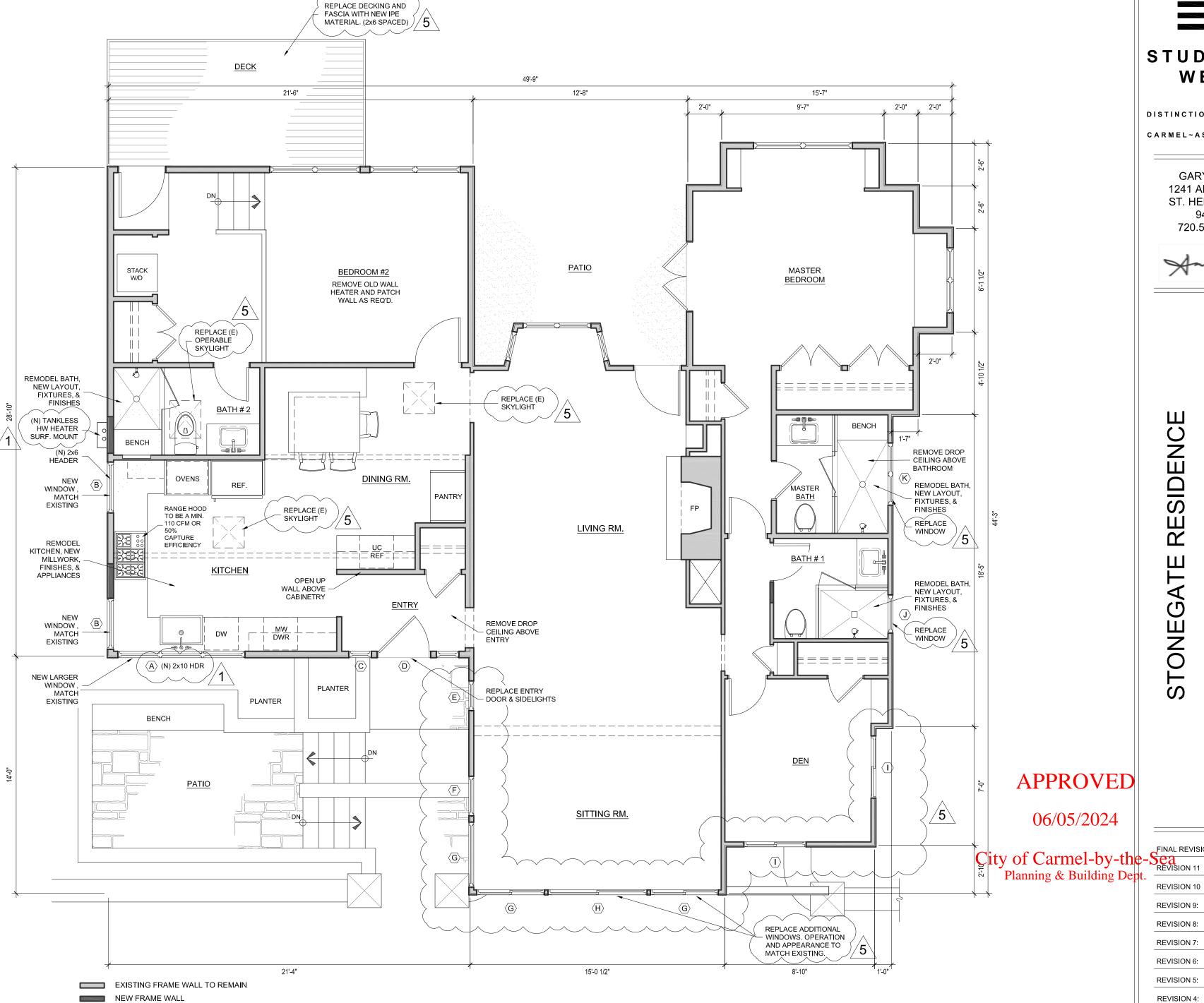
PHASE:

BUILDING PERMIT





				1											
HEADER/ FRA	AMING SCHEDULE	, UNLESS NOTED	OTHERWISE	E ON PLAN											
			2x4 STUDS			A	2x6 STUDS								
OPENING WIDTH	MIN HDR SIZE: 4x by NOMINAL DEPTH	MIN HDR SIZE: 6x by NOMINAL DEPTH	CONDITIONS ATTRIMMERS	T WINDOWS KING STUD(S)	CONDITIONS A TRIMMERS	T DOORS KING STUD(S)	CONDITIONS ATTRIMMERS	T WINDOWS KING STUD(S)	CONDITIONS AT	DOORS KING STUD(S)	KING STUD(S) CONNECTOR TO DBL TOP PLATES	KING STUD(S) CONNECTOR TO SOLE/SILL PLATES	ACE CAP	HDR STRAP	END NAILING
3'-0"	'D' = 4"	'D' = 4"	1 - 2x	1 - 2x	1 - 2x	1 - 2x	1 - 2x	1 - 2x	1 - 2x	1 - 2x	3-16d TOE NAIL PER STUD	3-16d TOE NAIL PER STUD	NOT REQ'D	YES	4-16d
3'-6"	'D' = 4"	'D' = 4"	1 - 2x	1 - 2x	1 - 2x	1 - 2x	1 - 2x	1 - 2x	1 - 2x	1 - 2x	3-16d TOE NAIL PER STUD	3-16d TOE NAIL PER STUD	NOT REQ'D	YES	4-16d
4'-0"	'D' = 6"	'D' = 4"	1 - 2x	1 - 2x	1 - 2x	1 - 2x	1 - 2x	1 - 2x	1 - 2x	1 - 2x	3-16d TOE NAIL PER STUD	3-16d TOE NAIL PER STUD	NOT REQ'D	YES	4-16d
4'-6"	'D' = 6"	'D' = 6"	1 - 2x	2 - 2x	1 - 2x	1 - 2x	1 - 2x	1 - 2x	1 - 2x	1 - 2x	3-16d TOE NAIL PER STUD	3-16d TOE NAIL PER STUD	NOT REQ'D	YES	6-16d
5'-0"	'D' = 6"	'D' = 6"	1 - 2x	2 - 2x	1 - 2x	1 - 2x	1 - 2x	1 - 2x	1 - 2x	1 - 2x	3-16d TOE NAIL PER STUD	3-16d TOE NAIL PER STUD	NOT REQ'D	YES	6-16d
5'-6"	'D' = 6"	'D' = 6"	1 - 2x	2 - 2x	1 - 2x	1 - 2x	1 - 2x	1 - 2x	1 - 2x	1 - 2x	3-16d TOE NAIL PER STUD	3-16d TOE NAIL PER STUD	NOT REQ'D	YES	6-16d
6'-0"	'D' = 8"	'D' = 6"	1 - 2x	2 - 2x	1 - 2x	1 - 2x	1 - 2x	2 - 2x	1 - 2x	1 - 2x	3-16d TOE NAIL PER STUD	3-16d TOE NAIL PER STUD	YES	YES	8-16d
6'-6"	'D' = 8"	'D' = 8"	1 - 2x	2 - 2x	1 - 2x	2 - 2x	1 - 2x	2 - 2x	1 - 2x	1 - 2x	3-16d TOE NAIL PER STUD	3-16d TOE NAIL PER STUD	YES	YES	8-16d
7'-0"	'D' = 8"	'D' = 8"	2 - 2x	2 - 2x	2 - 2x	2 - 2x	1 - 2x	2 - 2x	1 - 2x	1 - 2x	3-16d TOE NAIL PER STUD	3-16d TOE NAIL PER STUD	YES	YES	8-16d
7'-6"	'D' = 8"	'D' = 8"	2 - 2x	2 - 2x	2 - 2x	2 - 2x	1 - 2x	2 - 2x	1 - 2x	1 - 2x	3-16d TOE NAIL PER STUD	3-16d TOE NAIL PER STUD	YES	YES	8-16d
8'-0"	'D' = 10"	'D' = 10"	2 - 2x	2 - 2x	2 - 2x	2 - 2x	2 - 2x	2 - 2x	1 - 2x	1 - 2x	3-16d TOE NAIL PER STUD	3-16d TOE NAIL PER STUD	YES	YES	10-16d
8'-6"	'D' = 10"	'D' = 10"	2 - 2x	3 - 2x	2 - 2x	3 - 2x	2 - 2x	2 - 2x	2 - 2x	2 - 2x	BC or A34 EACH SIDE STUD	BC or A34 EACH SIDE STUD	YES	YES	10-16d
9'-0"	'D' = 10"	'D' = 10"	2 - 2x	3 - 2x	2 - 2x	3 - 2x	2 - 2x	3 - 2x	2 - 2x	2 - 2x	BC or A34 EACH SIDE STUD	BC or A34 EACH SIDE STUD	YES	YES	10-16d
9'-6"	'D' = 12"	'D' = 12"	2 - 2x	3 - 2x	2 - 2x	3 - 2x	2 - 2x	3 - 2x	2 - 2x	2 - 2x	BC or A34 EACH SIDE STUD	BC or A34 EACH SIDE STUD	YES	YES	10-16d
10'-0"	'D' = 12"	'D' = 12"	2 - 2x	3 - 2x	2 - 2x	3 - 2x	2 - 2x	3 - 2x	2 - 2x	2 - 2x	BC or A34 EACH SIDE STUD	BC or A34 EACH SIDE STUD	YES	YES	10-16d
OVER 10'-0"	PER PLAN	PER PLAN	PER PLAN	PER PLAN	PER PLAN	PER PLAN	PER PLAN	PER PLAN	PER PLAN	PER PLAN	PER PLAN	PER PLAN	PER PLAN	PER PLAN	



M PROPOSED MAIN LEVEL FLOOR PLAN



PLUMBING AND MECHANICAL NOTES:

EXISTING FRAME WALL TO BE REMOVED

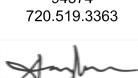
- Contractor shall have a completed form CF2R-MCH-27-H on-site at the time of inspection.
- Plumbing fixture water consumption rates: • Kitchen Faucets: 1.8 GPM @ 60 psi, kitchen faucets may temporarily
- increase the max. flow rate, but not to exceed 2.2 GPM @ 60 psi. Lavatory Faucets: 1.2 GPM @ 60 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.
- 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
- 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

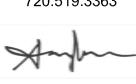
- If open combustion appliance or fireplace is present, make-up air may be required. Confirm range hood specification.
- Clothes dryer moisture exhaust ducts shall terminate outside the building and have a back-draft damper. Exhaust duct is limited to 14' with two elbows, this shall be reduced by 2' 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
- 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
- This project to comply with the 2022 Ca. green building code division 4.3 water efficiency and conservation standards.

STUDIO VII WEST

DISTINCTION BY DESIGN CARMEL~ASPEN~DALLAS

> **GARY KERR** 1241 ADAMS ST. ST. HELENA, CA 94574





RESIDENC 5th Ave. 2 NE of SANTA RITA CARMEL, CALIFORNIA STONEGATE

FINAL REVISION DATE

REVISION 10 REVISION 9:

REVISION 8: REVISION 7: JAN. 31, 2024 4

REVISION 6: JAN. 16, 2024 /3 REVISION 5: NOV. 29, 2023 /2

REVISION 4: NOV. 01, 2023 /1

REVISION 3: OCT. 04, 2023 REVISION 2: SEPT. 19, 2023

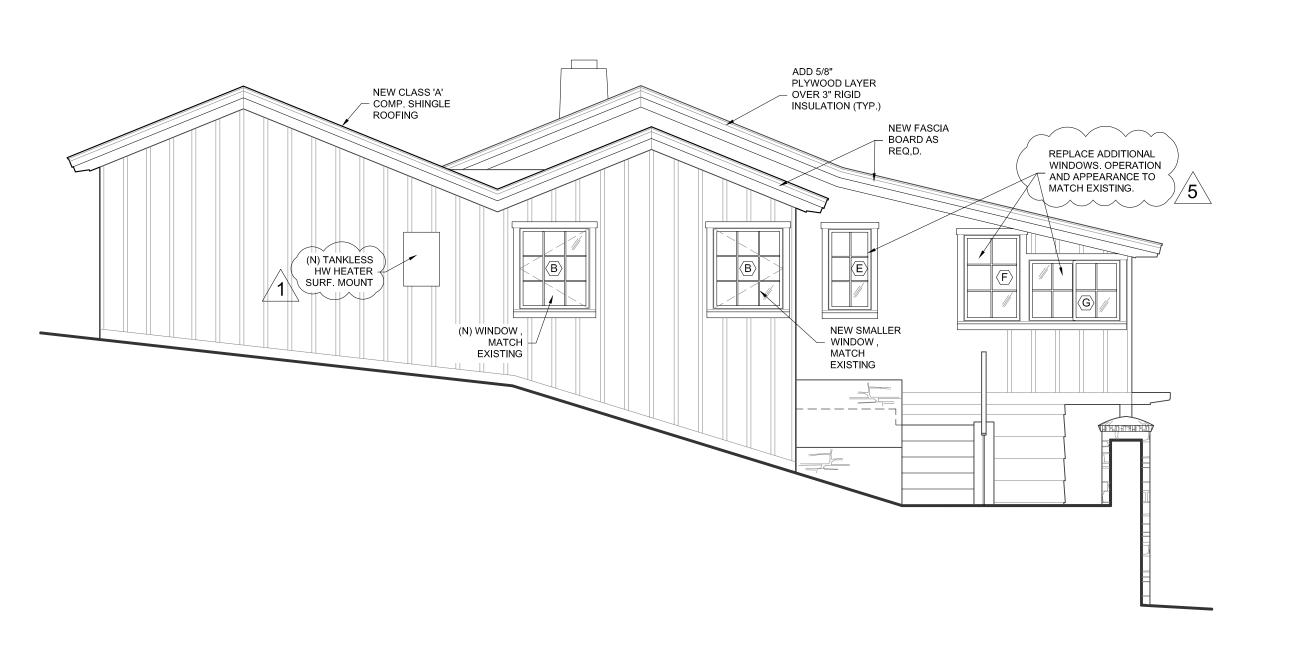
REVISION 1: AUGUST 29, 2023

PROJECT No.: DATE: APRIL 19, 2024 /5

OWNER:

PHASE:

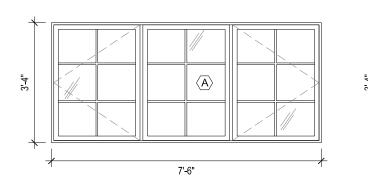
BUILDING PERMIT

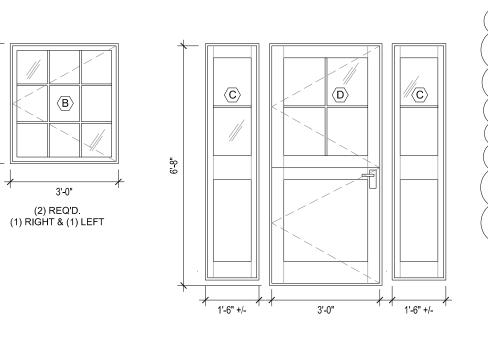


PROPOSED WEST ELEVATION Scale: 1/4" = 1'-0"









NEW CLASS 'A'
— COMP. SHINGLE —

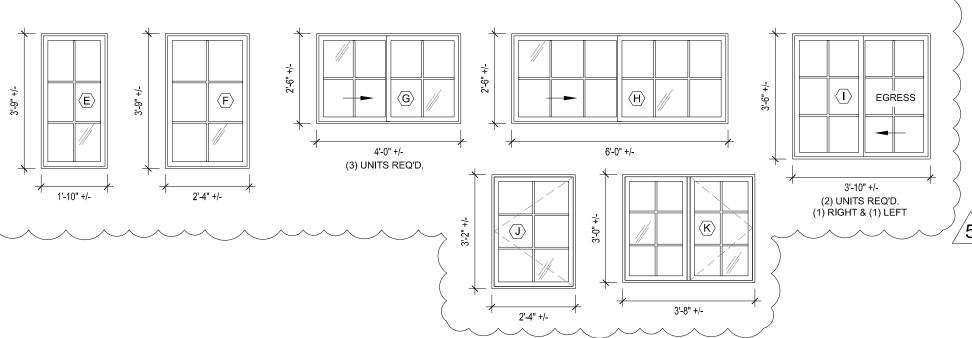
ROOFING

REPLACE ENTRY DOOR -& SIDELIGHTS

P PROPOSED SOUTH ELEVATION (STREET)

E EXISTING SOUTH ELEVATION (STREET)

NEW LARGER WINDOW , -MATCH EXISTING



PROPOSED ROOFING SPEC.



HOUSE BODY COLOR / SIDING

Benjamin Moore

(HC-173)

Edgecomb Gray

Benjamin Moore Sherwood Green (HC-118)

HOUSE TRIM COLOR

WINDOW SCHEDULE Scale: 3/8" = 1'-0" NOTES:

1. WINDOWS TO BE KOLBE & KOLBE WOOD CASEMENT / SLIDE-BY. PAINT TO MATCH EXIST. COLOR

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

ADD 5/8" PLYWOOD LAYER — OVER 3" RIGID INSULATION (TYP.)

REPAIR GARAGE DOORS AS
REQUIRED

NEW FASCIA

REPLACE ADDITIONAL

— WINDOWS. OPERATION
AND APPEARANCE TO

MATCH EXISTING.

- BOARD AS

NEW CLASS 'A' — COMP. SHINGLE —

ROOFING

2. The bottom edge of the glazing is less than 18 inches above the

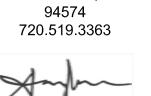
3. The top edge of the glazing is more than 36 inches above the floor; and 4. One or more walking surfaces are within 36 inches, measured horizontally and in a straight of the glazing. d) Glazing in guards and railings.

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

STUDIO VII WEST

DISTINCTION BY DESIGN CARMEL~ASPEN~DALLAS

GARY KERR 1241 ADAMS ST. ST. HELENA, CA



RESIDENC

Ave. 2 NE of SANTA RITA CARMEL, CALIFORNIA

STONEGATE

APPROVED

06/05/2024

FINAL REVISION DATE

City of Carmel-by-the-Sea
Planning & Building Dept. **REVISION 10**

REVISION 9: **REVISION 8:**

REVISION 7: JAN. 31, 2024 4 REVISION 6: JAN. 16, 2024 /3 REVISION 5: NOV. 29, 2023 /2

REVISION 4: NOV. 01, 2023 /1 REVISION 3: OCT. 04, 2023 REVISION 2: SEPT. 19, 2023

REVISION 1: AUGUST 29, 2023

PROJECT No.: DATE: APRIL 19, 2024

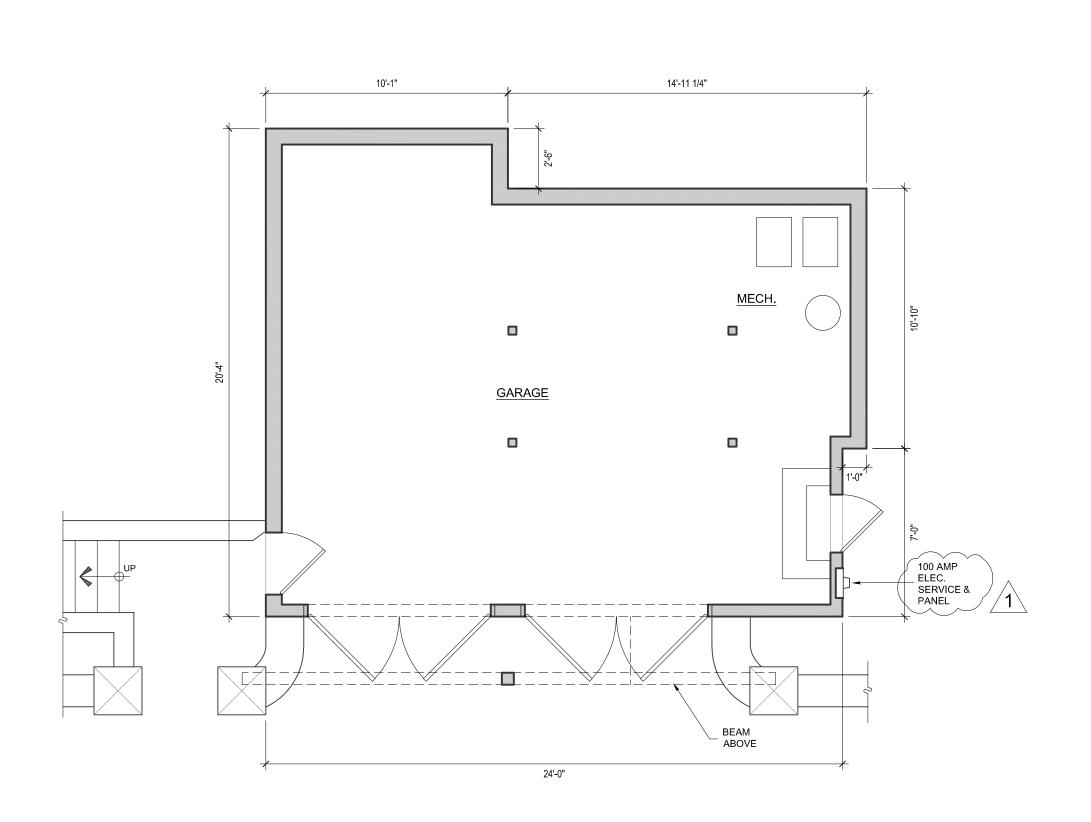
OWNER:

PHASE: BUILDING

PERMIT

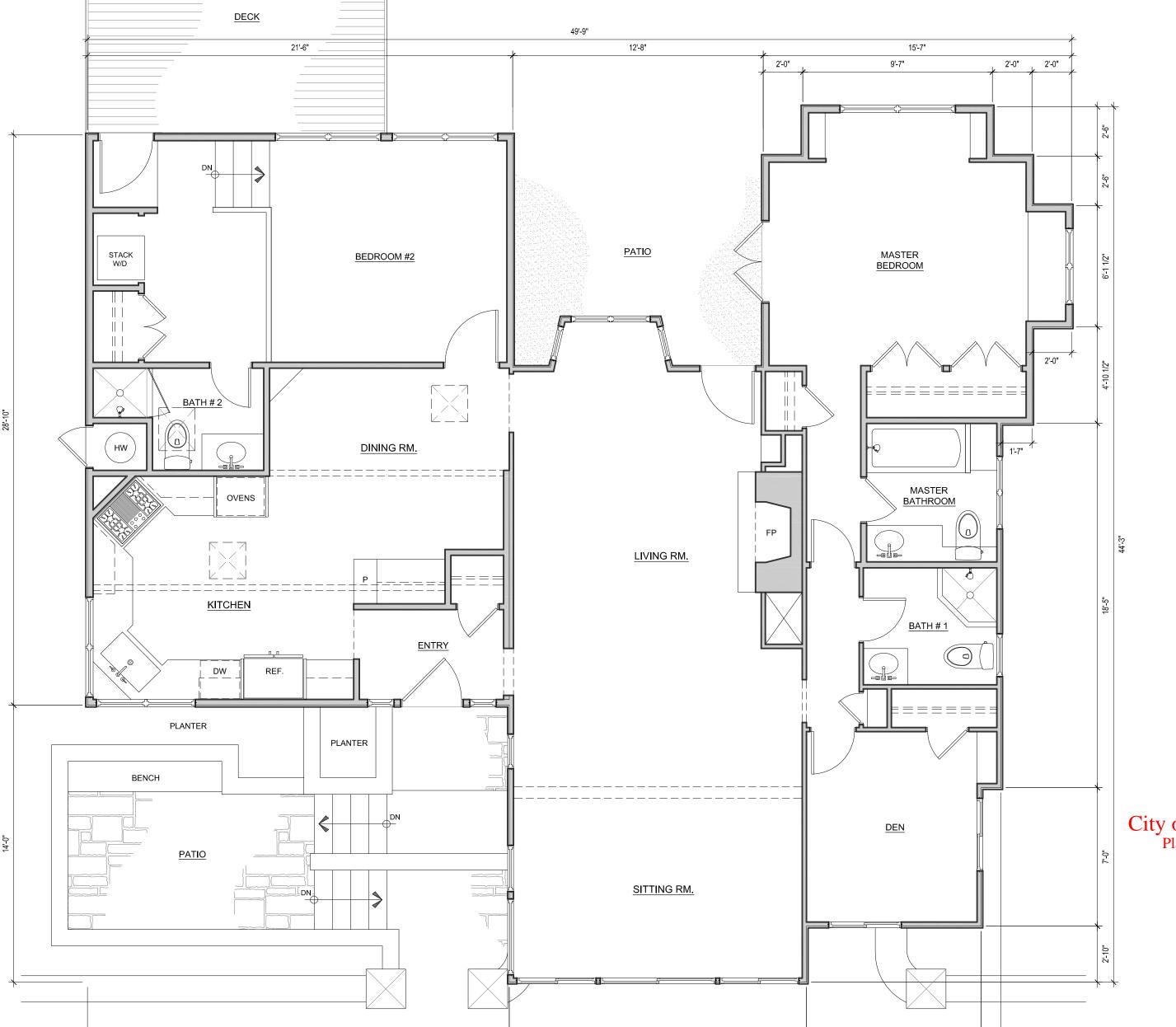
© COPYRIGHT Studio VII West 2023

PROPOSED ENTRY DOOR CONCEPT



EXISTING LOWER LEVEL FLOOR PLAN





M EXISTING MAIN LEVEL FLOOR PLAN

21'-4"



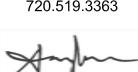
8'-10"



STUDIO VII WEST

DISTINCTION BY DESIGN CARMEL~ASPEN~DALLAS

GARY KERR 1241 ADAMS ST. ST. HELENA, CA 94574 720.519.3363



STONEGATE RESIDENCE 5th Ave. 2 NE of SANTA RITA CARMEL, CALIFORNIA

APPROVED

06/05/2024

City of Carmel-by-the-Sea
Planning & Building Dept.

Privile 12 **REVISION 10** REVISION 9:

REVISION 8: REVISION 7: JAN. 31, 2024 4 REVISION 6: JAN. 16, 2024 3

REVISION 5: NOV. 29, 2023 /2 REVISION 4: NOV. 01, 2023 /1 REVISION 3: OCT. 04, 2023

REVISION 2: SEPT. 19, 2023 REVISION 1: AUGUST 29, 2023

> PROJECT No.: DATE: APRIL 19, 2024 5

OWNER:

PHASE:

BUILDING PERMIT

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
- 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
- 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.

Call Us 877.445.4486

Oculux 3.5" LED New Construction IC Rated Housing

By WAC Lighting

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

Additional Details

Rating: ETL Listed Wet

Product URL: https://www.lumens.com/oculux-3.5-inch-lednew-construction-ic-rated-housing-by-wac-lighting-WACP160332.html

Product ID: WACP160332

Prepared by:

Prepared for: Project: Placement: Approval:



Created October 1st, 2019

 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

General 120-volt, 15 and 20-amp receptacle notes:

Kitchen receptacle outlets serving countertops shall:

• 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

a) On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.

building inspector. • Indicate on plan the installation of *smoke alarms* in all the following areas:

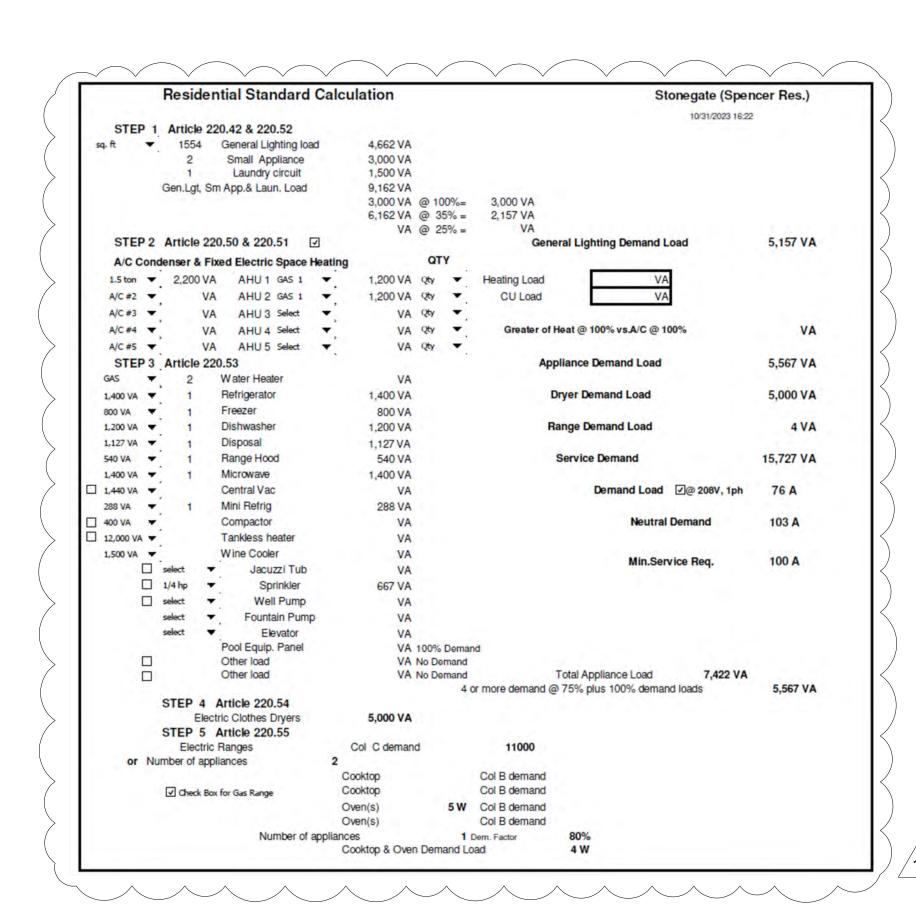
b) In each room used for sleeping purposes. c) In each story within a dwelling unit, including basements but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent lower levels, a smoke alarm installed 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.

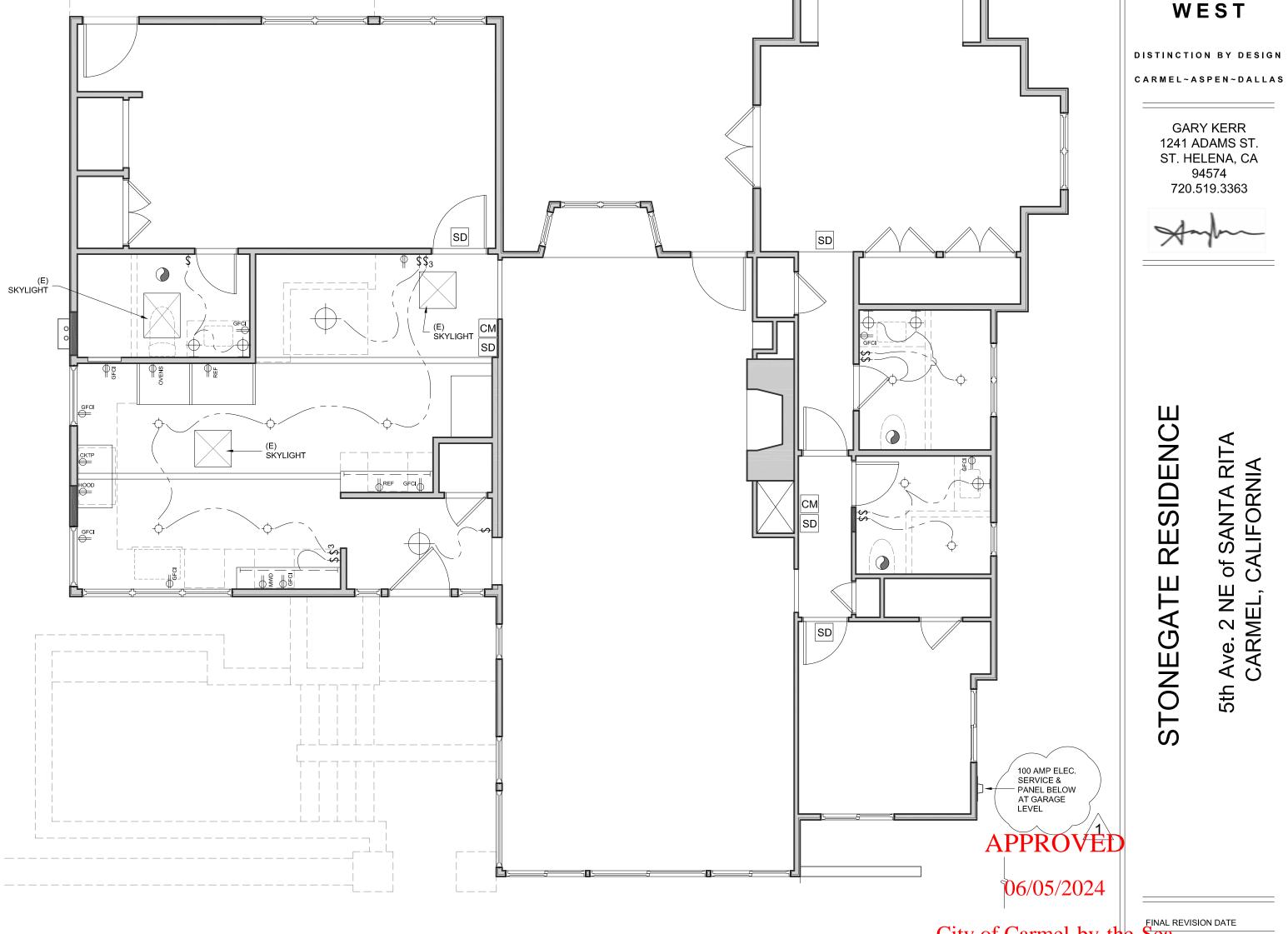
Indicate on plan the location of a carbon monoxide device on the ceiling or wall outside sleeping areas and on every level including basements in existing dwelling units having a fossil burning heater or appliance, fireplace or an attached garage.

Carbon monoxide alarms are to be interconnected.

• Exterior light fixtures to be mounted no higher than 10 feet from ground below.

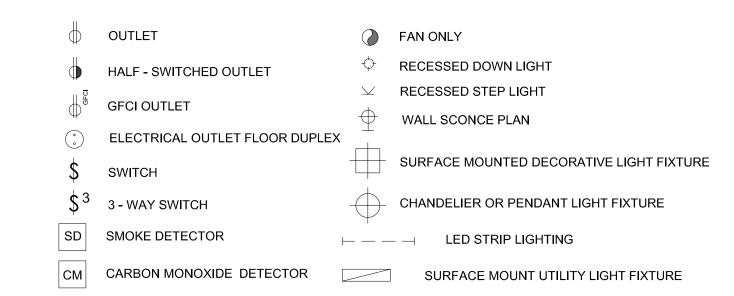


Panasonic	Integrated Solutions	Industries	Products & Services	Sales & Support	Trends	⋈	兽	Q
Home / Home and Building Solutions / Ventilation	n & Indoor Air Quality / Ven	tilation Fans /	WhisperGreen® Select™ Fa	an, 50-80-110 CFM				
WhisperGreen® Fan, 50-80-110		1		& Contact us	Add to Br	iefcase	≪ S	hare
FV-0511VK2 CONTACT SALES FIND A DEALER						١		
PRODUCT DETAILS Reintroducing WhisperGreen® Select™, our whenhancements that will provide greater value to improved single-hinged Flex-Z Fast™ bracket for	our customers. First, our							
installation. Other enhancements include a new environmentally friendly 26 gauge Zinc-Aluminu design and dual access junction box that helps s KEY FEATURES • Customizable, all-in-one whole house precisi	m-Magnesium (ZAM) hous implify wiring in tight spac	es.	Wh.	sper secretain	Most Efficient	PRE CONTRACTOR OF THE	STOP ATION	



SYMBOL KEY

MAIN LEVEL RCP / ELEC. PLAN

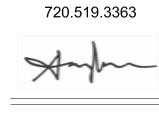


STUDIO VII WEST

DISTINCTION BY DESIGN

GARY KERR 1241 ADAMS ST. ST. HELENA, CA





RESIDENC ONEG,

FINAL REVISION DATE

City of Carmel-by-the-Sea
Planning & Building Dept. **REVISION 10 REVISION 9: REVISION 8:**

> REVISION 7: **REVISION 6: REVISION 5**: REVISION 4:

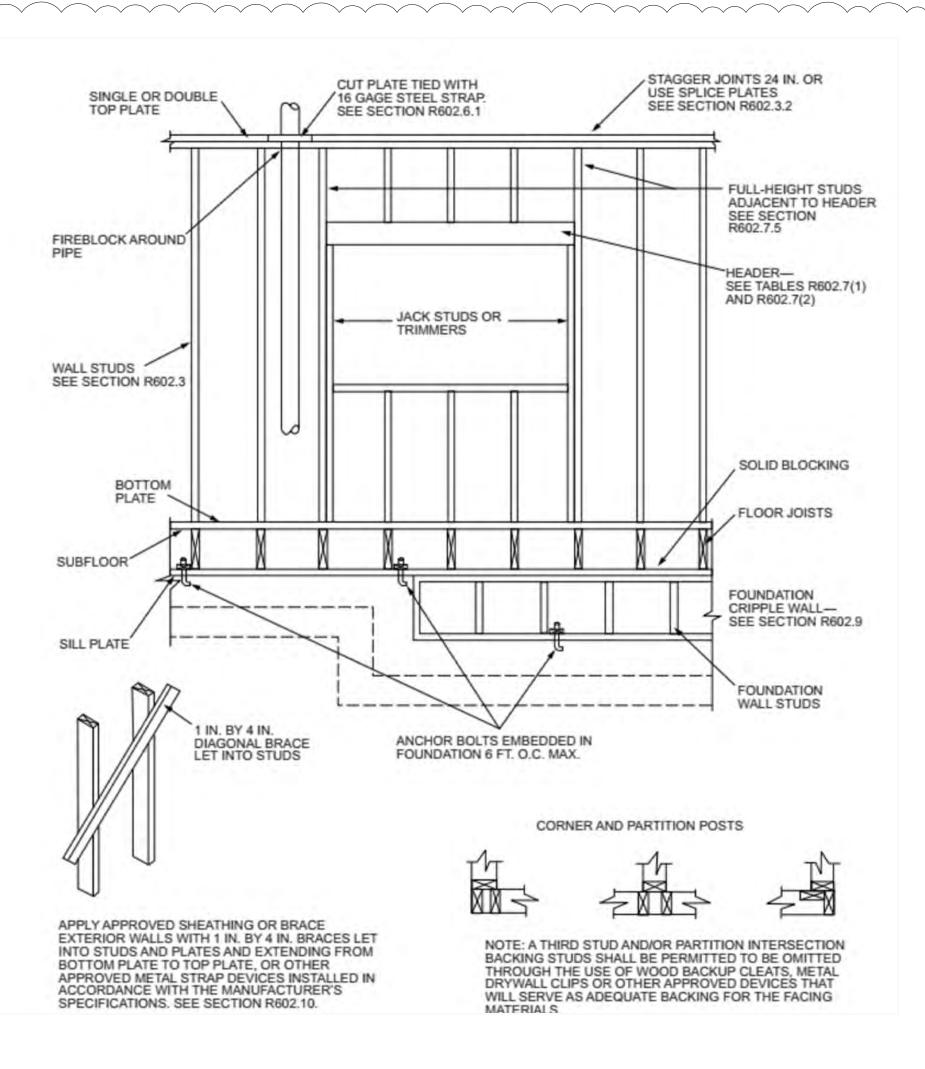
REVISION 3: OCT. 04, 2023 REVISION 2: SEPT. 19, 2023 REVISION 1: AUGUST 29, 2023

> PROJECT No.: DATE: NOVEMBER 01, 2023 /1

OWNER:

PHASE:

BUILDING PERMIT



F FRAMING DETAIL & NOTES

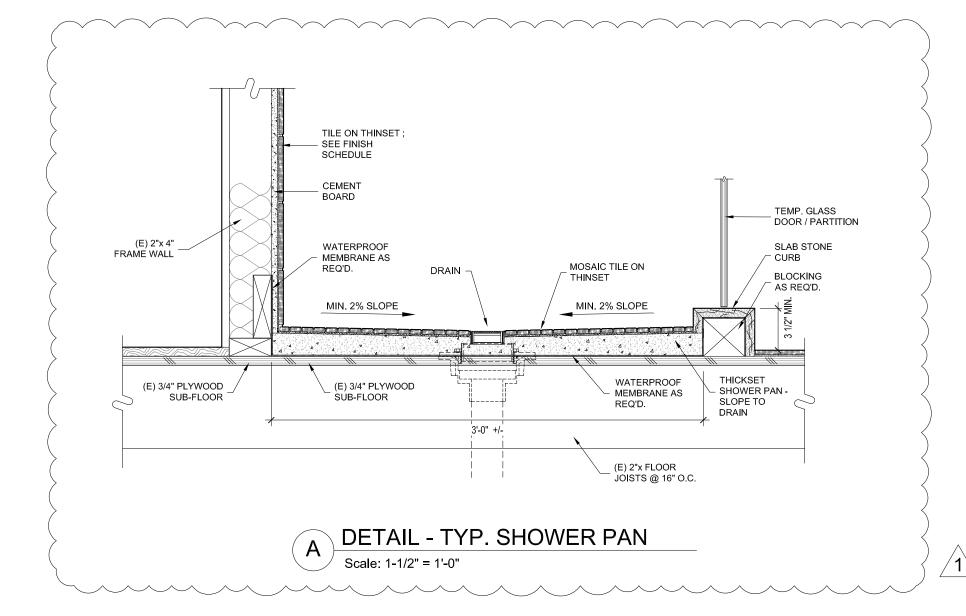
All non-engineered projects must meet the minimum California Building Code [CBC] Section 2308 Conventional Light-Frame Construction requirements. Structures of conventional light-framed construction shall not exceed two stories in height and are subjected to limitations of Sections 2308.2, 2308.11, and 2308.12.

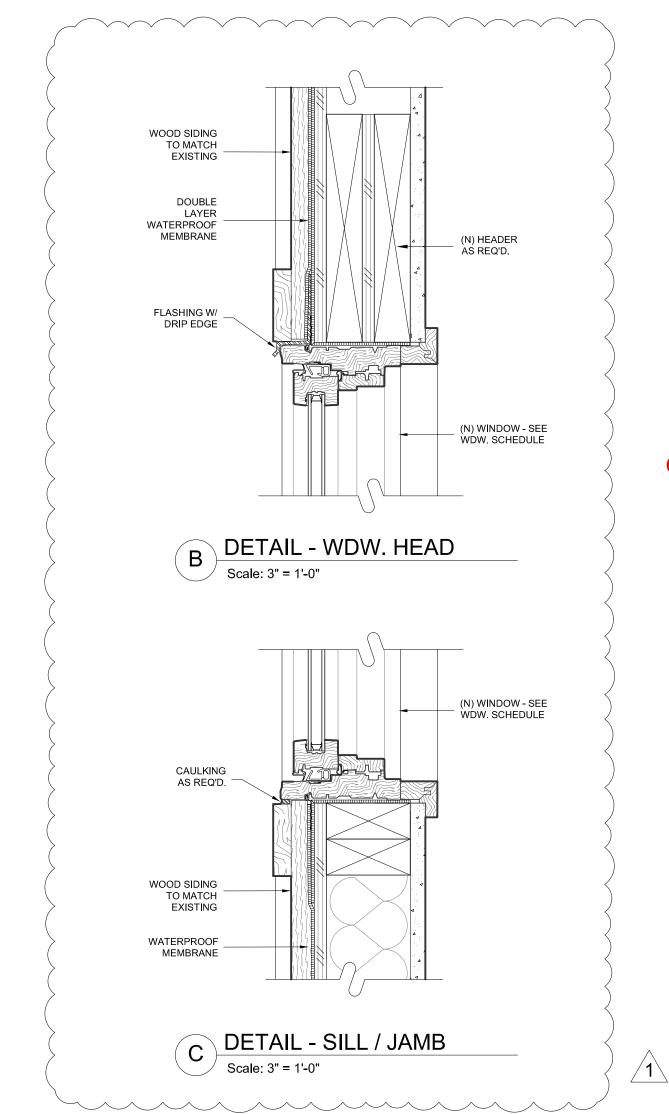
Openings in Exterior Walls: A header shall be provided over each opening in exterior-bearing walls, and shall be of two pieces of normal 2-inch framing lumber set on edge and nailed together with 16d nails at 16" o. c., or of solid lumber of equivalent size. See CBC Table 2308.9.5 (attached) for minimum header sizes. Each end of a header shall have a length of bearing of not less than 1-1/2" for the full width of the header.

Openings in Interior Load-Bearing Partitions: A header shall be provided over each opening in interior bearing partitions, and shall be of two pieces of nominal 2-inch framing lumber set on edge and nailed together with 16d nails at 16" o. c., or of solid .lumber of equivalent size. See CBC Table 2308.9.6 (attached) for minimum header sizes. Each end of a header shall have a length of bearing of not less than 1-1/2" for the full width of the header.

Openings in Interior Non-Load Bearing Partitions: Openings in nonbearing partitions are permitted to be framed with single studs and headers. Each end of a header shall have a length of bearing of not less than 1-1/2" for the full width of the header.

1







STUDIO VII WEST

DISTINCTION BY DESIGN

CARMEL~ASPEN~DALLAS

GARY KERR

1241 ADAMS ST. ST. HELENA, CA 94574 720.519.3363





RESIDENC Ave. 2 NE of SANTA RITA CARMEL, CALIFORNIA ONEG/

APPROVED

06/05/2024

City of Carmel-by-the-Sea
Planning & Building Dept.

REVISION 10 REVISION 9: **REVISION 8: REVISION 7: REVISION 6: REVISION 5**: REVISION 4: NOV. 01, 2023 /1

FINAL REVISION DATE

REVISION 3: OCT. 04, 2023 REVISION 2: SEPT. 19, 2023 REVISION 1: AUGUST 29, 2023

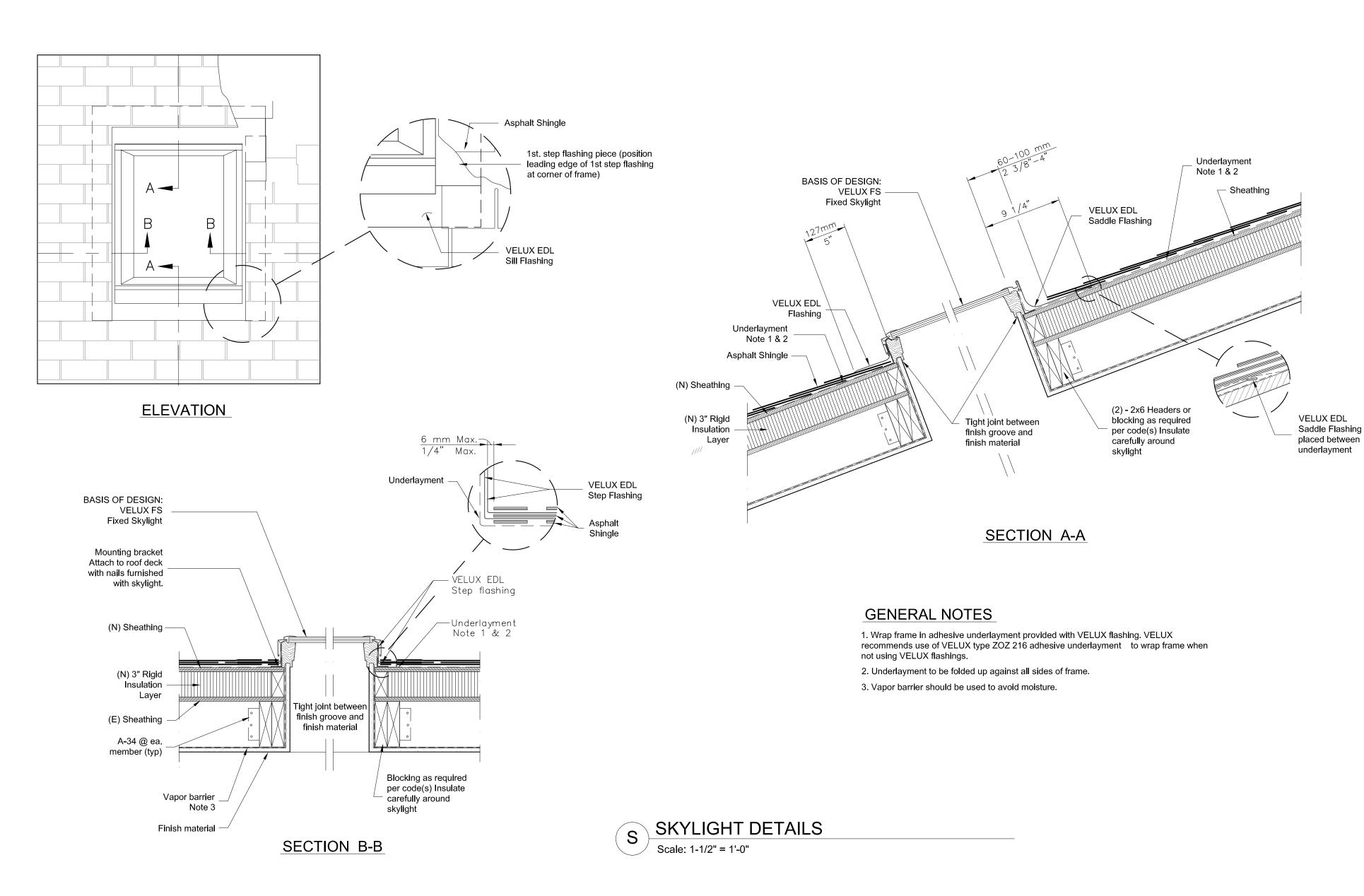
PROJECT No.:

DATE: NOVEMBER 29, 2023 /2

OWNER:

PHASE:

BUILDING PERMIT



FS Fixed Skylight **Technical Product Data Sheet**

Description

· FS Fixed Deck Mount Skylight that mounts to the roof deck. Fixed skylight, provided with various glazings, is manufactured with a white finished (optional stain grade) pine frame/sash, a neutral gray aluminum profile (optional copper) and an insulated glass unit.

Installation

- · Designated top, bottom, and sides for installation in one direction.
- · Single unit applications or combination flashing for multiple skylight applications, over/under, side by
- 14 degrees to 85 degrees, use standard installation procedure.

Flashings

- · EDL Engineered neutral gray flashing for single installation with thin roofing material (1/2" max) for roof pitches from 14-85 degrees.
- · EDW Engineered neutral gray flashing for single installation with tile (over 3/4") roofing material for roof pitches from 14-85 degrees.
- EDM Engineered neutral gray flashing for single installation with metal roof (11/2"-13/4" max profile) for roof pitches from 14-85 degrees.
- · EKL- Engineered neutral gray flashing for multiple skylights with thin roofing material (Max. 5/16") on roof pitches from 14 to 85 degrees. EKW – Engineered neutral gray flashing for multiple
- skylights with high profile roofing material (Max. 31/2") on roof pitches from 15 to 85 degrees. · Applications less than 14-degree roof pitch -

Interior Accessories

 FSCH - Solar powered Room darkening - double pleated shade.

VELUX America LLC • 1-800-88-VELUX • veluxusa.com

 FSLH - Solar powered Light filtering - single pleated shade.

Type Sign

Example: FS C01 0004E 01BM05

flashing provided by others.

Located on bottom of interior frame.

VELUX[®]

14°-85°



STUDIO VII WEST

DISTINCTION BY DESIGN

CARMEL~ASPEN~DALLAS

GARY KERR 1241 ADAMS ST. ST. HELENA, CA 94574



Ave. 2 NE of SANTA RITA CARMEL, CALIFORNIA



RESIDENC

TONEGATE

Standard Sizes

- A06, C01, C04, C06, C08, C12, D26, D06, M02, M04, M06, M08, S01, S06
- No custom sizes available.

冊

Warranty

- Installation 10 years from the date of purchase; VELUX No Leak Warranty warrants skylight installation. Must be installed with VELUX flashings and included adhesive underlayment.
- Skylight 10 years from the date of purchase; VELUX warrants that the skylight will be free from defects in material and workmanship.
- Glass Seal 20 years from the date of purchase; VELUX warrants that the insulated glass pane will not develop a material obstruction of vision due to failure of the glass seal.
- Hail Warranty 10 years from the date of purchase; VELUX warrants only laminated glass panes against hail breakage.
- Accessories and Electrical Components 5 years from the date of purchase; VELUX warrants Velux shades and control systems will be free from defects in material and workmanship.

APPROVED

06/05/2024

City of Carmel-by-the-Sea
Planning & Building Dept.

REVISION 9:

REVISION 8:

REVISION 7: JAN. 31, 2024 4 REVISION 6: JAN. 16, 2024 /3

REVISION 5: NOV. 29, 2023 /2

REVISION 4: NOV. 01, 2023 /1

REVISION 3: OCT. 04, 2023

REVISION 2: SEPT. 19, 2023

REVISION 1: AUGUST 29, 2023

PROJECT No.:

DATE: MARCH 04, 2024 /5

OWNER:

PHASE:

BUILDING

PERMIT

© COPYRIGHT Studio VII West 2023

S REPLACEMENT SKYLIGHT SPEC.

1. EXTERIOR LAYER OF GLAZING TO BE NON-REFLECTIVE AS REQ'D. 2. PROVIDE SOLAR SHADES AS REQ'D. (ROOM DARKENING)

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.



& WASTE MANAGEMENT

Non-Hazardous Materials ☐ Berm and cover stockpiles of

material with tarps when rain is forecast or if not actively being used within 14 days. ☐ Use (but don't overuse)

reclaimed water for dust

Hazardous Materials

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

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

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

☐ Arrange for appropriate disposal of all hazardous

MANAGEMENT & SPILL CONTROL

(rags. absorbents, etc.)

☐ Clean up spills or leaks

☐ Do not hose down surfaces

where fluids have spilled.

Use dry cleanup methods

and/or rags).

bury them.

(absorbent materials, cat litter,

☐ Sweep up spilled dry materials

wash them away with water, or

immediately. Do not try to

Clean up spills on dirt areas

by digging up and properly

☐ Report significant spills

disposing of contaminated soil.

immediately. You are required

by law to report all significant

including oil. To report a

releases of hazardous materials.

spill; 1) Dial 911 or your local

emergency response number, 2)

Call the Governor's Office of

Emergency Services Warning

descubrir pérdidas de fluidos y

repárelas inmediatamente. Use

pueda hacer las reparaciones.

inmediatamente y deshágase

☐ No lave con manguera las

☐ Barra inmediatamente los

materiales secos que se hayan

deshacerse de ellos usando agua,

☐ Limpie los derrames en la tierra

v deshuciéndose correctamente

cualquier derrame significativo.

incluvendo el petróleo. Para

el 9-1-1 o su número local de

de Emergencias y Servicios de

Prevención de la Oficina del

24 horas del día.

☐ Comunique inmediatamente

excavando la tierra contaminada

desparramado. No trate de

gatos o trapos).

ni de enterrarlos.

superficies donde se hayan

site at all times.

available at the construction

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

☐ Clean or replace portable

toilets, and inspect them

☐ Dispose of all wastes and

debris properly. Recycle

materials and wastes that can

be recycled (such as asphalt,

materials, wood, gyp board,

from paints, thinners, solvents,

glues, and cleaning fluids as

Construction Entrances and

effective perimeter controls

and stabilize all construction

sufficiently control erosion and

sediment discharges from site

concrete, aggregate base

☐ Dispose of liquid residues

hazardous waste.

☐ Establish and maintain

entrances and exits to

and tracking off site.

☐ Sweep or vacuum any street

tracking immediately and

secure sediment source to

prevent further tracking. Neve

hose down streets to clean up

☐ Check waste disposal Perform major maintenance. containers frequently for leaks repair jobs, and vehicle and and to make sure they are not equipment washing off site. overfilled. Never hose down a ☐ If refueling or vehicle dumpster on the construction maintenance must be done

onsite, work in a bermed area away from storm drains and over a drip pan big enough frequently for leaks and spills. to collect fluids. Recycle or dispose of fluids as hazardous

Maintenance and Parking

Designate an area, fitted with

and equipment parking and

appropriate BMPs, for vehicle

☐ 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

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



EARTHWORK & CONTAMINATED SOILS

Spill Prevention and Control Erosion Control ☐ Keep spill cleanup materials ☐ Schedule grading and excavation work for dry weather only.

 Stabilize all denuded areas, ☐ Inspect vehicles and equipment install and maintain temporary frequently for and repair leaks crosion controls (such as promptly. Use drip pans to erosion control fabric or bonded fiber matrix) until catch leaks until repairs are vegetation is established. ☐ Seed or plant vegetation for

Sediment Control

gutters, ditches, and drainage

fences, or sediment basins.

where it will not collect into

dump trucks on the site, not in

conditions are observed, test for

contamination and contact the

Regional Water Quality Control

Abandoned underground tanks

· Buried barrels, debris, or trash.

Unusual soil conditions.

discoloration, or odor.

Abandoned wells

☐ If any of the following

where construction is not immediately planned. ☐ Do not use water to wash down fresh asphalt concrete

pavement Protect storm drain inlets,

courses with appropriate BMPs, such as gravel bags, ☐ Completely cover or barricade fiber rolls, berms, etc. → Prevent sediment from migrating offsite by installing and maintaining sediment

controls, such as fiber rolls, silt Shovel, abosorb, or vacuum ☐ Keep excavated soil on the site ☐ Transfer excavated materials to

If sawcut slurry enters a catch



MORTAR APPLICATION

CONCRETE, GROUT &

☐ Store concrete, grout and mortar under cover, on pallets and away materials must never reach a

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

washing exposed aggregate concrete and remove it for appropriate disposal offsite.

LANDSCAPE

MATERIALS

☐ Contain stockpiled landscaping

material on pallets. Cover or

store these materials when they

are not actively being used or

□ Discontinue application of any

erodible landscape material

rain event or during wet

within 2 days before a forecast

APLICACIÓN DE

CONCRETO, LECHADA DE

☐ Lave el concreto del equipo y

de los camiones fuera del sitio

de construcción o en un área

areas alrededor. Deje secar el

☐ Stack crodible landscape

being used.

materials by storing them under

tarps when they are not actively

Sawcutting & Asphalt/Concrete

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.

PAVING/ASPHALT

WORK

☐ Avoid paving and seal coating

■ Cover storm drain infets and

☐ Collect and recycle or

manholes when applying seal

coat, tack coat, slurry scal, fog

appropriately dispose of excess

abrasive gravel or sand. Do

NOT sweep or wash it into

in wet weather, or when rain is

forecast before fresh pavement

finished in one location or at the end of each work day (whichever is sooner!).



PAINTING & PAINT

☐ Never clean brushes or rinse paint containers into a street. gutter, storm drain, or surface

REMOVAL

☐ Wash out concrete equipment/ ☐ For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local Never pour paint down a drain. ☐ Collect the wash water from ☐ For oil-based paints, paint out

brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of residue and unusable thinner/solvents as

Paint Removal

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

hazardous waste.

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



J Effectively manage all run-on,

all runoff within the site, and all

runoff that discharges from the

site. Divert run-on water from

offsite away from all disturbed

areas or otherwise ensure

☐ When dewatering, notify and

obtain approval from the local

municipality before discharging

water to a street gulter or storm

sediment trap may be required.

drain. Filtration or diversion

through a basin, tank, or

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

groundwater must be treated

or hauled off-site for proper

EXTRACCIÓN DEL

☐ Controle efectivamente toda el

agua que corra a, o dentro del

sitio y la que corra hacia afuera

el agua que venga hacia el sitio

para que no llegue a las áreas

listurbadas o de alguna otra

☐ Al extraer el agua, notifique

obtenga el permiso de la

municipalidad local antes de

calle o en un desagüe de aguas

pluviales. Puede que se requiera

filtración, o desvío a través de un

tratada o acarreada fuera del sitio

para su eliminación apropiada.

las ordenanzas.

originada en el sitio. Desvie toda

manera asegúrese de cumplir con

descargar agua en la cuneta de una

results. Contaminated

In areas of known

DISTINCTION BY DESIGN DEWATERING

CARMEL~ASPEN~DALLAS

GARY KERR

STUDIO VII

WEST

1241 ADAMS ST ST. HELENA, CA 94574 720.519.3363



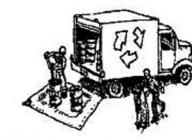
TONEGATE

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

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

LAS MEJORES PRÁCTICAS DE CONSTRUCCIÓN

Los proyectos de construcción deben implementar las Mejores Prácticas de Construcción dadas en esta página, ya que son pertinentes a su proyecto todo el año.



MANEJO DE MATERIALES Y RESIDUOS

☐ Chequee los contenedores

de residuos. Nunca use una

contenedor de basura en el sitio de

☐ Limpie o reemplace los excusados

☐ Deshagase correctamente de

asfalto, concreto, materiales

portátiles e inspecciónelos con

manguera para lavar un

o derrames.

caños, etc.).

líquidos como pinturas,

y líquidos de limpieza

sitios de construcción

diluyentes, solventes, colas

Entradas y perímetros de los

☐ Establezca y mantenga control

efectivo de los perimetros y

estabilice todas las entradas y

para controlar suficientemente

la erosión y la descarga de

salidas del sitio de construcción

sedimentos del sitio para que no

Materiales no peligrosos Haga un borde alrededor y cubra con lonas impermeables las pilas de arena, tierra u otros materiales de construcción cuando haya pronóstico de lluvia o si no van a ser usados activamente en los próximos 14 días.

☐ Use (pero no abuse) agua reclamada para controlar el polvo.

> Materiales peligrosos □ Póngales etiqueta con nombre a todos los materiales y residuos peligrosos (como pesticidas, pintura, diluyentes, solventes, gasolina, aceite y anticongelante) de acuerdo con las 🔲 Deshágase de los residuos reglamentaciones de la ciudad, del

condado, del estado y federales □ Ponga los materiales y residuos neligrosos en contenedores que no pierdan, póngalos luego en contenedores secundarios apropiados y cúbralos después de cada dia de trabajo, o durante la temporada lluviosa, o cuando se

☐ Al aplicar los materiales peligrosos, siga las instrucciones del fabricante y tenga cuidado de no usar más de lo necesario. No aplique productos químicos en el exterior cuando se haya pronosticado lluvia en las próximas 24 horas. ☐ Asegürese de deshacerse

haya pronosticado lluvia.

apropiadamente de todos los residuos peligrosos. Manejo de residuos ☐ Cubra bien con lonas

impermeables los contenedores

eon residuos peligrosos al

terminar cada dia de trabajo, y

durante la temporada de lluvias

CONTROL DE DERRAMES

Mantenimiento y Prevención y control de estacionamiento derrames

☐ Designe un área especial, usando ☐ Mantenga a mano en el sitio de técnicas apropiadas de control construcción, y en todo momento, de polución, para estacionar los los materiales para limpiar derrames vehículos y el equipo, y para (trapos, absorbentes, etc.). almacenamiento. ☐ Inspeccione frecuentemente los vehículos y equipos para

☐ Realice las tareas mayores de mantenimiento, los trabajos de reparación y el lavado de todos los residuos y de la basura. vehículos y equipos fuera del sitio Recicle los materiales y residuos que puedan ser reciclados (como Si es necesario ponerle gasolina a un vehículo o hacer reparaciones agregados de base como grava y

en el sitio, trabaje en un área

arena, madera, tablones de yeso, bordeada, alejada de los desagües pluviales y sobre una bandeja de goteo de tamaño suficiente para contener los líquidos peligrosos que se derramen. ☐ Si es necesario lavar los considerándolos como residuos

vehículos o equipos en el sitio de construcción, limpielos sólo con agua, en un área contenida que no permita que el agua de enjuague llegue a cunetas, calles, desagües de aguas pluviales o superficies acuáticas (lagos, arroyos, etc.).

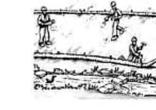
☐ No lave vehículos o equipos en

el sitio de construcción usando

equipo de limpieza en seco, etc.

jabones, solventes, desgrasadores,

salgan del sitio. Barra o aspire inmediatamente lo que haya pasado a la calle y controle la fuente de origen para prevenir que siga sucediendo. Nunca lave con manguera las calles para limpiar lo que hava sido acarreado o llevado del sitio de construcción.



TRABAJO EN LA TIERRA Y

Control de erosión □ Plance trabajo de nivelación y

□ Estabilice todas las áreas desnudas, instale y mantenga control de erosión provisorio (como tela de control de erosión o matriz de

bandejas de goteo para recoger ☐ Plante semillas o plantas para el líquido que pierda hasta que en declive o donde no se planee la ☐ Limpie los derrames o pérdidas construcción inmediata.

apropiadamente de los materiales ☐ Proteja las rejillas de los desagues volcado liquidos. Use métodos en seco (materiales absorbentes, rollos de fibras, bordes, etc. aserrin de cajas sanitarias para

> migren fuera del sitio instalando y manteniendo controles de sedimentos, como rollos de fibra, cerca de sedimentos o estanques de sedimentos.

☐ Mantenga la tierra que se haya excavado en el sitio de construcción en un lugar donde no pueda ser acarreada a la calle.

☐ Transfiera a los camiones, en el La ley obliga comunicar todos los derrames de materiales peligrosos, Si se observan cualquiera de las siguientes condiciones, analice la



exeavación sólo cuando no vaya a

tejido pegado) hasta que se haya establecido la vegetación. control de erosión en superficies

Control de sedimento

de aguas pluviales, las cunetas, de concreto y asfalto fresco. canales y cursos de drenaje, usando apropiadas técnicas de control de Cortando con sierra y polución, como bolsas con grava, ☐ Prevenga que los sedimentos

de desagües de aguas pluviales cuando corte con sierra. Use tela de filtro, filtros en las bocas de admisión, o bolsas de grava para evitar que la lechada entre en el sistema de desagües pluviales.

sitio mismo de construcción y no en la calle, los materiales excavados,

comunicar un derrame: 1) Marque emergencias; 2) llame al Centro tierra para descubrir contaminación y comuniquese con la Junta Regional de Control de Calidad del Agua Gobernador, (800) 852-7550, las · Condiciones inusuales en la tierra, descoloramiento u olor. Tanques enterrados abandonados



TRABAJO CON SUELOS CONTAMINADOS PAVIMENTO/ASFALTO

 Evite pavimentar o recubrir pavimento en tiempo de lluvias, o cuando se hava pronosticado pavimento haya tenido tiempo de

☐ Cubra las rejillas de los desagues sumideros antes de aplicar la capa de sellado, capa ligante, capa de lechada (slurry seal), capa final

 Junte y recicle o deshagase apropiadamente del exceso de ☐ Junte el agua con la que lavó el grava y arena abrasivas. NO las barra ni las empuje con agua a los concreto de agregado expuesto y desagües de aguas pluviales. deshágase de ella apropiadamente fuera del sitio de construcción. ☐ No use agua para lavar pavimento

emoviendo asfalto/concreto Cubra completamente o crija una barrera alrededor de las rejillas

la lechada producida por la sierra

y deshágase de todos los residuos

tan pronto como haya finalizado

en un sitio, o al terminar cada dia

de trabajo (¡lo que sea antes!).

Si la lechada producida por la

sierra entra en un sumidero,

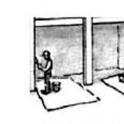
limpielo inmediatamente.

JARDINERÍA ☐ Levante con pala, absorba o aspire ☐ Contenga los materiales de jardineria ya apilados manteniendolos cubiertos cor lonas impermeable cuando no estén en uso activo.

MATERIALES DE

☐ Ponga sobre paletas los materiales de jardineria que puedan sufrir erosión. Cubra o guarde estos materiales cuando no sean activamente usados o aplicados. □ No continúe aplicando eualquier material de jardineria que pueda sufrir erosión por lo menos dos días antes de una lluvia pronosticada o durante tiempo

lluvioso.



REMOVIENDO

☐ Guarde el concreto, la lechada de Limpieza después de pintar cemento y el mortero cubiertos, ☐ Nunca lave los pinceles ni en paletas y alejados de las áreas enjuague los tarros de pintura en de desague. Estos materiales la calle, en las cunetas, desagües nunca deben llegar a los desagües pluviales o superficies de aguas (arroyos, lagos, etc.).

 Usando pinturas a base de agua, al terminar, pinte lo más que pueda con la última pintura en contenida, para que no descarguen el pincel. Enjuague los pinceles en la tierra subyacente o en las en un desagüe a las cloneas una vez que haya obtenido el permiso concreto y deshágase de él como de las autoridades locales del sistema de tratamiento de aguas negras. Nunca eche pintura en un

> depósito, tanque o entrampe de ☐ Usando pinturas a base de aceite, pinte lo más que pueda En las áreas que se saben con la última pintura en el contaminadas, se requiere análisis pincel y limpie el pincel con antes de volver a usar o descargar diluyente o solvente en un envase el agua subterránea. Consulte con apropiado. Filtre y vuelva a el ingeniero para determinar si usar los diluyentes y solventes es necesario el análisis y como Deshágase del residuo y del interpretar los resultados. El agua diluyente/solvente como desechos subterránea contaminada debe ser

* Adoptado con el permiso del Programa de Prevención de Polución del Agua del Condado

peligrosos. Removiendo pintura

☐ Los residuos de productos químicos para remover pintura y los trozos y polvo de pinturas marinas o de pinturas que contienen plomo o tributylir deben ser desechados como

□ Los trozos de pintura y el polvo de productos no peligrosos y removidos en seco o con ráfagas de arena pueden ser barridos o juntados en tela de plástico y echados a la basura..



APPROVED

06/05/2024

FINAL REVISION DATE

REVISION 9

REVISION 8: REVISION 7: REVISION 6:

REVISION 5: REVISION 4:

REVISION 2:

REVISION 1:

DATE: AUGUST 29, 2023

PROJECT No.:

OWNER:

BUILDING PERMIT

© COPYRIGHT Studio VII West

¡QUIENES CONTAMINEN LOS DESAGÜES DE AGUAS PLUVIALES PUEDEN RECIBIR MULTAS DE HASTA \$10.000 POR DÍA!

Pozos de agua abandonados.

· Barriles, basuras o residuos

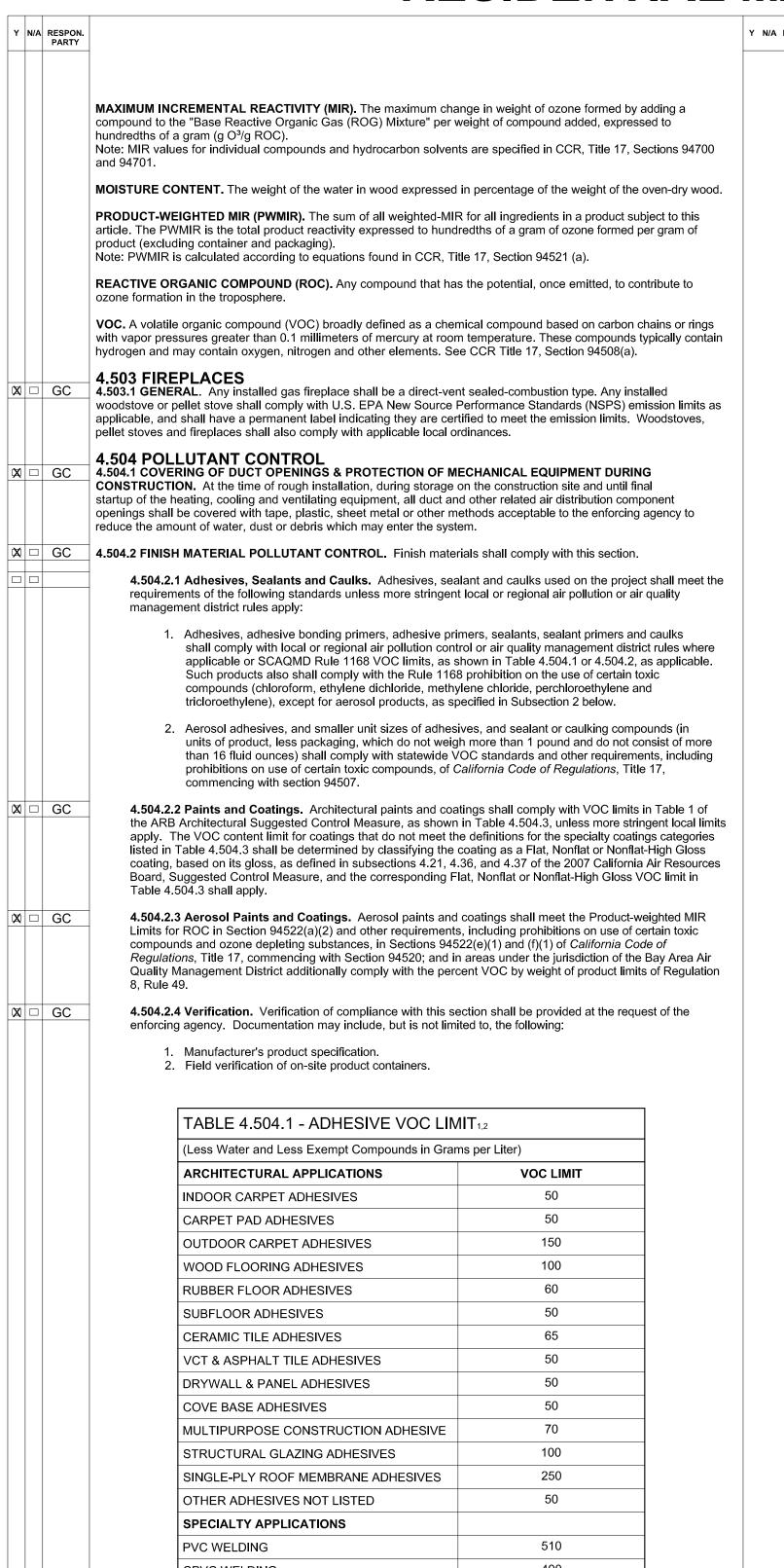
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL I	MANDATORY MEASURES, SHEE	,	Y = YES N/A = NOT APPLICABLE RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)
N/A RESPON. PARTY CHAPTER 3	PARTY	Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location or the proposed location of the EV space at the time of original construction in accordance with the California Electrical Code.	Y N/A RESPON. PARTY
GREEN BUILDING SECTION 301 GENERAL 301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in	4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities. When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the requirements of Sections 4.106.4.2.1 and 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest whole number. A parking space served by electric vehicle supply equipment or designed as a future EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any	4.106.4.2.4 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.	4.304 OUTDOOR WATER USE 4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.
the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.	applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 for further details. 4.106.4.2.1Multifamily development projects with less than 20 dwelling units; and hotels and motels with less	4.106.4.2.5 Electric Vehicle Ready Space Signage. Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).	NOTES: 1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the <i>California Code Regulations</i> , Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are
301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.	than 20 sleeping units or guest rooms. The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section. 1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types	4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multifamily buildings. When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or	DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE
The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.3 for application.	of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.	altered shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Notes:	EFFICIENCY 4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE 4.406.1 RODENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such
Note: Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing lighting fixtures are not considered alterations for the purpose of this section. Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or	The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code. Exceptions:	1. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging. 2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.	openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency. 4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING
improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.	1.When EV chargers (Level 2 EVSE) are installed in a number equal to or greater than the required number of EV capable spaces.	DIVISION 4.2 ENERGY EFFICIENCY 4.201 GENERAL 4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy	4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.
301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies	2.When EV chargers (Level 2 EVSE) are installed in a number less than the required number of EV capable spaces, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed. Notes:	DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION 4.303 INDOOR WATER USE	Exceptions: 1. Excavated soil and land-clearing debris. 2. Alternate waste reduction methods developed by working with local agencies if diversion or
specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.	a.Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging. b.There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or	4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.4.4.	recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite. 3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.
SECTION 302 MIXED OCCUPANCY BUILDINGS 302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy. Exceptions:	EV chargers are installed for use. 2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per	Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.	4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency. 1. Identify the construction and demolition waste materials to be diverted from disposal by recycling,
1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable. 2. [HCD] For purposes of CALGreen, live/work units, complying with Section 419 of the California Building Code, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.	dwelling unit when more than one parking space is provided for use by a single dwelling unit. Exception: Areas of parking facilities served by parking lifts. 4.106.4.2.2 Multifamily development projects with 20 or more dwelling units, hotels and motels with 20 or more	4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.	reuse on the project or salvage for future use or sale. 2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream). 3. Identify diversion facilities where the construction and demolition waste material collected will be
DIVISION 4.1 PLANNING AND DESIGN ABBREVIATION DEFINITIONS: HCD Department of Housing and Community Development	sleeping units or guest rooms. The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section. 1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types	 Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush. 4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. 	 4. Identify construction methods employed to reduce the amount of construction and demolition waste generated. 5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.
BSC California Building Standards Commission DSA-SS Division of the State Architect, Structural Safety OSHPD Office of Statewide Health Planning and Development LR Low Rise	of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.	The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush. 4.303.1.3 Showerheads. 4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8	4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.
HR High Rise AA Additions and Alterations N New	The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code. Exception: When EV chargers (Level 2 EVSE) are installed in a number greater than five (5) percent of	gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads. 4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one	Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company. 4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined
CHAPTER 4 RESIDENTIAL MANDATORY MEASURES	parking spaces required by Section 4.106.4.2.2, Item 3, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed over the five (5) percent required. Notes:	showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time. Note: A hand-held shower shall be considered a showerhead.	weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1 4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined
SECTION 4.102 DEFINITIONS 4.102.1 DEFINITIONS The following terms are defined in Chapter 2 (and are included here for reference)	a.Construction documents shall show locations of future EV spaces. b.There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.	 4.303.1.4 Faucets. 4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall 	weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1
FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water. WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.	2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.	not be less than 0.8 gallons per minute at 00 psi. The minimum now rate of residential lavatory radicets shall not be less than 0.8 gallons per minute at 20 psi. 4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.	4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4 Notes: 1. Sample forms found in "A Guide to the California Green Building Standards Code
4.106 SITE DEVELOPMENT 4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes,	Exception: Areas of parking facilities served by parking lifts. 3.EV Chargers. Five (5) percent of the total number of parking spaces shall be equipped with Level 2 EVSE. Where common use parking is provided, at least one EV charger shall be located in the common use parking area and shall be available for use by all residents or guests.	 4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle. 4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons 	(Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section. 2. Mixed construction and demolition debris (C & D) processors can be located at the california Department of Resources Recycling and Recovery (CalRecycle).
 ### Management of storm water drainage and erosion controls shall comply with this section. ### 4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site. 	When low power Level 2 EV charging receptacles or Level 2 EVSE are installed beyond the minimum required, an automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EVSE shall have a capacity of not less than 30 amperes. ALMS shall not be used to reduce the minimum required electrical capacity to the required EV capable spaces.	per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi. Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.	4.410 BUILDING MAINTENANCE AND OPERATION 4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building: 1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure. 4.410 BUILDING MAINTENANCE AND OPERATION 6/05/2024 4.410.1 OPERATION 4.410.1 OPERATION 6/05/2024 6/10.1 OPERATION 4.410.1 O
 Retention basins of sufficient size shall be utilized to retain storm water on the site. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency. 	4.106.4.2.2.1 Electric vehicle charging stations (EVCS). Electric vehicle charging stations required by Section 4.106.4.2.2, Item 3, shall comply with Section 4.106.4.2.2.1.	4.303.1.4.5 Pre-rinse spray valves. When installed, shall meet the requirements in the California Code of Regulations, Title 20 (Appliance Efficiency Regulations), Sections 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (d)(7) and shall be equipped with an integral automatic shutoff.	2. Operation and maintenance instructions for the following: a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment.
 Compliance with a lawfully enacted storm water management ordinance. Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil. 	Exception: Electric vehicle charging stations serving public accommodations, public housing, motels and hotels shall not be required to comply with this section. See California Building Code, Chapter 11B, for applicable requirements. 4.106.4.2.2.1.1 Location.	FOR REFERENCE ONLY: The following table and code section have been reprinted from the <i>California Code of Regulations</i> , Title 20 (Appliance Efficiency Regulations), Section 1605.1 (h)(4) and Section 1605.3 (h)(4)(A).	 b. Roof and yard drainage, including gutters and downspouts. c. Space conditioning systems, including condensers and air filters. d. Landscape irrigation systems. e. Water reuse systems. 3. Information from local utility, water and waste recovery providers on methods to further reduce
(Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html) 4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:	EVCS shall comply with at least one of the following options: 1.The charging space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space.	TABLE H-2 STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY	resource consumption, including recycle programs and locations. 4. Public transportation and/or carpool options available in the area. 5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range. 6. Information about water-conserving landscape and irrigation design and controllers which conserve
 Swales Water collection and disposal systems French drains Water retention gardens 	2.The charging space shall be located on an accessible route, as defined in the California Building Code, Chapter 2, to the building. Exception: Electric vehicle charging stations designed and constructed in compliance with the California Building Code, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1 and Section	PRODUCT CLASS [spray force In ounce force (ozf)] MAXIMUM FLOW RATE (gpm)	 Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc. Information about state solar energy and incentive programs available.
 Other water measures which keep surface water away from buildings and aid in groundwater recharge. Exception: Additions and alterations not altering the drainage path. 	4.106.4.2.2.1.2, Item 3. 4.106.4.2.2.1.2 Electric vehicle charging stations (EVCS) dimensions. The charging spaces shall be designed to comply with the following:	Product Class 1 (\leq 5.0 ozf) 1.00 Product Class 2 ($>$ 5.0 ozf and \leq 8.0 ozf) 1.20	 10. A copy of all special inspections verifications required by the enforcing agency or this code. 11. Information from the Department of Forestry and Fire Protection on maintenance of defensible space around residential structures. 12. Information and/or drawings identifying the location of grab bar reinforcements.
4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.106.4.1 or 4.106.4.2 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the California Electrical Code, Article 625. Exceptions:	1.The minimum length of each EV space shall be 18 feet (5486 mm). 2.The minimum width of each EV space shall be 9 feet (2743 mm). 3.One in every 25 charging spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum	Product Class 3 (> 8.0 ozf) Title 20 Section 1605.3 (h)(4)(A): Commercial prerinse spray values manufactured on or after January 1, 2006, shall have a minimum spray force of not less than 4.0 ounces-force (ozf)[113 grams-force(gf)]	4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waster, and metals, or meet a lawfully enacted local recycling
 On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions: 1.1 Where there is no local utility power supply or the local utility is unable to supply adequate power. 	aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm). a.Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083	4.303.2 Submeters for multifamily buildings and dwelling units in mixed-used residential/commercial buildings. Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the California Plumbing Code.	ordinance, if more restrictive. Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of this section.
 1.2 Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 4.106.4, may adversely impact the construction cost of the project. 2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities. 	4.106.4.2.2.1.3 Accessible EV spaces. In addition to the requirements in Sections 4.106.4.2.2.1.1 and 4.106.4.2.2.1.2, all EVSE, when installed, shall comply with the accessibility provisions for EV chargers in the California Building Code, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with California Building Code, Chapter 11A, Section	4.303.3 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the <i>California Plumbing Code</i> , and shall meet the applicable standards referenced in Table 1701.1 of the <i>California Plumbing Code</i> . NOTE:	DIVISION 4.5 ENVIRONMENTAL QUALITY
GC 4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the	1109A. 4.106.4.2.3 EV space requirements. 1.Single EV space required. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall	THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER. TABLE - MAXIMUM FIXTURE WATER USE FIXTURE TYPE FLOW RATE	SECTION 4.501 GENERAL 4.501.1 Scope The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors. SECTION 4.502 DEFINITIONS
proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.	originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the location or the proposed location of the EV space. Construction documents shall identify the raceway termination point, receptacle or charger location, as applicable. The service panel and/ or subpanel shall have a 40-ampere minimum dedicated branch circuit, including branch circuit overcurrent protective device	SHOWER HEADS (RESIDENTIAL) 1.8 GMP @ 80 PSI MAY 1.3 CPM @ 60 PSI MIN. 0.8 CPM @ 20	SECTION 4.502 DEFINITIONS 5.102.1 DEFINITIONS The following terms are defined in Chapter 2 (and are included here for reference) AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door
Exemption: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the California Electrical Code.	installed, or space(s) reserved to permit installation of a branch circuit overcurrent protective device. Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location or the proposed location of the EV space, at the time of original construction in accordance with the California Electrical Code.	LAVATORY FAUCETS (RESIDENTIAL) PSI LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS 0.5 GPM @ 60 PSI	cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements. COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated
4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".	2.Multiple EV spaces required. Construction documents shall indicate the raceway termination point and the location of installed or future EV spaces, receptacles or EV chargers. Construction documents shall also provide information on amperage of installed or future receptacles or EVSE, raceway method(s), wiring schematics and electrical load calculations. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components that are planned to be installed underground, enclosed, inaccessible or in	KITCHEN FAUCETS 1.8 GPM @ 60 PSI METERING FAUCETS 0.2 GAL/CYCLE WATER CLOSET 1.28 GAL/FLUSH	wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section 93120.1. DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

1.28 GAL/FLUSH 0.125 GAL/FLUSH

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)



Aerosol Paints and Coatings. Aerosol paints and OC in Section 94522(a)(2) and other requirements and ozone depleting substances, in Sections 945 s, Title 17, commencing with Section 94520; and inagement District additionally comply with the per-	s, including prohibitions on use of certain t 522(e)(1) and (f)(1) of <i>California Code of</i> n areas under the jurisdiction of the Bay A	oxi rea
'erification. Verification of compliance with this segency. Documentation may include, but is not lim		he
fanufacturer's product specification. Field verification of on-site product containers.		
ABLE 4.504.1 - ADHESIVE VOC LIN	/IIT _{1,2}	
ess Water and Less Exempt Compounds in Gran	ns per Liter)	
RCHITECTURAL APPLICATIONS	VOC LIMIT	
IDOOR CARPET ADHESIVES	50	
ARPET PAD ADHESIVES	50	
OUTDOOR CARPET ADHESIVES	150	
VOOD FLOORING ADHESIVES	100	
UBBER FLOOR ADHESIVES	60	
UBFLOOR ADHESIVES	50	
ERAMIC TILE ADHESIVES	65	
CT & ASPHALT TILE ADHESIVES	50	
RYWALL & PANEL ADHESIVES	50	
OVE BASE ADHESIVES	50	
IULTIPURPOSE CONSTRUCTION ADHESIVE	70	
TRUCTURAL GLAZING ADHESIVES	100	
INGLE-PLY ROOF MEMBRANE ADHESIVES	250	
THER ADHESIVES NOT LISTED	50	
PECIALTY APPLICATIONS		
VC WELDING	510	
PVC WELDING	490	
BS WELDING	325	
LASTIC CEMENT WELDING	250	
DHESIVE PRIMER FOR PLASTIC	550	
ONTACT ADHESIVE	80	
PECIAL PURPOSE CONTACT ADHESIVE	250	
TRUCTURAL WOOD MEMBER ADHESIVE	140	
OP & TRIM ADHESIVE	250	
UBSTRATE SPECIFIC APPLICATIONS		
IETAL TO METAL	30	
LASTIC FOAMS	50	
OROUS MATERIAL (EXCEPT WOOD)	50	
VOOD	30	
IBERGLASS	80	

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER,
THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.

2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE	
THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR	
QUALITY MANAGEMENT DISTRICT RULE 1168.	

TABLE 4.504.2 - SEALANT VOC LI	MIT				
(Less Water and Less Exempt Compounds in Grams per Liter)					
SEALANTS	VOC LIMIT				
ARCHITECTURAL	250				
MARINE DECK	760				
NONMEMBRANE ROOF	300				
ROADWAY	250				
SINGLE-PLY ROOF MEMBRANE	450				
OTHER	420				
SEALANT PRIMERS					
ARCHITECTURAL					
NON-POROUS	250				
POROUS	775				
MODIFIED BITUMINOUS	500				
MARINE DECK	760				
OTHER	750				

GRAMS OF VOC PER LITER OF COATING, LESS COMPOUNDS	WATER & LESS EXEMPT
COATING CATEGORY	VOC LIMIT
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS1	120
MAGNESITE 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

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER &

2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.

3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

Y	N/A	RESPON. PARTY			Y	N/A	RESPO PART
			TABLE 4 504 5 FORMAL DELIVER LIMITO				
			TABLE 4.504.5 - FORMALDEHYDE LIMITS MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION				
			PRODUCT CURRENT LIM	т	24		00
			HARDWOOD PLYWOOD VENEER CORE 0.05		X		GC
			HARDWOOD PLYWOOD COMPOSITE CORE 0.05 PARTICLE BOARD 0.09				
			MEDIUM DENSITY FIBERBOARD 0.11				
			THIN MEDIUM DENSITY FIBERBOARD2 0.13				
			1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIE 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.		×		GC
			2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).				
X		GC	DIVISION 4.5 ENVIRONMENTAL QUALITY (conti 4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the req Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile of from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission California Specification 01350) See California Department of Public Health's website for certification programs and testing	uirements of the California Organic Chemical Emissions on testing method for			
			https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.	iaus.			
X		GC	4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall realifornia Department of Public Health, "Standard Method for the Testing and Evaluate Chemical Emissions from Indoor Sources Using Environmental Chambers," Version (Emission testing method for California Specification 01350) See California Department of Public Health's website for certification programs and	ation of Volatile Organic 1.2, January 2017			
ĭ ∀ i		GC	https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.				
		GC	 4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Tab 4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed, at least 				
			resilient flooring shall meet the requirements of the California Department of Public Health Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Version 1.2, January 2017 (Emission testing method for California Specification 01350)	"Standard Method for the	X		GC
			See California Department of Public Health's website for certification programs and testing	labs.			
			hhtps://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.				
X		GC	4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium composite wood products used on the interior or exterior of the buildings shall meet the recommendately formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17.0).	uirements for			
X		GC	by or before the dates specified in those sections, as shown in Table 4.504.5 4.504.5.1 Documentation. Verification of compliance with this section shall be pro-	.,			
			 by the enforcing agency. Documentation shall include at least one of the following: Product certifications and specifications. Chain of custody certifications. Product labeled and invoiced as meeting the Composite Wood Products r CCR, Title 17, Section 93120, et seq.). Exterior grade products marked as meeting the PS-1 or PS-2 standards of Wood Association, the Australian AS/NZS 2269, European 636 3S standards. Other methods acceptable to the enforcing agency. 	f the Engineered			
			4.505 INTERIOR MOISTURE CONTROL 4.505.1 General. Buildings shall meet or exceed the provisions of the California Building S	Standards Code.			
	X		4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a				
	X		California Residential Code, Chapter 5, shall also comply with this section. 4.505.2.1 Capillary break. A capillary break shall be installed in compliance with a	least one of the			
			following:				
			 A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggrea vapor barrier in direct contact with concrete and a concrete mix design, shrinkage, and curling, shall be used. For additional information, see Am ACI 302.2R-06. Other equivalent methods approved by the enforcing agency. A slab design specified by a licensed design professional. 	which will address bleeding,			
X		GC	4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. Building materials with visib shall not be installed. Wall and floor framing shall not be enclosed when the framing member moisture content. Moisture content shall be verified in compliance with the following:				
			 Moisture content shall be determined with either a probe-type or contact-type me moisture verification methods may be approved by the enforcing agency and sh found in Section 101.8 of this code. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) of each piece verified. 	all satisfy requirements from the grade stamped end			
			At least three random moisture readings shall be performed on wall and floor fra acceptable to the enforcing agency provided at the time of approval to enclose to the enforcing agency provided at the time of approval to enclose to the enforcing agency provided at the time of approval to enclose to the enforcing agency provided at the time of approval to enclose to the enforcing agency provided at the time of approval to enclose to the enforcing agency provided at the time of approval to enclose to the enforcing agency provided at the time of approval to enclose to the enforcing agency provided at the time of approval to enclose to the enforcing agency provided at the time of approval to enclose to the enforcing agency provided at the time of approval to enclose to the enforcing agency provided at the time of approval to enclose to the enforcing agency provided at the time of approval to enclose to the enforcing agency provided at the time of approval to enclose the enforcing agency provided at the time of approval to enclose the enforcing agency provided at the time of approval to the enforcing agency provided at the time of approval to the enforcing agency provided at the enforcement agency provided	ne wall and floor framing.			
			Insulation products which are visibly wet or have a high moisture content shall be replaced enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufactive recommendations prior to enclosure.				
X		GC	4.506 INDOOR AIR QUALITY AND EXHAUST 4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and sha	all comply with the			
			 Fans shall be ENERGY STAR compliant and be ducted to terminate outside the Unless functioning as a component of a whole house ventilation system, fans m humidity control. 				
			 a. Humidity controls shall be capable of adjustment between a relative humi equal to 50% to a maximum of 80%. A humidity control may utilize manu adjustment. b. A humidity control may be a separate component to the exhaust fan and i integral (i.e., built-in) 	al or automatic means of			
			Notes: 1. For the purposes of this section, a bathroom is a room which contains a b	athtub. shower or			
			tub/shower combination. 2. Lighting integral to bathroom exhaust fans shall comply with the <i>California</i>				
X		GC	4.507 ENVIRONMENTAL COMFORT 4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air condition sized, designed and have their equipment selected using the following methods:	ning systems shall be			
			 The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J Load Calculation), ASHRAE handbooks or other equivalent design software or n Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residentia ASHRAE handbooks or other equivalent design software or methods. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 20 Equipment Selection), or other equivalent design software or methods. 	ethods. I Duct Systems),			
			Exception: Use of alternate design temperatures necessary to ensure the system to	unctions are			

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

YES NOT APPLICABLE RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER,

CHAPTER 7

INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

- 1. State certified apprenticeship programs.
 - Public utility training programs.
 - 3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations. 4. Programs sponsored by manufacturing organizations. 5. Other programs acceptable to the enforcing agency.

702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

- 1. Certification by a national or regional green building program or standard publisher.
- 2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
- 3. Successful completion of a third party apprentice training program in the appropriate trade. 4. Other programs acceptable to the enforcing agency.

- Special inspectors shall be independent entities with no financial interest in the materials or the
- project they are inspecting for compliance with this code. 2. 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).

[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.

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

703 VERIFICATIONS

703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

APPROVED

06/05/2024

5TH AVENUE





PHASE



TO MONTEREY COUNTY

HAUL ROUTE
Scale: None

Dates of Construction:

- Date of permit issued, plus one week to mobilize, and 6 months to construct. Hours of construction: 8:00 AM - 5:00 PM, Monday Thru Friday
- Adjacent Property Owners: All work to be completed is centralized to the residence.
- Construction Fencing: Optional
- Public Health and Welfare: All care will be taken by project proponents to protect the public health and welfare; including dust control, noise control, and site maintenance.

Parking Management:

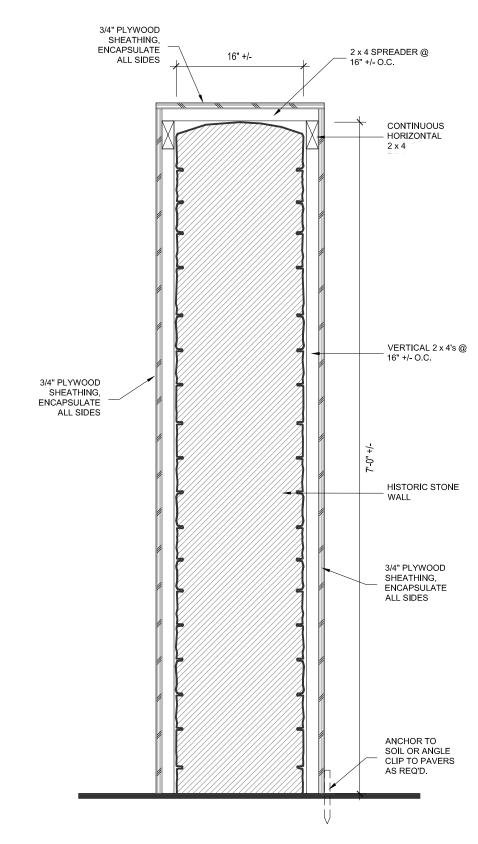
- Construction Parking Details:
- Vehicles must be parked in designated parking areas during construction.
 Staging Areas: Staging of materials will occur on site within the designated area
- Construction Trailer, Materials Storage, and Waste Management: • Construction trailer may be required, all materials will be delivered at time of use,
- materials will be stored in staging area.
- No loose material will be stored in any public right-of-way.
- Waste Management will be handled by waste carts placed on site.

Traffic Control:

- General: No traffic will be disrupted. All work to be contained on site.
- Haul Routes: See attached plan.
- Delivery Requirements: No traffic disruptions are necessary or anticipated. No idling
- of vehicles will be permitted.
- Traffic Control Plan: There are no bus stops or school bus stops that will be
- impacted. No traffic disruptions are planned or proposed. • Sub-Contactor and Haul Site Visits: 3-5 a day at peak const. anticipated.

Noise Suppression:

- General: The project intends to comply with Code.
- Noise Suppression Plan: Not applicable
- Requirements for activities exceeding 80 decibels: The project intends to comply with Code. Notices will be posted to advise workers and sub-contractors of noise requirements.



HISTORIC WALL PROTECTION DETAIL Scale: 1" = 1'-0"



TEMPORARILY REMOVE GATE IF APPLICABLE FOR OPERATION

3/4" PLYWOOD

SHEATHING,

ENCAPSULATE

ALL SIDES, TOP

VERTICAL 2 x 4's

@ 16" +/- O.C.

HISTORIC WALL PROTECTION DIAGRAM Scale: 1" = 1'-0"



STUDIO VII WEST

DISTINCTION BY DESIGN CARMEL~ASPEN~DALLAS

> **GARY KERR** 1241 ADAMS ST. ST. HELENA, CA 94574 720.519.3363



STONEGATE RESIDENC 5th Ave. 2 NE of SANTA RITA CARMEL, CALIFORNIA

FINAL REVISION DATE nel-by-the-Sea Building Dept. REVISION 11

REVISION 10 REVISION 9: **REVISION 8:**

REVISION 7: **REVISION 6:** REVISION 5: NOV. 29, 2023 /2

REVISION 4: NOV. 01, 2023 /1 REVISION 3: OCT. 04, 2023 REVISION 2: SEPT. 19, 2023

REVISION 1: AUGUST 29, 2023

PROJECT No.: DATE: JANUARY 16, 2024 /3

OWNER:

PHASE: BUILDING PERMIT



City of Carmel-by-the-Sea

CARMEL-BY-THE-SEA, CA 93921 (831) 620-2010 OFFICE

January 4, 2024

Gary Kerr

Via DocuSign: garymkerr61@gmail.com

Approval Letter Design Study Application: DS 23-297 (Spencer)

APN: 010-036-015

Staff has reviewed your Design Study and has issued an approval of Design Study DS 23-297 (Spencer) subject to the enclosed conditions of approval.

This approval is subject to a 10 calendar day appeal period which commences the day that the Notice of Approval (enclosed) is posted on-site. Please post the Notice of Approval in a conspicuous location where trespass by the public is not required and email a photograph of the posted Notice and the signed Affidavit of Posting (enclosed) to, ekort@ci.carmel.ca.us.

The conditions of approval (enclosed) must be signed by the property owner and emailed to, ekort@ci.carmel.ca.us prior to issuance of a Building Permit.

If you have any questions I can be reached at, (831) 620-2023 or the email provided above.

Evan Kort

Associate Planner

Encl. Conditions of Approval Notice of Approval Affidavit of Posting

Approved Plans Historic Evaluation

Condition of Approval Acknowledgement

Revision to Planning Approval Form

DocuSign Envelope ID: 195272BF-94DE-4E6E-95E9-1C0DC869050F

CONDITIONS OF APPROVAL

lo.					
	Authorization	. This	approv	al of	Des
	application co	onsiste	nt with	the	findi

esign Study application DS 23-297 (Spencer) finds the subject application consistent with the findings and requirements of CMC 17.32.150, and authorizes and alterations to a historic residence, including the following-Interior: remodel of kitchen and 3 bathrooms: new interior finishes to include plumbing fixtures, appliances, millwork, tile, and countertops. Exterior: 2 windows to be resized, and 1 window to be added; roofing to be replaced, and new roof insulation layer added; repair garage doors in-kind; structural modifications to 2 window headers; there will be no modifications to the building footprint or site coverage. The project is located at 5th Ave, 2NE of Santa Rita in the Single-Family Residential (R-1) District as depicted in the plans prepared by Studio VII West, approved by the Planning Community Planning & Building Department on January 4, 2024 unless modified by the conditions of approval contained herein.

Standard Conditions

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.

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. Water Use. Approval of this application does not permit an increase in water use on the project site without adequate supply. Should the Monterey Peninsula Water Management District determine that adequate water is unavailable for this site, this permit will be scheduled for reconsideration, and appropriate findings will be prepared for review and adoption by the Planning Commission.

Setback and Height Certifications. If requested by the Community Planning and Building Department, a State licensed surveyor shall survey and certify the following in writing:

- The footing locations are in conformance with the approved plans prior to footing/foundation inspection;
- The roof heights and plate heights of each building are in conformance with the approved plans prior to the roof sheathing inspection. Roofs and plates shall not exceed the elevation points as identified in the approved project plans, and the roofs include an appropriate allowance for roofing material

Written certifications prepared, sealed, and signed by the surveyor shall be provided prior to footing/foundation inspection and roof sheathing inspection. In the event that multiple footing/foundation pours are required, a survey letter shall be submitted for each separate section.

- Service Laterals. Prior to final inspection, all electrical service laterals to any new building or structure, or to any building or structure being remodeled when such remodeling requires the relocation or replacement of the main service equipment, shall be placed underground on the premises upon which the building or structure is located. Undergrounding will not be required when the project valuation is less than \$200,000, or the City Forester determines that undergrounding will damage or destroy significant trees(s) (CMC 15.36.020).
- Fire Sprinklers Residential. Additions, alterations, or repairs to existing structures that involve the addition, removal, or replacement of 50 percent or more of the linear length of the walls (interior and exterior) within a 5-year period shall require the installation of an automatic residential fire sprinkler system in accordance with the California Building and Fire Codes (CMC 15.08.135).
- 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.

DocuSign Envelope ID: 195272BF-94DE-4E6E-95E9-1C0DC869050F

DS 23-297 (Spencer)

December 4, 2024

If the Applicant changes the project without first obtaining City approval, the Applicant will be required to submit the change in writing, with revised plans, within two weeks of the City being notified. A cease work order may be issued at any time at the discretion of the Director of Community Planning and Building until a) either the Planning Commission or Staff has approved the change, or b) the property owner has eliminated the change and submitted the proposed change in writing, with revised plans, for review. The project will be reviewed for its compliance with the approved plans prior to the final inspection.

- Exterior Revisions to Planning Approval Form. All proposed modifications that affect the exterior appearance of the building or site elements shall be submitted on the "Revisions to Planning Approval" form on file in the Community Planning and Building Department. Any modification incorporated into the construction drawings not listed on this form shall not be deemed approved upon issuance of a building permit.
- . | 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.

- 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.
- 12. | Hazardous Materials Waste Survey. Prior to the issuance of a demolition permit, the Applicant shall submit a hazardous materials waste survey to the Building Division in conformance with the Monterey Bay Unified Air Pollution Control District.
- 13. Truck Haul Route. Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building Director, in consultation with the Public Works and Public Safety Departments, a truck-haul route and any necessary traffic control measures for the grading activities. The Applicant shall be responsible for ensuring adherence to the truck-haul route and implementation of any required traffic control measures.
- 14. USA North 811. Prior to any excavation or digging, the Applicant shall contact the appropriate regional notification center (USA North 811) at least two working days, but not more than 14 calendar days, prior to commencing that excavation or digging. No digging or excavation is authorized to occur on-site until the Applicant has obtained a Ticket Number and all utility members have positively responded to the dig request. (Visit USANorth811.org for more information)

DocuSign Envelope ID: 195272BF-94DE-4E6E-95E9-1C0DC869050F

December 4, 2024

15. 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 Safety Division.

Landscape Conditions

16. 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
- 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. 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
- 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. Structural Root Zone. The 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

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

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.

work. Excavation within the Structural Root Zone shall be performed with a pneumatic

 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.

Environmental Compliance Conditions

- 17. Drainage Plan. If required by the Public Works Department or Building Division, prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments a drainage plan that meets the requirements of the City's drainage guidance, SOG 17-07. At a minimum, new and replaced impervious area drainage must be dispersed around the site rather than focused on one corner of the property; infiltration features must be sized appropriately and located at least 6 feet from neighboring properties. The drainage plan shall include information on drainage from new impervious areas and semi-pervious areas.
- 18. BMP Tracking Form. Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments a completed BMP
- 19. Erosion and Sediment Control Plan. If required by the Community Planning and Building Department, prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments an erosion and sediment control plan that includes locations and installation details for erosion and sediment control BMPs, material staging

DocuSign Envelope ID: 195272BF-94DE-4E6E-95E9-1C0DC869050F

DS 23-297 (Spencer)

Conditions of Approva December 4, 2024

areas, and stabilized access. **Special Conditions**

- 20. Conditions of Approval Acknowledgement. Prior to the issuance of a building permit revision, a completed Conditions of Approval Acknowledgment form shall be included in the construction drawings. The form shall be signed by the Property Owner, Applicant, and Contractor prior to the issuance of a building permit.
- 21. Copper Gutters & Downspouts Not Permitted. The use of copper and gutters and downspouts shall not be permitted. Prior to issuance of a building permit, the building plan set shall be revised to identify the material and finish of any proposed gutters for review and approval by the Community Planning and Building Department.
- 22. Construction Management Plan. Prior to the issuance of a building permit, the Applicant shall submit a Construction Management Plan for review and approval by the Community Planning & Building Director.
- 23. Consistency with Secretary's Standards Garage Doors (1). As outlined in the October 30, 2023 Phase Il Historic evaluation prepared by Margaret Clovis, for the project to be consistent with the Secretary of the Interior's Standards, "the garage doors should be repaired rather than replaced. If they cannot be repaired, they should be replaced in kind. If replacement is proposed, evidence must be submitted to substantiate the decision."

The applicant has elected to repair the garage doors rather than to replace the doors, as stated in their November 29, 2023 corresponded with staff. If the garage doors cannot be repair and replacement required, evidence shall be submitted to the Community Planning and Building Department prior to work commencing on the garage doors –refer to Completeness Review Letter dated November 17, 2023.

- 24. | Consistency with Secretary's Standards Garage Doors (2). Prior to issuance of a building permit, the applicant shall revise the plans indicate the on the scope of work on the cover sheet (sheet A-1.0) the garage doors are proposed to be repaired in-kind and not replaced.
- 25. Building Finishes and Materials. Prior to building permit issuance, a note shall be included on the project plans submitted to the building division stating that, all building finishes, colors, and materials shall match those of the existing residence. Changes to finishes, colors, and/or materials shall require an approval of an amended Design Study Application, or approval of a Notice of Authorized Work, as appropriate.
- 26. Historic Wall. The historic stone wall that bounds Block 45 shall be protected at all times during construction. Prior to Building Permit issuance, the applicant shall submit a plan and written narrative depicting how the historic wall enclosing Block 45 will be protected during construction for review and approval by the Community Planning and Building Department.

Acknowledgment and acceptance of conditions of approval:

Applicant Signature

Robert Spencer Robert Spencer Property Owner Signature Printed Name

01/11/24 Gary Kerr

Printed Name

SIDENC of SANTA RII CALIFORNIA

Ave. 2 NE CARMEL,

STUDIO VII

WEST

DISTINCTION BY DESIGN

CARMEL~ASPEN~DALLAS

GARY KERR

1241 ADAMS ST.

ST. HELENA, CA

720.519.3363

94574

1/10/2024

Date

APPROVED

06/05/2024

FINAL REVISION DATE

ONE

City of Carmel-by-the-Sea
Planning & Building Dept.

REVISION 9: REVISION 8:

> REVISION 7: REVISION 6:

REVISION 5: NOV. 29, 2023 /2 REVISION 4: NOV 01, 2023 /1

REVISION 3: OCT. 04, 2023 REVISION 2: SEPT. 19, 2023

REVISION 1: AUGUST 29, 2023

PROJECT No.: DATE: JANUARY 16, 2024 /3

OWNER

PHASE: BUILDING

PERMIT

© COPYRIGHT Studio VII West

2023