

CITY OF PACIFIC GROVE

300 Forest Avenue, Pacific Grove, California 93950

AGENDA REPORT

TO:	Chairman Boyle and Members of the Architecture Review Board
FROM:	Wendy Lao, AICP, Associate Planner
MEETING DATE:	August 28, 2018
SUBJECT:	Architectural Permit (AP) #18-667 to allow design changes to Architectural Permit #17-075, including to replace the 50 square foot second-story balcony with a 17.5 square foot bay window, and new gable to match existing roof, to create a total of a two-story, 4,189 gross square feet single-family residence.
ADDRESS:	398 Calle De Los Amigos (APN 007-061-018)
ZONING/ LAND USE:	R-1-B-4/Low Density to 5.4 DU/ac
APPLICANT/ OWNER:	Craig Holdren, architect / John & Wendy Evans, owners
CEQA:	Exempt, CEQA Guidelines Section 15301, Class 1

RECOMMENDATION

Approve, subject to recommended findings and conditions.

BACKGROUND

On August 7, 2018, Craig Holdren, architect, applied for an Architectural Permit #18-667 for a property located at 398 Calle De Los Amigos in Pacific Grove. The project seeks to allow design changes to Architectural Permit #17-075, which was approved by the Architectural Review Board on July 18, 2017, and had permitted a second-story addition of 472 square feet above an existing garage, including a 50 square foot second-story balcony. The applicant now seeks to replace the 50 square foot balcony with a 17.5 square foot bay window, which is a reduction in size. This proposed project would result in a total of a two-story, 4,189 gross square foot single-family residence on a 26,514 square foot lot.

DISCUSSION

Zoning Code

The proposed development is in conformance with all requirements of the R-1-B-4 zone, with the exception of existing legal non-conforming setbacks and the undersized carport. The bay

window will not encroach into the setbacks, and results in a smaller footprint than the approved balcony.

The proposed project will have a building coverage of 9.18%, which is within the allowable maximum building coverage of 40%, pursuant to P.G.M.C. §23.16.040. The proposed project would have a site coverage of 16.81%, which is within the allowable site coverage of 60%. The proposed project would have a gross floor area of 4,314 square feet, which is within the allowable maximum gross floor area of 6,000 square feet.

The height of the roof for the bay window's pitched roof is approximately 18'-6", which is lower than the height of the existing residence, and is within the allowable maximum height limit of 25 feet.

Architecture Review Guidelines:

The project proposal appears to adhere to the following Architectural Review Guidelines:

Guideline #6: Try to place new windows where they will respect privacy between properties.

The project proposes to replace a 50 square foot second-story deck with a smaller, 17.5 square foot bay window, which would help to respect privacy between properties.

Guideline #28: An addition should complement and balance the overall form, mass, and composition of the existing building.

The proposed change from a balcony to a smaller bay window with a gable roof appears to complement the design, form, and mass of the existing building.

Guideline #35: Design a façade to appear similar in scale and character to those in its context. The proposed change would use the same siding materials to match the rest of the building. The proposed window is in keeping with the scale and character of the other windows of the building.

Biological Resources:

The property is located in the Asilomar Dunes neighborhood, which is an Environmentally Sensitive Habitat Area. Coastal Biologist Thomas Moss prepared a biological assessment letter on August 2, 2018, to analyze the impacts of the proposed project. The letter determined that the change from a 50 square foot balcony to a 17.5 square foot bay window would not result in any "deleterious effect on existing vegetation" nor an increase in shading. The project would also require review from the California Coastal Commission prior to issuance of a building permit. The mitigation measures as required by the Addendum to the Initial Study/Mitigated Negative Declaration, adopted on July 18, 2017 for Architectural Permit #17-075, would still be in effect and a requirement for this proposed project.

Tribal Cultural Resources:

The subject site is located in the Archaeological Zone. City staff conducted consultation with the Ohlone Costanoan Esselen Nation tribe on June 21, 2017, and have also received an archaeological report from July 2003. The mitigation measures as required by the Addendum to the Initial Study/Mitigated Negative Declaration, adopted on July 18, 2017 for Architectural Permit #17-075, would still be in effect and a requirement for this proposed project.

CEQA

The project includes the removal of 50 square feet and the addition of 17.5 square feet, and therefore qualifies for a Class 1 Exemption from CEQA requirements, pursuant to Section 15301 – Existing Facilities. The proposed alterations do not present any unusual circumstances that would result in a potentially significant environmental impact. On July 18, 2017, the Architectural Review Board adopted an Addendum to the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring Program for Architectural Permit #17-075. The project analyzed in the MND was the second-story addition of 472 square feet above an existing garage, including a 50 square foot second-story balcony, creating a total of a 4,222 gross square foot residence. The mitigation measures for Architectural Permit #17-075 would still be in effect and a requirement for this proposed project

ATTACHMENTS

- A. Permit Application
- B. Draft Permit
- C. Coastal Biologist letter
- D. Project Plans Approved July 18, 2017
- E. Architectural Permit #17-075 Approved July 18, 2017
- F. Project Plans Proposed

RESPECTFULLY SUBMITTED:

Wendy Lao

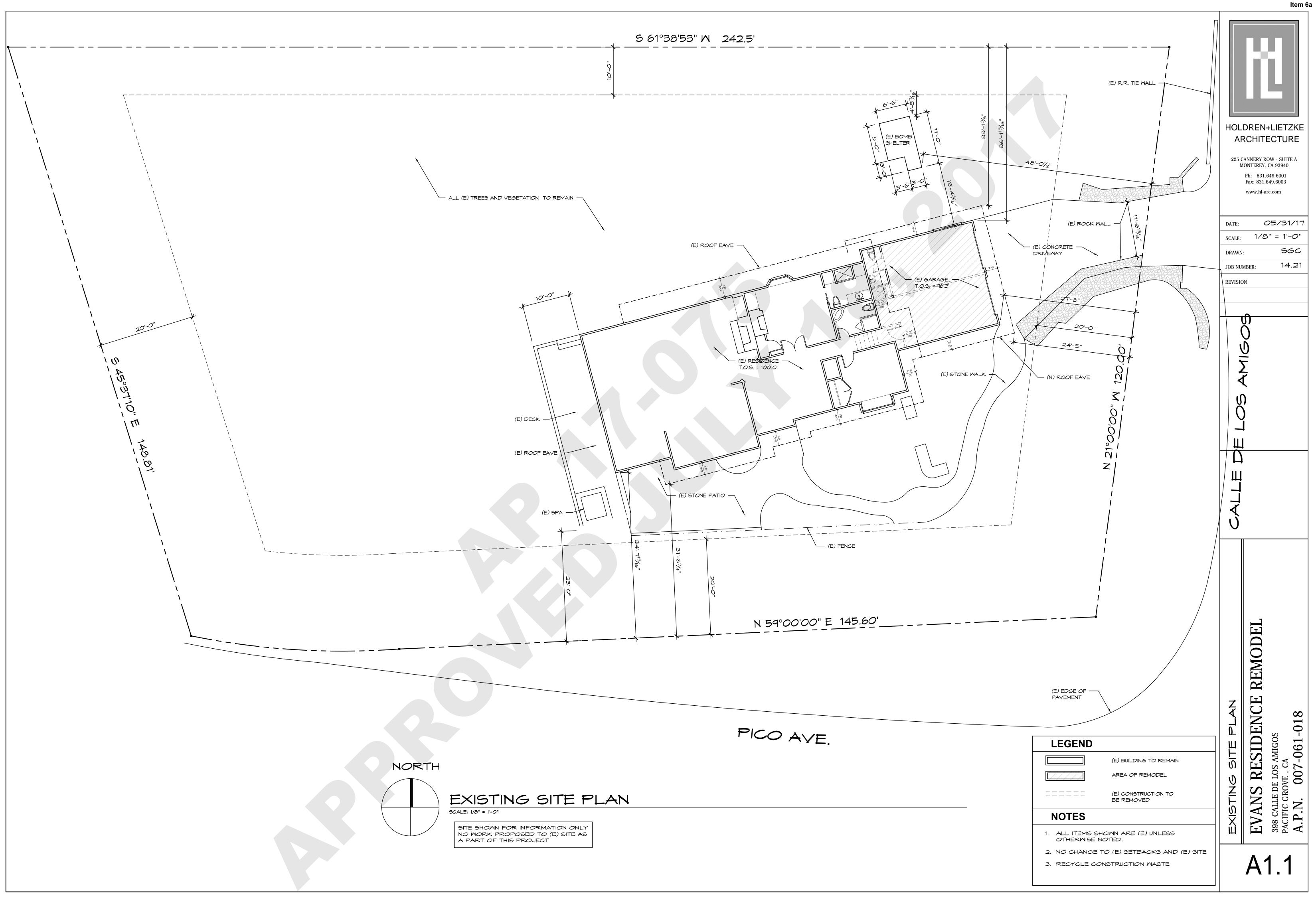
Wendy Lao, AICP Associate Planner

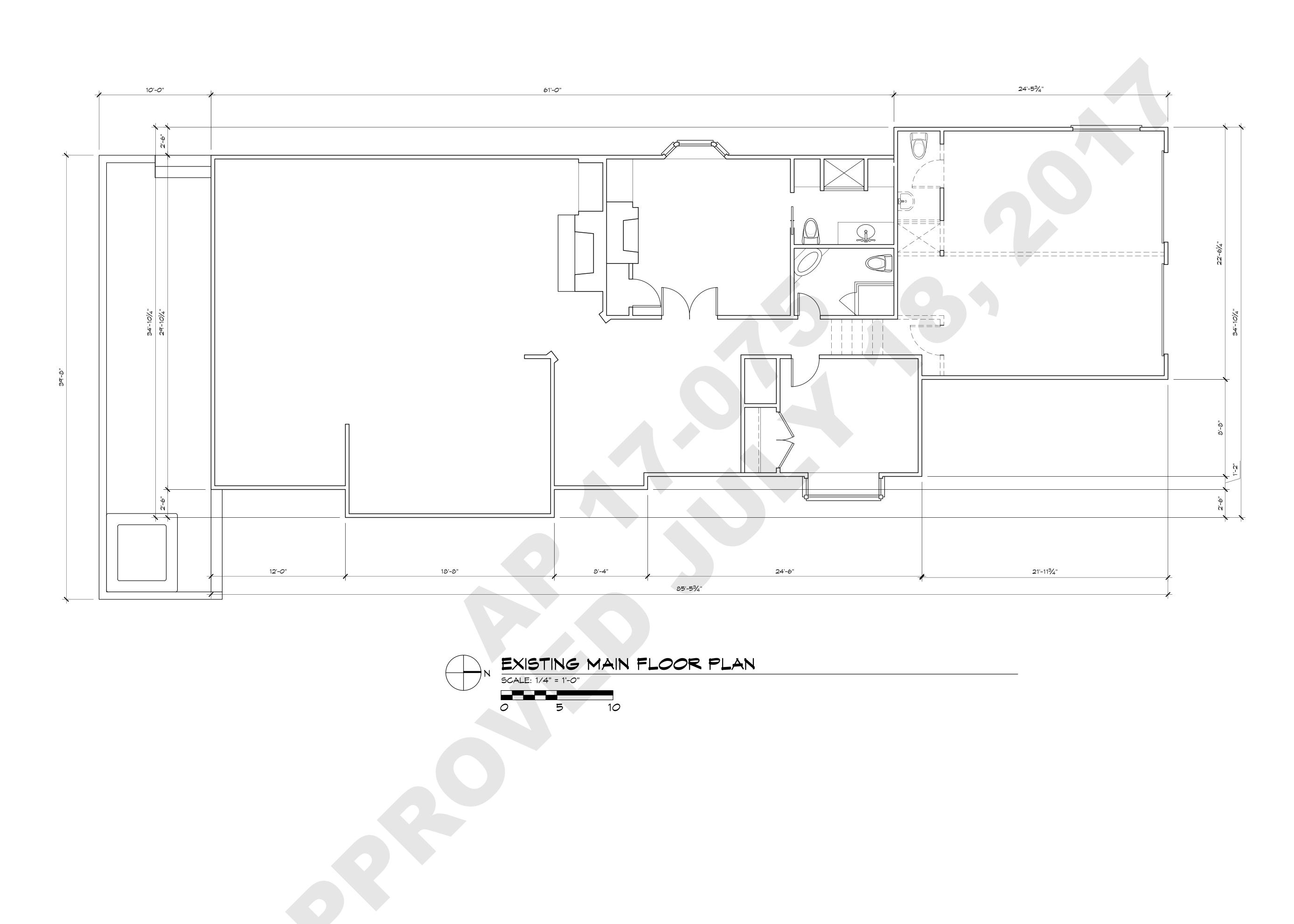
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ВМ ВОТ ВТWN	BEAM BOTTOM BETWEEN	M. B M. I. W	MACHINE BOLT MALLEABLE IRON WASHER
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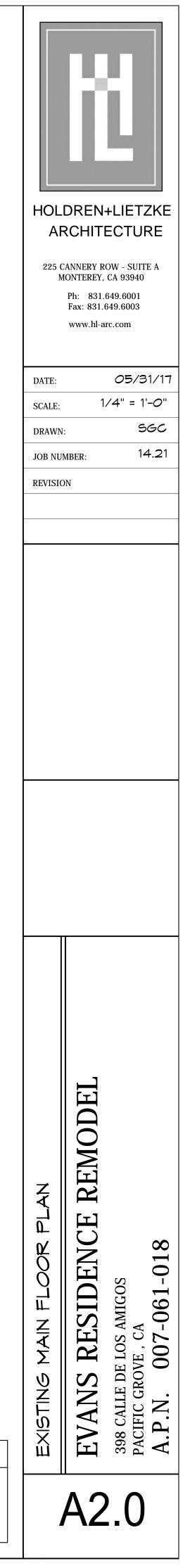
1.	DEFENSIBLE SPA THE PROPERTY
2.	SMOKE ALARMS FIRE/BURGLAR A ALARM PANEL S

SEE STRUCTURAL SHEETS FOR SPECIAL INSPECTIONS REQUIRED FOR THIS PROJECT. CONTRACTOR SHALL COORDINATE FORMS AND PROCEDURES WITH THE BUILDING DEPARTMENT

								DATA SHEET			Iter
1						ess: <u>398 CALLE DE</u>		Permit Type	ate: e(s) & No(s):		
					Applicant(s):	JOHN & WEND	-		Dronosod		
							REQUIRED/ Permitted	Existing Condition	Proposed Notes		
					Zone District Building Site Arc	rea	R-1-B-4 20,000	R-1-B-4 26,505	R-1-B-4 26,505		
					Density (multi-fa	family projects only)					
					Building Covera Site Coverage	ige	10,602 15,903	2,817 4,641	2,817 4,641		
					Gross Floor Area		6,000	3,750	3,750		
					Gross Floor Area						
					Impervious Surfand/or Replaced	face Area Created d		0	0	HOLDREN	
					Exterior Lateral demolished in fee	l Wall Length to be eet & % of total*			%	ARCHIT	TECTURE
					Exterior Lateral	l Wall Length to be built				225 CANNERY	(ROW - SUITE A
					Building Height Number of storie		25'-0"	25'- <i>O</i> " 2	25'- <i>O</i> " 2	MONTEREY	EY, CA 93940
					Front Setback		20'-0"	27'-8"	27'-8"		31.649.6001 31.649.6003
					(specify side)	Side Setback	10'-0"	36'-0"	36'-0"	www.hl-	ll-arc.com
					(specify side)	_Side Setback	20'-0"	23'-0"	23'-0"		
					Rear Setback Garage Door Set	athack	20'-0" 20'-0"	87'-0" 27'-8"	87'-0" 27'-8"		05/31/1
\neg					Covered Parking		1			DATE:	09/9//1
\neg					Uncovered Parki Parking Space Si		1	2	2	SCALE:	
					(Interior measur	rement)	9' x 20'	10'x19.8'	10'x19.8'	DRAWN:	SG
					Number of Drive Driveway Width	•	10'-0"	11'-6.75"	11'-6.75"	JOB NUMBER:	14.2
					Back-up Distanc		3' maximum	2'-6"	2'-6"	REVISION	
					Eave Projection Distances Betwee	i (Into Setback) een Eaves & Property	3' minimum	24'-5"	24'-5"		
					Lines Open Porch/Dec			MIN.	MIN.		
					Architectural Fe	eature Projections					
					Number & Categ Buildings	egory of Accessory		1 BOMB SHELTER			
					Accessory Buildi Distance between			4'-6" 13'-4"	4'-6" 13'-4"		
					Accessory Buildi	0		0	0		
					Fence Heights *If project prop	poses demolition to an Hi	RI structure, als	6' o indicate % of p	6' proposed demolition of the surface of all		
					exterior walls fac	acing a public street or stree	eets, if applicable	- · · · · · · ·			
					[Rev. 01/14/14]						
ſ	VICINITY MAP	PROJECT DATA				SHEET IND	PEX				
Γ	and coase.	SCOPE OF WORK: 472 S.F OF SECOND FLOOP	R ADDITION OVER AN EXIS	ING SINGLE FLOOP	2 GARAGE.	ARCHITECTUR	,AL				
	Assorber DI	SITE DESCRIPTION: LOTS 2 IN / BLOCK 330						, PROJECT	DATA		
		LOT SIZE: 26,505 S.F. TREE INFORMATION: NO EXISTING TREES TO B	E REMOVED								
	Asilomar Beach	OCCUPANCY GROUP: RESIDENCE: R-1-B-4				A1.1 EXIS	STING SITE	PLAN			
-	SCALE: N.T.S.	GARAGE: U TYPE OF CONSTRUCTION: V-B				A2.1 PRO	OPOSED M	AIN FLOOR	PLAN		
		HOUSE SETBACKS						PPER FLOO W ROOF PL	AN AND		
	LOCATION	REQUIRED FRONT SETBACK = 20'-0"	-)			A3.0 EXIS	STING EXTE	ERIOR ELEV	ATIONS		
	OF PROJECT	EXISTING FRONT SETBACK = 27'-8" (NO CHANG) REQUIRED STREET SIDE SETBACKS = 20'-0"						XTERIOR EL XTERIOR EL	_EVATIONS _EVATION & BUILDING SECTIO	ONS	
		PROPOSED STREET SIDE SETBACKS = 23'-0" (1 REQUIRED SIDE SETBACKS = 10'-0"	NO CHANGE)								
	The set of	EXISITING SIDE SETBACKS = 36'-0" (NO CHANGE REQUIRED REAR SETBACK = 20'-0"	Ξ)								
	Start Con	EXISTING REAR SETBACK = 87'-0" (NO CHANGE)							<u> </u>	
		-	EXISTING	PROPOSED							
ļ	NOTES	FLOOR AREA									
	 BUILDING CODES: ALL CONSTRUCTION SHALL COMPLY WITH TITLE 24 AND THE 2013 EDITION OF THE CALIFORNIA RESIDENTIAL CODE (CRC), CALIFORNIA BUILDING CODE (CBC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA ENERGY CODE 	MAIN FLOOR UPPER FLOOR	1,883 SQ. FT. 1,321 SQ. FT.	1,931 SQ. FT. 1,321 SQ. FT.							
	(CERC), CALGREEN, 2014 NEC, NFPA FIRE CODE & ANY AMENDMENTS OF PRESIDING CITY OR COUNTY.	GARAGE	546 SQ. FT.	498 SQ. FT.							
	 PROTECT ALL TREES DURING CONSTRUCTION. MINIMUM CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS SHALL BE 2,500 PSI. 	UPPER FLOOR OVER GARAGE BOMB SHELTER	61 SQ. FT.	472 SQ. FT. 61 SQ. FT. (N							
	4. ALL REINFORCING STEEL SHALL CONFORM TO THE A.S.T.M. A615 GRADE 60 UNLESS OTHERWISE NOTED ON										-
	PLANS. WELDED WIRE FABRIC: WELDED WIRE FABRIC SHALL CONFORM TO A.S.T.M. A185-79. 5. LUMBER SPECIES AND GRADES SHALL CONFORM TO THE FOLLOWING U.O.N.: MAXIMUM MOISTURE CONTENT OF	TOTAL FLOOR AREA	3,811 SQ. FT.	4,283 SQ. FT.						EL	1
	LUMBER SHALL BE 19%. ALL DOUGLAS FIR LUMBER WHICH IS EXPOSED TO MEATHER SHALL BE PRESSURE TREATED. ALL GRADING SHALL CONFORM TO THE RULES & REGULATIONS OF THE W.W.P., R.A. & A.P.A.										\
	PLYWOOD SHALL BE D.F. CONFORMING TO U.S. PRODUCT STANDARDS PS 1-74 WITH EXTERIOR GLUE, GRADE STAMPED A.P.A. SEE FRAMING PLANS FOR ADDITIONAL REQUIREMENTS.)
	6. WALL CONSTRUCTION SHALL COMPLY WITH CBC SECTION R602 (FOR CONVENTIONAL CONSTRUCTION).										
	 NAILING TO BE IN COMPLIANCE WITH CBC TABLE R602.3.1 ALL MANUFACTURER'S INSTALLATION GUIDES TO BE PROVIDED TO INSPECTOR AT TIME OF FIELD INSPECTION. 										
	9. THE BUILDER/CONTRACTOR TO PROVIDE THE OWNER AND THE MONTEREY COUNTY PLANNING AND BUILDING									R	4
	DEPARTMENT WITH A COPY OF THE CF-6R INSTALLATION CERTIFICATE AT THE TIME OF FINAL INSPECTION. 10. MINIMUM 50% OF THE NON-HAZARDOUS CONSTRUCTION OR DEMOLITION DEBRIS SHALL BE RECYCLED AND/OR										1
	SALVAGED, UNLESS A LOCAL CONSTRUCTION & DEMOLITION WASTE MANAGEMENT ORDINANCE IS MORE STRINGENT.										
	11. AT THE TIME OF FINAL INSPECTION AN 'OPERATION & MAINTENANCE MANUAL' SHALL BE PLACED IN THE BUILDING, & SHALL CONTAIN THE INFORMATION SPECIFIED IN CGBSC SECTION 4.410.1.									I III N III	
		 	1								
	FIRE SAFETY REQUIREMENTS									SID	MIG
	 DEFENSIBLE SPACE REQUIREMENTS - MANAGE COMBUSTIBLE VEGETATION WITHIN A MIN. OF 100 FEET OF STRUCTURES (OR THE PROPERTY LINE). LIMB TREES 6 FEET UP FROM GROUND. REMOVE LIMBS WITHIN 10 FEET OF CHIMNEYS. 	PROJECT TEAM									S AN CA CA
	2. SMOKE ALARMS - (SINGLE FAMILY DWELLING) - WHERE A HOUSEHOLD FIRE WARNING SYSTEM OR COMBINATION FIRE/BURGLAR ALARM SYSTEM IS INSTALLED IN LIEU OF SINGLE-STATION SMOKE ALARMS REQUIRED BY THE UBC THE	OWNER: JOHN & WENDY EVANS								SHEET S RE	E LOS VE, C
	ALARM PANEL SHALL BE REQUIRED TO BE PLACARDED AS PERMANENT BUILDING EQUIPMENT. 3. ROOF CONSTRUCTION - ICBO CLASS 'A' ROOF ASSEMBLY CONSTRUCTION.	7312 HILLCREST DR. MODESTO, CA 95356								<u>v</u>	
		SITE ADDRESS:									398 CALLE PACIFIC GR
		398 CALLE DE LOS AMIGOS PACIFIC GROVE, CA 93950								AN /ER	S CALL
		ARCHITECT:								EV	Z = 5 398 - 5 2 EI
\dashv	SURVEY NOTE	HOLDREN LIETZKE ARCHITECTURE 225 CANNERY ROW, SUITE A								Ŭ Ħ	
\dashv		MONTEREY, CA 93940 PH: 831-649-6001									_
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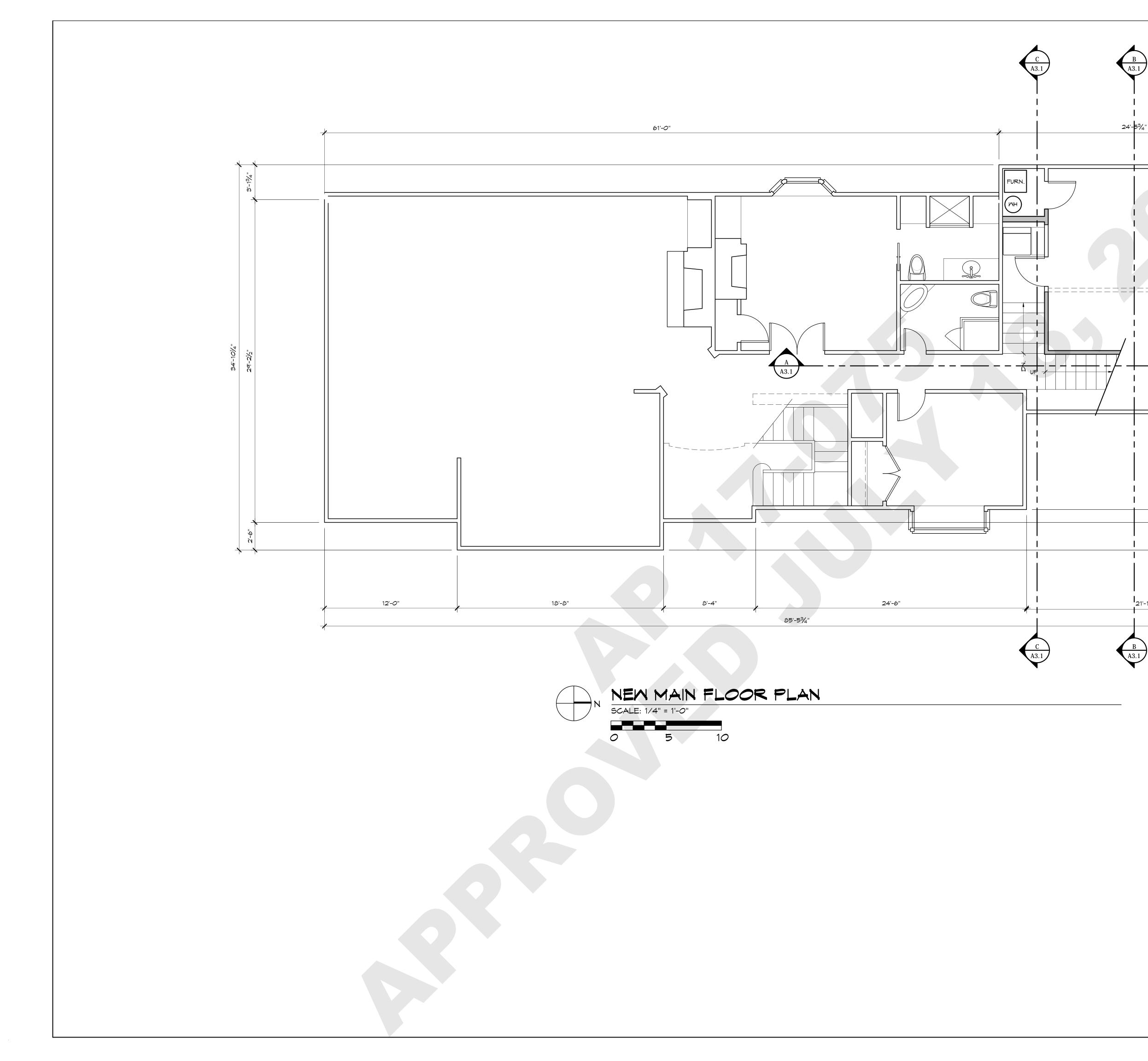


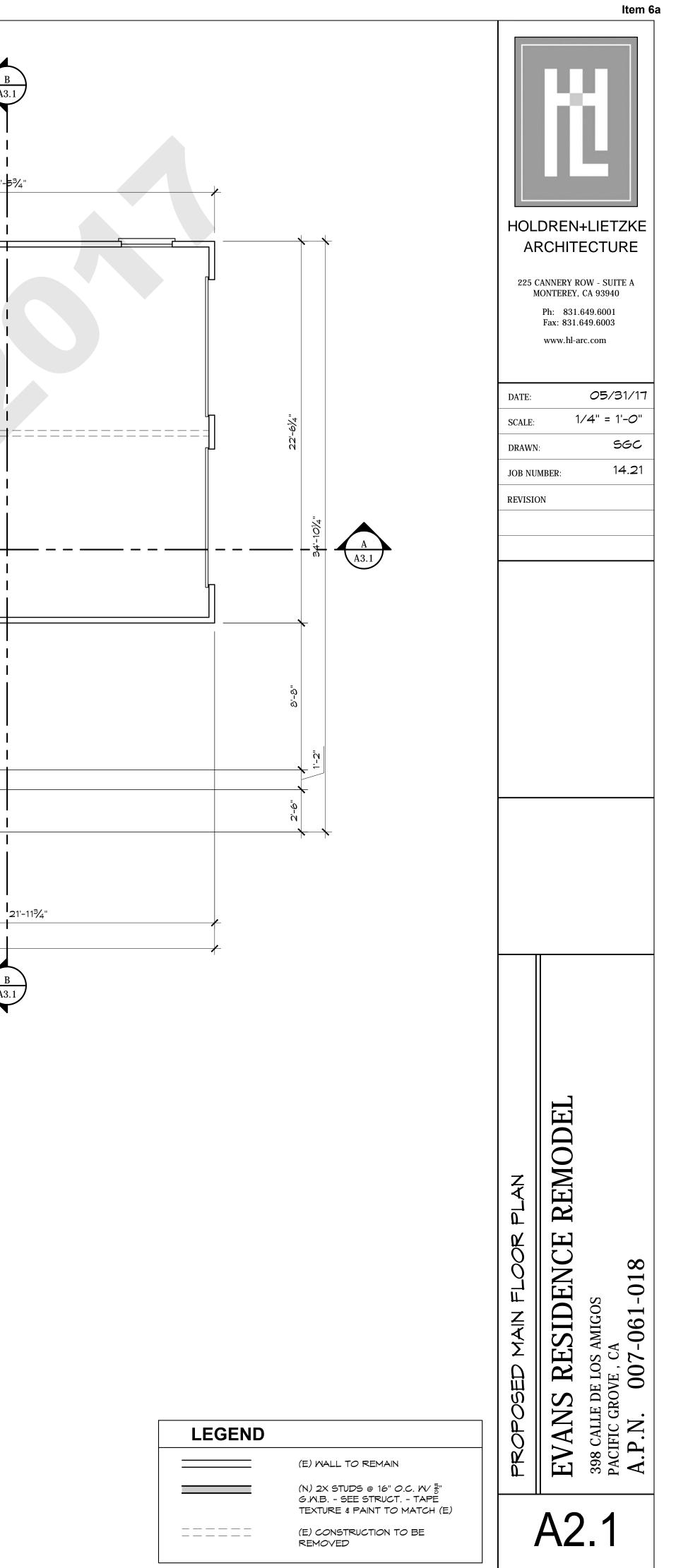


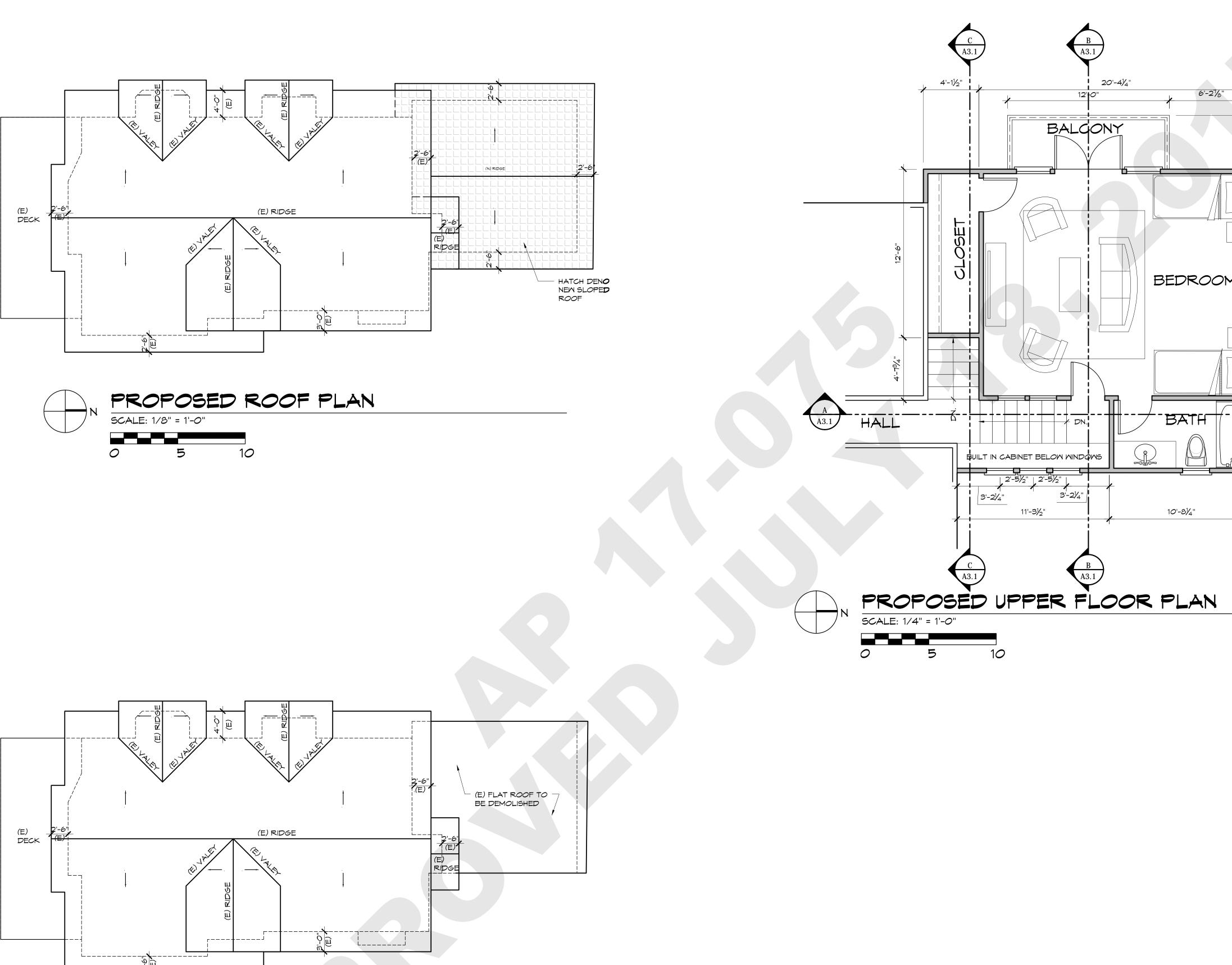
LEGEND

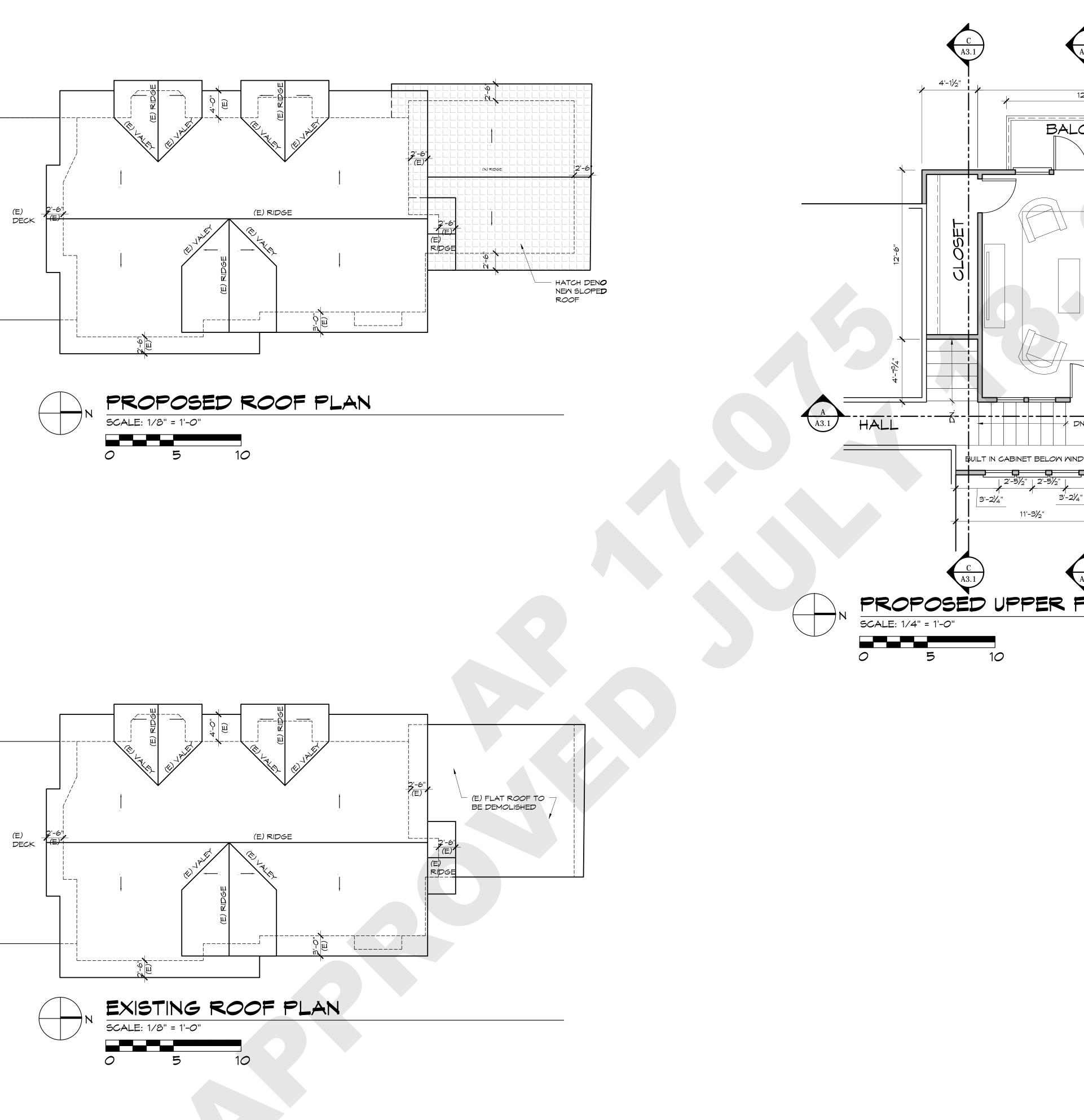
(E) WALL TO REMAIN

(E) CONSTRUCTION TO BE REMOVED









HOLDREN+LIETZKE

ARCHITECTURE

225 CANNERY ROW - SUITE A MONTEREY, CA 93940

Ph: 831.649.6001 Fax: 831.649.6003

www.hl-arc.com

DATE:

SCALE:

DRAWN:

REVISION

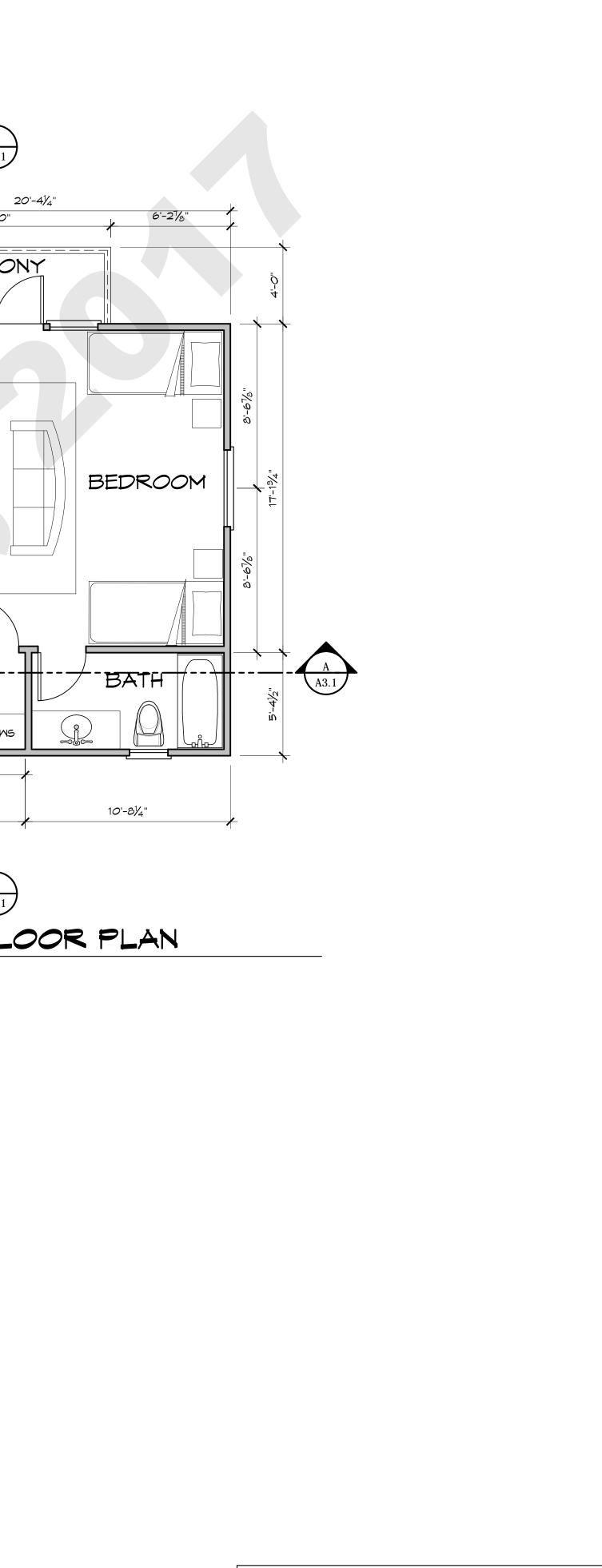
JOB NUMBER:

05/31/17

SGC

14.21

1/4" = 1'-0"



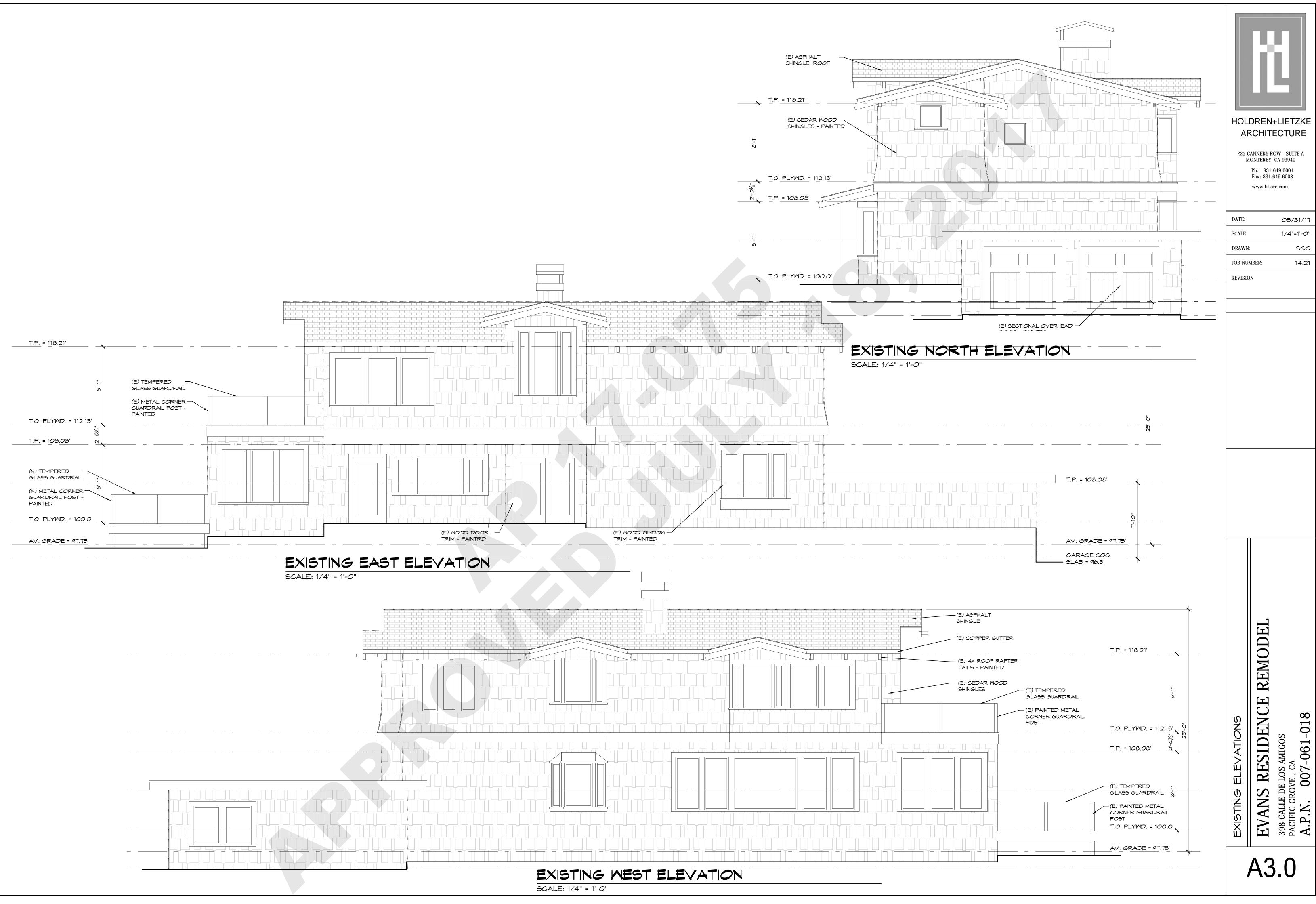
PLN. (E) ≰ (N) RF. REMODEI OSED UPPER FLR PLAN AND **EVANS RESIDENCE** 398 CALLE DE LOS AMIGOS PACIFIC GROVE, CA A.P.N. 007-061-018 р 0 0 A2.2

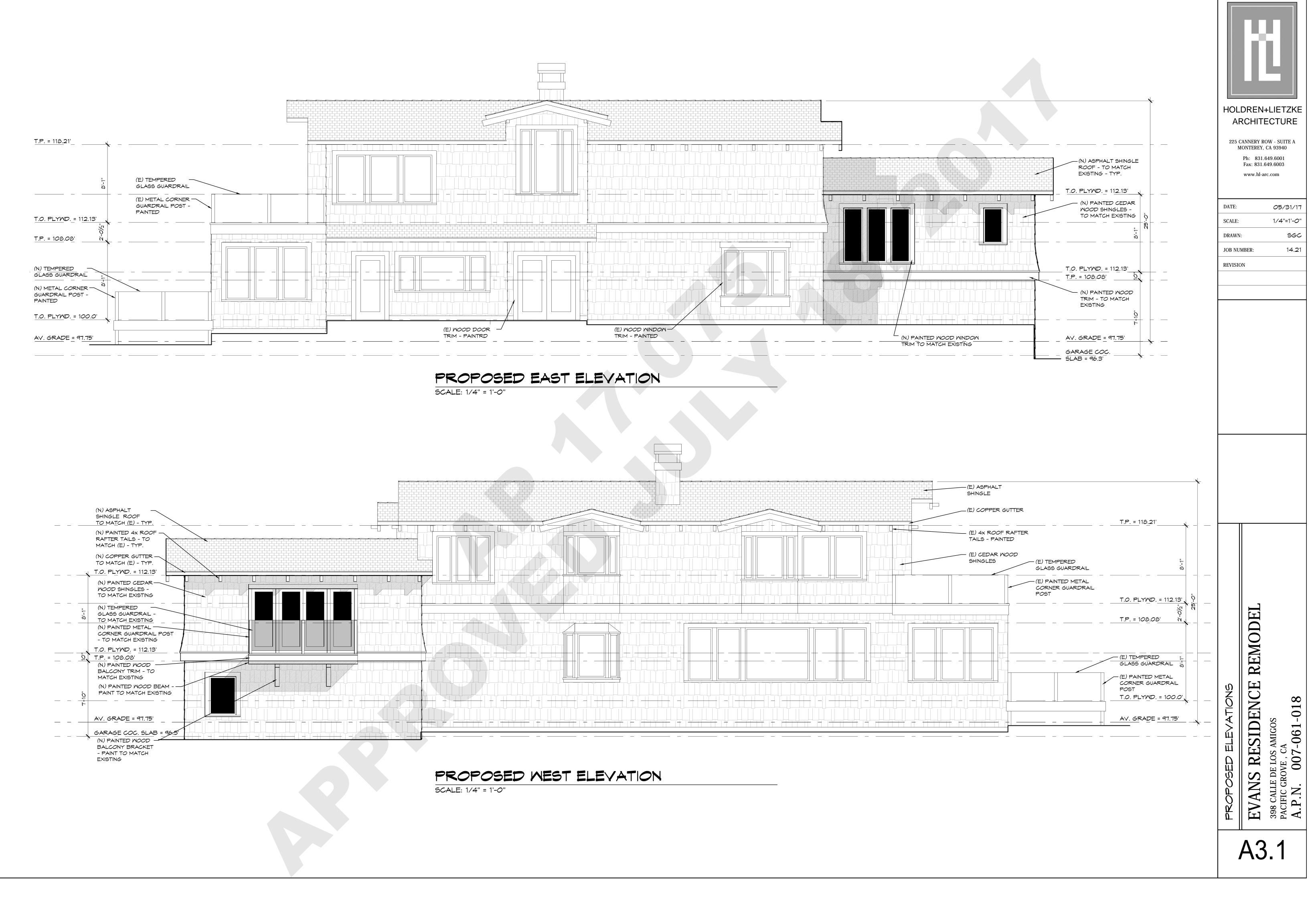
LEGEND

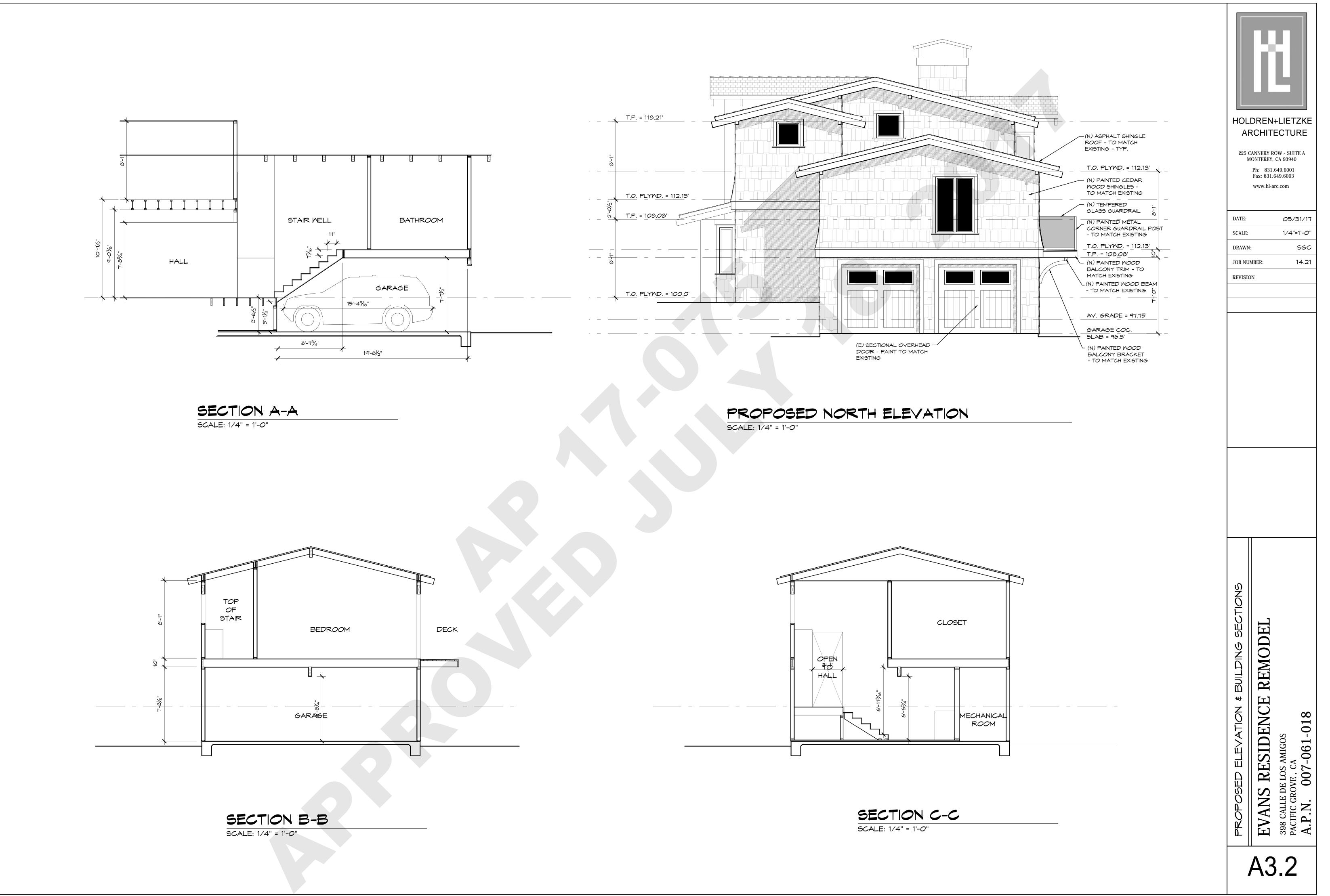
_____ (E) WALL TO REMAIN

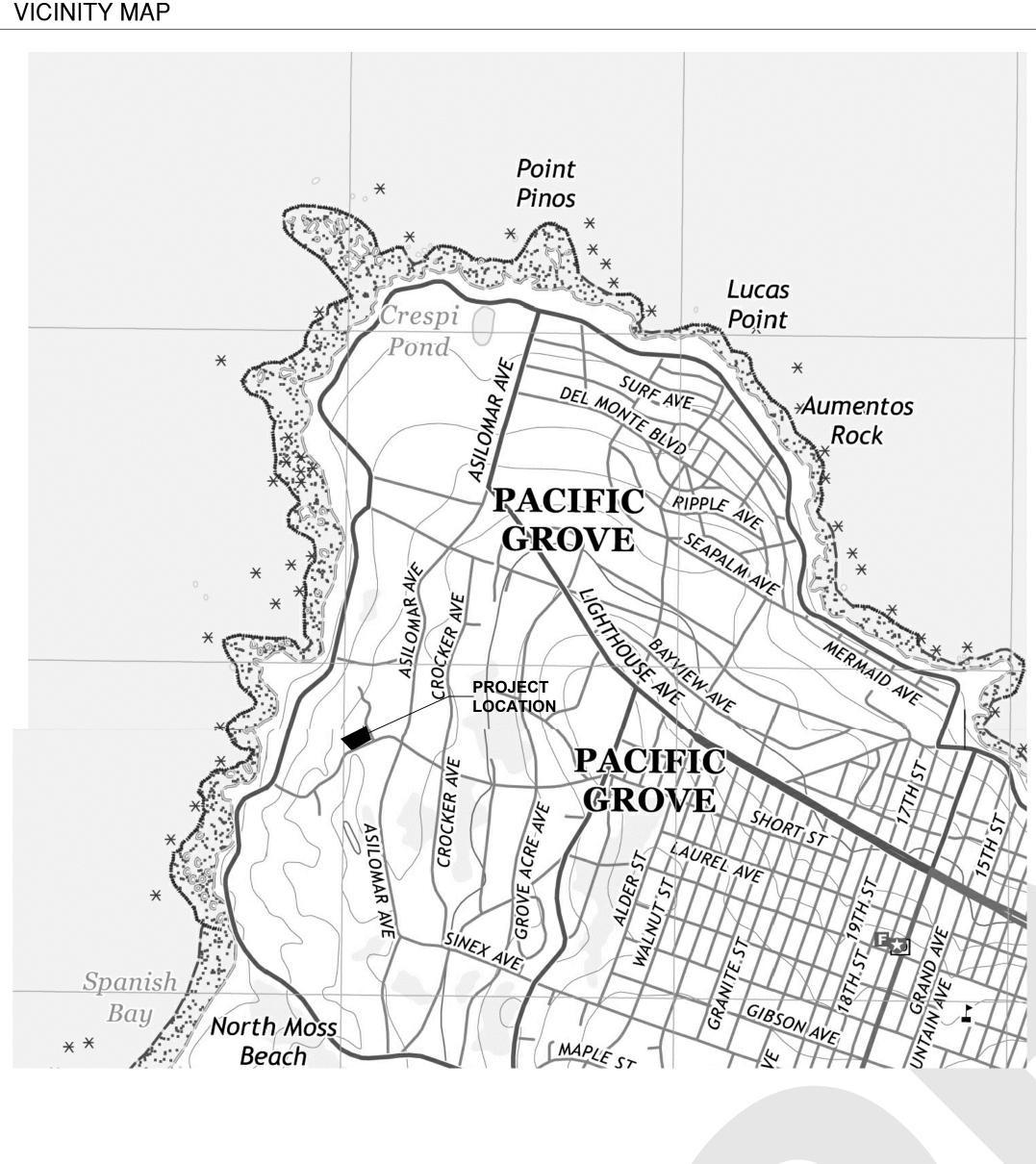
(N) 2X STUDS @ 16" O.C. W/ 툴" G.W.B. - SEE STRUCT. - TAPE TEXTURE & PAINT TO MATCH (E)

(E) CONSTRUCTION TO BE REMOVED









ATTACHMENT F - PROPOSED PLANS - AP 18-667

PLNG. DEPT. CONDITIONS OF APPROVAL igtriangleup OWNERSHIP NOTES

PRIOR TO PROJECT RELATED GRADING AND PRIOR TO FINAL INSPECTION, AN ANNUAL WEED CONTROL PROGRAM IN THE DUNES NEEDS TO BE IMPLEMENTED BY THE OWNER, WHERE EVERY WEED IS REMOVED PRIOR TO NEW SEEDS BEING PRODUCED, JUST AS IS DONE IN THE ORNAMENTAL LANDSCAPING AREA WITHIN THE ENCLOSED COURTYARD. WEEDING SHOULD OCCUR ONCE OR TWICE EACH MONTH, BETWEEN FEBRUARY AND JUNE. CARE SHOULD BE TAKEN TO AVOID IMPACTING OTHER PLANTS, PARTICULARLY THE RARE PLANTS, WHEN GARDENERS ARE DOING WEED CONTROL MAINTENANCE.

2. PRIOR TO PROJECT RELATED GRADING AND PRIOR TO FINAL INSPECTION, WIRE BASKETS SHOULD BE PLACED OVER ALL REMAINING TIDESTROM'S LUPINE PLANTS AS SOON AS POSSIBLE. THE BASKETS SHOULD BE MAINTAINED AND REPLACED AS NEEDED. NEW SEEDLINGS SHOULD BE PROTECTED WITH WIRE BASKETS, AS WELL, EVENTUALLY PROTECTING AT LEAST 20 PLANTS ON A CONTINUOUS BASIS OVER THE LONG TERM.

3. PRIOR TO PROJECT RELATED GRADING AND PRIOR TO FINAL INSPECTION, A SHORT LENGTH (12-15 FEET) OF 4-FOOT HIGH "SNOW FENCE" SHOULD BE INSTALLED FROM NEAR THE SOUTHWEST CORNER OF THE HOUSE, EXTENDING INTO THE DUNES PERPENDICULAR TO THE PREVAILING NORTHWEST WIND. THE FENCE WILL BE MAINTAINED FOR AT LEAST FIVE YEARS AND THEN THE AREA SHOULD BE EVALUATED AGAIN, TO DETERMINE IF IT NEEDS TO REMAIN.

4. PRIOR TO PROJECT RELATED GRADING AND PRIOR TO FINAL INSPECTION, A TEMPORARY HABITAT PROTECTION FENCE SHOULD BE INSTALLED BY THE PROJECT BIOLOGIST TO DELINEATE THE CONSTRUCTION AREA, INCLUDING WHERE BUILDING MATERIALS ARE STAGED AND DISPOSED OF. THE FENCE SHOULD REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED, FINAL BUILDING INSPECTIONS HAS BEEN APPROVED AND THE PROJECT BIOLOGIST AGREES TO REMOVE THE FENCE.

5. WEEKLY DURING CONSTRUCTION, THE PROJECT BIOLOGIST SHOULD INSPECT THE SITE ONCE EACH WEEK FOR THE DURATION OF THE CONSTRUCTION PROJECT, TO ENSURE THAT ALL ENVIRONMENTAL PROTECTION MEASURES ARE BEING FOLLOWED.

6. PRIOR TO FINAL INSPECTION, ALL CONSTRUCTION WASTE MATERIALS, INCLUDING ALL SOLIDS AND FLUIDS, WILL NOT BE DISPOSED ON SITE. ANY DEVIATION FROM THIS WILL BE REPORTED TO THE GENERAL CONTRACTOR AND THE OWNER AND WILL BE CLEANED UP TO THE COMPLETE SATISFACTION OF THE PROJECT BIOLOGIST.

PRIOR TO FINAL INSPECTION, A REMNANT PIECE OF A CONCRETE WALKWAY NEXT TO THE SOUTHWEST CORNER OF THE HOUSE SHOULD BE REMOVED. RARE PLANTS OCCUR VERY CLOSE TO IT, SO THE PROJECT BIOLOGIST SHOULD WORK CLOSELY WITH THE GENERAL CONTRACTOR TO ENSURE THAT IT IS REMOVED WITHOUT IMPACTING ANY OF THE RARE PLANTS. CONSIDERATION SHOULD ALSO BE GIVEN TO REMOVING THE INFORMAL FLAGSTONE WALKWAY AND "BONEYARD" OF GARDENING MATERIALS ON THE WEST SIDE OF THE HOUSE.

8. PRIOR TO ISSUANCE OF ANY GRADING OR BUILDING PERMIT, THE BUILDING OFFICIAL SHALL VERIFY THAT THE APPLICANT HAS RETAINED A MONITOR ACCEPTABLE TO THE OHLONE COSTANOAN ESSELEN NATION (OCEN) TRIBE TO BE PRESENT DURING ANY GRADING OR CONSTRUCTION ACTIVITIES INVOLVING GROUND DISTURBANCE.

9. ONGOING DURING GROUND-DISTURBANCE ACTIVITIES FOR CONSTRUCTION, IF INTACT ARCHAEOLOGICAL ARTIFACTS OR CULTURAL FEATURES ARE ENCOUNTERED AT ANY TIME DURING PROJECT IMPLEMENTATION, EARTH-DISTURBING WORK SHALL BE IMMEDIATELY HALTED WITHIN 10 METERS (30') OF THE FIND AND THE COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR SHALL BE IMMEDIATELY NOTIFIED BEFORE WORK ON THE SITE MAY PROCEED.

10. ONGOING DURING GROUND-DISTURBANCE ACTIVITIES FOR CONSTRUCTION, EARTH-DISTURBING WORK SHALL NOT RECOMMENCE WITHIN THE DESIGNATED AREA UNTIL THE FIND IS EVALUATED BY THE PROJECT ARCHAEOLOGIST AND THE LEAD AGENCY (CITY OF PACIFIC GROVE) PROJECT PLANNER. IF THE LEAD AGENCY DETERMINES THAT DEVELOPMENT IMPACTS TO THE RESOURCE CAN BE REASONABLY AVOIDED, OR THAT THE RESOURCE IS NOT A SIGNIFICANT UNIQUE ARCHAEOLOGICAL OR PALEONTOLOGICAL ARTIFACT, EARTH-DISTURBING WORK MAY BE ALLOWED TO PROCEED.

11. ONGOING DURING GROUND-DISTURBANCE ACTIVITIES FOR CONSTRUCTION, SHOULD HUMAN REMAINS OR SIGNIFICANT UNIQUE OR INTACT ARCHAEOLOGICAL RESOURCES BE ENCOUNTERED DURING PROJECT RELATED EARTH-DISTURBING ACTIVITIES, WORK SHALL BE IMMEDIATELY HALTED WITHIN 50 METERS (150') OF THE FIND, THE COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR SHALL BE IMMEDIATELY NOTIFIED, AND WORK SHALL NOT RECOMMENCE UNTIL THE FIND CAN BE EVALUATED BY A QUALIFIED PROFESSIONAL ARCHAEOLOGIST WITH LOCAL EXPERTISE, APPROVED BY THE CITY. IF THE FIND IS DETERMINED TO BE SIGNIFICANT, APPROPRIATE MITIGATION MEASURES (MITIGATION PLAN) SHALL BE FORMULATED.

12. ONGOING DURING CONSTRUCTION, ALL SEDIMENTS SHALL BE CONTAINED ON THE CONSTRUCTION SITE AS MUCH AS FEASIBLE TO PREVENT SUBSTANTIAL CONSTRUCTION RELATED RUNOFF AND SEDIMENT FROM ENTERING STORM DRAINS OR NATURAL DRAINAGE AREAS WHICH ULTIMATELY DEPOSIT RUNOFF INTO THE MONTEREY BAY OR PACIFIC OCEAN. PERFORMANCE STANDARDS TO ACHIEVE MAXIMUM CONTAINMENT SHALL BE OUTLINED IN THE PROJECT MITIGATION MONITORING PROGRAM.

13. ONGOING DURING CONSTRUCTION, ALL NOISE-GENERATING CONSTRUCTION ACTIVITIES, AS WELL AS DELIVERY AND REMOVAL OF MATERIALS AND EQUIPMENT ASSOCIATED WITH THOSE CONSTRUCTION ACTIVITIES, ARE LIMITED TO: 8:00 A.M. TO 6:00 P.M. MONDAY THROUGH SATURDAY, AND 10:00 A.M. THROUGH 5:00 P.M. SUNDAY, PURSUANT TO P.G.M.C. 11.96.

14. ONGOING DURING CONSTRUCTION, ALL POWER EQUIPMENT SHALL BE IN GOOD OPERATING CONDITION AND PROPERLY MAINTAINED.

15. ONGOING DURING CONSTRUCTION, ALL EQUIPMENT AND TOOLS POWERED BY INTERNAL COMBUSTION ENGINES SHALL HAVE MUFFLERS THAT MEET OR EXCEED MANUFACTURER SPECIFICATIONS.

CODE COMPLIANCE

THE PROJECT SHALL COMPLY WITH THE 2016 CALIFORNIA RESIDENTIAL CODE (CRC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA FIRE CODE (CFC), CALIFORNIA GREEN BUILDING CODE (CGBC) AND CALIFORNIA ENERGY CODE.

OWNERSHIP NOTES	PROJECT DATA	
1. TITLE AND ALL "COPYRIGHT" PRIVILEGES TO THESE DRAWINGS AND SPECIFICATIONS IS CLAIMED BY HOLDREN-LIETZKE ARCHITECTURE HEREINAFTER REFERRED TO AS "DESIGNERS" WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE SUBJECT DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIA EVIDENCE OF THE ACCEPTANCE OF THESE OWNERSHIP RIGHTS AND THE FOLLOWING RELATED RESTRICTIONS.	PROJECT OWNER: JOHN & WENDY EVANS 7312 HILLCREST DR., MODESTO, CA 95356 TEL: (209) 988-5597 2 RROJECT DESCRIPTION: 488 SQ.FT. OF SECOND FLOOR ADDITION TO EXISTING TWO-STORY	
2. THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE SOLELY RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND THE DESIGNERS HEREBY STATE THAT THEY ARE NOT INTENDED FOR NOR SUITABLY ENGINEERED FOR ANY OTHER SITE. REPRODUCTION OF THESE DOCUMENTS IF THEREFORE EXPRESSLY LIMITED TO THIS INTENDED USE.	SINGLE FAMILY RESIDENCE, CONSISTING OF ONE BEDROOM AND ONE BATH, OVER AN EXISTING SINGLE FLOOR ATTACHED TWO CAR GARAGE. PROJECT ADDRESS: 398 CALLE DE LOS AMIGOS, PACIFIC GROVE, CA. 93950 ASSESSOR PARCEL NUMBER:	
3. THE DESIGNERS DISCLAIM ALL RESPONSIBILITY IF THESE DRAWINGS AND SPECIFICATIONS ARE USED, IN WHOLE OR IN PART, WITHOUT PRIOR WRITTEN PERMISSION, WHETHER OR NOT MODIFIED BY OTHERS FOR ANOTHER SITE.	007-061-018 LOT/BLOCK: PACIFIC GROVE LOT 18 BLOCK 330 ZONING:	HOLDREN + LIETZKE ARCHITECTURE
4. IN THE EVENT OF UNAUTHORIZED USE BY ANY THIRD PARTY OF THESE DRAWINGS AND SPECIFICATIONS THE CLIENT FOR WHICH THIS WORK WAS ORIGINALLY PREPARED HEREBY AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND THE DESIGNERS, FROM ANY CLAIMS ARISING FROM SUCH UNAUTHORIZED USE.	R-1-B-4 OCCUPANCY: R-3/U LAND USE DESIGNATION: LDR to 5.4 DU/ac	225 CANNERY ROW - SUITE A MONTEREY, CA 93940 Ph: 831.649.6001 Fax: 831.649.6003 www.hl-arc.com
FIRE DEPARTMENT NOTES	CURRENT USE: SINGLE FAMILY RESIDENCE	
	TYPE OF CONSTRUCTION:	DATE: 09/15/2017
1. ADDRESSES FOR BUILDINGS ALL BUILDINGS SHALL BE ISSUED AN ADDRESS IN ACCORDANCE W/MONTEREY COUNTY ORD. NO. 1241. EACH OCCUPANCY, EXCEPT ACCESSORY BUILDINGS, SHALL HAVE ITS OWN PERMANENTLY POSTED ADDRESS. WHEN MULTIPLE OCCUPANCIES EXIST WITHIN A SINGLE BUILDING, EACH INDIVIDUAL OCCUPANCY SHALL BE SEPERATELY IDENTIFIED BY ITS OWN ADDRESS. LETTERS, NUMBERS & SYMBOLS FOR ADDRESSES SHALL BE A MINIMUM OF 4" HEIGHT, 1/2" STROKE, CONTRASTING WITH THE BACKGROUND COLOR OF THE SIGN, & SHALL BE ARABIC. THE SIGN & NUMBERS SHALL BE REFLECTIVE & MADE OF A NONCOMBUSTIBLE MATERIAL. ADDRESS SIGNS SHALL BE PLACED AT EACH DRIVEWAY ENTRANCE & AT EACH DRIVEWAY SPLIT. ADDRESS SIGNS SHALL BE VISIBLE FROM BOTH DIRECTIONS OF TRAVEL ALONG	NUMBER OF STORIES: 2 (TWO) EXISTING - NO CHANGE LOT SIZE: LOT = 26,514 SQ.FT. (0.608 ACRES) BUILDING COVERAGE: MAXIMUM ALLOWED: 10,606 SQ.FT. (40%) EXISTING HOUSE: 1,895 SQ.FT. EXISTING GARAGE: 540 SQ.FT. TOTAL EXISTING: 2,435 SQ.FT. (9.18%)	SCALE: N.T.S. DRAWN: A.P. JOB NUMBER: 14.21 REVISION A PLAN CHECK REVISIONS 10/19/2017
THE ROAD. IN ALL CASES, THE ADDRESS SHALL BE POSTED AT THE BEGINNING OF CONSTRUCTION & SHALL BE MAINTAINED THEREAFTER. ADDRESS SIGNS ALONG ONE-WAY ROADS SHALL BE VISIBLE FROM BOTH DIRECTIONS OF TRAVEL. WHERE MULTIPLE ADDRESSES ARE REQUIRED AT A SINGLE DRIVEWAY, THEY SHALL BE MOUNTED ON A SINGLE SIGN. PERMANENT ADDRESS NUMBERS SHALL BE POSTED PRIOR TO REQUESTING FINAL CLEARANCE. RESPONSIBLE LAND USE DEPT.: PACIFIC GROVE FIRE DEPARTMENT. 2. ROOF CONSTRUCTION ALL NEW STRUCTURES & EXISTING STRUCTURES RECEIVING NEW ROOFING OVER 25% OR MORE OF THE EXISTING ROOF SURFACE WITHIN A ONE-YEAR PERIOD, SHALL REQUIRE A MIN. OF ICBO CLASS A ROOF CONSTRUCTION. RESPONSIBLE LAND USE DEPT.: PACIFIC GROVE FIRE DEPARTMENT.	NO CHANGE TO EXISTING BUILDING COVERAGE SITE COVERAGE: MAXIMUM ALLOWED: 13,508 SQ.FT. (60%) EXISTING HOUSE: 1,895 SQ.FT. EXISTING DECK: 406 SQ.FT. EXISTING DRIVEWAY: 816 SQ.FT. EXISTING WALKWAYS: 802 SQ.FT. EXISTING GARAGE: 540 SQ.FT. TOTAL EXISTING: 4,459 SQ.FT. (16.81%) NO CHANGE TO EXISTING SITE COVERAGE GROSS FLOOR AREA: MAXIMUM ALLOWED: 6,000 SQ.FT. EXISTING MAIN LEVEL: 1,895 SQ.FT. EXISTING WAIN LEVEL: 1,895 SQ.FT.	OWNER REVISIONS 07/12/2018
SHEET INDEX	EXISTING GARAGE: 540 SQ.FT. TOTAL EXISTING: 3,826 SQ.FT.	
AO.1 COVER SHEET AO.2 NOTES AND SPECIFICATIONS	PROPOSED MAIN LEVEL: 2, 895 SQ.ET (NO CHANGE) PROPOSED UPPER LEVEL: 1,879 SQ.FT.) PROPOSED GARAGE: 540 SQ.FT. (NO CHANGE) TOTAL PROPOSED: (4.314 SQ.FT.)	
ARCHITECTURAL A1.1 SITE PLAN A1.2 EROSION AND SEDIMENT CONTROL PLAN A1.3 BEST MANAGEMENT PRACTICES AND EROSION CONTROL NOTES & DETAILS. A2.1 MAIN LEVEL FLOOR PLANS A2.2 UPPER LEVEL FLOOR PLANS A2.3 ROOF PLANS A3.1 BUILDING ELEVATIONS A3.2 BUILDING ELEVATIONS A3.3 BUILDING ELEVATIONS A3.4 BUILDING SECTIONS A4.3 WINDOW AND DOOR DETAILS A7.1 STAIR DETAILS	TOTAL PROPOSED: (4,314 50.FT.) WALL CALCULATIONS: 2 LENGTH OF EXISTING EXTERIOR WALL: 191.33 L.F. LENGTH OF EXISTING INTERIOR WALL: 143.33 L.F. TOTAL LENGTH OF EXISTING WALL: 334.66 L.F. LENGTH OF EXISTING WALL TO BE 0 DEMOLISHED/REPLACED: 81.00 L.F. LENGTH OF INTERIOR WALL TO BE 0 DEMOLISHED/REPLACED: 38.66 L.F. TOTAL LENGTH OF WALL TO BE 0 DEMOLISHED/REPLACED: 38.66 L.F. TOTAL LENGTH OF WALL TO BE 0 DEMOLISHED/REPLACED: 19.66 L.F. LENGTH OF PROPOSED WALL AT 1 ST LEVEL: 101.82 L.F. LENGTH OF PROPOSED WALL AT 2 ND LEVEL: 151.66 L.F. TOTAL LENGTH OF PROPOSED WALL AT 2 ND LEVEL: 151.66 L.F. TOTAL LENGTH OF PROPOSED WALL 253.48 L.F.	SEP 30 2019
STRUCTURAL	TOTAL LENGTH OF WALL DEMOLISHED/REPLACED AND PROPOSED: (373.14 L.F.)	
 S-1 FOUNDATION, MAIN LEVEL AND UPPER LEVEL FRAMING PLANS S-2 ROOF FRAMING PLAN AND FRAMING DETAILS MECHANICAL 	BUILDING HEIGHT: MAXIMUM ALLOWED: +25'-0" EXISTING: ±25'-0" PROPOSED: ±25'-0" (NO CHANGE)	
T-1 ENERGY COMPLIANCE T-2 ENERGY COMPLIANCE 2016 LOW-RISE RESIDENTIAL MANDATORY MEASURES SUMMARY ELECTRICAL	SETBACKS: FRONT REAR SIDE REQUIRED 20'-0" 20'-0" 10'-0" EXISTING 27'-8" 94'-9" 34'-8" PROPOSED NO CHANGE 10'-0" 10'-0"	
E2.1 ELECTRICAL NOTES, SYMBOLS LEGEND AND POWER & LIGHTING PLANS	OFF-STREET PARKING: MINIMUM REQUIRED: 1 COVERED & 1 UNCOVERED EXISTING: 2 COVERED & 2 UNCOVERED PROPOSED: 2 COVERED & 2 UNCOVERED	Ш
PROJECT LOCATION	TREE INFORMATION: NO EXISTING TREES TO BE REMOVED	Ž
	PROJECT TEAM OWNER: JOHN & WENDY EVANS 7312 HILLCREST DR., MODESTO, CA 95356 TEL: (209) 988-5597 ARCHITECT: CRAIG HOLDREN HOLDREN + LIETZKE ARCHITECTURE 225 CANNERY ROW SUITE A, MONTEREY, CA. 93940. TEL: (831) 649-6001 STRUCTURAL ENGINEER: YUTAKA UYEDA - UYEDA AND ASSOCIATES 2600 GARDEN ROAD, SUITE 305, MONTEREY CA. 93940 TEL: (831) 373-3161 MECHANICAL ENGINEER: DAVID KNIGHT MONTEREY ENERGY GROUP 26465 RANCHO CARMEL BLVD., SUITE 8, CARMEL, CA. 93923 TEL: (631) 372-8320	COVER SHEET EVANS RESIDEN 398 CALLE DE LOS AMIGOS 398 CALLE DE LOS AMIGOS 398 CALLE DE LOS AMIGOS 398 CALLE DE LOS AMIGOS 7395 CALLE DE LOS AMIGOS 74 P.N. 007-061-018
	TEL: (831) 372-8328	A0.1



ABBREVIATIONS

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A 🗖
A.B
ALT
APPROX
BD
BLDG
ВМ
B0T
BTW
CLR
CONC
CONC. BLK
CONN
CONST
CONT
CTR
CT5K
DBL
D.F
DIA
DWG
E.N
EA
EQ
(E)
EXT.
F.D
F.F
F.G
F.N
FND.
FLR
F. O. C
F. O. M
F. O. S
FTG
GA
GALV
G. I
GLU-LAM
GRD
GYP. BD.
HDR.
HDR HORIZ
HDR HORIZ INT
HDR HORIZ
HDR HORIZ INT
HDR HORIZ INT JST
HDR HORIZ INT JST MAX
HDR
HDR. HORIZ. INT. JST. MAX. M. B. M. F. R. M. I. W. MIN. N. I. C. N. T. S. O/ O. C. O. H. PL. P. T. D. F. PLYWD. R.A.M. REINF. REQ'D. S. B. SCHED. SHT'G. SIM. SPECS. SQ. STD. SYM. T. & G. T. N. T. O. C.
HDR. HORIZ. INT. JST. MAX. M. B. M. F. R. M. I. W. MIN. N. I. C. N. T. S. O/ O. C. O. H. PL. P. T. D. F. PLYWD. RAM. REQD. RDWD. S. B. SCHED. SHT. SHT'G. SIM. SPECS. SQ. SYM. T. & G. T. N. T. O. C. T. O. W.
HDR

ANCHOR BOLT ALTERNATE APPROXIMATE BOARD BUILDING BEAM BOTTOM BETWEEN CLEAR COLUMN CONCRETE CONCRETE BLOCK CONNECTION CONSTRUCTION CONTINUOUS CENTER COUNTERSINK DOUBLE DOUGLAS FIR DIAMETER DRAWING EDGE NAILING EACH EQUAL EXISTING **EXPANSION** EXTERIOR FLOOR DRAIN FINISH FLOOR FINISH GRADE FIELD NAILING FOUNDATION FLOOR FACE OF CONCRETE FACE OF MASONRY FACE OF STUD FOOTING GAUGE GALVANIZED GALVANIZED IRON GLUE LAMINATED GRADE GYPSUM BOARD HEADER HORIZONTAL INTERIOR JOIST MAXIMUM MACHINE BOLT MANUFACTURER MALLEABLE IRON WASHER MINIMUM NOT IN CONTRACT NOT TO SCALE OVER ON CENTER OVER HANG/OVER HEAD PLATE PRESSURE TREATED DOUGLAS FIR PLYWOOD RUBBERIZED ADHERED MEMBRANE REINFORCING REQUIRED REDWOOD SOLID BLOCKING SCHEDULE SHEET SHEATHING SIMILAR SPECIFICATIONS SQUARE STANDARD SMING SYMMETRICAL TONGUE & GROOVE TOE NAIL TOP OF CONCRETE TOP OF WALL TUBE STEEL TYPICAL UNLESS OTHERWISE NOTED VERTICAL MITH WITHOUT MELDED WIRE MESH

EROSION CONTROL NOTES

1. EROSION CONTROL STANDARDS

A. GENERAL

MINIMIZE SOIL EXPOSURE DURING THE RAINY SEASON BY PROPER TIMING OF GRADING AND CONSTRUCTION.

RETAIN TREES AND NATURAL VEGETATION TO STABILIZE HILLSIDES. RETAIN MOISTURE AND REDUCE EROSION.

DIVERT RUNOFF AWAY FROM STEEP, DENUDED SLOPES OR OTHER CRITICAL AREAS WITH BARRIERS, BERMS, DITCHES, OR OTHER FACILITIES.

DESIGN GRADING TO BE COMPATIBLE WITH ADJACENT AREAS AND RESULT IN MINIMAL DISTURBANCE OF THE TERRAIN AND NATURAL LAND FEATURES.

LIMIT CONSTRUCTION, CLEARING OF VEGETATION AND DISTURBANCE OF THE SOIL TO AREAS OF PROVEN STABILITY.

CONDUCT FREQUENT SITE INSPECTIONS(BEFORE AND AFTER SIGNIFICANT STORM EVENTS) TO ENSURE THAT CONTROL MEASURES ARE WORKING PROPERLY AND TO CORRECT PROBLEMS, AS NEEDED.

B. SEDIMENT CONTROL

ELIMINATE SEDIMENT TRANSPORT OFF THE SITE TO THE MAXIMUM EXTENT PRACTICABLE THROUGH THE USE OF PUBLISHED BEST MANAGEMENT PRACTICES (BMPS).

USE SEDIMENT PONDS, SILT TRAPS, WATTLES, STRAW BALE BARRIERS OR SIMILAR MEASURES TO RETAIN SEDIMENT TRANSPORTED BY RUNOFF WATER ONSITE.

COLLECT AND DIRECT SURFACE RUNOFF AT NONEROSIVE VELOCITIES TO THE COMMON DRAINAGE COURSES. AVOID CONCENTRATING SURFACE WATER ANYWHERE EXCEPT DRAINAGE

COURSES.

PREVENT MUD FROM BEING TRACKED ONTO THE PUBLIC ROADWAY WITH GRAVEL DRIVEWAYS, ENTRANCES, OR TRUCK TIRE WASHING. DEPOSIT OR STORE EXCAVATED MATERIALS AWAY FROM DRAINAGE

COURSES. STOCKPILE TOPSOIL ON THE SITE FOR USE ON AREAS TO BE REVEGETATED.

IT WILL NOT CONTRIBUTE TO OFFSITE SEDIMENT DISCHARGE.

FACILITY.

C. DUST CONTROL

ALL CONSTRUCTION AREAS AND ACCESS ROADS SHALL BE TREATED AND MAINTAINED AS NECESSARY TO MINIMIZE THE EMISSION OF DUST AND NUISANCE TO OFFSITE PROPERTIES.

D. REVEGETATION

APPLY TEMPORARY SEEDING OR MULCHING TO DENUDED AREAS FOR STORM PROTECTION.

ESTABLISH A PERMANENT VEGETATIVE COVER ON DENUDED AREAS AS SOON AS POSSIBLE. PERMANENT VEGETATION GROUND COVER MUST CONTROL EROSION AND SURVIVE SEVERE WEATHER CONDITIONS.

RETAIN A VEGETATIVE BARRIER, MHENEVER POSSIBLE, AROUND PROPERTY BOUNDARIES.

USE SELF-SUSTAINING, NON-INVASIVE PLANTS THAT REQUIRE LITTLE OR NO MAINTENANCE AND DO NOT CREATE AN EXTREME FIRE HAZARD.

USE NATIVE PLANT SPECIES, WHEN FEASIBLE.

2. EROSION AND SEDIMENT CONTROL MEASURES

TRAP SEDIMENT-LADEN RUNOFF WATER IN BASING OR SILT TRAPS TO ALLOW SOIL PARTICLES TO SETTLE OUT BEFORE FLOWS ARE RELEASED TO STORM DRAINS, STREETS, OR ADJACENT PROPERTY.

SILT FENCING OR WATTLES WILL BE INSTALLED AT DOWNHILL LOCATIONS, FIVE FEET FROM THE TOE OF STOCKPILES, AND AS NECESSARY TO RETAIN ALL SEDIMENT ON SITE.

ALL TEMPORARY STOCKPILES WILL BE COVERED WITH 6 MIL PLASTIC SHEETING (E.G. VISQUEEN) WHICH IS SUITABLY ANCHORED TO PREVENT DISRUPTION DURING HIGH WIND EVENTS.

DRAINAGE COURSES WILL BE INSTALLED TO CONTROL SURFACE WATER OVER CUT AND FILL SLOPES AND DIRECT SURFACE WATER AWAY FROM STOCKPILES.

DRAINAGE COURSES SHALL CONTAIN CHECK DAMS TO REDUCE DRAINAGE VELOCITIES. STRAW BALE BARRIERS OR GRAVEL DAMS CAN BE USED AS CHECK DAMS, AS APPROPRIATE.

ENERGY DISSIPATERS SHALL BE INSTALLED AT ALL DRAINAGE OUTLETS.

ALL DRIVEWAYS AND CONSTRUCTION ACCESS ROADS SHALL HAVE A GRAVEL SURFACE AND SHALL BE WELL MAINTAINED AT ALL TIMES. ALL OTHER EXPOSED BARE GROUND SHALL BE COVERED WITH

MULCHING MAT, OR OTHER EROSION CONTROL BLANKETS. SITE MONITORING SHALL BE CONDUCTED BY THE CONTRACTOR/OWNER 14. COVER DUCT OPENINGS AND PROTECT MECHANICAL EQUIPMENT BEFORE AND AFTER SIGNIFICANT RAINFALL EVENTS TO VERIFY THAT DURING CONSTRUCTION (5.504.3).

THE EROSION CONTROL MEASURES ARE SATISFACTORY. DISTURBED VEGETATED AREAS WILL BE REVEGETATED.

ALL EROSION CONTROL MATERIALS SHALL BE ONSITE AND READILY ACCESSIBLE PRIOR TO CONSTRUCTION FOR INSTALLATION DUE TO UNTIMELY WET WEATHER.

PLACE STOCKPILED SOIL IN LOCATIONS, SO THAT IF EROSION OCCURS

DISPOSE OF EXCAVATED MATERIALS AT A COUNTY APPROVED DUMP

OTHER MEASURES AS NECESSARY

ATTACHMENT F - PROPOSED PLANS - AP 18-667

3. WINTER OPERATIONS

A. NO LAND CLEARING OPERATIONS GREATER THAN ONE ACRE PER YEAR PER SITE OR GRADING OPERATIONS GREATER THAN ONE HUNDRED (100) CUBIC YARDS MAY TAKE PLACE BETWEEN OCTOBER 15TH AND APRIL 15TH, IN WATER SUPPLY WATERSHEDS, AND HIGH EROSION HAZARD AREAS, UNLESS AUTHORIZED BY THE DIRECTOR OF BUILDING INSPECTION AND FOUND TO BE CONSISTENT WITH THE PURPOSES OF THIS CHAPTER. WINTER OPERATIONS FOR OTHER PROJECTS MAY BE DISALLOWED IF A HIGH POTENTIAL FOR EROSION EXISTS DUE TO SLOPE, ROCK OR SOIL TYPE, PROXIMITY TO A STREAM OR DRAINAGE COURSE, MAGNITUDE OR DURATION OF DISTURBANCE, OR OTHER CHARACTERISTICS OF THE PROJECT AND THE SITE. WHEN CONSTRUCTION WILL BE DELAYED DUE TO THE LIMITATION ON WINTER OPERATIONS, THE DATE FOR EXPIRATION OF THE PERMIT SHALL BE EXTENDED BY THAT AMOUNT OF TIME THAT WORK IS DELAYED BY THIS CHAPTER

B. WHEN WINTER OPERATIONS DO TAKE PLACE, THE FOLLOWING MEASURES MUST BE TAKEN TO PREVENT ACCELERATED EROSION. ADDITIONAL MEASURES MAY BE REQUIRED.

1. BETWEEN OCTOBER 15TH AND APRIL 15TH, DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.

2. ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON DOWNHILL PROPERTIES. EROSION-PROOF SURFACING MAY BE REQUIRED IN AREAS OF HIGH EROSION HAZARD.

3. RUNOFF FROM A SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE. THESE DRAINAGE CONTROLS MUST BE MAINTAINED BY THE PERMITTEE AND/OR PROPERTY OWNER AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT.

4. EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAYS WORK.

5. THE DIRECTOR OF BUILDING INSPECTION SHALL STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE OR SHE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.

CALGREEN NOTES

FINISH MATERIAL POLLUTANT CONTROL FINISH MATERIALS SHALL COMPLY WITH SECTIONS 5.504.4.1 THROUGH 5.504.4.4

NDOOR WATER USE 2. REDUCE WASTEWATER BY INSTALLATION OF WATER-CONSERVING FIXTURES OR UTILIZING NON-POTABLE WATER SYSTEMS (5.303.4).

2A. EACH PLUMBING FIXTURE AND FITTING SHALL MEET THE 20% REDUCED FLOW RATE SPECIFIED IN TABLE 5.303.2.3.

3. MEET GPM REQUIREMENTS FOR PLUMBING FIXTURES AND FITTINGS (TABLE 5.303.6).

MATERIAL CONSERVATION AND RESOURCE EFFICIENCY: 4. CONSTRUCTION WASTE REDUCTION. DISPOSAL AND RECYCLING ESTABLISH A CONSTRUCTION WASTE MANAGEMENT PLAN (5.408.1)

5. SUBMIT CONSTRUCTION WASTE MANAGEMENT PLANS AND DOCUMENTATIONS PER 5.408.2.

6. RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 50% OF CONSTRUCTION AND DEMOLITION DEBRIS (5.408.3).

7. RECYCLE OR RE-USE 100% OF TREES, STUMPS, ROCKS, VEGETATION AND SOILS FROM LAND CLEARING (5.408.4).

ENVIRONMENTAL QUALITY 8. ADHESIVES. ADHESIVE BONDING PRIMERS. ADHESIVE PRIMERS SEALANTS, SEALANT PRIMERS, CAULKS AND AEROSOL ADHESIVES AND SMALLER UNIT SIZES OF ADHESIVES AND SEALANT OR CAULKING COMPOUNDS USED ON THE PROJECT SHALL MEET THE REQUIREMENTS OF THE STANDARDS LISTED IN CGS 5.504.4.1

ARCHITECTURAL PAINTS AND COATINGS SHALL COMPLY WITH TABLE 5.504.4.3 UNLESS MORE STRINGENT LOCAL LIMITS APPLY. VERIFICATION OF COMPLIANCE WITH THIS SECTION SHALL BE PROVIDED AT THE REQUEST OF THE ENFORCING AGENCY.

10. ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE STANDARDS LISTED IN SECTION 5.504.4.4. CARPET CUSHION SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE GREEN LABEL PROGRAM (5.504.4.4.1). ALL CARPET ADHESIVE SHALL MEET THE REQUIREMENTS OF TABLE 5.504.4.

11. HARDWOOD PLYWOOD, PARTICLE BOARD, AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED IN THE INTERIOR OR EXTERIOR OF THE BUILDING, SHALL MEET THE REQUIREMENTS FOR FORMALDEHYDE AS SPECIFIED IN TABLE 5.504.4. VERIFICATION OF COMPLIANCE SHALL BE PROVIDED.

12. COMPLY WITH THE VOC-EMISSION LIMITS DEFINED IN THE 2009CHPS CRITERIA AND LISTED ON ITS LOW-EMITTING MATERIALS LIST FOR PRODUCT REGISTRY, OR CERTIFIED UNDER THE FLOORSCORE PROGRAM OF THE RESILIENT FLOOR COVERING INSTITUTE.

13. DOCUMENTATION SHALL BE PROVIDED VERIFYING THAT RESILIENT FLOORING MATERIALS MEET THE POLLUTANT EMISSION LIMIT.

15. AEROSOL PAINTS AND COATINGS SHALL MEET SECTION 5.504.4.3.1. VERIFICATION OF COMPLIANCE SHALL BE PROVIDED.

16. IN MECHANICALLY VENTILATED BUILDINGS, PROVIDE REGULARLY OCCUPIED AREAS OF THE BUILDING WITH AIR FILTRATION MEDIA (MERV & MINIMUM)FOR OUTSIDE AND RETURN AIR PRIOR TO OCCUPANCY (5.504.5.3).

17. FOR MECHANICALLY OR NATURALLY VENTILATED SPACES IN BUILDINGS, MEET THE MINIMUM REQUIREMENTS OF SECTION 121 OF THE CALIFORNIA ENERGY CODE AND CHAPTER 4 OF CCR, TITLE 8 OR THE APPLICABLE LOCAL CODE (5.506.1).

OUTDOOR AIR QUALITY: 18. INSTALL HVAC AND REFRIGERATION EQUIPMENT THAT DOES NOT CONTAIN CFCS (5.508.1.1).

DEMOLITION NOTES

ALL EXISTING DIMENSIONS SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. ALL RELEVANT DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT OF RECORD IN WRITTEN FORM PRIOR TO THE COMMENCEMENT OF ANY RELATED WORK.

2. LOCATE ALL (E) SITE UTILITIES, INCLUDING ELECTRIC, GAS, SANITARY SEWER, WATER, CATV, STORM DRAIN, IRRIGATION LINES AND OTHER UTILITIES. DISCONNECT UTILITIES FROM SERVICE. REMOVE ALL (E) UTILITY LINES WITHIN LIMIT OF NEW CONSTRUCTION, OR CAP BOTH ENDS AND ABANDON WHERE OUTSIDE LIMIT OF NEW CONSTRUCTION, AS APPROPRIATE.

3. ALL (E) TREES, PLANTS AND OTHER EXISTING LANDSCAPE FEATURES ARE (E) TO REMAIN, UNLESS OTHERWISE NOTED.

4. ALL FIXTURES ARE (E) U.O.N. ALL WINDOWS AND DOORS ARE (E) U.O.N.

5. DISPOSE OF ALL DEMOLISHED MATERIALS OFF-SITE IN A LEGAL MANNER.

NEW CONSTRUCTION NOTES

THIS PROJECT INVOLVES REMODELING OF AN EXISTING BUILDING THE PROPOSED DRAWINGS ARE BASED ON EXISTING PLANS SUPPLIED BY THE OWNER AND FROM LIMITED FIELD OBSERVATIONS. NO DESTRUCTIVE INVESTIGATIONS OF EXISTING CONDITIONS WERE PERFORMED. BUILDING CONTRACTOR SHALL VERIFY ALL DIMENSIONS ELEVATIONS, MATERIALS, AND CONDITIONS PRIOR TO STARTING CONSTRUCTION, FABRICATION, OR ORDERING OF MATERIALS. BUILDING CONTRACTOR SHALL VERIFY PROPOSED PLAN DETAILS WITH FIELD CONDITIONS PRIOR TO COMMENCING WORK. BUILDING CONTRACTOR SHALL REPORT ANY DISCREPANCY BETWEEN UNCOVERED FIELD CONDITIONS AND PLANS TO THE ARCHITECT UPON DISCOVERY, AND CEASE WORK UNTIL CONDITIONS ARE RECTIFIED. BUILDING CONTRACTOR SHALL TAKE ALL NECESSARY METHODS AND MEANS TO STABILIZE THE EXISTING STRUCTURE DURING DEMOLITION ACTIVITIES AND UNTIL NEW STRUCTURAL COMPONENTS ARE IN PLACE.

2. ALL CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE 2016 EDITION OF THE CALIFORNIA BUILDING, PLUMBING, MECHANICAL, ELECTRICAL, FIRE AND ENERGY CODES. ANY AMENDMENTS OF PRESIDING CITY OR COUNTY.

3. MINIMUM CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS SHALL BE 2,500 PSI.

4. ALL REINFORCING STEEL SHALL CONFORM TO THE A.S.T.M. A-615 GRADE 60 UNLESS OTHERWISE NOTED ON PLANS. DEFORMATIONS SHALL BE IN ACCORDANCE WITH A.S.T.M. A-305. WELDED WIRE FABRIC: WELDED WIRE FABRIC SHALL CONFORM TO A.S.T.M. A-185.

5. CONTRACTOR SHALL PROVIDE ANY AND/OR ALL BRACING AND SHORING REQUIRED DURING CONSTRUCTION UNTIL ALL CONSTRUCTION IS COMPLETE.

6. LUMBER SPECIES AND GRADES SHALL CONFORM TO THE FOLLOWING U.O.N.: MAXIMUM MOISTURE CONTENT OF LUMBER SHALL BE 19%. ALL DOUGLAS FIR LUMBER WHICH IS EXPOSED TO WEATHER SHALL BE PRESSURE TREATED. ALL GRADING SHALL CONFORMA TO THE RULES AND REGULATIONS OF THE W.W.P., R.A. & A.P.A. PLYWOOD SHALL BE D.F. CONFORMING TO U.S. PRODUCT STANDARDS PS 1-74 WITH EXTERIOR GLUE, GRADE STAMPED A.P.A. SEE FRAMING PLANS FOR ADDITIONAL REQUIREMENTS.

5. WALL CONSTRUCTION SHALL COMPLY WITH CBC TABLE 23-IV-B.

6. NAILING TO BE IN COMPLIANCE WITH CBC TABLE 23-11-B-1

7. PROVIDE FIRE BLK'G PER 2016 CBC.

8. ALL MANUFACTURER'S INSTALLATION GUIDES AND SPECIFICATIONS SHALL BE PROVIDED TO COUNTY INSPECTOR AT THE TIME OF FIELD INSPECTION.

9. THE BUILDER/CONTRACTOR TO PROVIDE THE OWNER AND THE CITY OF PACIFIC GROVE PLANNING AND BUILDING DEPARTMENT WITH A COPY OF THE CF-GR INSTALLATION CERTIFICATE AT THE TIME OF FINAL INSPECTION.

10. MINIMUM 50% OF THE NON-HAZARDOUS CONSTRUCTION OR DEMOLITION DEBRIS SHALL BE RECYCLED AND/OR SALVAGED, UNLESS A LOCAL CONSTRUCTION & DEMOLITION WASTE MANAGEMENT ORDINANCE IS MORE STRINGENT.

11. ANY DEVIATION IN PLANS, WILL BE IMMEDIATELY CALLED TO R.S.B.A.

12. CONTRACTOR TO SIGN OFF ON ASSOC. REGS.

13. ANY AND ALL CONDITIONS NOT SPECIFICALLY DETAILED SHALL BE BUILT TO CONFORM WITH SIMILAR CONSTRUCTION.

14. VERIFY ALL EXISTING DIMENSIONS, ELEVATIONS, MATERIALS AND CONDITIONS PRIOR TO STARTING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGNERS PRIOR TO ORDERING MATERIALS AND STARTING CONSTRUCTION.

15. RESTORE EXPOSED FINISHES OF PATCHED AREAS AND EXTEND FINISH RESTORATION INTO EXISTING ADJOINING CONSTRUCTION IN A MANNER THAT WILL ELIMINATE VISUAL EVIDENCE OF PATCHING AND REFINISHING. REMOVE AND REPLACE ANY AND ALL CONSTRUCTION PATCHED IN A VISUALLY UNSATISFACTORY MANNER.

16. USE 5/8" TYPE "X" GYP. BD. @ ALL WALLS, CLG. & ALL EXPOSED STRUCTURAL MEMBERS.

17. ALL SHOWER HEADS SHALL HAVE A MAX. FLOW RATE OF 2.0 G.P.M. 18. ALL SINK FAUCETS SHALL HAVE A MAX. FLOW RATE OF 1.5 G.P.M.

402.2.2.

20. USE FIBERGLASS OR CEMENT BASED BACKER BOARD AT NEW SINK AND TILE LOCATIONS.

21. NON-ABSORBANT WALL MATERIAL IN SHOWER SHALL BE 76" A.F.F.

22. THE MAXIMUM HOT WATER TEMPERATURE DISCHARGING FROM THE BATHTUB, WHIRLPOOL BATHTUB, AND SHOWER/TUB COMBO FILTERS SHALL BE LIMITED TO 120 DEGREES FAHRENHEIT. THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A CONTROL FOR MEETING THIS PROVISION (CPC SECTION 414.5 & 418).

23. A SEWER BACK WATER VALVE AND SEWER RELIEF VENT SHALL BE INSTALLED.

24. CONTRACTOR SHALL PROVIDE A SINGLE LINE GAS DIAGRAM AT FRAME INSPECTION.

19. WATER CLOSETS SHALL HAVE MAX 1.28 GAL. PER FLUSH PER CPC

GENERAL NOTES

CONTRACTOR LICENSE: THE CONTRACTOR(S) PERFORMING THE WORK DESCRIBED BY THESE PLANS AND SPECIFICATIONS SHALL BE PROPERLY AND CURRENTLY LICENSED DURING THE EXECUTION OF THE PROJECT AND SHALL NOT PERFORM WORK OUTSIDE THE LEGAL SCOPE OF ANY LICENSE.

2. SCOPE: THE CONTRACTOR SHALL PROVIDE AND PAY FOR ALL LABOR, MATERIALS, TOOLS, EQUIPMENT AND MACHINERY TRANSPORTATION, WATER, HEAT, ELECTRICAL, TELEPHONE, AND ANY OTHER RELATED ITEMS NECESSARY FOR THE PROPER EXECUTION AND TIMELY COMPLETION OF THE WORK.

3. QUALITY CONTROL: IT IS THE EXPRESS INTENTION OF THESE PLANS AND SPECIFICATIONS TO REQUIRE A HIGH STANDARD OF WORK. IF, IN THE OPINION OF THE CONTRACTOR, ANY PORTION OF THE DOCUMENTATION HEREIN IS INCONSISTENT WITH THIS. THE DESIGNERS SHALL BE NOTIFIED PRIOR TO EXECUTING THE WORK AND ALLOWED REVISION TIME IF FELT NECESSARY.

4. WARRANTY: THE CONTRACTOR WARRANTS TO THE OWNER THAT ALL MATERIALS AND EQUIPMENT FURNISHED UNDER THIS CONTRACT WILL BE NEW UNLESS OTHERWISE SPECIFIED, AND THAT ALL WORK WILL BE OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS, AND IN CONFORMANCE WITH THE CONTRACT DRAWINGS AND SPECIFICATIONS.

PERMITS: UNLESS OTHERWISE INSTRUCTED, THE OWNER SHALL PAY ALL PERMIT FEES INCLUDING UTILITIES. THE CONTRACTOR SHALL SECURE THE BUILDING PERMIT AND ANY OTHER PERMITS PRIOR TO STARTING THE WORK AND COMPLY WITH ALL INSPECTION REQUIREMENTS THROUGH FINAL SIGN-OFF.

6. LEGAL/NOTICES/CODE COMPLIANCE: THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, BUILDING CODES, RULES, REGULATIONS AND OTHER LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL PROMPTLY NOTIFY THE DESIGNERS IN WRITING IF THE DRAWINGS AND/OR SPECIFICATIONS ARE AT VARIANCE WITH ANY SUCH REQUIREMENTS. (2016 C.B.C.)

 RESPONSIBILITY: THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES SELECTED TO EXECUTE THE WORK. THE CONTRACTOR SHALL COORDINATE ALL PORTIONS OF WORK WITHIN THE SCOPE OF THE CONTRACT.

8. SAFETY: THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING MAINTAINING AND PROPERLY SUPERVISING ADEQUATE INDUSTRY STANDARD SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THIS WORK AND SHALL ADHERE TO ALL FEDERAL, LOCAL, STATE & O.S.H.A. SAFETY REGULATIONS.

9. INSURANCE: LIABILITY INSURANCE SHALL BE MAINTAINED BY THE CONTRACTOR TO PROTECT AGAINST ALL CLAIMS UNDER WORKMAN'S COMPENSATION ACTS, DAMAGES DUE TO BODILY INJURY INCLUDING DEATH, AND FOR ANY PROPERTY DAMAGES ARISING OUT OF OR RESULTING FROM THE CONTRACTOR'S OPERATIONS UNDER THE CONTRACT. THIS INSURANCE SHALL BE FOR LIABILITY LIMITS SATISFACTORY TO THE OWNER. THE OWNER HAS THE RIGHT TO REQUIRED CONTRACTUAL LIABILITY INSURANCE APPLICABLE TO THE CONTRACTOR'S OBLIGATIONS. CERTIFICATES OF SUCH INSURANCE SHALL BE FILED WITH THE OWNER PRIOR TO THE COMMENCEMENT OF WORK.

10. INDEMNIFICATION: THE CONTRACTOR WHO AGREES TO PERFORM THIS WORK ALSO AGREES TO INDEMNIFY AND HOLD HARMLESS THE OWNER AND THE DESIGNERS FROM AND AGAINST ALL CONSEQUENTIAL CLAIMS/DAMAGES/LOSSES/AND EXPENSES, INCLUDING ATTORNEY'S FEES AND LITIGATION COSTS, ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK.

11. CLEANING UP: THE CONTRACTOR SHALL KEEP THE PREMISES AND SITE FREE FROM ACCUMULATION OF WASTE MATERIALS DURING CONSTRUCTION BY PERIODIC CLEAN UP AND OFF-SITE DEBRIS REMOVAL. FINAL CLEANUP AND DEBRIS DISPOSITION SHALL BE TO THE SATISFACTION OF THE OWNER.

12. CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS PRIOR TO ANY WORK AND NOTIFY THE DESIGNERS OF ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND EXISTING CONDITIONS AFFECTING THE WORK OR NATURE OF SPECIFIED MATERIALS AND/OR SCOPE OF DESIGN.

13. NOT USED.

14. BUILDING CODES: ALL CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE 2016 EDITION OF THE CALIFORNIA RESIDENTIAL CODE, CALIFORNIA GREEN BUILDING STANDARDS CODE, PLUMBING, MECHANICAL, ELECTRICAL, FIRE AND ENERGY CODES. ANY AMENDMENTS OF PRESIDING CITY OR COUNTY.

15. NO LAND CLEARING OR GRADING SHALL OCCUR ON THE PROPERTY BETWEEN OCTOBER 15 AND APRIL 15 UNLESS AUTHORIZED BY THE DIRECTOR OF PLANNING AND BUILDING INSPECTION.

16. SHOP DRAWINGS: PRIOR TO FABRICATION, THE CONTRACTOR SHALL SUBMIT TO THE DESIGNER FOR APPROVAL SHOP DRAWINGS FOR ALL STRUCTURAL STEEL, REINFORCING STEEL, GLUE LAMINATED BEAMS AND PREFABRICATED TRUSSES. SHOP DRAWINGS ARE NOT CHANGE ORDERS, BUT RATHER SERVE TO DEMONSTRATE TO THE ENGINEER THAT THE CONTRACTOR UNDERSTANDS THE REQUIREMENTS & DESIGN CONCEPTS OF THE PLAN, DETAILS & SPECIFICATIONS.

17. CHANGE ORDERS: NO VERBAL CHANGE ORDERS SHALL BECOME LEGAL AND BINDING.

18. CONSTRUCTION, BRACING & SHORING: THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL BRACING AND SHORING REQUIRED DURING CONSTRUCTION UNTIL ALL CONSTRUCTION IS COMPLETE.

19. SIMILAR CONDITIONS: CONDITIONS NOT SPECIFICALLY DETAILED SHALL BE BUILT TO CONFORM WITH SIMILAR CONSTRUCTION.

20. DISCREPANCIES: THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, MATERIALS AND CONDITIONS PRIOR TO STARTING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGNERS PRIOR TO ORDERING MATERIALS AND STARTING CONSTRUCTION.

21. TECHNICAL SPECIFICATIONS: ALL TECHNICAL SPECIFICATIONS REFERRED TO IN THESE DRAWINGS ARE BY THIS REFERENCE PART OF THE CONSTRUCTION DOCUMENTS.

22. NOT USED.

23. SUBSEQUENT CHANGES: ADDITIONAL CONSTRUCTION, LANDSCAPE IMPROVEMENTS, OR OTHER CHANGES IN THE IMPROVEMENTS THAT DIFFER FROM THE APPROVED FINAL DESIGN REVIEW DOCUMENTS, MUST BE SUBMITTED IN WRITING TO THE MONTEREY COUNTY PLANNING AND BUILDING DEPARTMENT FOR REVIEW AND APPROVAL, PRIOR TO MAKING CHANGES. ANY CHANGES MADE WITHOUT SPECIFIC APPROVAL ARE CONSIDERED NOT APPROVED, AND SUBJECTED TO REMOVAL OR ALTERATION AS REQUIRED.

24. CONTRACTOR SHALL PROVIDE EMERGENCY ACCESS DURING THE CONSTRUCTION.

25. MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR ALL FIRE ASSEMBLIES AND RELATED PRODUCTS (DOORS, WINDOWS, DAMPERS) SHALL BE KEPT ON SITE FOR REVIEW BY THE INSPECTOR.



HOLDREN + LIETZKE ARCHITECTURE

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DATE:	09/15/2017
SCALE:	NONE
DRAWN:	A.P.
JOB NUMBER:	14.21
REVISION	
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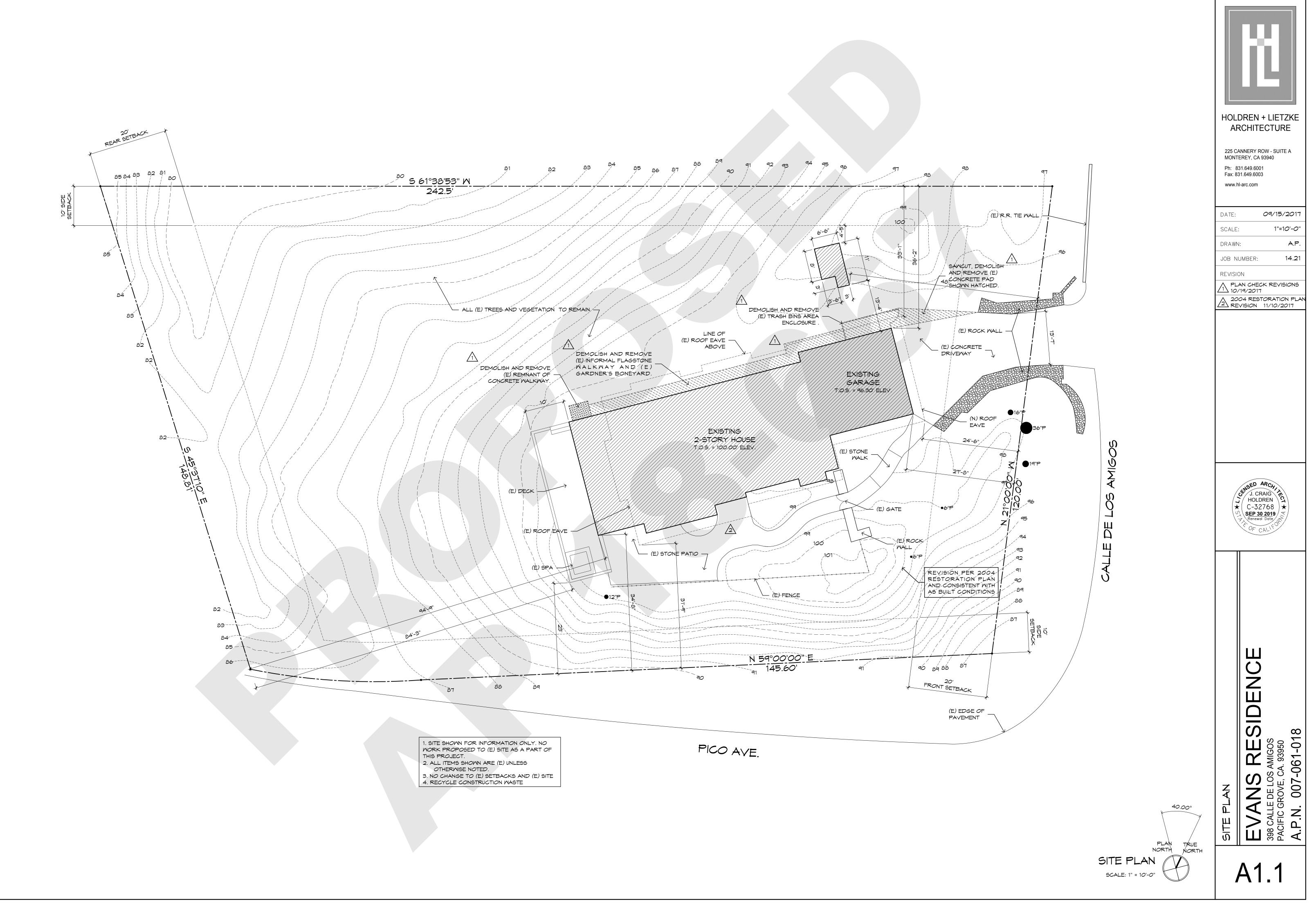


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EROSION CONTROL NOTES

1. PRIOR TO ISSUANCE OF THE CONSTRUCTION PERMIT:

ALL CONSTRUCTION AREAS AND ACCESS ROADS SHALL BE TREATED AND MAINTAINED AS NECESSARY TO MINIMIZE THE EMISSION OF DUST AND NUISANCE TO OFFSITE PROPERTIES.

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PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE WNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY REGULATIONS.

DURING CONSTRUCTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMPS INSTALLED, AND TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE. AT THE TIME OF THE INSPECTION, THE APPLICANT SHALL PROVIDE CERTIFICATION THAT THE APPROPRIATE GEOTECHNICAL INSPECTIONS HAVE BEEN COMPLETED.

PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.

2. PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE:

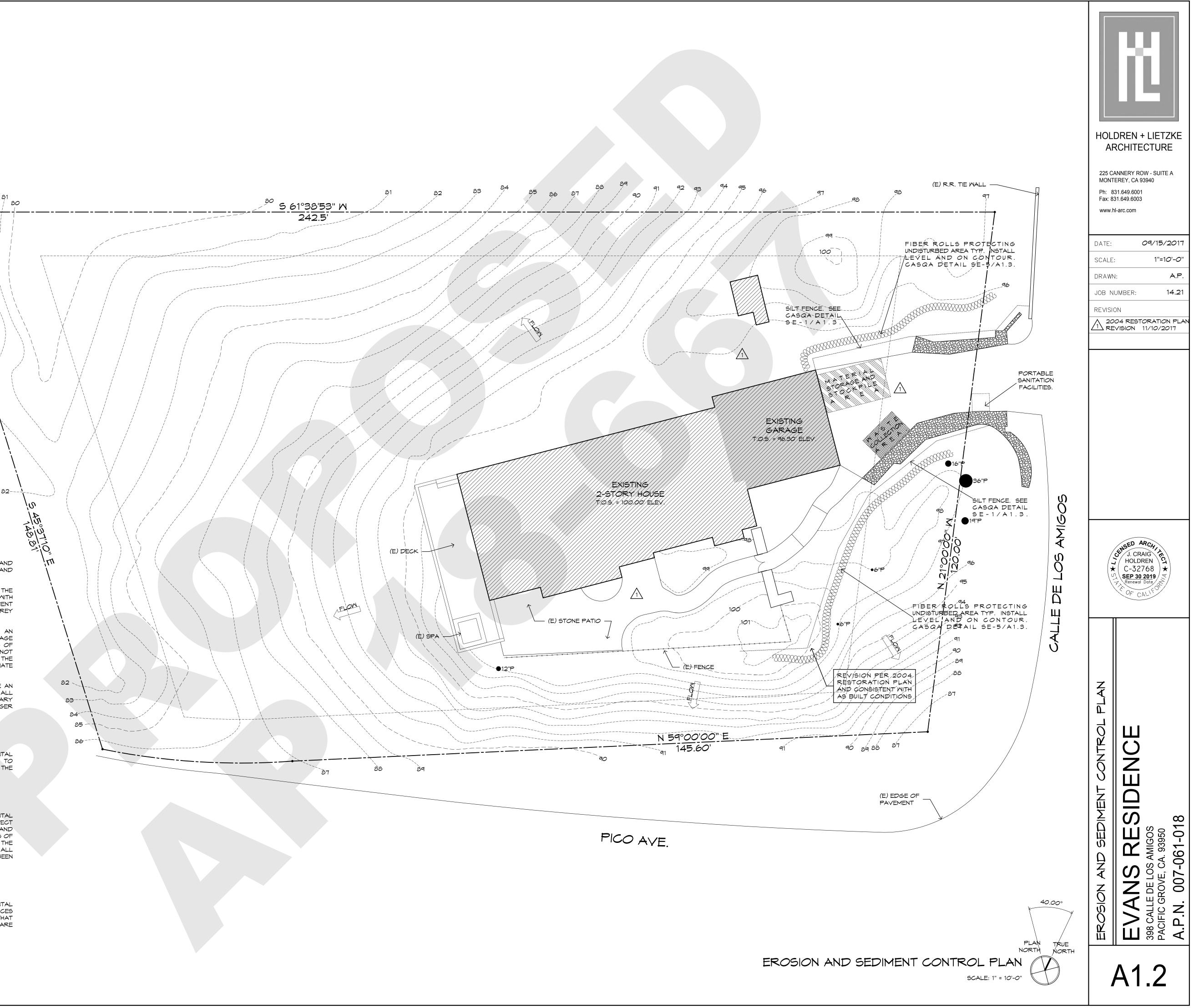
THE APPLICANT SHALL SCHEDULE AN INSPECTION (300-ENVIRONMENTAL SERVICES INITIAL INSPECTION) WITH RMA-ENVIRONMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY REGULATIONS.

3. DURING CONSTRUCTION:

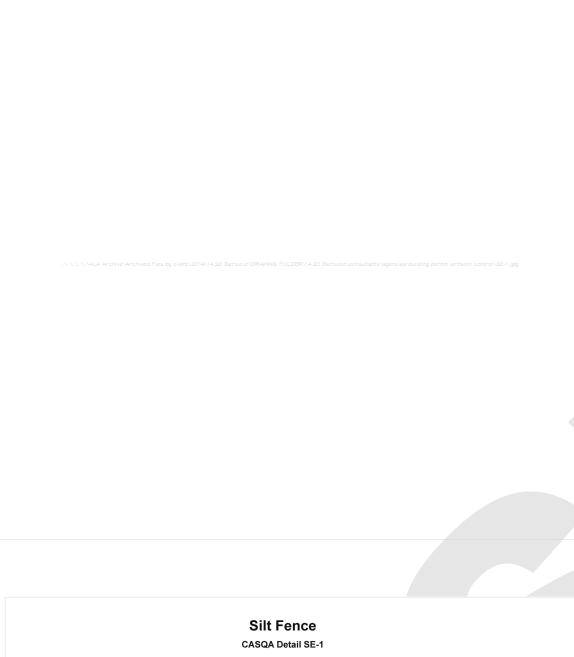
THE APPLICANT SHALL SCHEDULE AN INSPECTION (305-ENVIRONMENTAL SERVICES ACTIVE CONSTRUCTION) WITH RMA-ENVIRONMENTAL TO INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMPS INSTALLED, AND TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE. AT THE TIME OF THE INSPECTION, THE APPLICANT SHALL PROVIDE CERTIFICATION THAT ALL INSPECTIONS RECOMMENDED BY THE GEOTECHNICAL ENGINEER HAVE BEEN COMPLETED TO THAT POINT.

4. PRIOR TO FINAL BUILDING INSPECTION:

THE APPLICANT SHALL SCHEDULE AN INSPECTION (310-ENVIRONMENTAL SERVICES HOLD FINAL INSPECTION) WITH RMA-ENVIRONMENTAL SERVICES TO ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES, THAT ARE NO LONGER NEEDED, HAVE BEEN REMOVED.







Fabric section B (See notes 6, 7 & 12)

(See note 3)

Stake A

Stoke B -

(See note 8) -

End stake
 (See note 2)

END DETAIL

LEGEND

Slope direction Direction of flow

-+ +^{1/2*}

1/2"

End stake

Toe of slope

Sandbags (2-layers high)

STAPLE DETAIL

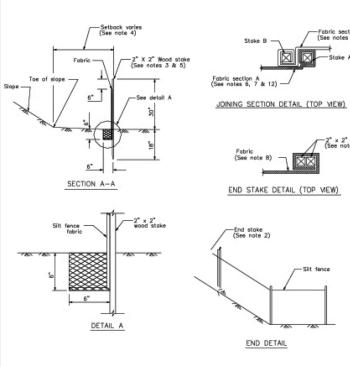
(SEE NOTE 9)

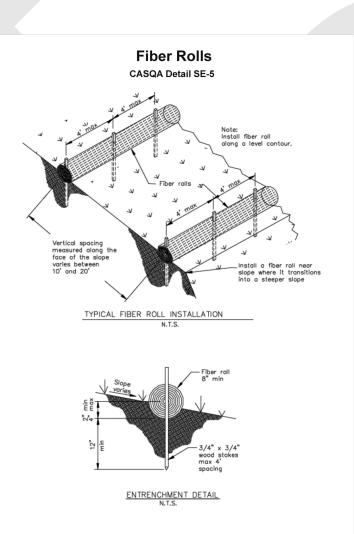
OPTIONAL MAINTENANCE OPENING DETAIL (SEE NOTE 11)

1/16" diameter

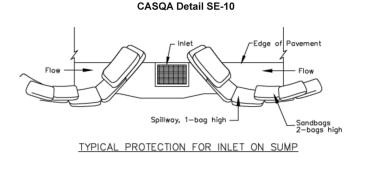
End stake

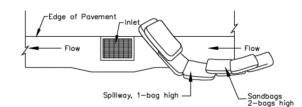
Tamped backfill





Storm Drain Inlet Protection





TYPICAL PROTECTION FOR INLET ON GRADE

NOTES: Intended for short-term use.
 Use to inhibit non-storm water flow.
 Allow for proper maintenance and cleanup.
 Bags must be removed after adjacent operation is completed
 Not applicable in areas with high silts and clays without filter fabric. DI PROTECTION TYPE 3

BEST MANAGEMENT PRACTICE NOTES

1. SOLID AND DEMOLITION WASTE MANAGEMENT:

PROVIDE DESIGNATED WASTE COLLECTION AREAS AND CONTAINERS ON SITE AWAY FROM STREETS, GUTTERS, STORM DRAINS, AND WATERWAYS, AND ARRANGE FOR REGULAR DISPOSAL. WASTE CONTAINERS MUST BE WATERTIGHT AND COVERED AT ALL TIMES EXCEPT WHEN WASTE IS DEPOSITED.

2. HAZARDOUS WASTE MANAGEMENT

PROVIDE PROPER HANDLING AND DISPOSAL OF HAZARDOUS WASTES BY A LICENSED HAZARDOUS WASTE MATERIAL HAULER. HAZARDOUS WASTES SHALL BE STORED AND PROPERLY LABELED IN SEALED CONTAINERS CONSTRUCTED OF SUITABLE MATERIALS.

3. SPILL PREVENTION AND CONTROL:

PROVIDE PROPER STORAGE AREAS FOR LIQUID AND SOLID MATERIALS, INCLUDING CHEMICALS AND HAZARDOUS SUBSTANCES, AWAY FROM STREETS, GUTTERS, STORM DRAINS, AND WATERWAYS. SPILL CONTROL MATERIALS MUST BE KEPT ON SITE WHERE READILY ACCESSIBLE. SPILLS MUST BE CLEANED UP IMMEDIATELY AND CONTAMINATED SOIL DISPOSED PROPERLY.

4. VEHICLE AND CONSTRUCTION EQUIPMENT SERVICE AND STORAGE:

AN AREA SHALL BE DESIGNATED FOR THE MAINTENANCE. WHERE ON-SITE MAINTENANCE IS REQUIRED, AND STORAGE OF EQUIPMENT THAT IS PROTECTED FROM STORMWATER RUN-ON AND RUNOFF. MEASURES SHALL BE PROVIDED TO CAPTURE ANY WASTE OILS, LUBRICANTS, OR OTHER POTENTIAL POLLUTANTS AND THESE WASTES SHALL BE PROPERLY DISPOSED OF OFF SITE. FUELING AND MAJOR MAINTENANCE/REPAIR, AND WASHING SHALL BE CONDUCTED OFF-SITE WHENEVER FEASIBLE.

5. MATERIAL DELIVERY, HANDLING AND STORAGE:

IN GENERAL, MATERIALS SHOULD NOT BE STOCKPILED ON SITE. WHERE TEMPORARY STOCKPILES ARE NECESSARY AND APPROVED BY THE COUNTY, THEY SHALL BE COVERED WITH SECURED PLASTIC SHEETING OR TARP AND LOCATED IN DESIGNATED AREAS NEAR CONSTRUCTION ENTRANCES AND AWAY FROM DRAINAGE PATHS AND WATERWAYS. BARRIERS SHALL BE PROVIDED AROUND STORAGE AREAS WHERE MATERIALS ARE POTENTIALLY IN CONTACT WITH RUNOFF.

6. HANDLING AND DISPOSAL OF CONCRETE AND CEMENT

WHEN CONCRETE TRUCKS AND EQUIPMENT ARE WASHED ON-SITE, CONCRETE WASTEWATER SHALL BE CONTAINED IN DESIGNATED CONTAINERS OR IN A TEMPORARY LINED AND WATERTIGHT PIT WHERE WASTED CONCRETE CAN HARDEN FOR LATER REMOVAL. IF POSSIBLE HAVE CONCRETE CONTRACTOR REMOVE CONCRETE WASH WATER FROM SITE. IN NO CASE SHALL FRESH CONCRETE BE WASHED INTO THE ROAD RIGHT-OF-WAY.

7. PAVEMENT CONSTRUCTION MANAGEMENT

PREVENT OR REDUCE THE DISCHARGE OF POLLUTANTS FROM PAVING OPERATIONS, USING MEASURES TO PREVENT RUN-ON AND RUNOFF POLLUTION AND PROPERLY DISPOSING OF WASTES. AVOID PAVING IN THE WET SEASON AND RESCHEDULE PAVING WHEN RAIN IS IN THE FORECAST. RESIDUE FROM SAW-CUTTING SHALL BE VACUUMED FOR PROPER DISPOSAL.

8. CONTAMINATED SOIL AND WATER MANAGEMENT

INSPECTIONS TO IDENTIFY CONTAMINATED SOILS SHOULD OCCUR PRIOR TO CONSTRUCTION AND AT REGULAR INTERVALS DURING CONSTRUCTION REMEDIATING CONTAMINATED SOIL SHOULD OCCUR PROMPTLY AFTER IDENTIFICATIONAND BE SPECIFIC TO THE CONTAMINANT IDENTIFIED, WHICH MAY INCLUDE HAZARDOUS WASTE REMOVAL.

9. SANITARY/SEPTIC WATER MANAGEMENT:

TEMPORARY SANITARY FACILITIES SHOULD BE LOCATED AWAY FROM DRAINAGE PATHS, WATERWAYS, AND TRAFFIC AREAS. ONLY LICENSED SANITARY AND SEPTICWASTE HAULERS SHOULD BE USED. SECONDARY CONTAINMENT SHOULD BE PROVIDED FOR ALL SANITARY FACILITIES.

10. INSPECTION & MAINTENANCE:

AREAS OF MATERIAL AND EQUIPMENT STORAGE SITES AND TEMPORARY SANITARY FACILITIES MUST BE INSPECTED WEEKLY. PROBLEM AREAS SHALL BE IDENTIFIED AND APPROPRIATEADDITIONAL AND/OR ALTERNATIVE CONTROL MEASURES IMPLEMENTED IMMEDIATELY, WITHIN 24 HOURS OF THE PROBLEM BEING IDENTIFIED

1. SEDIMENT CONTROL MANAGEMENT

TRACKING PREVENTION & CLEAN UP:

ACTIVITIES SHALL BE ORGANIZED AND MEASURES TAKEN AS NEEDED TO PREVENT OR MINIMIZE TRACKING OF SOIL ONTO THE PUBLIC STREET SYSTEM. A GRAVEL OR PROPRIETARY DEVICE CONSTRUCTION ENTRANCE/EXIT IS REQUIRED FOR ALL SITES. CLEAN UP OF TRACKED MATERIAL SHALL BE PROVIDED BY MEANS OF A STREET SWEEPER PRIOR TO AN APPROACHING RAIN EVENT, OR AT LEAST ONCE AT THE END OF EACH WORKDAY THAT MATERIAL IS TRACKED, OR, MORE FREQUENTLY AS DETERMINED BY THE COUNTY INSPECTOR. REFER TO EROSION & SEDIMENT CONTROL FIELD MANUAL, 4TH EDITION (PAGES B-31 TO B-33) OR LATEST.

STORM DRAIN INLET AND CATCH BASIN INLET PROTECTION:

ALL INLETS WITHIN THE VICINITY OF THE PROJECT AND WITHIN THE PROJECT LIMITS SHALL BE PROTECTED WITH GRAVEL BAGS PLACED AROUND INLETS OR OTHER INLET PROTECTION. AT LOCATIONS WHERE EXPOSED SOILS ARE PRESENT, STAKED FIBER ROLES OR STAKED SILT FENCESCAN BE USED. INLET FILTERS ARE NOT ALLOWED DUE TOCLOGGING AND SUBSEQUENT FLOODING. REFER TO EROSION & SEDIMENT CONTROL FIELD MANUAL, 4TH EDITION (PAGES B-49 TO B-51) OR LATEST.

STORM WATER RUNOFF:

NO STORM WATER RUNOFF SHALL BE ALLOWED TO DRAIN IN TO THE EXISTING AND/OR PROPOSED UNDERGROUND STORM DRAIN SYSTEM OR OTHER ABOVE GROUND WATERCOURSES UNTIL APPROPRIATE EROSION CONTROL MEASURES ARE FULLY INSTALLED.

DUST CONTROL:

THE CONTRACTOR SHALL PROVIDE DUST CONTROL IN GRADED AREAS AS REQUIRED BY PROVIDING WET SUPPRESSION OR CHEMICAL STABILIZATION OF EXPOSED SOILS, PROVIDING FOR RAPID CLEAN UP OF SEDIMENTS DEPOSITED ON PAVED ROADS, FURNISHING CONSTRUCTION ROAD ENTRANCES AND VEHICLE WASH DOWN AREAS, AND LIMITING THE AMOUNT OF AREAS DISTURBED BY CLEARING AND EARTH MOVING OPERATIONS BY SCHEDULING THESE ACTIVITIES IN PHASES.

STOCKPILING:

EXCAVATED SOILS SHALL NOT BE PLACED IN STREETS OR ON PAVED AREAS. BORROW AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES (TARPS, STRAW BALES, SILT FENCES, ECT.) TO ENSURE SILT DOES NOT LEAVE THE SITE OR ENTER THE STORM DRAIN SYSTEM OR NEIGHBORING WATERCOURSE.

2. EROSION CONTROL:

DURING THE RAINY SEASON, ALL DISTURBED AREAS MUST INCLUDE AN EFFECTIVE COMBINATION OF EROSION AND SEDIMENT CONTROL. IT IS REQUIRED THAT TEMPORARY EROSION CONTROL MEASURES ARE APPLIED TO ALL DISTURBED SOIL AREAS PRIOR TO A RAIN EVENT. DURING THE NON-RAINY SEASON, EROSION CONTROL MEASURES MUST BE APPLIED SUFFICIENT TO CONTROL WINDEROSION AT THE SITE.

3. INSPECTION & MAINTENANCE:

DISTURBED AREAS OF THE PROJECT'S SITE, LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE, AND ALL EROSION AND SEDIMENT CONTROLS THAT ARE IDENTIFIED AS PART OF THE EROSION CONTROLPLANS MUST BE INSPECTED BY THE CONTRACTOR BEFORE, DURING, AND AFTER STORM EVENTS, AND AT LEAST WEEKLY DURING SEASONAL WET PERIODS. PROBLEM AREAS SHALL BE IDENTIFIED AND APPROPRIATE ADDITIONAL ANDOR ALTERNATIVE CONTROL MEASURES IMPLEMENTED IMMEDIATELY, WITHIN 24 HOURS OF THE PROBLEM BEING IDENTIFIED.

4. PROJECT COMPLETION:

PRIOR TO PROJECT COMPLETION AND SIGNOFF BY THE COUNTY INSPECTOR, ALL DISTURBED AREAS SHALL BE RESEEDED, PLANTED, OR LANDSCAPED TO MINIMIZE THE POTENTIAL FOR EROSION ON THE SUBJECT SITE.

5. IT SHALL BE THE OWNER'S/CONTRACTOR'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH THE EROSION CONTROL PLAN.

6. EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES SHALL BE OPERABLE YEAR ROUND OR UNTIL VEGETATION IS FULLY ESTABLISHED ON LANDSCAPED SURFACES.

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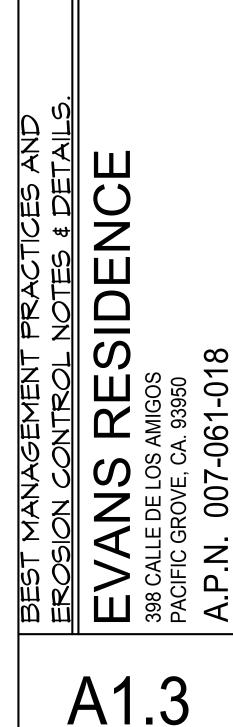
HOLDREN + LIETZKE ARCHITECTURE

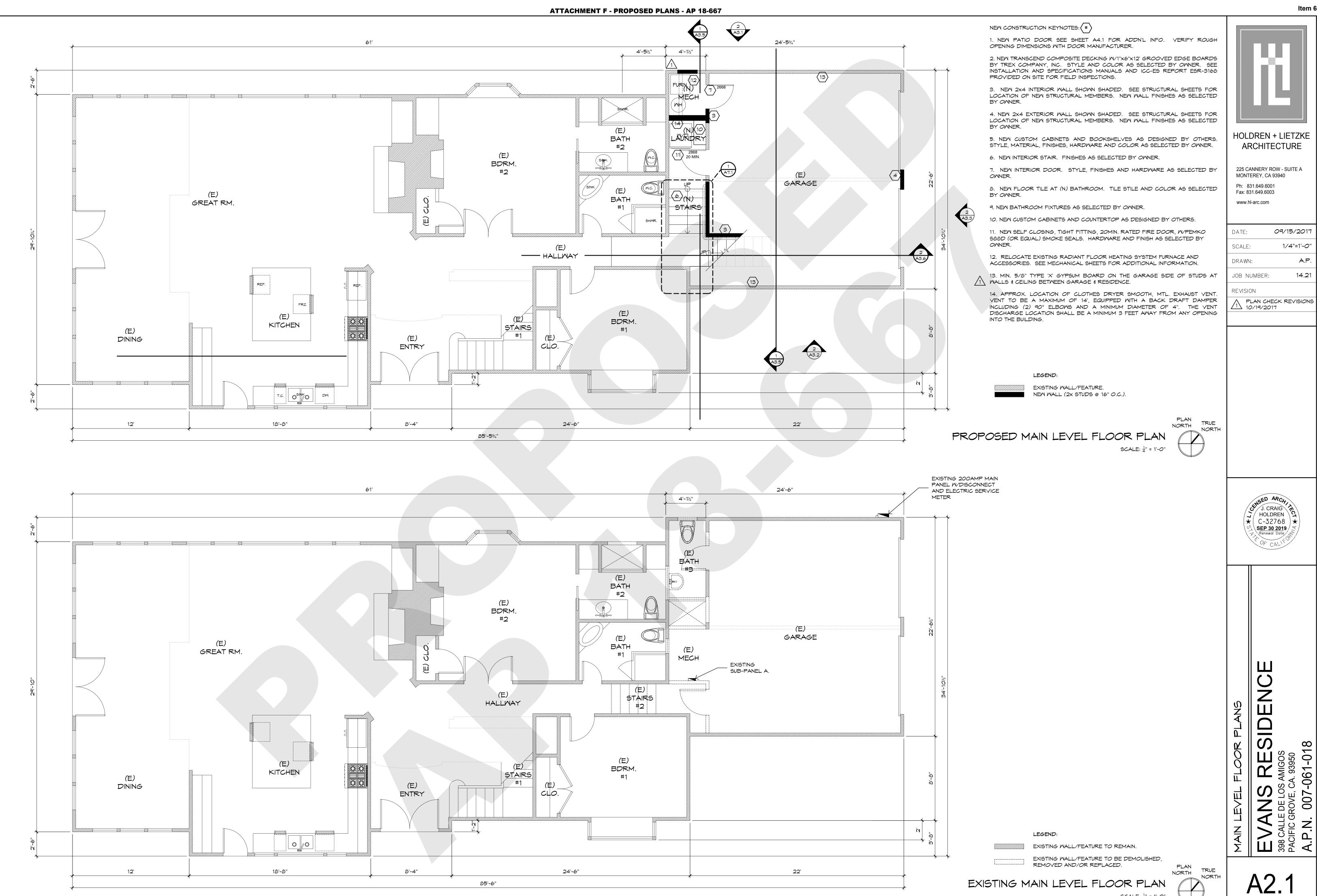
225 CANNERY ROW - SUITE A MONTEREY, CA 93940 Ph: 831.649.6001

Fax: 831.649.6003 www.hl-arc.com

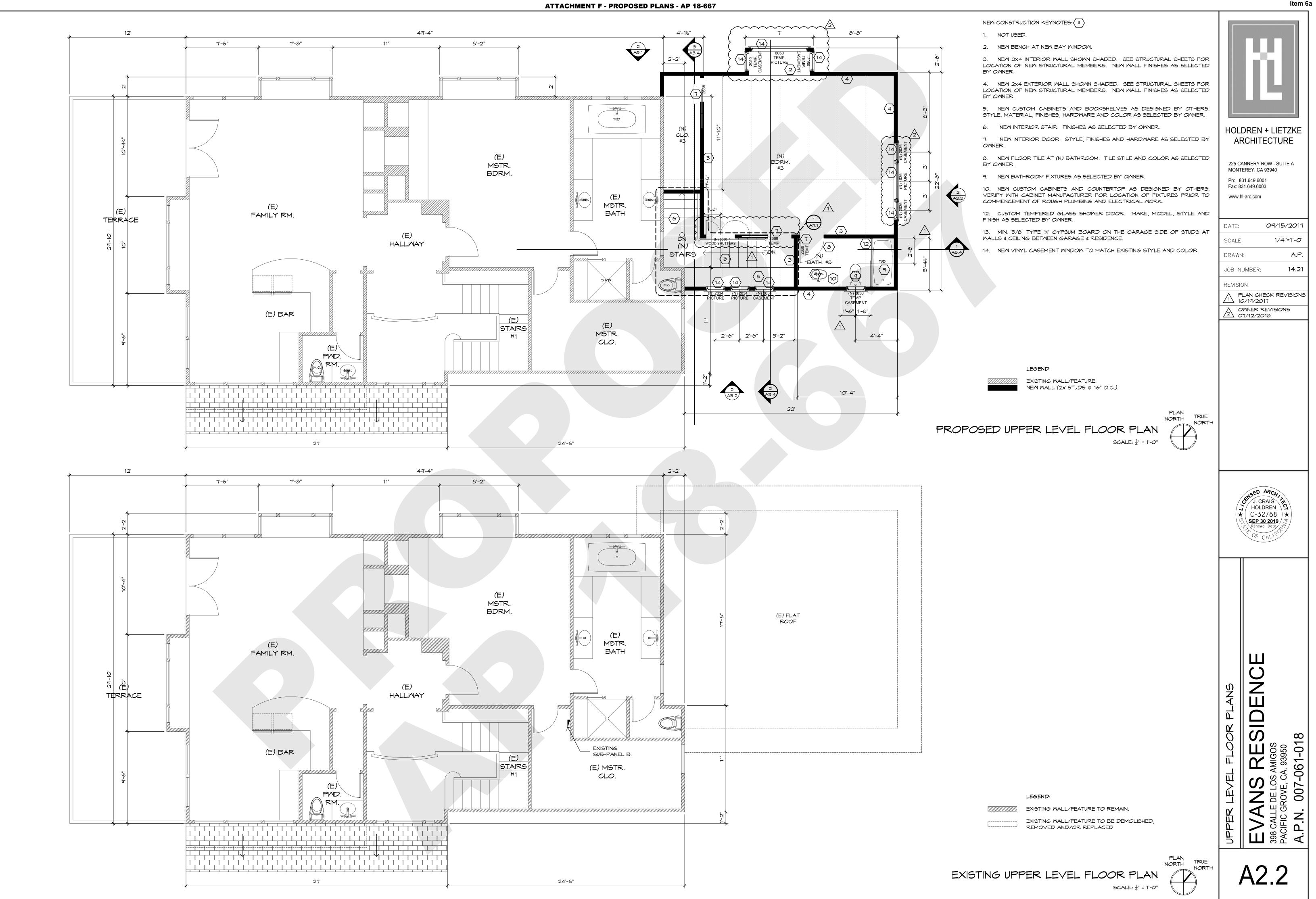
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JOB NUMBER:	14.21
REVISION	







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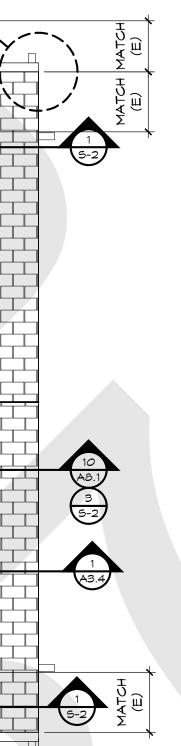


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(E) FLAT ROOF BELOW

ATTACHMENT F - PROPOSED PLANS - AP 18-667



GENERAL ROOF NOTES:

1. ALL WORK SHALL COMPLY WITH REQUIREMENTS OF CBC, NRCA, AND WHERE THESE REQUIREMENTS CONFLICT, THE MOST STRINGENT SHALL APPLY. ALL FLASHING 24 GA. GALV.

2. NAILS SHALL BE CORRISION RESISTANT AND NOT LESS THAN 11 GA. 5/16-INCH HEAD AND OF SUFFICIENT LENGTH TO PENETRATE THE DECK A MINIMUM OF 3/4-INCH, OR THROUGH THE THICKNESS OF THE DECK WHICHEVER IS LESS.

3. UNDERLAYMENT: PROVIDE (1) LAYER GLASS-FIBER REINFORCED MINERAL SURFACED CAP SHEET, 36" WIDE MIN. 72 LB./SQ., ASTM D3909, UL TYPE G3. INSTALL W/2" MIN. SIDE LAPS AND 6" MIN. END LAPS. PROVIDE 36" DOUBLE THICKNESS AT EAVES STARTER. COVER RIDGES COMPLETELY.

4. AT THE JUNCTURE OF ROOF VERTICAL SURFACES FLASHING AND COUNTER FLASHING SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS AND SHALL NOT BE LESS THAN 16 OUNCE COPPER. VALLEY FLASHING SHALL EXTEND A MINIMUM OF 11-INCHES FROM THE CENTERLINE EACH WAY AND HAVE A SPLASH DIVERTER RIB NOT LESS THAN 1-INCH HIGH AT THE FLOW LINE FORMED AS PART OF THE FLASHING. SECTIONS OF FLASHING SHALL HAVE AN END LAP OF NOT LESS THAN 4-INCHES. PROVIDE A 36-INCH WIDE UNDERLAYMENT OF TYPE I UNDERLAYMENT RUNNING THE FULL LENGTH OF THE VALLEY.

5. VALLEY FLASHING SHALL EXTEND A MINIMUM OF 18" FROM THE CENTERLINE EACH WAY AND HAVE A SPLASH DIVERTER RIB NOT LESS THAN 1-INCH HIGH AT THE FLOW LINE FORMED AS PART OF THE FLASHING. SECTIONS OF FLASHING SHALL HAVE AN END LAP OF NOT LESS THAN 4-INCHES. PROVIDE A 36-INCH WIDE UNDERLAYMENT OF TYPE I UNDERLAYMENT RUNNING THE FULL LENGTH OF THE VALLEY. AT ROOF SLOPES OF LESS THAN 4:12, PROVIDE COMPLETE SUB-UNDERLAYMENT OF MB FLASHING OVER ROOF DECK EXTENDING MIN. 6" UP ADJACENT WALLS.

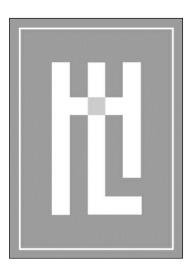
6. PROVIDE FLASHING AND SHEET METAL IN ACCORDANCE WITH SHEET METAL AND AIR CONDITIONING CONTRACTOR'S "ARCHITECTURAL SHEET METAL MANUAL", 1987 ED. PROVIDE MIN. 24 GA. GALVANIZED STEEL FOR ALL FLASHINGS, UNLESS NOTED OTHERWISE. (CBC 1402A.2)

7. GUTTER AND DOWNSPOUTS SHALL BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS. PROVIDE GUTTER EXPANSION JOINTS PER SMACNA SHEET METAL MANUAL. GUTTERS TO BE 4-INCH HALF ROUND, SINGLE BEAD. INSTALL GUTTER WITH PREMANUFACTURED GUTTER BRACKETS, INSTALL BRACKETS PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

KEYNOTES:

- 1. NEW CLASS A, TRI-LAMINATE COMPOSITION SHINGLE ROOF. COLOR TO MATCH EXISTING.
- 2. NEW PAINTED 4X ROOF RAFTER TAILS, COLOR TO MATCH EXISTING, TYP.
- 3. NEW COPPER GUTTER TO MATCH EXISTING, TYP.





HOLDREN + LIETZKE ARCHITECTURE

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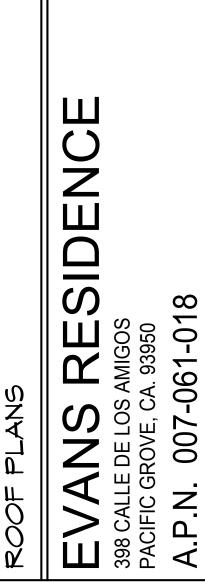
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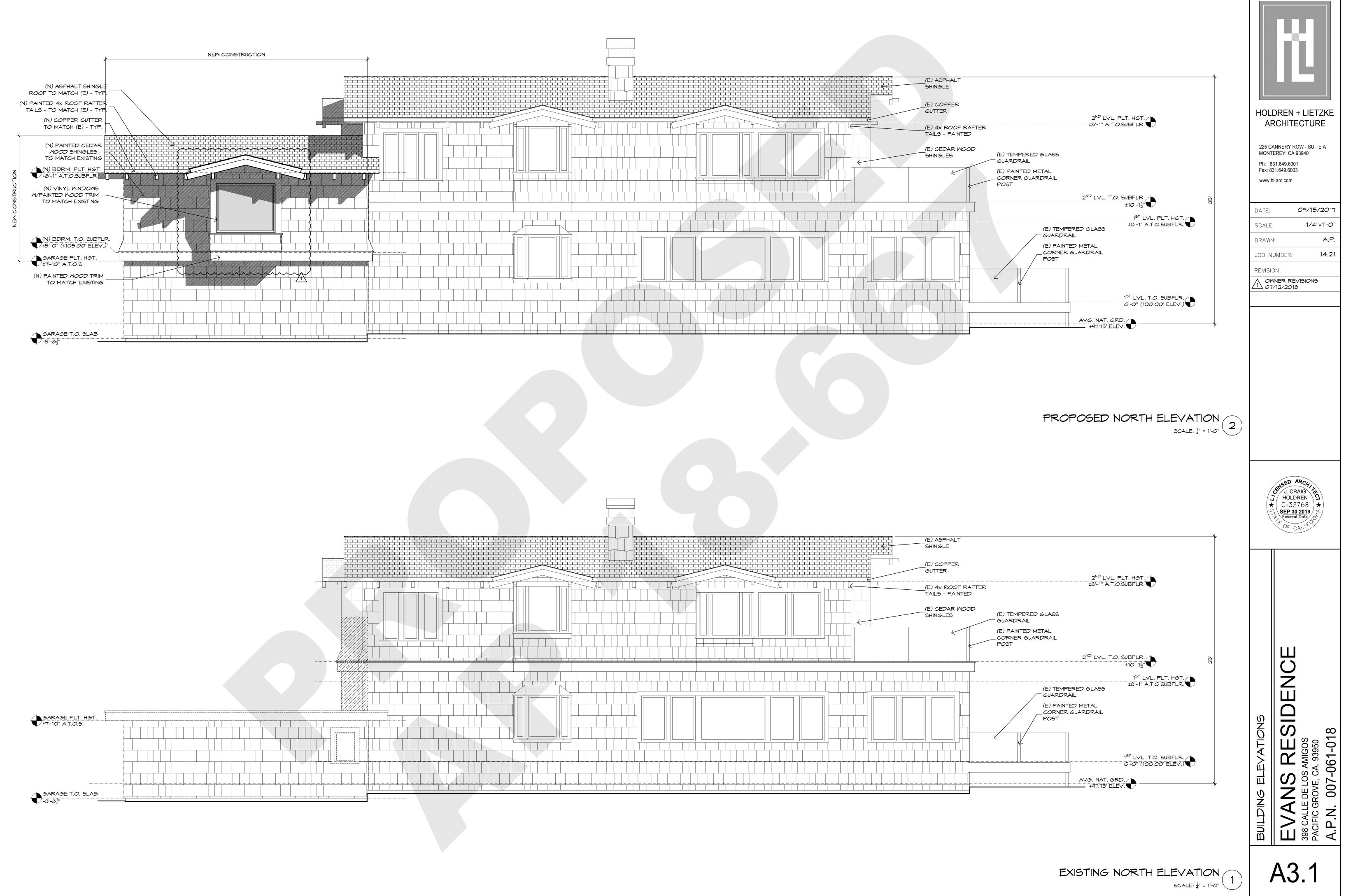


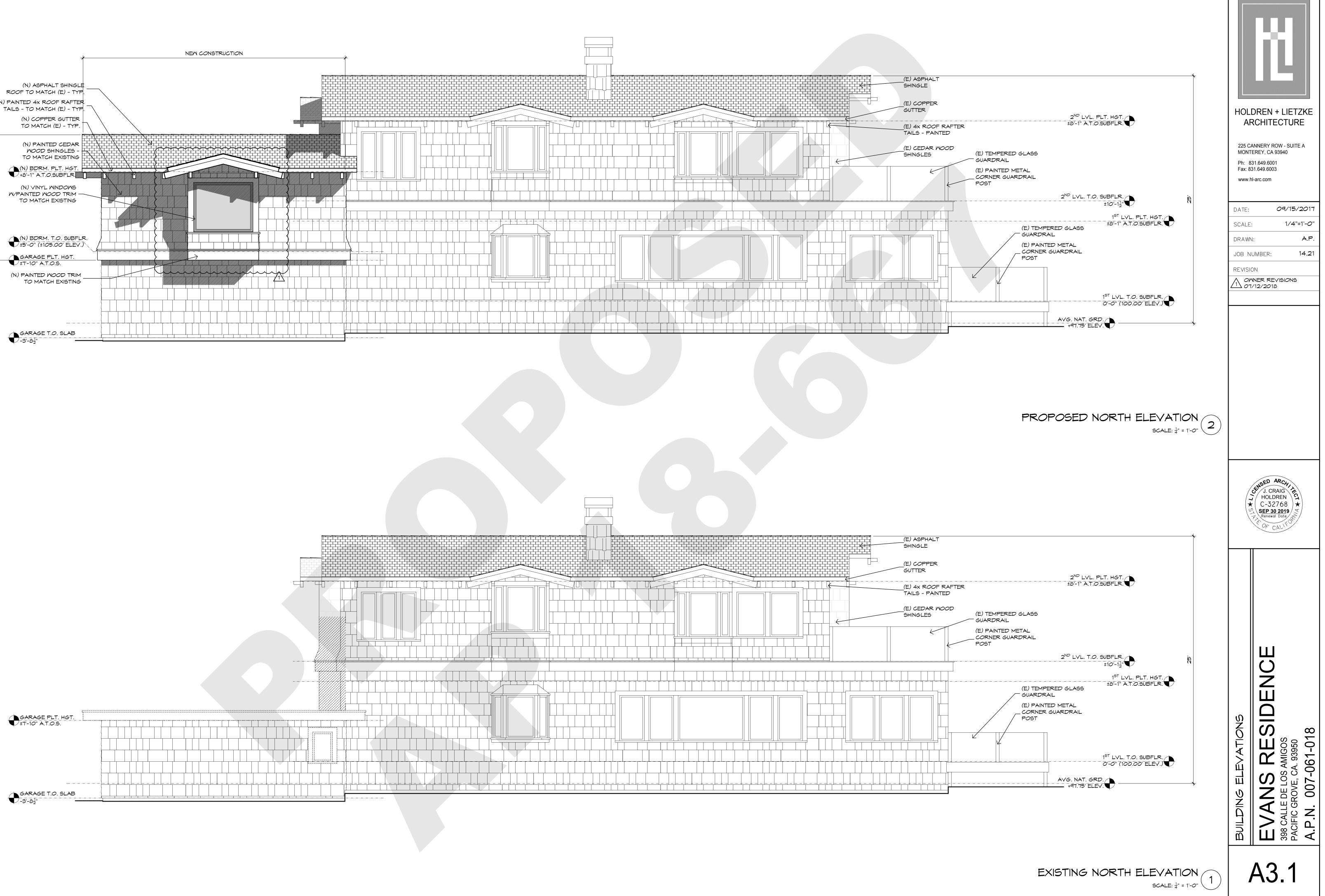


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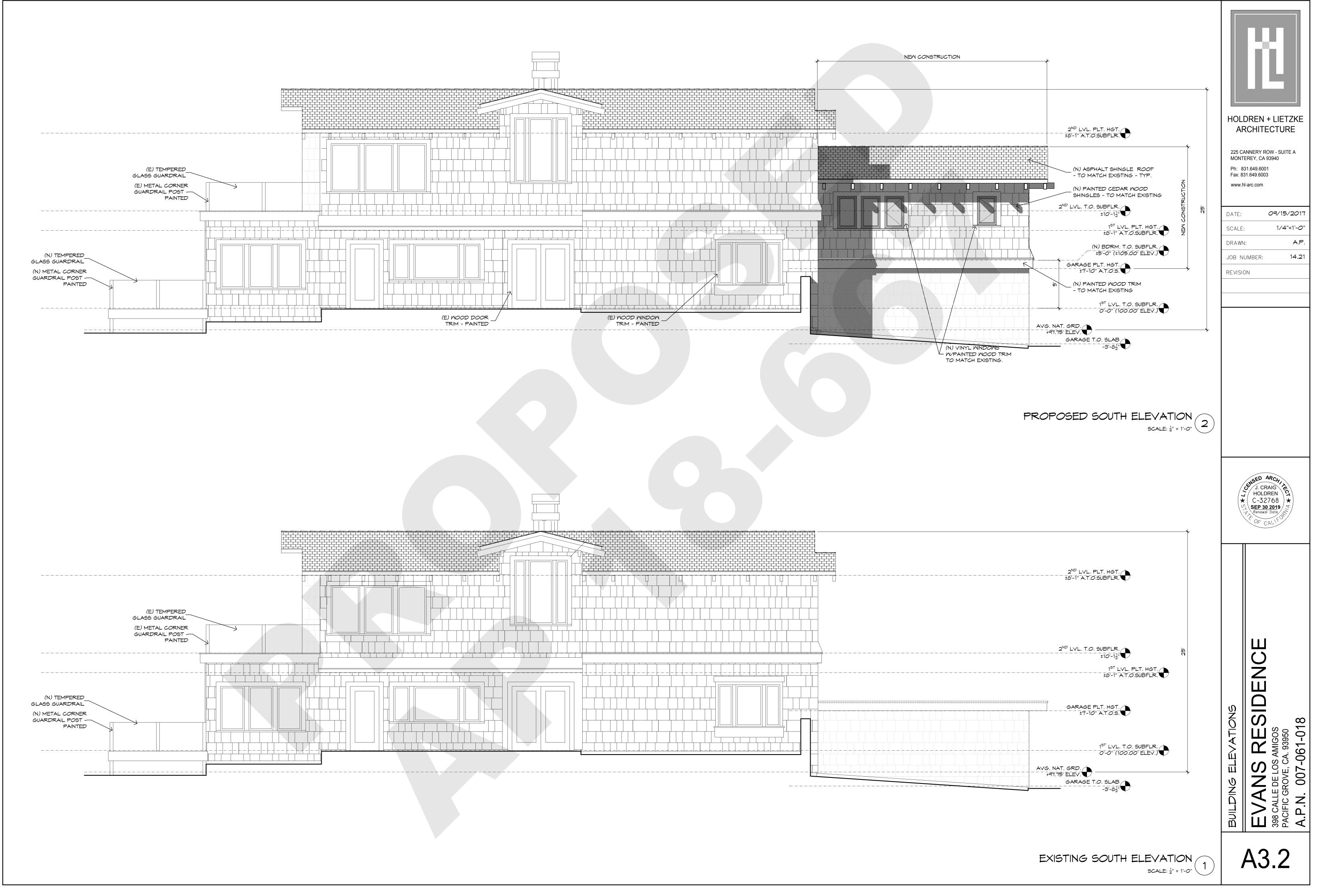
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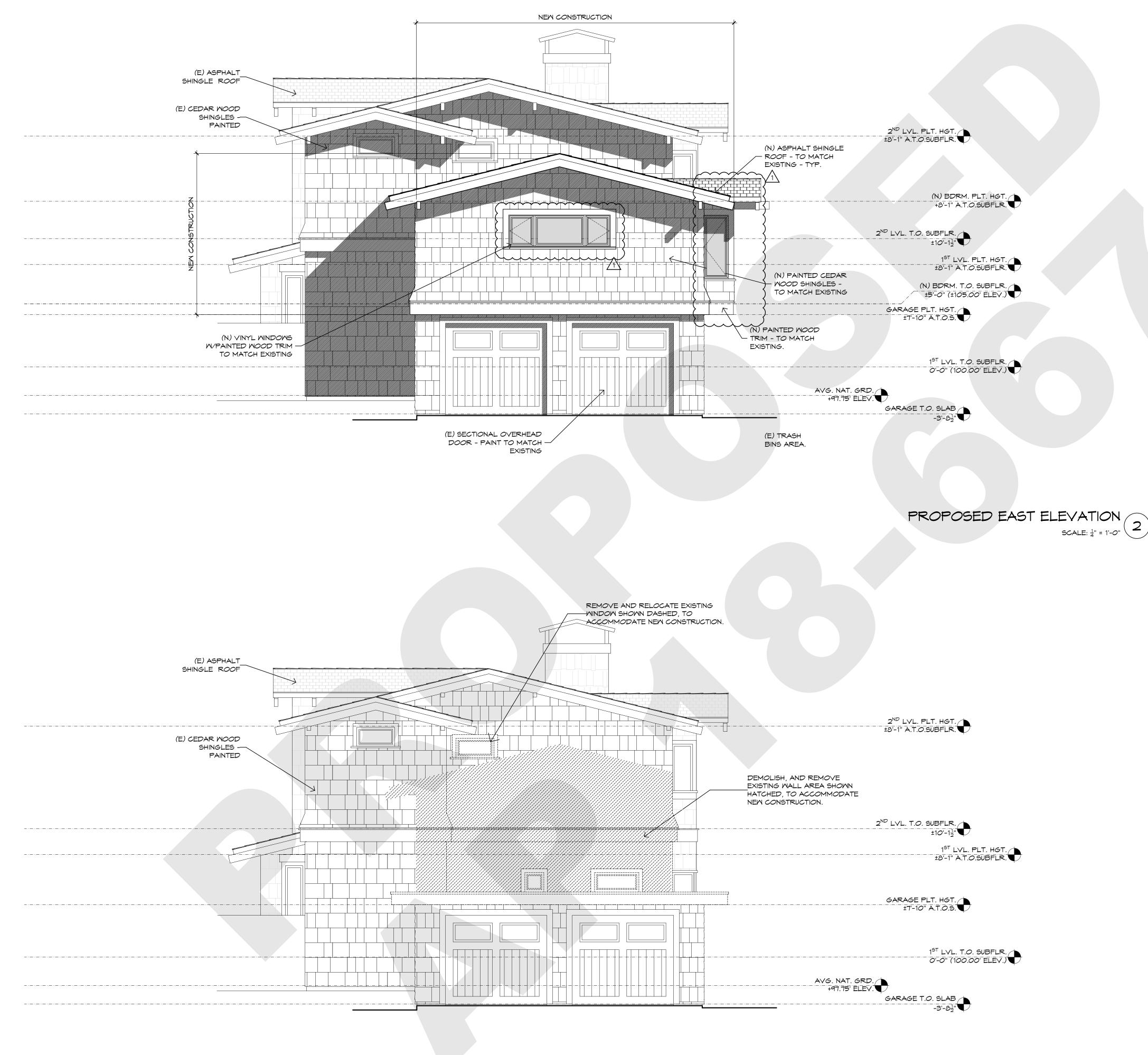


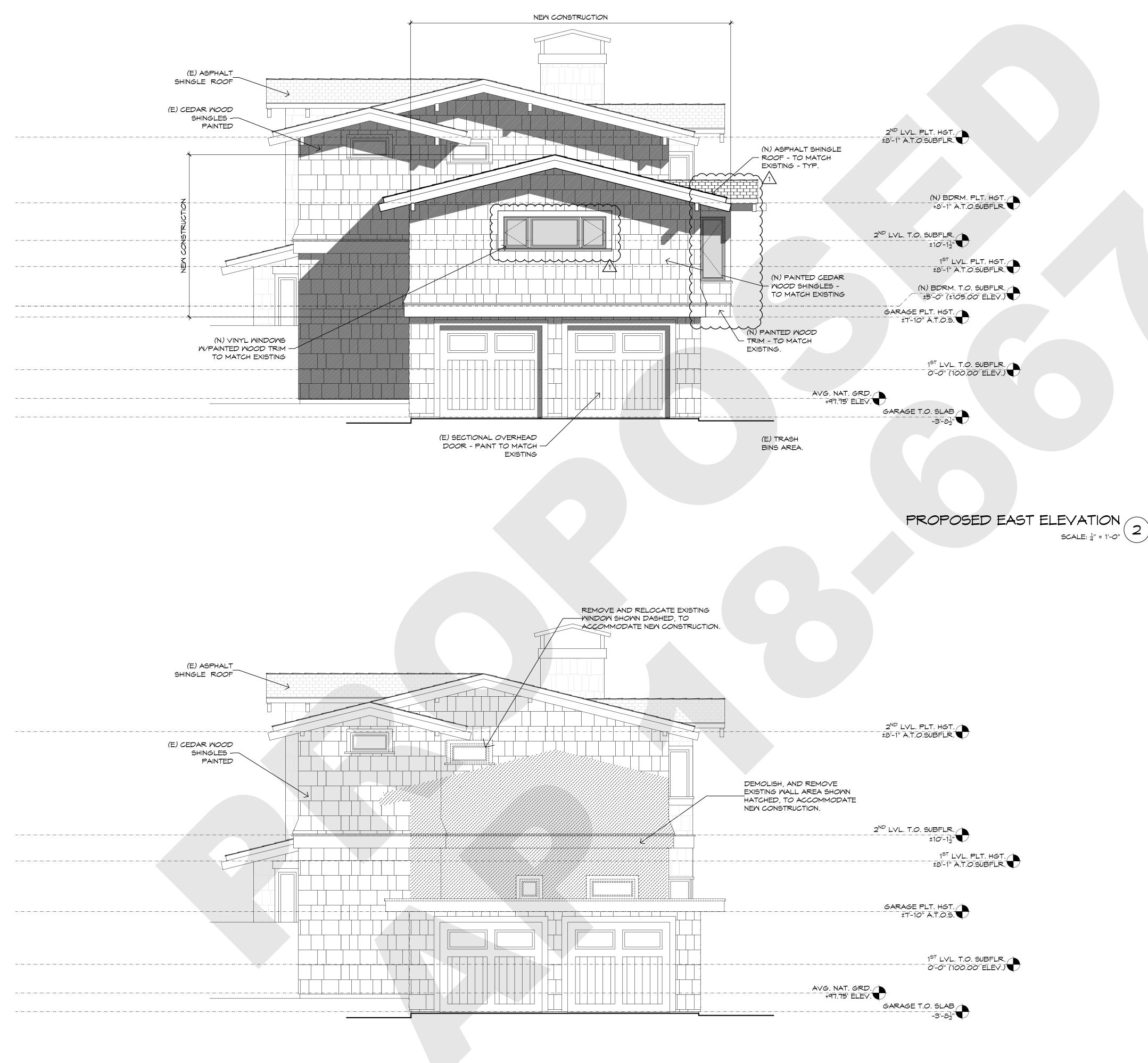












ALL CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE 2016 EDITION OF THE CALIFORNIA BUILDING, PLUMBING, MECHANICAL, ELECTRICAL, FIRE AND ENERGY CODES. ANY AMENDMENTS OF PRESIDING CITY OR COUNTY.

CONTRACTOR SHALL PROVIDE ANY AND/OR ALL BRACING AND SHORING REQUIRED DURING CONSTRUCTION UNTIL ALL CONSTRUCTION IS COMPLETE.

ANY AND ALL CONDITIONS NOT SPECIFICALLY DETAILED SHALL BE BUILT TO CONFORM WITH SIMILAR CONSTRUCTION.

ALL EXISTING DIMENSIONS SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. ALL RELEVANT DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT OF RECORD IN WRITTEN FORM PRIOR TO THE COMMENCEMENT OF ANY RELATED WORK.

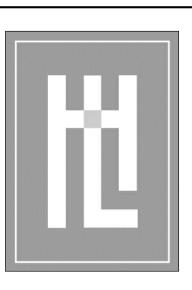
RESTORE EXPOSED FINISHES OF PATCHED AREAS AND EXTEND FINISH RESTORATION INTO EXISTING ADJOINING CONSTRUCTION IN A MANNER THAT WILL ELIMINATE VISUAL EVIDENCE OF PATCHING AND REFINISHING. REMOVE AND REPLACE ANY AND ALL CONSTRUCTION PATCHED IN A VISUALLY UNSATISFACTORY MANNER.

LOCATE ALL (E) SITE UTILITIES, INCLUDING ELECTRIC, GAS, SANITARY SEWER, WATER, CATV, STORM DRAIN, IRRIGATION LINES AND OTHER UTILITIES. DISCONNECT UTILITIES FROM SERVICE. REMOVE ALL (E) UTILITY LINES WITHIN LIMIT OF NEW CONSTRUCTION, OR CAP BOTH ENDS AND ABANDON WHERE OUTSIDE LIMIT OF NEW CONSTRUCTION, AS APPROPRIATE.

ALL (E) TREES, PLANTS AND OTHER EXISTING LANDSCAPE FEATURES ARE (E) TO REMAIN, UNLESS OTHERWISE NOTED.

ALL FIXTURES ARE (E) U.O.N. ALL WINDOWS AND DOORS ARE (E) U.O.N.

DISPOSE OF ALL DEMOLISHED MATERIALS OFF-SITE IN A LEGAL MANNER.

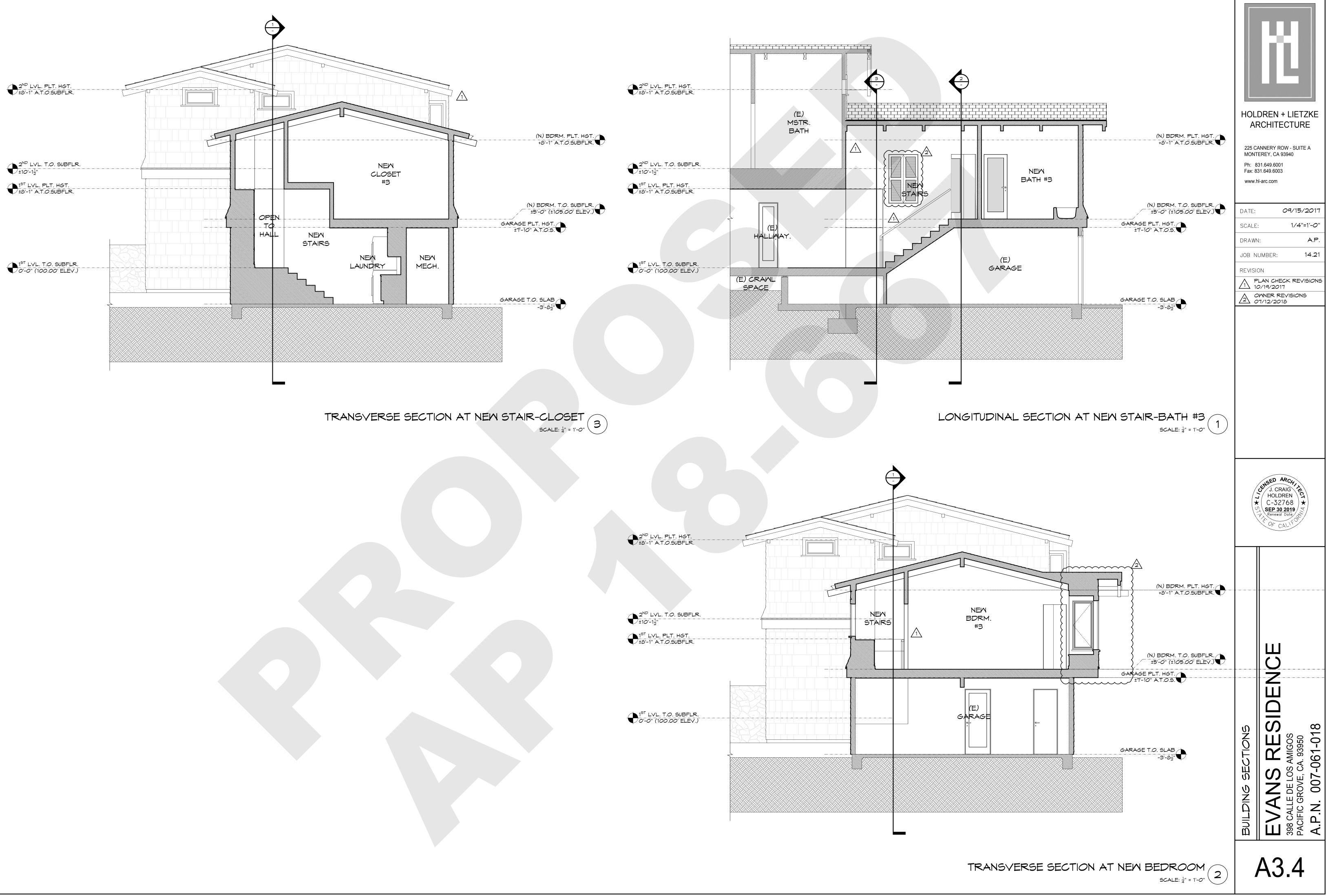


HOLDREN + LIETZKE ARCHITECTURE

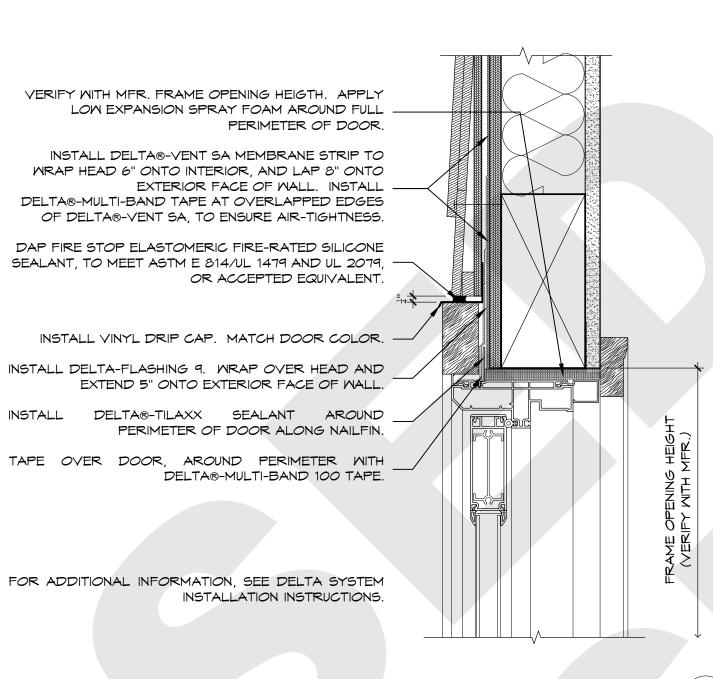
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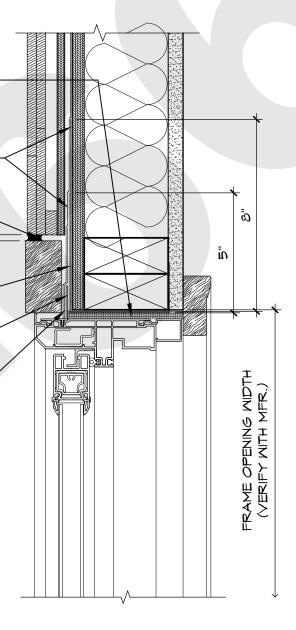
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TYP. DOOR HEAD (4)



VERIFY WITH MFR. FRAME OPENING WIDTH. APPLY LOW EXPANSION SPRAY FOAM AROUND FULL PERIMETER OF DOOR.

INSTALL DELTA®-VENT SA MEMBRANE STRIP TO WRAP JAMB 6" ONTO INTERIOR, AND LAP 8" ONTO EXTERIOR FACE OF WALL. INSTALL -DELTA®-MULTI-BAND TAPE AT OVERLAPPED EDGES OF DELTA®-VENT SA, TO ENSURE AIR-TIGHTNESS.

DAP FIRE STOP ELASTOMERIC FIRE-RATED SILICONE SEALANT, TO MEET ASTM E 814/UL 1479 AND UL 2079, OR ACCEPTED EQUIVALENT.

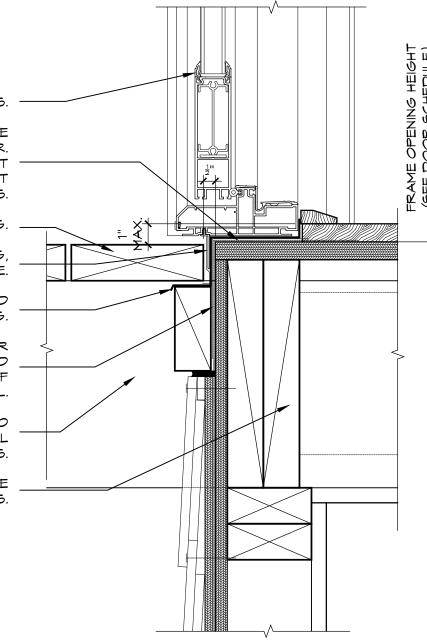
INSTALL DELTA-FLASHING 9. WRAP OVER JAMB AND EXTEND 5" ONTO EXTERIOR FACE OF WALL.

INSTALL DELTA®-TILAXX SEALANT AROUND PERIMETER OF DOOR ALONG NAILFIN.

TAPE OVER DOOR AROUND PERIMETER, WITH DELTA®-MULTI-BAND 100 TAPE.

FOR ADDITIONAL INFORMATION, SEE DELTA SYSTEM INSTALLATION INSTRUCTIONS.





NEW PATIO DOOR, SEE PLANS.

INSTALL DELTA®-VENT SA MEMBRANE STRIP TO WRAP SILL 6" ONTO INTERIOR. INSTALL DELTA®-MULTI-BAND TAPE AT OVERLAPPED EDGES OF DELTA®-VENT SA, TO ENSURE AIR-TIGHTNESS.

NEW DECKING TO MATCH EXISTING.

TAPE OVER NAILFIN AND SILL FLASHING, WITH DELTA®-MULTI-BAND 60 TAPE.

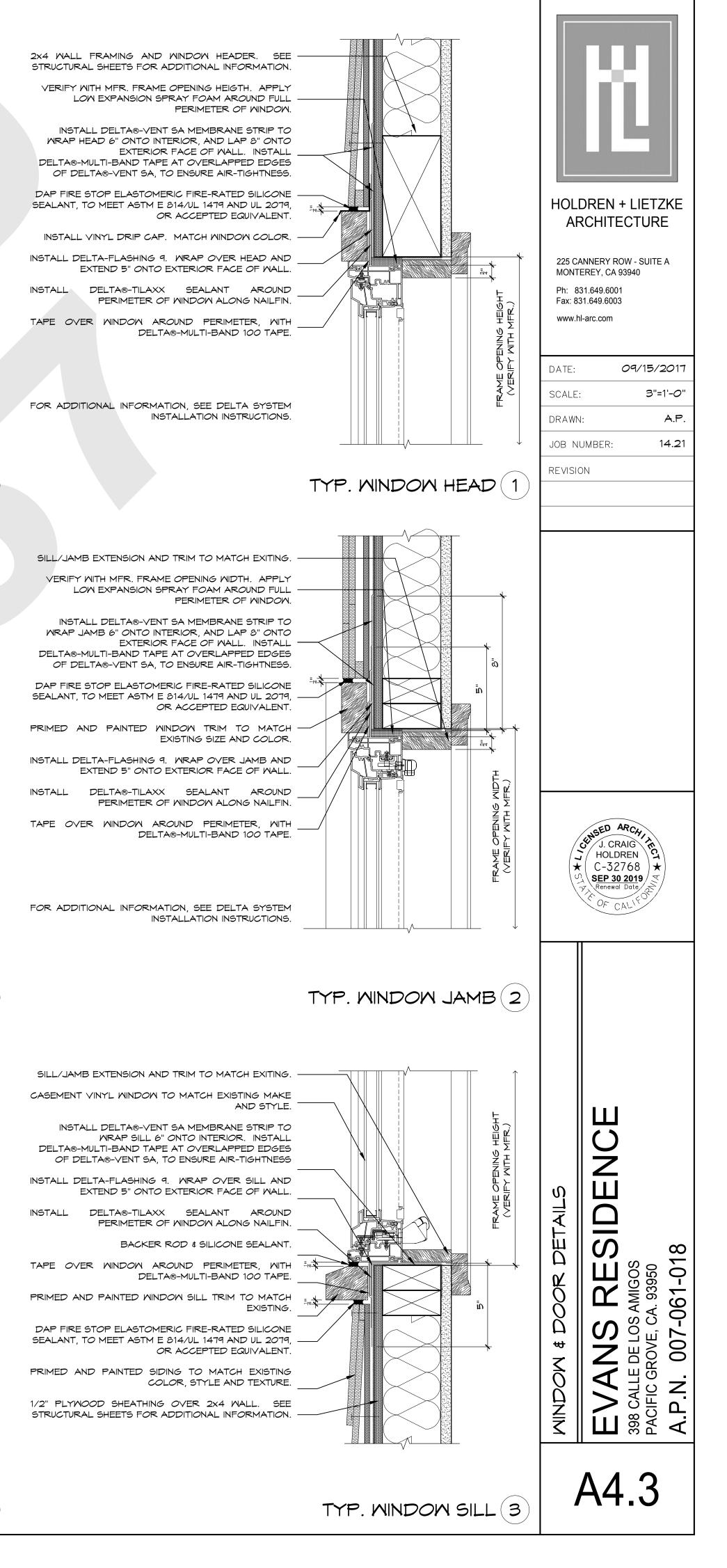
#500 SERIES JAMSILL GUARD MOLDED SILL PAN FLASHING.

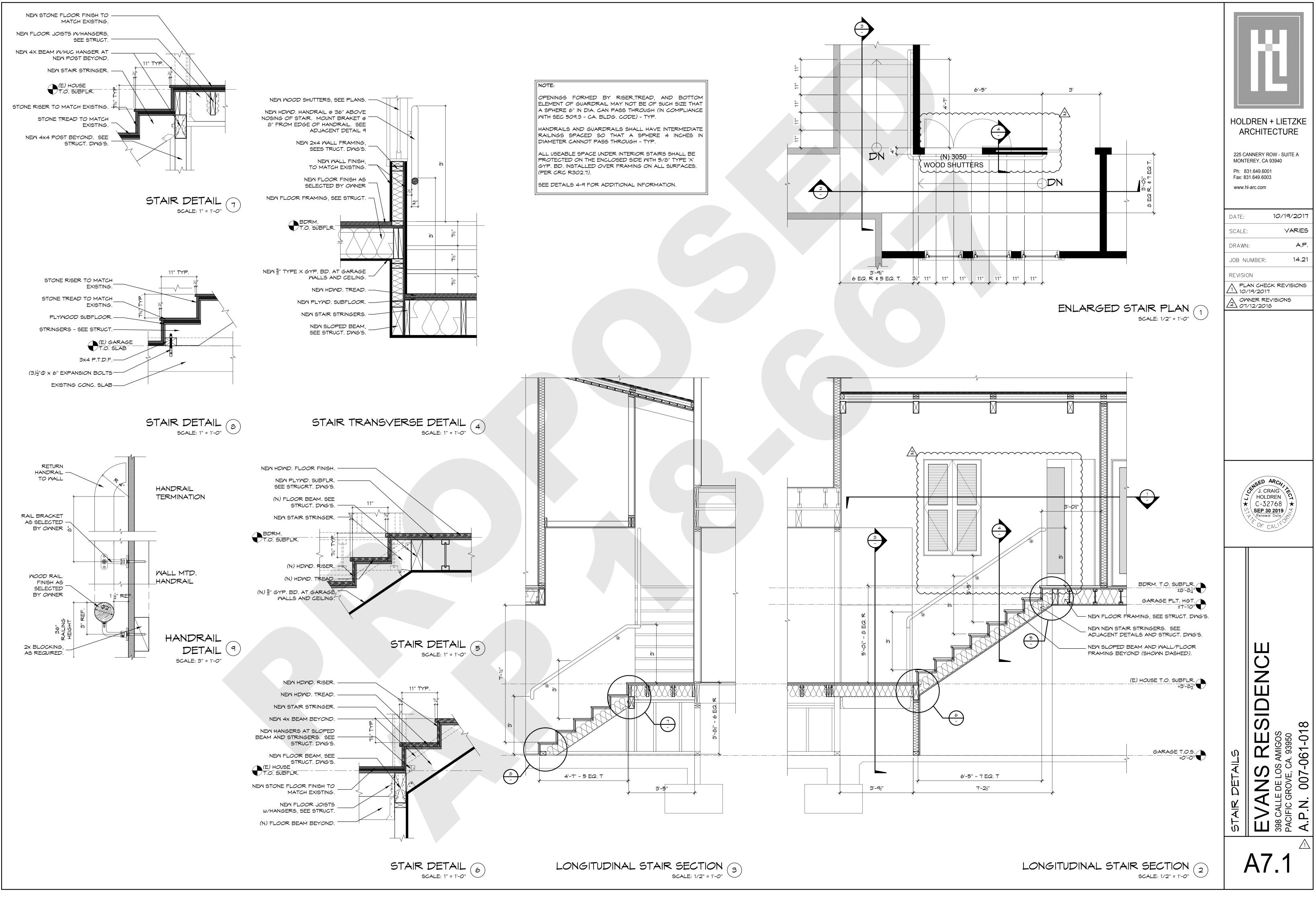
INSTALL DELTA-FLASHING 9 OVER MEMBRANE. WRAP OVER SILL AND EXTEND 5" ONTO EXTERIOR FACE OF WALL.

NEM BALCONY FRAMING. PAINT TO MATCH EXISTING. SEE STRUCTURAL SHEETS FOR DETAILS.

ADDITIONAL FLOOR FRAMING. SEE STRUCTURAL SHEETS FOR DETAILS.

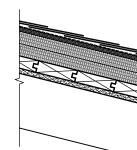
DOOR THRESHOLD @ BALCONY (6)











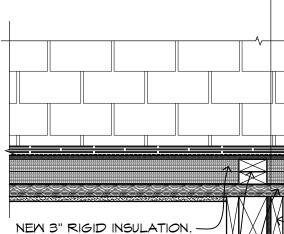
NEW 2X BLOCKING.

CONT. DBL 2x4 W/16d @ 6" O.C.

M/A34 @ 16" O.C. RIGID INSULATION.

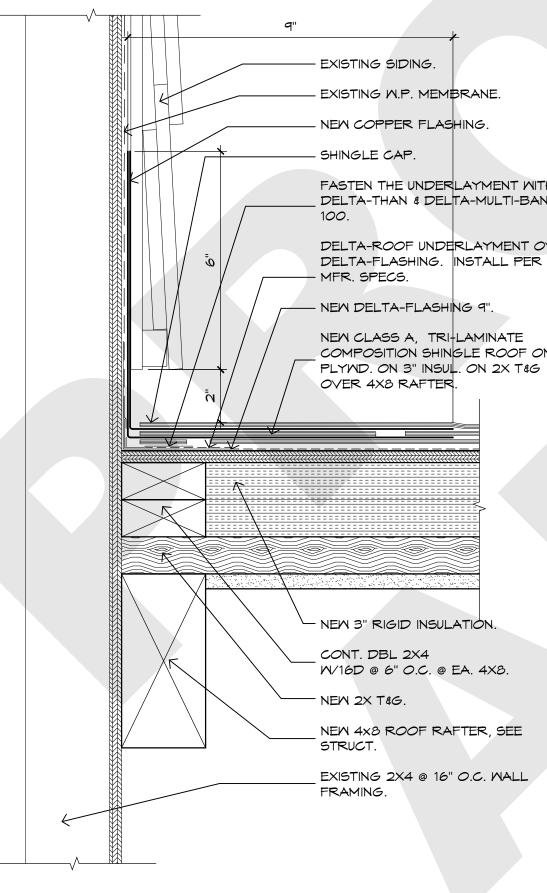
NEW WALL FINISH TO MATCH EXISTING. NEW 2X4 @ 16" O.C.

WALL FRAMING.



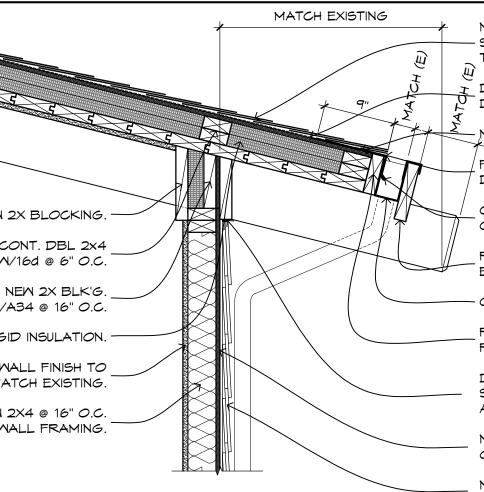
CONT. DBL 2x4 W/16d @ 6" O.C. @ EA. 4x8. NEW 2x T&G. -

NEW 2X4 @ 16" O.C. WALL FRAMING.



ROOF TO WALL DETAIL (12)

ATTACHMENT F - PROPOSED PLANS - AP 18-667





DELTA-ROOF UNDERLAYMENT OVER DELTA-FLASHING. INSTALL PER MFR. SPECS. - NEW DELTA-FLASHING 9".

FASTEN THE UNDERLAYMENT WITH DELTA-THAN & DELTA-MULTI-BAND 100.

CUSTOM COPPER FLASHING. SOLDER ALL CORNERS. EXTEND 9" UNDER ASPHALT SHINGLES.

PRE-PRIMED CONTINUOUS 2X FASCIA TO MATCH EXISTING. PAINT TO MATCH EXISTING.

- COPPER GUTTER TO MATCH EXISTING.

PRE-PRIMED CONTINUOUS 2X TO MATCH EXISTING. PAINT TO MATCH EXISTING.

DAP FIRE STOP ELASTOMERIC FIRE-RATED SILICONE SEALANT, TO MEET ASTM E 814/UL 1479 AND UL 2079, OR ACCEPTED EQUIVALENT.

NEW DELTA-VENT SA WATER RESISTIVE BARRIER OVER DELTA-ADHESIVE LVC.

NEW SIDING TO MATCH EXISTING. PRIME AND PAINT TO MATCH EXISTING.

EAVE DETAIL SCALE: 1" = 1'-0"

- SHINGLE ROOF ON PLYMD. ON 3" INSUL. ON 2X

DELTA-FLASHING. INSTALL PER MFR. SPECS.

FASTEN THE UNDERLAYMENT WITH DELTA-THAN &

PRE-PRIMED CONTINUOUS 2X TO MATCH EXISTING.

CUSTOM COPPER FLASHING. SOLDER ALL CORNERS. EXTEND 9" UNDER ASPHALT SHINGLES. NEW 4x8 DF#1 GR. W/A24 @ 24" O.C. PRIME AND

NEW CONT. 2x6 PRIMED AND PAINTED TO MATCH

NEW DELTA-VENT SA WATER RESISTIVE BARRIER

NEW SIDING TO MATCH EXISTING. PRIME AND PAINT TO MATCH EXISTING.

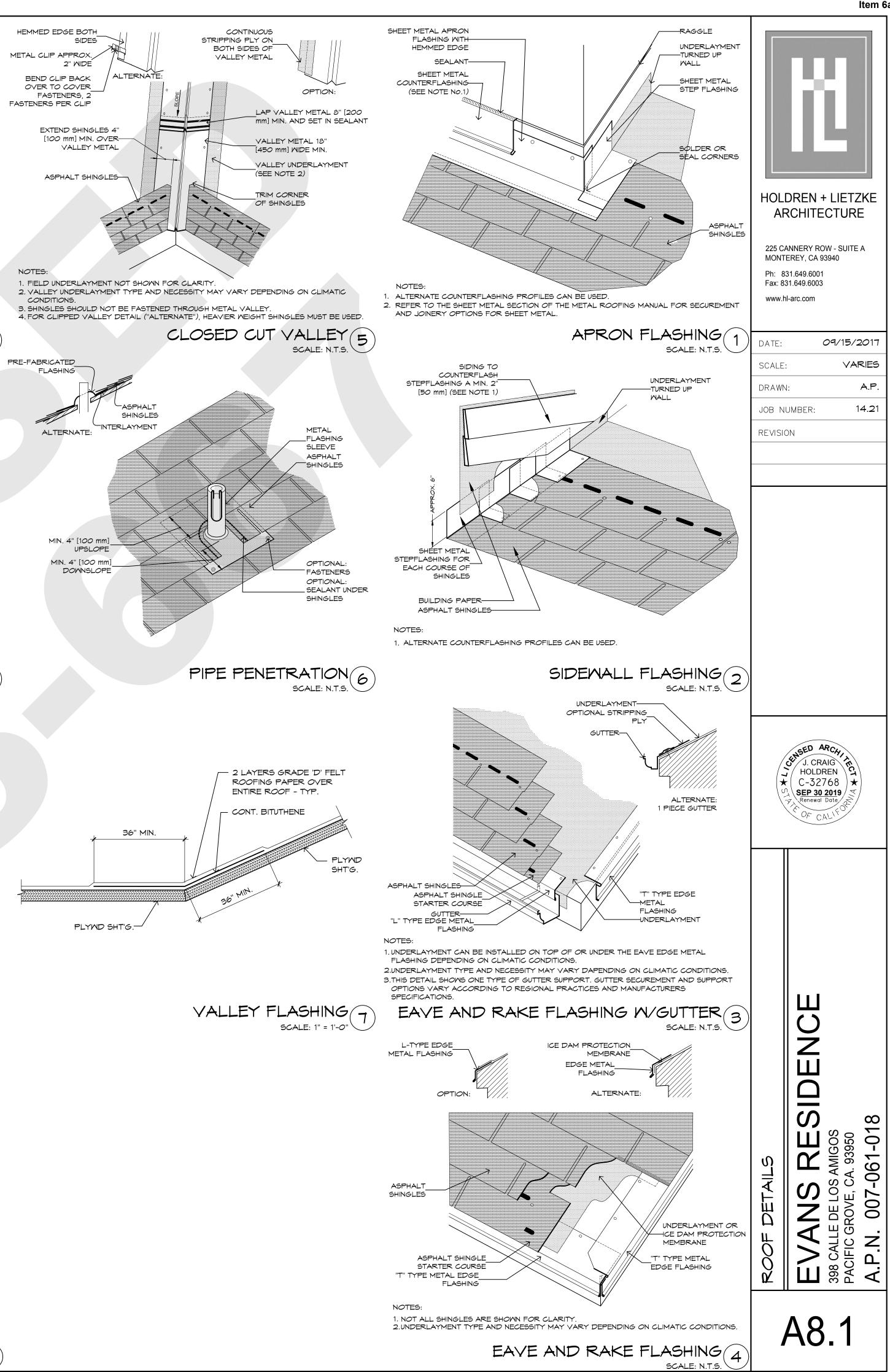
- EXISTING SIDING

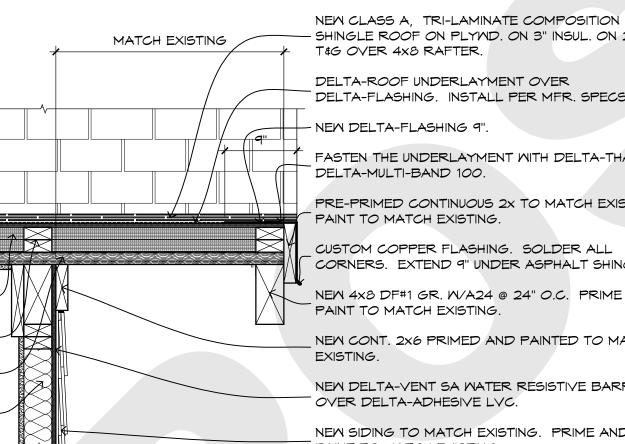
- SHINGLE CAP.

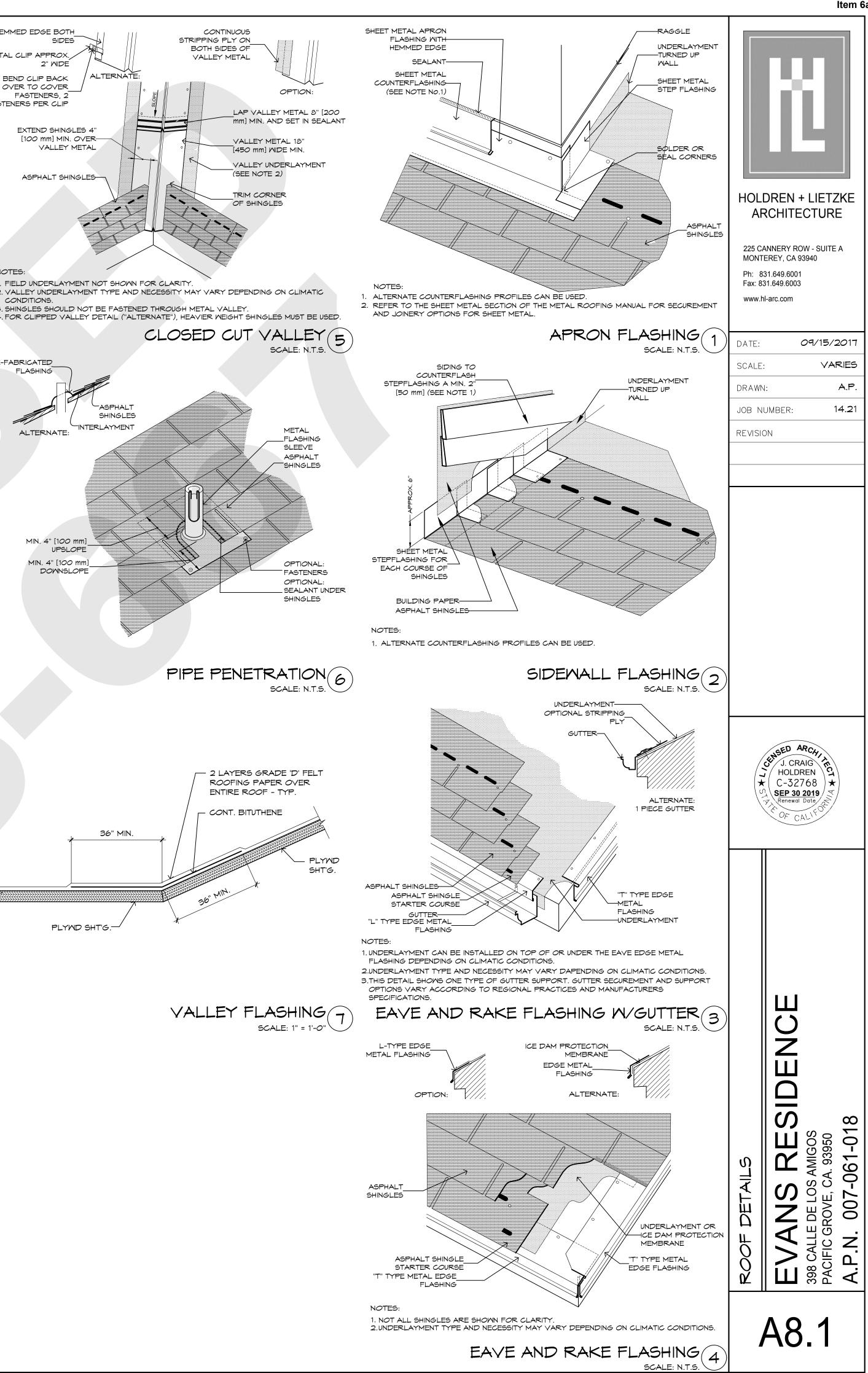
- EXISTING W.P. MEMBRANE.

NEW COPPER FLASHING.





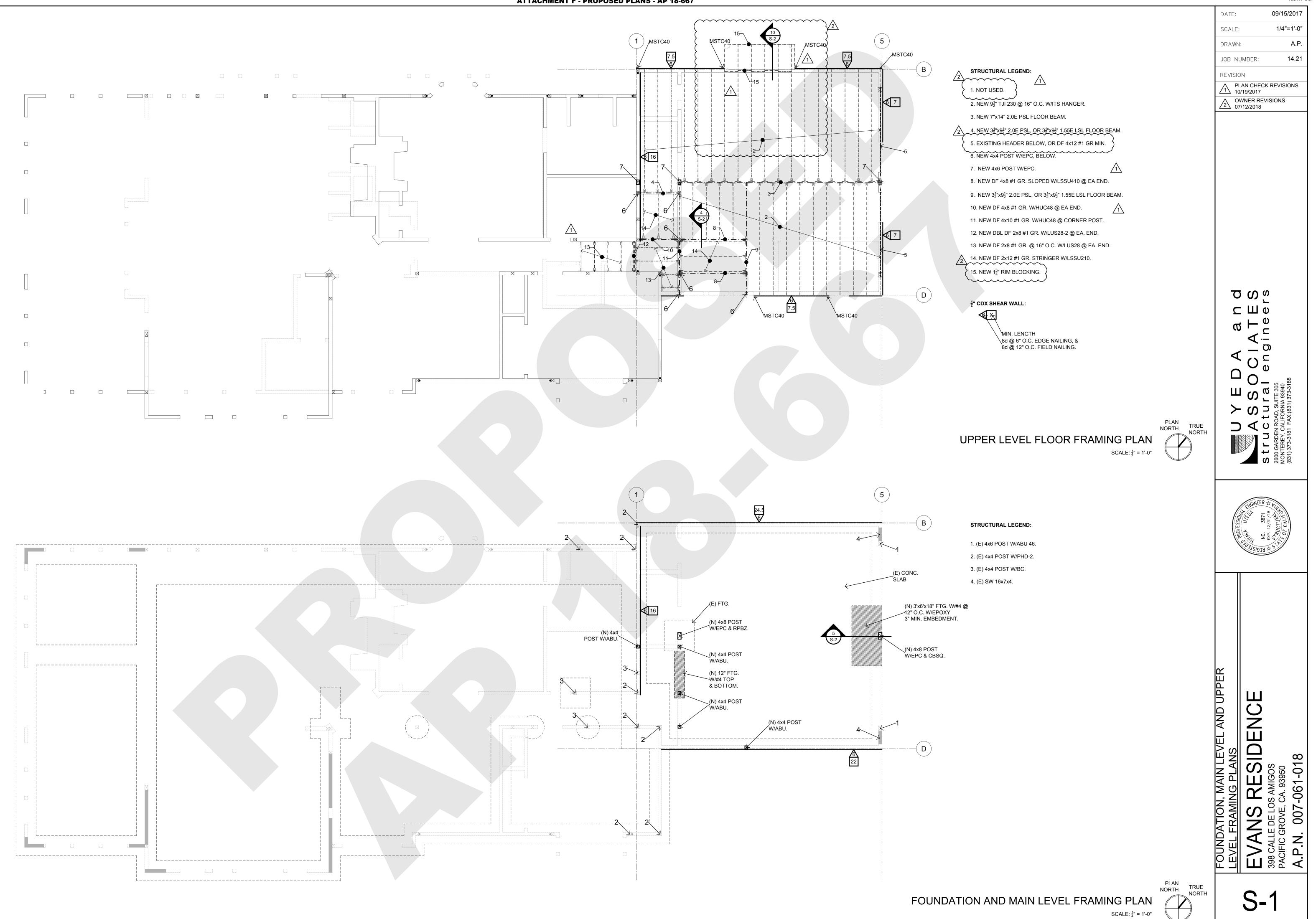


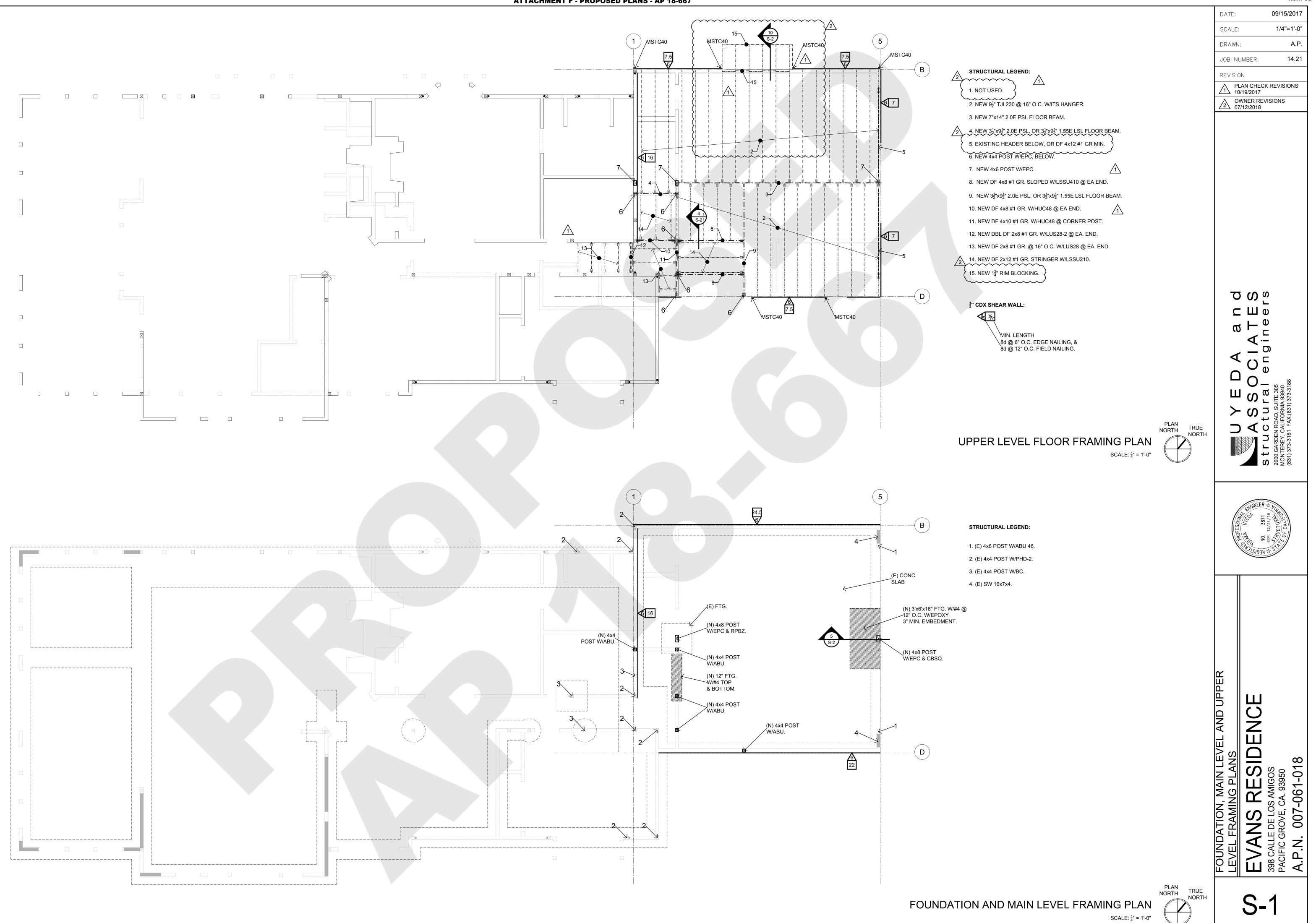


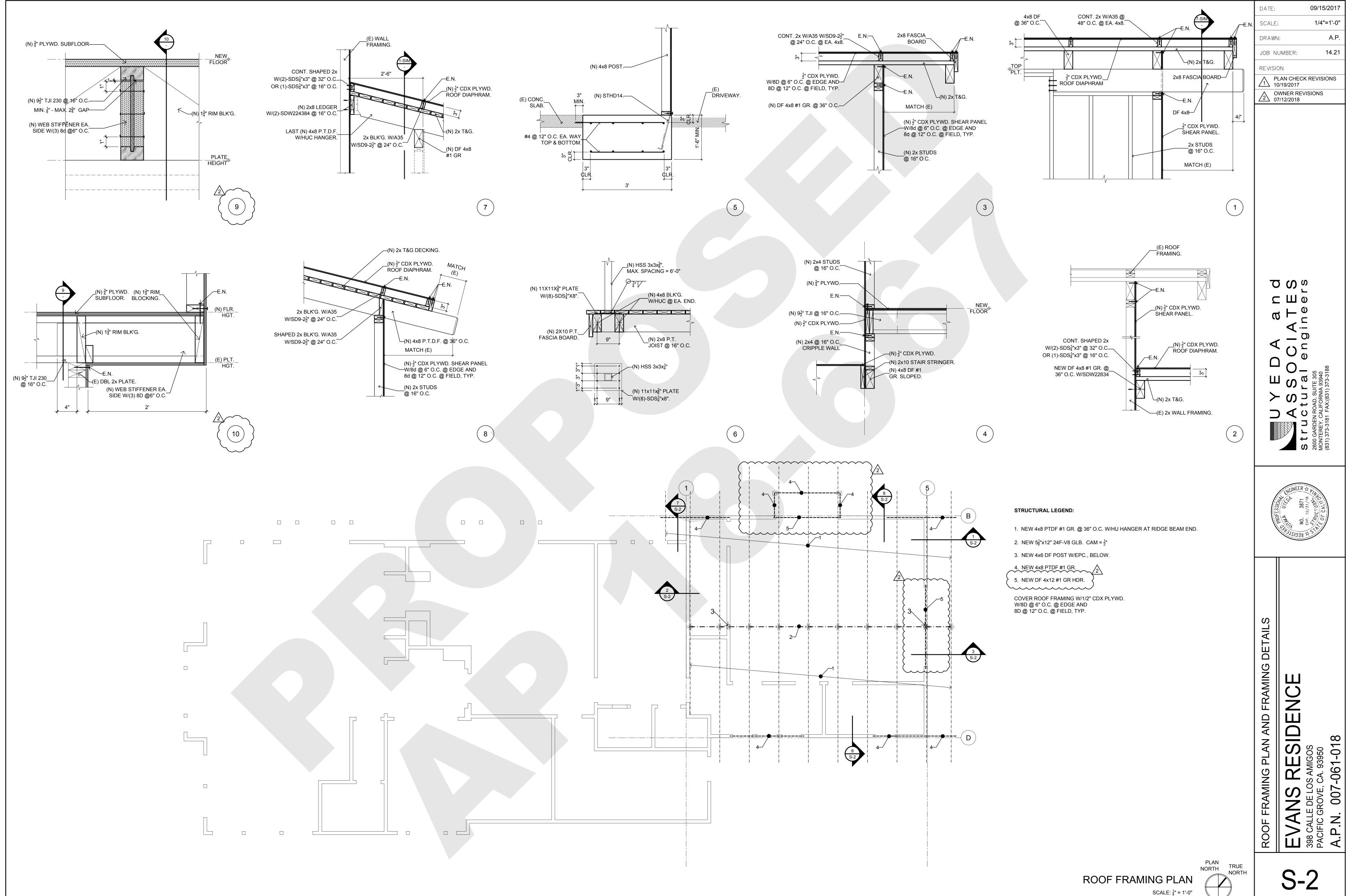
FASTEN THE UNDERLAYMENT WITH _ DELTA-THAN & DELTA-MULTI-BAND FASTEN THE UNDER LAYMENT WITH DELTA-THAN & DELTA-MULTI-BAND 100. DELTA-ROOF UNDERLAYMENT - OVER DELTA-FLASHING. INSTALL DELTA-ROOF UNDERLAYMENT OVER PER MFR. SPECS. - NEW DELTA-FLASHING 9". NEW CLASS A, TRI-LAMINATE COMPOSITION SHINGLE ROOF ON PLYWD. ON 3" INSUL. ON 2X T&G COMPOSITION SHINGLE ROOF ON OVER 4X8 RAFTER. - NEW 3" RIGID INSULATION. CONT. DBL 2X4 W/16D @ 6" O.C. @ EA. 4X8. - NEW 2X T&G. NEW 4x8 ROOF RAFTER, SEE STRUCT. EXISTING 2X4 @ 16" O.C. WALL FRAMING.

SCALE: 3" = 1'-0"









	tion Description: Title	2 - / alaiyolo					7-390 Evans E+,				
GENER	AL INFORMATION	Project Name	Evans Resi	dence							
02	Calcu	lation Description	Title 24 Ana	alysis							
03 04		Project Location City	398 Calle D Pacific Grov			05		Standards Versio	n Compliance 20	17	
06		Zip Code				07	Compliance	e Manager Versio			
08 10		Climate Zone Building Type		ily		09 11	Front Orienta	Software Version tion (deg/Cardina			
12		Project Scope	Addition an			13		r of Dwelling Units	5 1		
14 16	Total Co	nd. Floor Area (ft ²) Slab Area (ft ²)				15 17		Number of Zones	_		
18	Additio	n Cond. Floor Area				19		tural Gas Available			
20	Add	tion Slab Area (ft ²)	48			21	Glaz	ing Percentage (%	b) 25.0%		
COMPL	ANCE RESULTS										
		mplies with Comput									
				ecial Features shown be	elow						
				ENE	RGY LISE	SUMMARY					
	04			05		06		07		08	
	Energy Use (kTD)			Standard Design		Proposed Des	gn	Compliance Marg	in P	ercent Improvement	
	Space Heatin Space Coolir			21.09 3.37	-	15.61 3.16		5.48 0.21		26.0% 6.2%	
	IAQ Ventilatio	on and a second s		0.00		0.00		0.00		0.0%	
	Water Heatin Photovoltaic O	-		5.86		5.98 0.00		-0.12 0.00		-2.0%	
	Compliance Energ			30.32		24.75		5.57		18.4%	
	ED SPECIAL FEATURE										
<u> </u>	wing are features that mu culation with demand co		dition for me	eeting the modeled energ	y performa	ince for this com	puter analysis.				
		nitoi, puon button									
Project	ICATE OF COMPLIAN Name: Evans Resider tion Description: Title	ice	L PERFO	RMANCE COMPLIAN	Calcu	ulation Date/T	i me: 14:55, Thu 7-390 Evans E+,			CF1R-PRF-01 Page 2 of 8	
	EATURE SUMMARY										
The follo provided	wing is a summary of the in the building componer	features that must be its tables below.	field-verifie	d by a certified HERS Ra	iter as a co	ndition for meet	ng the modeled e	nergy performance	for this computer	analysis. Additional detail is	
•Non	-level Verifications:										
Cooling • Nor	System Verifications: e										
• Nor											
• Nor	c Hot Water System Ver e	fications:									
BUILDIN	IG - FEATURES INFORM	IATION									
	01	02		03 Number of Dwelling		04	05	Narrash	06 er of Ventilation	07 Number of Water	
	Project Name	Conditioned Floo	r Area (ft2)		Number	of Bedrooms	Number of Zor		ling Systems	Heating Systems	
	Evans Residence	3724		1	1	4	2		0	1	
	IFORMATION 01	02		03		04	05		06	07	
	Zone Name	Zone Type		HVAC System Nar	me	Zone Floor A (ft ²)	rea Avg. Ceil Heigh	ling t Water He	ating System 1	Water Heating System 2	
	Existing House	Conditioned		Ex. Radiant Heatin		3204	9.15		IW Sys 1	n/a	
	Addition Only	Conditioned		Ex. Radiant Heatin	ıg1	520	10.54	DH	IW Sys 1	n/a	
	ion Number:			Registration D					HERS Provider:		
CA Build	ng Energy Efficiency Sta	ndards - 2016 Reside	ntial Compli	ance Report Version	n - CF1R-0	5092017-695			Report Generated	at: 2017-07-20 14:56:20	

ATTACHMENT F - PROPOSED PLANS - AP 18-667

Iculation Description	: Title 24 Analysis				Input File Na	ame: 17-390	Evans E+A+A.rit	od16x						Calculation Description	on: Title 24 A
AQUE SURFACES				ľ							40			OPAQUE SURFACE COM	ISTRUCTION
01	0	2	03		04	05	06	07	08	09	10 Verified			01	
Name	Zo		Construct	on	Azimuth	Orientation	Gross Area (ft ²)	Window & Door Area (ft ²)	Tilt (deg)	Status	Existing Condition			Construction Name	Sur
FWall/E	Existing		R-13 Wa R-13 Wa		166 256	Front Left	952 646.3	241.4 242.5	90 90	Existing Existing	No No			R-0 Wall	Exte
BWall/E	Existing		R-13 Wa		346	Back	916	242.5	90	Existing	No				
RWall/E	Existing		R-13 Wa		76	Right	489.7	32.5	90	Existing	No			R-0 Roof	Cathe
Partition Wall/E Raised Floor/E	Existing House Existing		R-13 Wall R-19 Floor Crav				64 1883	0		Existing Existing	No No				
FWall	Additio		R-15 Wa		166	Front	162.6	41	90	New	N/A			R-13 Wall	Exte
LWall	Additio	n Only	R-15 Wa		256	Left	27	0	90	New	N/A				
BWall	Additio Additio		R-15 Wa R-15 Wa		346 76	Back Right	196 243	72 23.3	90 90	New New	N/A N/A			R-13 Wall1	Inte
Partition Wall	Addition Only>	-	R-15 Wal		10	right	132	16.7		New	N/A				Flo
Partition Floor	Addition Only>		-19 Floor No Cr				472			New	N/A			R-19 Floor Crawlspac	e Cra
FWall2/E	Gar	age	R-0 Wal		166 256	Front Left	124 25.4	0	90 90	Existing Existing	No No				
BWall2/E	Gar		R-0 Wal		346	Back	196	0	90	Existing	No			R-19 Roof	Cathe
RWall2/E			R-0 Wal		76	Right	180	0	90	Existing	No				
AQUE SURFACES – Ca	thedral Ceilings													R-15 Wall	Exte
01	02	03	04	05		06	07 08	09 10			13			R-15 Wall1	Inte
	-	_	Orientatio	Area			Roof Roof	Roof Reflectan Roo			Verified Existing				inte
Name Roof/E	Zone Existing House	Type R-19 Roof	n - specify -	(ft ²) 1942.4	Area (ft2)		Pitch Tilt(deg) 0.25 14.04	ce Emitta 0.1 0.8							
Roof	Addition Only	R-30 Roof	- specify -	486.9	0		0.25 14.04	0.1 0.8			N/A			R-19 Floor No Crawlspa	ace Inte
Roof2/E	Garage	R-0 Roof	- specify -	26	0	3	0.25 14.04	0.1 0.8	5 0.'	1 Existing	No				
TIFICATE OF COM	PLIANCE - RESID	Residential Compliar		PLIANCE			14:55, Thu, Jul 20		enerated a		9 14:56:20 F1R-PRF-01 Page 4 of 8			Registration Number: CA Building Energy Efficie CERTIFICATE OF COM Project Name: Evans F	APLIANCE -
RTIFICATE OF COM	PLIANCE - RESID			PLIANCE	METHOD Calculation	Date/Time: '	14:55, Thu, Jul 20 Evans E+A+A.rit), 2017	enerated a	c	F1R-PRF-01		,	CA Building Energy Efficie CERTIFICATE OF COM Project Name: Evans F Calculation Descriptio	MPLIANCE - Residence
RTIFICATE OF COMP ject Name: Evans Re culation Description	PLIANCE - RESID esidence n: Title 24 Analysis	ENTIAL PERFOR	MANCE COM	PLIANCE	METHOD Calculation Input File Na	Date/Time: ² ame: 17-390	Evans E+A+A.rib	0, 2017 od16x	enerated a	C	F1R-PRF-01 Page 4 of 8		,	CA Building Energy Efficie CERTIFICATE OF COM Project Name: Evans F Calculation Descriptio	MPLIANCE - Residence
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RTIFICATE OF COMP ject Name: Evans Re culation Description	PLIANCE - RESID esidence I: Title 24 Analysis G	ENTIAL PERFOR		PLIANCE	METHOD Calculation Input File Na 05	Date/Time: * ame: 17-390	Evans E+A+A.rit	0, 2017 od16x 09		C	F1R-PRF-01 Page 4 of 8			CA Building Energy Efficie CERTIFICATE OF COM Project Name: Evans F Calculation Descriptio	MPLIANCE - Residence
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RTIFICATE OF COMP ject Name: Evans Re culation Description NESTRATION / GLAZIN 01 Name FG/E LG/E	PLIANCE - RESID esidence I: Title 24 Analysis G Surface (FWa LW	02 02 07ientation-Azimut all/E (Front-166) all/E (Left-256)	MANCE COM	PLIANCE 04 Height (f	METHOD Calculation Input File Na 05 ft) Multiplie	Date/Time: 7 ame: 17-390	U-factor SHGC 0.58 0.65	0, 2017 od16x Exterior Shar Insect Screen (c Insect Screen (c	ding default) default)	10 Status Existing Existing	F1R-PRF-01 Page 4 of 8 11 Verified Existing Condition No No			CA Building Energy Efficie CERTIFICATE OF COM Project Name: Evans F Calculation Descriptio SLAB FLOORS 01 Name	MPLIANCE - Residence on: Title 24 A ade HERS VERIFI
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02 03 04 05 06 07 Total Cavity Winter Design Surface Type Construction Type Framing R-value U-value Assembly Layers Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x4
 Exterior Finish: 3 Coat Stucco Exterior Walls Wood Framed Wall 2x4 @ 16 in. O.C. none 0.361 Inside Finish: Gypsum Board
Cavity / Frame: no insul. / 2x4
Roof Deck: Wood Siding/sheathing/decking athedral Ceilings Wood Framed Ceiling Roofing: Light Roof (Asphalt Shingle) 2x4 @ 16 in. O.C. none 0.484 Inside Finish: Gypsum Board Cavity / Frame: R-13 / 2x4
 Exterior Finish: 3 Coat Stucco 0.101 R 13 Wood Framed Wall 2x4 @ 16 in. O.C. Exterior Walls Inside Finish: Gypsum Board Cavity / Frame: R-13 / 2x4
Other Side Finish: Gypsum Board R 13 0.092 Interior Walls Wood Framed Wall 2x4 @ 16 in. O.C. Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking
Cavity / Frame: R-19 / 2x6 Floors Over Wood Framed Floor 2x6 @ 16 in. O.C. R 19 0.049 Crawlspace Inside Finish: Gypsum Board
Cavity / Frame: R-19 / 2x8 Roof Deck: Wood Siding/sheathing/decking 0.054 • Roofing: Light Roof (Asphalt Shingle) 2x8 @ 16 in. O.C. R 19 athedral Ceilings Wood Framed Ceiling Inside Finish: Gypsum Board Cavity / Frame: R-15 / 2x4
 Exterior Finish: 3 Coat Stucco 0.095 Exterior Walls Wood Framed Wall 2x4 @ 16 in. O.C. R 15 Inside Finish: Gypsum Board
Cavity / Frame: R-15 / 2x4
Other Side Finish: Gypsum Board 2x4 @ 16 in. O.C. R 15 0.086 Interior Walls Wood Framed Wall Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: R-19 / 2x6 R 19 0.048 2x6 @ 16 in. O.C. Interior Floors Wood Framed Floor Ceiling Below Finish: Gypsum Board Inside Finish: Gypsum Board Cavity / Frame: R-30 / 2x12 Roof Deck: Wood Siding/sheathing/decking R 30 0.036 athedral Ceilings Wood Framed Ceiling 2x12 @ 16 in. O.C. Roofing: Light Roof (Asphalt Shingle) Registration Date/Time: HERS Provider: ards - 2016 Residential Compliance Report Version - CF1R-05092017-695 Report Generated at: 2017-07-20 14:56:20 - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01 Calculation Date/Time: 14:55, Thu, Jul 20, 2017 Page 6 of 8 Input File Name: 17-390 Evans E+A+A.ribd16x 4 Analysis 06 07 08 04 02 03 05 09 Verified Carpeted Fraction Existing Condition Zone Area (ft²) (ft) Edge Insul. R-value Heated Status 0.8 No New No 48 None Addition Only 6 RIFICATION 03 02 04 Quality Installation of Spray Foam Insulation ation (QII) Building Envelope Air Leakage CFM50 Not Required Not Required 02 05 06 07 08 03 04
 Solar
 Number of
 Fraction
 Number of
 Numero
 Numero
 Numero</t Verified Existing System Type Distribution Type Water Heater Condition Recirculation with demand control, push Annual Altered mbined Hydronic DHW Heater 1 1 No button 030405060708Tank
Tank TypeTank
of UnitsEnergy
Factor or
(gal)Input
EfficiencyTank Insulation
R-value
(Int/Ext)Large Storage1800.92 frac140000 Btu/hrn/a 09 11 10 Tank Location or Standby Loss / Ambient Recovery Eff NEEA Heat Pump Type Condition n/a 0.005 / 92 n/a 05 06 07 03 04 08 09

Calculation Date/Time: 14:55, Thu, Jul 20, 2017

Input File Name: 17-390 Evans E+A+A.ribd16x

- RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Heating System Cooling System Distribution Fan Floor Area System System Served Verified Existing Condition Ducted Name Ducted Name Status уре ng and Heating /stem Component 1 Cooling Component 1 HVAC Fan 1 No No - none -3724 Altered No

ards - 2016 Residential Compliance Report Version - CF1R-05092017-695

Registration Date/Time:

HERS Provider: Report Generated at: 2017-07-20 14:56:20

/151019		BY:
Consulting Mechanical Engineering 26465 Carmel Rancho Blvd. Suite 8, Carmel, CA 93923	831-372-8328 VOICE www.montereyenergygroup.com	831-359-4173 FAX cad@meg4.com
RESIDENCE	398 CALLE DE LOS AMIGOS Pacific Grove, ca. 93950	
NERGY COMPLIANCE		

Ζ Ш

DATE: 7/20/17

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SHEET OF SHEETS

DRAWN:

CHECKED: CHECKED: FILE NAME:

SHEET:

SCALE: AS NOTED

MEG

CF1R-PRF-01

Page 5 of 8

HVAC - HEATING UNIT TYPES							
01 Name	+			02 System			
Heating Comp				Combl			
HVAC - COOLING UNIT TYPES							
01		02		03	04 Effic	05	
Name		System	Туре	Number of Units	Effic	iency SEER	Zo
Cooling Component 1		NoCoo	ling	1			
HVAC - FAN SYSTEMS & HERS 01	S VERIFICA			02			
Name				Туре	_		F
HVAC Fan 1			Sing	gle Speed PSC Furnace	- Fan		
IAQ (Indoor Air Quality) FANS 01			02			03	
Name			IAQ C		IA	Q Fan Type)
Registration Number: CA Building Energy Efficiency Sta	andards - 20	016 Resid	ential Compliance	Registration Date		017-695	
CERTIFICATE OF COMPLIA Project Name: Evans Reside Calculation Description: Title	ence le 24 Analy	/sis		ANCE COMPLIANCE	E METHOD Calculatic Input File		
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DOCUMENTATION AUTHOR'S I 1. I certify that this Certificate of C				and complete.			
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1. I certify that this Certificate of C Documentation Author Name: David Knight Company:	Compliance	documen		and complete.		ure Date:	
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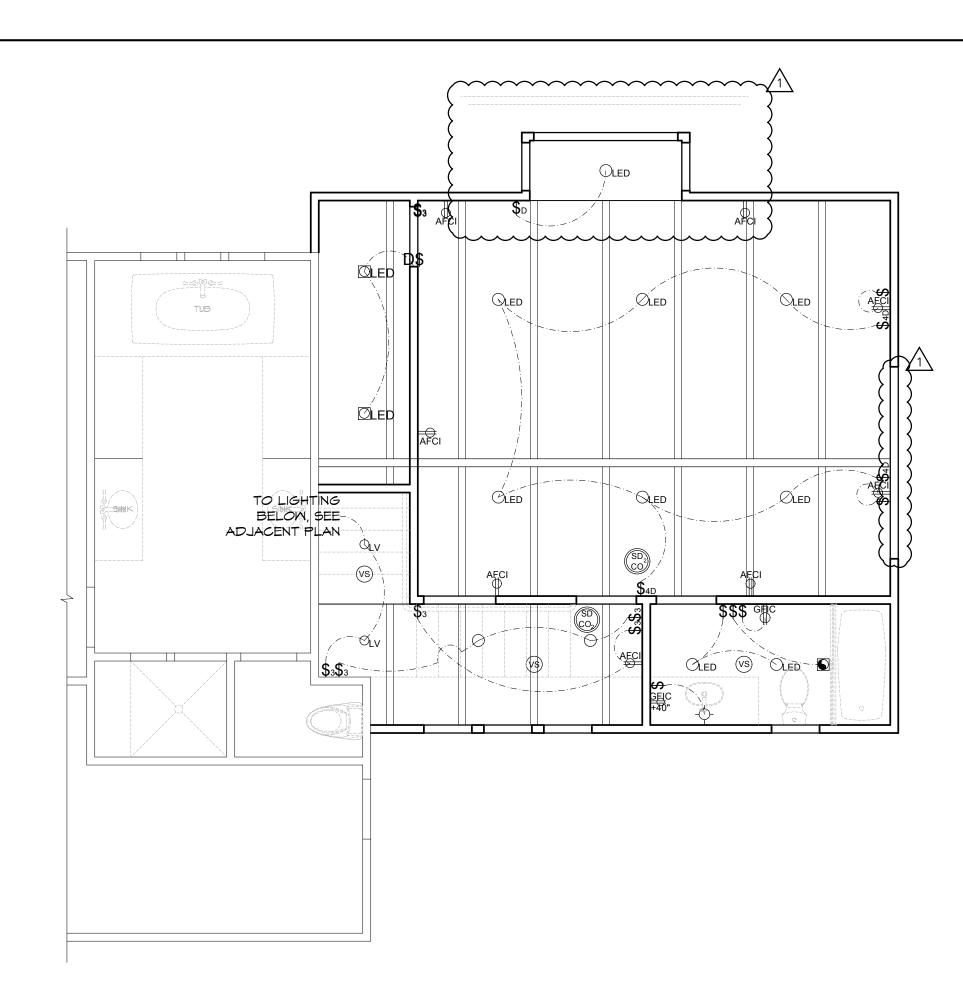
ed. Review the riginal 08/2016)	esidential buildings subject to the Energy Standards must comply with all applicable mandatory measures, regardless of the compliance approach respective section for more information. *Exceptions may apply.
Building Envelop	
110.6(a)1:	Air Leakage. Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 cfm/ft ² or less when tested per NFRC-400 or ASTM E283 or AAMA/WDMA/CSA 101/I.S.2/A440-2011.*
§ 110.6(a)5:	Labeling. Fenestration products must have a label meeting the requirements of § 10-111(a).
110.6(b):	Field fabricated exterior doors and fenestration products must use U-factors and solar heat gain coefficient (SHGC) values from TABLES 110.6-A and 110.6-B for compliance and must be caulked and/or weatherstripped.*
§ 110.7:	Air Leakage. All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather stripped.
§ 110.8(a):	Insulation Certification by Manufacturers. Insulation specified or installed must meet Standards for Insulating Material.
§ 110.8(g):	Insulation Requirements for Heated Slab Floors. Heated slab floors must be insulated per the requirements of § 110.8(g).
§ 110.8(i):	Roofing Products Solar Reflectance and Thermal Emittance. The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(i) when the installation of a cool roof is specified on the CF1R.
§ 110.8(j):	Radiant Barrier. A radiant barrier must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.
§ 150.0(a):	Ceiling and Rafter Roof Insulation. Minimum R-22 insulation in wood-frame ceiling; or the weighted average U-factor must not exceed 0.043. Minimum R-19 or weighted average U-factor of 0.054 or less in a rafter roof alteration. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a continuous roof or ceiling which is sealed to limit infiltration and exfiltration as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling.*
§ 150.0(b):	Loose-fill Insulation. Loose fill insulation must meet the manufacturer's required density for the labeled R-value.
§ 150.0(c):	Wall Insulation. Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less (R-19 in 2x6 or U-factor of 0.074 or less). Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102, equivalent to an installed value of R-13 in a wood framed assembly.*
§ 150.0(d):	Raised-floor Insulation. Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor.*
§ 150.0(f):	Slab Edge Insulation. Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings, no greater than 0.3%; have a water vapor permeance no greater than 2.0 perm/inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g).
§ 150.0(g)1:	Vapor Retarder. In Climate Zones 1-16, the earth floor of unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to § 150.0(d).
§ 150.0(g)2:	Vapor Retarder. In Climate Zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation.
§ 150.0(q):	Fenestration Products. Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.58; or the weighted average U-factor of all fenestration must not exceed 0.58.*
Fireplaces, Deco	rative Gas Appliances, and Gas Log Measures:
§ 150.0(e)1A:	Closable Doors. Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.
§ 150.0(e)1B:	Combustion Intake. Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and tight-fitting damper or combustion-air control device.*
§ 150.0(e)1C:	Flue Damper. Masonry or factory-built fireplaces must have a flue damper with a readily accessible control.*
§ 150.0(e)2:	Pilot Light. Continuous burning pilot lights and the use of indoor air for cooling a firebox jacket, when that indoor air is vented to the outside of the building, are prohibited.
Space Condition	ing, Water Heating, and Plumbing System Measures:
§ 110.0-§ 110.3:	Certification. Heating, ventilation and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the Energy Commission.*
§ 110.2(a):	HVAC Efficiency. Equipment must meet the applicable efficiency requirements in TABLE 110.2-A through TABLE 110.2-K.*
§ 110.2(b):	Controls for Heat Pumps with Supplementary Electric Resistance Heaters. Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone; and in which the cut-on temperature for compression heating is higher than the cut-on temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating.*
§ 110.2(c):	Thermostats. All unitary heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat."
§ 110.3(c)5:	Water Heating Recirculation Loops Serving Multiple Dwelling Units. Water heating recirculation loops serving multiple dwelling units must meet the air release valve, backflow prevention, pump priming, pump isolation valve, and recirculation loop connection requirements of § 110.3(c)5.
§ 110.3(c)7:	Isolation Valves. Instantaneous water heaters with an input rating greater than 6.8 kBTU/hr (2 kW) must have isolation valves with hose bibbs or other fittings on both cold water and hot water lines of water heating systems to allow for water tank flushing when the valves are closed.
§ 110.5:	Pilot Lights. Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces; household cooking appliances (appli- ances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu/hr are exempt); and pool and spa heaters.
§ 150.0(h)1:	Building Cooling and Heating Loads. Heating and/or cooling loads are calculated in accordance with ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume; SMACNA Residential Comfort System Installation Standards Manual; or ACCA Manual J using design conditions specified in § 150.0(h)2.

150.0(h)3A:	2016 Low-Rise Residential Mandatory Measures Summary Clearances. Installed air conditioner and heat pump outdoor condensing units must have a clearance of at least 5 feet from the outlet of any drver vent.
150.0(h)3B:	Liquid Line Drier. Installed air conditioner and heat pump systems must be equipped with liquid line filter driers if required, as specified by manufacturer's instructions.
150.0(j)1:	Storage Tank Insulation. Unfired hot water tanks, such as storage tanks and backup storage tanks for solar water-heating systems, must have R-12 external insulation or R-16 internal insulation where the internal insulation R-value is indicated on the exterior of the tank.
3 150.0(j)2A:	Water piping and cooling system line insulation. For domestic hot water system piping, whether buried or unburied, all of the following must be insulated according to the requirements of TABLE 120.3-A: the first 5 feet of hot and cold water pipes from the storage tank; all piping with a nominal diameter of 3/4 inch or larger; all piping associated with a domestic hot water recirculation system regardless of the pipe diameter; piping from the heating source to storage tank or between tanks; piping buried below grade; and all hot water pipes from the heating source to kitchen fixtures.*
150.0(j)2B:	Water piping and cooling system line insulation. All domestic hot water pipes that are buried below grade must be installed in a water proof and non-crushable casing or sleeve.*
; 150.0(j)2C:	Water piping and cooling system line insulation. Pipe for cooling system lines must be insulated as specified in § 150.0(j)2A. Distribution piping for steam and hydronic heating systems or hot water systems must meet the requirements in TABLE 120.3-A.*
§ 150.0(j)3:	Insulation Protection. Insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind.
§ 150.0(j)3A:	Insulation Protection. Insulation exposed to weather must be installed with a cover suitable for outdoor service. For example, protected by aluminum, sheet metal, painted canvas, or plastic cover. The cover must be water retardant and provide shielding from solar radiation that can cause degradation of the material. Insulation Protection. Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must have a
§ 150.0(j)3B:	Class I or Class II vapor retarder.
§ 150.0(n)1:	Gas or Propane Systems. Systems using gas or propane water heaters to serve individual dwelling units must include all of the following: a 120V electrical receptacle within 3 feet of the water heater; a Category III or IV vent, or a Type B vent with straight pipe between the outside termination and the space where the water heater is installed; a condensate drain that is no more than 2 inches higher than the base of the water heater, and allows natural draining without pump assistance; and a gas supply line with a capacity of at least 200,000 Btu/hr.
§ 150.0(n)2:	Recirculating Loops. Recirculating loops serving multiple dwelling units must meet the requirements of § 110.3(c)5.
150.0(n)3:	Solar Water-heating Systems. Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC) or by a listing agency that is approved by the Executive Director.
Ducts and Fans	Measures:
3 110.8(d)3:	Ducts. Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.
§ 150.0(m)1:	CMC Compliance. All air-distribution system ducts and plenums must be installed, sealed, and insulated to meet the requirements of CMC §§ 601.0, 602.0, 603.0, 604.0, 605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to a minimum installed level of R-6.0 (or higher if required by CMC § 605.0) or a minimum installed level of R-4.2 when entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8). Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable requirements of UL 181, UL 181A, or UL 181B or aerosol sealant that meets the requirements of UL 723. If mastic or tape is used to seal openings greater than ¼ inch, the combination of mastic and either mesh or tape must be used. Building cavities, support platforms for air handlers, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used for conveying conditioned air. Building cavities and support platforms may contain ducts. Ducts installed in cavities and support platforms must not be compressed to cause reductions in the cross-sectional area of the ducts.*
§ 150.0(m)2:	Factory-Fabricated Duct Systems. Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.
§ 150.0(m)3:	Field-Fabricated Duct Systems. Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.
150.0(m)7:	Backdraft Dampers. All fan systems that exchange air between the conditioned space and the outside of the building must have backdraft or automatic dampers.
3 150.0(m)8:	Gravity Ventilation Dampers. Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.
3 150.0(m)9:	Protection of Insulation. Insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service. For example, protected by aluminum, sheet metal, painted canvas, or plastic cover. Cellular foam insulation must be protected as above or painted with a coating that is water retardant and provides shielding from solar radiation.
3 150.0(m)10:	Porous Inner Core Flex Duct. Porous inner core flex duct must have a non-porous layer between the inner core and outer vapor barrier.
150.0(m)11:	Duct System Sealing and Leakage Test. When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with § 150.0(m)11and Reference Residential Appendix RA3.
150.0(m)12:	Air Filtration. Mechanical systems that supply air to an occupiable space through ductwork exceeding 10 feet in length and through a thermal conditioning component, except evaporative coolers, must be provided with air filter devices that meet the design, installation, efficiency, pressure drop, and labeling requirements of § 150.0(m)12.

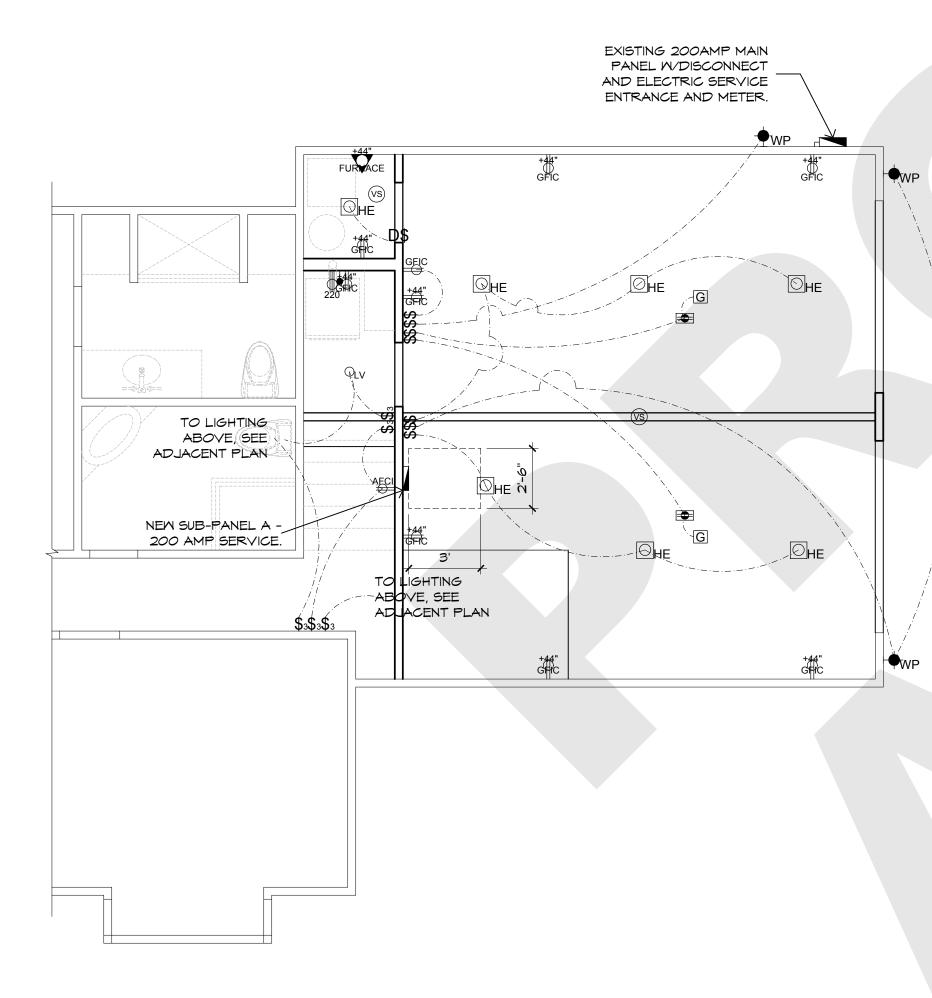
	2016 Low-Rise Residential Mandatory Measures Summary Duct System Sizing and Air Filter Grille Sizing. Space conditioning systems that use forced air ducts to supply cooling to an occupiable	
§ 150.0(m)13:	space must have a hole for the placement of a static pressure probe (HSPP), or a permanently installed static pressure probe (PSPP) in the supply plenum. The space conditioning system must also demonstrate airflow \geq 350 CFM per ton of nominal cooling capacity through the return grilles, and an air-handling unit fan efficacy \leq 0.58 W/CFM as confirmed by field verification and diagnostic testing, in accordance with Reference Residential Appendix RA3.3. This applies to both single zone central forced air systems and every zone for zonally controlled central	
§150.0(o):	forced air systems.* Ventilation for Indoor Air Quality. All dwelling units must meet the requirements of ASHRAE Standard 62.2. Neither window operation nor continuous operation of central forced air system air handlers used in central fan integrated ventilation systems are permissible methods of	
3 150.0(o)1A:	providing whole-building ventilation. Field Verification and Diagnostic Testing. Whole-building ventilation airflow must be confirmed through field verification and diagnostic testing, in accordance with Reference Residential Appendix RA3.7.	
Pool and Spa Sy	stems and Equipment Measures: Certification by Manufacturers. Any pool or spa heating system or equipment must be certified to have all of the following: a thermal efficiency	93923 93923
§ 110.4(a):	that complies with the Appliance Efficiency Regulations; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric	TY GROUP Engineering , Carmel, CA 9392 ontereyenergygroup.com
§ 110.4(b)1:	resistance heating.* Piping. Any pool or spa heating equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.	Y GRO ngineer carmel, CA tereyenergygrou cad@meg
§ 110.4(b)2:	Covers. Outdoor pools or spas that have a heat pump or gas heater must have a cover. Directional inlets and time switches for pools. Pools must have directional inlets that adequately mix the pool water, and a time switch that	RCA GR cal Engine www.montereyenergy cad@
§ 110.4(b)3: § 110.5:	will allow all pumps to be set or programmed to run only during off-peak electric demand periods. Pilot Light. Natural gas pool and spa heaters must not have a continuously burning pilot light.	
§ 150.0(p):	Pool Systems and Equipment Installation. Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves.'	ER (Suite Suite
Lighting Measure	es: Lighting Controls and Components. All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9.*	ENH Blvd. S
§ 110.9(e):	JA8 High Efficacy Light Sources. To qualify as a JA8 high efficacy light source for compliance with § 150.0(k), a residential light source must be certified to the Energy Commission according to Reference Joint Appendix JA8.	EY ENER Mechanica ancho Blvd. Suite
§ 150.0(k)1A:	Luminaire Efficacy. All installed luminaires must be high efficacy in accordance with TABLE 150.0-A. Blank Electrical Boxes. The number of electrical boxes that are more than 5 feet above the finished floor and do not contain a luminaire or	
§ 150.0(k)1B:	other device must be no greater than the number of bedrooms. These electrical boxes must be served by a dimmer, vacancy sensor control, or fan speed control. Recessed Downlight Luminaires in Ceilings. Luminaires recessed into ceilings must meet all of the requirements for: insulation contact (IC)	FEREY ting MeC mel Rancho FAX
§ 150.0(k)1C:	labeling; air leakage; sealing; maintenance; and socket and light source as described in § 150.0(k)1C. A JA8-2016-E light source rated for elevated temperature must be installed by final inspection in all recessed downlight luminaires in ceilings.	Sultin Carme 8328 VC
§ 150.0(k)1D:	Electronic Ballasts. Ballasts for fluorescent lamps rated 13 watts or greater must be electronic and must have an output frequency no less than 20 kHz. Night Lights. Permanently installed night lights and night lights integral to installed luminaires or exhaust fans must be rated to consume no	MON Consul 26465 Car 831-372-8328
§ 150.0(k)1E:	more than 5 watts of power per luminaire or exhaust fan as determined in accordance with § 130.0(c). Night lights do not need to be controlled by vacancy sensors.	MO Cons 26465 831-372- 831-359-
§ 150.0(k)1F:	Lighting Integral to Exhaust Fans. Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k).* Screw based luminaires. Screw based luminaires must not be recessed downlight luminaires in ceilings and must contain lamps that comply	
§ 150.0(k)1G:	with Reference Joint Appendix JA8. Installed lamps must be marked with "JA8-2016" or "JA8-2016-E" as specified in Reference Joint Appendix JA8."	
§ 150.0(k)1H: § 150.0(k)2A:	Enclosed Luminaires. Light sources installed in enclosed luminaires must be JA8 compliant and must be marked with "JA8-2016-E." Interior Switches and Controls. All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A.	
§ 150.0(k)2B:	Interior Switches and Controls. Exhaust fans must be switched separately from lighting systems." Interior Switches and Controls. Luminaires must be switched with readily accessible controls that permit the luminaires to be manually	
150.0(k)2C: 150.0(k)2D:	switched ON and OFF. Interior Switches and Controls. Controls and equipment must be installed in accordance with manufacturer's instructions.	
150.0(k)2E:	Interior Switches and Controls. No control must bypass a dimmer or vacancy sensor function if the control is installed to comply with § 150.0(k).	
150.0(k)2F:	Interior Switches and Controls. Lighting controls must comply with the applicable requirements of § 110.9. Interior Switches and Controls. An energy management control system (EMCS) may be used to comply with dimmer requirements if it: functions as a dimmer according to § 110.9; meets the Installation Certificate requirements of § 130.4; meets the EMCS requirements of §	
§ 150.0(k)2G:	130.5(f); and meets all other requirements in § 150.0(k)2. Interior Switches and Controls. An EMCS may be used to comply with vacancy sensor requirements in § 150.0(k) if it meets all of the	
§ 150.0(k)2H: § 150.0(k)2I:	following: it functions as a vacancy sensor according to § 110.9; the Installation Certificate requirements of § 130.4; the EMCS requirements of § 130.5(f); and all other requirements in § 150.0(k)2. Interior Switches and Controls. A multiscene programmable controller may be used to comply with dimmer requirements in § 150.0(k) if it	
28)2	2046 Low Diss Desidential Mandatam, Massures Summany	
3 150.0(k)2J: 150.0(k)2K:	2016 Low-Rise Residential Mandatory Measures Summary Interior Switches and Controls. In bathrooms, garages, laundry rooms, and utility rooms, at least one luminaire in each of these spaces must be controlled by a vacancy sensor. Interior Switches and Controls. Dimmers or vacancy sensors must control all luminaires required to have light sources compliant with Defense thick there are the interior in a depth for the 20 enters for the interior in follows:	
§ 150.0(k)2J: § 150.0(k)2K: § 150.0(k)2K:	Interior Switches and Controls. In bathrooms, garages, laundry rooms, and utility rooms, at least one luminaire in each of these spaces must be controlled by a vacancy sensor. Interior Switches and Controls. Dimmers or vacancy sensors must control all luminaires required to have light sources compliant with Reference Joint Appendix JA8, except luminaires in closets less than 70 square feet and luminaires in hallways.* Interior Switches and Controls. Undercabinet lighting must be switched separately from other lighting systems.	
§ 150.0(k)2K:	Interior Switches and Controls. In bathrooms, garages, laundry rooms, and utility rooms, at least one luminaire in each of these spaces must be controlled by a vacancy sensor. Interior Switches and Controls. Dimmers or vacancy sensors must control all luminaires required to have light sources compliant with Reference Joint Appendix JA8, except luminaires in closets less than 70 square feet and luminaires in hallways.* Interior Switches and Controls. Undercabinet lighting must be switched separately from other lighting systems. Residential Outdoor Lighting. For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must meet the requirement in item § 150.0(k)3Aii (ON and OFF switch) and the requirements in either item § 150.0(k)3Aii (photocell and motion sensor) or item § 150.0(k)3Aiii (photo control and automatic time switch control, astronomical time clock, or EMCS).	
§ 150.0(k)2K: § 150.0(k)2L:	Interior Switches and Controls. In bathrooms, garages, laundry rooms, and utility rooms, at least one luminaire in each of these spaces must be controlled by a vacancy sensor. Interior Switches and Controls. Dimmers or vacancy sensors must control all luminaires required to have light sources compliant with Reference Joint Appendix JA8, except luminaires in closets less than 70 square feet and luminaires in hallways.* Interior Switches and Controls. Undercabinet lighting must be switched separately from other lighting systems. Residential Outdoor Lighting. For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must meet the requirement in item § 150.0(k)3Ai (ON and OFF switch) and the requirements in either item § 150.0(k)3Aii (photo control and automatic time switch control, astronomical time clock, or EMCS). Residential Outdoor Lighting. For low-rise multifamily residential buildings, outdoor lighting for private patios, entrances, balconies, and porches; and outdoor lighting for residential parking lots and residential carports with less than eight vehicles per site must comply with	
§ 150.0(k)2K: § 150.0(k)2L: § 150.0(k)3A:	Interior Switches and Controls. In bathrooms, garages, laundry rooms, and utility rooms, at least one luminaire in each of these spaces must be controlled by a vacancy sensor. Interior Switches and Controls. Dimmers or vacancy sensors must control all luminaires required to have light sources compliant with Reference Joint Appendix JA8, except luminaires in closets less than 70 square feet and luminaires in hallways.* Interior Switches and Controls. Undercabinet lighting must be switched separately from other lighting systems. Residential Outdoor Lighting. For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must meet the requirement in item § 150.0(k)3Ai (ON and OFF switch) and the requirements in either item § 150.0(k)3Aii (photo control and automatic time switch control, astronomical time clock, or EMCS). Residential Outdoor Lighting. For low-rise multifamily residential buildings, outdoor lighting for private patios, entrances, balconies, and porches; and outdoor lighting for residential parking lots and residential carports with less than eight vehicles per site must comply with either § 150.0(k)3A or with the applicable requirements in §§ 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0. Residential Outdoor Lighting. For low-rise residential buildings with four or more dwelling units, outdoor lighting not regulated by § 150.0(k)3B or § 150.0(k)3D must comply with the applicable requirements in §§ 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0.	E, CANIGO E, CANIGO E, CANIGO E, CANIGO E, CANIGO E, CANIGO
§ 150.0(k)2K: § 150.0(k)2L: § 150.0(k)3A: § 150.0(k)3B: § 150.0(k)3B: § 150.0(k)3C: § 150.0(k)3D:	Interior Switches and Controls. In bathrooms, garages, laundry rooms, and utility rooms, at least one luminaire in each of these spaces must be controlled by a vacancy sensor. Interior Switches and Controls. Dimmers or vacancy sensors must control all luminaires required to have light sources compliant with Reference Joint Appendix JA8, except luminaires in closets less than 70 square feet and luminaires in hallways.* Interior Switches and Controls. Undercabinet lighting must be switched separately from other lighting systems. Residential Outdoor Lighting. For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must meet the requirement in item § 150.0(k)3Ai (ON and OFF switch) and the requirements in either item § 150.0(k)3Aii (photo control and automatic time switch control, astronomical time clock, or EMCS). Residential Outdoor Lighting. For low-rise multifamily residential buildings, outdoor lighting for private patios, entrances, balconies, and porches; and outdoor lighting for residential parking lots and residential carports with less than eight vehicles per site must comply with either § 150.0(k)3A or with the applicable requirements in §§ 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0. Residential Outdoor Lighting. For low-rise residential buildings with four or more dwelling units, outdoor lighting not regulated by	DELLOS AMIGO DVE, CA. 9395
§ 150.0(k)2K: § 150.0(k)2L: § 150.0(k)3A: § 150.0(k)3B: § 150.0(k)3C:	Interior Switches and Controls. In bathrooms, garages, laundry rooms, and utility rooms, at least one luminaire in each of these spaces must be controlled by a vacancy sensor. Interior Switches and Controls. Dimmers or vacancy sensors must control all luminaires required to have light sources compliant with Reference Joint Appendix JA8, except luminaires in closets less than 70 square feet and luminaires in hallways.* Interior Switches and Controls. Undercabinet lighting must be switched separately from other lighting systems. Residential Outdoor Lighting. For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must meet the requirement in item § 150.0(k)3Aii (ON and OFF switch) and the requirements in either item § 150.0(k)3Aii (photo control and automatic time switch control, astronomical time clock, or EMCS). Residential Outdoor Lighting. For low-rise multifamily residential buildings, outdoor lighting for private patios, entrances, balconies, and porches; and outdoor lighting for residential parking lots and residential carports with less than eight vehicles per site must comply with either § 150.0(k)3A or with the applicable requirements in §§ 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0. Residential Outdoor Lighting. For low-rise residential buildings with four or more dwelling units, outdoor lighting not regulated by § 150.0(k)3D must comply with the applicable requirements in §§ 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0. Residential Outdoor Lighting. For low-rise residential parking lots and residential carports with a total of eight or more vehicles per site must comply with the applicable requirements in §§ 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0. <t< td=""><td>VANS IDENG GROVE, CA. 9395</td></t<>	VANS IDENG GROVE, CA. 9395
§ 150.0(k)2K: § 150.0(k)2L: § 150.0(k)3A: § 150.0(k)3B: § 150.0(k)3B: § 150.0(k)3C: § 150.0(k)3D: § 150.0(k)4:	Interior Switches and Controls. In bathrooms, garages, laundry rooms, and utility rooms, at least one luminaire in each of these spaces must be controlled by a vacancy sensor. Interior Switches and Controls. Dimmers or vacancy sensors must control all luminaires required to have light sources compliant with Reference Joint Appendix JA8, except luminaires in closets less than 70 square feet and luminaires in hallways.* Interior Switches and Controls. Undercabinet lighting must be switched separately from other lighting systems. Residential Outdoor Lighting. For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must meet the requirement in item § 150.0(k)3Ai (ON and OFF switch) and the requirements in either item § 150.0(k)3Ai (photocell and motion sensor) or item § 150.0(k)3Ai (photo control and automatic time switch control, astronomical time clock, or EMCS). Residential Outdoor Lighting. For low-rise multifamily residential buildings, outdoor lighting for private patios, entrances, balconies, and ouchoes; and outdoor lighting for residential parking lots and residential carports with less than eight vehicles per site must comply with either § 150.0(k)3B or g 150	EVANS SIDENC CALLE DE LOS AMIGO FIC GROVE, CA. 9395
§ 150.0(k)2K: § 150.0(k)2L: § 150.0(k)3A: § 150.0(k)3B: § 150.0(k)3C: § 150.0(k)3D: § 150.0(k)4: § 150.0(k)5:	Interior Switches and Controls. In bathrooms, garages, laundry rooms, and utility rooms, at least one luminaire in each of these spaces must be controlled by a vacancy sensor. Interior Switches and Controls. Dimmers or vacancy sensors must control all luminaires required to have light sources compliant with Reference Joint Appendix JA8, except luminaires in closets less than 70 square feet and luminaires in hallways." Interior Switches and Controls. Undercabinet lighting must be switched separately from other lighting systems. Residential Outdoor Lighting. For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must meet the requirement in item § 150.0(k)3Ai (ON and OFF switch) and the requirements in either item § 150.0(k)3Ai (photocell and motion sensor) or item § 150.0(k)3Ai (iphoto control and automatic time switch control, astronomical time clock, or EMCS). Residential Outdoor Lighting. For low-rise multifamily residential buildings, outdoor lighting for private patios, entrances, balconies, and porches; and outdoor lighting for residential parking lots and residential carports with less than eight vehicles per site must comply with either § 150.0(k)3B or § 150.0(k)3D must comply with the applicable requirements in §§ 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0. Residential Outdoor Lighting. For low-rise residential parking lots and residential carports with a total of eight or more vehicles per site must comply with the applicable requirements in §§ 110.9, 130.0, 130.2, 130.4, 140.7, and 141.0. Residential Outdoor Lighting, Outdoor lighting for residential parking lots and residential carports with a total of eight or more vehicles per site must comply with the applicable requirements in	EVANS EVANS ESIDENC
§ 150.0(k)2K: § 150.0(k)2L: § 150.0(k)3A: § 150.0(k)3B: § 150.0(k)3C: § 150.0(k)3D: § 150.0(k)4: § 150.0(k)5:	Interior Switches and Controls. In bathrooms, garages, laundry rooms, and utility rooms, at least one luminaire in each of these spaces must be controlled by a vacancy sensor. Interior Switches and Controls. Dimmers or vacancy sensors must control all luminaires required to have light sources compliant with Reference. Joint Appendix JA8, except luminaires in closets less than 70 square feet and luminaires in hallways.' Interior Switches and Controls. Undercabinet lighting must be switched separately from other lighting systems. Residential Outdoor Lighting. For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must meet the requirement in item § 150.0(k)3Aii (ON and OFF switch) and the requirements in either item § 150.0(k)3Aii (photocell and motion sensor) or item § 150.0(k)3Aii (ON and OFF switch) and the requirements in eicher lide (S150.0(k)3Ai (photocell and motion sensor) or item § 150.0(k)3Aii (ON and OFF switch) and the requirements in elock, or EMCS). Residential Outdoor Lighting. For low-rise multifamily residential buildings, outdoor lighting for private patios, entrances, balconies, and porches; and outdoor lighting. For low-rise residential buildings with four or more dwelling units, outdoor lighting not regulated by § 150.0(k)3A or with the applicable requirements in §§ 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0. Residential Outdoor Lighting. Courdor lighting for residential parking lots and residential carports with a total of eight or more vehicles per site must comply with the applicable requirements in §§ 110.9, 130.0, 130.2, 130.4, 140.7, and 141.0. Internally illuminated address signs. Internally illuminated address signs must comply with § 140.8, 140.6, and 141.0. <td>EVANS ESIDENC BICALE DE LOS AMIGO CIFIC GROVE, CA. 93951</td>	EVANS ESIDENC BICALE DE LOS AMIGO CIFIC GROVE, CA. 93951
 \$ 150.0(k)2K: \$ 150.0(k)2L: \$ 150.0(k)3A: \$ 150.0(k)3B: \$ 150.0(k)3B: \$ 150.0(k)3C: \$ 150.0(k)3D: \$ 150.0(k)4: \$ 150.0(k)5: \$ 150.0(k)6A: \$ 150.0(k)6B: 	Interior Switches and Controls. In bathrooms, garages, laundry rooms, and utility rooms, at least one luminaire in each of these spaces must be controlled by a vacancy sensor. Interior Switches and Controls. Dimmers or vacancy sensors must control all luminaires required to have light sources compliant with Reference Joint Appendix JA8, except luminaires in closets less than 70 square feet and luminaires in hallways.' Interior Switches and Controls. Dimmers or vacancy sensors must control all luminaires in hallways.' Residential Outdoor Lighting. For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must meet the requirement in item § 150.0(k)3Aii (pN and OFF switch) and the requirements in either item § 150.0(k)3Aii (photocell and motion sensor) or item § 150.0(k)3Aii (photo control and automatic time switch control, astronomical time clock, or EMCS). Residential Outdoor Lighting. For low-rise multifamily residential buildings, outdoor lighting for private patios, entrances, balconies, and porches; and outdoor lighting for residential parking lots and residential carports with less than 200 (k)3B or sits 0.0(k)3D or with the applicable requirements in §§ 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0. Residential Outdoor Lighting. Outdoor lighting for residential buildings with four or more dwelling units, outdoor lighting nor regulated by § 150.0(k)3B or § 150.0(k)3B or gisting. Nucleon lighting for residential buildings. In allow, 130.2, 130.4, 140.7 and 141.0. Residential Outdoor Lighting. Outdoor lighting for residential parking lots and residential carports with a total of eight or more wehicles per site must comply with the applicable requirements in §§ 110.9, 130.0, 130.2, 130.4, 140.7,	EVANS EVANS ESIDENC Pacific Grove, ca. 9395
 \$ 150.0(k)2K: \$ 150.0(k)2L: \$ 150.0(k)3A: \$ 150.0(k)3B: \$ 150.0(k)3B: \$ 150.0(k)3C: \$ 150.0(k)3D: \$ 150.0(k)4: \$ 150.0(k)5: \$ 150.0(k)6A: \$ 150.0(k)6B: \$ 50lar Ready Buil 	Interior Switches and Controls. In bathrooms, garages, laundry rooms, and utility rooms, at least one luminaire in each of these spaces must be controlled by a vacancy sensor. Interior Switches and Controls. Dimmers or vacancy sensors must control all luminaires required to have light sources compliant with Reference Joint Appendix JA8, except luminaires in closets less than 70 square feet and luminaires in hallways.' Interior Switches and Controls. Undercabinet lighting must be switched separately from other lighting systems. Residential Outdoor Lighting. For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must meet the requirements in [\$ 150.0(k)3Ai (ON and OFF switch) and the requirements in either liern § 150.0(k)3Aii (photocell and motion sensor) or item § 150.0(k)3Aii (photo control and automatic time switch control, astronomical time clock, or EMCS). Residential Outdoor Lighting. For low-rise multifamily residential buildings, outdoor lighting for private patios, entrances, balconies, and porches; and outdoor Lighting. For low-rise multifamily residential carports with less than eight vehicles per site must comply with either § 150.0(k)3A or with the applicable requirements in §§ 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0. Residential Outdoor Lighting. Cutoor lighting for residential parking lots and residential carports with § 140.8; or must consume no more than 5 watts of power as determined according to § 130.0(c). Residential Garages for Eight or More Vehicles. Lighting for residential parking garages for eight or more evhicles must comply with the applicable requirements for nonresidential garages in § 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.	EVANS EVANS ESIDENC Pacific Grove, ca. 9395
 150.0(k)2K: 150.0(k)2L: 150.0(k)3A: 150.0(k)3B: 150.0(k)3B: 150.0(k)3D: 150.0(k)4: 150.0(k)5: 150.0(k)6A: 150.0(k)6B: Solar Ready Built 110.10(a)1: 	Interior Switches and Controls. In bathrooms, garages, laundry rooms, and utility rooms, at least one luminaire in each of these spaces must be controlled by a vacancy sensor. Interior Switches and Controls. Dimmers or vacancy sensors must control all luminaires required to have light sources compliant with Reference Joint Appendix JA8, except luminaires in closets less than 70 square feet and luminaires in hallways.' Interior Switches and Controls. Dimmers or vacancy sensors must control all luminaires in hallways.' Residential Outdoor Lighting. For single-family residential buildings, outdoor lighting paramently mounted to a residential building, or to other buildings on the same lot, must meet the requirement in item § 150.0(k)3Ai (ON and OFF switch) and the requirements in either item § 150.0(k)3Ai (photocell and motion sensor) or item § 150.0(k)3Ai (lohot control and automatic time switch control, astronomical time clock, or EMCS). Residential Outdoor Lighting. For low-rise multifamily residential buildings, outdoor lighting for private patios, entrances, balconies, and porches; and outdoor lighting. For low-rise residential buildings with four or more dwelling units, outdoor lighting not regulated by § 150.0(k)3A or with the applicable requirements in §§ 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0. Residential Outdoor Lighting. Outdoor lighting for residential parking lots and residential carports with a total of eight or more vehicles per site must comply with the applicable requirements in §§ 110.9, 130.0, 130.2, 130.4, 140.7, and 141.0. Residential Garages for Eight or More Vehicles. Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements to moresidential garagres in § § 110.9, 130.1, 130.4, 140.6, and 141.0. <td>EVANS EVANS ESIDENC Pacific Grove, ca. 9395</td>	EVANS EVANS ESIDENC Pacific Grove, ca. 9395
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150.0(k)2K: 150.0(k)2L: 150.0(k)3A: 150.0(k)3B: 150.0(k)3B: 150.0(k)3C: 150.0(k)3D: 150.0(k)4: 150.0(k)6A: 150.0(k)6B: Solar Ready Buil 110.10(a)1: 110.10(a)2:	Interior Switches and Controls. In bathrooms, garages, laundry rooms, and utility rooms, at least one luminaire in each of these spaces must be controlled by a vacancy sensor. Interior Switches and Controls. Dimmers or vacancy sensors must control all luminaires required to have light sources compliant with Reference. Joint Appendix JA8, except luminaires in closests less than 70 square feet and luminaires in hallways. ¹ Interior Switches and Controls. Undercabinet lighting must be witched separately from other lighting systems. Residential Outdoor Lighting. For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must meet the requirement in tem § 150.0(k)3AI (DN and DFF switch) and the requirements in either Item § 150.0(k)3AI (photoc) land motion sensor) or item § 150.0(k)3AI (photo cortrol and automatic time switch control, astronomical time clock, or EMCS). Residential Outdoor Lighting. For low-rise multifamily residential action or more dwelling units, outdoor lighting nor regulated by § 150.0(k)3A or with the applicable requirements in §§ 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0. Residential Outdoor Lighting. For low-rise residential buildings, with four or more dwelling units, outdoor lighting nor regulated by § 150.0(k)3B or § 150.0(k)3D must comply with the applicable requirements in §§ 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0. Residential Gurdoor Lighting. For low-rise welling for residential parking garages for elight or more vehicles per site must comply with the applicable requirements in §§ 110.9, 130.0, 130.4, 130.4, 140.7 and 141.0. Residential Garages for Eight or More Vehicles. Lightling for residential parking garages for elight	RY RESIDENC 398 CALLE DE LOS AMIGO PACIFIC GROVE, CA. 93951
150.0(k)2K: 150.0(k)2L: 150.0(k)3A: 150.0(k)3B: 150.0(k)3B: 150.0(k)3D: 150.0(k)3D: 150.0(k)6A: 150.0(k)6A: 150.0(k)6B: Solar Ready Buill 110.10(a)1: 110.10(a)2: 110.10(b)1:	Interior Switches and Controls. In bathrooms, garages, laundry rooms, and utility rooms, at least one luminaire in each of these spaces must be controlled by a vacancy sensor. Interior Switches and Controls. Dimmers or vacancy sensors must control all luminaires required to have light sources compliant with Reference Joint Appendix JA8, except luminaires in closests less than 70 square feet and luminaires in halways.' Interior Switches and Controls. Undercabinet lighting must be switched separately from other lighting systems. Residential Outdoor Lighting. For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must meet the requirement in tem § 150.0(k)3Ai (ON and OFF switch) and the requirements in either Item § 150.0(k)3Ai (lohotoou land motion sensor) or item § 150.0(k)3Ai (lohot control and automatic time switch control, astronomical time clock, or EMCS). Residential Outdoor Lighting. For low-rise multifamily residential buildings, outdoor lighting for private patios, entrances, balconies, and porches; and outdoor lighting for residential parking gits and residential carports with sets han eight vehicles per site must comply with ether § 150.0(k)3A or with the applicable requirements in §§ 110.9, 130.0, 130.2, 130.4, 140.7, and 141.0. Residential Outdoor Lighting. For low-rise rediantial buildings with four or more dveiling units, 140.7, and 141.0. Interior Switches as fors. Internally illuminated address signs must comply with § 140.8, or must consume no more than 5 watts of power as determined according to § 130.0(1). Interior Common Areas of Low-rise Multi-Family Residential Buildings. In a low-rise multifamily residential building where the total	LCE E TORY ARY ARY
 150.0(k)2K: 150.0(k)2L: 150.0(k)3A: 150.0(k)3B: 150.0(k)3B: 150.0(k)3D: 150.0(k)4: 150.0(k)6A: 150.0(k)6A: 150.0(k)6B: Solar Ready Buil 110.10(a)1: 110.10(a)2: 110.10(b)1: 110.10(b)2: 	Interior Switches and Controls. In bathrooms, garages, laundry rooms, and utility rooms, at least one luminaire in each of these spaces must be controlled by a vacancy sensor. Interior Switches and Controls. Dimmers or vacancy sensors must control all luminaires in required to have light sources compliant with Reference Joint Appendix JAB, except Luminaires in closefs less than 70 square feet and luminaires in halways. Interior Switches and Controls. Dimmers or vacancy sensors must control all luminaires in halways. Interior Switches and Controls. Undercabinet lighting must be switched separately from other lighting systems. Residential Outdoor Lighting. For iow-rise multifamily residential buildings, outdoor lighting for private patios, entrances, balconies, and porches; and outdoor Lighting. For low-rise multifamily residential buildings, outdoor lighting for private patios, entrances, balconies, and porches; and outdoor Lighting. For low-rise multifamily residential buildings with four or more dwelling units, outdoor lighting for galaxie regulated by § 150.0(k)34 or with the applicable requirements in § § 110.3 (130.1 30.1 30.1 40.7 and 141.0. Residential Outdoor Lighting. For low-rise residential buildings with four or more dwelling units, outdoor lighting for private patios, entrances, balconies, and porches; and outdoor uphy with the applicable requirements in § § 110.9 (130.1 30.1 30.1 40.1 40.7 and 141.0. Residential Garages for Eight or More Vehicles. Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in § 110.9 (130.1 30.1 30.1 40.7 and 141.0. Internor Common Areas of Low-rise Multif-aming Residential Buildings. In a low-rise multifamily reside	LCE E TORY ARY ARY
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 \$ 150.0(k)2K: \$ 150.0(k)2L: \$ 150.0(k)3A: \$ 150.0(k)3B: \$ 150.0(k)3B: \$ 150.0(k)3D: \$ 150.0(k)3D: \$ 150.0(k)4: \$ 150.0(k)6A: \$ 150.0(k)6A: \$ 150.0(k)6B: Solar Ready Buil \$ 110.10(a)1: \$ 110.10(a)2: \$ 110.10(b)1: \$ 110.10(b)2: \$ 110.10(b)3A: 	Interior Switches and Controls. In bathrooms, garages, laundry rooms, and utility rooms, at least one luminaire in each of these spaces must be controlled by a varancy sensor must control all unimaines required to have light sources compliant with Reference Joint Appendix JAB, except luminaires in classie less than 70 square feet and luminaires in hallwaps." Interior Switches and Controls. Undercabanet lighting must be switched separately from other lighting systems. Residential Outdoor Lighting. For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must meet the requirement in lifes 15.0.0(k)3A41 (Oh and OF Exwitch) and the requirements in lifes 15.0.0(k)3A41 (Oh and OF Exwitch) and the requirements in lifes 15.0.0(k)3A41 (Oh and OF Exwitch) and the reguirements in Set 10.9, 130.0, 130.2, 130.4, 140.7 and 141.0. Residential Outdoor Lighting. For low-rise multilamily residential curpots with holes then eight vehicles per site must comply with the applicable requirements in §§ 110.9, 130.0, 130.2, 130.4, 140.7, and 141.0. Residential Outdoor Lighting. For low-rise residential parking loss and residential carpots with hole of eight or more vehicles per site must comply with the applicable requirements in §§ 110.9, 130.0, 130.2, 130.4, 140.7, and 141.0. Residential Outdoor Lighting. For low-rise residential parking the residential parking targets for giving the residential parking is no resonance normor welf and residential parking and residential building with the applicable requirements is §§ 110.9, 130.0, 130.2, 130.4, 140.7, and 141.0. Residential Outdoor Lighting. For low-rese residential marking parages for eight or more vehicles must comply with the applicable requirements in §§ 110.9, 130.1, 130.4, 140.6, and 141.0. Residential Carges for Eight A More Marking Residential Buildings. In a low-rise multifamily residential building where the total interior common areas in a single building garages in §§ 110.9, 130.1	MPLIANCE DW-RISE MANDATORY SUMMARY SUMMARY
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 150.0(k)2K: 150.0(k)2L: 150.0(k)3A: 150.0(k)3B: 150.0(k)3B: 150.0(k)3D: 150.0(k)6A: 150.0(k)6A: 150.0(k)6B: 50lar Ready Buil 110.10(a)1: 110.10(a)2: 110.10(b)1: 110.10(b)2: 110.10(b)3B: 110.10(b)3B: 110.10(b)3B: 110.10(b)4: 110.10(c): 110.10(c)1: 	Interior Switches and Controls. In talhrooms garages, laundy rooms, and utility rooms, at least one luminaire in each of these spaces must be controlled by avarancy assume the controls. Unimers or vacancy assumes must control all luminaires negatives to have light sources compliant with Reference. Joint Appendix JAB, except luminaires in cloces lises than 20 seques in hallways. Reference Joint Appendix JAB, except luminaires in cloces lises than 20 seques in hallways. Interior Switches and Controls. Undercabinet lighting must be switched separately from other lighting prosted to a mesidential building, out to other buildings on the same lot, must meet the negativement in hum § 150.0(1)/AMI (binko control and automatic lines witch control, astromornical line colce, or EMG3). Residential Outdoor Lighting. For low-rise multiformity residential buildings, outdoor lighting for private patios, entrances, balconies, and outdoor lighting for residential parking lots and residential carports with a leight witches per site must comply with eighting or residential parking lots and residential carports with a leight or lots and residential carports with a lotal of eight or more whites garants and applicable requirements in § § 1109, 1300, 102, 210, 41, 407, and 141.0. Residential Outdoor Lighting, for low-rise residential parking lots and residential carports with a lotal of eight or more whites agritude requirements in § § § 1109, 1300, 102, 120, 41, 40, 41, 40, 2, and 141.0. Interior Gommon Areas of Low-rise Multi-Family Residential parking barages for eight or more whickes must comply with the applicable requirements in § § 1109, 1300, 101, 100, 400, and 141.0. Interior Common Areas of Low-rise Multi-Family Residential Buildings, in a low-rise multifamily residential building where the total interior common areas in single building eques to the for an easy permentily installed gifting for the interior common areas in halt building must be applicable requirements in § § 1100, 1300, 100, 130, 400, 40, 414.0.	ENERGY COMPLIANCE ENERGY COMPLIANCE ENERGY COMPLIANCE & 2016 LOW-RISE & 2016 LOW-RISE RESIDENTIAL MANDATOR MEASURES SUMMARY RESIDENTIAL MANDATOR MEASURES SUMMARY SCATE DE LOS AMIGO
150.0(k)2K: 150.0(k)2L: 150.0(k)3A: 150.0(k)3B: 150.0(k)3D: 150.0(k)3D: 150.0(k)6A: 150.0(k)6A: 150.0(k)6A: 150.0(k)6B: 110.10(a)1: 110.10(a)1: 110.10(b)1: 110.10(b)2: 110.10(b)3A: 110.10(b)3B: 110.10(b)3B: 110.10(b)3B: 110.10(c): 110.10(c): 110.10(c)1: 110	Interior Switches and Controls. In talhrooms garages, laundy rooms, and utility rooms, at least one luminaire in each of these spaces must be controlled by avarancy assume the controls. Unimers or vacancy assumes must control all luminaires negatives to have light sources compliant with Reference. Joint Appendix JAB, except luminaires in cloces lises than 20 seques in hallways. Reference Joint Appendix JAB, except luminaires in cloces lises than 20 seques in hallways. Interior Switches and Controls. Undercabinet lighting must be switched separately from other lighting prosted to a mesidential building, out to other buildings on the same lot, must meet the negativement in hum § 150.0(1)/AMI (binko control and automatic lines witch control, astromornical line colce, or EMG3). Residential Outdoor Lighting. For low-rise multiformity residential buildings, outdoor lighting for private patios, entrances, balconies, and outdoor lighting for residential parking lots and residential carports with a leight witches per site must comply with eighting or residential parking lots and residential carports with a leight or lots and residential carports with a lotal of eight or more whites garants and applicable requirements in § § 1109, 1300, 102, 210, 41, 407, and 141.0. Residential Outdoor Lighting, for low-rise residential parking lots and residential carports with a lotal of eight or more whites agritude requirements in § § § 1109, 1300, 102, 120, 41, 40, 41, 40, 2, and 141.0. Interior Gommon Areas of Low-rise Multi-Family Residential parking barages for eight or more whickes must comply with the applicable requirements in § § 1109, 1300, 101, 100, 400, and 141.0. Interior Common Areas of Low-rise Multi-Family Residential Buildings, in a low-rise multifamily residential building where the total interior common areas in single building eques to the for an easy permentily installed gifting for the interior common areas in halt building must be applicable requirements in § § 1100, 1300, 100, 130, 400, 40, 414.0.	ENERGY COMPLIANCE & 2016 LOW-RISE & 2016 LOW-RISE & 2016 LOW-RISE & 2016 LOW-RISE ACANA RESIDENTIAL MANDATOR MEASURES SUMMARY 398 CALLE DE LOS AMIGO PAGIFIC GROVE, CA. 93950

T-2

SHEET OF SHEETS



UPPER LEVEL POWER AND LIGHTING PLAN SCALE: $\frac{1}{4}$ " = 1'-0"



MAIN LEVEL POWER AND LIGHTING PLAN SCALE: $\frac{1}{4}$ " = 1'-0"

ATTACHMENT F - PROPOSED PLANS - AP 18-667

LIGHTING AND POWER SYMBOL LEGEND

Instrumental and the set of the	evm	LEGEND
SWITCH WITH VACANCY SENSOR Switch Switch Sumary Switch		
S 3-WAY SWITCH So 3-WAY SWITCH So 3-WAY SWITCH So 3-WAY SWITCH So SWITCH WITH DIMMER DIPLEX OUTLET @ 18" AFF. U.O.N. (WP = SUITABLE FOR DAMP OR WET) So BELOW COUTERAPPLIANCE DUPLEX OUTLET POWRTEX OUTLET @ 18" AFF. U.O.N. FLOOR DUPLEX WITH SCIENCE VETT CELLINN MOUNTED DUPLEX OUTLET SPECIAL PURPOSE OUTLET (DESIGNATE) CONTRETART ON WITH DISCONNECT SUB-PANEL LOCATION WIRTING SUB-PANEL LOCATION	· ·	
\$m 3-WAY SWITCH WITH DIMMER \$m SWITCH WITH DIMMER \$m 4-WAY SWITCH \$m UPLEX OUTLET @ 18" A.F.F. U.O.N. (WP = SUITABLE FOR DAMP OR WET) \$m DUPLEX OUTLET @ 18" A.F.F. U.O.N. (WP = SUITABLE FOR DAMP OR WET) \$m Z0 OUTLET \$m ARC FAULT CIRCUIT INTERRUPT \$m BELOW COUNTERRAPPUANCE DUPLEX OUTLET \$m FOODPLEX WIRNASS COVER, PLUG HEAD RECESSED BELOW FLOOR \$m Level. \$m CILLING MOUNTED DUPLEX OUTLET \$m CILLING MOUNTED DUPLEX OUTLET \$m SPECIAL PURPOSE OUTLET (DESIGNATE) \$m PHONE JACK @ 54" U.O.N. (WIRING: TWISTED PAIR 4 CONDUCTOR) \$m DATASIGNAL OUTLET./VERIFY LOCATION (WIRING: COAXIAL CABLE) \$m CABLE CONNECTION @ 18" AFF. U.O.N. (WIRING: COAXIAL CABLE) \$m SKRYCE ENTRANCE AND METER \$m SKRYCE ENTRANCE AND M		
SwittCH WITH DIMMER S. 4-WAY SWITCH S. 4-WAY SWITCH S. 10PLEX OUTLET @ 18" A.F.F. U.O.N. (WP = SUITABLE FOR DAMP OR WET) Image: Strate Control of Strate		
\$ 4-WAY SWITCH D\$ SINGLE POLE DOOR ON/OFF SWITCH D* DUPLEX OUTLET @ 18" A.F.F. U.O.N. (WP = SUITABLE FOR DAMP OR WET) SE 220 OUTLET CROUND FAULT INTERUPT ARC FAULT CIRCUIT INTERUPT D BELOW COUNTER/APPLIANCE DUPLEX OUTLET FUCOR DUPLEX WIRRASS COVER, PLUG HEAD RECESSED BELOW FLOOR LEVEL CELLING MOUNTED DUPLEX OUTLET DEOROPOR DUPLEX WIRRASS COVER, PLUG HEAD RECESSED BELOW FLOOR LEVEL CELLING MOUNTED DUPLEX OUTLET CORD DUPLEX WIRRASS COVER, PLUG HEAD RECESSED BELOW FLOOR LEVEL CELLING MOUNTED DUPLEX OUTLET OTANSIGNAL OUTLET-VERIFY LOCATION (WIRING: CASIAL CABLE) Import DATASIGNAL OUTLET-VERIFY LOCATION (WIRING: CASIAL CABLE) C JUNCTION BOX C SUB-PANEL LOCATION B DOORBELL WITH CHIME RING C REMOTE CONTROLLED GARAGE DOOR OPENER WITH LIGHT C WASENTHICH (DESIGNATE) C WASENTHIEB HIGH EFFICACY 100-VOLTAGE DOWN LIGHT LUMINARY. WIRA EFFICACY RECESSED TOWNARY WURASCERTIFIED LIGHT SOURCE, LABULE O'SUITABLE FOR WET) MIGH EFFICACY RECESSED MOUNT COMPACT LED LUMINARY. WIRAE CORT		
DS SINGLE POLE DOOR ON/OFF SWITCH	· ·	SWITCH WITH DIMMER
DUPLEX OUTLET @ 18" A.F.F. U.O.N. (WP = SUITABLE FOR DAMP OR WET)	\$4	4-WAY SWITCH
Image: Second Secon	D\$	SINGLE POLE DOOR ON/OFF SWITCH
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	Т	12V LANDSCAPE LIGHTING TRANSFORMER (DESIGNATE)

NOTES:

HIGH EFFICACY = 45 LUMINS/WATT OR GREATER

ALL OUTLETS, SWITCHES AND LIGHT FIXTURES SHOWN ARE NEW U.O.N.

INSTALL ALL WALL POWER OUTLETS +18" ABOVE FINISH FLOOR U.O.N.

VERIFY ALL CABLE & DATA OUTLET LOCATIONS W/OWNER PRIOR TO INSTALLATION.

GENERAL ELECTRICAL NOTES

INSTALLATION:

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH NEC AND THE 2016 STATE OF CALIFORNIA TITLE 24 REQUIREMENTS AND LATEST EDITIONS, LOCAL CODES AND REGULATIONS AND ALL OTHER APPLICABLE CODES AND ORDINANCES. INSTALLATION SHALL BE IN A WORKMANLIKE MANNER IN ACCORDANCE WITH THE ELECTRICAL CONTRACTORS ASSOCIATION OF INSTALLATION.

2. AN APPROVED MEANS OF DISCONNECT FOR THE ELECTRICAL SUPPLY TO EACH PIECE OF EQUIPMENT (FORCED AIR UNIT, WATER HEATER) SHALL BE PROVIDED IN SIGHT OF THE EQUIPMENT SERVED WHEN THE SUPPLY VOLTAGE EXCEEDS 50 VOLTS.

3. KITCHEN: COORDINATE ALL PLUMBING AND ELECTRICAL WORK WITH FINAL APPLIANCE TYPES, SIZES, LOCATIONS AND REQUIREMENTS AS SELECTED BY OWNER.

4. ALL SITE ELECTRICAL, GAS AND PLUMBING SHALL BE RUN UNDERGROUND. ALL PERMITS AND PRE-DIG REQUIREMENTS SHALL BE MET PRIOR TO INSTALLATION.

CIRCUITS

1. HOME RUN ALL CIRCUITS TO ELECTRICAL PANEL.

2. ALL NON-LOCKING TYPE, 125-VOLT 15 AND 20 AMPERE RECEPTACLE OUTLETS SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES (CEC 406.12-A).

3. RECEPTACLES AND CORD CONNECTORS SHALL BE RATED NOT LESS THAN 15 AMPERES - 125 VOLTS, OR 15 AMPERES - 250 VOLTS, AND SHALL BE OF A TYPE NOT SUITABLE FOR USE AS LAMPHOLDERS.

4. ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE PHASE, 15- AND 20-AMPERE OUTLETS INSTALLED IN DWELLING UNITS IN BATHROOMS, KITCHENS, GARAGES, STORAGE AREAS, WORK AREAS, CRAWL SPACES, LAUNDRY AREAS, NON-HABITABLE BASEMENTS, WITHIN 6' FROM OUTSIDE EDGE OF A SINK, BATHTUB OR SHOWER STALL, OUTDOORS, SHALL HAVE GROUND-FAULT CIRCUIT-INTERRUPTION PROTECTION FOR PERSONNEL (C.E.C. 210.8(A)).

5. ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE PHASE, 15- AND 20-AMPERE OUTLETS INSTALLED IN DWELLING UNITS IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, RECREATION ROOMS, CLOSETS, AND HALLWAYS, SHALL BE PROTECTED BY A LISTED COMBINATION-TYPE ARC-FAULT CIRCUIT INTERRUPTER, INSTALLED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT (CEC 210.12(A)).

6. IN EVERY KITCHEN, FAMILY ROOM, DINING ROOM, LIVING ROOM, PARLOR, LIBRARY, DEN, SUNROOM, BEDROOM OR SIMILAR ROOM OR AREA OF A DWELLING UNIT, RECEPTACLE OUTLETS SHALL BE INSTALLED SUCH THAT NO POINT MEASURED HORIZONTALLY ALONG THE FLOOR LINE OF ANY WALL SPACE, IS MORE THAN 6 FEET FROM A RECEPTACLE OUTLET, ON ANY SPACE 2 FEET OR MORE IN WIDTH, UNBROKEN BY DOORWAYS, FIREPLACES AND FIXED CABINETS. RECEPTACLE OUTLETS IN OR ON FLOORS SHALL NOT BE COUNTED AS PART OF THE REQUIRED NUMBER OF OUTLETS, UNLESS LOCATED WITHIN 18 INCHES OF THE MALL.

7. LAUNDRY: AT LEAST ONE 20 AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY LAUNDRY RECEPTACLE OUTLETS. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS. (210.11-C-2) CEC).

8. BATHROOM: ALL ELECTRICAL OUTLETS SHALL HAVE GFCI PROTECTION AND SHALL BE SUPPLIED BY AT LEAST ONE 20-AMP BRANCH CIRCUIT. THE CIRCUITS SHALL HAVE NO OTHER OUTLETS. IN ADDITION TO OTHER BRANCH CIRCUIT REQUIREMENTS, AT LEAST ONE 20 AMP BRANCH CIRCUIT WILL BE PROVIDED TO SUPPLY BATHROOM RECEPTACLE OUTLETS. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS (CEC 210.11-C-3). RECEPTACLES SHALL NOT BE INSTALLED WITHIN OR DIRECTLY ABOVE A BATHTUB OR SHOWER STALL. IN DWELLING UNITS, AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED IN BATHROOMS WITHIN 3 FEET OF THE OUTSIDE EDGE OF EACH BASIN. THE RECEPTACLE OUTLET SHALL BE LOCATED ON A WALL OR PARTITION THAT IS ADJACENT TO THE BASIN, LOCATED ON THE COUNTERTOP, OR INSTALLED ON THE SIDE OR FACE OF THE BASIN CABINET. NO RECEPTACLE SHALL BE LOCATED MORE THAN 12 INCHES BELOW THE TOP OF THE BASIN.

9. OUTDOOR: AT LEAST ONE RECEPTACLE OUTLET READLY ACCESSIBLE FROM GRADE AND NO MORE THAN $6\frac{1}{2}$ FEET ABOVE GRADE LEVEL SHALL BE INSTALLED AT THE FRONT AND BACK OF DWELLING.

10. BALCONIES, DECKS AND PORCHES: BALCONIES, DECKS AND PORCHES ATTACHED TO THE DWELLING UNIT AND ARE ACCESSIBLE FROM INSIDE THE DWELLING UNIT, SHALL HAVE AT LEAST ONE RECEPTACLE OUTLET. THE RECEPTACLE OUTLET SHALL BE LOCATED NOT MORE THAN $6\frac{1}{2}$ FEET ABOVE THE WALKING SURFACE.

11. GARAGE: IN EACH ATTACHED OR DETACHED GARAGE WITH ELECTRICAL POWER, AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED IN ADDITION TO RECEPTACLES REQUIRED FOR SPECIFIC EQUIPMENT. THE BRANCH CIRCUIT SUPPLYING THIS RECEPTACLE, SHALL NOT SUPPLY OUTLETS OUTSIDE OF THE GARAGE. AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED FOR EACH CAR SPACE.

12. HALLWAYS: IN DWELLING UNITS, HALLWAYS OF 10 FEET OR MORE IN LENGTH SHALL HAVE AT LEAST ONE RECEPTACLE OUTLET.

13. LIGHTING OUTLETS: AT LEAST ONE WALL SWITCH-CONTROLLED LIGHTING OUTLET SHALL BE INSTALLED IN EVERY HABITABLE ROOM AND BATHROOM. ADDITIONAL LIGHTING OUTLETS SHALL BE INSTALLED IN HALLWAYS, STAIRWAYS AND ATTACHED GARAGES. WHERE ONE OR MORE LIGHTING OUTLETS ARE INSTALLED FOR INTERIOR STAIRWAYS, WHERE THE STAIRWAY BETWEEN FLOOR LEVELS HAS SIX RISERS OR MORE, THERE SHALL BE A WALL SWITCH AT EACH FLOOR LEVEL AND LANDING LEVEL TO CONTROL THE LIGHTING OUTLET.



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LIGHTING: 1. ALL INSTALLED LUMINARIES SHALL BE HIGH-EFFICACY IN ACCORDANCE WITH TABLE 150.0-A [CEC PART 6, SECTION 150.0(K)]. 2. ALL LUMINAIRES THAT ARE INSTALLED WITH JA8-CERTIFIED LIGHT SOURCES ARE REQUIRED TO BE CONTROLLED BY EITHER A DIMMER OR VACANCY SENSOR. IN ADDITION, ALL BLANK ELECTRICAL BOXES MORE THAN FIVE FEET ABOVE THE FLOOR MUST BE CONTROLLED BY A DIMMER, VACANCY SENSOR,

OR FAN SPEED CONTROL.

3. ALL PERMANENTLY INSTALLED LUMINAIRES WITH INTERCHANGEABLE LAMPS MUST CONTAIN LAMPS THAT COMPLY WITH THE REQUIREMENTS OF JOINT APPENDIX & (JA&) AND BE APPROPRIATELY MARKED TO BE CONSIDERED "HIGH EFFICACY LUMINAIRES."

4. RECESSED DOWNLIGHT LUMINAIRES AND ENCLOSED LUMINAIRES ARE REQUIRED TO CONTAIN A JAS COMPLIANT LAMP THAT MEETS THE ELEVATED TEMPERATURE REQUIREMENT. RECESSED DOWNLIGHT LUMINAIRES MUST BE LISTED FOR ZERO CLEARANCE INSULATION CONTACT (IC) BY UNDERWRITERS LABORATORIES OR ANOTHER NATIONALLY RECOGNIZED TESTING/RATING LABORATORY. RECESSED DOWNLIGHT LUMINAIRES SHALL HAVE A LABEL THAT CERTIFIES THE LUMINAIRE IS AIRTIGHT WITH AIR LEAKAGE LESS THAN 2.0 CFM AT 75 PASCALS WHEN TESTED IN ACCORDANCE WITH ASTM E283.

5. EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTING SYSTEMS.

6. A LIGHTING CIRCUIT CONTROLLED BY MORE THAN ONE SWITCH WHERE A DIMMER OR VACANCY SENSOR HAS BEEN INSTALLED TO COMPLY WITH SECTION 150.0(K) SHALL MEET ALL OF THE FOLLOWING CONDITIONS:

- A. NO CONTROLS SHALL BYPASS A DIMMER OR VACANCY SENSOR FUNCTION WHERE A DIMMER OR VACANCY SENSOR HAS BEEN INSTALLED TO COMPLY WITH SECTION 150.0(K).
- B. THE DIMMER OR VACANCY SENSOR SHALL BE CERTIFIED TO THE ENERGY COMMISSION THAT IT COMPLIES WITH THE APPLICABLE REQUIREMENTS OF SECTION 110.9.

7. UNDER-CABINET LIGHTING SHALL BE SWITCHED SEPARATELY FROM OTHER LIGHTING SYSTEMS.

8. OUTDOOR LIGHTING: ALL OUTDOOR LIGHTING PERMANENTLY MOUNTED TO RESIDENCE OR TO OTHER BUILDINGS ON THE SAME LOT MUST BE HIGH EFFICACY, AND MUST BE CONTROLLED BY A MANUAL ON AND OFF SWITCH AND ONE OF THE FOLLOWING AUTOMATIC CONTROL TYPES:

- A. PHOTOCELL AND MOTION SENSOR.
- B. PHOTO-CONTROL AND AUTOMATIC TIME SWITCH CONTROL. C. ASTRONOMICAL TIME CLOCK CONTROL THAT AUTOMATICALLY TURNS THE OUTDOOR LIGHTING OFF DURING DAYLIGHT HOURS.
- D. EMCS THAT PROVIDES THE FUNCTIONALITY OF AN ASTRONOMICAL TIME CLOCK, DOES NOT HAVE AN OVERRIDE OR BYPASS SWITCH THAT ALLOWS THE LUMINAIRE TO BE ALWAYS ON, AND IS PROGRAMMED TO AUTOMATICALLY TURN THE OUTDOOR LIGHTING OFF DURING DAYLIGHT HOURS

MANUAL ON AND OFF SWITCHES MUST NOT OVERRIDE THE AUTOMATIC CONTROL FUNCTIONS LISTED ABOVE, AND ANY CONTROL THAT OVERRIDES THE AUTOMATIC CONTROLS TO ON MUST AUTOMATICALLY REACTIVATE THOSE CONTROLS WITHIN SIX HOURS.

SMOKE ALARMS:

1. NEW CONSTRUCTION: SMOKE ALARMS SHALL BE PROVIDED IN DWELLING UNITS (CRC 314.2.1).

2. ALTERATIONS REPAIRS AND ADDITIONS: WHERE ALTERATIONS, ADDITIONS OR REPAIRS REQUIRING A PERMIT OCCUR IN EXISTING DWELLINGS, THE INDIVIDUAL DWELLING UNIT SHALL BE EQUIPPED WITH SMOKE ALARMS LOCATED AS REQUIRED FOR NEW DWELLINGS (CRC 314.2.2).

3. SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS: IN EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS (CRC 314.3).

4. WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT, THE SMOKE ALARM SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS IN THE INDIVIDUAL UNIT (CRC 314.4).

5. SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE & SHALL BE EQUIPPED WITH A BATTERY BACKUP. WIRING SHALL BE PERMANENT & WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVERCURRENT PROTECTION (CRC 314.6).

CARBON MONOXIDE ALARMS:

1. FOR EXISTING BUILDINGS AND NEW CONSTRUCTION, CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN DWELLING UNITS WHERE ONE OR BOTH OF THE FOLLOWING CONDITIONS EXIST: THE DWELLING UNIT CONTAINS A FUEL-FIRED APPLIANCE OR FIREPLACE, AND/OR THE DWELLING UNIT HAS AN ATTACHED GARAGE WITH AN OPENING THAT COMMUNICATES WITH THE DWELLING UNIT (CRC 315.2.1).

2. CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS: OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, ON EVERY OCCUPIABLE LEVEL OF A DWELLING UNIT, INCLUDING BASEMENTS.

3. WHERE MORE THAN ONE CARBON MONOXIDE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT, THE CARBON MONOXIDE ALARM SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS IN THE INDIVIDUAL UNIT (CRC 314.4).

4. CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE & SHALL BE EQUIPPED WITH A BATTERY BACKUP. WIRING SHALL BE PERMANENT & WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVERCURRENT PROTECTION (CRC 314.6).

5. COMBINATION CARBON MONOXIDE AND SMOKE DETECTORS SHALL BE PERMITTED TO BE INSTALLED, PROVIDED THEY ARE LISTED IN ACCORDANCE WITH UL2075 AND UL268. COMBINATION CARBON MONOXIDE AND SMOKE DETECTORS SHALL COMPLY WITH ALL REQUIREMENTS FOR LISTING AND APPROVAL BY THE OFFICE OF THE STATE FIRE MARSHALL FOR SMOKE ALARMS (CRC 315.6.4).

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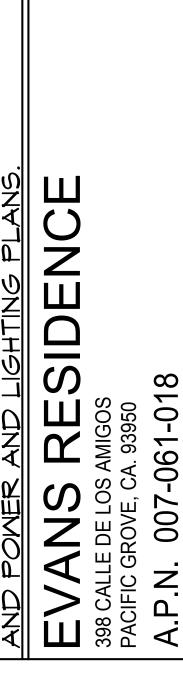
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