

## GENERAL CONSTRUCTION NOTES

THIS PROJECT SHALL COMPLY WITH 2016 CALIFORNIA RESIDENTIAL CODE (CRC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA FIRE CODE (CFC), CALIFORNIA ENERGY CODE (CENC) & CALIFORNIA GREEN BUILDING CODE (CALGREEN).

THESE DRAWINGS ARE PREPARED FOR USE BY A PROPERLY LICENSED AND CERTIFIED CONTRACTOR.

ALL WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE CODE AND ORDINANCE REQUIREMENTS SET FORTH BY THE PREVAILING GOVERNING BODY.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, MATERIALS, AND CONDITIONS PRIOR TO STARTING CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE DESIGNER PRIOR TO ORDERING MATERIALS.

CONTRACTOR TO PROTECT EXISTING CONDITIONS FROM DAMAGE, DUST, AND DEBRIS. MATERIALS PLANNED TO BE REUSED ARE TO BE PROTECTED FROM DAMAGE THROUGHOUT THE DEMOLITION PROCESS. CONTRACTOR IS RESPONSIBLE FOR COMPLETE FINAL DISPOSAL OF ALL CONSTRUCTION DEBRIS IN A MANNER CONSISTENT WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS.

CONTRACTOR TO PROVIDE OWNER MANUALS FOR ALL NEWLY INSTALLED APPLIANCES AND DEVICES SUCH AS: HEATING & COOLING SYSTEMS, LIGHTING, SECURITY SYSTEMS, ETC.

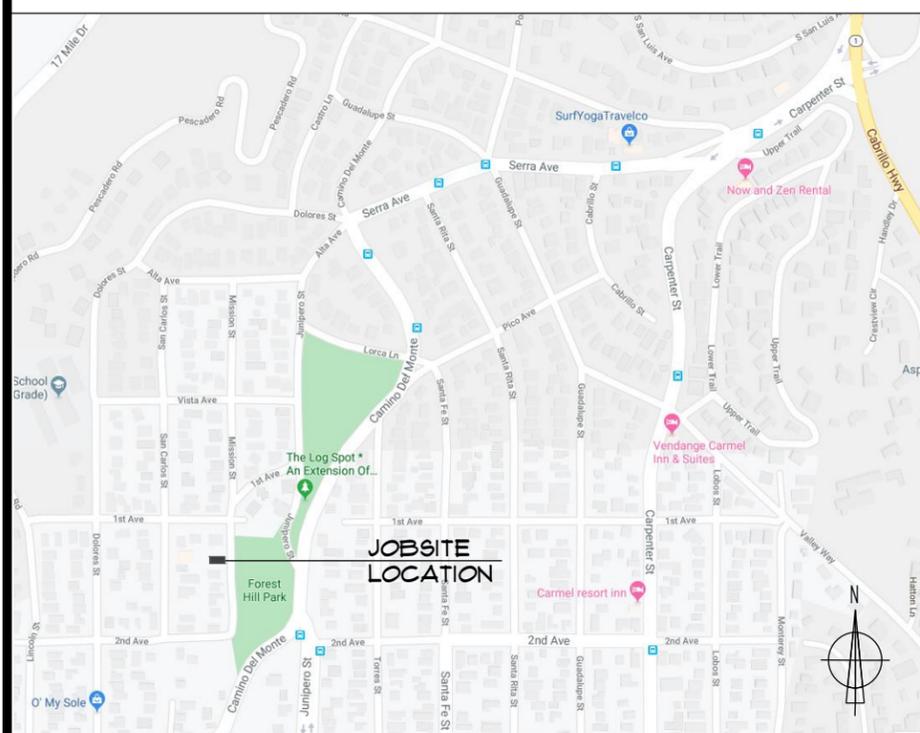
ALL WRITTEN DIMENSIONS SHALL SUPERCEDE SCALED DIMENSIONS.

VERIFY LOCATION OF UTILITIES AND EXISTING CONDITIONS AT THE SITE PRIOR TO CONSTRUCTION.

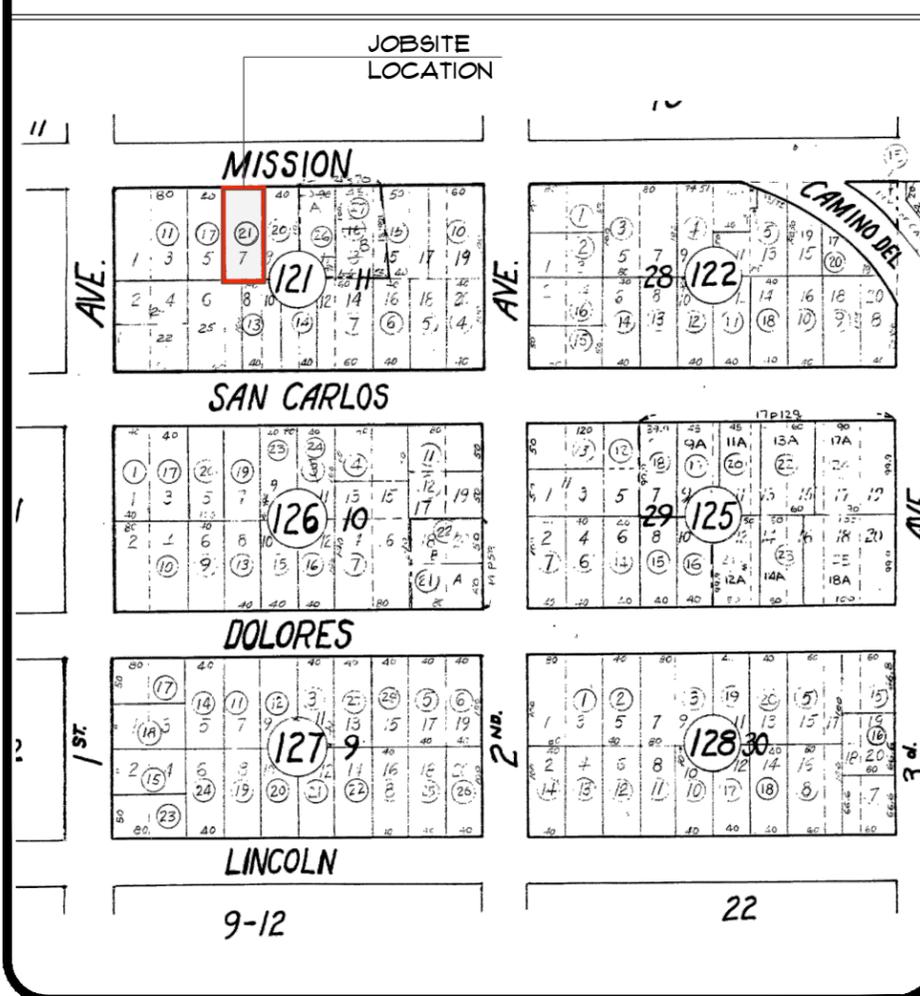
INSTALLATION OF ALL LISTED EQUIPMENT SHALL BE INSTALLED PER THE MANUFACTURERS SPECIFICATIONS AND SHALL BE PROVIDED TO THE FIELD INSPECTOR AT THE TIME OF INSPECTION PER CMC 303.1

**DEFERRED SUBMITTALS:**  
IN ACCORDANCE WITH THE CITY OF CARMEL-BY-THE-SEA'S DEFERRED SUBMITTAL AGREEMENT, IF REQUESTED, THE FOLLOWING SUBMITTAL(S) SHALL BE APPROVED BY THE BUILDING OFFICIAL PRIOR TO WORK COMMENCEMENT:  
- FIRE SPRINKLERS

## VICINITY MAP



## APN MAP



## DRAWING INDEX

- T1 TITLE SHEET
- G1 2016 CALIFORNIA GREEN BUILDING STANDARDS
- G2 CMC CONSTRUCTION BEST MANAGEMENT PRACTICES & GEN. NOTES

### ARCHITECTURAL

- A1 SITE & ROOF PLANS
- A1.2 DRAINAGE PLAN
- A1.3 EROSION & SEDIMENT CONTROL PLAN
- A2 PROPOSED ENTRY & LOWER LEVEL FLOOR PLANS
- A3 EXTERIOR ELEVATIONS
- A4 ARCHITECTURAL DETAILS

## SCOPE OF WORK

MINOR DESIGN STUDY - TRACK 2; AMENDMENT TO APPROVED STUDY ORIGINALLY DRAWN BY BRIAN CONGLETON AIA, PERMIT# 17-011 RV 01

### REVISION TO INCLUDE THE FOLLOWING:

- Propose new 212 square foot Family Room addition at rear of residence with new 237 square foot permeable lpe deck with powder coated metal railing.
  - New 10'-0" x 7'-0" Bi-fold door system
  - 3 new windows (to match approved)
  - New gas fireplace
- All exterior finishes shall match previously approved residence.

## SYMBOL KEY



## ABBREVIATIONS

ABB.	DESCRIPTION	ABB.	DESCRIPTION	TYP.	TYPICAL
A.B.	ANCHOR BOLT	F.O.C.	FACE OF CONCRETE	O.C.	ON CENTER
A.C.	ASPHALTIC CONCRETE	F.O.S.	FACE OF STUD	O.F.S.	OUTSIDE FACE OF STUD
A.I.C.	AIR CONDITIONING	FR. DR.	FRENCH DOOR	OPP.	OPPOSITE
ALUM.	ALUMINUM	FT.	FOOT OR FEET	O.A.	OUTSIDE DIAMETER
APPROX.	APPROXIMATE	FTG.	FOOTING		
ARCH.	ARCHITECTURAL				
ANOD.	ANODIZED	GA.	GAUGE	P/L	PROPERTY
ASPH.	ASPHALT	GALV.	GALVANIZED	PLAS.	PLASTER
		GALV.	GALVANIZED IRON	PLY.	PLYWOOD
BD.	BOARD	GFI	GROUND FAULT	P.N.L.	PANEL
B.L.D.G.	BUILDING	INTERRUPTER		P & S	POLE & SHELF
B.L.K.	BLOCKING	CL.	GLASS	PT.	POINT
BM.	BEAM	CND.	GROUND	PR.	PAIR
BOTT.	BOTTOM	CYP. BD.	GYPSUM BOARD	R.A.	RETURN AIR
				R.AD.	RADIUS
CAB.	CABINET	H.C.	HOLLOW CORE	RD.	ROUND
CEM.	CEMENT	H.D.	HOLD DOWN	REC.	RECESSED
C.T.	CERAMIC TILE	HDR.	HEADER	REF.	REFRIGERATOR
C.I.	CAST IRON	HDWD.	HARDWOOD	REF.	REFINISHED/ING
CLR.	CLEAR	HORIZ.	HORIZONTAL	RES.	RESILIENT
CLST.	CLOSET	HR.	HOUR	RM.	ROOM
COMP.	COMPOSITION	H.B.	HOSE BIBB	R.O.	ROUGH OPENING
CONC.	CONCRETE	HT.	HEIGHT	REQ.	REQUIRED
CLC.	CEILING	HC.	HANDICAP	R/W	RIGHT OF WAY
C.M.U.	CONCRETE MASONRY UNIT	HVAC	HEATING VENTILATION & AIR CONDITIONING	RWD.	REDWOOD
C.O.	CLEAN OUT			R.W.L.	RAINWATER LEADER
COL.	COLUMN			SCHED.	SCHEDULE
CONN.	CONNECTION	I.D.	INSIDE DIAMETER	S.C.	SOLID CORE
CONST.	CONSTRUCTION	INS.	INSULATION	SECT.	SECTION
CSMT.	CASIMENT	INT.	INTERIOR	S.F.	SQUARE FOOT/FEET
C.W.	COLD WATER			SH	SINGLE HUNG
		J.B.	JUNCTION BOX	SHT.	SHEET
DBL.	DOUBLE	JST.	JOIST	SHWR.	SHOWER
DET.	DETAIL			SIM.	SIMILAR
DIA. OR Ø	DOUGLAS FIR	KIT.	KITCHEN	SLD.	SLIDER
DIM.	DIMENSION	KP	KICKER POST	SLD. GL. DR.	SLIDING GLASS DOOR
D.S.	DOWNSPOUT	KS	KING STUD	SPECS.	SPECIFICATIONS
DRY	DRYER	LAV.	LAVATORIES	SQ.	SQUARE
DW	DISHWASHER	UN.	LINEN	SQ.FT.	SQUARE FEET
DWG	DRAWING	LT.	LIGHT	STD.	STANDARD
				STL.	STEEL
EA.	EACH	MAT.	MATERIAL	STOR.	STORAGE
ELEC.	ELECTRICAL	MAX.	MAXIMUM	STRUC.	STRUCTURAL
ELEV.	ELEVATION	M.B.	MECHANICAL BOLT	SS	STAINLESS STEEL
ENCL.	ENCLOSURE	MECH.	MECHANICAL	SYM.	SYMMETRICAL
EQ	EQUAL	M.A.	MEDICINE CABINET		
EXH.	EXHAUST	MFR.	MANUFACTURER	TB	TOWEL BAR
EXP.	EXPANSION	MIN.	MINIMUM	TEL.	TELEPHONE
EXIST. OR (E)	EXISTING	MISC.	MISCELLANEOUS	TEMP.	TEMPERED
EXT.	EXTERIOR	MTD.	MOUNTED	THRSH.	THRESHOLD
				T&G	TONGUE & GROOVE
FBRGL.	FIBERGLASS	(N)	NEW	T.O.F.	TOP OF FOOTING
FD	FLOOR DRAIN	N.I.C.	NOT IN CONTRACT	T.O.	TOP OF
FND.	FOUNDATION	NO. OR #	NUMBER	T.O.P.	TOP OF PLATE
F.F.	FINISH FLOOR	N.T.S.	NOT TO SCALE	T.O.S.	TOP OF SLAB
F.G.	FINISH GRADE			T.O.W.	TOP OF WALL
FLR.	FLOOR	O/	OVER	TP	TOILET PAPER
FL.	FLUORESCENT				

## PROJECT DATA

### OWNER

Peter & Susan Loewy  
1 Oak Meadow Lane  
Carmel, CA 93924  
650-464-6862  
ploewy@peterloewy.com  
zakanaka@comcast.net

### DESIGNER

Angie Phares  
Hastings Construction, Inc.  
316 Mid Valley Center, Space 161  
Carmel, CA 93923  
831-620-0920  
design@hastingsconstruction.com

### BUILDING DATA:

Construction Type: VB  
Fire Sprinklers: YES

### LOT DATA:

APN: 010-121-021-000 BLOCK: 11, LOT 7  
PARCEL SIZE: 4,000 sq. ft. (0.09062 ACRES)  
ZONING: R-1

### SITE COVERAGE:

Previously Approved:  
Driveway (permeable) 167.7 sq. ft.  
Steps, Walls, Landings (impervious) 94.4 sq. ft.  
Walkways (permeable) 57.2 sq. ft.  
Total Permeable 222.9 sq. ft.  
Total Coverage 317.3 sq. ft.

### Proposed:

Driveway (permeable) 167.7 sq. ft. (unchanged)  
Steps, Walls, Landings (impervious) 80.2 sq. ft. (rear stoop removed)  
Walkways (permeable) 57.2 sq. ft. (unchanged)  
New Deck (permeable) 237 sq. ft.  
Total Permeable 461.9 sq. ft.  
Total 542.1 sq. ft.  
Total Allowed 556 sq. ft.

### FLOOR AREA:

Previously Approved:  
Entry Level 784 sq. ft.  
Lower Level/Garage 748 sq. ft.  
Total 1,532 sq. ft.

### Proposed:

Entry Level 996 sq. ft.  
Lower Level/Garage 748 sq. ft. (reduced)  
Total 1,744 sq. ft.  
Total Allowed 1800 sq. ft.

Revision/Issue Date

HASTINGS CONSTRUCTION, INC.

316 MID VALLEY CENTER | SPACE 161  
CARMEL, CA 93923 | (831) 620-0920  
DESIGN@HASTINGSCONSTRUCTION.COM | LIC#: 791539



Drawing Title: TITLE SHEET  
Job Title: MISSION STREET RESIDENCE  
Project Address & APN: MISSION 2 SW FIRST, CARMEL-BY-THE-SEA, CALIFORNIA  
APN: 010-121-021

Project: HCT154  
Date: 12/12/2019  
Drawn By: AAF  
Scale: 1/8"=1'-0"  
Sheet: T1

2016 GREEN BUILDING STANDARDS CODE

CHAPTER 3 GREEN BUILDING

SECTION 301 GENERAL
301.1 Scope. Buildings shall be designed to include the green building measures specified as mandatory in the application checklist...

CHAPTER 4 RESIDENTIAL MANDATORY MEASURES

SECTION 4.101 GENERAL
4.101.1 Scope. The provisions of this division outline planning, design and development methods that include environmentally responsible site selection...

SECTION 4.102 DEFINITIONS
4.102.1 Definitions. FRENCH DRAIN: A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar previous material used to collect or channel drainage or runoff water.

SECTION 4.106 SITE DEVELOPMENT
4.106.1 General. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas.

SECTION 4.201 GENERAL
4.201.1 Scope. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.

SECTION 4.301 GENERAL
4.301.1 Scope. The provisions of this chapter shall establish the means of conserving water used indoors, outdoors and in wastewater conveyance.

SECTION 4.303 INDOOR WATER USE
4.303.1 Water closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.

SECTION 4.303.2 Urinals. The effective flush volume of wallmounted 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.

SECTION 4.303.3 Showerheads. Showerheads shall have a maximum flow rate of not more than 2.0 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

SECTION 4.303.4 Faucets. 4.303.4.1 Residential lavatory faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi.

SECTION 4.303.4.2 Lavatory faucets in common and public use areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.

SECTION 4.303.4.3 Metering faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.25 gallons per cycle.

SECTION 4.303.4.4 Kitchen faucets. 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.

SECTION 4.303.4.5 Kitchen faucets. Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction. 4.303.2 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code, and shall meet the applicable standards

referenced in Table 1701.1 of the California Plumbing Code.

SECTION 4.304 OUTDOOR WATER USE
4.304.1 Outdoor potable water use in landscape areas. After December 1, 2015, new residential developments with an aggregate landscape area equal to or greater than 500 square feet shall comply with one of the following options:
1. A local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent, or 2. Projects with aggregate landscape areas less than 2,500 square feet may comply with the MWELO's Appendix D Prescriptive Compliance Option.

SECTION 4.401 GENERAL
4.401.1 Scope. The provisions of this chapter shall outline means of achieving material conservation and resource efficiency through protection of buildings from exterior moisture; construction waste diversion; employment of techniques to reduce pollution through recycling of materials; and building commissioning or testing, adjusting and balancing.

SECTION 4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE
4.406.1 Rodent proofing. Annular spaces around pipes, electric cables, conduits or other openings in 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.

SECTION 4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING
4.408.1 Construction waste management. Recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous 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.
4.408.2 Construction waste management plan. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

SECTION 4.408.3 Waste management company. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.
4.408.4 Waste stream reduction alternative [LR]. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 pounds per square foot of the building area, shall meet the minimum 65-percent construction waste reduction requirement in Section 4.408.1.

SECTION 4.408.4.1 Waste stream reduction alternative. 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-percent construction waste reduction requirement in Section 4.408.1.

SECTION 4.408.5 Documentation. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, Items 1 through 5, Section 4.408.3 or Section 4.408.4.
Notes:
1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section.

SECTION 4.410 BUILDING MAINTENANCE AND OPERATION
4.410.1 Operation and maintenance manual. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:
1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
2. Operation and maintenance instructions for the following:
a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment.
b. Roof and yard drainage, including gutters and downspouts.
c. Space conditioning systems, including condensers and air filters.
d. Landscape irrigation systems.
e. Water reuse systems.

SECTION 4.410.2 Recycling by occupants. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and is identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals, or meet a locally enacted local recycling ordinance, if more restrictive.

SECTION 4.410.3 Recycling by occupants. Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are not required to comply with the organic waste portion of this section.

SECTION 4.501 GENERAL
4.501.1 Scope. The provisions of this chapter shall outline means of reducing the quantity of air contaminants that are odorous, irritating and/or harmful to the comfort and wellbeing of a building's installers, occupants and neighbors.

SECTION 4.502 DEFINITIONS

4.502.1 Definitions.

AGFIBER PRODUCTS: Agfiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements.

COMPOSITE WOOD PRODUCTS: Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardwood, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood joists or fingerjointed lumber, all as specified in California Code of Regulations (CCR), Title 17, Section 93120.1(a). Note: See CCR, Title 17, Section 93120.1.

DIRECT-VENT APPLIANCE: A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

MAXIMUM INCREMENTAL REACTIVITY (MIR): The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O3 /g ROG). Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.

MOISTURE CONTENT: The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.

PRODUCT-WEIGHTED MIR (PW/MIR): The sum of all weighted-MIR for all ingredients in a product subject to this article. The PW/MIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging). Note: PW/MIR is calculated according to equations found in CCR, Title 17, Section 94521(a).

REACTIVE ORGANIC COMPOUND (ROC): Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

VOC: A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a). Note: Where specific regulations are cited from different agencies, such as South Coast Air Quality Management District (SCAQMD), California Air Resources Board (ARB or CARB), etc., the VOC definition included in that specific regulation is the one that prevails for the specific measure in question.

SECTION 4.503 FIREPLACES
4.503.1 General. Any installed gas fireplace shall be a directvent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.

SECTION 4.504 POLLUTANT CONTROL
4.504.1 Covering of duct openings and protection of mechanical equipment during construction. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheetmetal or other methods acceptable to the enforcing agency to reduce the amount of water, dust and debris, which may enter the system.

4.504.2 Finish material pollutant control. Finish materials shall comply with this section.

4.504.2.1 Adhesives, sealants and caulks. Adhesives, sealants and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:
1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers, and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2 below.

2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of California Code of Regulations, Title 17, commencing with Section 94507.

4.504.2.2 Paints and coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-high Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-high Gloss VOC limit in Table 4.504.3 shall apply.

4.504.2.3 Aerosol paints and coatings. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of California Code of Regulations, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.

4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:
1. Manufacturer's product specification.
2. Field verification of on-site product containers.

TABLE 4.504.2 SEALANT VOC LIMIT Less Water and Less Exempt Compounds in Grams per Liter

Table with 2 columns: SEALANTS and VOC LIMIT. Rows include Architectural, Marine deck, Nonmembrane roof, Roadway, Single-ply roof membrane, Other, SEALANT PRIMERS, Architectural, Nonporous, Porous, Modified bituminous, Marine deck, Other.

TABLE 4.504.1 ADHESIVE VOC LIMIT 1,2 Less Water and Less Exempt Compounds in Grams per Liter

Table with 2 columns: ARCHITECTURAL APPLICATIONS and VOC LIMIT. Rows include Indoor carpet adhesives, Carpet pad adhesives, Outdoor carpet adhesives, Wood flooring adhesive, Rubber floor adhesives, Subfloor adhesives, Ceramic tile adhesives, VCT and asphalt tile adhesives, Drywall and panel adhesives, Cove base adhesives, Multipurpose construction adhesives, Structural glazing adhesives, Single-ply roof membrane adhesives, Other adhesives not specifically listed, SPECIALTY APPLICATIONS, PVC welding, CPVC welding, ABS welding, Plastic cement welding, Adhesive primer for plastic, Contact adhesive, Special purpose contact adhesive, Structural wood member adhesive, Top and trim adhesive, SUBSTRATE SPECIFIC APPLICATIONS, Metal to metal, Plastic foams, Porous material (except wood), Wood, Fiberglass.

1. If an adhesive is used to bond dissimilar substrates together, the adhesive with the highest VOC content shall be allowed.
2. For additional information regarding methods to measure the VOC content specified in this table, see South Coast Air Quality Management District Rule 1168.

TABLE 4.504.3 VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS 1,3 Grams of VOC per Liter of Coating, Less Water and Less Exempt Compounds

Table with 2 columns: COATING CATEGORY and VOC LIMIT. Rows include Flat coatings, Nonflat coatings, Nonflat-high gloss coatings, SPECIALTY COATINGS, Aluminum roof coatings, Basement specialty coatings, Bituminous roof coatings, Bituminous roof primers, Bond breakers, Concrete curing compounds, Concrete/masonry sealers, Driveway sealers, Dry fog coatings, Faux finishing coatings, Fire resistive coatings, Floor coatings, Form-release compounds, Graphic arts coatings (sign paints), High temperature coatings, Industrial maintenance coatings, Low solids coatings, Magnesium cement coatings, Masonic texture coatings, Metallic pigmented coatings, Multicolor coatings, Pretreatment wash primers, Primers, sealers, and undercoaters, Reactive penetrating sealers, Recycled coatings, Roof coatings, Rust preventative coatings, Shellacs, Clear, Opaque, Specialty primers, sealers & undercoaters, Stains, Stone consolidants, Swimming pool coatings, Traffic marking coatings, Tub and tile refinishing coatings, Waterproofing membranes, Wood coatings, Wood preservatives, Zinc-rich primers.

1. Grams of VOC per liter of coating, including water and including exempt compounds.
2. The specified limits remain in effect unless revised limits are listed in subsequent columns in the table.
3. Values in this table are derived from those specified by the California Air Resources Board, Architectural Coatings Suggested Control Measure, February 1, 2008. More information is available from the Air Resources Board.

4.504.3 Carpet systems. All carpet installed in the building interior shall meet the testing and product requirements of one of the following:
1. Carpet and Rug Institute's Green Label Plus Program.
2. California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350).
3. NSF/ANSI 140 at the Gold level.
4. Scientific Certifications Systems Indoor Advantage™ Gold.

4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute's Green Label program.

4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.

4.504.4 Resilient flooring systems. Where resilient flooring is installed, at least 80 percent of floor area receiving resilient flooring shall comply with one or more of the following:
1. Products compliant with the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350), certified as a CHPS Low-Emitting Material in the Collaborative for High Performance Schools (CHPS) High Performance Products Database.
2. Products certified under UL GREENGUARD Gold (formerly the Greenguard Children & Schools program).
3. Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program.

4. Meet the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350).

4.504.5 Composite wood products. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the building shall meet the requirements for formaldehyde as specified in the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350).

4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:
1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 35, and Canadian CSA O121, CSA O151, CSA O153 and/or CSA O235 standards.
5. Other methods acceptable to the enforcing agency.

TABLE 4.504.5 FORMALDEHYDE LIMITS 1 Maximum Formaldehyde Emissions in Parts per Million

Table with 2 columns: PRODUCT and CURRENT LIMIT. Rows include Hardwood plywood veneer core, Hardwood plywood composite core, Particleboard, Medium density fiberboard, Thin medium density fiberboard.

1. Values in this table are derived from those specified by the California Air Resources Board, Air Toxics Control Measure for Composite Wood as tested in accordance with ASTM E1333. For additional information, see California Code of Regulations, Title 17, Sections 93120 through 93120.12.
2. This medium density fiberboard has a maximum thickness of 5/16 inch (8 mm).

SECTION 4.505 INTERIOR MOISTURE CONTROL
4.505.1 General. Buildings shall meet or exceed the provisions of the California Building Standards Code.

4.505.2 Concrete slab foundations. Concrete slab foundations required to have a vapor retarder by the California Building Code, Chapter 19 or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.

4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following:
1. A 4-inch-thick (101.6 mm) base of 1/2 inch (12.7 mm) or larger clean aggregate shall be provided with a vapor retarder in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.
2. Other equivalent methods approved by the enforcing agency.
3. A slab design specified by a licensed design professional.

4.505.3 Moisture content of building materials. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19-percent moisture content. Moisture content shall be verified in compliance with the following:
1. Moisture content shall be determined with either a probe-type or contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.
2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece to be verified.
3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.

SECTION 4.506 INDOOR AIR QUALITY AND EXHAUST
4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following:
1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
a. Humidity controls shall be capable of adjustment between a relative humidity range of 50 percent to a maximum of 80 percent. A humidity control may utilize manual or automatic means of adjustment.
b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in).

Notes:
1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower, or tub/shower combination.
2. Lighting integral to bathroom exhaust fans shall comply with the California Energy Code.

SECTION 4.507 ENVIRONMENTAL COMFORT
4.507.2 Heating and air-conditioning system design. Heating and air-conditioning systems shall be sized, designed and have their equipment selected using the following methods:
1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J—2010 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.
2. Duct systems are sized according to ANSI/ACCA 1 Manual D—2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S—2014 (Residential Equipment Selection) or other equivalent design software or methods. Exception: Use of alternate design temperatures necessary to ensure the systems function are acceptable.

CHAPTER 7 INSTALLER AND SPECIAL INSPECTOR QUALIFICATIONS SECTION
SECTION 702 QUALIFICATIONS
702.1 Installer training. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:
1. State certified apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.

702.2 Special inspection. [HCD] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:
1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.
Notes: 1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
2. HERS raters and special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

SECTION 703 VERIFICATIONS
703.1 Documentation. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified in the application checklist.

Revision/Issue table with columns for Revision/Issue and Date.

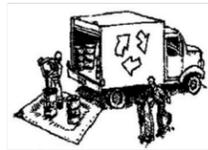
HASTINGS CONSTRUCTION, INC. 316 MID VALLEY CENTER | SPACE 161 CARMEL, CA 93923 | (831) 620-0920 DESIGN@HASTINGSCONSTRUCTION.COM | LIC#: 791539

MISSION STREET RESIDENCE 2016 CAL GREEN BUILDING STANDARDS Drawing Title: 2016 CAL GREEN BUILDING STANDARDS Job Title: Project Address & APN: MISSION STREET RESIDENCE MISSION 2 SW FIRST, CARMEL-BY-THE-SEA, CALIFORNIA APN: 010-121-021 Project: HCBT54 Sheet: 12/12/2019 Drawn By: AAF Scale: 1/8"=1'-0"



# CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)

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



## MATERIALS & WASTE MANAGEMENT

### Non-Hazardous Materials

- Berm and securely cover stockpiles of sand, dirt, or other construction materials with tarps when rain is forecast or if stockpiles are not actively being used. For best results, this should be done at the end of the work day throughout construction when feasible.
- Use (but don't overuse) reclaimed water for dust control.

### Hazardous Materials

- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- Arrange for appropriate disposal of all hazardous wastes.

### Construction Entrances and Perimeter

- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.

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

### Waste Management

- The California Green Building Code requires all permitted residential and non-residential construction, demolition and additions/alterations projects to recycle or salvage a minimum 65% of nonhazardous construction materials from the project.
- Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- Clean or replace portable toilets, and inspect them frequently for leaks and spills. Incorporate secondary containment and locate them away from storm drain inlets.
- Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste (the Monterey Regional Waste Management District offers a Household Hazardous Waste Facility that accepts these items).



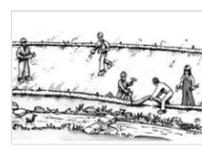
## EQUIPMENT MANAGEMENT & SPILL CONTROL

### Maintenance and Parking

- Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, steam cleaning equipment, etc.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil (see the Monterey Regional Waste Management District's Contaminated Soil Acceptance Criteria).
- Inlet protection is the last line of spill defense. Drains/inlets that receive storm water must be covered or otherwise protected from receiving sediment/dirt/mud, other debris, or illicit discharges, and include gutter controls and filtration where applicable in a manner not impeding traffic or safety.

### Spill Prevention and Control

- Keep spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- Clean up spills or leaks immediately and dispose of cleanup materials properly (see the Monterey Regional Waste Management District's guidelines for accepting hazardous waste materials).
- Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil (see the Monterey Regional Waste Management District's Contaminated Soil Acceptance Criteria).
- Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: Dial 911.



## EARTHWORK & CONTAMINATED SOILS

### Erosion Control

- Schedule grading and excavation work for dry weather only.
- Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.

### Sediment Control

- Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, inlet filter, berms, etc.
- Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.
- Keep excavated soil on the site where it will not collect into the street.
- Transfer excavated materials to dump trucks on the site, not in the street.
- If any of the following conditions are observed, test for contamination and contact the Monterey County Environmental Health Department, Regional Water Quality Control Board, and local municipal inspector:
  - Unusual soil conditions, discoloration, or odor
  - Abandoned underground tanks
  - Abandoned wells
  - Buried barrels, debris, or trash.



## PAVING/ASPHALT WORK

- Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- Do not use water to wash down fresh asphalt or concrete pavement.

### Sawcutting & Asphalt/Concrete Removal

- Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, inlet filters, berms, etc.
- Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- If sawcut slurry enters a catch basin, clean it up immediately.



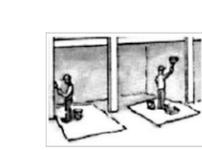
## CONCRETE, GROUT & MORTAR APPLICATION

- Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
- Wash out concrete equipment/trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite.



## LANDSCAPE MATERIALS

- Contain stockpiled landscaping materials by storing them under tarps when they are not actively being used.
- Stack erodible landscape material on pallets. Cover or store these materials when they are not actively being used or applied.
- Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.



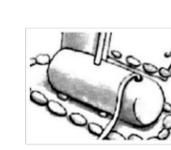
## PAINTING & PAINT REMOVAL

### Painting cleanup

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.
- For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a drain.
- For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of residue and unusable thinner/solvents as hazardous waste.

### Paint Removal

- Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of as hazardous waste.
- Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.



## DEWATERING

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

- Divert run-on water from offsite away from all disturbed areas or otherwise ensure protection of its water quality for compliance.
- When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap, and/or disposal in sanitary sewer may be required.

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

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

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

### STABILIZED CONSTRUCTION ENTRANCE NOTES:

- CONSTRUCT ON LEVEL GROUND WHERE POSSIBLE.
- SELECT 3 TO 6 IN. DIAMETER STONES.
- USE MINIMUM DEPTH OF 12 IN. OR AS RECOMMENDED BY SOILS ENGINEER.
- CONSTRUCT LENGTH OF 50 FT OR MAXIMUM SITE WILL ALLOW.
- AND 10 FT MINIMUM WIDTH OR TO ACCOMMODATE TRAFFIC.
- RUMBLE RACKS CONSTRUCTED OF STEEL PANELS WITH RIDGES AND INSTALLED IN THE STABILIZED ENTRANCE/EXIT WILL HELP REMOVE ADDITIONAL SEDIMENT AND TO KEEP ADJACENT STREETS CLEAN.
- PROVIDE AMPLE TURNING RADIUS AS PART OF THE ENTRANCE.
- LIMIT THE POINTS OF ENTRANCE/EXIT TO THE CONSTRUCTION SITE.
- LIMIT SPEED OF VEHICLES TO CONTROL DUST.
- PROPERLY GRADE EACH CONSTRUCTION ENTRANCE/EXIT TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.
- ROUTE RUNOFF FROM STABILIZED ENTRANCES/EXITS THROUGH A SEDIMENT TRAPPING DEVICE BEFORE DISCHARGE.
- DESIGN STABILIZED ENTRANCE/EXIT TO SUPPORT HEAVIEST VEHICLES AND EQUIPMENT THAT WILL USE IT.
- SELECT CONSTRUCTION ACCESS STABILIZATION (AGGREGATE, ASPHALTIC CONCRETE, CONCRETE) BASED ON LONGEVITY, REQUIRED PERFORMANCE, AND SITE CONDITIONS. DO NOT USE ASPHALT CONCRETE (AC) GRINDINGS FOR STABILIZED CONSTRUCTION ACCESS/ROADWAY.
- IF AGGREGATE IS SELECTED, PLACE CRUSHED AGGREGATE OVER GEOTEXTILE FABRIC TO AT LEAST 12 IN. DEPTH, OR PLACE AGGREGATE TO A DEPTH RECOMMENDED BY A GEOTECHNICAL ENGINEER. A CRUSHED AGGREGATE GREATER THAN 3 IN. BUT SMALLER THAN 6 IN. SHOULD BE USED.
- DESIGNATE COMBINATION OR SINGLE PURPOSE ENTRANCES AND EXITS TO THE CONSTRUCTION SITE.
- REQUIRE THAT ALL EMPLOYEES, SUBCONTRACTORS, AND SUPPLIERS UTILIZE THE STABILIZED CONSTRUCTION ACCESS.
- IMPLEMENT SE-1, STREET SWEEPING AND VACUUMING, AS NEEDED.
- ALL EXIT LOCATIONS INTENDED TO BE USED FOR MORE THAN A TWO-WEEK PERIOD SHOULD HAVE STABILIZED CONSTRUCTION ENTRANCE/EXIT BMPs.

### INSPECTION & MAINTENANCE

- INSPECT AND VERIFY THAT ACTIVITY-BASED BMPs ARE IN PLACE PRIOR TO THE COMMENCEMENT OF ASSOCIATED ACTIVITIES. WHILE ACTIVITIES ASSOCIATED WITH THE BMPs ARE UNDER WAY, INSPECT BMPs IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS FOR THE ASSOCIATED PROJECT TYPE AND RISK LEVEL. IT IS RECOMMENDED THAT AT A MINIMUM, BMPs BE INSPECTED WEEKLY, PRIOR TO FORECASTED RAIN EVENTS, DAILY DURING EXTENDED RAIN EVENTS, AND AFTER THE CONCLUSION OF RAIN EVENTS.
- INSPECT LOCAL ROADS ADJACENT TO THE SITE DAILY. SWEEP OR VACUUM TO REMOVE VISIBLE ACCUMULATED SEDIMENT.
- REMOVE AGGREGATE, SEPARATE AND DISPOSE OF SEDIMENT IF CONSTRUCTION ENTRANCE/EXIT IS CLOGGED WITH SEDIMENT.
- KEEP ALL TEMPORARY ROADWAY DITCHES CLEAR.
- CHECK FOR DAMAGE AND REPAIR AS NEEDED.
- REPLACE GRAVEL MATERIAL WHEN SURFACE VOIDS ARE VISIBLE.
- REMOVE ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS WITHIN 24 HOURS.
- REMOVE GRAVEL AND FILTER FABRIC AT COMPLETION OF CONSTRUCTION.

### FIBER ROLLS NOTES:

#### LIMITATIONS:

- RUNOFF AND EROSION MAY OCCUR IF FIBER ROLL IS NOT ADEQUATELY TRENCHED.
- FIBER ROLLS AT THE TOE OF SLOPES GREATER THAN 1:5 MAY REQUIRE THE USE OF 20" DIAMETER OR INSTALLATIONS ACHIEVING THE SAME PROTECTION (I.E., STACKED SMALLER DIAMETER FIBER ROLLS, ETC.)
- FIBER ROLLS MAY BE USED FOR DRAINAGE INLET PROTECTION IF THEY CAN BE PROPERLY ANCHORED.
- DIFFICULT TO MOVE ONCE SATURATED.
- FIBER ROLLS COULD BE TRANSPORTED BY HIGH FLOWS IF NOT PROPERLY STAKED AND TRENCHED IN.
- FIBER ROLLS HAVE LIMITED SEDIMENT CAPTURE ZONE.
- DO NOT USE FIBER ROLLS ON SLOPES SUBJECT TO CREEP, SLUMPING, OR LANDSLIDE.

#### STANDARDS AND SPECIFICATIONS:

##### FIBER ROLL MATERIALS:

1. PREFABRICATED ROLLS.
2. ROLLED TUBES OF EROSION CONTROL BLANKET.

##### ASSEMBLY OF FIELD ROLLED FIBER ROLL:

- ROLL LENGTH OF EROSION CONTROL BLANKET INTO A TUBE OF MINIMUM 8 IN. DIAMETER.
- END ROLL AT EACH END AND EVERY 4 FT ALONG LENGTH OF ROLL WITH JUTE-TYPE TUNE.

##### INSTALLATION:

- SLOPE INCLINATION OF 1:4 OR FLATTER: FIBER ROLLS SHALL BE PLACED ON SLOPES 6 @ 1 M APART.
- SLOPE INCLINATION OF 1:4 TO 1:2: FIBER ROLLS SHALL BE PLACED ON SLOPES 4 @ 1 M APART.
- SLOPE INCLINATION 1:2 OR GREATER: FIBER ROLLS SHALL BE PLACED ON SLOPES 3 @ 1 M APART.
- STAKE FIBER ROLLS INTO A 50 TO 2 TO 4 IN. TRENCH. DRIVE STAKES AT THE END OF EACH FIBER ROLL AND SPACED 8 FEET STAKES 4 FT MAXIMUM ON CENTER IF INSTALLED AS SHOWN ON PAGES 1.3 OF THIS SET.
- USE WOOD STAKES WITH A NOMINAL CLASSIFICATION OF 1:5 BY 1:5 MM (2" BY 2" AND MINIMUM LENGTH OF 24 IN. IF MORE THAN ONE FIBER ROLL IS PLACED IN A ROW, THE ROLLS SHALL BE OVERLAPPED; NOT ABUTTED.

##### REMOVAL:

- FIBER ROLLS ARE TYPICALLY LEFT IN PLACE.
- IF FIBER ROLLS ARE REMOVED, COLLECT AND DISPOSE

OF SEDIMENT ACCUMULATION, AND FILL AND COMPACT HOLES, TRENCHES, DEPRESSIONS OR ANY OTHER GROUND DISTURBANCE TO BLEND WITH ADJACENT GROUND.

#### MAINTENANCE AND INSPECTION:

- REPAIR OR REPLACE SPILT, TORN, UNRAVELING, OR SLUMPING FIBER ROLLS.
- INSPECT FIBER ROLLS WHEN RAIN IS FORECAST. PERFORM MAINTENANCE AS NEEDED OR AS REQUIRED BY THE RE.
- INSPECT FIBER ROLLS FOLLOWING RAINFALL EVENTS AND AT LEAST DAILY DURING PROLONGED RAINFALL. PERFORM MAINTENANCE AS NEEDED OR AS REQUIRED BY THE RE.
- MAINTAIN FIBER ROLLS TO PROVIDE AN ADEQUATE SEDIMENT HOLDING CAPACITY. SEDIMENT SHALL BE REMOVED WHEN THE SEDIMENT ACCUMULATION REACHES THREE QUARTERS (3/4) OF THE BARRIER HEIGHT.
- REMOVED SEDIMENT SHALL BE INCORPORATED IN THE PROJECT AT LOCATIONS DESIGNATED BY THE RE OR DISPOSED OF OUTSIDE THE HIGHWAY RIGHT-OF-WAY IN CONFORMANCE WITH THE STANDARD SPECIFICATIONS.

FROM CALTRANS STORM WATER QUALITY HANDBOOKS SECTION 4: CONSTRUCTION SITE BEST MANAGEMENT PRACTICES MANUAL FIBER ROLLS 9C-5

### SILT FENCE NOTES:

- THE FENCE SHOULD BE SUPPORTED BY A PLASTIC OR WIRE MESH IF THE FABRIC SELECTED DOES NOT HAVE SUFFICIENT STRENGTH AND BURSTING STRENGTH CHARACTERISTICS FOR THE PLANNED APPLICATION (AS RECOMMENDED BY THE FABRIC MANUFACTURER). WOVEN GEOTEXTILE MATERIAL SHOULD CONTAIN ULTRAVIOLET INHIBITORS AND STABILIZERS TO PROVIDE A MINIMUM OF SIX MONTHS OF EXPECTED USABLE CONSTRUCTION LIFE AT A TEMPERATURE RANGE OF 0° F TO 120° F.
- LAYOUT IN ACCORDANCE WITH ATTACHED FIGURES.
- FOR SLOPES STEEPER THAN 2:1 (H:V) AND THAT CONTAIN A HIGH NUMBER OF ROCKS OR LARGE DIRT CLODS THAT TEND TO DISLODGE, IT MAY BE NECESSARY TO INSTALL ADDITIONAL PROTECTION IMMEDIATELY ADJACENT TO THE BOTTOM OF THE SLOPE. PRIOR TO INSTALLING SILT FENCE, ADDITIONAL PROTECTION MAY BE A CHAIN LINK FENCE OR A CABLE FENCE.
- FOR SLOPES ADJACENT TO SENSITIVE RECEIVING WATERS OR ENVIRONMENTALLY SENSITIVE AREAS (ESAs), SILT FENCE SHOULD BE USED IN CONJUNCTION WITH EROSION CONTROL BMPs.

#### STANDARD VS. HEAVY DUTY SILT FENCE

- STANDARD SILT FENCE:
  - GENERALLY APPLICABLE IN CASES WHERE THE SLOPE OF AREA DRAINING TO THE SILT FENCE IS 4:1 (H:V) OR LESS.
  - USED FOR SHORTER DURATIONS, TYPICALLY 3 MONTHS OR LESS.
  - AREA DRAINING TO FENCE PRODUCES MODERATE SEDIMENT LOADS.
- HEAVY DUTY SILT FENCE:
  - USE IS GENERALLY LIMITED TO 8 MONTHS OR LESS.
  - AREA DRAINING TO FENCE PRODUCES MODERATE SEDIMENT LOADS.
  - HEAVY DUTY SILT FENCE USUALLY HAS 1 OR MORE OF THE FOLLOWING CHARACTERISTICS, NOT POSSESSED BY STANDARD SILT FENCE:
    - FENCE FABRIC HAS HIGHER TENSILE STRENGTH.
    - FABRIC IS REINFORCED WITH WIRE BACKING OR ADDITIONAL SUPPORT.
    - POSTS ARE SPACED CLOSER THAN PRE-MANUFACTURED, STANDARD SILT FENCE PRODUCTS.
    - POSTS ARE METAL (STEEL OR ALUMINUM).

#### MATERIALS:

- STANDARD SILT FENCE:
  - SILT FENCE MATERIAL SHOULD BE WOVEN GEOTEXTILE WITH

- A MINIMUM WIDTH OF 36 IN. AND A MINIMUM TENSILE STRENGTH OF 100 LB FORCE. THE FABRIC SHOULD CONFORM TO THE REQUIREMENTS IN ASTM DESIGNATION D4632 AND SHOULD HAVE AN INTEGRAL REINFORCEMENT LAYER. THE REINFORCEMENT LAYER SHOULD BE A POLYPROPYLENE, OR EQUIVALENT, NET PROVIDED BY THE MANUFACTURER. THE PERMEABILITY OF THE FABRIC SHOULD BE BETWEEN 0.1 SEC-1 AND 0.15 SEC-1 IN CONFORMANCE WITH THE REQUIREMENTS IN ASTM DESIGNATION D4431.
- WOOD STAKES SHOULD BE COMMERCIAL QUALITY LUMBER OF THE SIZE AND SHAPE SHOWN ON THE PLANS.
- EACH STAKE SHOULD BE FREE FROM DECAY, SPLITS OR CRACKS LONGER THAN THE THICKNESS OF THE STAKE OR OTHER DEFECTS THAT WOULD WEAKEN THE STAKES AND CAUSE THE STAKES TO BE STRUCTURALLY UNSUITABLE.
- STAPLES USED TO FASTEN THE FENCE FABRIC TO THE STAKES SHOULD BE NOT LESS THAN 1.75 IN. LONG AND SHOULD BE FABRICATED FROM 15 GAUGE OR HEAVIER WIRE. THE WIRE USED TO FASTEN THE TOPS OF THE STAKES TOGETHER WHEN JOINING TWO SECTIONS OF FENCE SHOULD BE 3 GAUGE OR HEAVIER WIRE.
- GALVANIZING OF THE FASTENING WIRE WILL NOT BE REQUIRED.

#### HEAVY-DUTY SILT FENCE

- SOME SILT FENCE HAS A WIRE BACKING TO PROVIDE ADDITIONAL SUPPORT, AND THERE ARE PRODUCTS THAT MAY USE PREFABRICATED PLASTIC HOLDERS FOR THE SILT FENCE AND USE METAL POSTS OR BAR REINFORCEMENT INSTEAD OF WOOD STAKES. IF BAR REINFORCEMENT IS USED IN LIEU OF WOOD STAKES, USE NUMBER FOUR OR GREATER BAR. PROVIDE END PROTECTION FOR ANY EXPOSED BAR REINFORCEMENT FOR HEALTH AND SAFETY PURPOSES.

#### INSTALLATION GUIDELINES - TRADITIONAL METHOD:

- SILT FENCES ARE TO BE CONSTRUCTED ON A LEVEL CONTOUR. SUFFICIENT AREA SHOULD EXIST BEHIND THE FENCE FOR PONDING TO OCCUR WITHOUT FLOODING OR OVERTOPPING THE FENCE.
- A TRENCH SHOULD BE EXCAVATED APPROXIMATELY 6 IN. WIDE AND 6 IN. DEEP ALONG THE LINE OF THE PROPOSED SILT FENCE (TRENCHES SHOULD NOT BE EXCAVATED WIDER OR DEEPER THAN NECESSARY FOR PROPER SILT FENCE INSTALLATION).
- BOTTOM OF THE SILT FENCE SHOULD BE KEYED-IN A MINIMUM OF 12 IN.

- POSTS SHOULD BE SPACED A MAXIMUM OF 6 FT APART AND DRIVEN SECURELY INTO THE GROUND A MINIMUM OF 18 IN. OR 12 IN. BELOW THE BOTTOM OF THE TRENCH.
- WHEN STANDARD STRENGTH GEOTEXTILE IS USED, A PLASTIC OR WIRE MESH SUPPORT FENCE SHOULD BE FASTENED SECURELY TO THE UPSLOPE SIDE OF POSTS USING HEAVY-DUTY WIRE STAPLES AT LEAST 1 IN. LONG. THE MESH SHOULD EXTEND INTO THE TRENCH.
- WHEN EXTRA-STRENGTH GEOTEXTILE AND CLOSER POST SPACING ARE USED, THE MESH SUPPORT FENCE MAY BE ELIMINATED.
- WOVEN GEOTEXTILE SHOULD BE PURCHASED IN A LONG ROLL, THEN CUT TO THE LENGTH OF THE BARRIER.
- WHEN JOINTS ARE NECESSARY, GEOTEXTILE SHOULD BE SPliced TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6 IN. OVERLAP AND BOTH ENDS SECURELY FASTENED TO THE POST.
- THE TRENCH SHOULD BE BACKFILLED WITH NATIVE MATERIAL AND COMPACTED.
- CONSTRUCT SILT FENCES WITH A SETBACK OF AT LEAST 3 FT FROM THE TOE OF A SLOPE WHERE, DUE TO SPECIFIC SITE CONDITIONS, A 3 FT SETBACK IS NOT AVAILABLE. THE SILT FENCE MAY BE CONSTRUCTED AT THE TOE OF THE SLOPE, BUT SHOULD BE CONSTRUCTED AS FAR FROM THE TOE OF THE SLOPE AS PRACTICABLE. SILT FENCES CLOSE TO THE TOE OF THE SLOPE WILL BE LESS EFFECTIVE AND MORE DIFFICULT TO MAINTAIN.
- CONSTRUCT THE LENGTH OF EACH REACH SO THAT THE CHANGE IN BASE ELEVATION ALONG THE REACH DOES NOT EXCEED 1/3 THE HEIGHT OF THE BARRIER. IN NO CASE SHOULD THE REACH EXCEED 500 FT.
- CROSS BARRIERS SHOULD BE A MINIMUM OF 1/3 AND A MAXIMUM OF 1/2 THE HEIGHT OF THE LINEAR BARRIER.

Revision/Issue	Date

**HASTINGS CONSTRUCTION, INC.**

316 MID VALLEY CENTER | SPACE 161  
CARMEL, CA 93923 | (831) 620-0920  
DESIGN@HASTINGSCONSTRUCTION.COM | LIC#: 791539

Drawing Title: CMC CONSTRUCTION BEST MANAGEMENT PRACTICES & GEN. NOTES

Job Title: MISSION STREET RESIDENCE

Project Address & ZIP: MISSION 2 SW FIRST, CARMEL-BY-THE-SEA, CALIFORNIA

APN: 010-121-021

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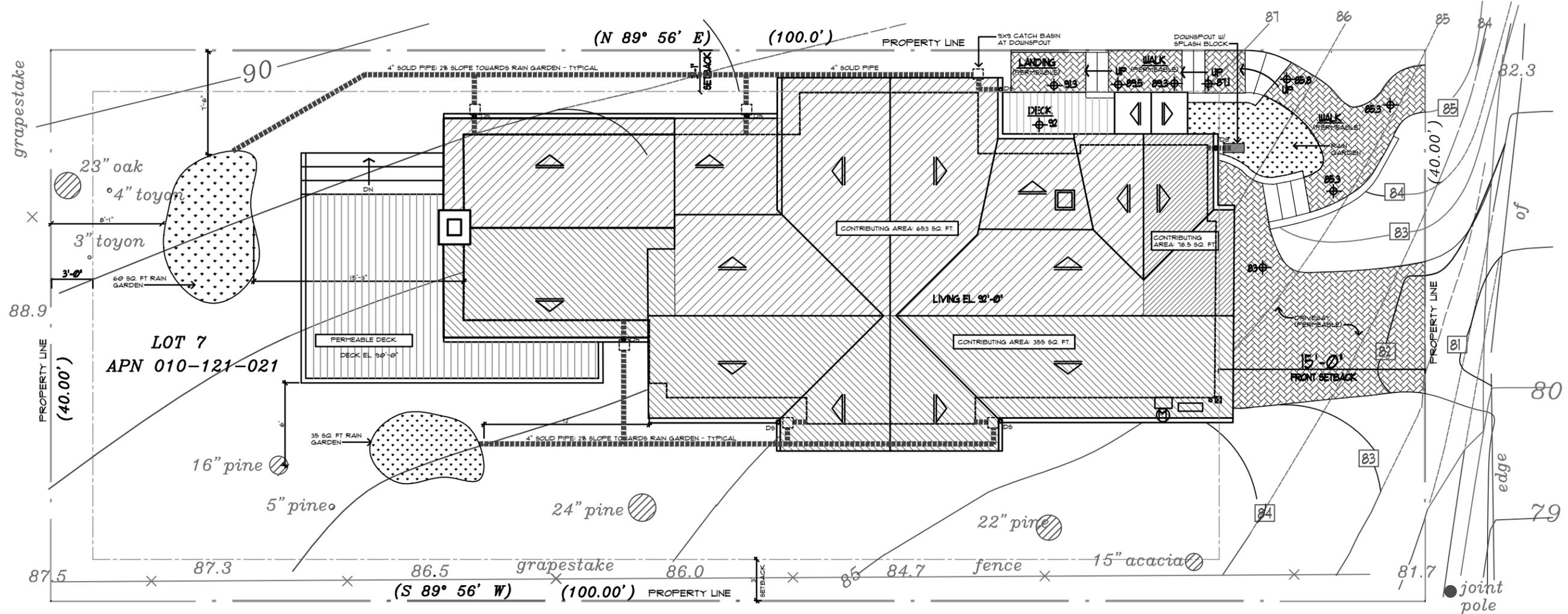
Project: HCl154

Date: 12/12/2019

Drawn By: AAF

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

G2



Revision/Issue	Date

**HASTINGS CONSTRUCTION, INC.**  
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**DRAINAGE PLAN**  
 Project: HCT154  
 Date: 12/12/2019  
 Project Address & APN: MISSION STREET RESIDENCE  
 MISSION 2 SW FIRST, CARMEL-BY-THE-SEA, CALIFORNIA  
 APN: 010-121-021  
 Drawing Title: DRAINAGE PLAN  
 Job Title: AAF  
 Scale: 1/8"=1'-0"

## RAIN GARDENS

Stormwater Control for Small Projects



Rain gardens are landscaped areas designed to capture and treat rainwater that runs off roof and paved surfaces. Runoff is directed toward a depression in the ground, which is planted with flood and drought-resistant plants. As the water nourishes the plants, the garden stores, evaporates, and infiltrates rainwater into the soil. The soil absorbs runoff pollutants, which are broken down over time by microorganisms and plant roots.

Rain gardens are a relatively low-cost, effective, and aesthetically pleasing way to reduce the amount of stormwater that runs off your property and washes pollutants into storm drains, local streams, and the San Francisco Bay. While protecting water quality, rain gardens also provide attractive landscaping and habitat for birds, butterflies, and other animals, especially when planted with native plants.

### Is a Rain Garden Feasible for My Project?

- Rain gardens are appropriate where the following site characteristics are present:
  - Rain gardens should be installed at least 10 feet from building foundations. The ground adjacent to the building should slope away at a 2% minimum slope. A downspout extension or "avale" (landscaped channel) can be used to convey rain from a roof directly into a rain garden. Rain gardens can also be located downstream from a rain barrel overflow path.
  - Rain gardens should be at least 3 feet from public sidewalks (or have an appropriate impermeable barrier installed), 5 feet from property lines, and in an area where potential overflow will not run onto neighboring properties.
  - The site should have well-drained soil and be relatively flat. Soil amendments can improve infiltration in areas with poor drainage. Add about 3 inches of compost to any soil type and till it in to a depth of about 12 inches.
  - A front or backyard can work well for a rain garden, especially in areas where the slope naturally takes the stormwater.

### How Large Does My Rain Garden Need to Be?

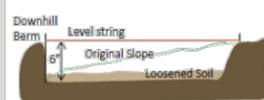
A general recommendation for a garden with a 6-inch ponding depth is to size the rain garden to approximately 4% of the contributing impervious area. Your soil type will affect how the rain garden should be sized because the water infiltration rate depends on the soil type; rain gardens should be larger in areas with slower infiltration. The following table can be used as general guidance.

Contributing Area (sq. ft.)	Rain Garden Area (sq. ft.)
500 - 700	24
701 - 900	32
901 - 1,100	40
1,101 - 1,300	48
1,301 - 1,500	56
1,501 - 2,000*	70

\*Projects adding roof or other impervious areas in excess of 2,000 sq. ft. should add 20 sq. ft. of rain garden surface area per every 500 sq. ft. of additional area.

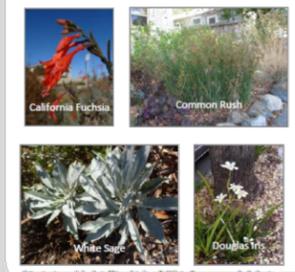
### How to Plan and Install a Rain Garden

#### Install your Rain Garden



- Once you have selected a site and planned the size of your rain garden, lay out the shape using a string or tape to define the outline of where you will dig.
- If the yard is level, dig to a depth of 6-inches and slope the sides. If the site is sloped, you may need to dig out soil on the uphill side of the area and use the soil to construct a small berm (a compacted wall of soil) along the down slope side of the garden.
- Use a string level to help level the top of the garden and maintain an even 6-inch depth.
- Once the garden is excavated, loosen the soil on the bottom of the area so you have about 12 inches of soft soil for plants to root in. Mix in about 3 inches of compost to help the plants get established and improve the water-holding capacity of the soil.
- If water enters the garden quickly, include a layer of gravel or river rock at the entry points to prevent erosion.

#### Select Appropriate Plants



You can design your rain garden to be as beautiful as any other type of garden. Select plants that are appropriate for your location and the extremes of living in a rain garden.

Site Considerations:

- How much light will your garden receive?
- Is your property near the coast or located in an inland area (this affects sun and temperature)?
- Are there high winds near your home?

Recommended plant characteristics:

- Native plants adapted to local soil and climate,
- Drought tolerant,
- Flood tolerant,
- Not invasive weedy plants,
- Non-aggressive root systems to avoid damaging water pipes,
- Attracts birds and beneficial insects.

\*Contact municipal staff to obtain a full list of recommended plants, provided in the countywide stormwater guidance.

## DRAINAGE PLAN

1/8" = 1'-0"



NOTES:  
 ALL INFILTRATION SYSTEM(S) SHALL BE DESIGNED IN ACCORDANCE WITH CARMEL MUNICIPAL CODE (CMC) STANDARD OPERATING GUIDANCE (SOG) 11-01 FOR PRIVATE STORMWATER DRAINAGE SYSTEMS.

DRAINAGE FROM DOWNSPOUTS AND PAVED AREAS SHALL BE DIRECTED TO LANDSCAPED AREAS, OR COLLECTED IN FRENCH DRAINS OR SUBGRADE PERFORATED PIPE COLLECTORS, AND CONVEYED TO INFILTRATION BEST MANAGEMENT PRACTICES (BMP) SUCH AS RAIN GARDENS OR INFILTRATION TRENCHES.

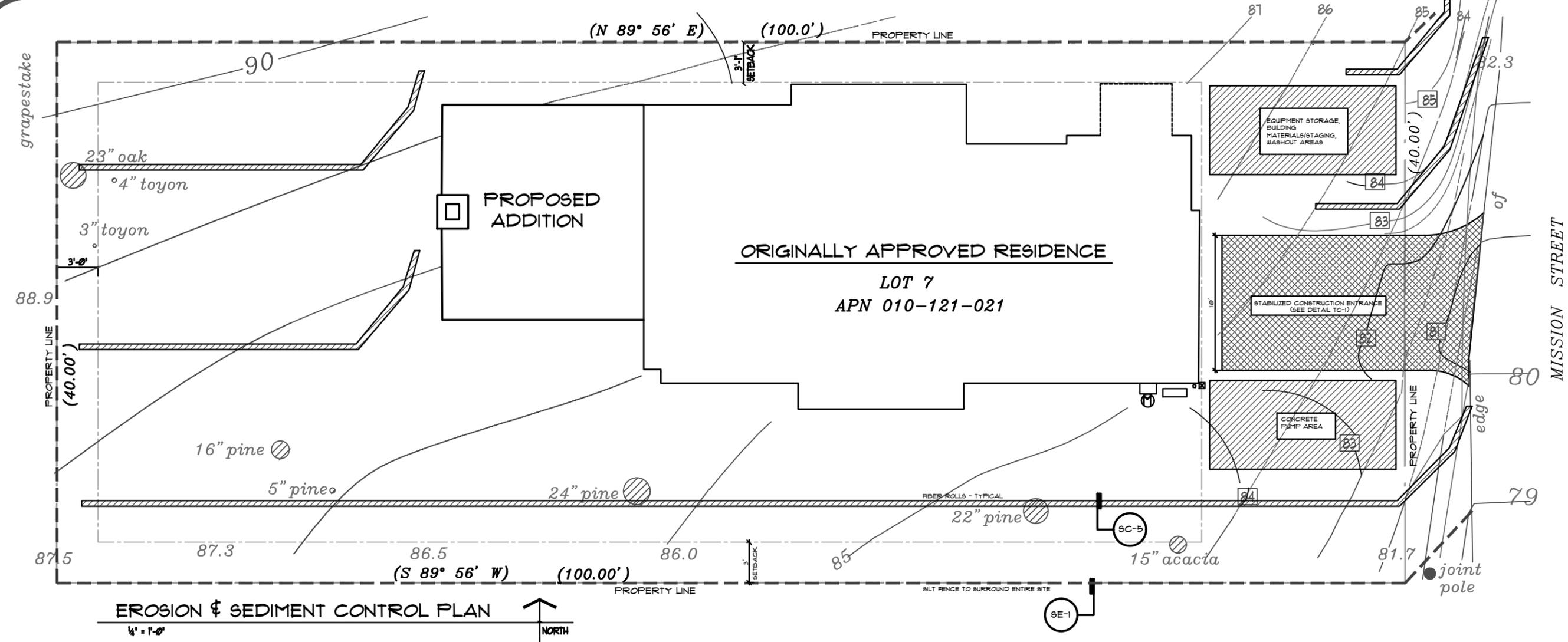
RAIN GARDENS SHALL BE DESIGNED IN ACCORDANCE WITH THE BAY AREA STORMWATER MANAGEMENT AGENCIES ASSOCIATION (BASMAA) PUBLICATION RAIN GARDENS, STORMWATER CONTROL FOR SMALL PROJECTS.

REFER TO [HTTPS://CI.CARMEL.CA.US/POD/PRIVATE-DRAINAGE-SYSTEMS](https://ci.carmel.ca.us/POD/Private-Drainage-Systems) FOR APPROVED LIST OF RAIN GARDEN PLANTS.

THE LANDSCAPED AREAS USED FOR INFILTRATION SHALL BE AT LEAST 50% OF THE SIZE OF THE CONTRIBUTING IMPERVIOUS SURFACE.

RUNOFF SHALL BE DIRECTED AWAY FROM BUILDING FOUNDATIONS.

OVERFLOW MUST BE DIRECTED AWAY FROM NEIGHBORING PROPERTIES. OVERFLOW TO THE STREET REQUIRES AN ENCROACHMENT PERMIT APPROVED BY THE PUBLIC WORKS DIRECTOR.



Revision/Issue	Date

**HASTINGS CONSTRUCTION, INC.**

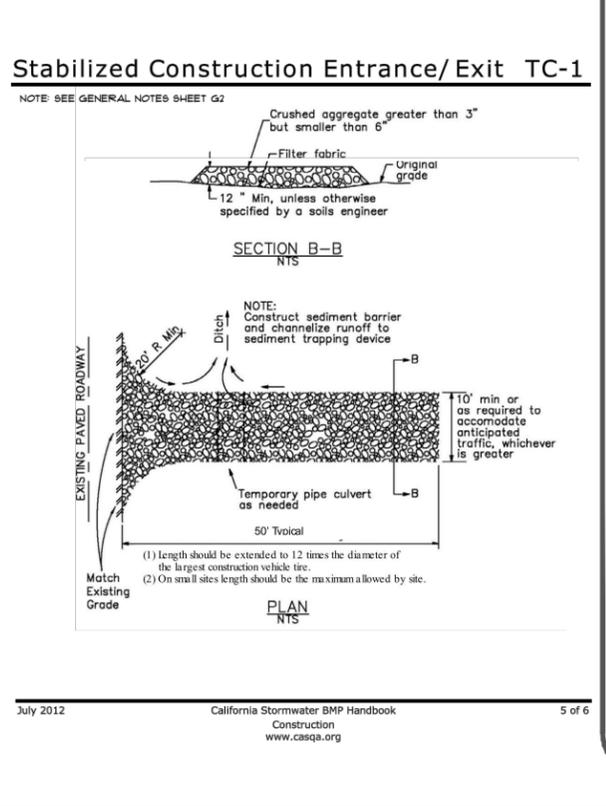
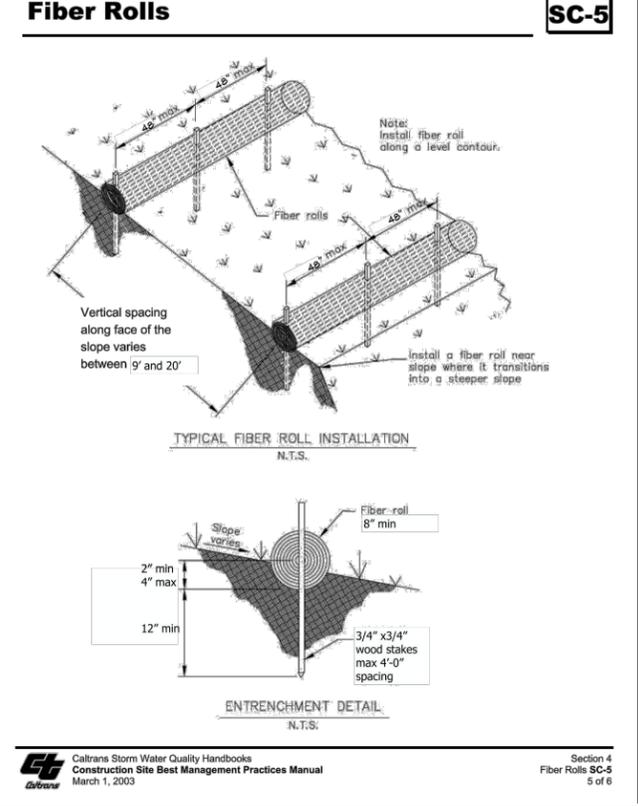
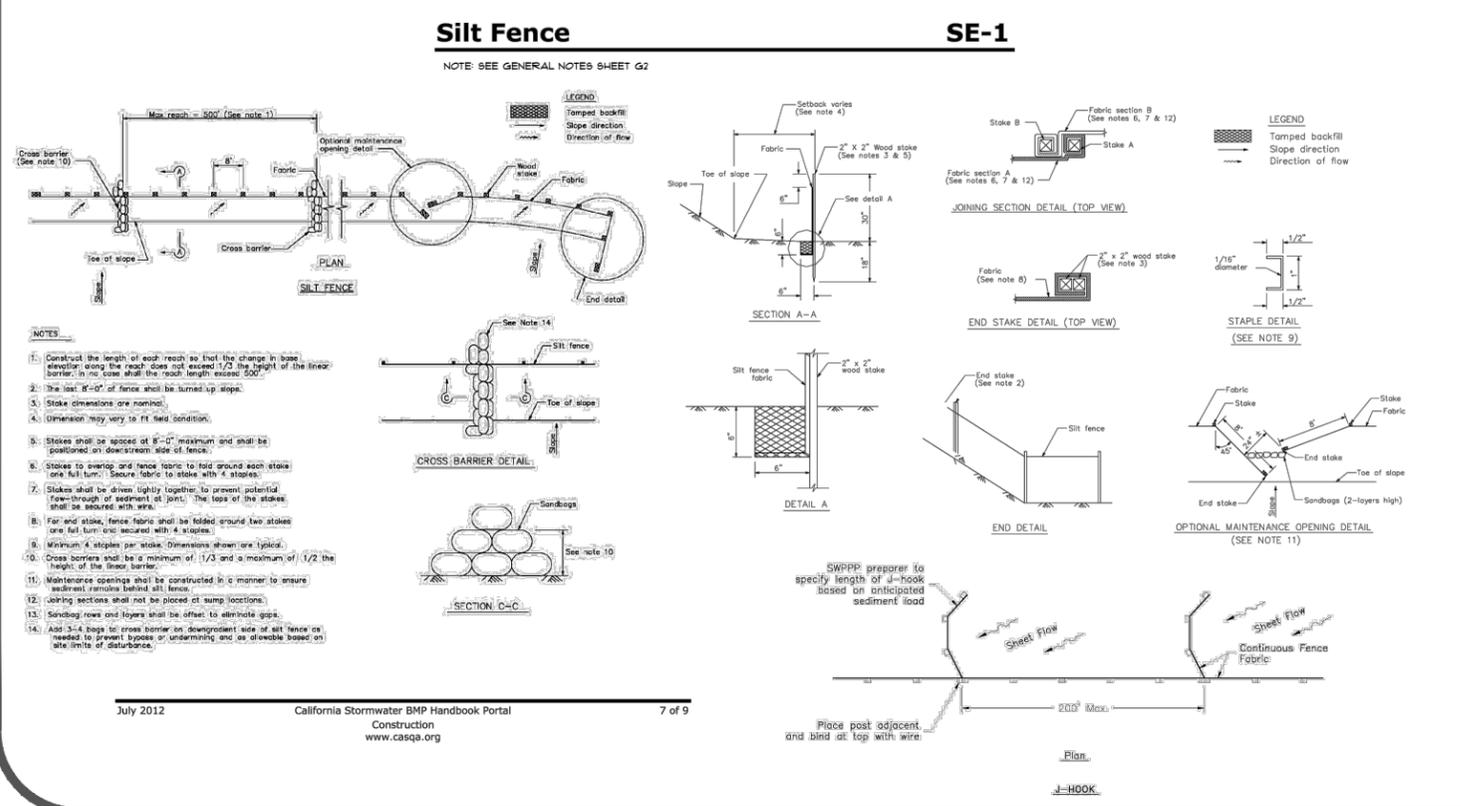
316 MID VALLEY CENTER | SPACE 161  
CARMEL, CA 93923 | (831) 620-0920  
DESIGN@HASTINGSCONSTRUCTION.COM | LIC#: 791539

**EROSION & SEDIMENT CONTROL PLAN**

Job Title: **MISSION STREET RESIDENCE**  
Project Address & APN: **MISSION 2 SW FIRST, CARMEL-BY-THE-SEA, CALIFORNIA**  
APN: **010-121-021**

Project: **HC1754** Sheet  
Date: **12/12/2019**  
Drawn By: **AAF**  
Scale: **1/8"=1'-0"**

**A1.3**



**ELECTRICAL NOTES:**  
ELECTRICAL LIGHTING & MECHANICAL DEVICES SHOWN ON DRAWINGS INDICATES ARCHITECTURAL DESIGN INTENT ONLY. ELECTRICAL & MECHANICAL SUBCONTRACTOR TO MEET WITH OWNER'S FINAL APPROVAL AND/OR REVISIONS.

VERIFY PHONE & TV JACK LOCATIONS WITH OWNER PRIOR TO INSTALLATION - TYPICAL

ALL ELECTRICAL FIXTURES SELECTED PER OWNER'S SPECIFICATIONS SHALL BE INSTALLED PER MANUFACTURER'S SPECS AND SHALL COMPLY WITH 2016 CA ENERGY CODE

INSTALLED LUMINAIRES SHALL BE CLASSIFIED AS HIGH-EFFICACY OR LOW-EFFICACY FOR COMPLIANCE WITH SECTION 150.0(K) IN ACCORDANCE WITH TABLE 150.0-A OR TABLE 150.0-B, AS APPLICABLE

NO CONTROLS SHALL BYPASS A DIMMER OR VACANCY SENSOR FUNCTION WHERE THAT DIMMER OR VACANCY SENSOR HAS BEEN INSTALLED TO COMPLY WITH SECTION 150.0(K)

LIGHTING CONTROLS SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF SECTION 100.9

LUMINAIRES RECESSED INTO CEILINGS SHALL MEET ALL OF THE FOLLOWING REQUIREMENTS:

- BE LISTED, AS DEFINED IN SECTION 100.1, FOR ZERO CLEARANCE INSULATION CONTACT (IC) BY UNDERWRITERS LABORATORIES OR OTHER NATIONALLY RECOGNIZED TESTING/RATING LABORATORY; AND
- HAVE A LABEL THAT CERTIFIES THAT THE LUMINAIRE IS AIRTIGHT WITH AIR LEAKAGE LESS THAN 2.0 CFM AT 75 PASCAALS WHEN TESTED IN ACCORDANCE WITH ASTM E283. AN EXHAUST FAN HOUSING SHALL NOT BE REQUIRED TO BE CERTIFIED AIRTIGHT; AND
- BE SEALED WITH A GASKET OR CAULK BETWEEN THE LUMINAIRE HOUSING AND CEILING, AND SHALL HAVE ALL AIR LEAK PATHS BETWEEN CONDITIONED AND UNCONDITIONED SPACES SEALED WITH A GASKET OR CAULK; AND
- FOR RECESSED COMPACT FLUORESCENT LUMINAIRES WITH BALLASTS TO QUALIFY AS HIGH EFFICACY FOR COMPLIANCE WITH SECTION 150.0(K), THE BALLASTS SHALL BE CERTIFIED TO THE COMMISSION TO COMPLY WITH THE APPLICABLE REQUIREMENTS IN SECTION 110.9; AND
- ALLOW BALLAST MAINTENANCE AND REPLACEMENT TO BE READILY ACCESSIBLE TO BUILDING OCCUPANTS FROM BELOW THE CEILING WITHOUT REQUIRING THE CUTTING OF HOLES IN THE CEILING.

RESIDENTIAL OUTDOOR LIGHTING PERMANENTLY MOUNTED TO THE DWELLING SHALL FOLLOW THE LIGHTING REQUIREMENTS:

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

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

**ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION:** ALL 120V-VOLT 15 AND 20 AMPERE OR BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, KITCHENS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN, BEDROOMS, BUNKROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREA SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER COMBINATION-TYPE GUESTROOMS (210-10) AND GUEST SUITES THAT ARE PROVIDED WITH PERMANENT PROVISIONS FOR COOKING SHALL HAVE AFCI (210-12(B))

TAMPER RESISTANT RECEPTACLES ARE REQUIRED IN ALL LOCATIONS EXCEPT AT OUTLETS LOCATED MORE THAN 5'-6" 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.

**SMOKE DETECTORS:** VERIFY EXISTING SMOKE DETECTORS OR INSTALL NEW PER BELOW:

- A SMOKE DETECTOR, APPROVED AND LISTED BY THE STATE FIRE MARSHAL PURSUANT TO SECTION 1311.4, SHALL BE INSTALLED, IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
- SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM AND OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS (CRC R314.3)
- SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED (CRC R314.5)

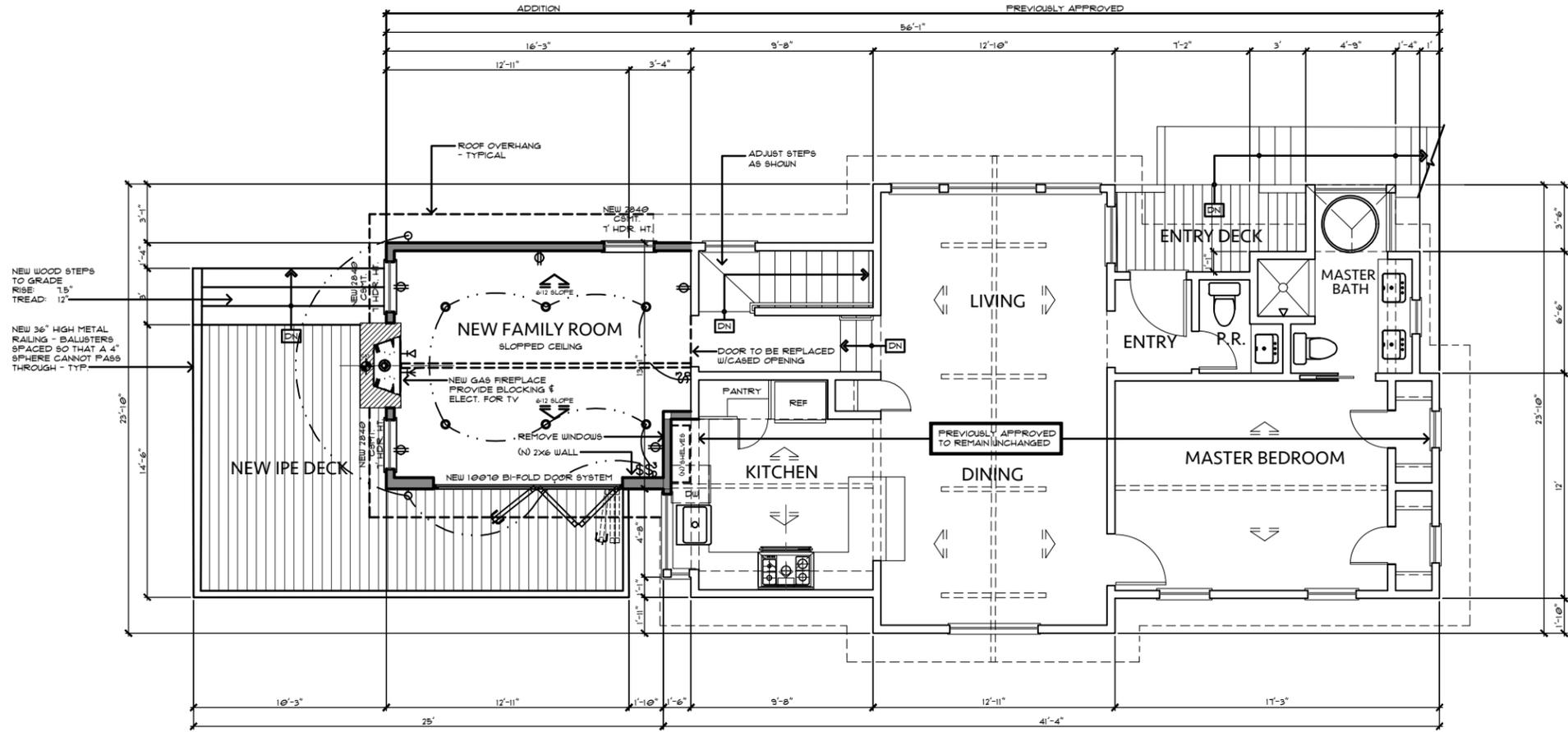
**CO DETECTORS/ALARMS:**

CARBON MONOXIDE ALARMS SHALL BE LISTED AS COMPLYING WITH UL 2034 AND BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH NFPA 720 AND THE MANUFACTURER'S INSTRUCTIONS R315.1.

CARBON MONOXIDE ALARMS REQUIRED BY SECTION R315.1 SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) (CRC R315.1.4)

CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACK-UP. ALARM WIRING SHALL BE DIRECTLY CONNECTED TO THE PERMANENT BUILDING WIRING WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVER-CURRENT PROTECTION (CRC R315.1.2)

- EXCEPTIONS:
- IN DWELLING UNITS WHERE THERE IS NO COMMERCIAL POWER SUPPLY CARBON MONOXIDE ALARMS MAY BE SOLELY BATTERY OPERATED
  - OTHER POWER SOURCES RECOGNIZED FOR USE BY NFPA 720 WHERE MORE THAN ONE CARBON MONOXIDE ALARM IS REQUIRED TO BE INSTALLED WITHIN THE DWELLING UNIT OR WITHIN A SLEEPING UNIT THE ALARM SHALL BE INTERCONNECTED IN A MANNER THAT ACTIVATION OF ONE ALARM SHALL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL (CRC R315.1.3)



	= NEW WALL
	= EXISTING WALL TO REMAIN
	= EXISTING RETAINING WALL TO REMAIN
	= EXISTING WALL/ELEMENT TO BE REMOVED

**ELECTRICAL SYMBOLS LIST**

	110V DUPLEX OUTLET
	110V GFI DUPLEX OUTLET
	SINGLE SWITCH
	3-WAY SWITCH
	DIMMER SWITCH
	3-WAY DIMMER SWITCH
	RECESSED CAN LIGHT FIXTURE
	WALL MOUNTED LIGHT FIXTURE
	FUEL GAS
	DATA JACK (VERIFY CABLE TYPE)
	TV JACK/CABLE

NOTE: ALL EXISTING ELECTRICAL TO REMAIN UNLESS NOTED OTHERWISE. CONTRACTOR TO VERIFY EXISTING ELECTRICAL CONDITIONS.

**GENERAL NOTES:**

THIS PROJECT SHALL COMPLY WITH 2016 CALIFORNIA RESIDENTIAL CODE (CRC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA ELECTRICAL CODE (CEC), & CALIFORNIA ENERGY CODE (CEC), CALIFORNIA FIRE CODE (CFC).

CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, MATERIALS, AND CONDITIONS PRIOR TO STARTING CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE DESIGNER OR OWNER PRIOR TO ORDERING MATERIALS.

CONTRACTOR TO PROTECT EXISTING CONDITIONS FROM DAMAGE, DUST, AND DEBRIS.

MATERIALS PLANNED TO BE REUSED ARE TO BE PROTECTED FROM DAMAGE THROUGHOUT THE DEMOLITION PROCESS.

CONTRACTOR IS RESPONSIBLE FOR COMPLETE FINAL DISPOSAL OF ALL CONSTRUCTION DEBRIS IN A MANNER CONSISTENT WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS.

WHERE NEW WORK ADJOINS EXISTING, ELEMENTS ARE TO BE ATTACHED IN ALIGNMENT WITH TIGHT FIT. SECURE CONSTRUCTION SO THAT THERE IS NO CHANGE IN THE VISUAL APPEARANCE: PATCHES, CHANGES IN PLANT AND/OR WALL COVERING, ETC. IF NECESSARY, REMOVE SURFACE OF EXISTING ELEMENTS AND INSTALL NEW FOR SMOOTH INTEGRATION.

BASEBOARDS ARE TO BE PRIMER GRADE WOOD IN ALL ROOMS UNLESS OTHERWISE NOTED BY OWNER OR DESIGNER.

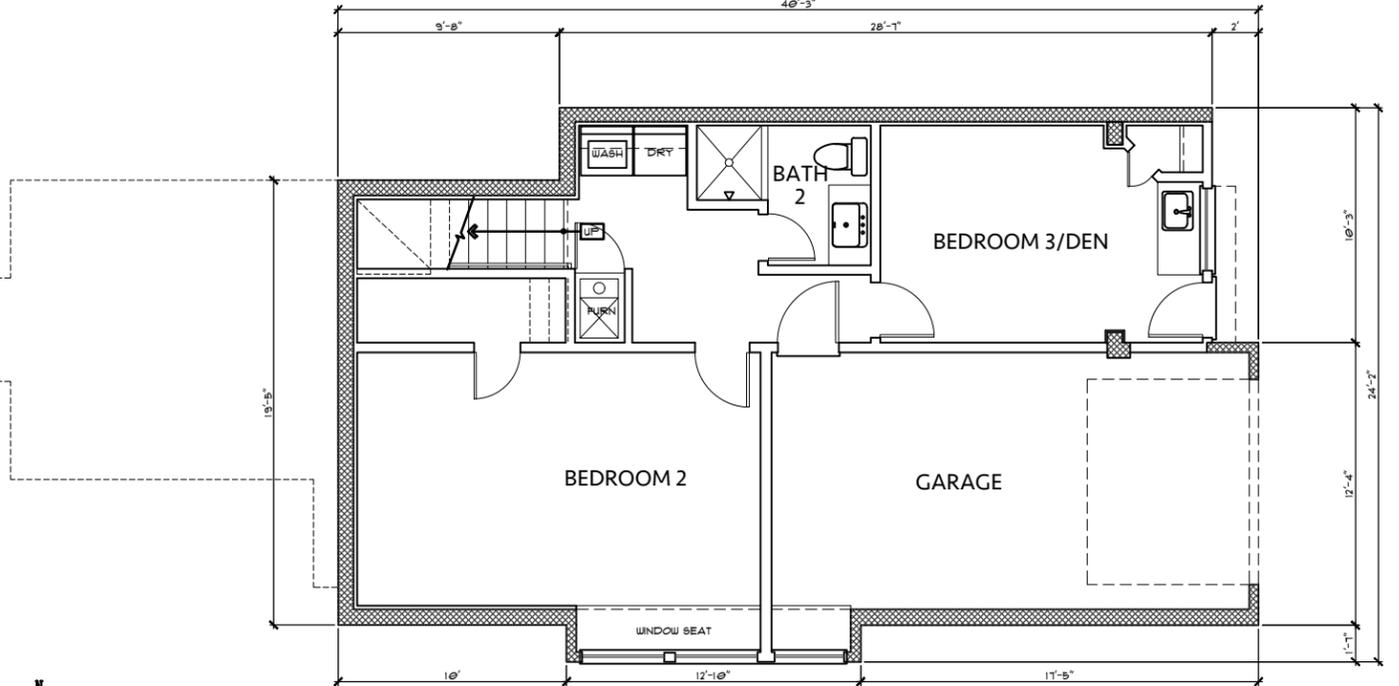
GYPHUM WALL BOARD PANELS SHALL BE TAPED AND FINISHED TO MATCH EXISTING. ALL JOINT & TAPE SHALL BE APPLIED PER MANUFACTURER SPECIFICATIONS. METAL BEAD SHALL BE USED AT ALL CORNERS (UNLESS OTHERWISE NOTED) AND CEMENT BOARD SHALL BE USED UNDER ALL TILE APPLICATIONS.

NOTE: WATER-RESISTANT GYPHUM BACKING BOARD SHOULD NOT BE USED IN THE FOLLOWING LOCATIONS PER CBC 712: 1) OVER VAPOR RETARDER 2) IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY 3) ON CEILING WHERE FRAME SPACING EXCEEDS 12" ON CENTER.

**DOOR & WINDOW NOTES:**

- ALL GLAZING SUBJECT TO HUMAN IMPACT SHALL CONFORM TO CRC SECTIONS R308.3 & R308.4. GLAZING ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36 INCHES HORIZONTALLY OF A WALKING SURFACE WHEN SURFACE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE.
- ALL WINDOWS, DOORS & HARDWARE SELECTIONS SHALL BE VERIFIED BY OWNER.
- ALL EXTERIOR DOOR & WINDOW TRIM SHALL MATCH EXISTING.
- WINDOW AND DOOR SIZES SHOWN FOR DESIGN PURPOSES ONLY. ACTUAL WINDOW AND DOOR SIZES SHALL BE FRAMED & SET PER MANUFACTURER'S SPECIFICATIONS. CONTRACTOR TO FIELD VERIFY SIZES AND SELECT NEAREST MANUFACTURER'S SIZES PRIOR TO ORDERING.

**ENTRY LEVEL FLOOR PLAN**



**LOWER LEVEL FLOOR PLAN**

PREVIOUSLY APPROVED TO REMAIN UNCHANGED

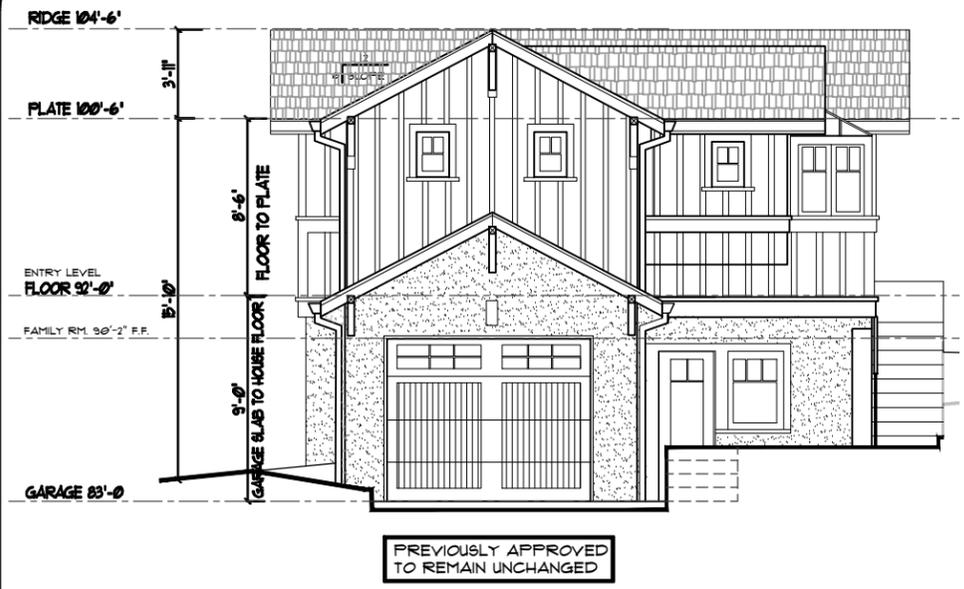
Revision/Issue	Date

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DESIGN@HASTINGSCONSTRUCTION.COM | LIC#: 791539

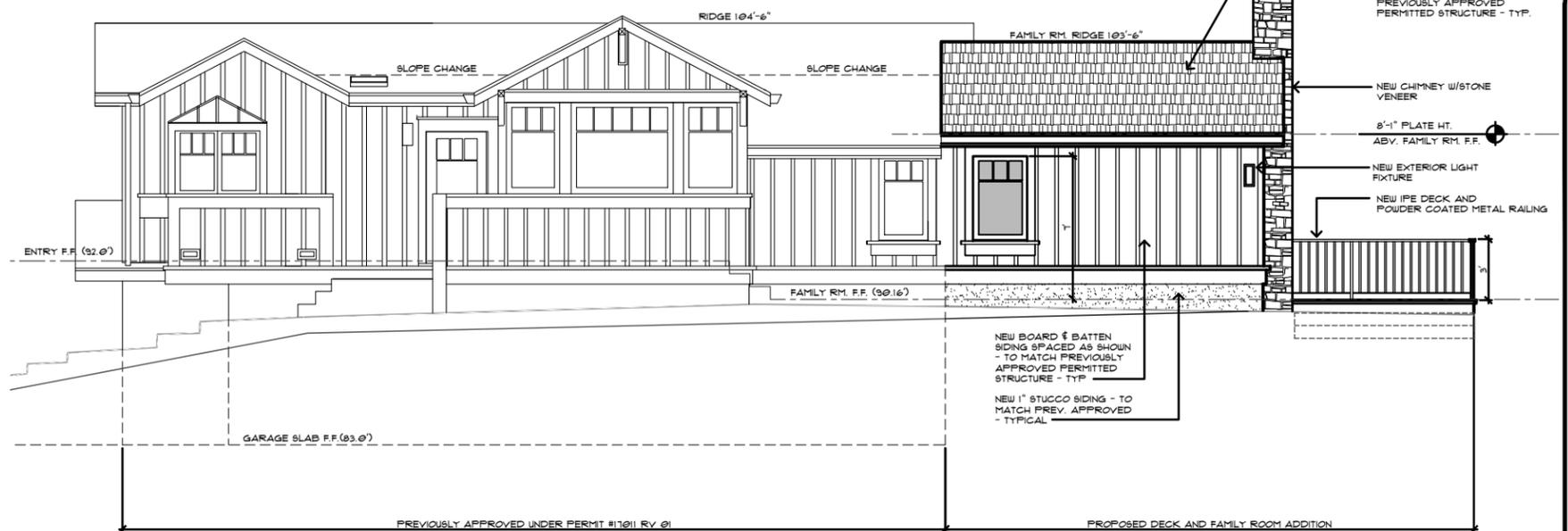
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Job Title: **MISSION STREET RESIDENCE**  
Project Address & APN: **MISSION 2 SW FIRST, CARMEL-BY-THE-SEA, CALIFORNIA**  
APN: **010-121-021**

Project: **HC1754** Sheet  
Date: **12/12/2019**  
Drawn By: **AAF**  
Scale: **1/8"=1'-0"**

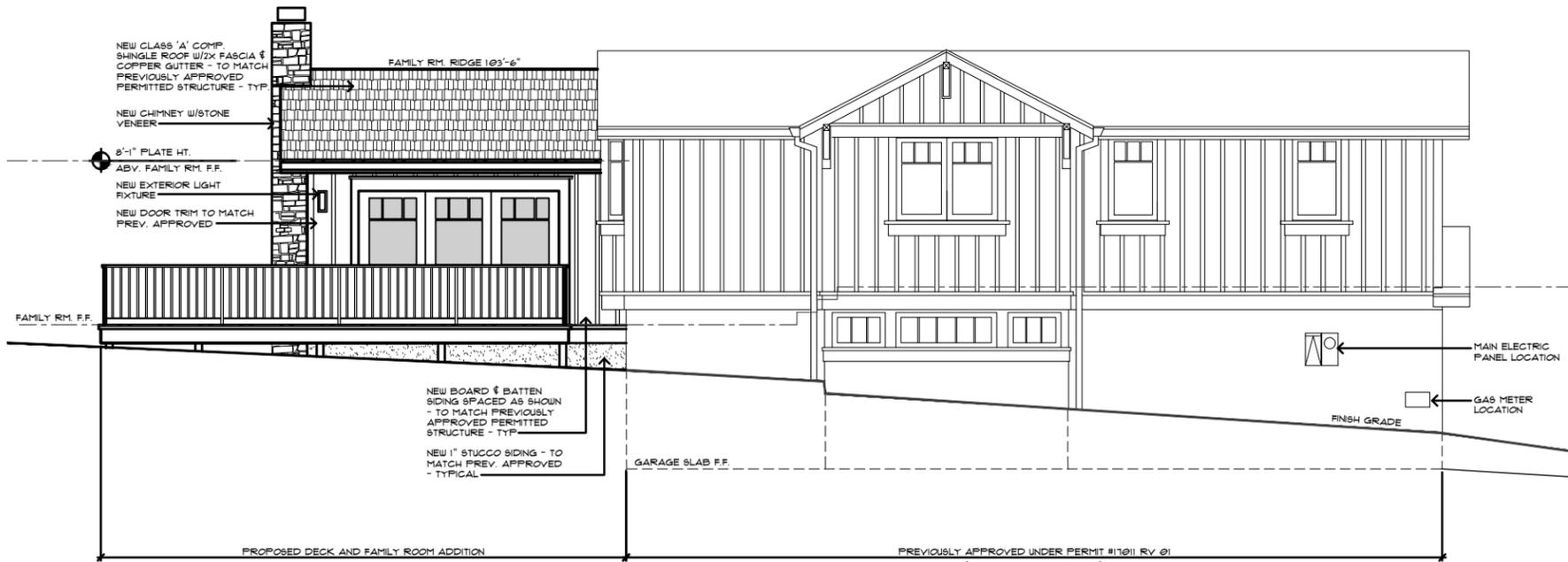
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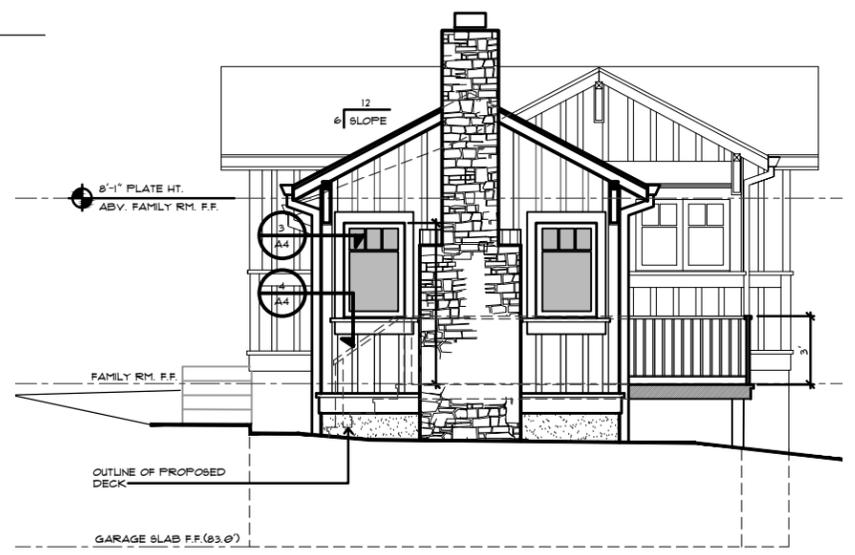
EAST (MISSION STREET) ELEVATION (FRONT)



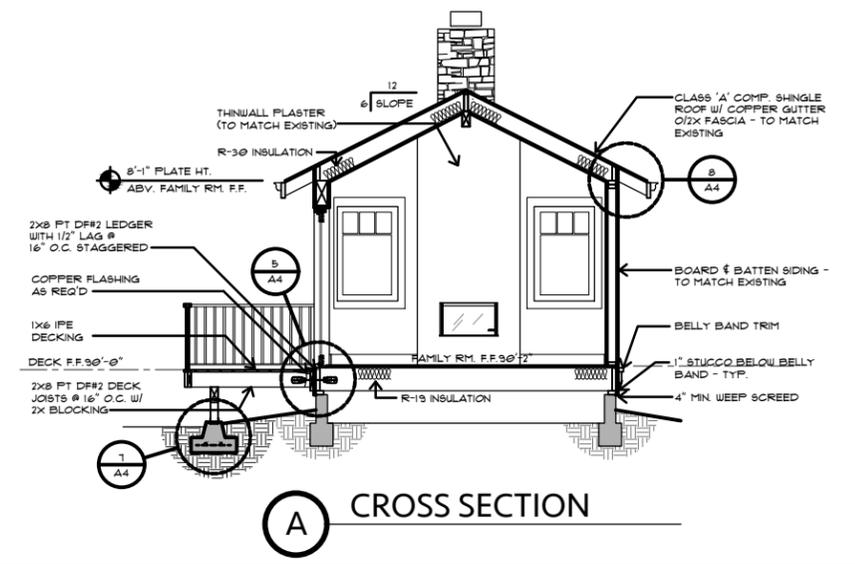
NORTH ELEVATION (RIGHT SIDE)



PROPOSED SOUTH ELEVATION (LEFT SIDE)



WEST ELEVATION (REAR)



CROSS SECTION

Revision/Issue	Date

**HASTINGS CONSTRUCTION, INC.**

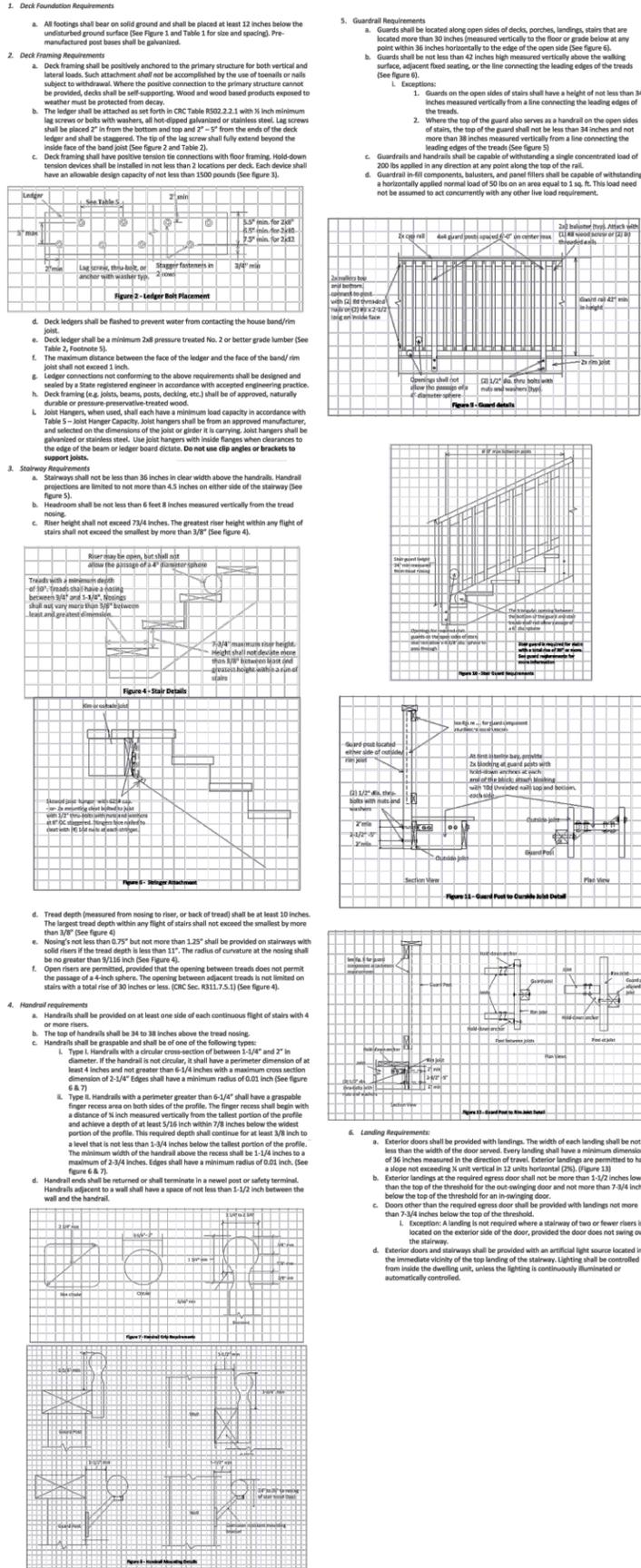
316 MID VALLEY CENTER | SPACE 161  
CARMEL, CA 93923 | (831) 620-0920  
DESIGN@HASTINGSCONSTRUCTION.COM | LIC#: 791539

**EXTERIOR ELEVATIONS & CROSS SECTION**

Job Title: MISSION STREET RESIDENCE  
Project Address & APN: MISSION 2 SW FIRST, CARMEL-BY-THE-SEA, CALIFORNIA  
APN: 010-121-021

Project: HCl154  
Date: 12/12/2019  
Drawn By: AAF  
Scale: 1/8"=1'-0"

A3



**FOUNDATION & FRAMING NOTES:**  
WOOD FRAMING SHALL BE IN ACCORDANCE W/ CBC 2016 CHAPTER 23.

REQUIRED:  
PROVIDE G.I. FLASHING OR COPPER AS REQUIRED. PROVIDE WEATHERPROOFING FOR ALL EXPOSED STRUCTURAL ITEMS.

DIAPHRAGM & THE SHEAR SHALL BE TRANSFERRED ACCORDING TO CBC CHAPTER 23.

PROVIDE 1/2" GYPSUM BOARD AT CEILINGS W/ 16" O.C. SPACING & 1/2" GYPSUM BOARD @ 24" O.C. SPACING.

DOOR & WINDOW HEADERS ARE TO BE #2 MATERIAL - TYPICALLY 4X12 DF @ 6'-8" (U.N.O.).

CRIPPLE WALLS TO BE BRACED MIN. 4'-0" WIDE BRACING PER 25 LINEAR FT. OF WALL.

RAFTERS TO BE 2X8 DF#2 @ 16" O.C. RIDGE TO BE 2X10.

ROOF SHEATHING TO BE 5/8" CDX PLYWOOD; NAILING: @ 6" O.C.E. AND @ 12" O.C.F.

ALL FRAMING LUMBER SHALL BE DOUGLAS FIR (U.N.O.) AND SHALL HAVE A 19% MAX MOISTURE CONTENT AT THE TIME OF INSTALL.

ALL MUDSILLS TO BE 2X6 PT/DF W/ 3/8" @ 4'-0" O.C. MAX. 12" FROM ENDS OR MUDSILL, MIN. 4" FROM ENDS TYP.

ALL SOLE/SILL NAILING TO BE 16D @ 6" O.C.

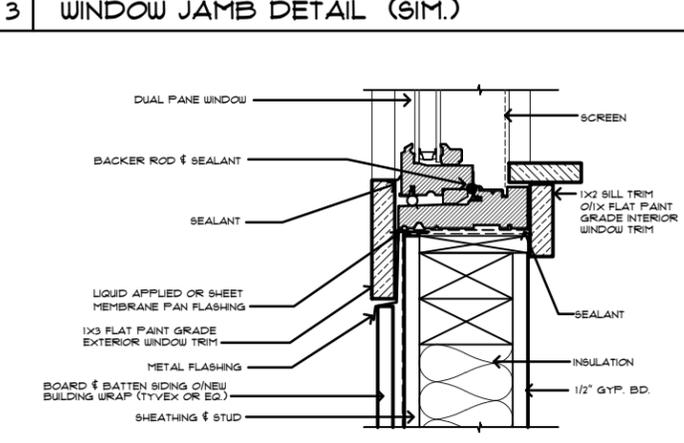
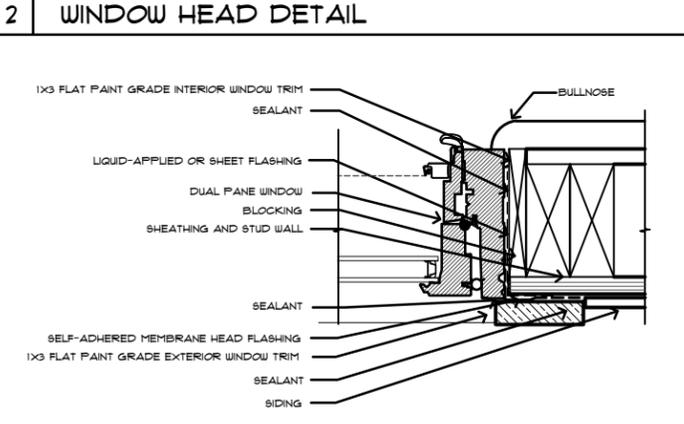
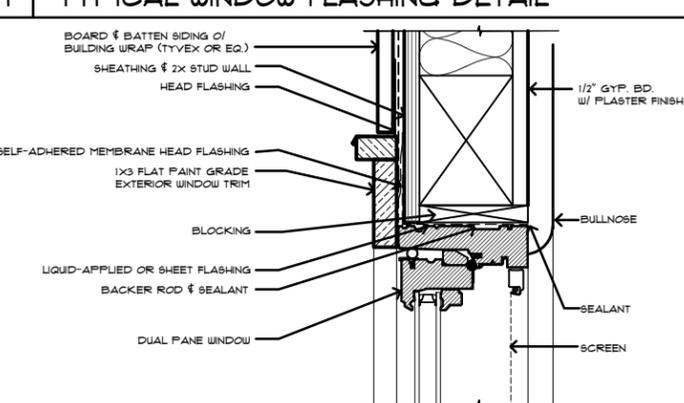
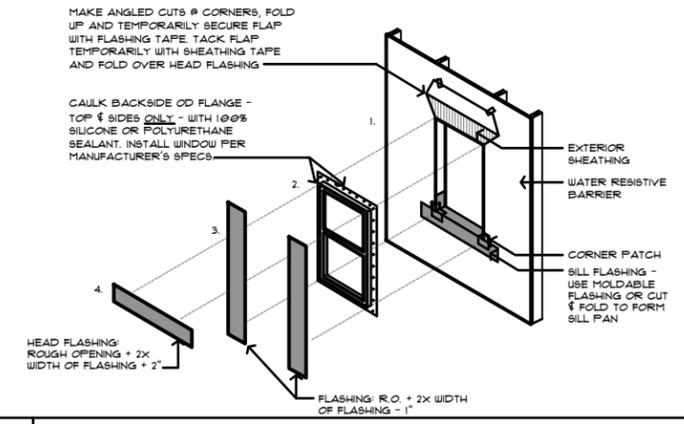
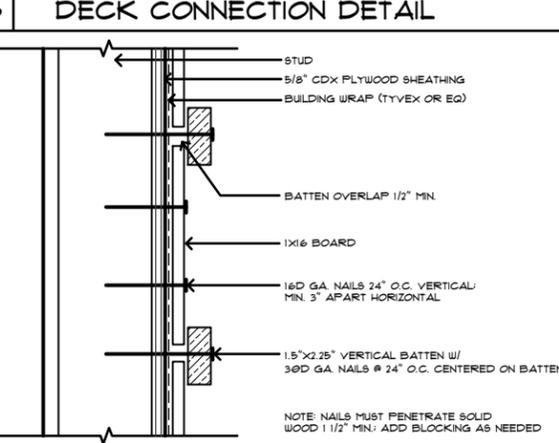
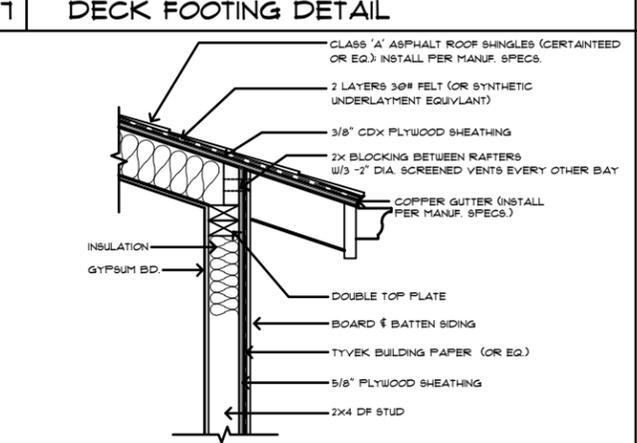
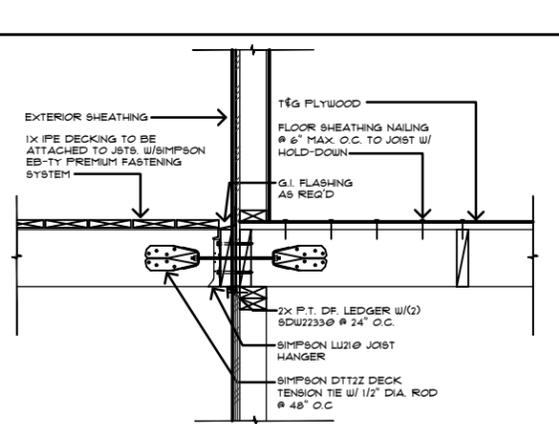
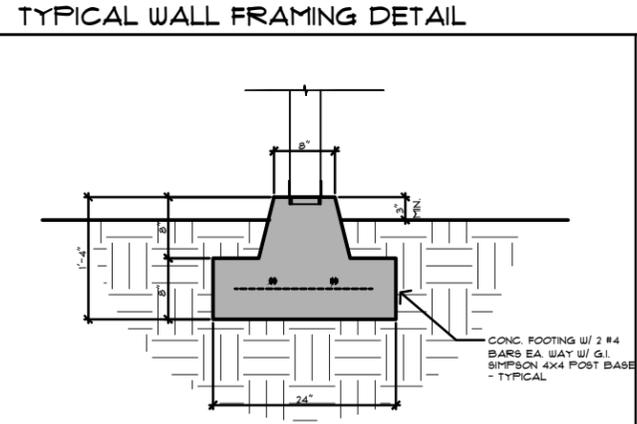
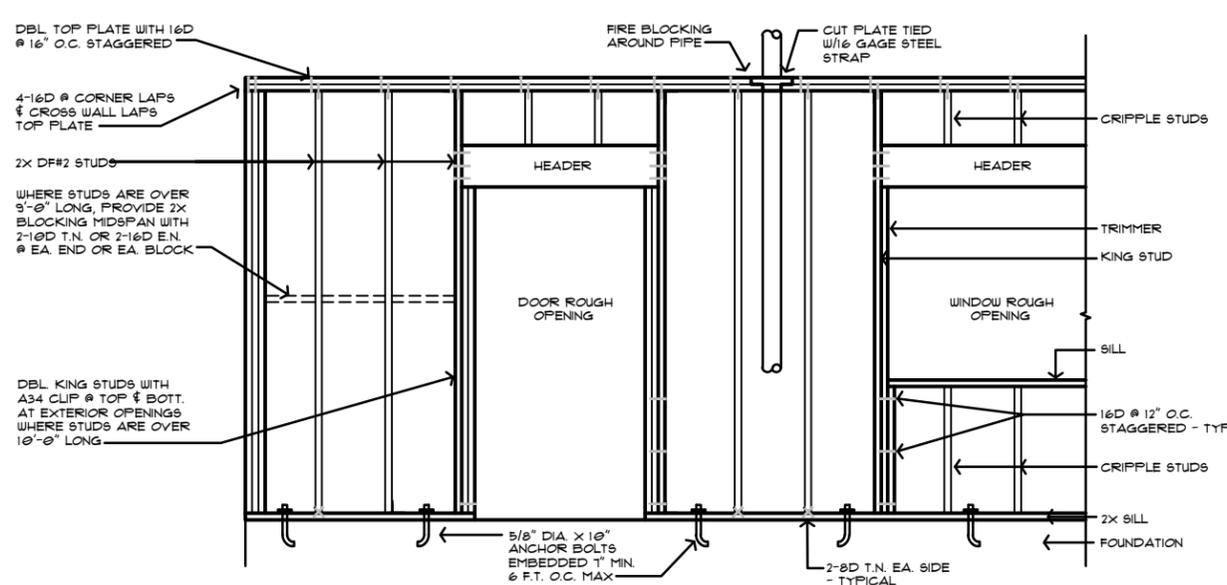
ALL METAL CONNECTORS SHALL BE SIMPSON OR EQ.

INSTALL G.I. HANGERS BY SIMPSON (OR EQ.) AS REQUIRED.

DOUBLE ALL FLOOR JOISTS BELOW PARALLEL PARTITIONS W/ 16D NAILS @ 12" STAGGERED - TYPICAL. BLOCKING SHALL BE PLACED BETWEEN BEARING WALLS WHICH ARE NOT PARALLEL TO THE JOISTS.

SUBFLOOR TO BE 5/8" CDX T&G PLYWOOD W/ FACE GRAIN LAID PERPENDICULAR TO FLOOR JOISTS W/ STAGGERED JOISTS; GLUE & NAIL W/ 16D NAILS @ 6" O.C.E. - TYPICAL.

WOOD-FRAME SHEAR WALLS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH AISC SDPWS. PLYWOOD SHEARWALLS SHALL CONTINUE TO THE ROOF.



**GENERAL NOTES - DECK**

NOTE: ALL WORK SHALL COMPLY WITH CARMEI MUNICIPAL CODE TITLE 18, ANA CALIFORNIA BUILDING CODE (CBC) 2016 CALIFORNIA RESIDENTIAL CODE (IRC) AND 11-4 OF THE CITY OF CARMEI'S STANDARD OPERATING GUIDANCE (SOG) APPLICABLE 11-4 (SOG) PRESCRIPTIVE RESIDENTIAL DECKS & STAIRS REQUIREMENTS

Revision/Issue	Date

**HASTINGS CONSTRUCTION, INC.**  
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DESIGN@HASTINGSCONSTRUCTION.COM | LIC#: 791539

**ARCHITECTURAL DETAILS**  
Drawing Title: ARCHITECTURAL DETAILS  
Job Title: MISSION STREET RESIDENCE  
Project Address & APN: MISSION 2 SW FIRST, CARMEI-BY-THE-SEA, CALIFORNIA  
APN: 010-121-021

Project: HCT154  
Date: 12/12/2019  
Drawn By: AAF  
Scale: 1/8"=1'-0"

**A4**