

**EARTHWORK QUANTITIES PER CIVIL ENGINEERING PLANS BY LANDSET ENGINEERS, INC.:**  
1,120 CY CUT  
110 CY FILL

**CONSTRUCTION STAGING:**  
DEMOLISH EXISTING HARDSCAPE AND OFFHAUL DEBRIS. EXISTING DRIVEWAY TO BE USED FOR EQUIPMENT STAGING AND TEMPORARY STOCKPILE AREA.

PERFORM GRADING, CONSTRUCT STRUCTURES, AND INSTALL UNDERGROUND UTILITIES. EXISTING DRIVEWAY AREA TO BE USED FOR MATERIAL AND EQUIPMENT STAGING.

INSTALL NEW PAVERS DRIVEWAY AND LANDSCAPING.

SEE ARCHITECTURAL AND CIVIL PLANS FOR EROSION CONTROL AND DEMOLITION NOTES.

CONSTRUCTION EQUIPMENT AND MATERIALS SHALL NOT BE STAGED ON DOLORES STREET AT ANY TIME DURING CONSTRUCTION. MATERIAL DELIVERIES SHALL BE SCHEDULED SUCH THAT THEY ARE USED PROMPTLY, AND MATERIAL STORAGE IS MINIMIZED. ALL CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE STORED IN A DESIGNATED AREA ON THE SUBJECT PROPERTY.

**HAUL ROUTES:**  
THE HAUL ROUTE TO THE SITE IS FROM HIGHWAY 1 TO OCEAN AVENUE TO DOLORES STREET. (HAUL TRUCKS EXIT IN THE SAME FASHION.) VEHICLES SHALL NOT BE LEFT UNATTENDED WHILE IN QUEUE (IF NECESSARY) ON DOLORES STREET. CONTRACTOR TO ENSURE THAT HEIGHT RESTRICTIONS WITHIN THE DRIVEWAY AREA SHALL BE ADDRESSED BEFORE CONSTRUCTION VEHICLES ENTER THE SITE. SEE DETAILS B AND C, TRUCK ROUTING PLANS.

**MATERIAL DELIVERIES:**  
IN THE EVENT THAT MATERIAL DELIVERIES CAUSE ANY STREETS ALONG THE HAUL ROUTE TO BE PARTIALLY BLOCKED BY DELIVERY TRUCKS OR LOADING/UNLOADING OPERATIONS, A FLAGMAN SHALL BE PRESENT TO DIRECT TRAFFIC AROUND THE LANE OBSTRUCTION. THE FLAGMAN SHALL BE PRESENT AT ALL TIMES DURING WHICH DELIVERY/ CONSTRUCTION OPERATIONS MAY IMPACT TRAFFIC ON THE HAUL ROUTE AND SURROUNDING STREETS.

**EMPLOYEE PARKING:**  
LIMITED EMPLOYEE PARKING ON-SITE. EMPLOYEES SHALL USE PUBLIC PARKING LOTS (SEE LOCATION DETAIL) AND CARPOOL TO JOBSITE IF POSSIBLE. ON-SITE PARKING SHALL BE IN LEGAL SPACES ALONG DOLORES STREET, OBEYING ALL PARKING LAWS. PARKING IS PROHIBITED IN ALL NATURAL AREAS WHICH ARE NOT CURRENTLY PAVED OR GRAVEL.

**LIMITS OF CONSTRUCTION:** ALL CONSTRUCTION SHALL TAKE PLACE WITHIN THE BORDER AS SHOWN. EXISTING CYPRESS, PINE, AND OAK TREES LOCATED WITHIN THE LIMITS SHOWN SHALL BE SURROUNDED BY ORANGE PROTECTIVE FENCING (SEE DETAIL).

**TRUCK TRIP GENERATION CHART:**

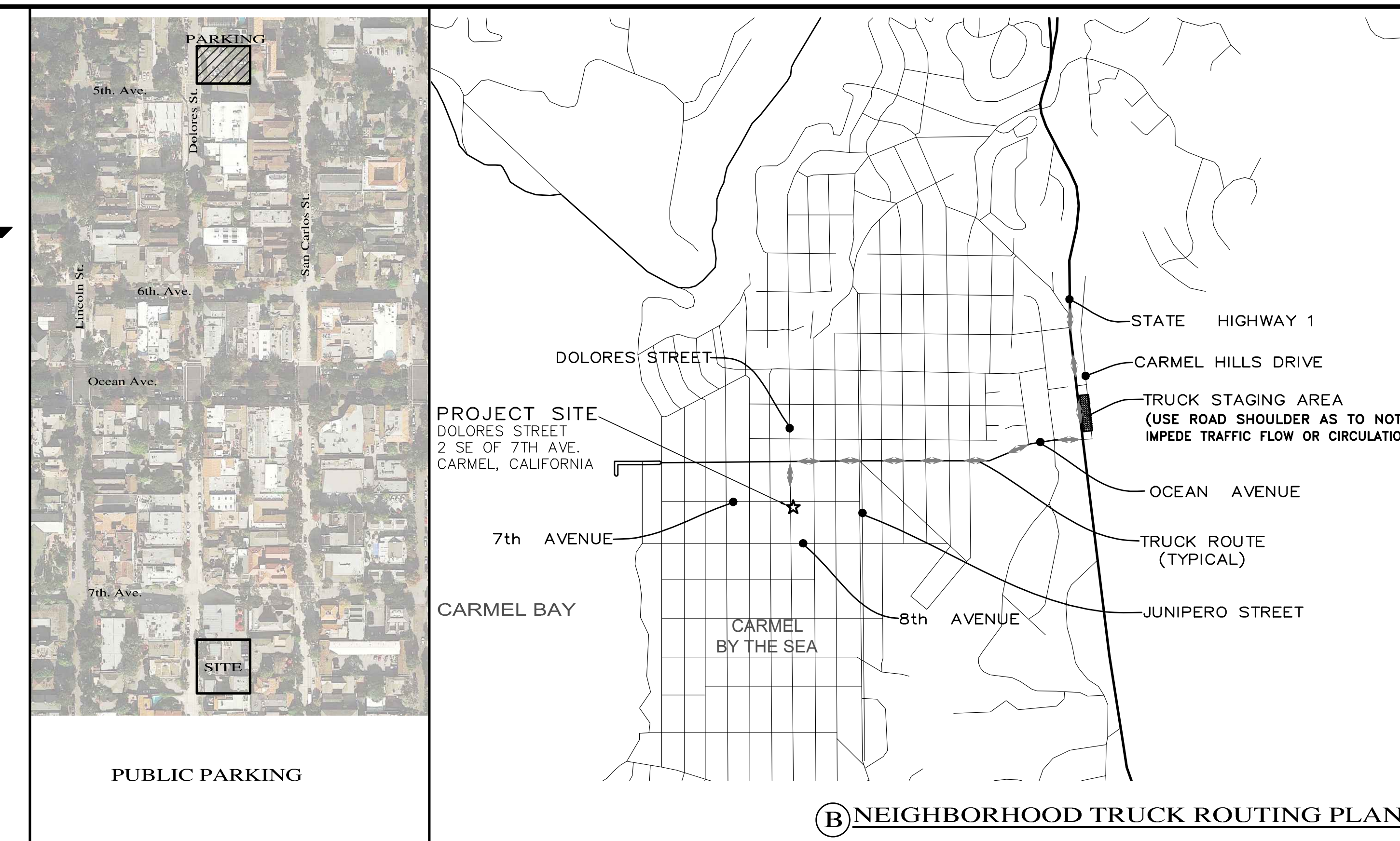
CATEGORY	NO. OF TRUCK TRIPS	TOTAL DAYS
DEMOLITION/CLKEARING	5	4
GRADING & SOIL REMOVAL (EXPORT)	51	6
ENGINEERING MATERIALS (IMPORT)	4	2
<b>TOTALS</b>	<b>60</b>	<b>12</b>

**TRUCK TRIP GENERATION NOTES:**

- TRUCK TRIPS FOR THE GRADING/SOIL REMOVAL IS BASED UPON 20 CUBIC YARDS PER TRUCKLOAD WITH AN AVERAGE OF 8 TRUCK LOADS PER DAY.
- THERE ARE 1,010 C.Y. OF SURPLUS SOIL MATERIAL THAT WILL BE EXPORTED OFF THE SITE.
- GRADING OPERATIONS SHALL TAKE APPROXIMATELY 10 WORKING DAYS TO COMPLETE.
- THE AMOUNT OF GRADING PER DAY WILL VARY, THE AVERAGE BETWEEN 100 & 170 CUBIC YARDS.

**NUMBER OF EMPLOYEES/DAY:** 6-10  
**HOURS OF OPERATION/DAY:** 8

**PROJECT SCHEDULING:** PROJECTED START DATE 24 JUNE 2024, 10 WORKING DAYS TO COMPLETE GRADING, MONDAY THRU FRIDAY, 8:00 A.M. - 4:30 P.M. TOTAL PROJECT DURATION IS APPROXIMATELY 20 MONTHS.



**PROFESSIONAL ENGINEER - LICENSED CIVIL**  
No. 46660  
Exp. 06-30-26

**APPROVED BY:**  
GUY R. GIRAUDO

**LANDSET ENGINEERS, INC.**  
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Salinas, California 93907  
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**CONSTRUCTION MANAGEMENT PLAN**

**GRADING, DRAINAGE & EROSION CONTROL PLAN**

**SCALE:** AS SHOWN  
**DATE:** MARCH 2024  
**JOB NO.:** 2746-01

**SHEET C8**  
OF 8 SHEETS

**OVERALL TRUCK ROUTING PLAN**  
NOT TO SCALE

No.	DATE	BY	REVISION
06/04/24	AMS	C.O.C.	DESIGN REVIEW LETTER
03/28/24	AMS		RELEASED TO CLIENT
03/22/24	AMS		RELEASED TO CLIENT

**JB PASTOR BUILDING**  
A.P.N.s.: 010-145-012, 023, & 024  
CITY OF CARMEL, MONTEREY COUNTY, CALIFORNIA  
ESPERANZA CARMEL COMMERCIAL, LLC



**IRRIGATION NOTES:**

VALVE SIZES ON PLAN ARE SCHEMATIC AND NOT ACTUAL SIZE OF BOXES

SYSTEM DESIGNED TO PREVENT LOW HEAD DRAINAGE AND NO OVERSPRAY OR RUNOFF

IRRIGATION LAID OUT TO CONFORM TO HYDROZONES INDICATED ON LANDSCAPE PLAN

SYSTEM DESIGNED TO ACHIEVE MINIMUM IRRIGATION EFFICIENCY OF .75 FOR OVERHEAD SPRAY AND .81 FOR DRIP ZONES

SYSTEM USES LOW VOLUME IRRIGATION IN MULCHED PLANTING AREAS

SYSTEM HAS MATCHED PRECIPITATION RATES FOR HEAD AND EMISSION DEVICES

THE IRRIGATION HEADS ARE LAID OUT FOR OPTIMAL SPACING

SWING JOINTS ARE USED ON ALL SPRINKLER HEADS

SYSTEM USES CHECK OR ANTI-DRAIN VALVES

SUBSURFACE IRRIGATION OR OTHER MEANS THAT PRODUCES NO RUNOFF OR OVERSPRAY FOR TURF OR OTHER AREAS LESS THAN 10 FEET IN WIDTH

WHERE SPRINKLER HEADS ARE CLOSER THAN 24" TO HARDSCAPE, HARDSCAPE IS DESIGNED TO DRAIN ENTIRELY INTO LANDSCAPE

EACH VALVE IRRIGATES HYDROZONE WITH SIMILAR CONDITIONS WITH SPRINKLER HEADS AND EMISSION DEVICES THAT ARE APPROPRIATE FOR THE PLANT TYPE WITHIN THE HYDROZONE

TREES WILL BE PLACED ON SEPARATE VALVES FROM SHRUBS, GROUNDCOVERS, AND TURF WHERE FEASIBLE

DRIP EMITTERS TO BE 1 GPH UNLESS OTHERWISE NOTED

ALL IRRIGATION MAIN LINE TRENCHING SHALL BE A MINIMUM OF 18" MIN. BELOW FINISH AT PLANTER BEDS AND 24" MIN. BELOW PAVED SURFACES. LATERAL LINES TO BE 12" BELOW FINISH AND DRIP LINES TO BE 5" BELOW FINISH.

CONNECT IRRIGATION WATER LINE TO DOMESTIC MAIN SUPPLY VIA BACKFLOW PREVENTION DEVICE. (SEE DETAIL.)

ALL BANKS OF IRRIGATION VALVES TO BE CONNECTED TO IRRIGATION MAINLINE AFTER A GATE VALVE FOR SERVICING OF INDIVIDUAL BANKS.

IRRIGATION DEMAND:

14GPM AT 55 PSI STATIC UPSTREAM OF BACKFLOW PREVENTOR. VERIFY EXACT PRESSURE PRIOR TO COMMENCEMENT OF WORK.

ALL TRENCHES FOR IRRIGATION WORK TO BE LAID OUT ONSITE TO AVOID DAMAGE TO ANY EXISTING TREE ROOTS

**AUTOMATIC CONTROLLER DEVICE:**

SHALL BE WALL MOUNTED AS DIRECTED BY LANDSCAPE CONTRACTOR. SERVICE TO BE 120 VOLT AC HARDWIRED PER ELECTRICAL CONTRACTOR.

LOW VOLTAGE LIGHTING:

TO BE INSTALLED IN ELECTRICAL CONDUIT. RUN ADDITIONAL 2" CHASES AND EXTRA WIRES AS NEEDED. LOCATE BELOW MAIN IRRIGATION LINES. SEE ELECTRICAL PLAN.

HOSE BIBS:

TO BE BRASS AND INSTALLED ON A 4"x4" PRESSURE TREATED POST.

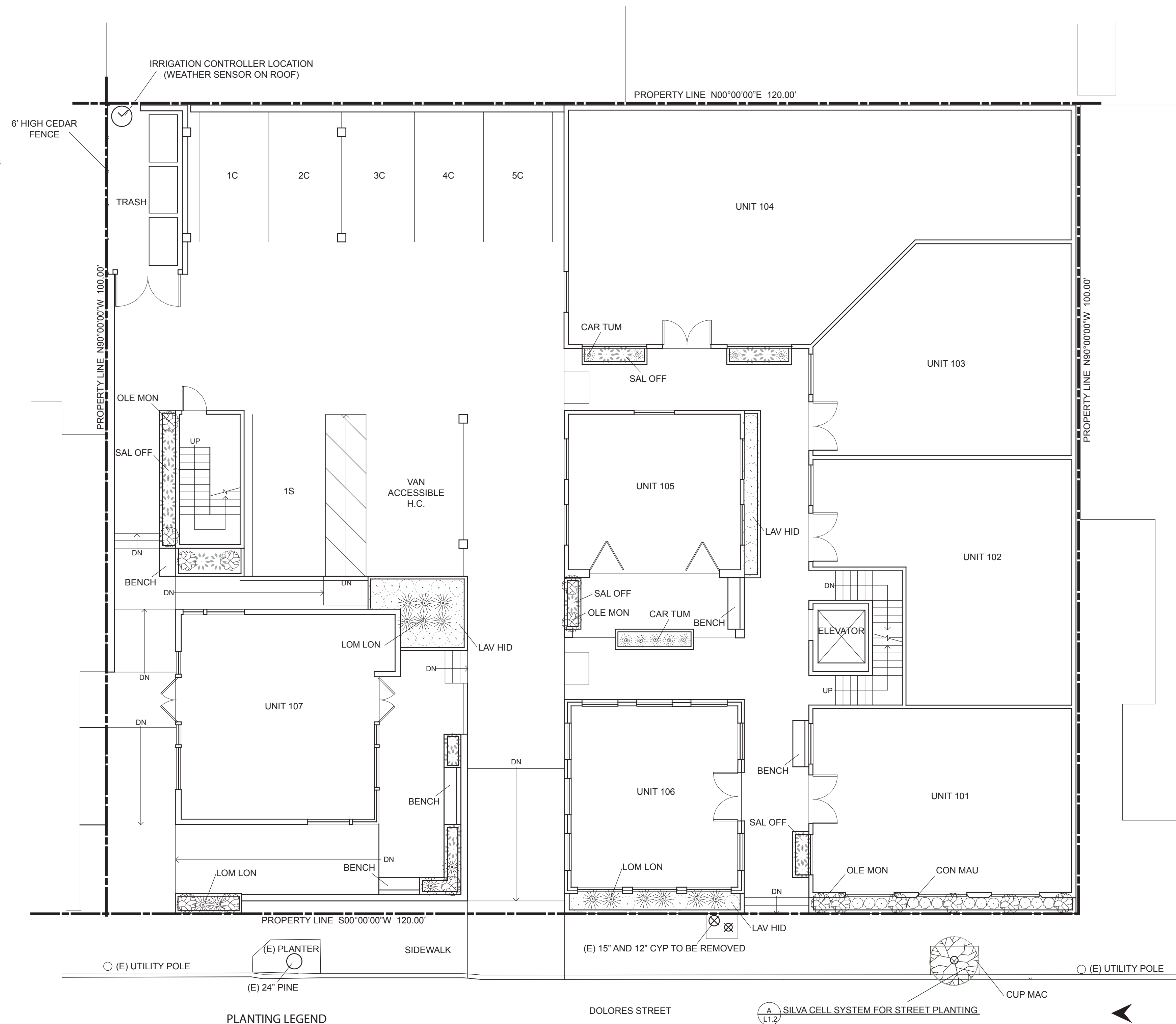
VALVE BOXES, PIPE, AND HOSE BIBS:  
ALL EXPOSED COMPONENTS OF IRRIGATION SYSTEM TO BE PURPLE IN COLOR TO SHOW IT IS RECLAIMED WATER IF NECESSARY.

**IRRIGATION SCHEDULE:**

FOR ESTABLISHMENT PERIOD - ONE YEAR  
1 AND 2 GALLON PLANTS 15 MINS X 2 TIMES PER WEEK  
5 AND 15 GALLON PLANTS 20 MINS X 2 TIMES PER WEEK  
24" BOX TREES 30 MINS X 2 TIMES PER WEEK

FOR MATURE PERIOD - AFTER ONE YEAR OR DETERMINE ON PLANT TO PLANT BASIS  
1 AND 2 GALLON PLANTS 15 MINS X 1 TIMES PER WEEK  
5 AND 15 GALLON PLANTS 20 MINS X 1 TIMES PER WEEK  
24" BOX TREES 30 MINS X 1 TIMES PER WEEK

AS PLANTS MATURE AND BECOME MORE ESTABLISHED, THE IRRIGATION CAN BEGIN TO TAPER OFF AS MUCH AS THE PLANTS WILL ALLOW.



**PLANTING LEGEND**

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	WUCOLS
CAR TUM	<i>Carex tumulicola</i>	Foothill Sedge	23	1 gal	Low
CON MAU	<i>Convolvulus mauritanicus</i>	Ground Morning Glory	17	1 gal	Low
CUP MAC	<i>Cupressus macrocarpa</i>	Monterey Cypress	1	5 gal	Low
LAV HID	<i>Lavandula 'Hidcote Superior'</i>	Hidcote Supereor	49	1 gal	Low
LOM LON	<i>Lomandra longifolia 'Breeze'</i>	Dwarf Mat Rush	44	5 gal	Low
OLE EUR	<i>Olea europea 'Majestic Beauty'</i>	Majestic Beauty Fruitless Olive	4	15 gal	Low
OLE MON	<i>Olea europea 'Montra'</i>	Little Ollie	22	5 gal	Low
OLE SWA	<i>Olea europea 'Swan Hill'</i>	Swan Hill Fruitless Olive - columnar	11	15 gal	Low
SAL OFF	<i>Salvia officinalis</i>	Garden Sage	40	5 gal	Low

PLANTING PLAN AT STREET LEVEL  
1/8"=1'0"

**SCOPE OF WORK:**

THIS PROJECT INVOLVES LANDSCAPE INSTALLATION IN PLANTERS WITH NEW LOW FLOW DRIP IRRIGATION SYSTEM. THE LANDSCAPE IS DESIGNED TO USE ALL NATIVE AND/OR DROUGHT TOLERANT PLANTING.

**PROJECT INFORMATION:**

OWNER: ESPERANZA CARMEL COMMERCIAL, LLC  
ATTN: RYAN AESCHLIMAN  
SITE: DOLORES ST  
2 SE OF 7TH AVE.  
CARMEL-BY-THE-SEA, CA  
LOTS: 6,8,10 BLOCK 91  
APN: 010-145-012, 023, 024  
TOPOGRAPHY: FLAT  
TREE REMOVAL: NONE  
GRADING: SEE CIVIL SHEET

**LANDSCAPING STATEMENT:**

I PATRICK WILSON CERTIFY THAT THIS LANDSCAPING AND IRRIGATION PLAN COMPLIES WITH ALL CITY OF CARMEL'S LANDSCAPING REQUIREMENTS INCLUDING USE OF NATIVE, DROUGHT TOLERANT, NON-INVASIVE SPECIES; LIMITED TURF; AND LOW-FLOW, WATER CONSERVING IRRIGATION FIXTURES

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

**XERISCAPE PRACTICES:**

1. LOW WATER USE, DROUGHT TOLERANT PLANTS
2. WATER CONSERVING IRRIGATION TECHNIQUES AND SYSTEMS
3. DRIP IRRIGATE ALL PLANT MATERIAL
4. INSTALLATION OF RAIN SENSOR

**PLANTING NOTES:**

ALL LANDSCAPE AREAS SHALL BE CONTINUOUSLY MAINTAINED IN A LITTER FREE, WEED FREE CONDITION AND ALL PLANT MATERIAL SHALL BE CONTINUOUSLY MAINTAINED IN A HEALTHY GROWING CONDITION.

STAKING:  
STAKING SHALL BE PROVIDED FOR TREES AND SHRUBS AS NEEDED. TIES TO BE LOCATED AND SIZED TO ALLOW FOR EXPANSION AND GROWTH.

MULCHING:  
SPREAD 3" OF MULCH OVER ALL EXPOSED PLANTING AREAS

COMPOST MINIMUM OF 4 CUBIC YARDS PER 1,000SQFT OF PERMEABLE AREA TO A DEPTH OF 6"

STAGING:  
WHEN STAGING PLANT MATERIAL ON SITE INSTALL A TEMPORARY DRIP LINE AS NEEDED.

SOIL AMENDMENT TO BE ADDED TO PLANTED ARE AS NEEDED FOR PLANT MATERIAL

**BUILDING DEPARTMENT NOTES:**

PERMITS & INSPECTIONS:

THE CONTRACTOR SHALL OBTAIN ALL REQUIRED INSPECTIONS FOR THE WORK AND GIVE THE OWNER TIMELY NOTICE OF INTENT TO EACH INSPECTION.

CODES:

ALL MATERIAL, WORKMANSHIP AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF THE UBC AND LOCAL BUILDING CODES.

NO POTABLE WATER MAY BE USED FOR COMPACTION OR DUST CONTROL PURPOSES IN CONSTRUCTION ACTIVITIES WHERE THERE IS A REASONABLY AVAILABLE SOURCE OF RECLAIMED WATER.

CONTRACTOR TO USE AUTO SHUT-OFF NOZZLES ON ANY WATER HOSES USED ON THE PROJECT.

**LAYOUT NOTES:**

ANNOTATED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED DRAWINGS.

FIRE SAFETY NOTES:  
ALL NON IRRIGATED BRUSH TO BE KEPT AT GROUND LEVEL FOR AN AREA OF 50' SURROUNDING THE PROPOSED RESIDENCE.

TREES TO BE CLEARED OF DEAD LIMBS WITHIN A 50' RADIUS OF THE PROPOSED RESIDENCE. ANY TREE LIMBS WITHIN 10' OF A CHIMNEY WILL BE REMOVED.



**MISSION LANDSCAPING**

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Landscape & General Contractors C27 & B 392291  
Landscape Architecture  
CA Lic #5806

Project:

JB Pastor Building  
Dolores St.  
2 SE of 7th Ave.  
Carmel By-The-Sea,  
CA 93921

APN: 010-145-012, 023, 024  
Revisions:



Drawing Title:

Street Level Landscape Plan

Date: 06/05/24

Scale: 1/8" = 1'0"

Drawn By: pw

Page Number:

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Drawing Title:

Roof and 2nd Level  
Landscape Plan

Date: 06/05/24

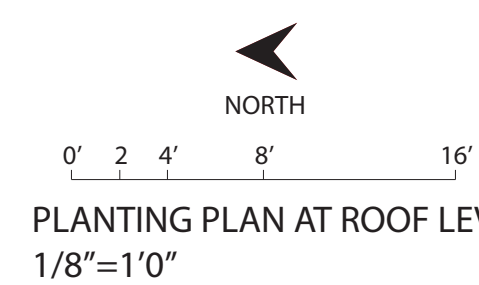
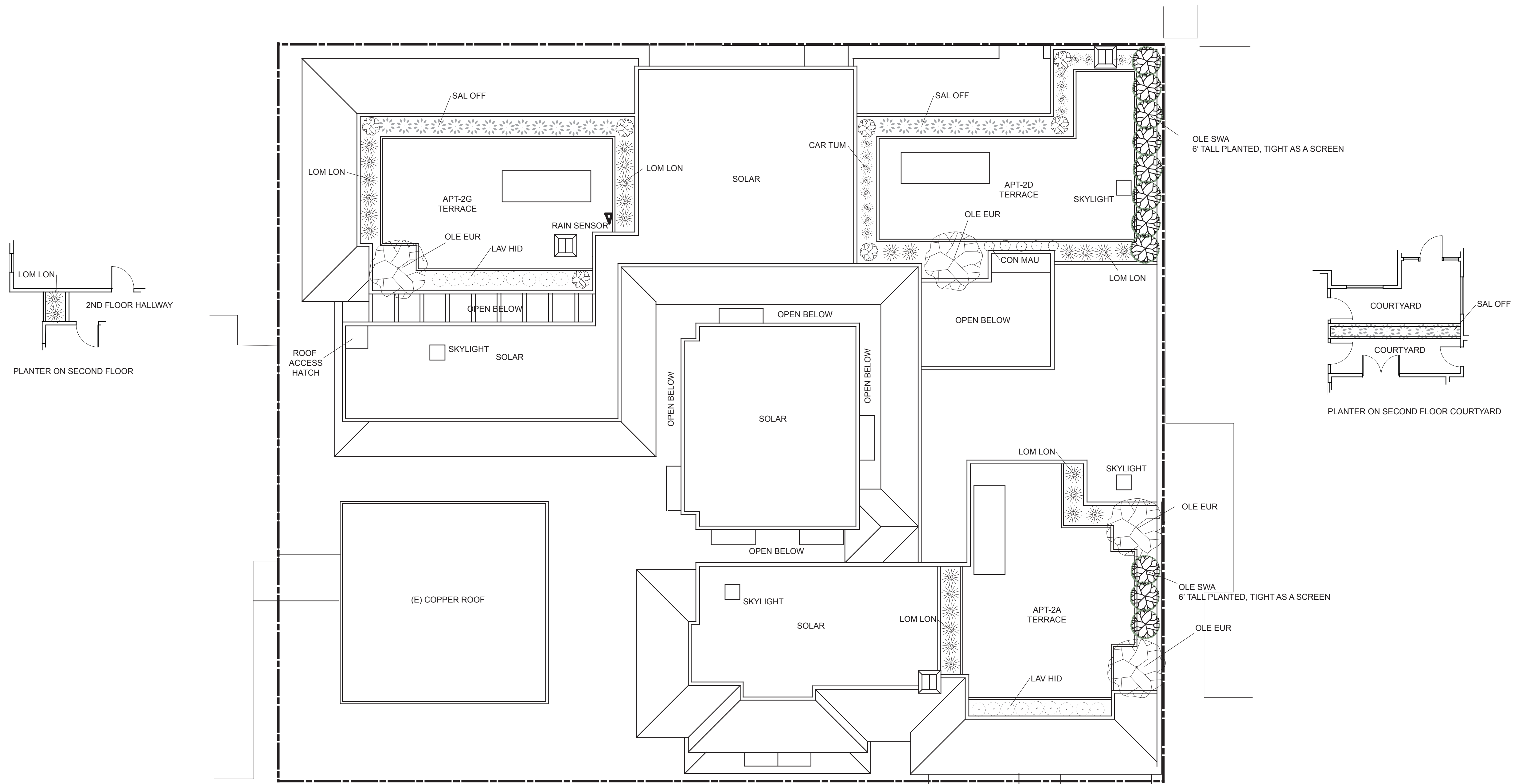
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PLANTING PLAN AT ROOF LEVEL  
1/8"=1'0"





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2 SE of 7th Ave.  
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CA 93921

APN: 010-145-012, 023, 024

Revisions:



*Olea europea* 'Majestic Beauty'



*Convolvulus mauritanicus*



*Olea europea* 'Montra'

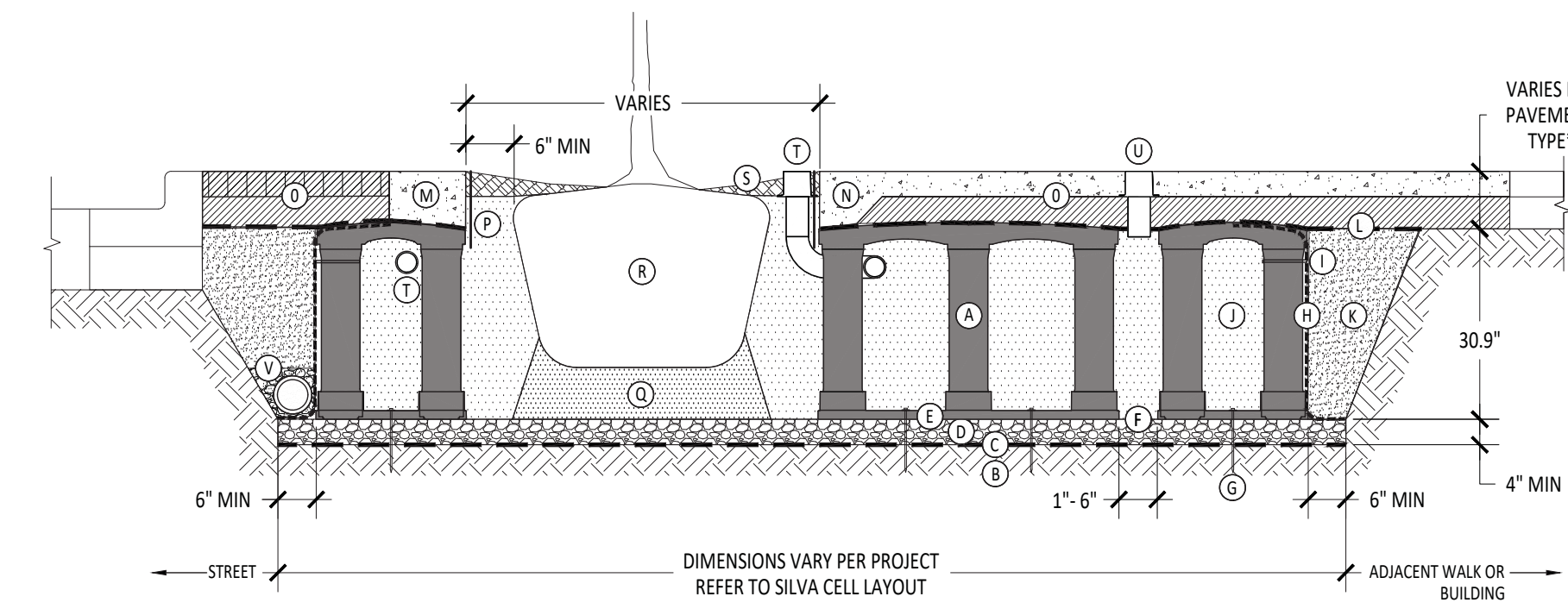
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*Carex tumulicola*



*Salvia officinalis*



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L1.2

SILVA CELL SYSTEM 2X  
NOT TO SCALE

KEY PLAN

- (A) SILVA CELL SYSTEM (DECK, BASE, AND POSTS)
- (B) SUBGRADE, COMPACTED
- (C) GEOTEXTILE FABRIC, PLACED ABOVE SUBGRADE
- (D) 4" MIN AGGREGATE SUB BASE, COMPACTED TO 95% PROCTOR
- (E) SILVA CELL BASE SLOPE, 10% MAX
- (F) 1" TO 6" SPACING BETWEEN SILVA CELLS AT BASE
- (G) ANCHORING SPIKES, CONTACT DEEPROOT FOR ALTERNATIVE
- (H) GEOGRID, WRAPPED AROUND PERIMETER OF SYSTEM, WITH 6" TOE (OUTWARD FROM BASE) AND 12" EXCESS (OVER TOP OF DECK)
- (I) CABLE TIE, ATTACHING GEOGRID TO SILVA CELL AT BASE OF UPPER LEG FLARE, AS NEEDED

- (J) PLANTING SOIL, PER PROJECT SPECIFICATIONS, PLACED IN LISTS AND WALK-IN COMPACTED TO 75-85% PROCTOR
- (K) COMPACTED BACKFILL, PER PROJECT SPECIFICATIONS
- (L) GEOTEXTILE FABRIC TO EDGE OF EXCAVATION
- (M) RIBBON CURB AT TREE OPENING (TO BE USED WITH PAVERS OR ASPHALT)
- (N) THICKENED EDGE AT TREE OPENING (TO BE USED WITH CONCRETE)
- (O) PAVEMENT AND AGGREGATE BASE PER PROJECT \*

- (P) DEEPROOT ROOT BARRIER, 12" OR 18", DEPTH DETERMINED BY THICKNESS OF PAVEMENT SECTION, INSTALL DIRECTLY ADJACENT TO CONCRETE EDGE RESTRAINT
- (Q) PLANTING SOIL BELOW ROOT BALL, COMPACTED WELL TO PREVENT SETTLING
- (R) ROOT BALL
- (S) TREE OPENING TREATMENT, PER PROJECT SPECIFICATIONS
- (T) DEEPROOT WATER AND AIR VENT, ROOTBALL, WHEN REQUIRED
- (U) DEEPROOT WATER AND AIR VENT, WHEN REQUIRED
- (V) UNDERDRAIN SYSTEM, WHEN REQUIRED (LOCATION AND DETAILS BY OTHERS)

- NOTES
1. EXCAVATION SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE HEALTH AND SAFETY REGULATIONS
  2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS
  3. PROVIDE SUPPLEMENTAL IRRIGATION
  4. DO NOT SCALE DRAWINGS

\*MINIMUM PAVEMENT PROFILE OPTIONS TO MEET W-20 LOADING

PAVEMENT	AGGREGATE BASE COURSE
4" CONCRETE	+ 4" AGGREGATE
3" PAVEMENT	+ 12" AGGREGATE
4" ASPHALT	+ 12" AGGREGATE
2.5" PAVEMENT	+ 5" CONCRETE

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DeepRoot Green Infrastructure  
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SILVA CELL SYSTEM 2X

NOT TO SCALE  
FEET

TREES SHALL HAVE AT LEAST 100 CUBIC FEET OF UNCOMPACTED SOIL.



*Lavandula* 'Hidcote Superior'



*Lomandra longifolia* 'Breeze'



*Olea europea* 'Swan Hill' - screen

Drawing Title:

Landscape Details  
and Plant Pictures

Date: 06/05/24

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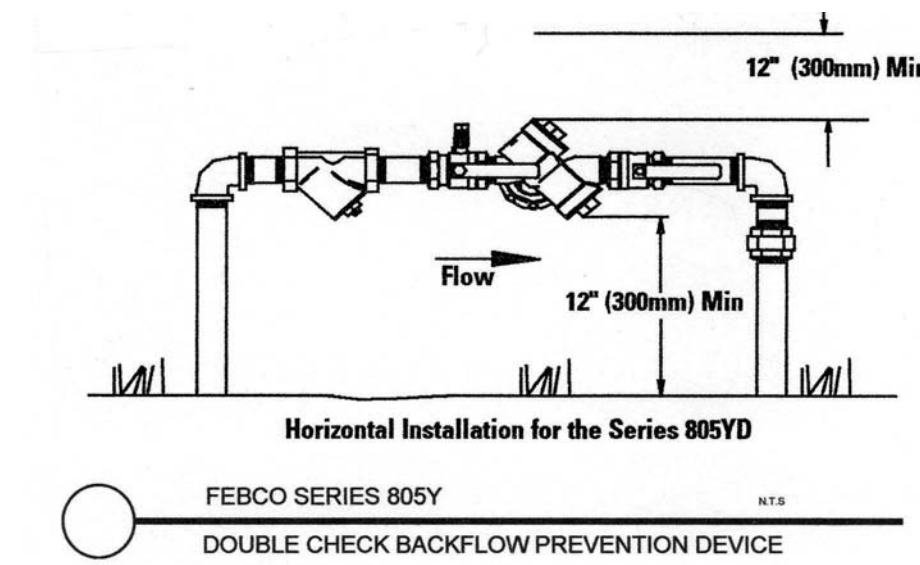
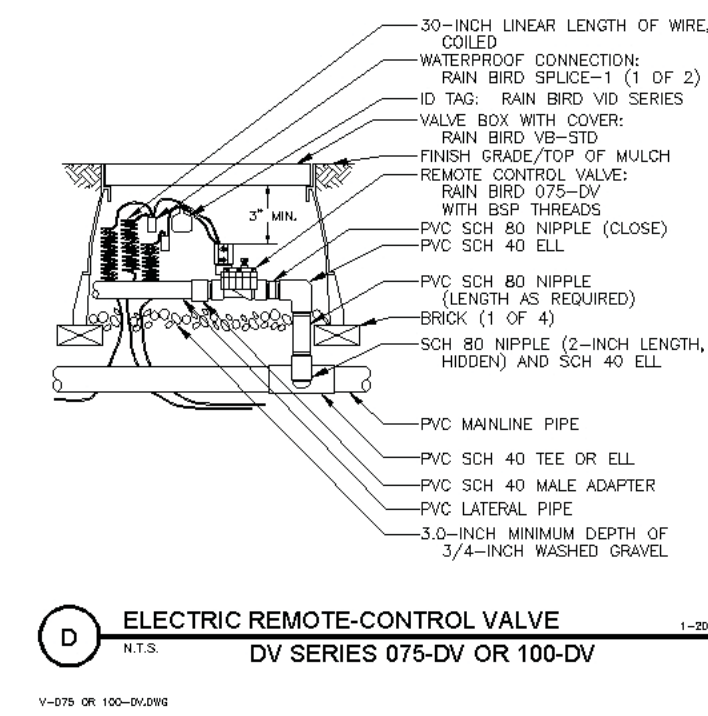
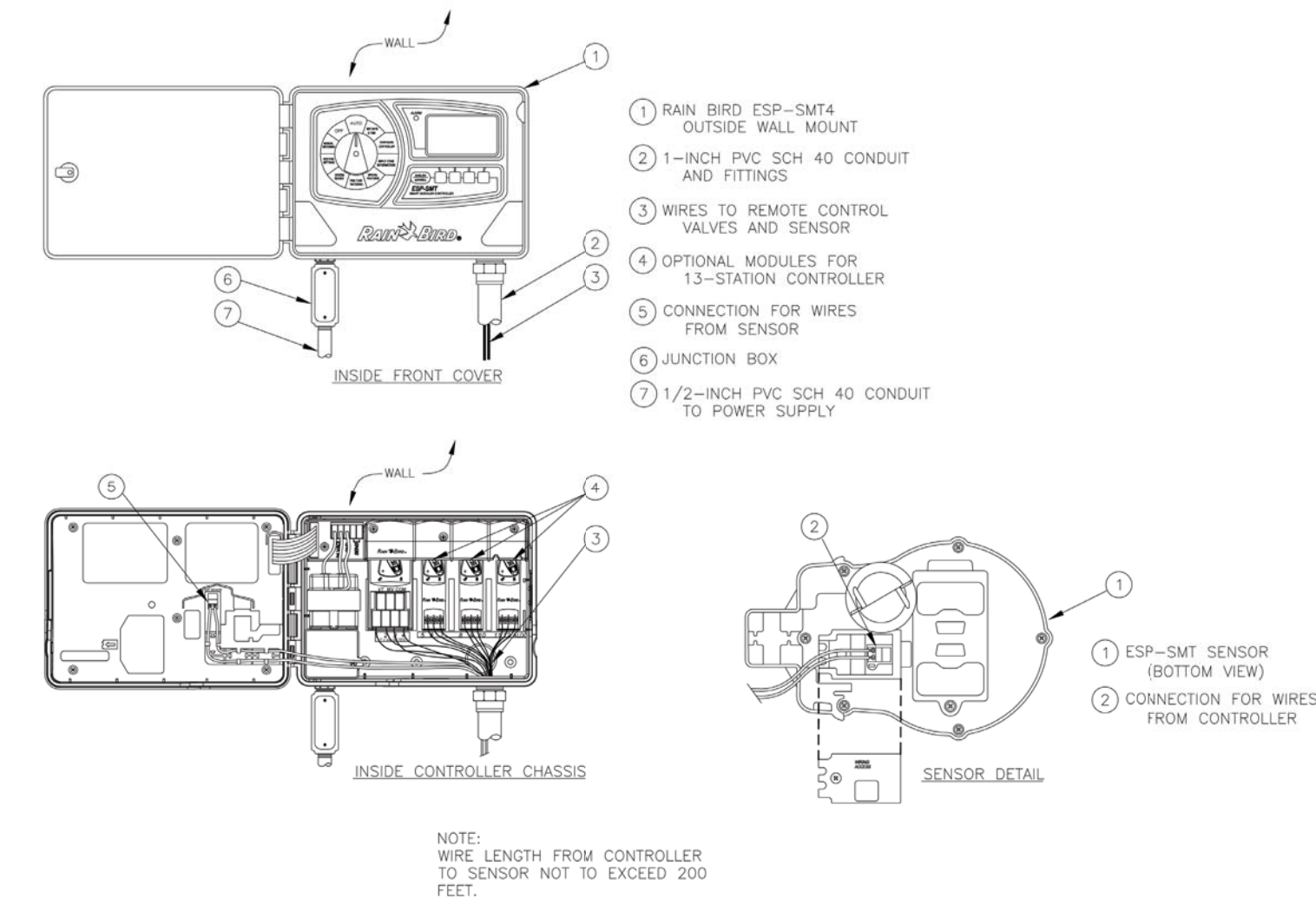
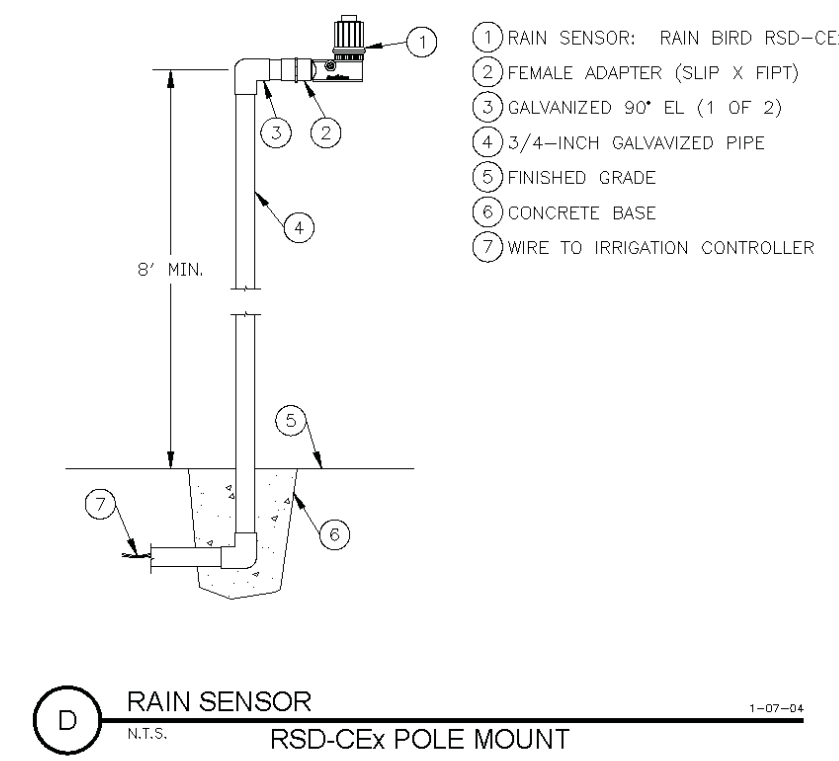
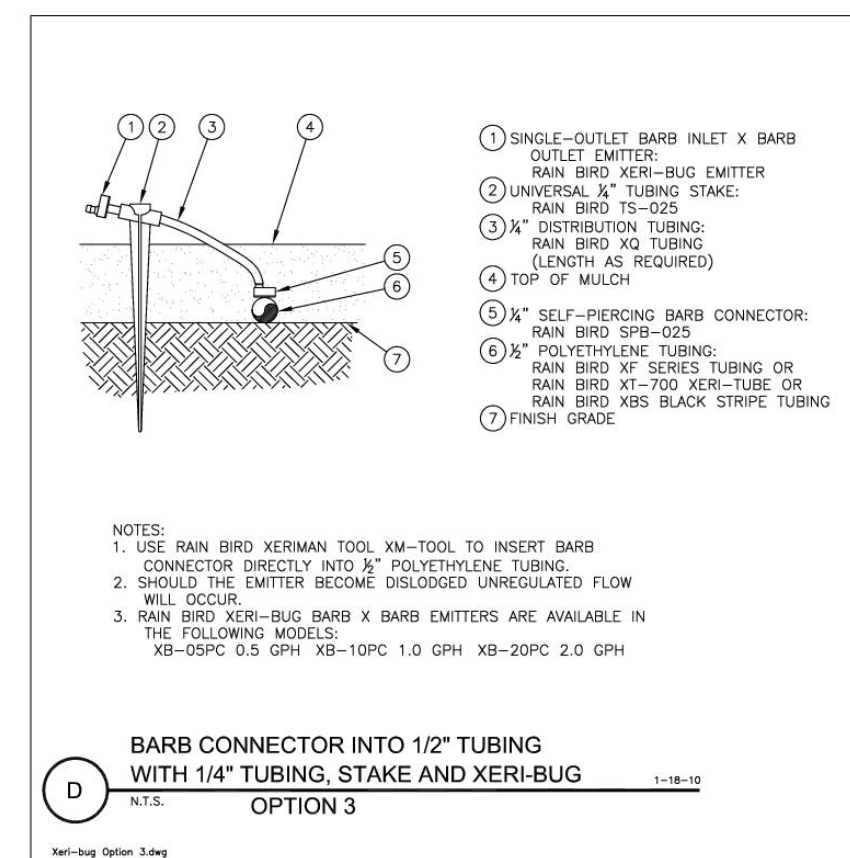
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Water Efficient Landscape Worksheet							
<i>Instructions:</i>							
Fill in all items in this color							
Answer is shown in this color							
Reference Evapotranspiration (Eto)			32.9 Carmel				
	ETWU requirement	ETWU requirement	ETWU requirement	ETWU requirement	MAWA requirement	ETWU requirement	
Hydrozone#/Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (LA) (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)
<b>Regular Landscape Areas</b>							
1) low water use plants	0.2	Drip	0.81	0.247	834	205.93	4,200
2) medium water use plants	0.4	Drip	0.81	0.494	0	0.00	0
3) high water use (pool & spa)	0.7	Drip	1	0.700	0	0.00	0
					Totals	834	205.93
<b>Special Landscape Areas (SLA): Recycled Water</b>							
1) low water use plants				1	0	0	0
2) medium water use plants				1	0	0	0
3) medium water use plants				1	0	0	0
					Totals	0	0
Estimated Total Water Use (ETWU)							4,200
Maximum Allowed Water Allowance (MAWA)							7,655
Plant Water Use Type	Plant Factor	Irrigation method	Irrigation Efficiency				
very low	0-0.1	overhead spray	0.75				
low	0.1-0.3	drip	0.81				
medium	0.4-0.6						
high	0.7-1.0						
<b>MAWA (annual gallons allowed)= (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]</b>							
where 0.62 is a conversion factor that converts acre-inches per acre/year to gallons per sq. ft./year. LA is the total landscape area in sq. ft., SLA is the total special landscape area in sq. ft., and ETAF is .55 for residential areas and 0.45 for non residential areas.							
<b>ETAF Calculations</b>							
<b>Regular Landscape Areas</b>							
Total ETAF x Area	206						
Total Area	834						
Average ETAF	0.25						
Average ETAF for regular landscape areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.							
<b>All Landscape Areas</b>							
Total ETAF x Area	206						
Total Area	834						
Sitewide ETAF	0.25						

ESTIMATED TOTAL WATER USE = 4,200 GALLONS PER YEAR  
MAXIMUM ALLOWED WATER ALLOWANCE = 7,655 GALLONS PER YEAR  
ETWU IS LESS THAN MAWA



Drawing Title:

Landscape Details  
and Plant Pictures

Date: 06/05/24

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# ELECTRICAL SYMBOLS & ABBREVIATIONS

SYMBOLS & ABBREVIATIONS SHOWN ARE FOR GENERAL USE. DISREGARD THOSE WHICH DO NOT APPEAR ON THE PLANS.

	FLUORESCENT OR LED LUMINAIRE - SEE SCHEDULE		SECURITY DOOR CONTACTS		PANELBOARD - FLUSH MOUNTED		DETAIL NOTE REFERENCE SYMBOL - SEE ASSOCIATED NOTE ON SAME DETAIL		DETAIL NUMBER - SEE ASSOCIATED NOTE ON SAME DETAIL		
	EMERGENCY OR NIGHT LIGHT		SECURITY MOTION DETECTOR		EQUIPMENT PANEL - FLUSH MOUNTED		FEEDER DESIGNATION; SEE ASSOCIATED NOTE ON SAME DETAIL		INDICATES QUANTITY OF TELEPHONE OUTLETS		
	STRIP FLUORESCENT OR LED LUMINAIRE - SEE SCHEDULE		CCTV CAMERA		EQUIPMENT PANEL - SURFACE MOUNTED		INDICATES QUANTITY OF DATA OUTLETS				
	LUMINAIRE - RECESSED - SEE SCHEDULE		SECURITY SYSTEM KEYPAD		METER W/ CURRENT TRANSFORMER	<b>ABBREVIATIONS</b>					
	RECESSED WALL WASHER		DOOR BELL PUSHBUTTON		JUNCTION BOX - CEILING OR WALL MOUNTED, SIZE PER CODE, TAPE AND TAG WIRES	A	AMPERE	GFCI	GROUND FAULT INTERRUPTING	NTS	NOT TO SCALE
	LUMINAIRE - SURFACE MOUNTED - SEE SCHEDULE		DOOR CHIME WITH LED		MOTOR CONNECTION	AFF	ABOVE FINISHED FLOOR	GFI	GROUNDING	OAH	OVERALL HEIGHT
	LUMINAIRE - POLE OR POST MOUNTED - SEE SCHEDULE		RECEPTACLE - DUPLEX *		NON-FUSED DISCONNECT SWITCH	ALUM/AL	ALUMINUM	GND, G	GROUND	OC	ON CENTER
	LUMINAIRE - WALL MOUNTED SEE SCHEDULE		DUPLEX RECEPTACLE MOUNTED ABOVE COUNTER - FIELD VERIFY HEIGHT		FUSED DISCONNECT SWITCH; FUSED WITH DUAL-ELEMENT FUSES SIZED PER EQUIPMENT MFG'S NAMEPLATE DATA	ARCH	ARCHITECT	GRS	GALVANIZED RIGID STEEL	OH	OVERHEAD
	BOLLARD OR PATH LIGHT - SEE SCHEDULE		GFCI CONVENIENCE RECEPTACLE - DUPLEX *		COMBINATION STARTER/FUSED DISCONNECT SWITCH; FUSED DISCONNECT SWITCH ELEMENT FUSES SIZED PER EQUIPMENT MFG'S NAMEPLATE DATA	AWG	AMERICAN WIRE GAUGE	HT	HEIGHT	OFCI	OWNER FURNACED CONTRACTOR INSTALLED
	EXIT LIGHT - DIRECTIONAL ARROWS AS INDICATED - SEE SCHEDULE		GFCI CONVENIENCE DUPLEX RECEPTACLE MOUNTED ABOVE COUNTER - FIELD VERIFY HEIGHT		MAGNETIC STARTER - NEMA SIZE INDICATED NEMA 3R ENCLOSURE UNLESS OTHERWISE SPECIFIED	BKR	BREAKER	IC	INTERCOM	PA	PUBLIC ADDRESS
	TRACK LIGHTING - SEE SCHEDULE		RECEPTACLE DOUBLE DUPLEX *		CIRCUIT BREAKER	C	CABLE TV	IDF	INTERMEDIATE DISTRIBUTION FRAME	PB	PULL BOX
	EMERGENCY LIGHT		HALF SWITCHED DUPLEX RECEPTACLE *		GROUND ROD WITH GROUNDWELL BOX	CB	CIRCUIT BREAKER	INCAND	INCANDESCENT	PH	PHASE
	DIGITAL DUAL TECHNOLOGY OCC. SENSOR		SINGLE RECEPTACLE *		GROUNDING	CCTV	CLOSED CIRCUIT TV	JB	JUNCTION BOX	PIR	PASSIVE INFRARED
	LIGHTING CONTROL OCCUPANCY SENSOR CORNER MOUNTED		LETTER INDICATES DUPLEX HALF CONTROLLED RECEPTACLE *		NORMALLY OPEN CONTACT	CKT	CIRCUIT	KV	KILOVOLT	PNL	PANEL
	DIMMER ROOM CONTROLLER		LETTER INDICATES DUPLEX FULLY CONTROLLED RECEPTACLE *		NORMALLY CLOSED CONTACT	CL	CENTER LINE	KVA	KILOVOLT AMPERES	PV	PHOTOVOLTAIC
	PLUG LOAD CONTROLLER		FLOOR MOUNTED DUPLEX RECEPTACLE		TRANSFORMER - SEE SINGLE LINE FOR SIZE	CLG	CEILING	KW	KILOWATT	PVC	POLYVINYL CHLORIDE
	ROOM LIGHTING CONTROLLER		VOICE/DATA OUTLET MOUNTED ABOVE COUNTER - FIELD VERIFY HEIGHT		PULLBOX	C.O.	CONDUIT ONLY	LCP	LIGHTING CONTROL CENTER	PWR	POWER
	LIGHTING CONTROL PANEL		POWER OUTLET - SEE PLANS FOR NEMA TYPE *		ERMS	CTR	CIRCUIT BREAKER	LTG	LIGHTING	(R)	RELOCATE
	DIGITAL DAYLIGHT SENSOR		POWER POLE		FLEX CONDUIT WITH CONNECTION	D	DIMMER	LV	LOW VOLTAGE	(RP)	REMOVABLE POLE
	SINGLE POLE SWITCH **		WALL TELEPHONE OUTLET **		CONDUIT - UP	DIM	DIMENSION	KCM	THOUSAND CIRCULAR MILS	REC'T'S	RECEPTACLES
	SINGLE POLE SWITCH, ** a = CIRCUIT CONTROLLED		VOICE/DATA WALL OUTLET *		CONDUIT - DOWN	(E)	EXISTING	M.B.	MAIN CIRCUIT BREAKER	REQD	REQUIRED
	THREE WAY SWITCH **		SURFACE MOUNTED VOICE/DATA WALL OUTLET *		CONDUIT EMERGENCY SYSTEM	(EL)	EVENING LIGHT	MCA	MINIMUM CIRCUIT AMPS	REQMT'S	REQUIREMENT(S)
	FOUR WAY SWITCH **		SURFACE MOUNTED VOICE/DATA WALL OUTLET * MOUNTED ABOVE COUNTER - FIELD VERIFY HEIGHT		CONDUIT - CONCEALED IN WALLS OR CEILING	EM	EMERGENCY	MDF	MAIN DISTRIBUTION FRAME	SHT	SHEET
	MANUAL MOTOR STARTER		WIRELESS ACCESS POINT (WAP) - CEILING MOUNTED		CONDUIT - EXISTING	EMT	ELECTRICAL	MECH	MECHANICAL	SLD	SINGLE LINE DIAGRAM
	KEY OPERATED SWITCH **		WIRELESS ACCESS POINT (WAP) - WALL MOUNTED - FIELD VERIFY HEIGHT		CONDUIT - BELOW SLAB OR UNDERGROUND: 3/4" MIN.	EV	ELECTRICAL VEHICLE	MHO	METAL HALIDE	STC	SYSTEMS TERMINATION CABINET
	LIGHTING DIMMER **		VOICE/DATA OUTLET - FLOOR MOUNTED		CAPPED OR STUB-OUT CONDUIT	FA	FIRE ALARM	MLO	MAIN LUGS ONLY	SW	SWITCH
	DIGITAL ON/OFF SWITCH **		TV OUTLET *		CONDUIT CONTINUATION	FA	FIRE ALARM	MPOE	MAIN POINT OF ENTRANCE MOUNTED	SWBD	SWITCHBOARD
	DIGITAL MULTI SCENE LIGHTING SWITCH **		VOICE/DATA OUTLET - CEILING MOUNTED		CONDUIT - HOME RUN TO PANEL, TERMINAL CABINET, ETC. RUNS MARKED WITH CROSSHATCHES INDICATE NUMBER OF #12 AWG WIRES WHEN MORE THAN TWO. SIZE CONDUIT ACCORDING TO SPECIFICATIONS AND APPLICABLE CODE. CROSS HATCHES WITH NUMBER ADJACENT INDICATES WIRE SIZE OTHER THAN #12 AWG.	FAC	FIRE ALARM CONTROL PANEL	MTG	MOUNTING	TTB	TELEPHONE TERMINAL BACKBOARD
	DIGITAL DUAL TECHNOLOGY WALL OCC. SENSOR **		INTERIOR SPEAKERS CEILING MOUNTED		CONDUIT CONTINUATION	FC	FOOT CANDLE	MOOP	MAXIMUM OVER CURRENT PROTECTION	TYP	TYPICAL
	WALL OCCUPANCY SENSOR **		INTERIOR SPEAKERS WALL MOUNTED		CONDUIT - HOME RUN TO PANEL, TERMINAL CABINET, ETC. RUNS MARKED WITH CROSSHATCHES INDICATE NUMBER OF #12 AWG WIRES WHEN MORE THAN TWO. SIZE CONDUIT ACCORDING TO SPECIFICATIONS AND APPLICABLE CODE. CROSS HATCHES WITH NUMBER ADJACENT INDICATES WIRE SIZE OTHER THAN #12 AWG.	FIN	FINISH	(N)	NEW	UON	UNLESS OTHERWISE NOTED
	DOUBLE SWITCHED WALL OCCUPANCY SENSOR **		CLOCK +8-0° AFF U.O.N. VERIFY BEFORE INSTALLATION		CONDUIT - HOME RUN TO PANEL, TERMINAL CABINET, ETC. RUNS MARKED WITH CROSSHATCHES INDICATE NUMBER OF #12 AWG WIRES WHEN MORE THAN TWO. SIZE CONDUIT ACCORDING TO SPECIFICATIONS AND APPLICABLE CODE. CROSS HATCHES WITH NUMBER ADJACENT INDICATES WIRE SIZE OTHER THAN #12 AWG.	FL	FLOOR	NIC	NOT IN CONTRACT	UG	UNDERGROUND
	DIMMING DUAL TECHNOLOGY WALL SWITCH OCCUPANCY SENSOR **				CONDUIT - HOME RUN TO PANEL, TERMINAL CABINET, ETC. RUNS MARKED WITH CROSSHATCHES INDICATE NUMBER OF #12 AWG WIRES WHEN MORE THAN TWO. SIZE CONDUIT ACCORDING TO SPECIFICATIONS AND APPLICABLE CODE. CROSS HATCHES WITH NUMBER ADJACENT INDICATES WIRE SIZE OTHER THAN #12 AWG.	FLA	FULL LOAD AMPS	NIEC	NOT IN ELECTRICAL CONTRACT	V	VOLT
	2-BUTTON DIMMING DUAL TECHNOLOGY WALL SWITCH OCCUPANCY SENSOR **				CONDUIT - HOME RUN TO PANEL, TERMINAL CABINET, ETC. RUNS MARKED WITH CROSSHATCHES INDICATE NUMBER OF #12 AWG WIRES WHEN MORE THAN TWO. SIZE CONDUIT ACCORDING TO SPECIFICATIONS AND APPLICABLE CODE. CROSS HATCHES WITH NUMBER ADJACENT INDICATES WIRE SIZE OTHER THAN #12 AWG.	(F)	FUTURE	NO	NIGHT LIGHT NUMBER	VD	VOLTAGE DROP
					CONDUIT - HOME RUN TO PANEL, TERMINAL CABINET, ETC. RUNS MARKED WITH CROSSHATCHES INDICATE NUMBER OF #12 AWG WIRES WHEN MORE THAN TWO. SIZE CONDUIT ACCORDING TO SPECIFICATIONS AND APPLICABLE CODE. CROSS HATCHES WITH NUMBER ADJACENT INDICATES WIRE SIZE OTHER THAN #12 AWG.	GC	GENERAL CONTRACTOR	NOM	NOMINAL	W	WATT
					CONDUIT - HOME RUN TO PANEL, TERMINAL CABINET, ETC. RUNS MARKED WITH CROSSHATCHES INDICATE NUMBER OF #12 AWG WIRES WHEN MORE THAN TWO. SIZE CONDUIT ACCORDING TO SPECIFICATIONS AND APPLICABLE CODE. CROSS HATCHES WITH NUMBER ADJACENT INDICATES WIRE SIZE OTHER THAN #12 AWG.					WP	WEATHERPROOF TRANSFORMER
					CONDUIT - HOME RUN TO PANEL, TERMINAL CABINET, ETC. RUNS MARKED WITH CROSSHATCHES INDICATE NUMBER OF #12 AWG WIRES WHEN MORE THAN TWO. SIZE CONDUIT ACCORDING TO SPECIFICATIONS AND APPLICABLE CODE. CROSS HATCHES WITH NUMBER ADJACENT INDICATES WIRE SIZE OTHER THAN #12 AWG.					XFMR	TRANSFORMER

AURUM CONSULTING ENGINEERS  
 MONTEREY BAY, INC.  
 Project No. 24-027.00  
 404 W. Franklin St. • Suite 100 • Monterey, CA 93940  
 T 831.646.3330 • F 831.646.3336 • www.auremb.com

REVISIONS	DATE

**JB PASTOR BUILDING  
 PHOTOMETRIC STUDY**  
 DOLORES ST. 2ND SE SEVENTH ST.  
 CARMEL BY THE SEA, CA

Sheet Title:

**SYMBOLS, ABBREVIATIONS,  
 LIGHT FIXTURE SCHEDULE,  
 CODES & SHEET INDEX**

NOT VALID WITHOUT WET SIGNATURE

Drawn by: CADD  
 Date: 03.08.24  
 Scale: AS NOTED  
 Job No.: 24-027.00

**E001**  
 OF SHEETS

NOTE: THIS SHEET IS 24" x 36" TO THE EDGES. IF THESE DIMENSIONS ARE INCORRECT, IT IS A REDUCED COPY.

## LIGHT FIXTURE SCHEDULE

- FIXTURE NOTES:**
- ALL LED LIGHT FIXTURE DRIVERS SHALL BE ELECTRONIC TYPE, 10% TOTAL HARMONIC DISTORTION MAXIMUM.
  - ALL LED LIGHT MODULES SHALL BE ENERGY SAVING 3500° K, 80 CRI MINIMUM, U.O.N. (SEE SPECIFICATIONS FOR MORE INFORMATION).
  - ALL LED DRIVERS (AND ASSOC. FIXTS.) SHALL HAVE MANUFACTURER'S CERTIFICATION OF COMPLIANCE WITH CALIFORNIA ENERGY COMMISSION STANDARDS AND REQUIREMENTS, WHERE SUCH ARE USED IN CONDITIONED SPACES.
  - EXIT SIGNS, EMERGENCY LIGHTS AND LIGHT FIXTURES WITH EMERGENCY BATTERY BACK-UP SHALL SUPPLY A MINIMUM DURATION OF 90 MINUTES OF POWER IN THE EVENT OF A POWER OUTAGE/FAILURE.
  - ALL RECESSED LIGHT FIXTURES SHALL BE U.L. APPROVED FOR ZERO CLEARANCE INSULATION COVER WHEN INSTALLED IN INSULATED CEILINGS.

TYPE	DESCRIPTION	LAMPS	MANUFACTURER
XA	18" H x 8 1/2" W x 9 1/2" D, LED WALL SCONCE POWDER COAT METAL HOUSING WITH WHITE ACRYLIC LENS, .125 THICK 120V LED DRIVER.	9W 900 LUMEN 3000°K LED	EVERGREEN LIGHTING POMPEI ARM WALL MOUNT POMPEI SERIES
XB	NOT USED.		
XC	3" DIA RECESSED LED DOWN LIGHT GALVANIZED STEEL FRAME WITH MATTE BLACK INTERIOR PAINT. ICAT RATED HOUSING, 40° BEAM SPREAD, 90 CRI, UNIVERSAL VOLTAGE WITH ED10 DIMMING DRIVER TL3R TRIM WITH MICRO PRISMATIC LENS.	9.5W 1609 LUMEN 3000°K LED	HALO HL36A SERIES

## APPLICABLE CODES & STANDARDS

- CODES:**
- 2022 CALIFORNIA ADMINISTRATIVE CODE C.A.C., PART 1, TITLE 24, C.C.R.
  - 2022 CALIFORNIA BUILDING CODE (CBC) C.C.R., TITLE 24, VOL. 1 & 2 BASED ON THE 2021 INTERNATIONAL BUILDING CODE (IBC) WITH CALIFORNIA AMENDMENTS.
  - 2022 CALIFORNIA RESIDENTIAL CODE C.C.R., TITLE 24, PART 2.5 BASED ON THE 2021 INTERNATIONAL RESIDENTIAL CODE WITH CALIFORNIA AMENDMENTS.
  - 2022 CALIFORNIA ELECTRICAL CODE (CEC) C.C.R., TITLE 24, PART 3 BASED ON THE 2020 NATIONAL ELECTRICAL CODE (NEC) WITH CALIFORNIA AMENDMENTS.
  - 2022 CALIFORNIA MECHANICAL CODE (CMC) C.C.R., TITLE 24, PART 4 BASED ON THE 2021 UNIFORM MECHANICAL CODE (UMC) WITH CALIFORNIA AMENDMENTS.
  - 2022 CALIFORNIA PLUMBING CODE (CPC) C.C.R., TITLE 24, PART 5 BASED ON THE 2021 UNIFORM PLUMBING CODE (UPC) WITH CALIFORNIA AMENDMENTS.
  - 2022 CALIFORNIA ENERGY CODE C.C.R., TITLE 24, PART 6.
  - 2022 CALIFORNIA FIRE CODE (FC) C.C.R., TITLE 24, PART 9 BASED ON THE 2021 INTERNATIONAL FIRE CODE (IFC) WITH CALIFORNIA AMENDMENTS.
  - 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE C.C.R., TITLE 24, PART 11.
  - 2022 CALIFORNIA REFERENCED STANDARDS CODE C.C.R., TITLE 24, PART 12.
  - TITLE 19 C.C.R., PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS.
  - NATIONAL FIRE ALARM CODE (NFPA 72) 2022.
  - CITY OF CARMEL BY THE SEA ORDINANCES, CODES, AND REGULATIONS.
- STANDARDS:**
- AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI)
  - ELECTRONICS INDUSTRIES ASSOCIATION (EIA)
  - INSTITUTE OF ELECTRICAL AND ELECTRONIC ENGINEERS (IEEE)
  - NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (NEMA)
  - NATIONAL ELECTRICAL TESTING ASSOCIATION (NETA)
  - UNDERWRITER LABORATORIES (UL)
  - CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ACT STANDARDS (CAL/OSHA)

## SHEET INDEX

- |      |  |
|------|--|
| E001 | SYMBOLS, ABBREVIATIONS, LIGHT FIXTURE SCHEDULE, CODES & SHEET INDEX. |
| E002 | CALIFORNIA ENERGY COMPLIANCE TITLE 24 (BUILDING EXTERIOR)            |
| E501 | LIGHTING PLAN PHOTOMETRIC STUDY - GROUND LEVEL.                      |



CERTIFICATE OF COMPLIANCE NRCC-LTD-E  
Project Name: JB Pastor Building Report Page: (Page 1 of 8)  
Project Address: Dolores St. 2nd. SE Seventh St., Carmel By The Sea, CA Date Prepared: 2024-06-06T15:25:23-04:00

A. GENERAL INFORMATION

01 Project Location (City) Carmel By The Sea 04 Total Illuminated Hardscape Area (ft²) 8306  
02 Climate Zone 3  
03 Outdoor Lighting Zone per Title 24 Part 1.10.114 or as designated by Authority Having Jurisdiction (AHJ):  
05 Occupancy Types within Project: All Other Occupancies

B. PROJECT SCOPE

This table includes outdoor lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in 140.7 / 170.2(e)6 or 141.0(b)2L / 180.2(b)4Bv for alterations.  
My Project Consists of:  
01 New Lighting System Must Comply with Allowances from 140.7 / 170.2(e)6  
02 Altered Lighting System Is your alteration increasing the connected lighting load (Watts)? Yes No  
03 % of Existing Luminaires Being Altered¹ Sum Total of Luminaires Being Added or Altered Calculation Method  
04 % of Existing Luminaires Being Altered¹ Sum Total of Luminaires Being Added or Altered Calculation Method

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H. OUTDOOR LIGHTING CONTROLS

This table demonstrates compliance with controls requirements for all new or altered luminaires installed as part of the permit application. For alteration projects, luminaires which are existing to remain (ie untouched) and luminaires which are removed and reinstalled (wiring only) do not need to be included in this table even if they are within the spaces covered by the permit application.  
Mandatory Controls for Nonresidential Occupancies, Parking Garages & Common Areas in Multifamily Buildings  
01 Area Description 02 Shut-Off 130.2(c)1 / 160.5(c) 03 Auto-Schedule 130.2(c)2 / 160.5(c) 04 Motion Sensor 130.2(c)3 / 160.5(c) 05 Field Inspector  
General Hardscape: "XA" Astronomical Timer Provided NA: Each Luminaire <= 40 Watts  
General Hardscape: "XC" Astronomical Timer Provided NA: Each Luminaire <= 40 Watts

¹FOOTNOTE: Text has been abbreviated, please refer to Table 160.5-A to confirm compliance with the specific light source technologies listed.  
²Authority having jurisdiction may ask for cutsheets or other documentation to confirm compliance of light source.  
³Recessed luminaires marked for use in fire-rated installations, and recessed luminaires installed in non-insulated ceilings are exempted from ii and iii.

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N. EXISTING CONDITIONS POWER ALLOWANCE (alterations only)

This section does not apply to this project.

O. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections have been made based on information provided in this document. If any selection has been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online  
Form/Title  
NRCC-LTD-E - Must be submitted for all buildings

P. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Selections have been made based on information provided in this document. If any selection has been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and must be completed through an Acceptance Test Technician Certification Provider (ATTCP). For more information visit: <http://www.energy.ca.gov/title24/title24/providers.html>  
Form/Title  
NRCC-LTD-E - Must be submitted for all outdoor lighting controls except for alterations where controls are added to <= 20 luminaires.

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CERTIFICATE OF COMPLIANCE NRCC-LTD-E  
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C. COMPLIANCE RESULTS

Results in this table are automatically calculated from data input and calculations in Tables F through N. Note: If any cell on this table says "COMPLIES with Exceptional Conditions" refer to Table D. Exceptional Conditions for guidance or see applicable Table referenced below.  
Calculations of Total Allowed Lighting Power (Watts) 140.7 / 170.2(e)6 or 141.0(b)2L / 180.2(b)4Bv  
01 General Hardscape Allowance 140.7(d)1 / 170.2(e)6  
02 Per Application 140.7(d)2 / 170.2(e)6  
03 Sales Frontage 140.7(d)2 (See Table K)  
04 Ornamental 140.7(d)2 / 170.2(e)6 (See Table L)  
05 Per Specific Area 140.7(d)2 / 170.2(e)6 (See Table M)  
06 Existing Power Allowance 141.0(b)2L / 180.2(b)4Bv (See Table N)  
07 Total Allowed (Watts) 603.33  
08 Total Actual (Watts) 279.5  
09 07 must be >= 08  
Shielding Compliance (See Table G for Details) N/A  
Controls Compliance (See Table H for Details) COMPLIES

D. EXCEPTIONAL CONDITIONS

This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.

E. ADDITIONAL REMARKS

This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

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CERTIFICATE OF COMPLIANCE NRCC-LTD-E  
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I. LIGHTING POWER ALLOWANCE (per 140.7 / 170.2(e))

This table includes areas using allowance calculations per 140.7 / 170.2(e). General Hardscape Allowance is per Table 140.7-A/ Table 170.2-R while "Use it or lose it" Allowances are per Table 140.7-B/ Table 170.2-S. Indicate which allowances are being used to expand sections for user input. Luminaires that qualify for one of the "Use it or lose it" allowances shall not qualify for another "Use it or lose it" allowance. Outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit are included in Table H, and are not included here. All other multifamily outdoor lighting is included here.  
Calculated General Hardscape Lighting Power Allowance per Table 140.7-A for Nonresidential & Hotel/Motel  
01 General Hardscape Allowance Table 1 (below) "Use it or lose it" Allowance (select all that apply) (select all that apply)  
02 Area Description 03 Illuminated Area (ft²) 04 Allowed Density (W/ft²) 05 Area Allowance (Watts) 06 Linear Wattage Allowance (LWA) Perimeter Length (ft) 07 Allowed Density (W/ft) 08 Linear Allowance (Watts) 09 Total General AWA + LWA (Watts)  
General Hardscape 8306 0.021 174.43 522 0.2 104.4 278.83  
Initial Wattage Allowance for Entire Site (Watts): 250  
Instances of Initial Wattage Allowance (LZ 0 only):  
Total General Hardscape Allowance (Watts): 528.83

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DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete.  
Documentation Author Name: Eldridge O. Bell Documentation Author Signature: [Signature]  
Company: Aurum Consulting Engineers, Monterey Signature Date: 04/02/24  
Address: 404 W. Franklin St., Suite 100 CEA/ HERS Certification Identification (if applicable):  
City/State/Zip: Monterey, CA 93940 Phone: 831-646-3330

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:  
1. The information provided on this Certificate of Compliance is true and correct.  
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer)  
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 5 of the California Code of Regulations.  
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.  
5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.  
Responsible Designer Name: Eldridge O. Bell Responsible Designer Signature: [Signature]  
Company: Aurum Consulting Engineers, Monterey Date Signed: 04/02/24  
Address: 404 W. Franklin St., Suite 100 License: E17789 Exp: 06/30/26  
City/State/Zip: Monterey, CA 93940 Phone: 831-646-3330

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F. OUTDOOR LIGHTING FIXTURE SCHEDULE

For new or altered lighting systems demonstrating compliance with 140.7 / 170.2(e)6 all new luminaires being installed and all existing luminaires remaining or being moved within the spaces covered by the permit application are included in the Table below. For altered lighting systems using the Existing Power method per 141.0(b)2L only new luminaires being installed and replacement luminaires being installed as part of the project scope are included (ie, existing luminaires remaining or existing luminaires being moved are not included). Outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit are included in Table H, and are not included here. All other multifamily outdoor lighting is included here.  
Designed Wattage:  
01 Name or Item Tag 02 Complete Luminaire Description 03 Watts per luminaire¹,² 04 How is Wattage determined 05 Total Number Luminaires² 06 Luminaire Status³ 07 Excluded per 140.7(a) / 170.2(e)6A 08 Design Watts 09 Cutoff Req. > 6,200 Initial lumen output 130.2(b) / 160.5(c)¹ 10 Field Inspector  
XA 18" Hx8-1/2" Wx9-1/2" D LED Wall Sconce  Linear 9 Mfr. Spec 11 New  99 NA: < 6200 lumens    
XC 3" Dia. Recessed LED Down Light  Linear 9.5 Mfr. Spec 19 New  180.5 NA: < 6200 lumens    
Total Design Watts: 279.5

¹NOTES: Selections with a \* require a note in the space below explaining how compliance is achieved.  
EX: Luminaire is lighting a statue; EXCEPTION 2 to 130.2(b)  
²FOOTNOTES: Authority Having Jurisdiction may ask for Luminaire cut sheets to confirm wattage used for compliance per 130.0(c) / 160.5(b)  
³ For linear luminaires, wattage should be indicated as W/ft instead of Watts/luminaire. Total linear feet should be indicated in column 05 instead of number of luminaires.  
³ Select "New" for new luminaires in a new outdoor lighting project, or for added luminaires in an alteration. Select "Altered" for replacement luminaires in an alteration. Select "Existing to Remain" for existing luminaires within the project scope that are not being altered and are remaining. Select "Existing Reinstalled" for existing luminaires which are being removed and reinstalled as part of the project scope.  
⁴ Compliance with mandatory shielding requirements is required for luminaires with initial lumen output >= 6,200 unless exempted by 130.2(b) / 160.5(c)

G. SHIELDING REQUIREMENTS (BUG)

This section does not apply to this project.

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CERTIFICATE OF COMPLIANCE NRCC-LTD-E  
Project Name: JB Pastor Building Report Page: (Page 6 of 8)  
Date Prepared: 2024-06-06T15:25:23-04:00

J. LIGHTING ALLOWANCE: PER APPLICATION

This table includes areas using the wattage allowance per application from Table 140.7-B / Table 170.2-S.  
01 Area Description 02 Application per Table 140.7-B¹ 03 # of Locations 04 Allowance per Location² 05 Extra Allowance (Watts) 06 Luminaire Name or Item Tag 07 Watts per Luminaire 08 # of Luminaires 09 Design Watts 10 Additional Allowance (Watts)  
Building Entrances Building Entrance/Exit 7 19 133 XA 9 3 27 74.5  
XC 9.5 5 47.5  
Total Design Watts for this Area: 74.5  
Total Allowance (Watts) All Areas: 74.5

¹FOOTNOTES: Primary entrance applications are only available for senior care facilities, healthcare facilities, police stations, hospitals, fire stations, and emergency vehicle facilities.  
² The Allowance per Location for ATMs is 100W for the first ATM and 35W for each additional per Table 140.7-B/ Table 170.2-S.  
³ For Luminaires indicated in Table 1 as linear, wattage in column 07 is W/ft instead of Watts/luminaire. Total linear feet should be indicated in column 08 instead of number of luminaires.

K. LIGHTING ALLOWANCE: SALES FRONTAGE

This section does not apply to this project.

L. LIGHTING ALLOWANCE: ORNAMENTAL

This section does not apply to this project.

M. LIGHTING ALLOWANCE: PER SPECIFIC AREA

This section does not apply to this project.

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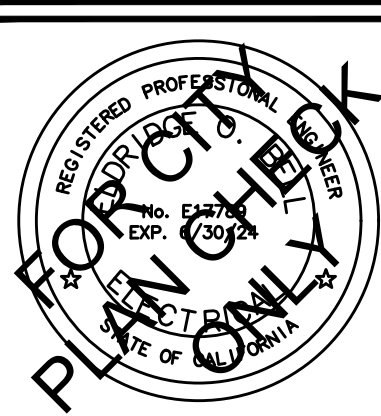
AURUM CONSULTING ENGINEERS  
MONTEREY BAY, INC  
Project No. 24-027.00  
404 W. Franklin St. • Suite 100 • Monterey, CA 93940  
T.831.646.3330 • F. 831.646.3336 • www.auremb.com

REVISIONS DATE

JB PASTOR BUILDING  
PHOTOMETRIC STUDY  
DOLORES ST. 2ND SE SEVENTH ST.  
CARMEL BY THE SEA, CA

Project Title:

CALIFORNIA ENERGY  
COMPLIANCE TITLE 24  
(BUILDING EXTERIOR)



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Date: 03.08.24  
Scale: AS NOTED  
Job No.: 24-027.00

E002  
OF SHEETS

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Schedule									
Symbol	Label	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power
⊖	XA	11	EVERGREEN LIGHTING	POM1109LS	LANTERN DARKSKY WALL FIXTURE MEETS THE 'NIGHTTIME FRIENDLY' CRITERIA	1	900	0.89	9
□	XC	19	COOPER LIGHTING SOLUTIONS - HALO (FORMERLY EATON)	HL36A10WFL930ED010TL3RMW	HL3 10W Round, Wide Flood optic with conical trim, No Lens, Matte White	1	843	0.89	9.5

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc. Zone #1	+	2.5 fc	12.0 fc	0.0 fc	N/A	N/A

**SHEET NOTES**

1. FIXTURE TYPE "XA" IS INSTALLED AT 6'-8" ABOVE FINISHED GRADE

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Project No. 24-027.00

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REVISIONS	DATE
▲	
▲	
▲	

**JB PASTOR BUILDING  
PHOTOMETRIC STUDY**

DOLORES ST. 2ND SE SEVENTH ST.  
CARMEL BY THE SEA, CA

Project Title:

**LIGHTING PLAN  
PHOTOMETRIC STUDY -  
GROUND LEVEL**

Sheet Title:

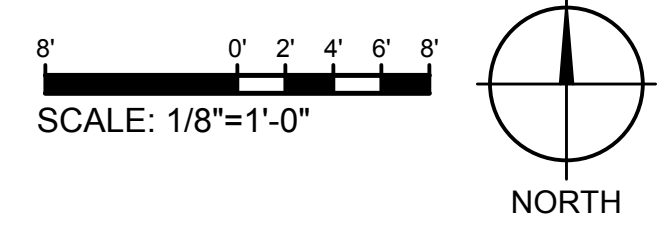
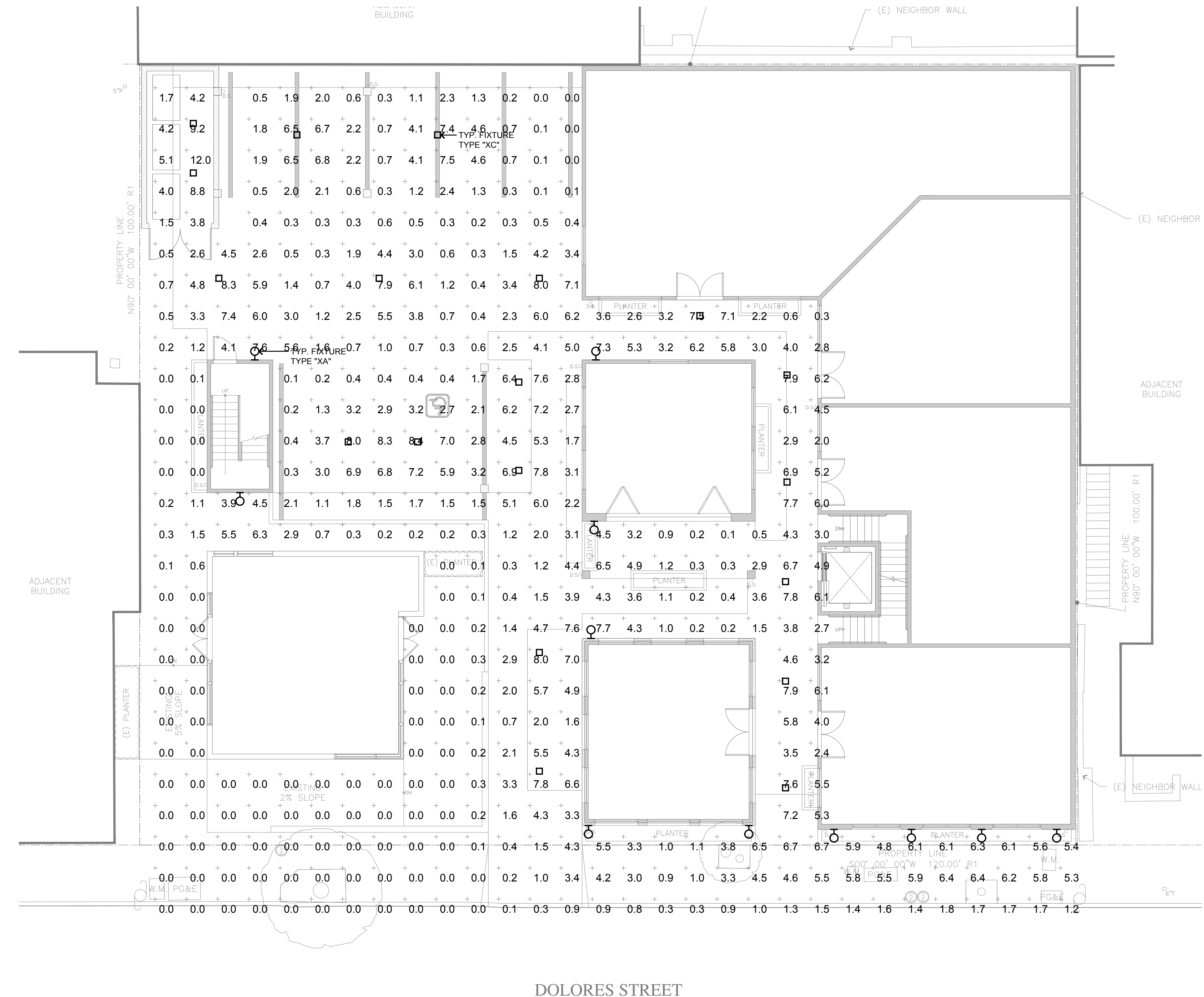
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