

HOLDREN+LIETZKE
ARCHITECTURE

225 CANNERY ROW - SUITE A
MONTEREY, CA 93940

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www.hl-arc.com

DATE: 9/1/18

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

DRAWN: LL

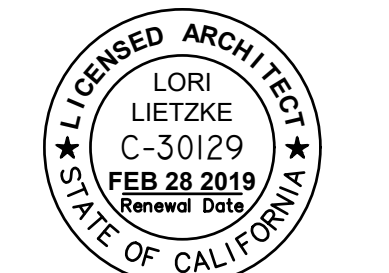
JOB NUMBER: 17.23

REVISION

1 PLAN CHECK REVISIONS
10/22/18

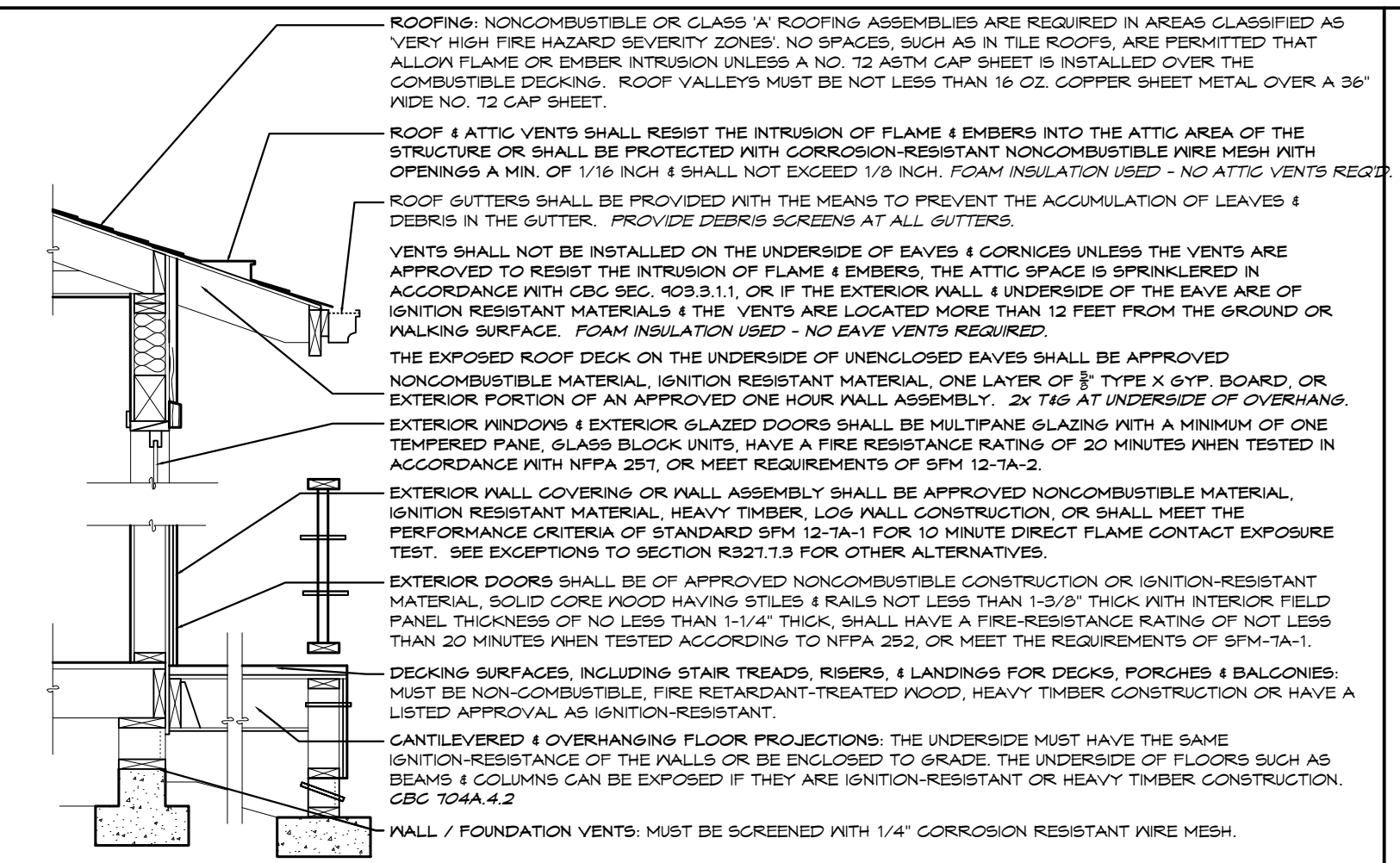
2 PG#E REVISION
11/20/18

3 VARIANCE
1/21/19



SITE PLAN
SALEHI RESIDENCE A
SAN CARLOS 3 NE OF 1ST
CARMEL, CA 93921
A.P.N. 010-114-019

A1.5



VERY HIGH FIRE HAZARD SEVERITY ZONE REQUIREMENTS

NOT TO SCALE

ROOFING: NONCOMBUSTIBLE OR CLASS 'A' ROOFING ASSEMBLIES ARE REQUIRED IN AREAS CLASSIFIED AS VERY HIGH FIRE HAZARD SEVERITY ZONES; NO SPACES, SUCH AS IN TILE ROOFS, ARE PERMITTED THAT ALLOW FLAME OR EMBER INTRUSION UNLESS A NO. 12 ASTM GAP SHEET IS INSTALLED OVER THE COMBUSTIBLE DECKING. ROOF VALLEYS MUST BE NOT LESS THAN 18 OZ. COPPER SHEET METAL OVER A 36" WIDE NO. 12 GAP SHEET.

ROOF 4 ATTIC VENTS SHALL RESIST THE INTRUSION OF FLAME & EMBERS INTO THE ATTIC AREA OF THE STRUCTURE OR SHALL BE PROTECTED WITH CORROSION-RESISTANT NONCOMBUSTIBLE WIRE MESH WITH OPENINGS A MIN. OF 1/16" HIGH & SHALL NOT EXCEED 1/8" HIGH. FOAM INSULATION USED - NO ATTIC VENTS REQUIRED.

ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES & DEBRIS IN THE GUTTER. PROVIDE DEBRIS SCREENS AT ALL GUTTERS.

VENTS SHALL NOT BE INSTALLED ON THE UNDERSIDE OF EAVES & CORNICES UNLESS THE VENTS ARE APPROVED TO RESIST THE INTRUSION OF FLAME & EMBERS. THE ATTIC SPACE IS SPRINKLERED IN ACCORDANCE WITH CBC SEC. 903.3.1.1, OR IF THE EXTERIOR WALL UNDERSIDE OF THE EAVE ARE OF IGNITION RESISTANT MATERIALS & THE VENTS ARE LOCATED MORE THAN 12 FEET FROM THE GROUND OR WALKING SURFACE. FOAM INSULATION USED - NO EAVE VENTS REQUIRED.

THE EXPOSED ROOF DECK ON THE UNDERSIDE OF UNENCLOSED EAVES SHALL BE APPROVED NONCOMBUSTIBLE MATERIAL, IGNITION RESISTANT MATERIAL, ONE LAYER OF 5/8" TYPE X GYP. BOARD, OR EXTERIOR PORTION OF AN APPROVED ONE HOUR WALL ASSEMBLY. 2x T&S AT UNDERSIDE OF OVERHANG.

EXTERIOR WINDOWS & EXTERIOR GLAZED DOORS SHALL BE MULTIPANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE. GLASS BLOCK UNITS, HAVE A FIRE RESISTANCE RATING OF 20 MINUTES WHEN TESTED IN ACCORDANCE WITH NFPA 251, OR MEET REQUIREMENTS OF SPM 12-1A-2.

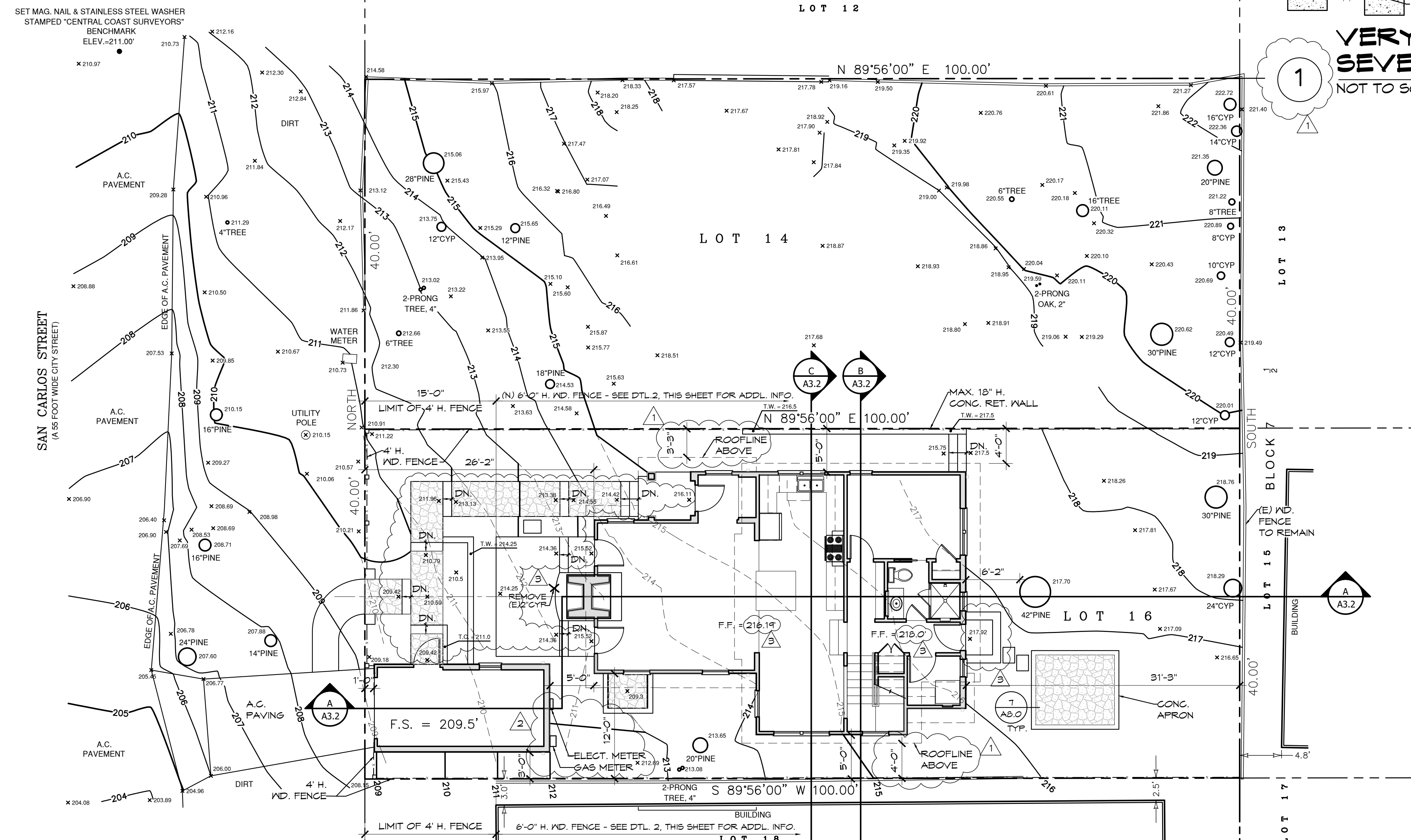
EXTERIOR WALL COVERINGS OR WALL ASSEMBLY SHALL BE APPROVED NONCOMBUSTIBLE MATERIAL, IGNITION RESISTANT MATERIAL, HEAVY TIMBER, LOG WALL CONSTRUCTION, OR SHALL MEET THE PERFORMANCE CRITERIA OF STANDARD SPM 12-1A-1 FOR 10 MINUTE DIRECT FLAME CONTACT EXPOSURE TEST. SEE EXCEPTIONS TO SECTION R301.3 FOR OTHER ALTERNATIVES.

EXTERIOR DOORS SHALL BE OF APPROVED NONCOMBUSTIBLE CONSTRUCTION OR IGNITION-RESISTANT MATERIAL, SOLID GORE WOOD HAVING STILES & RAILS NOT LESS THAN 1-3/8" THICK WITH INTERIOR FIELD PANEL THICKNESS OF NO LESS THAN 1-1/4" THICK, SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 252, OR MEET THE REQUIREMENTS OF SPM-1A-1.

DECKING SURFACES, INCLUDING STAIR TREADS, RISERS, & LANDINGS FOR DECKS, PORCHES & BALCONIES MUST BE NON-COMBUSTIBLE, FIRE RETARDANT-TREATED WOOD, HEAVY TIMBER CONSTRUCTION OR HAVE A LISTED APPROVAL AS IGNITION-RESISTANT.

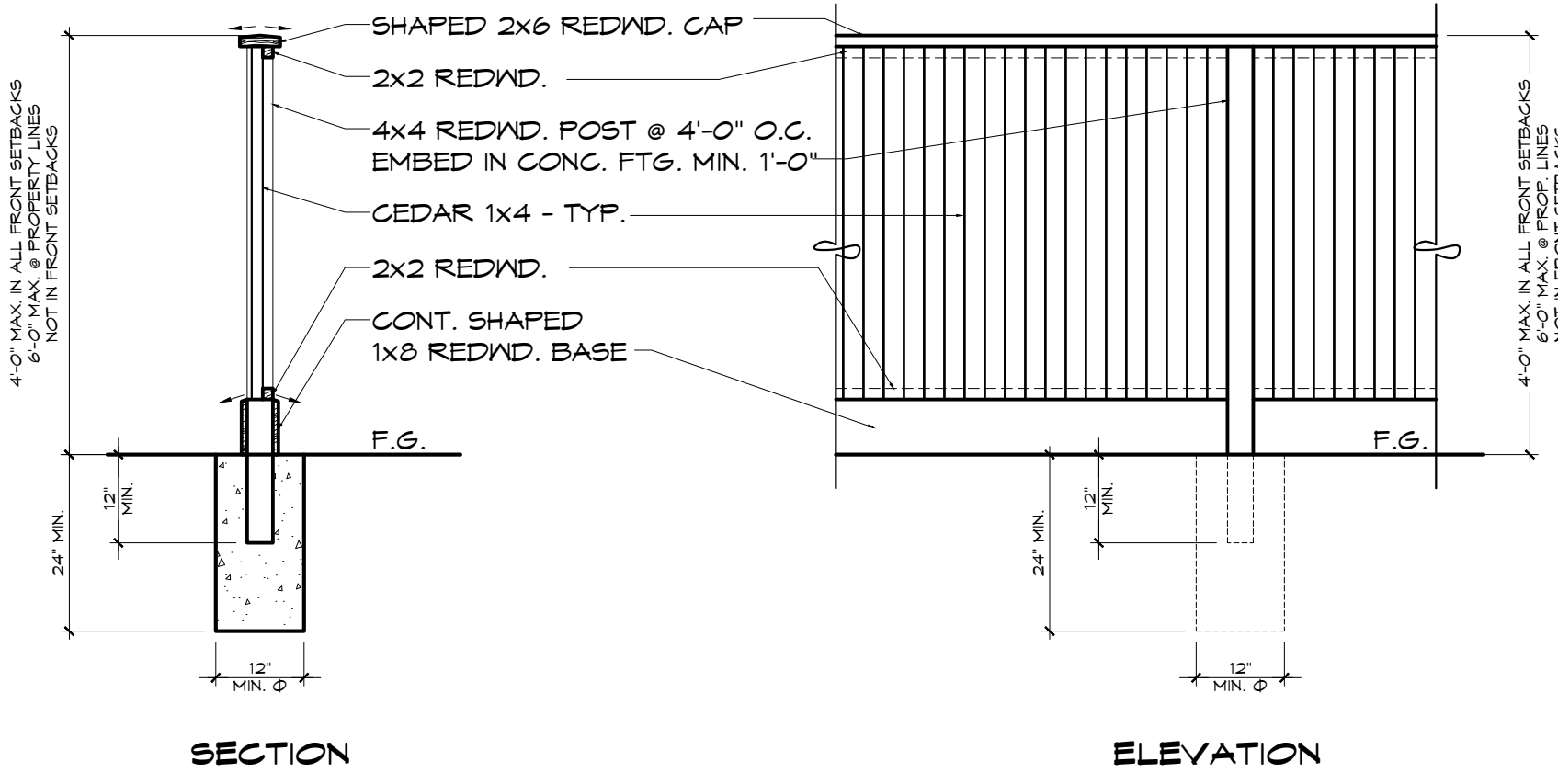
CANTILEVERED & OVERHANGING FLOOR PROJECTIONS: THE UNDERSIDE MUST HAVE THE SAME IGNITION-RESISTANCE OF THE WALLS OR BE ENCLOSED TO GRADE. THE UNDERSIDE OF FLOORS SUCH AS BEAMS & COLUMNS CAN BE EXPOSED IF THEY ARE IGNITION-RESISTANT OR HEAVY TIMBER CONSTRUCTION. CBC 10M4.2

WALL / FOUNDATION VENTS: MUST BE SCREENED WITH 1/4" CORROSION RESISTANT WIRE MESH.



SITE PLAN

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



SECTION

ELEVATION

2 SITE FENCE DETAIL

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

LEGEND:

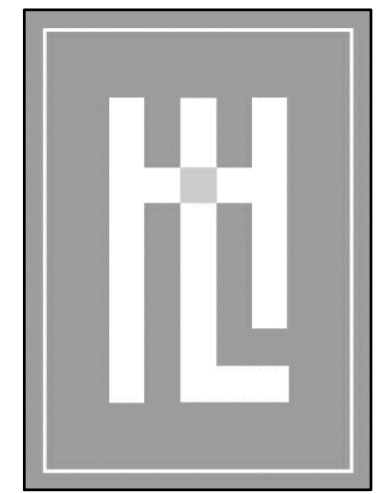
- ⊕ FL PATH LIGHT - SEE LANDSCAPE PLAN
- + HB HOSEBIB - SEE LANDSCAPE PLAN
- ICVB IRRIGATION CONTROL VALVE BOX
- DENOTES AN (E) WOOD FENCE
- DENOTES SITE IMPROVEMENTS
- - - DENOTES PROPERTY LINE
- GO CLEAN-OUT
- ⊕ WM WATER METER
- ▨ AREA OF PERMEABLE PAVERS

NOTES:

1. ELEVATION DATUM IS ASSUMED.
2. DISTANCES AND ELEVATIONS ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
3. RECORD DATA IS SHOWN IN PARENTHESIS (.....)
4. CHECK FOR DIRECTION OF TREE GROWTH IN FIELD WHERE PERTINENT TO LOCATION OF IMPROVEMENTS.
5. CONTOUR INTERVAL = 1'-0"

GRADING NOTES:

1. ALL GRADING CUT & FILL OCCURS IN LOCATION OF NEW FOOTINGS.
2. NO GRADING WILL OCCUR IN PUBLIC RIGHT OF WAY.
3. GRADING WILL BE BALANCED ON SITE, NO SOIL EXPORT IS PROPOSED.



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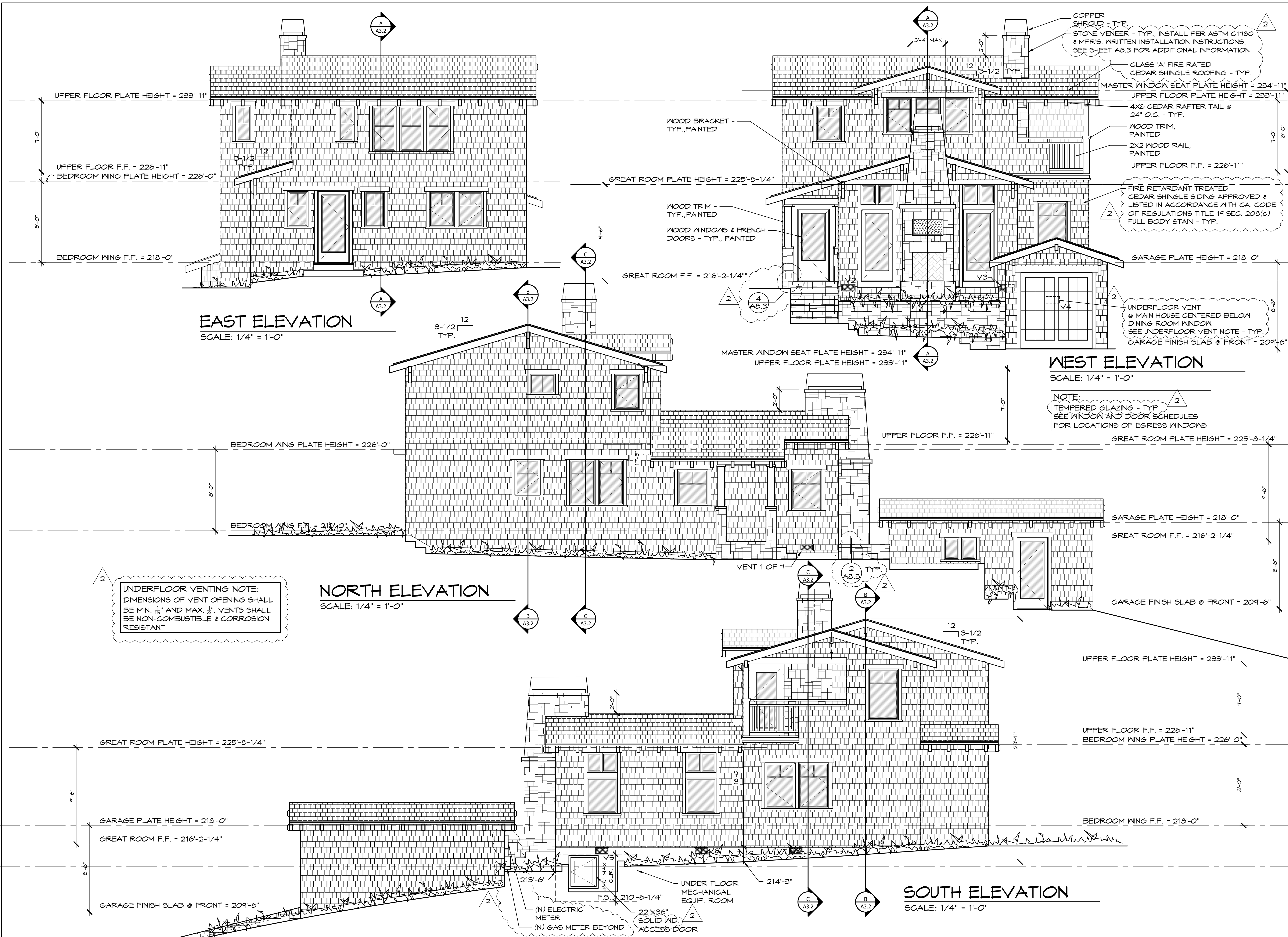
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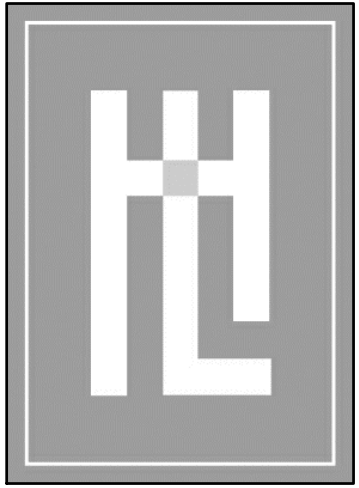
REVISION	
1	PLAN CHECK REVISIONS 10/22/18
2	PS 1E REVISION 11/20/18
3	VARIANCE 1/21/19



EXTERIOR ELEVATIONS
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A.P.N. 010-114-019

A3.1





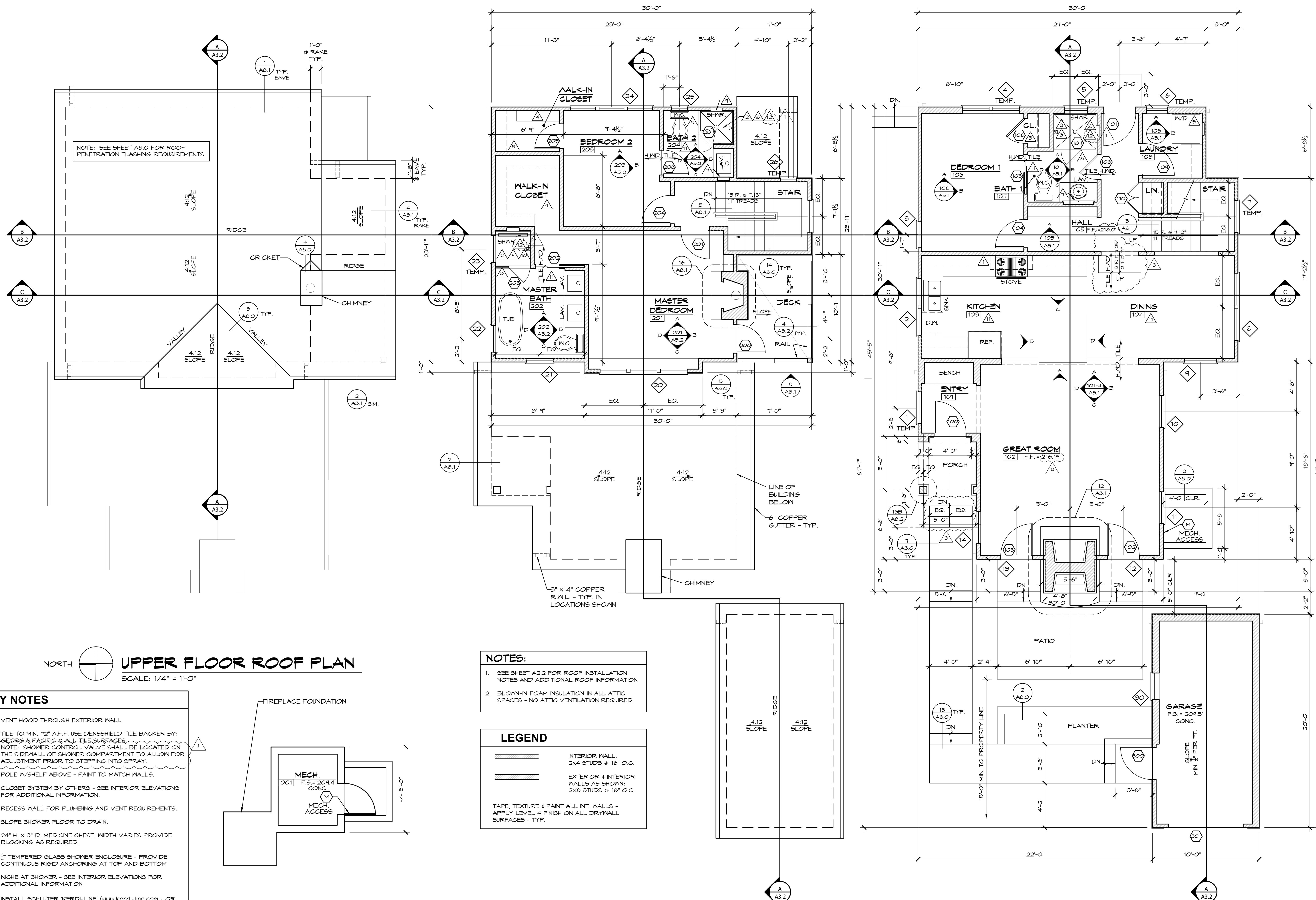
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FLOOR & ROOF PLANS
SALEHI RESIDENCE A
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A2.1

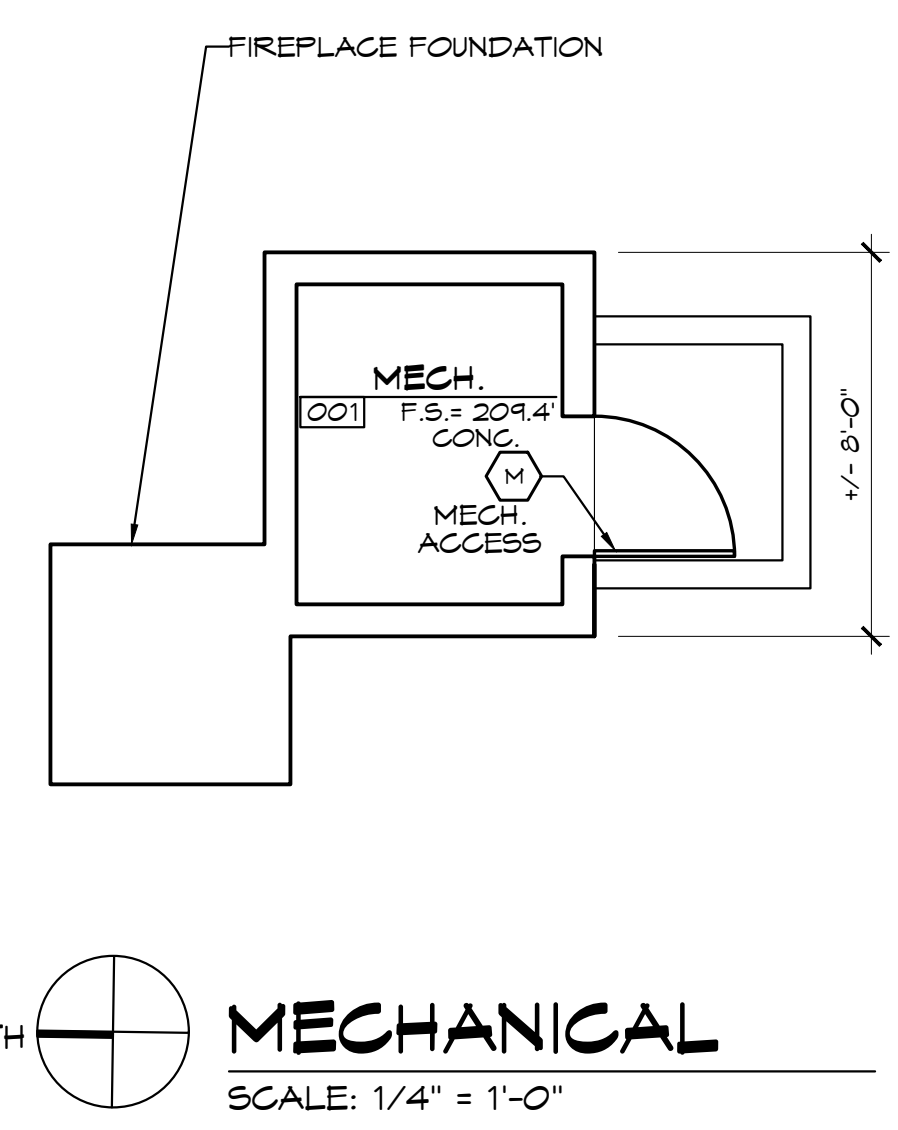


NOTE: SEE SHEET A8.0 FOR ROOF PENETRATION FLASHING REQUIREMENTS

NOTES:
 1. SEE SHEET A2.2 FOR ROOF INSTALLATION NOTES AND ADDITIONAL ROOF INFORMATION.
 2. BLOWN-IN FOAM INSULATION IN ALL ATTIC SPACES - NO ATTIC VENTILATION REQUIRED.

LEGEND
 INTERIOR WALL: 2x4 STUDS @ 16" O.C.
 EXTERIOR & INTERIOR WALLS AS SHOWN: 2x6 STUDS @ 16" O.C.
 TAPE, TEXTURE & PAINT ALL INT. WALLS - APPLY LEVEL 4 FINISH ON ALL DRYWALL SURFACES - TYP.

- KEY NOTES**
- ▲ VENT HOOD THROUGH EXTERIOR WALL.
 - ▲ TILE TO MIN. 12" A.F.F. USE DENS-SHIELD TILE BACKER BY: GEORGIA PACIFIC @ ALL-TILE SURFACES.
 NOTE: SHOWER CONTROL VALVE SHALL BE LOCATED ON THE SIDEWALL OF SHOWER COMPARTMENT TO ALLOW FOR ADJUSTMENT PRIOR TO STEPPING INTO SPRAY.
 - ▲ POLE W/SHELF ABOVE - PAINT TO MATCH WALLS.
 - ▲ CLOSET SYSTEM BY OTHERS - SEE INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
 - ▲ RECESS WALL FOR PLUMBING AND VENT REQUIREMENTS.
 - ▲ SLOPE SHOWER FLOOR TO DRAIN.
 - ▲ 24" H. x 3" D. MEDICINE CHEST, WIDTH VARIES PROVIDE BLOCKING AS REQUIRED.
 - ▲ 3/4" TEMPERED GLASS SHOWER ENCLOSURE - PROVIDE CONTINUOUS RIGID ANCHORING AT TOP AND BOTTOM
 - ▲ NICHE AT SHOWER - SEE INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION
 - ▲ INSTALL SCHLUTER 'KERDI-LINE' (www.kerdi-line.com - OR APPROVED EQUAL) LINEAR FLOOR DRAIN @ MASTER SHOWER - SLOPE SHOWER FLOOR TO DRAIN.
 - ▲ THINSET LIMESTONE TILE WITH ANTI-FRACTURE MEMBRANE TYP. IN LOCATIONS SHOWN
 - ▲ SEE DETAIL 15/A8.0 FOR SHOWER PAN REQUIREMENTS



UPPER FLOOR PLAN
MAIN FLOOR ROOF PLAN
 SCALE: 1/4" = 1'-0"

MAIN FLOOR PLAN
 SCALE: 1/4" = 1'-0"