



## NOTICE OF APPROVAL

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

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

**Planning Case #:** Design Study 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  No

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





# STONEGATE RESIDENCE REMODEL

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



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.

REVISION	DATE
REVISION 11	
REVISION 10	
REVISION 9	
REVISION 8	
REVISION 7: JAN. 31, 2024	4
REVISION 6: JAN. 16, 2024	3
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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

A-1.0

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2023

## PROJECT DATA

- A.P.N. : 010 036 015
- PROJECT ADDRESS - 5TH AVE. 2 NE OF SANTA RITA, CARMEL, CA. 93921
- OWNER - ROBERT SPENCER
- LOT AREA : 6,020.0 S.F.

- FLOOR AREA :
  - EXISTING FLOOR AREA
  - GARAGE 452.0 S.F.
  - MAIN FLOOR 1,554.0 S.F.
  - TOTAL 2,006.0 S.F.

- ALLOWABLE BASE FLOOR AREA : (6020.0)(0.45-((2020)(0.02)/1000))  
(6020.0)(0.45-(40.4)/1000)  
(6020.0)(0.45-0.040)  
(6020.0)(0.41) = 2468.0 SF

- SITE COVERAGE :
  - EXISTING SITE COVERAGE : 1,141.0 +/- SF.
  - ALLOWABLE :
    - SITE COVERAGE : (2006.0)(0.22) = 441.0 SF.

- SETBACKS : EXISTING
  - FRONT YARD : 14'-11", 12', 3'-9"
  - (W) SIDE YARD : 24'-8", 3'-4"
  - (E) SIDE YARD : 12'-4", 11'-4", 9'-9", 7'-9"
  - REAR YARD : 56'-1", 54'-8"

- APPLICABLE CODES - 2022 CALIFORNIA BUILDING CODE  
2022 CALIFORNIA PLUMBING CODE  
2022 CALIFORNIA ELECTRICAL CODE  
2022 CALIFORNIA MECHANICAL CODE  
2022 CA. GREEN BLDG. STANDARDS CODE  
TITLE 17 CARMEL MUNICIPAL CODE

- TYPE OF CONSTRUCTION - TYPE VB CONSTRUCTION
- ZONING : RD1
- OCCUPANCY : R-3 AND U
- LAND USE : RESIDENTIAL
- PARKING : ( 1 ) REQUIRED, ( 2 ) PROVIDED
- FIRE SPRINKLERS : NOT REQUIRED

- ADDRESS IDENTIFICATION :  
Prior to construction, a legible address identification shall be placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be all Arabic numbers or alphanumeric letters. Numbers shall not be spelled out. Each character shall not be less than 4 inches in height with a stroke width of not less than 0.5 inch. Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building address cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained.

- Verification of sewer lateral requirements of the Carmel Area Wastewater District have been met shall be provided to the Building Department prior to final inspection.

- Building Finishes and Materials - 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.

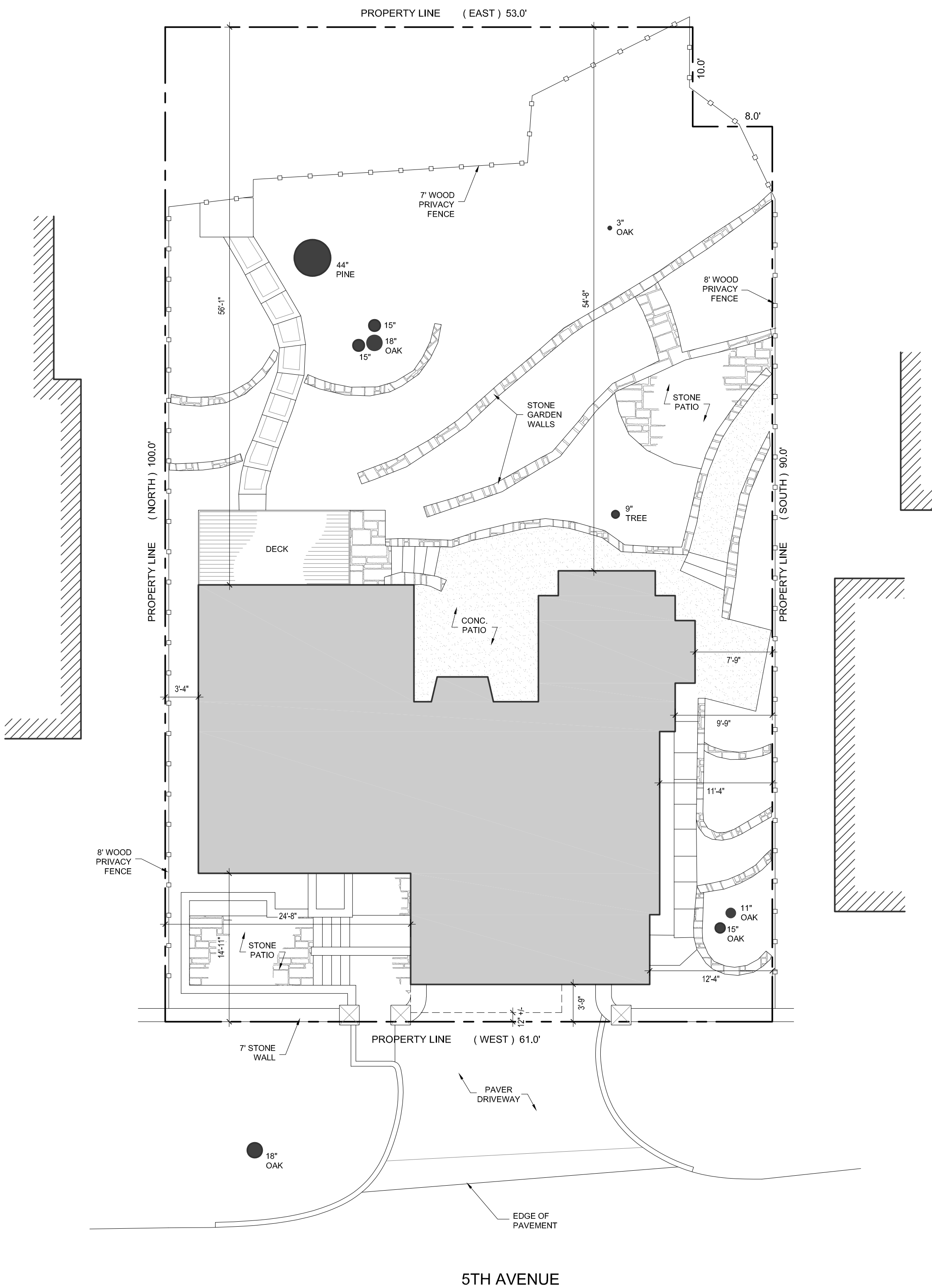
## PROJECT DESCRIPTION

- 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. REPLACE ENTRY DOOR AND SIDELIGHTS. REPAIR GARAGE DOORS AS REQUIRED. STRUCTURAL MODIFICATIONS - (2) WDW. HEADERS. THERE WILL BE NO MODIFICATIONS TO THE BUILDING FOOTPRINT OR SITE COVERAGE.

- REPLACE ADDITIONAL WINDOWS AT THE FRONT OF THE HOUSE WITH NEW UNITS THAT HAVE THE SAME APPEARANCE & OPERATION. REPLACE (2) BATHROOM WINDOWS AT EAST ELEVATION. REPLACE (3) EXISTING SKYLIGHTS. REPLACE WOOD DECKING ON THE DECK AT THE REAR OF THE HOUSE. MOVE ELECTRICAL PANEL TO INSIDE THE GARAGE. PAINT EXTERIOR OF HOUSE W/ NEW COLORS.

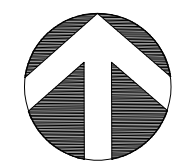
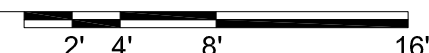
## SHEET INDEX

- A-1.0 COVER SHEET / SITE PLAN / PROJECT DATA
- A-2.0 PROPOSED FLOOR PLAN
- A-3.0 PROPOSED & EXISTING ELEVATIONS
- A-4.0 EXISTING FLOOR PLANS
- A-5.0 REFLECTED CEILING / ELECTRICAL PLAN
- A-6.0 FRAMING DETAIL, NOTES / ARCHITECTURAL DETAILS 1
- A-7.0 SKYLIGHT SPECIFICATION AND INSTALTION DETAILS 5
- B-1.1 CONSTRUCTION BEST MANAGEMENT PRACTICES
- B-1.2 2022 CA. GREEN BUILDING STANDARDS CODE, SHT. 1
- B-1.3 2022 CA. GREEN BUILDING STANDARDS CODE, SHT. 2
- C-1.0 CONSTRUCTION MANAGEMENT PLAN
- C-2.0 CONDITIONS OF APPROVAL 3



## SITE PLAN

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



## VICINITY MAP

Scale: None

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

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

Step	Action	Linear Feet
1	Determine the total length of all interior and exterior walls of the original existing building (shared walls may only be measured once).	474.0
2	Determine the total length of all walls to be replaced during the remodel of the building (removed drywall, wall covering, exterior siding).	28.0
3	Determine the total length of all walls that are proposed to be removed and not replaced during the remodeling of the building.	10.0
4	Determine the total length of all walls (shared walls measured once) from an addition that have not been already counted in Steps 2 and 3.	0.0
5	Add results of Steps 2, 3 and 4.	38.0
6	Divide total of Step 5 by total of Step 1.	8%
7	If step 6 is 50% or more, or if the cumulative total of projects within the past 5 years is 50% or more, automatic fire sprinklers are required to be installed.	

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

Completed By:

Printed Name: Gary Kerr Date: 11/01/23

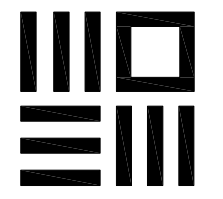
Signature: [Signature] Phone: 720-519-3363 Email: garykerr61@gmail.com

Representing Firm: Studio VII West Certification/License #: \_\_\_\_\_

Figure 1

1





STUDIO VII WEST

DISTINCTION BY DESIGN  
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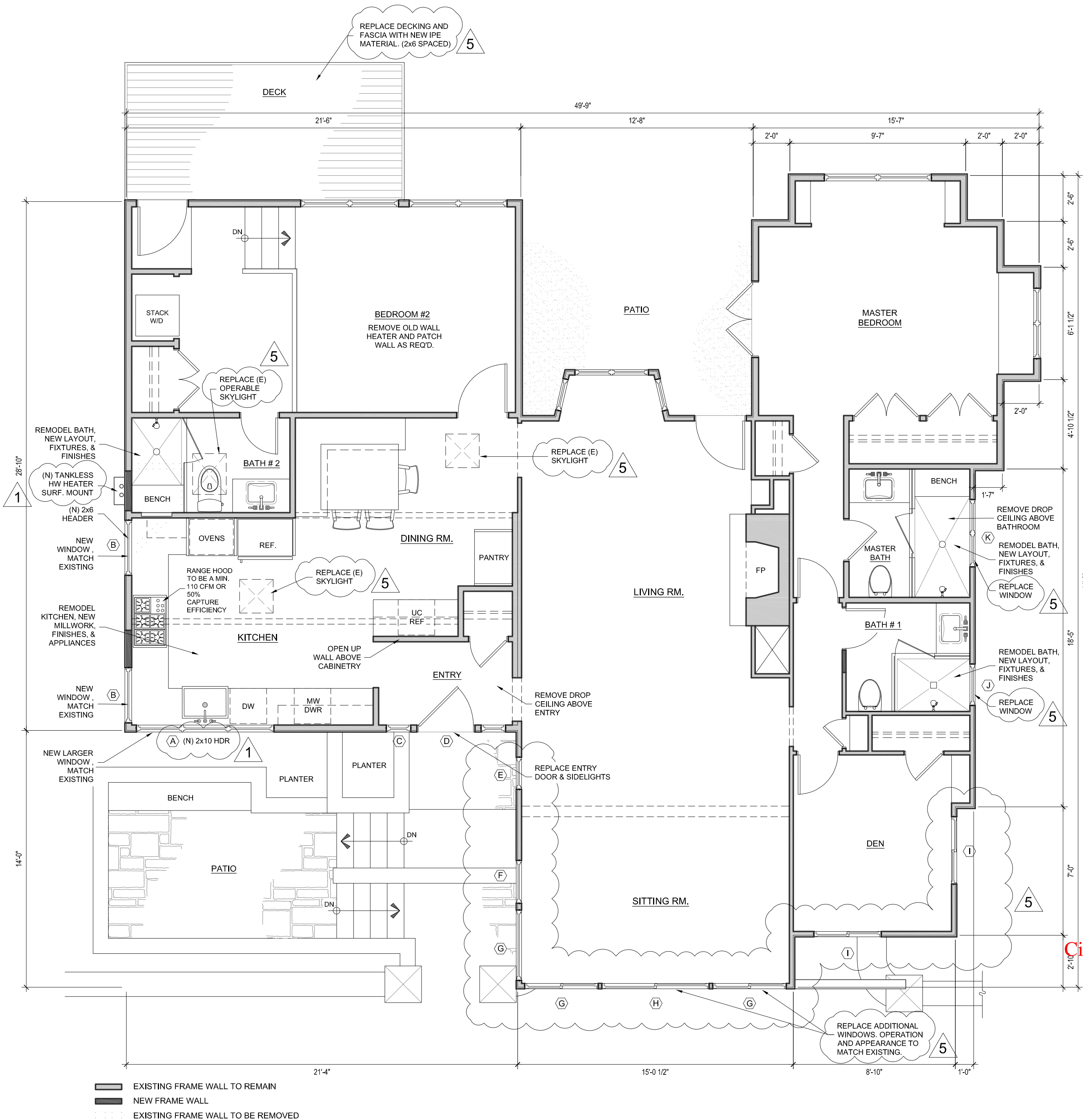
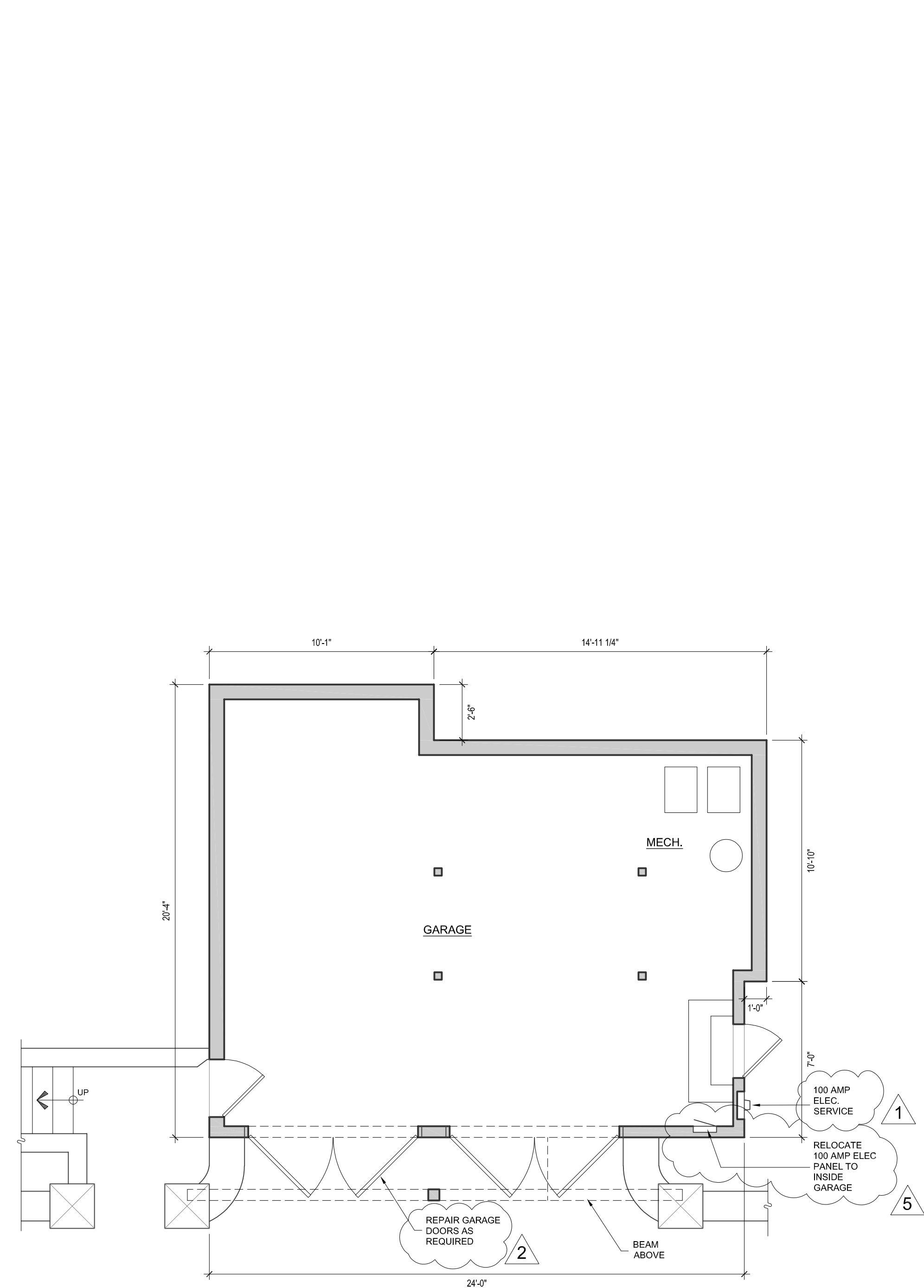
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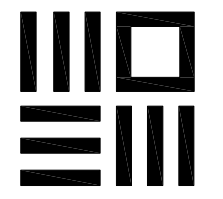


HEADER/ FRAMING SCHEDULE, UNLESS NOTED OTHERWISE ON PLAN																
OPENING WIDTH	MIN HDR SIZE: 4x by NOMINAL DEPTH	MIN HDR SIZE: 6x by NOMINAL DEPTH	2x4 STUDS				2x6 STUDS				KING STUD(S) CONNECTOR TO DBL. TOP PLATES	KING STUD(S) CONNECTOR TO SOLIGS/L PLATES	ACE CAP	HDR STRAP	END NAILING	
			CONDITIONS AT WINDOWS TRIMMERS	CONDITIONS AT WINDOWS KING STUD(S)	CONDITIONS AT DOORS TRIMMERS	CONDITIONS AT DOORS KING STUD(S)	CONDITIONS AT WINDOWS TRIMMERS	CONDITIONS AT WINDOWS KING STUD(S)	CONDITIONS AT DOORS TRIMMERS	CONDITIONS AT DOORS KING STUD(S)						
3'-0"	D' = 4"	D' = 4"	1-2x	1-2x	1-2x	1-2x	1-2x	1-2x	1-2x	1-2x	1-2x	3-1/2 TOE NAIL PER STUD	3-1/2 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	1-2x	3-1/2 TOE NAIL PER STUD	3-1/2 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	1-2x	3-1/2 TOE NAIL PER STUD	3-1/2 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	1-2x	3-1/2 TOE NAIL PER STUD	3-1/2 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	1-2x	3-1/2 TOE NAIL PER STUD	3-1/2 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	1-2x	3-1/2 TOE NAIL PER STUD	3-1/2 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	1-2x	1-2x	1-2x	1-2x	3-1/2 TOE NAIL PER STUD	3-1/2 TOE NAIL PER STUD	YES	YES	8-16d
6'-6"	D' = 8"	D' = 8"	1-2x	2-2x	1-2x	2-2x	1-2x	1-2x	1-2x	1-2x	1-2x	3-1/2 TOE NAIL PER STUD	3-1/2 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	1-2x	3-1/2 TOE NAIL PER STUD	3-1/2 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	1-2x	3-1/2 TOE NAIL PER STUD	3-1/2 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	1-2x	3-1/2 TOE NAIL PER STUD	3-1/2 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	2-2x	BC or AM EACH SIDE STUD	BC or AM EACH SIDE STUD	YES	YES	10-16d
9'-0"	D' = 10"	D' = 10"	2-2x	3-2x	2-2x	3-2x	2-2x	2-2x	2-2x	2-2x	2-2x	BC or AM EACH SIDE STUD	BC or AM EACH SIDE STUD	YES	YES	10-16d
9'-6"	D' = 12"	D' = 12"	2-2x	3-2x	2-2x	3-2x	2-2x	2-2x	2-2x	2-2x	2-2x	BC or AM EACH SIDE STUD	BC or AM EACH SIDE STUD	YES	YES	10-16d
10'-0"	D' = 12"	D' = 12"	2-2x	3-2x	2-2x	3-2x	2-2x	2-2x	2-2x	2-2x	2-2x	BC or AM EACH SIDE STUD	BC or AM 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	PER PLAN	PER PLAN

PLUMBING AND MECHANICAL NOTES :

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





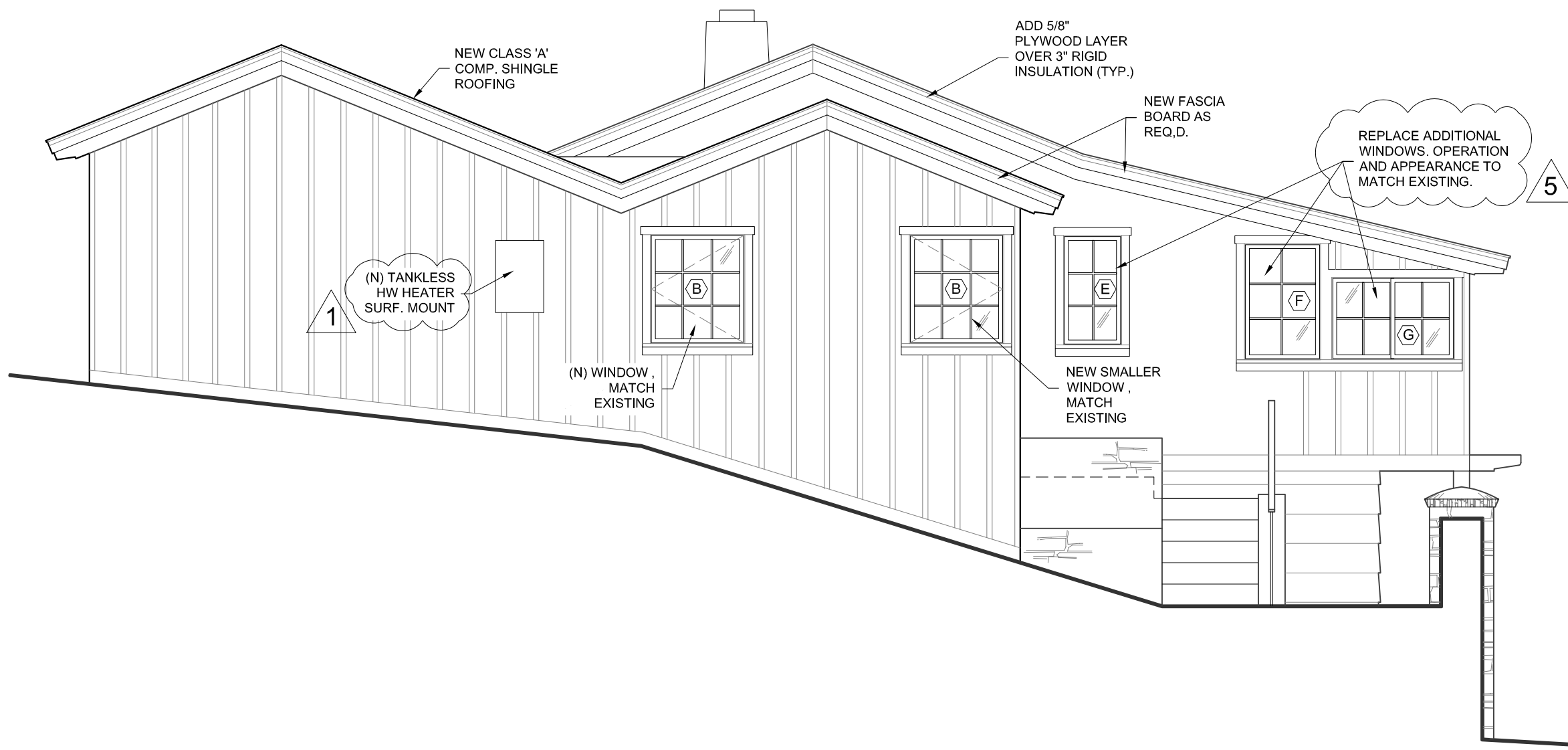
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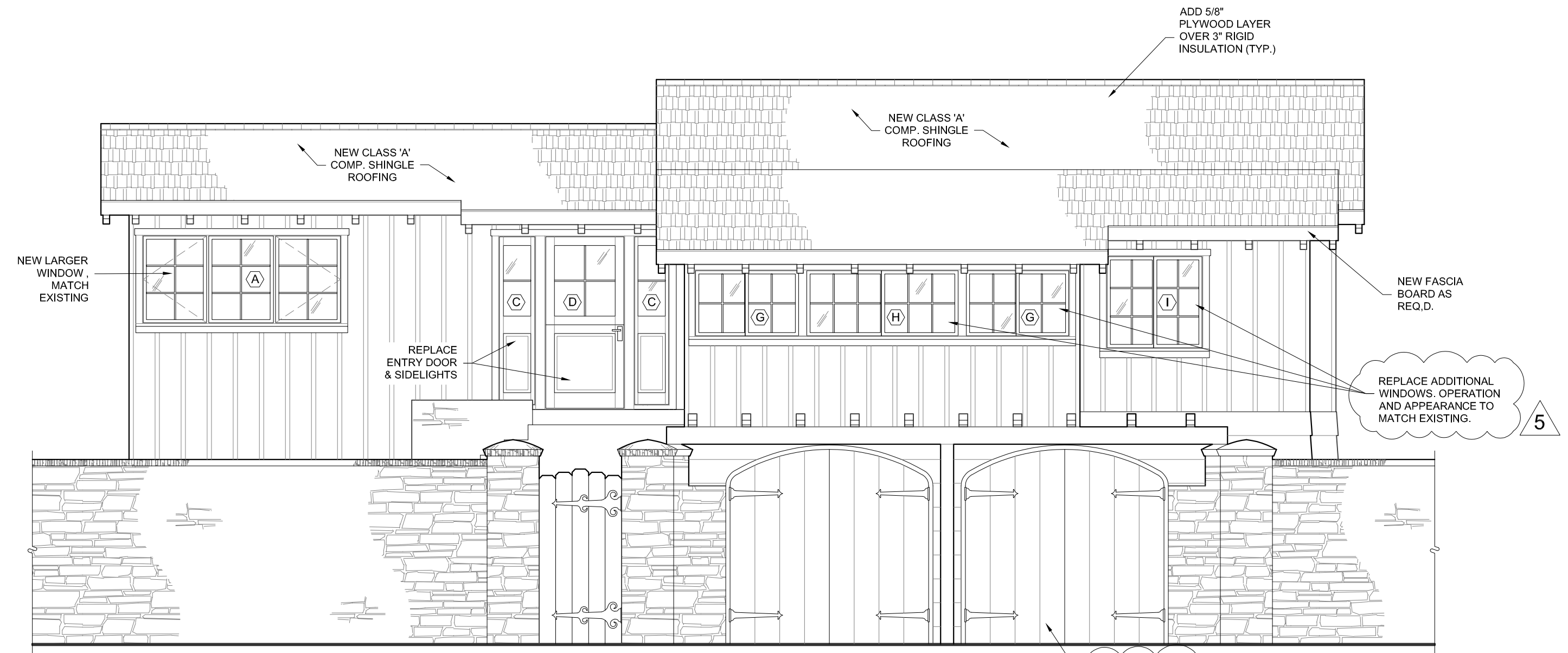
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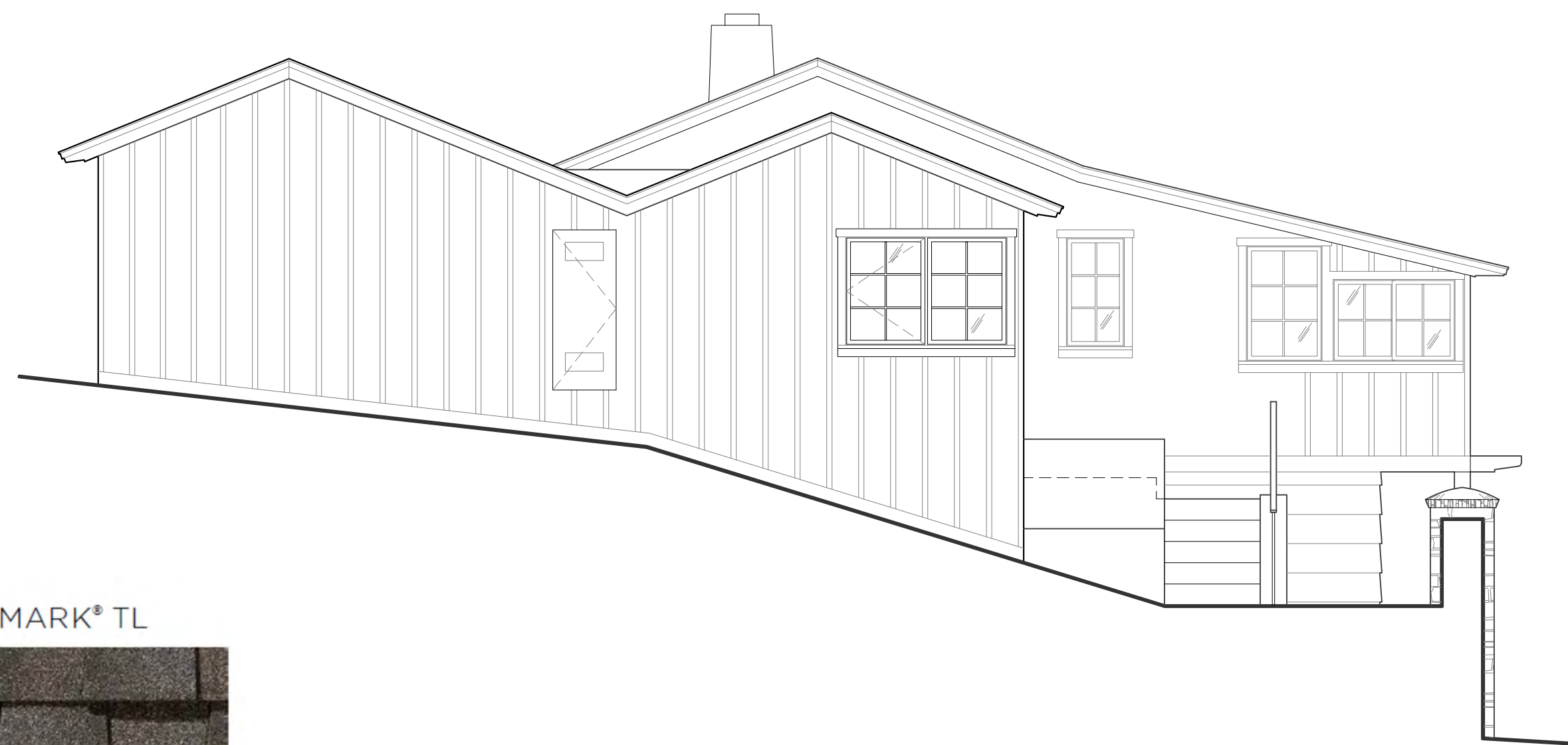
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W PROPOSED WEST ELEVATION  
Scale: 1/4" = 1'-0"



P PROPOSED SOUTH ELEVATION (STREET)  
Scale: 1/4" = 1'-0"



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



E EXISTING SOUTH ELEVATION (STREET)  
Scale: 1/4" = 1'-0"

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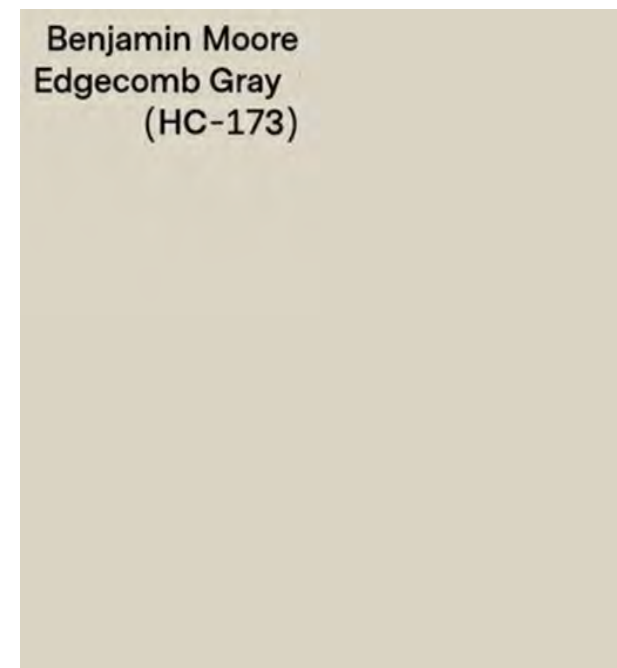


Country Gray

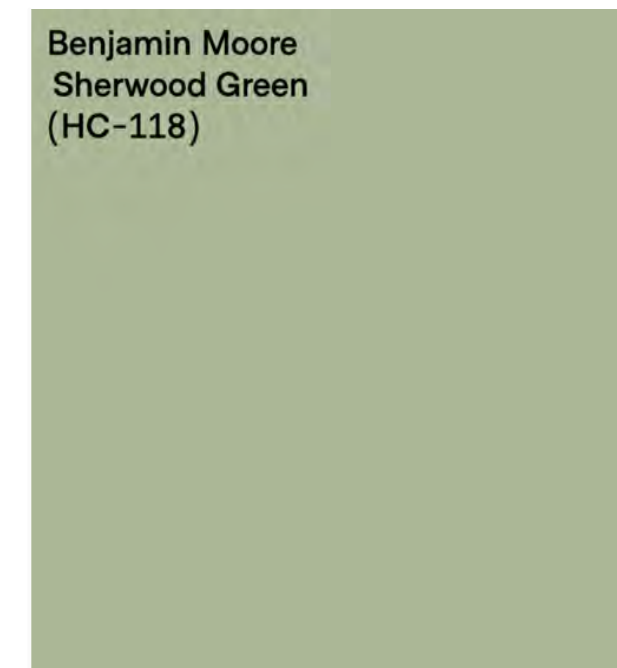
PROPOSED ROOFING SPEC.



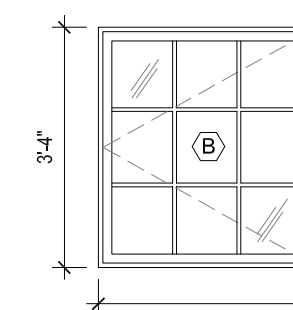
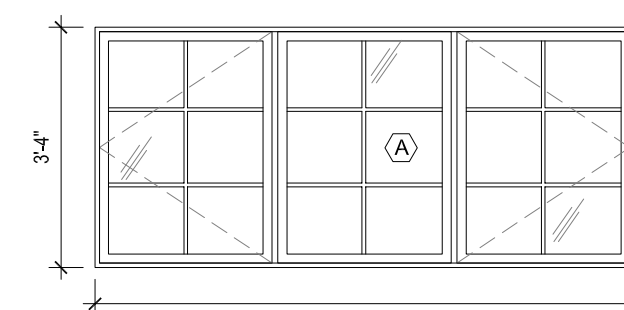
PROPOSED ENTRY DOOR CONCEPT



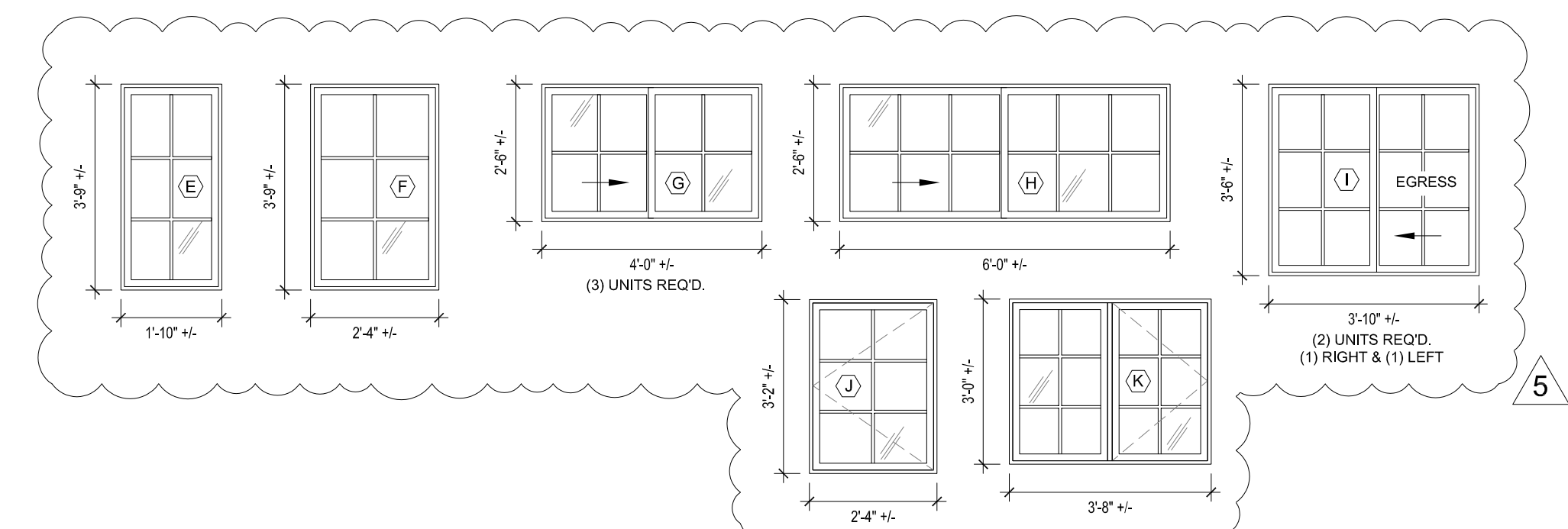
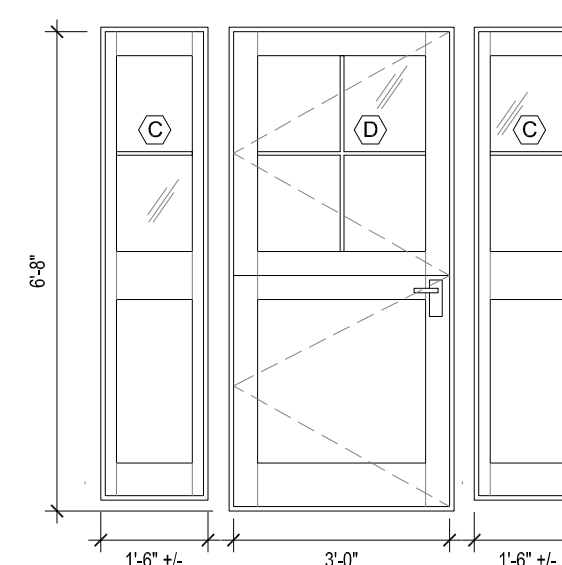
HOUSE BODY COLOR / SIDING



HOUSE TRIM COLOR



(2) REQ'D.  
(1) RIGHT & (1) LEFT



W WINDOW SCHEDULE

Scale: 3/8" = 1'-0"

NOTES:

- 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:
- Glazing in doors.
  - 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.

- Glazing in windows that meet all the following conditions:
  - The exposed area of an individual pane is larger than 9 square feet.
  - The bottom edge of the glazing is less than 18 inches above the floor.
  - The top edge of the glazing is more than 36 inches above the floor; and
  - One or more walking surfaces are within 36 inches, measured horizontally and in a straight of the glazing.
- Glazing in guards and railings.
- 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.
- Glazing adjacent to stairs and ramps





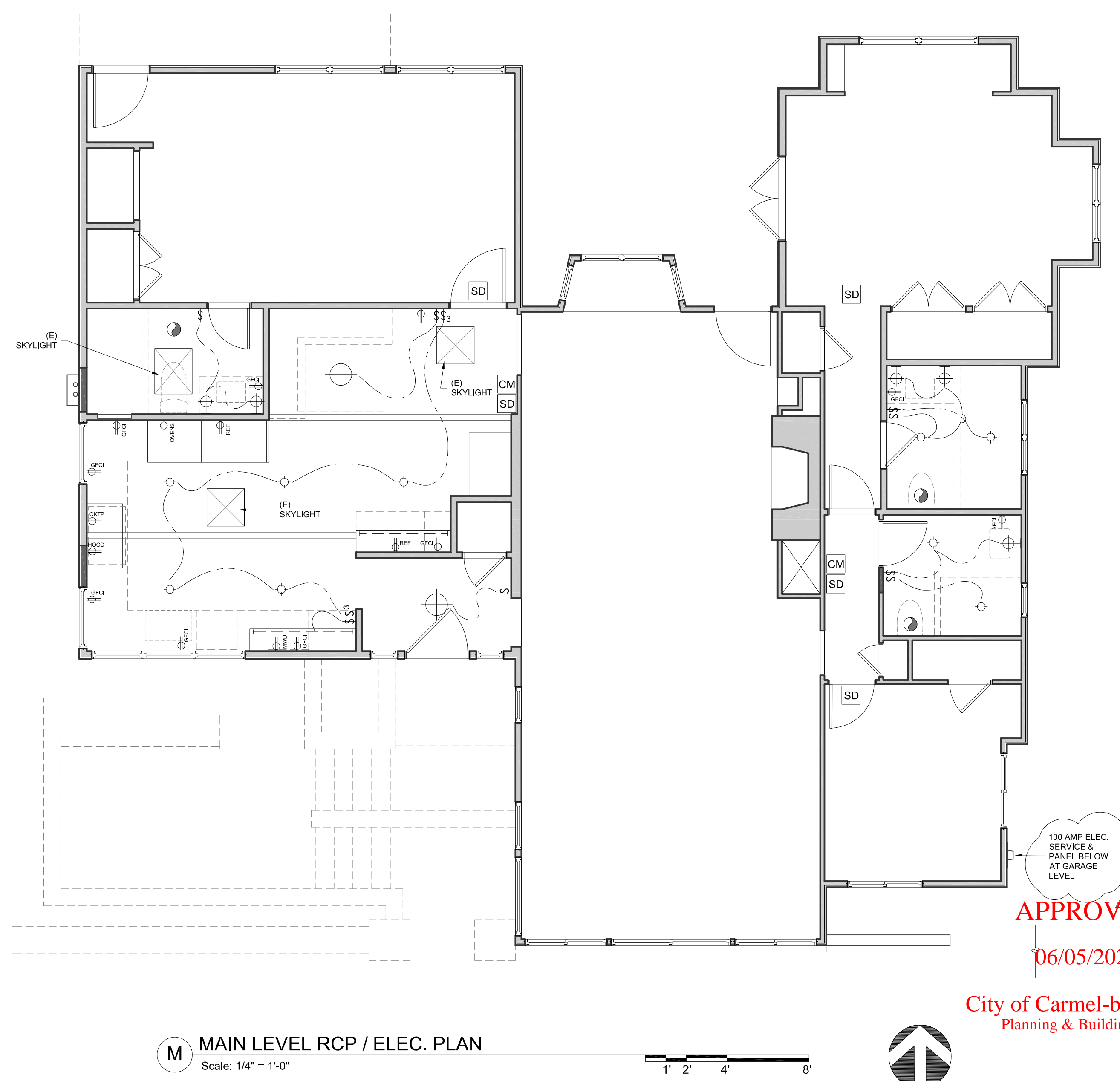


**ELECTRICAL NOTES**

- Bathroom exhaust fans to be occupant activated as required. Unless serving as part of a whole-house ventilation system, bathroom exhaust fans serving rooms with tubs, shower, or combinations, shall be provided with humidity controls in accordance with the CGBSC.
- All installed luminaires shall be high efficacy in accordance with Table 150.0-A; either listed by source type or by being JAB-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 JAB; and
  - The installed lamps shall be marked with JAB-2016 or JAB-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. JAB-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 JAB (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)(k3)
- 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 photocell and motion sensor or by photocell 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 luminaires, lighting track, pendants, or ceiling-suspended fans shall be located within 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. Luminaires located within the actual outside dimension of the bathtub or shower to a height of 8' vertically from the top of the bathtub rim or shower threshold shall be marked damp/wet location.
- Where one or more lighting outlet[s] are installed for interior stairways, provide a wall switch at each floor level, and landing level that includes an entryway, to control the lighting outlet[s] where the stairway between floor levels has six risers or more.
- Provide at least one 20-amp circuit at bathroom; circuit shall have no other outlets.
- Laundry: At least one 20-amp branch circuit shall be provided to supply laundry receptacle outlets. Such circuits shall have no other outlets.
- Two small appliance outlet circuits, 20-amp each, are required in kitchen; circuits shall be balanced and have no other outlets.
- Provide separate 20-amp branch circuits for fixed appliances such as food waste grinders, dishwashers washing machines, dryers, built-in refrigerators or freezers, furnaces, AC units, or any other fixed appliance with a motor of 1/4 h.p. or larger.
- Clarify receptacle outlet locations:
  - Receptacles shall be installed so that no point measured horizontally along the floor in any wall space is over 6 feet from the receptacle (allowing 12 feet max. between receptacles on the same wall).
  - Receptacles shall be located along any wall that is 2 feet or more in length.
  - Outlet receptacles in or on floors shall not be counted as part of the required number of receptacle outlets unless located within 18-inches of the wall.

- Kitchen receptacle outlets serving countertops shall:
  - Have GFCI and AFCI protection.
  - Be installed in each counter wall 12 inches or wider so no point along the wall is more than 24 inches.
  - Shall be installed in each wall space separated by range tops, refrigerators or sinks.
  - Shall be installed not more than 20 inches above the countertop.
  - At least one receptacle outlet shall be installed at each island and each peninsula counter space with a long dimension of 24 inches minimum and a short dimension of 12 inches or greater; peninsula counter tops are measured from the connecting edge.
  - General 120-volt, 15 and 20-amp receptacle notes:
- AFCI protection is required for all circuits identified in CEC 210.12.
- All receptacles are required to be tamper resistant in all locations including outlets located more than 5 1/2 feet above the floor, outlets that are a part of a luminaire, outlets dedicated to appliances that cannot be easily moved and at outlets located in attics.
- GFCI protection required for receptacles located outdoors, in bathrooms, laundry room, unfinished basements, crawl spaces, kitchen and wet bar counter top surfaces, garages, accessory buildings not intended as habitable rooms.
- Receptacles located in damp or wet locations shall have an enclosure that is weatherproof and shall be listed weather resistant type.
- A 15 or 20-amp receptacle shall be installed within 25' at an accessible location for the servicing of heating, air-conditioning and refrigeration equipment.
- Prior to receiving a building final, a completed copy of the WS-SR form shall be given to the owner and to the building inspector.
- Indicate on plan the installation of smoke alarms in all the following areas:
  - a) On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.
  - b) In each room used for sleeping purposes.
  - c) In each story within a dwelling unit, including basements but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent lower levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
  - d) When more than one smoke alarm is required to be installed in an individual dwelling unit, the devices shall be interconnected in such a way that all alarms will sound when one is activated.
- Indicate on plan the location of a carbon monoxide device on the ceiling or wall outside sleeping areas and on every level including basements in existing dwelling units having a fossil burning heater or appliance, fireplace or an attached garage. Carbon monoxide alarms are to be interconnected.
- Exterior light fixtures to be mounted no higher than 10 feet from ground level.

Residential Standard Calculation				Stonagate (Spencer Res.)	
				10/31/2023 16:22	
<b>STEP 1 Article 220.42 &amp; 220.52</b>					
sq. ft.	1554	General Lighting load	4,662 VA		
	2	Small Appliance	3,000 VA		
	1	Laundry circuit	1,500 VA		
		Gen. Lgt. S/m App. & Laun. Load	9,162 VA		
			3,000 VA @ 100% =	3,000 VA	
			6,162 VA @ 35% =	2,157 VA	
			VA @ 25% =	VA	
				<b>General Lighting Demand Load</b>	<b>5,157 VA</b>
<b>STEP 2 Article 220.50 &amp; 220.51</b>					
<b>A/C Condenser &amp; Fixed Electric Space Heating</b>					
1.5 ton	2,200 VA	AHU 1 GAS 1	1,200 VA	Heating Load	VA
A/C #2	VA	AHU 2 GAS 1	1,200 VA	CU Load	VA
A/C #3	VA	AHU 3 select	VA	Greater of Heat @ 100% vs A/C @ 100%	
A/C #4	VA	AHU 4 select	VA		
A/C #5	VA	AHU 5 select	VA		
				<b>Appliance Demand Load</b>	<b>5,567 VA</b>
				<b>Dryer Demand Load</b>	<b>5,000 VA</b>
				<b>Range Demand Load</b>	<b>4 VA</b>
				<b>Service Demand</b>	<b>15,727 VA</b>
				<b>Demand Load @ 200V, 1ph</b>	<b>76 A</b>
				<b>Neutral Demand</b>	<b>103 A</b>
				<b>Min. Service Req.</b>	<b>100 A</b>
<b>STEP 3 Article 220.53</b>					
GAS	2	Water Heater	VA		
1,400 VA	1	Refrigerator	1,400 VA		
800 VA	1	Freezer	800 VA		
1,200 VA	1	Dishwasher	1,200 VA		
1,127 VA	1	Disposal	1,127 VA		
540 VA	1	Range Hood	540 VA		
1,440 VA	1	Microwave	1,400 VA		
1,440 VA	1	Central Vac	VA		
288 VA	1	Mini Refrig	288 VA		
400 VA		Compactor	VA		
12,000 VA		Tankless heater	VA		
1,500 VA		Wine Cooler	VA		
		Jacuzzi Tub	VA		
		1/4 hp	667 VA		
		Sprinkler	VA		
		Well Pump	VA		
		Fountain Pump	VA		
		Elevator	VA		
		Pool Equip. Panel	VA 100% Demand		
		Other load	VA No Demand		
		Other load	VA No Demand		
				<b>Total Appliance Load</b>	<b>7,422 VA</b>
				4 or more demand @ 75% plus 100% demand loads	<b>5,567 VA</b>
<b>STEP 4 Article 220.54</b>					
<b>Electric Clothes Dryers</b>					
<b>STEP 5 Article 220.55</b>					
<b>Electric Ranges</b>					
or Number of appliances	2	Col. C demand	11000		
		Cooktop	Col B demand		
		Cooktop	Col B demand		
		Oven(s)	5W Col B demand		
		Oven(s)	Col B demand		
				1 Dem. Factor	80%
				Cooktop & Oven Demand Load	4W



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

**APPROVED**  
06/05/2024

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

**SYMBOL KEY**

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

**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 2.91Lbs

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

**Additional Details**

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

Rating: ETL Listed Wet

**Product ID: WACP160332**

Prepared by: \_\_\_\_\_ Prepared for: \_\_\_\_\_

Project: \_\_\_\_\_ Room: \_\_\_\_\_

Placement: \_\_\_\_\_ Approval: \_\_\_\_\_



**Panasonic** Integrated Solutions Industries Products & Services Sales & Support Trends

Home / Home and Building Solutions / Ventilation & Indoor Air Quality / Ventilation Fans / WhisperGreen® Select™ Fan, 50-80-110 CFM

**WhisperGreen® Select™ Fan, 50-80-110 CFM**

FV-4511VK2

CONTACT SALES FIND A DEALER

**PRODUCT DETAILS**

Reintroducing WhisperGreen® Select™, our whole house IAQ solution with enhancements that will provide greater value to our customers. First, our improved single-hinged Flex-2 Fast™ bracket for more flexible, fast and easy installation. Other enhancements include a new elegant grille design, an environmentally friendly 26 gauge Zinc-Aluminum-Magnesium (ZAM) housing design and dual access junction box that helps simplify wiring in tight spaces.

**KEY FEATURES**

- Customizable, all-in-one whole house precision ventilation solution ideal for use in the bathroom, laundry room, sun room, basement or garage



**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

FINAL REVISION DATE  
REVISION 11  
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

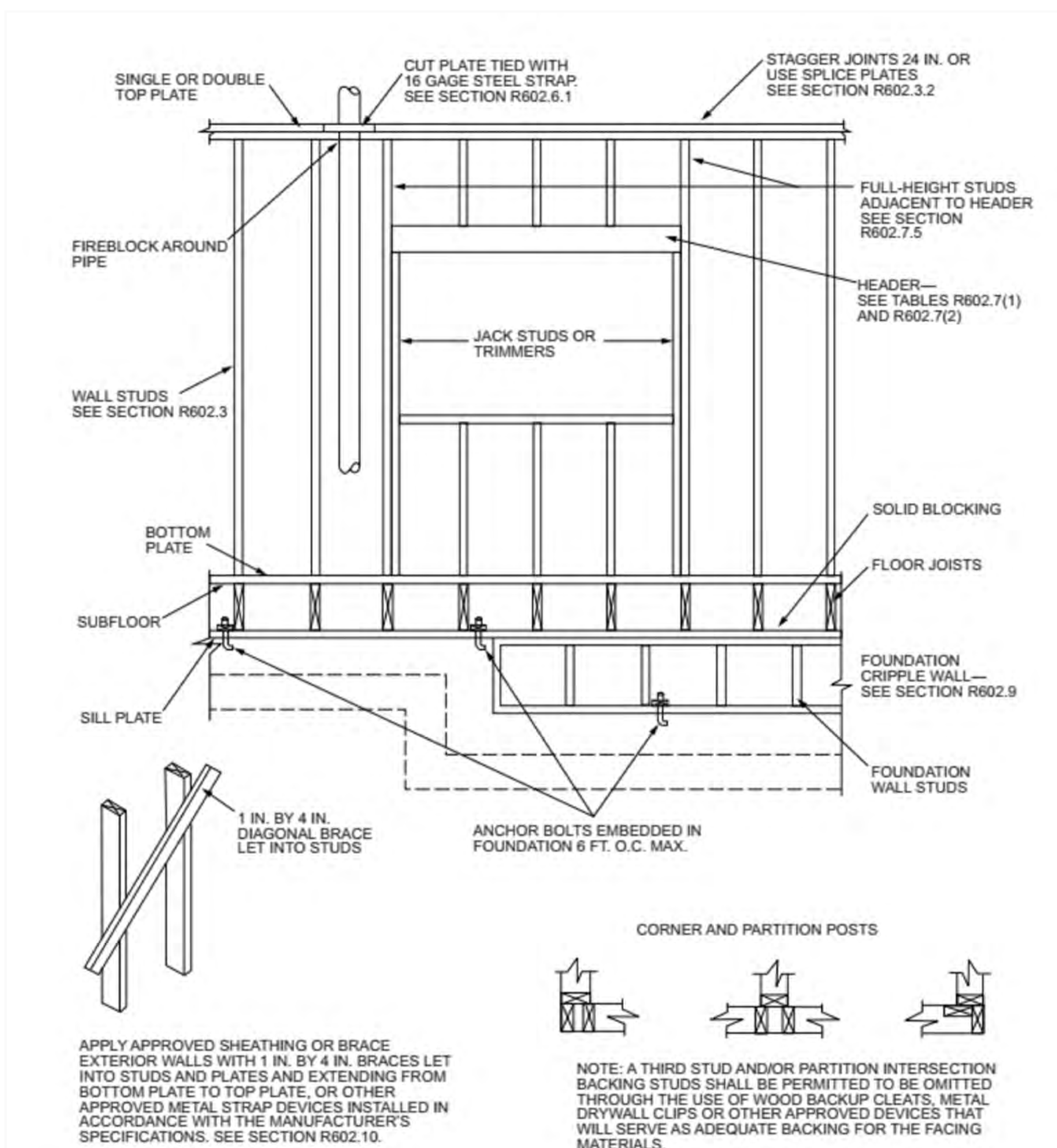
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**A-5.0**

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2023





APPLY APPROVED SHEATHING OR BRACE EXTERIOR WALLS WITH 1 IN. BY 4 IN. BRACES LET INTO STUDS AND PLATES AND EXTENDING FROM BOTTOM PLATE TO TOP PLATE, OR OTHER APPROVED METAL STRAP DEVICES INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. SEE SECTION R602.10.

NOTE: A THIRD STUD AND/OR PARTITION INTERSECTION BACKING STUDS SHALL BE PERMITTED TO BE OMITTED THROUGH THE USE OF WOOD BACKUP CLEATS, METAL DRYWALL CLIPS OR OTHER APPROVED DEVICES THAT WILL SERVE AS ADEQUATE BACKING FOR THE FACING MATERIALS.

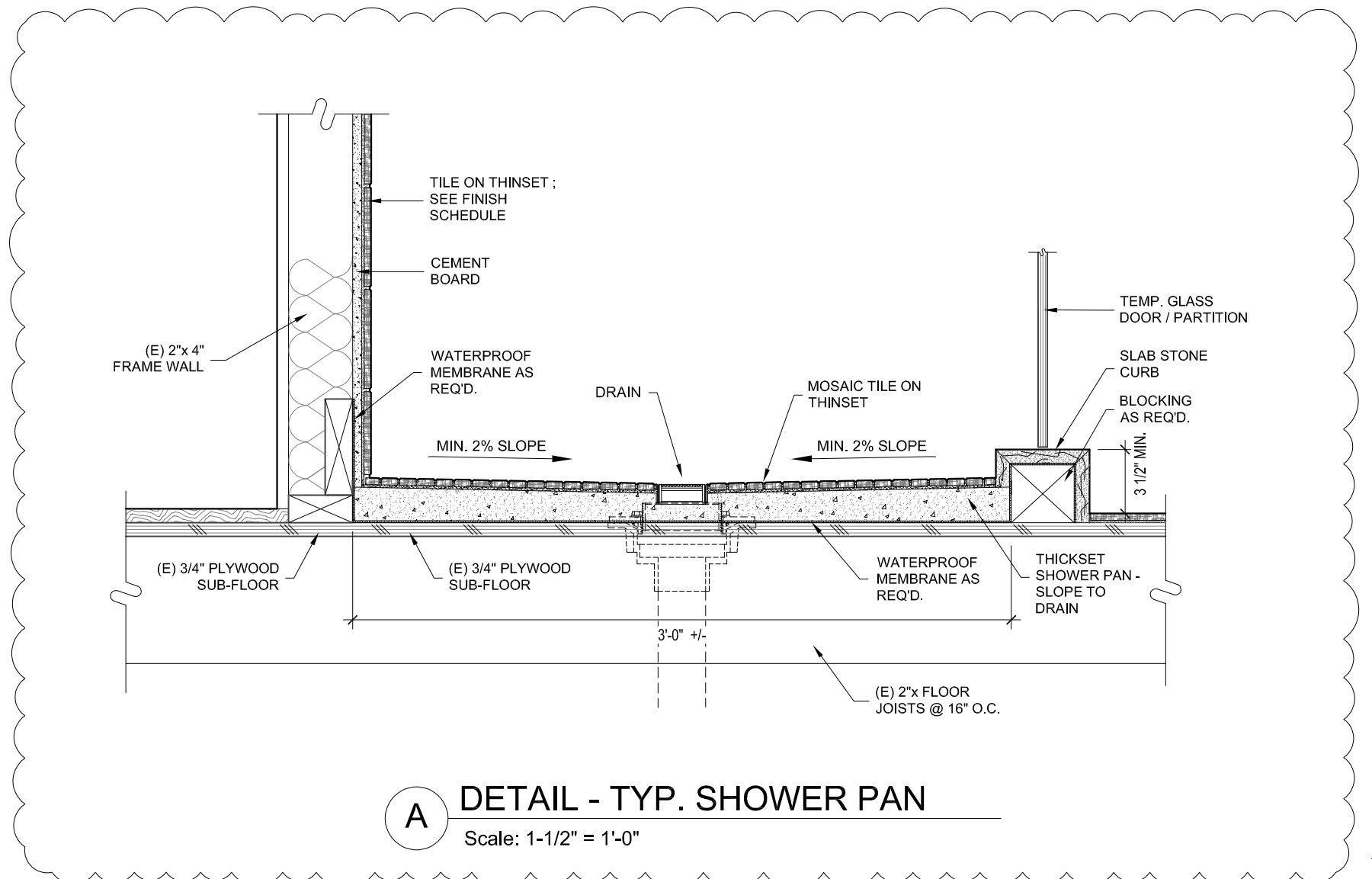
**F FRAMING DETAIL & NOTES**

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.

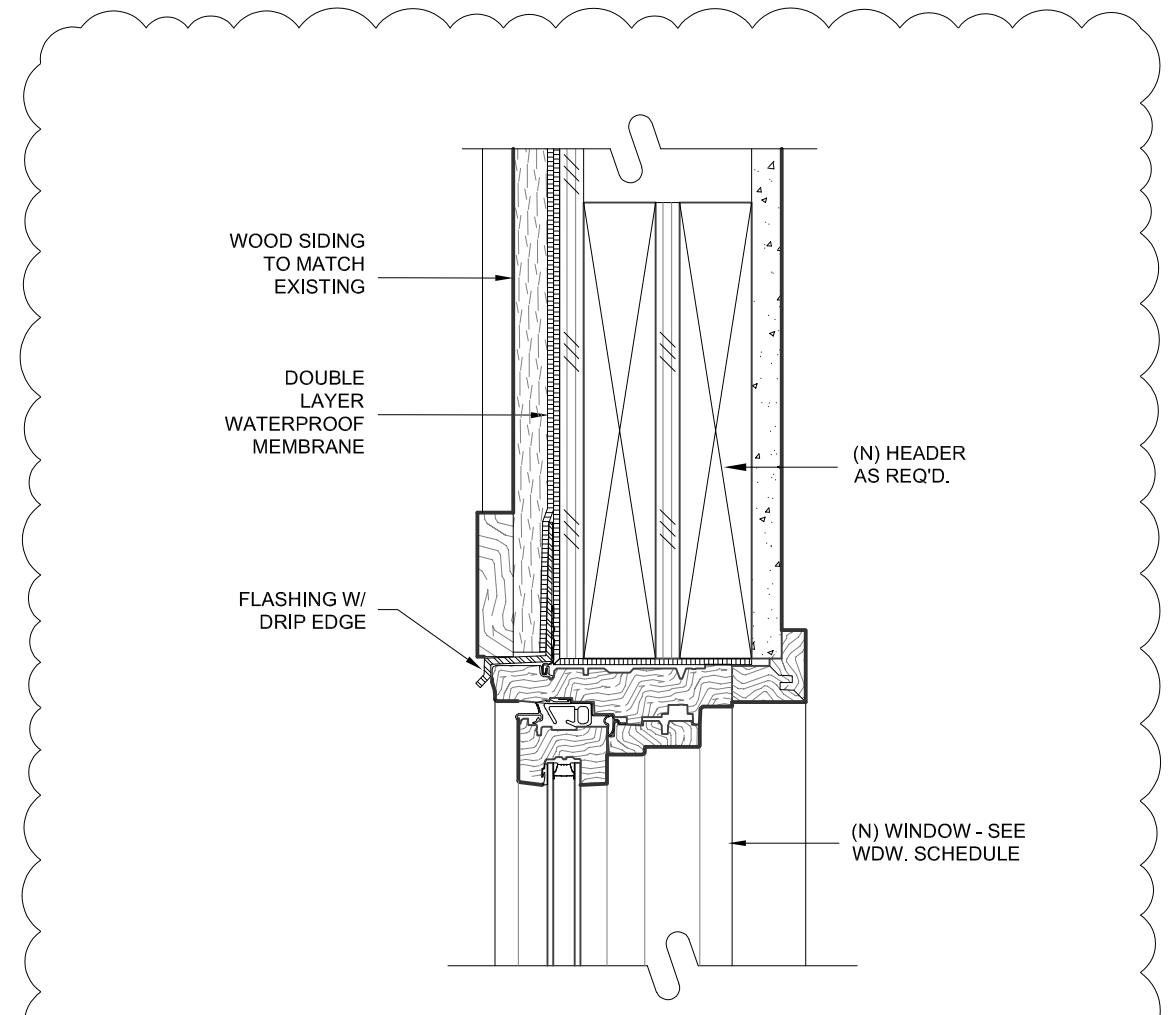
**Openings in Exterior Walls:** A header shall be provided over each opening in exterior-bearing walls, and shall be of two pieces of normal 2-inch framing lumber set on edge and nailed together with 16d nails at 16" o. c., or of solid lumber of equivalent size. See CBC Table 2308.9.5 (attached) for 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.

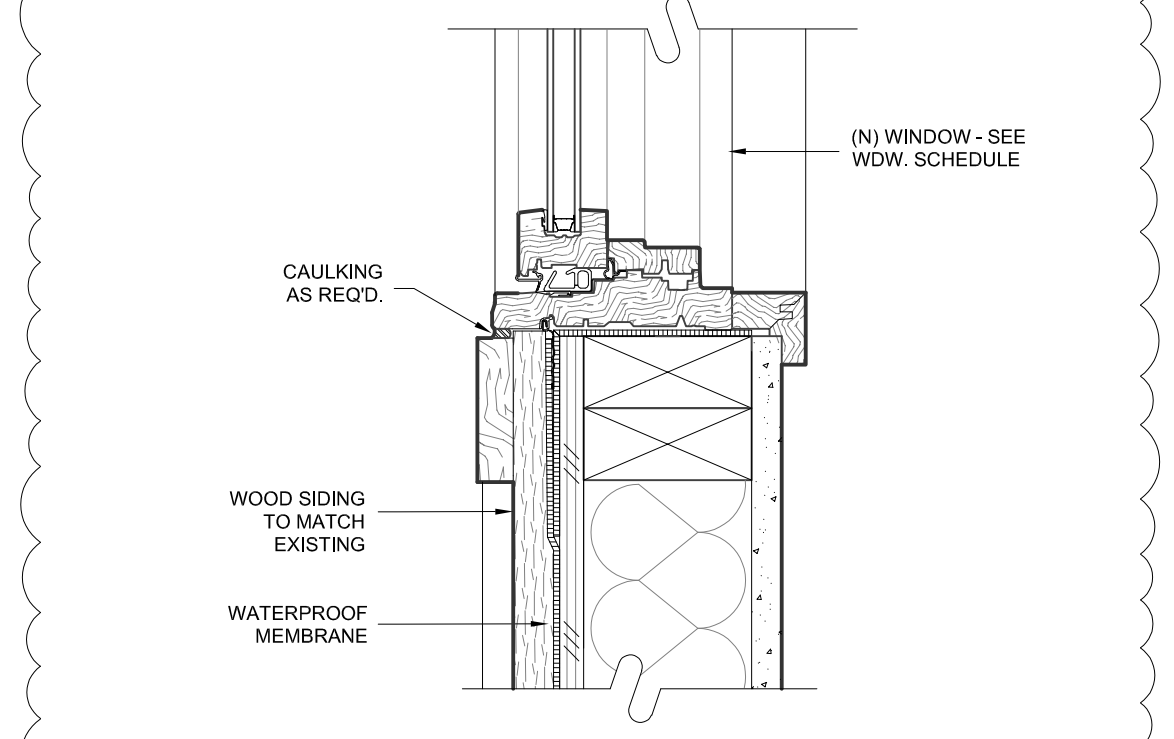
**Openings in Interior Non-Load Bearing Partitions:** Openings in nonbearing partitions are permitted to be framed with single studs and headers. Each end of a header shall have a length of bearing of not less than 1-1/2" for the full width of the header.



**A DETAIL - TYP. SHOWER PAN**  
Scale: 1-1/2" = 1'-0"



**B DETAIL - WDW. HEAD**  
Scale: 3" = 1'-0"



**C DETAIL - SILL / JAMB**  
Scale: 3" = 1'-0"

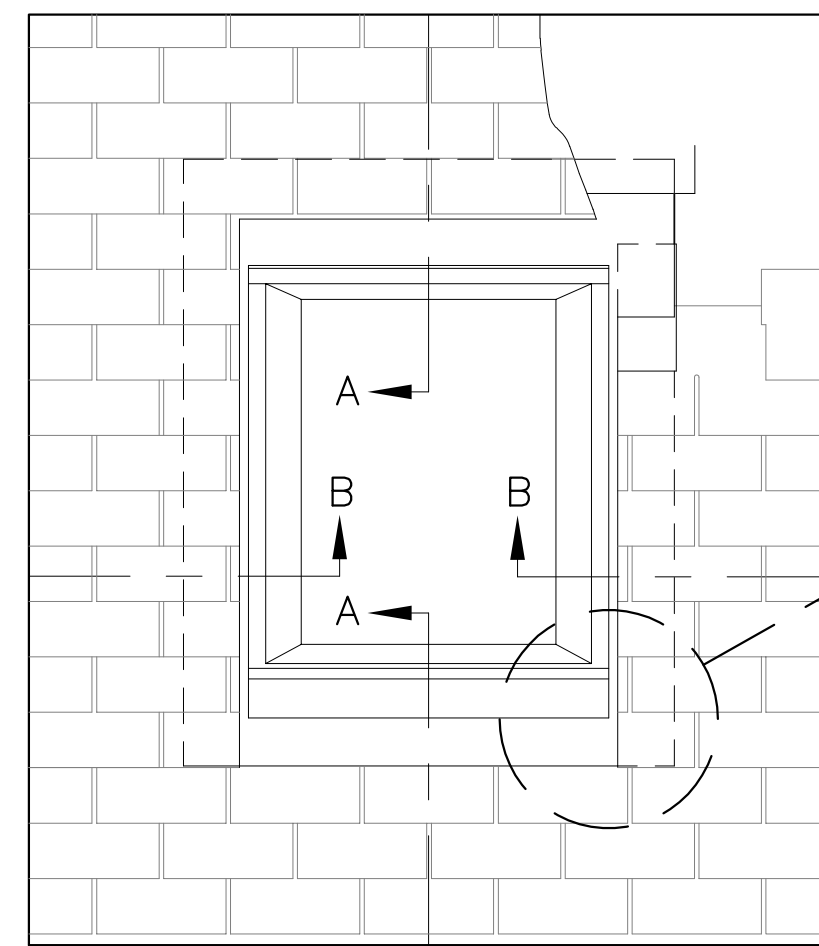
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06/05/2024  
City of Carmel-by-the-Sea  
Planning & Building Dept.

FINAL REVISION DATE	
REVISION 11	
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REVISION 9	
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REVISION 5	
REVISION 4	NOV. 01, 2023 / 1
REVISION 3	OCT. 04, 2023
REVISION 2	SEPT. 19, 2023
REVISION 1	AUGUST 29, 2023

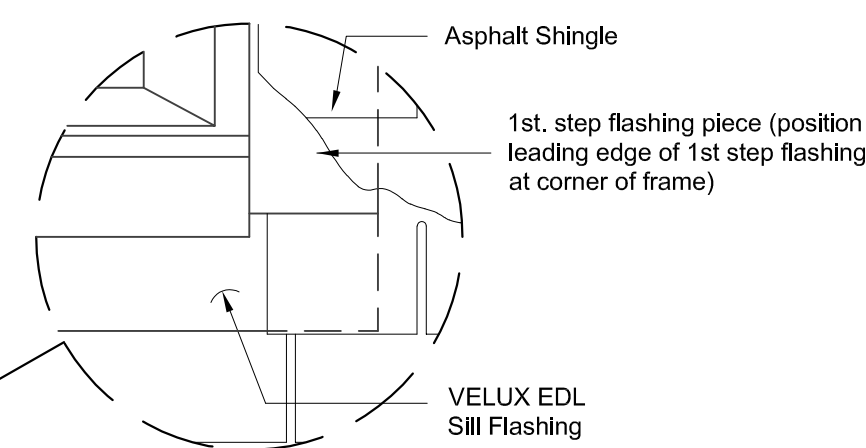
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**A-6.0**





ELEVATION



1st. step flashing piece (position leading edge of 1st step flashing at corner of frame)

VELUX EDL Sill Flashing

BASIS OF DESIGN: VELUX FS Fixed Skylight

Mounting bracket Attach to roof deck with nails furnished with skylight.

(N) Sheathing

(N) 3" Rigid Insulation Layer

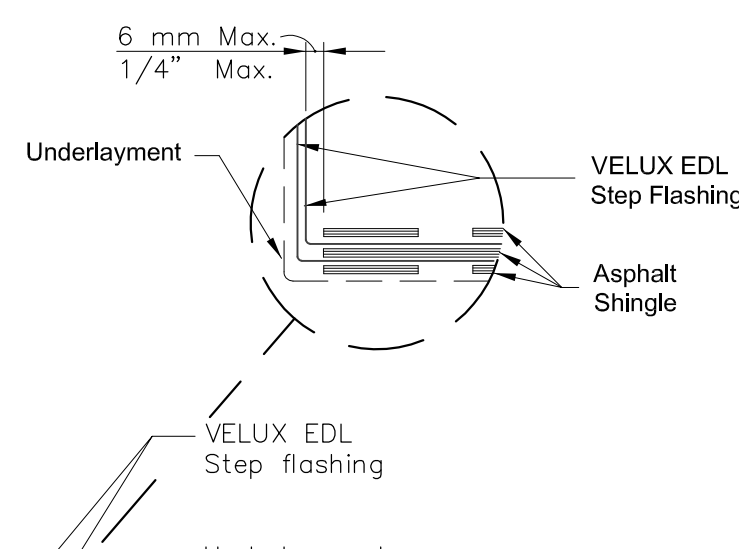
(E) Sheathing

A-34 @ ea. member (typ)

Vapor barrier Note 3

Finish material

SECTION B-B



6 mm Max. 1/4" Max.

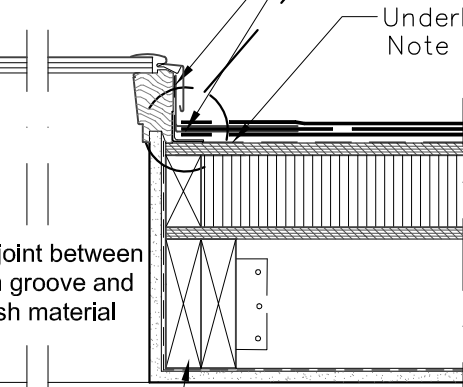
Underlayment

VELUX EDL Step Flashing

Asphalt Shingle

VELUX EDL Step flashing

Underlayment Note 1 & 2



Tight joint between finish groove and finish material

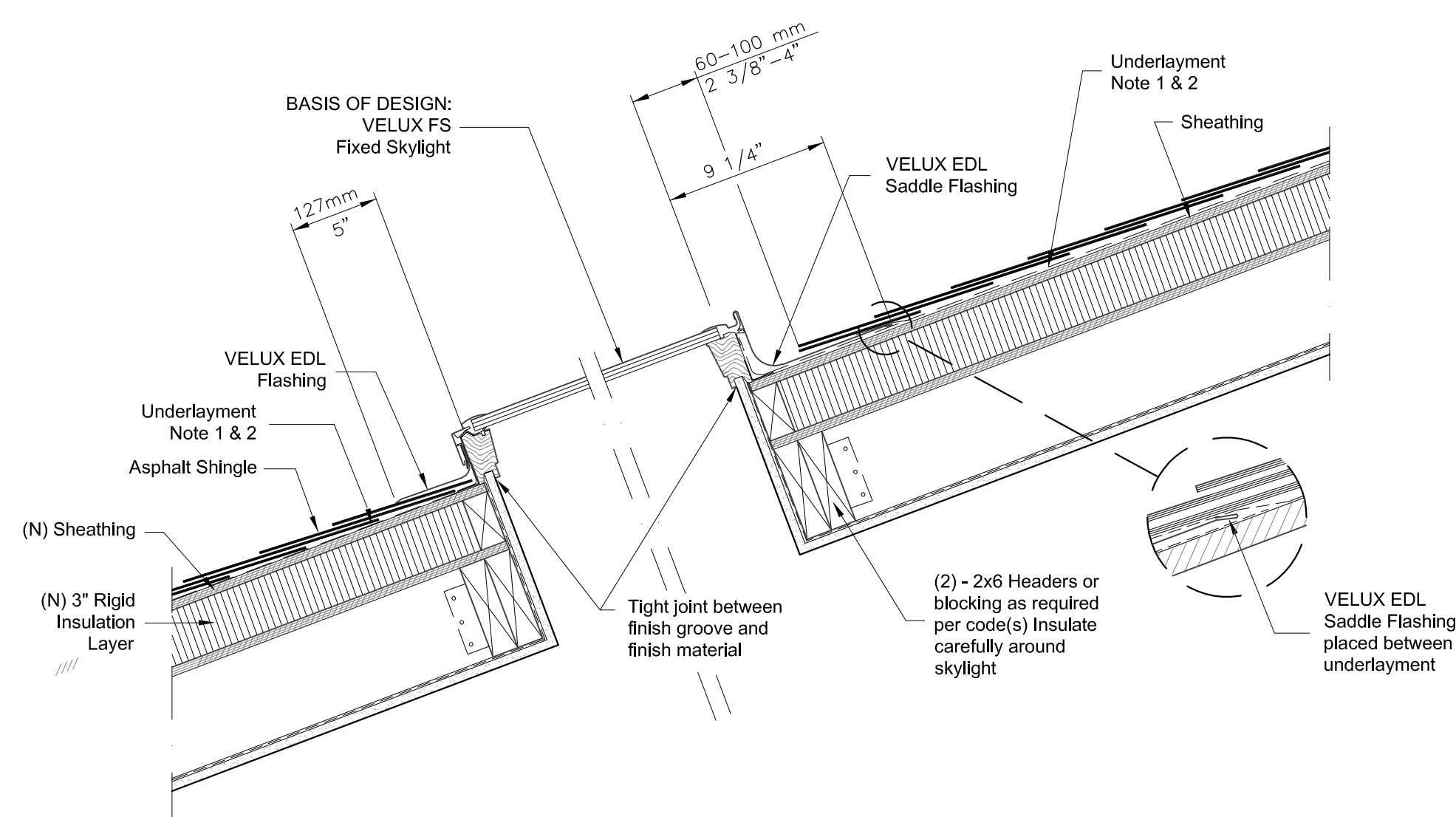
Blocking as required per code(s) Insulate carefully around skylight

S SKYLIGHT DETAILS

Scale: 1-1/2" = 1'-0"

GENERAL NOTES

1. Wrap frame in adhesive underlayment provided with VELUX flashing. VELUX recommends use of VELUX type ZOZ 216 adhesive underlayment to wrap frame when not using VELUX flashings.
2. Underlayment to be folded up against all sides of frame.
3. Vapor barrier should be used to avoid moisture.



SECTION A-A

BASIS OF DESIGN: VELUX FS Fixed Skylight

127mm 5"

VELUX EDL Flashing

Underlayment Note 1 & 2

Asphalt Shingle

(N) Sheathing

(N) 3" Rigid Insulation Layer

Tight joint between finish groove and finish material

(2) - 2x6 Headers or blocking as required per code(s) Insulate carefully around skylight

VELUX EDL Saddle Flashing placed between underlayment

60-100 mm 2 3/8"-4"

9 1/4"

VELUX EDL Saddle Flashing

Underlayment Note 1 & 2

Sheathing

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 side.
- 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 (1 1/2"-1 3/4" 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. 3 1/2") on roof pitches from 15 to 85 degrees.
- Applications less than 14-degree roof pitch - flashing provided by others.

Interior Accessories

- FSCH - Solar powered Room darkening - double pleated shade.
- FSLH - Solar powered Light filtering - single pleated shade.

Type Sign

- Example: FS C01 0004E 01BM05
- Located on bottom of interior frame.



14°-85°

Standard Sizes

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

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

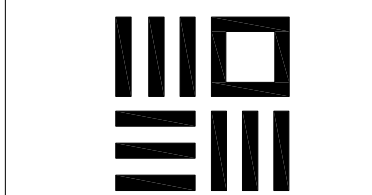
06/05/2024

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

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

S REPLACEMENT SKYLIGHT SPEC.

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



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

REVISION	DATE	DESCRIPTION
REVISION 11		
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: MARCH 04, 2024 / 5

OWNER:

PHASE:  
BUILDING PERMIT

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# 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

## RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

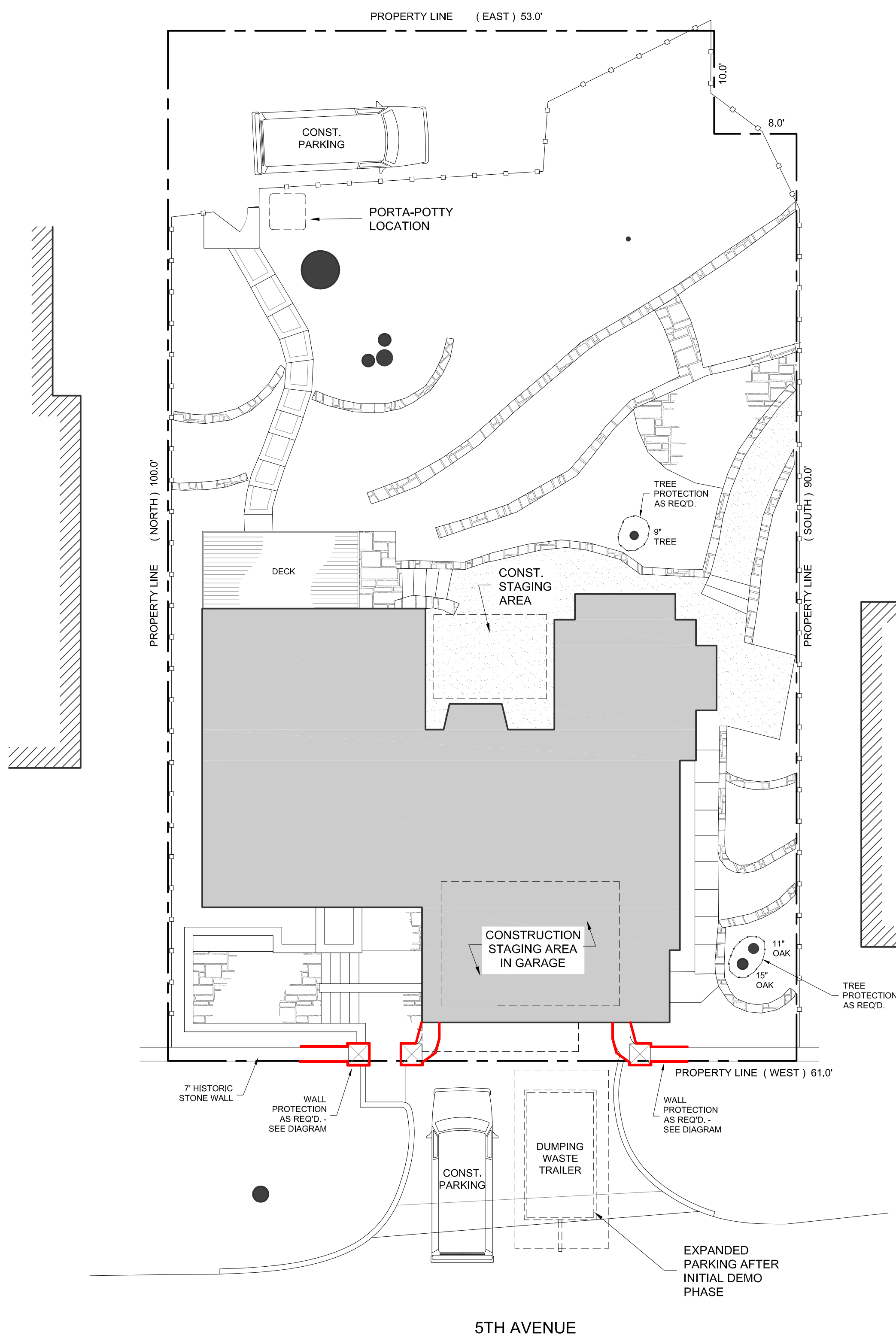
Y = YES  
N/A = NOT APPLICABLE  
RESPON. PARTY = RESPONSIBLE PARTY (i.e. ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

Y	N/A	RESPON. PARTY	CHAPTER 3 GREEN BUILDING SECTION 301 GENERAL	Y	N/A	RESPON. PARTY	4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities.	Y	N/A	RESPON. 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	4.304 OUTDOOR WATER USE
			<b>301.1 SCOPE.</b> Buildings shall be designed to include the green building measures specified as mandatory in 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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<b>4.106.4.2.1 Multifamily development projects with less than 20 dwelling units; and hotels and motels with less than 20 sleeping units or guest rooms.</b> The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<b>4.106.4.2.4 Identification.</b> 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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<b>4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS.</b> 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.
			<b>301.1.1 Additions and alterations. [HCD]</b> 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.  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.  <b>Note:</b> 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.  <b>Note:</b> On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or 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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<b>4.106.4.2.2 Multifamily development projects with 20 or more dwelling units, hotels and motels with 20 or more sleeping units or guest rooms.</b> The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.  <b>1.EV Capable.</b> Ten (10) percent of the total number of parking spaces on a building site, provided for all types 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 ampers.  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.When EV chargers (Level 2 EVSE) are installed in a number equal to or greater than the required number of EV capable spaces. 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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<b>4.106.4.2.5 Electric Vehicle Ready Space Signage.</b> 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).  <b>4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multifamily buildings.</b> When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE.  Notes: 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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	GC	<b>4.400 ENHANCED DURABILITY AND REDUCED MAINTENANCE</b> <b>4.406.1 RODENT PROOFING.</b> Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.  <b>4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING</b> <b>4.408.1 CONSTRUCTION WASTE MANAGEMENT.</b> Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.  Exceptions: 1. Excavated soil and land-clearing debris. 2. Alternate waste reduction methods developed by working with local agencies if diversion or 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.
			<b>301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD]</b> 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 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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<b>4.106.4.2.3 Multifamily development projects with 20 or more dwelling units, hotels and motels with 20 or more sleeping units or guest rooms.</b> The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.  <b>1.EV Capable.</b> Ten (10) percent of the total number of parking spaces on a building site, provided for all types 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 ampers.  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 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: 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 EV chargers are installed for use.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	GC	<b>4.303.1.1 Water Closets.</b> 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.  <b>Note:</b> 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.  <b>4.303.1.2 Urinals.</b> The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.  <b>4.303.1.3 Showerheads.</b> <b>4.303.1.3.1 Single Showerhead.</b> Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.  <b>4.303.1.3.2 Multiple showerheads serving one shower.</b> When a shower is served by more than one 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.  <b>Note:</b> A hand-held shower shall be considered a showerhead.  <b>4.303.1.4 Faucets.</b> <b>4.303.1.4.1 Residential Lavatory Faucets.</b> The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 60 psi.  <b>4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas.</b> 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.  <b>4.303.1.4.3 Metering Faucets.</b> Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.  <b>4.303.1.4.4 Kitchen Faucets.</b> The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.  <b>Note:</b> Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.  <b>4.303.1.4.5 Pre-rinse spray valves.</b> When installed, shall meet the requirements in the <i>California Code of Regulations</i> , Title 20 (Appliance Efficiency Regulations), Sections 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (g)(7) and shall be equipped with an integral automatic shutoff.  <b>FOR REFERENCE ONLY:</b> 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).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	GC	<b>4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN.</b> 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, 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 taken. 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.  <b>4.408.3 WASTE MANAGEMENT COMPANY.</b> 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.  <b>Note:</b> The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.  <b>4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR].</b> Projects that generate a total combined 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.  <b>4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE.</b> Projects that generate a total combined 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.  <b>4.408.5 DOCUMENTATION.</b> 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 (Residential)" located at <a href="http://www.hcd.ca.gov/CALGreen.html">www.hcd.ca.gov/CALGreen.html</a> 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).
			<b>SECTION 302 MIXED OCCUPANCY BUILDINGS</b> <b>302.1 MIXED OCCUPANCY BUILDINGS.</b> In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy. Exceptions: 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 <i>California Building Code</i> , shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<b>4.106.4.2.4 Multifamily development projects with 20 or more dwelling units, hotels and motels with 20 or more sleeping units or guest rooms.</b> The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.  <b>1.EV Capable.</b> Ten (10) percent of the total number of parking spaces on a building site, provided for all types 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 ampers.  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 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: 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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	GC	<b>4.303.1.3.1 Single Showerhead.</b> Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.  <b>4.303.1.3.2 Multiple showerheads serving one shower.</b> When a shower is served by more than one 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.  <b>Note:</b> A hand-held shower shall be considered a showerhead.  <b>4.303.1.4 Faucets.</b> <b>4.303.1.4.1 Residential Lavatory Faucets.</b> The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 60 psi.  <b>4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas.</b> 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.  <b>4.303.1.4.3 Metering Faucets.</b> Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.  <b>4.303.1.4.4 Kitchen Faucets.</b> The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.  <b>Note:</b> Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.  <b>4.303.1.4.5 Pre-rinse spray valves.</b> When installed, shall meet the requirements in the <i>California Code of Regulations</i> , Title 20 (Appliance Efficiency Regulations), Sections 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (g)(7) and shall be equipped with an integral automatic shutoff.  <b>FOR REFERENCE ONLY:</b> 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).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	GC	<b>4.408.3 WASTE MANAGEMENT COMPANY.</b> 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.  <b>Note:</b> The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.  <b>4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR].</b> Projects that generate a total combined 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.  <b>4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE.</b> Projects that generate a total combined 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.  <b>4.408.5 DOCUMENTATION.</b> 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 (Residential)" located at <a href="http://www.hcd.ca.gov/CALGreen.html">www.hcd.ca.gov/CALGreen.html</a> 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).
			<b>SECTION 4.1 PLANNING AND DESIGN</b> <b>ABBREVIATION DEFINITIONS:</b> HCD Department of Housing and Community Development BSC California Building Standards Commission DSA-SS Division of the State Architect, Structural Safety OSHPD Office of Statewide Health Planning and Development LR Low Rise HR High Rise AA Additions and Alterations N New	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<b>4.106.4.2.5 Electric vehicle (EV) charging for new construction.</b> 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 <i>California Electrical Code</i> , Article 625.  Exceptions: 1. 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. 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.  4.106.4.1 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 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.  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 proposed location of an EV charger at the time of original construction in accordance with the <i>California Electrical Code</i> .  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".	<input checked="" type="checkbox"/>	<input type="checkbox"/>	GC	<b>4.303.1.3.1 Single Showerhead.</b> Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.  <b>4.303.1.3.2 Multiple showerheads serving one shower.</b> When a shower is served by more than one 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.  <b>Note:</b> A hand-held shower shall be considered a showerhead.  <b>4.303.1.4 Faucets.</b> <b>4.303.1.4.1 Residential Lavatory Faucets.</b> The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 60 psi.  <b>4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas.</b> 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.  <b>4.303.1.4.3 Metering Faucets.</b> Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.  <b>4.303.1.4.4 Kitchen Faucets.</b> The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.  <b>Note:</b> Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.  <b>4.303.1.4.5 Pre-rinse spray valves.</b> When installed, shall meet the requirements in the <i>California Code of Regulations</i> , Title 20 (Appliance Efficiency Regulations), Sections 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (g)(7) and shall be equipped with an integral automatic shutoff.  <b>FOR REFERENCE ONLY:</b> 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).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	GC	<b>4.408.3 WASTE MANAGEMENT COMPANY.</b> 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.  <b>Note:</b> The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.  <b>4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR].</b> Projects that generate a total combined 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.  <b>4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE.</b> Projects that generate a total combined 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.  <b>4.408.5 DOCUMENTATION.</b> 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 (Residential)" located at <a href="http://www.hcd.ca.gov/CALGreen.html">www.hcd.ca.gov/CALGreen.html</a> 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).
			<b>SECTION 4.102 DEFINITIONS</b> <b>4.102.1 DEFINITIONS</b> The following terms are defined in Chapter 2 (and are included here for reference)  <b>FRENCH DRAIN.</b> 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.  <b>WATTLES.</b> 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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<b>4.106.4.2.6 Multifamily development projects with 20 or more dwelling units, hotels and motels with 20 or more sleeping units or guest rooms.</b> The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.  <b>1.EV Capable.</b> Ten (10) percent of the total number of parking spaces on a building site, provided for all types 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 ampers.  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 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: 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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	GC	<b>4.303.1.3.1 Single Showerhead.</b> Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.  <b>4.303.1.3.2 Multiple showerheads serving one shower.</b> When a shower is served by more than one 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.  <b>Note:</b> A hand-held shower shall be considered a showerhead.  <b>4.303.1.4 Faucets.</b> <b>4.303.1.4.1 Residential Lavatory Faucets.</b> The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 60 psi.  <b>4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas.</b> 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.  <b>4.303.1.4.3 Metering Faucets.</b> Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.  <b>4.303.1.4.4 Kitchen Faucets.</b> The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.  <b>Note:</b> Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.  <b>4.303.1.4.5 Pre-rinse spray valves.</b> When installed, shall meet the requirements in the <i>California Code of Regulations</i> , Title 20 (Appliance Efficiency Regulations), Sections 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (g)(7) and shall be equipped with an integral automatic shutoff.  <b>FOR REFERENCE ONLY:</b> 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).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	GC	<b>4.408.3 WASTE MANAGEMENT COMPANY.</b> 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.  <b>Note:</b> The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.  <b>4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR].</b> Projects that generate a total combined 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.  <b>4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE.</b> Projects that generate a total combined 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.  <b>4.408.5 DOCUMENTATION.</b> 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 (Residential)" located at <a href="http://www.hcd.ca.gov/CALGreen.html">www.hcd.ca.gov/CALGreen.html</a> 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).
			<b>SECTION 4.106.3 GRADING AND PAVING.</b> 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: 1. Swales 2. Water collection and disposal systems 3. French drains 4. Water retention gardens 5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.  <b>Exception:</b> Additions and alterations not altering the drainage path.	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<b>4.106.4.2.7 Multifamily development projects with 20 or more dwelling units, hotels and motels with 20 or more sleeping units or guest rooms.</b> The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.  <b>1.EV Capable.</b> Ten (10) percent of the total number of parking spaces on a building site, provided for all types 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 ampers.  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 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: 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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	GC	<b>4.303.1.3.1 Single Showerhead.</b> Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.  <b>4.303.1.3.2 Multiple showerheads serving one shower.</b> When a shower is served by more than one 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.  <b>Note:</b> A hand-held shower shall be considered a showerhead.  <b>4.303.1.4 Faucets.</b> <b>4.303.1.4.1 Residential Lavatory Faucets.</b> The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 60 psi.  <b>4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas.</b> 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.  <b>4.303.1.4.3 Metering Faucets.</b> Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.  <b>4.303.1.4.4 Kitchen Faucets.</b> The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.  <b>Note:</b> Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.  <b>4.303.1.4.5 Pre-rinse spray valves.</b> When installed, shall meet the requirements in the <i>California Code of Regulations</i> , Title 20 (Appliance Efficiency Regulations), Sections 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (g)(7) and shall be equipped with an integral automatic shutoff.  <b>FOR REFERENCE ONLY:</b> 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).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	GC	<b>4.408.3 WASTE MANAGEMENT COMPANY.</b> 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.  <b>Note:</b> The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.  <b>4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR].</b> Projects that generate a total combined 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.  <b>4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE.</b> Projects that generate a total combined 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.  <b>4.408.5 DOCUMENTATION.</b> 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 (Residential)" located at <a href="http://www.hcd.ca.gov/CALGreen.html">www.hcd.ca.gov/CALGreen.html</a> 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).
			<b>4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages.</b> 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 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.  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 proposed location of an EV charger at the time of original construction in accordance with the <i>California Electrical Code</i> .  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".	<input checked="" type="checkbox"/>	<input type="checkbox"/>	GC	<b>4.106.4.2.8 Multifamily development projects with 20 or more dwelling units, hotels and motels with 20 or more sleeping units or guest rooms.</b> The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.  <b>1.EV Capable.</b> Ten (10) percent of the total number of parking spaces on a building site, provided for all types 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 ampers.  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 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: 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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	GC	<b>4.303.1.3.1 Single Showerhead.</b> Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.  <b>4.303.1.3.2 Multiple showerheads serving one shower.</b> When a shower is served by more than one 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				

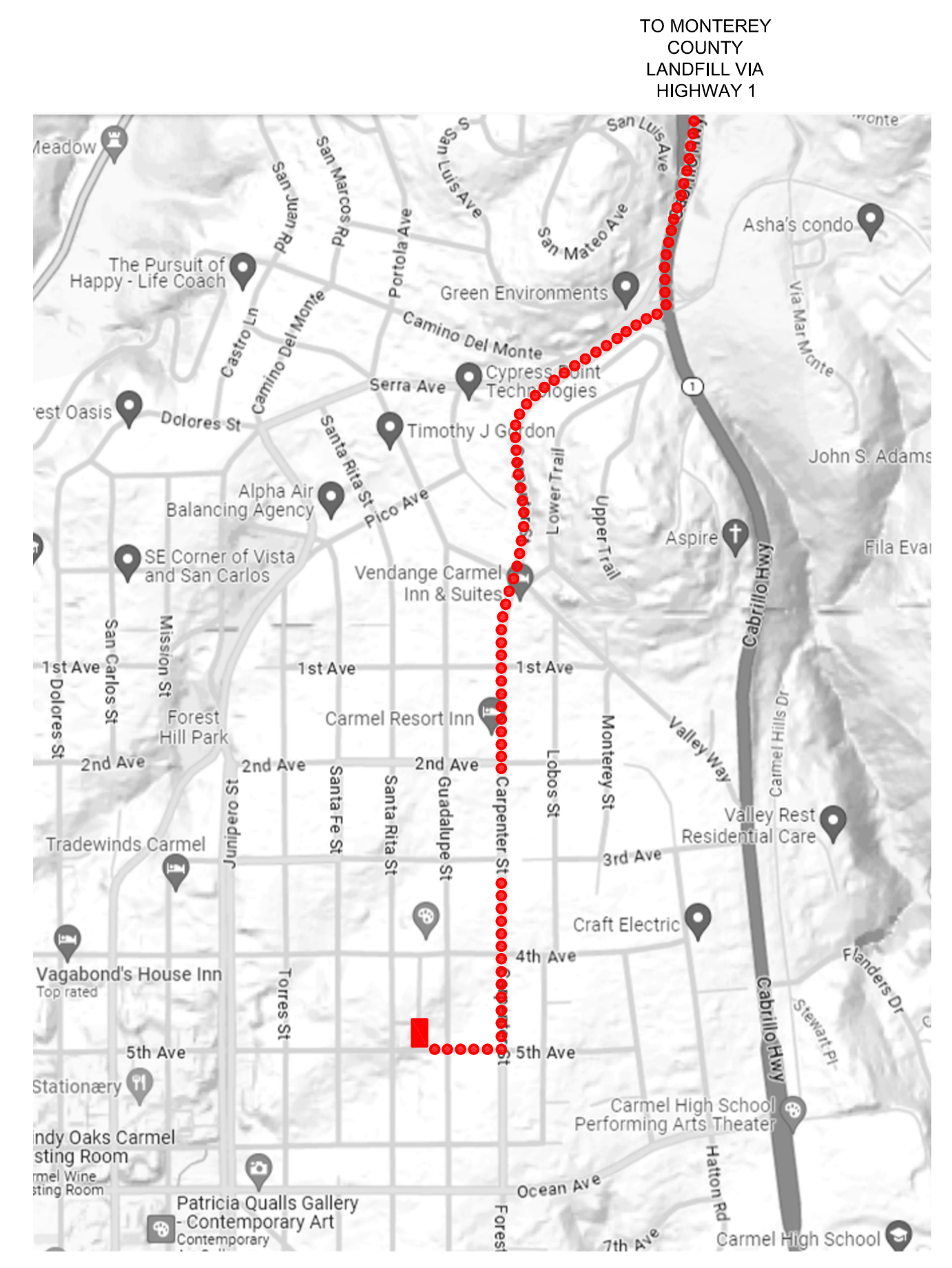






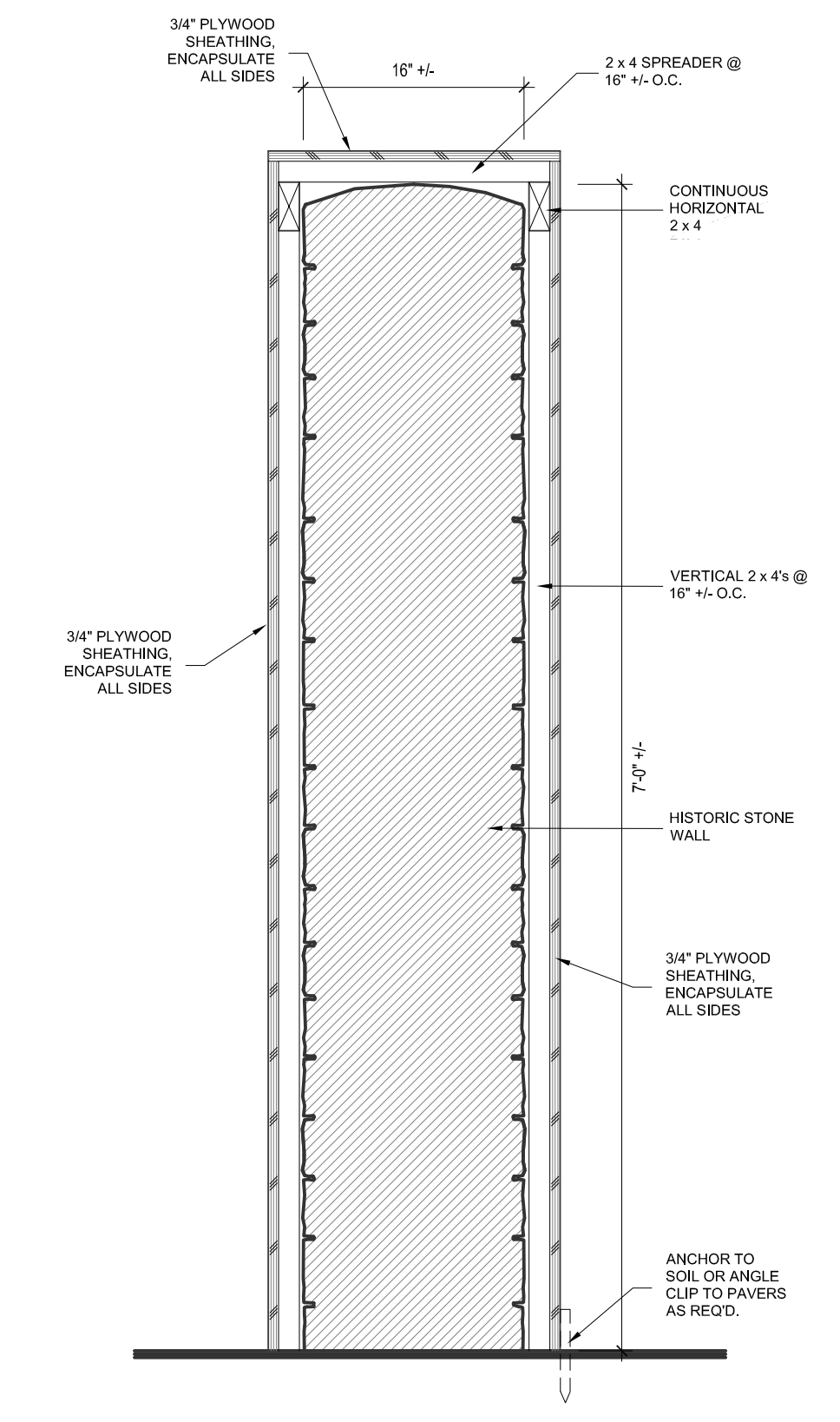


**C CONSTRUCTION MANAGEMENT PLAN**  
Scale: 1/8" = 1'-0"



**H 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-Contractor 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.



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



3/4" PLYWOOD SHEATHING, ENCAPSULATE ALL SIDES, TOP  
VERTICAL 2 x 4's @ 16" +/- O.C.

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

TEMPORARILY REMOVE GATE IF APPLICABLE FOR OPERATION

**APPROVED**  
08/15/2024  
City of Carmel-by-the-Sea Planning & Building Dept.

**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

FINAL REVISION DATE	
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**

**C-1.0**





City of Carmel-by-the-Sea  
COMMUNITY PLANNING AND BUILDING DEPARTMENT

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

January 4, 2024

Gary Kerr

Via DocuSign: garykerr61@gmail.com

Subject: 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.

Best,

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](#)

DS 23-297 (Spencer)  
Conditions of Approval  
December 4, 2024  
Page 2 of 6

- 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.
- 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.
- 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.
- 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)

DS 23-297 (Spencer)  
Conditions of Approval  
December 4, 2024  
Page 4 of 6

- areas, and stabilized access.
- Special Conditions**
- Conditions of Approval Acknowledgement.** Prior to the issuance of a building permit revision, a completed **Conditions of Approval Acknowledgement** 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.
- 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.
- 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.
- Consistency with Secretary's Standards – Garage Doors (1).** As outlined in the October 30, 2023 Phase II 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 correspondence with staff. If the garage doors cannot be repaired 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.
- 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.
- 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.
- 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:

Designed by: Robert Spencer  
Signature of Property Owner: Robert Spencer  
Printed Name: Robert Spencer  
Date: 1/10/2024  
  
Applicant Signature: Gary Kerr  
Printed Name: Gary Kerr  
Date: 01/11/24

CONDITIONS OF APPROVAL	
No.	Standard Conditions
1.	<b>Authorization.</b> This approval of Design 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.
2.	<b>Codes and Ordinances.</b> The project shall be constructed in conformance with all requirements of the R-1 zoning district. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested when such plans are submitted, such changes may require additional environmental review and subsequent approval by the Community Planning and Building Department, the Planning Commission, and/or Historic Resources Board, as appropriate.
3.	<b>Permit Validity.</b> In accordance with CMC Section 17.52.170 (Time Limits on Approvals and Denials), a residential design study approval remains valid for a period of 12 months from the date of action. During this time, the project must be implemented, or the approval becomes void. Implementation is effected by erecting, installing, or beginning the installation of the improvement authorized by the permit, as determined by the Director. Extensions to this approval may be granted consistent with CMC 17.52.170.C.
4.	<b>Water Use.</b> Approval of this application does not permit an increase in water use on the project site without adequate supply. Should the Monterey Peninsula Water Management District determine that adequate water is unavailable for this site, this permit will be scheduled for reconsideration, and appropriate findings will be prepared for review and adoption by the Planning Commission.
5.	<b>Setback and Height Certifications.</b> If requested by the Community Planning and Building Department, a State licensed surveyor shall survey and certify the following in writing: <ul style="list-style-type: none"><li>The footing locations are in conformance with the approved plans prior to footing/foundation inspection;</li><li>The roof heights and plate heights of each building are in conformance with the approved plans prior to the roof sheathing inspection. Roofs and plates shall not exceed the elevation points as identified in the approved project plans, and the roofs include an appropriate allowance for roofing material thickness.</li></ul> 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.
6.	<b>Service Laterals.</b> Prior to final inspection, all electrical service laterals to any new building or structure, or to any building or structure being remodeled when such remodeling requires the relocation or replacement of the main service equipment, shall be placed underground on the premises upon which the building or structure is located. Undergrounding will not be required when the project valuation is less than \$200,000, or the City Forester determines that undergrounding will damage or destroy significant trees(s) (CMC 15.36.020).
7.	<b>Fire Sprinklers - Residential.</b> Additions, alterations, or repairs to existing structures that involve the addition, removal, or replacement of 50 percent or more of the linear length of the walls (interior and exterior) within a 5-year period shall require the installation of an automatic residential fire sprinkler system in accordance with the California Building and Fire Codes (CMC 15.08.135).
8.	<b>Modifications.</b> The Applicant shall submit in writing, with revised plans, to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating those changes.

DS 23-297 (Spencer)  
Conditions of Approval  
December 4, 2024  
Page 3 of 6

- 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.
- Landscaping Conditions**
- Tree Protection Measures.** Requirements for tree preservation shall adhere to the following tree protection measures on the construction site.
  - Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved.
  - Excavation within 6 feet of a tree trunk is not permitted.
  - No attachments or wires of any kind, other than those of a protective nature, shall be attached to any tree.
  - Per Municipal Code Chapter 17.48.110, no material may be stored within the dripline of a protected tree, 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 duration of the project. No more than 4 inches of wood mulch shall be installed within the Tree Protection Zone. When the Tree Protection Zone is at or within the drip line, no less than 6 inches of wood mulch shall be installed 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line outside of the fencing.
  - 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 work. Excavation within the Structural Root Zone shall be performed with a pneumatic excavator, hydro-vac at low pressure, or another method that does not sever roots.
  - If roots greater than 2 inches in diameter or larger are encountered within the approved Structural Root Zone, the City Forester shall be contacted for approval to make any root cuts or alterations to structures to prevent roots from being damaged.
  - If roots larger than 2 inches in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended, and all work stopped until an investigation by the City Forester has been completed, and mitigation measures have been put in place.
- Environmental Compliance Conditions**
- 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.
- 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 Tracking form.
- 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

APPROVED

06/05/2024

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

REVISION DATE	REVISION
	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:  
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