County of Monterey

County of Monterey Government Center
1441 Schilling Place, Salinas, CA 93901

Meeting Agenda - Final

Wednesday, October 1, 2025
8:00 AM

Government Center
1441 Schilling Place
Salinas, CA 93901

Administrative Permit

The Recommended Action indicates the staff recommendation at the time the agenda was prepared. That recommendation does not limit the Chief of Planning's alternative actions on any matter before it.

Notice is hereby given that on October 1, 2025 the Chief of Planning of the County of Monterey Housing and Community Development, is considering the project described on the following pages.

Any comments or requests that any of the applications be scheduled for public hearing must be received in writing in the office of the County of Monterey Housing and Community Development by 5:00 pm Tuesday, September 30, 2025. A public hearing may be required if any person, based on a substantive issue, so requests.

Si necesita la traducción de esta agenda, comuníquese con el Departamento de Vivienda y Desarrollo Comunitario del Condado de Monterey ubicado en el Centro de Gobierno del Condado de Monterey, 1441 Schilling Place, segundo piso, Salinas, o por teléfono al (831) 755-5025. Después de su solicitud, la Secretaria asistirá con la traducción de esta agenda.

If requested, the agenda shall be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 USC Sec. 12132) and the federal rules and regulations adopted in implementation thereof. For information regarding how, to whom and when a person with a disability who requires a modification or accommodation in order to participate in the public meeting may make a request for disability-related modification or accommodation including auxiliary aids or services or if you have any questions about any of the items listed on this agenda, please call the County of Monterey Housing and Community Development at (831) 755-5025.

NOTE: All agenda titles related to numbered items are live web links. Click on the title to be directed to corresponding Staff Report

SCHEDULED MATTERS

1. PLN250164 - GERHARDY LOUIS PAUL III & WENDRA LEIGH TRS

Administrative Permit and Design Approval to allow the construction of a 3,676 square foot single family residence with an attached 680 square foot garage with associated site improvements. Colors and materials to consist of aged white stucco walls with rustic gold stone veneer, Tobacco solid body, stained wood rafters & trim, dark bronze metal clad windows & doors, custom blend Spanish clay tile roof, copper gutters, stone terrace and landing pavers.

Project Location: 8390 Monterra Views, Monterey

Proposed CEQA action: Categorically Exempt pursuant to CEQA Guidelines Section 15303 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2

Attachments: Staff Report
Exhibit A - Draft Resolution

2. PLN240243 - MOZINGO DENNIS L TR

Administrative hearing to consider the demolition of an existing 6,940 square foot single-story single-family dwelling and construction of 10,191 square foot two-story single-family dwelling with 728 square foot basement and an attached 1,632 square foot garage, and associated site improvements.

Project Location: 8320 Vista Monterra, Monterey, CA 93940

Proposed CEQA action: Find the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15302, and that none of the exceptions pursuant to section 15300.2 apply.

Attachments: Staff Report
Exhibit A - Draft Resolution
Exhibit B - Vicinity Map

3. PLN250029 - SCHERLING JOSHUA BRET & STACEY LAUREN

Administrative hearing to consider action on the construction of a 1,463 square foot detached workshop with a 777 square foot deck.

Project Location: 3150 Don Lane, Pebble Beach, Del Monte Forest Land Use Plan

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to Guidelines section 15300.2.

Attachments: Staff Report
Exhibit A - Draft Resolution
Exhibit B - Vicinity Map

4. PLN250015 - CAMPBELL NASON & NICOLE

Administrative hearing to consider action on the demolition of an existing single-story residence, barn, and detached garage; and construction of a 4,601 square foot single-story residence with an attached 1,342 square foot garage room, a 2,400 square foot detached barn, and associated site improvements, to clear Code Enforcement Case No. 24CE00399.

Project Location: 451 Corral De Tierra, Salinas, Toro Area Plan

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301, and there are no exceptions pursuant to Guidelines section 15300.2.

Attachments:
Staff Report
Exhibit A - Draft Resolution
Exhibit B - Vicinity Map

Introduced: 9/22/2025 **Current Status:** Agenda Ready

Version: 1 **Matter Type:** Administrative Permit

PLN250164 - GERHARDY LOUIS PAUL III & WENDRA LEIGH TRS

Administrative Permit and Design Approval to allow the construction of a 3,676 square foot single family residence with an attached 680 square foot garage with associated site improvements. Colors and materials to consist of aged white stucco walls with rustic gold stone veneer, Tobacco solid body, stained wood rafters & trim, dark bronze metal clad windows & doors, custom blend Spanish clay tile roof, copper gutters, stone terrace and landing pavers.

Project Location: 8390 Monterra Views, Monterey

Proposed CEQA action: Categorically Exempt pursuant to CEQA Guidelines Section 15303 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2

RECOMMENDATIONS

It is recommended that the HCD Chief of Planning adopt a resolution to:

a. Find that the project qualifies as a Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and

b. Approve an Administrative Permit and Design Approval to allow the construction of a 3,676 square foot single family residence with an attached 680 square foot garage with associated site improvements. Colors and materials to consist of aged white stucco walls with rustic gold stone veneer, Tobacco solid body, stained wood rafters & trim, dark bronze metal clad windows & doors, custom blend Spanish clay tile roof, copper gutters, stone terrace and landing pavers.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to two standard conditions of approval.

PROJECT INFORMATION

Property Owner: Gerhardy Louis Paul III & Wendra Leigh TRS
APN: 259-211-010-000
Parcel Size: 2.35 Acres
Zoning: RDR/10-UR-VS
Plan Area: Greater Monterey Peninsula Area Plan
Flagged and Staked: Yes

SUMMARY

Staff is recommending approval of a Administrative Permit and Design Approval subject to the findings and evidence in the attached Resolution (see **Exhibit A**), and subject to the conditions of approval attached to the Resolution. Please read these carefully and contact the planner if you have any questions. Unless otherwise noted in the conditions, the applicant will be required to satisfy all permit conditions prior to the issuance of a building/grading permits and/or commencement of the approved use.

On October 1, 2025, an administrative decision will be made. A public notice has been distributed for this project. The deadline for submittal of written comments in opposition to the project, its findings, or conditions, based on a substantive issue, is 5:00 p.m. on Tuesday, September 30, 2025. The permit will be administratively approved the following day if we do not receive any written comments by the deadline. You will receive a copy of your approved permit in the mail. We will notify you as soon as possible in the event that we receive correspondence in opposition to your project or if the application is referred to a public hearing.

THIS ADMINISTRATIVE PERMIT IS COMBINED WITH A CONSTRUCTION PERMIT AS A COMBO PERMIT: A PREVIOUSLY CERTIFIED EIR FOR THE SUBDIVISION ANALYZED RESOURCES AND ESTABLISHED BUILDING ENVELOPES ON EACH LOT. THERE IS NO TREE REMOVAL THAT IS DISCRETIONARY, NO ADDITIONAL IMPACTS TO ENVIRONMENTALLY SENSITIVE HABITAT OR DEVELOPMENT ON SLOPES IN EXCESS OF 30% ASSOCIATED WITH THIS PERMIT.

Note: This project will be referred to the Monterey County Zoning Administrator if a public hearing is necessary. The decision on this project is appealable to the Planning Commission.

Prepared by: Domi Hernandez, Permit Technician III
Reviewed and Approved by: Elizabeth Gonzales, Permit Center Manager

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Site Plans, Floor Plans & Elevations
- Colors and Materials

cc: Front Counter Copy; Monterey County Fire Protection District; HCD-Environmental Services; HCD-Development Services; Environmental Health Bureau; Domi Hernandez, Permit Technician III; Elizabeth Gonzales, Permit Center Manager; Gerhardy Louis Paul & Wendra Leigh; Property Owners; Agent; Matt Andrew; Interested Parties; The Open Monterey Project; LandWatch (Executive Director); Planning File PLN250164

County of Monterey

Item No.1

Administrative Permit

Legistar File Number: AP 25-051

October 01, 2025

Introduced: 9/22/2025 **Current Status:** Agenda Ready

Version: 1 **Matter Type:** Administrative Permit

PLN250164 - GERHARDY LOUIS PAUL III & WENDRA LEIGH TRS

Administrative Permit and Design Approval to allow the construction of a 3,676 square foot single family residence with an attached 680 square foot garage with associated site improvements. Colors and materials to consist of aged white stucco walls with rustic gold stone veneer, Tobacco solid body, stained wood rafters & trim, dark bronze metal clad windows & doors, custom blend Spanish clay tile roof, copper gutters, stone terrace and landing pavers.

Project Location: 8390 Monterra Views, Monterey

Proposed CEQA action: Categorically Exempt pursuant to CEQA Guidelines Section 15303 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2

RECOMMENDATIONS

It is recommended that the HCD Chief of Planning adopt a resolution to:

a. Find that the project qualifies as a Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and

b. Approve an Administrative Permit and Design Approval to allow the construction of a 3,676 square foot single family residence with an attached 680 square foot garage with associated site improvements. Colors and materials to consist of aged white stucco walls with rustic gold stone veneer, Tobacco solid body, stained wood rafters & trim, dark bronze metal clad windows & doors, custom blend Spanish clay tile roof, copper gutters, stone terrace and landing pavers.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to two standard conditions of approval.

PROJECT INFORMATION

Property Owner: Gerhardy Louis Paul III & Wendra Leigh TRS
APN: 259-211-010-000
Parcel Size: 2.35 Acres
Zoning: RDR/10-UR-VS
Plan Area: Greater Monterey Peninsula Area Plan
Flagged and Staked: Yes

SUMMARY

Staff is recommending approval of a Administrative Permit and Design Approval subject to the findings and evidence in the attached Resolution (see **Exhibit A**), and subject to the conditions of approval attached to the Resolution. Please read these carefully and contact the planner if you have any questions. Unless otherwise noted in the conditions, the applicant will be required to satisfy all permit conditions prior to the issuance of a building/grading permits and/or commencement of the approved use.

On October 1, 2025, an administrative decision will be made. A public notice has been distributed for this project. The deadline for submittal of written comments in opposition to the project, its findings, or conditions, based on a substantive issue, is 5:00 p.m. on Tuesday, September 30, 2025. The permit will be administratively approved the following day if we do not receive any written comments by the deadline. You will receive a copy of your approved permit in the mail. We will notify you as soon as possible in the event that we receive correspondence in opposition to your project or if the application is referred to a public hearing.

THIS ADMINISTRATIVE PERMIT IS COMBINED WITH A CONSTRUCTION PERMIT AS A COMBO PERMIT: A PREVIOUSLY CERTIFIED EIR FOR THE SUBDIVISION ANALYZED RESOURCES AND ESTABLISHED BUILDING ENVELOPES ON EACH LOT. THERE IS NO TREE REMOVAL THAT IS DISCRETIONARY, NO ADDITIONAL IMPACTS TO ENVIRONMENTALLY SENSITIVE HABITAT OR DEVELOPMENT ON SLOPES IN EXCESS OF 30% ASSOCIATED WITH THIS PERMIT.

Note: This project will be referred to the Monterey County Zoning Administrator if a public hearing is necessary. The decision on this project is appealable to the Planning Commission.

Prepared by: Domi Hernandez, Permit Technician III
Reviewed and Approved by: Elizabeth Gonzales, Permit Center Manager

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Site Plans, Floor Plans & Elevations
- Colors and Materials

cc: Front Counter Copy; Monterey County Fire Protection District; HCD-Environmental Services; HCD-Development Services; Environmental Health Bureau; Domi Hernandez, Permit Technician III; Elizabeth Gonzales, Permit Center Manager; Gerhardy Louis Paul & Wendra Leigh; Property Owners; Agent; Matt Andrew; Interested Parties; The Open Monterey Project; LandWatch (Executive Director); Planning File PLN250164

Exhibit A

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EXHIBIT A
RESOLUTION

Before the Housing and Community Development Chief of Planning in and for the County of Monterey, State of California

In the matter of the application of: **GERHARDY LOUIS PAUL III & WENDRA LEIGH TRS (PLN250164)**

RESOLUTION NO. 25-047

Resolution by the Monterey County Chief of Planning:

1) Finding that the project qualifies as a Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and
2) Approving an Administrative Permit and Design Approval to allow the construction of a 3,676 square foot single family residence with an attached 680 square foot garage with associated site improvements. Colors and materials to consist of aged white stucco walls with rustic gold stone veneer, Tobacco solid body, stained wood rafters & trim, dark bronze metal clad windows & doors, custom blend Spanish clay tile roof, copper gutters, stone terrace and landing pavers. [8390 Monterra Views, Greater Monterey Peninsula (APN: 259-211-010-000)]

The Gerhardy application (PLN250164) came on for an administrative decision hearing before the Monterey County Chief of Planning on October 1, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, including the conditions of approval and project plans the Monterey County Chief of Planning finds and decides as follows:

FINDINGS

1. FINDING: **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:

- the 2010 Monterey County General Plan;
- Greater Monterey Peninsula Area Plan; and
- Monterey County Zoning Ordinance (Title 21).

No conflicts were found to exist. No communications were received during the review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

b) Project. The proposed project consists of the construction of a 3,676 square foot single family residence with an attached 680 square foot garage, 658 square foot covered terrace, 506 square feet of covered porches, 66 square foot trash enclosure, a 109 square foot breezeway connecting an attached 742 square foot accessory dwelling unit with a 108 square foot terrace and 10 square foot hot water heater enclosure. Associated site improvements include grading of approximately 475 cubic yards of cut & 482 cubic yards of fill, 154 lineal feet of site retaining walls with an average height of 3.5 feet, landscaping, and new driveway.

c) Allowed Use. The property is located at 8390 Monterra Views, Monterey, (Assessor' Parcel Number 259-211-010-000) Greater Monterey Peninsula. The parcel is zoned RDR/10-UR-VS, Rural Density Residential/10 acres per unit, Urban Reserve, Visually Sensitive, which allows the first single family dwelling as a principally allowed use as identified in Title 21.16.030. However, Title 21 section 21.46.030.D.2, requires the granting of an Administrative Permit for development within the VS districts that do not have the potential to create a substantial adverse visual impact when view from a common public viewing area. As further described in evidence "h" below, the proposed development would not have the potential to create a substantial visual impact when viewed from a common public viewing area. Additionally, pursuant to Title 21 Chapter 21.44, the development in the underlying zoning district is also subject to a Design Approval. The project is located within an established building envelope. A site plan was included in the application showing the location and design of the proposed development and demonstrating that it is appropriate for the site. The project is consistent with the requirements for the Residential Allocation Zoning District. Therefore, the project is an allowed land use for this site.

   The site plans included in this project illustrate an approximately 1095 square foot detached Accessory Dwelling Unit (ADU). Pursuant to Title 21 section 21.64.030 and Government Code section 65852.2, construction of an ADU shall be processed ministerially. Although a planning entitlement is not required and approval for the construction of ADU is not a part of this application, the ADU is dependent and accessory to a single-family dwelling. Therefore, the ADU remains in the plans.

d) Lot Legality. The subject 2.35 acre parcel (102,366 square feet) Assessor's Parcel Number 259-211-010-000, is identified in its current configuration in Monterra Ranch Phase 6 Subdivision (Volume 22 C&T PG 56, Tract No. 1419, Lot 153). Therefore, the county recognizes the subject property as a legal lot of record.

e) Design/Neighborhood Character and Visual Sensitivity. Subject properties within a VS zoning district overlay are also subject to design standards outlined in Title 21, Chapter 21.44, which is intended to regulate the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character. Proposed colors and materials will consist of

aged white stucco walls with rustic gold stone veneer, Tobacco solid body stain wood rafters & trim, dark bronze metal clad windows & doors, custom blend Spanish clay tile roof, copper gutters, stone terrace and landing pavers. The development blends in with the surrounding residential neighborhood and the natural colors and materials that exist in this community.

The zoning of the subject property includes Visually Sensitive overlay "VS" which is intended to review development in those areas of the County of Monterey in which such development could potentially create adverse visual impacts when viewed from a common public viewing area. This would include regulating the location, size, configuration, materials, and colors of structures to ensure the protection of public viewshed, neighborhood character and the visual integrity of certain developments without imposing undue restrictions on private property. The project staking and flagging was not visible from Highway 68, a designated Scenic Highway, and the project is not visible from a common public viewing area. The project, as designed and sited, assures the protection of the public viewshed, is consistent with the neighborhood character, blends in with the surrounding areas, and ensures visual integrity.

f) Development Standards. As proposed, the project meets all required development standards. The development standards for the RDR/10-VS district are identified in the Monterey County Code Section 21.16.060. The minimum setbacks for the main structure in the RDR zoning district are 30 feet from the front, 20 feet from the side, and 20 feet from the rear. The maximum height allowed is 30 feet. The proposed project has a maximum height of 15 feet and the subject site is within an established building envelope. Therefore, setbacks are consistent with the minimum required and meet the height requirement for the zoning district in which it is located.

g) This project is a combination of a planning and building permit. An Environmental Impact Report was prepared and adopted for this subdivision (Monterra Ranch Phase 6 Subdivision Volume 22 C&T PG 56, Tract No. 1419) and addressed all affected resources, creating building envelopes for future development. Therefore, the project is consistent with the General Plan and Greater Monterey Peninsula Area Plan.

h) The project planner verified that the project on the subject parcel conforms to the plans listed above.

i) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250164.

2. FINDING: **SITE SUITABILITY –** The site is physically suitable for the proposed development and/or use.

EVIDENCE: a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, HCD-Building, Environmental Health Bureau, and Fire District. County staff reviewed the application

materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. No Conditions are recommended to address site suitability related to impacts with the combined planning and building permits as all resources have been addressed in the previous Environmental Impact Report (EIR). A Permit Approval Notice will be required for recordation.

b) There are no physical or environmental constraints that would indicate that the site is not suitable for the use. All development shall be in accordance with all technical reports prepared for the EIR.

c) Staff verified that the site is suitable for this use.

d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250164.

3. FINDING: **HEALTH AND SAFETY –** The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

EVIDENCE:

a) The project was reviewed by HCD-Planning, HCD-Building, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Fire District. The respective agencies have reviewed the plans to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

b) Necessary public facilities will be provided. Canada Woods Mutual Water Company LLC will be providing water. Onsite Wastewater Treatment System will be serviced by Canada Woods as well.

c) Staff verified that the site is suitable for this use.

d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250164.

4. FINDING: **NO VIOLATIONS –** The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.

EVIDENCE:

a) Staff reviewed Monterey County HCD-Planning and HCD-Building Services records and is not aware of any violations existing on subject property.

b) Staff researched County records to assess if any violation exists on the subject property.

c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN2500164.

5. FINDING: **CEQA (Exempt) –** The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

EVIDENCE:

a) As detailed in Finding 1, evidence "c", the applicants propose a single-family dwelling and an ADU. However, under Title 21 section 21.64.030 and Government Code section 65852.2, the ADU is being processed ministerially. CEQA Guidelines section 15268(d) declares that "[w]here a project involves an approval that contains elements of both a ministerial action and a discretionary action, the project will be deemed to be discretionary and will be subject to the requirements of CEQA." In such cases, while the whole project becomes subject to CEQA, it is only those discretionary components of the project – those parts which the reviewing agency (here, the County) has authority to shape, influence, approve, or deny (CEQA Guidelines section 15040; Public Resources Code section 21004). Accordingly, while the Chief of Planning's discretionary authority is limited to consideration of the proposed residence, the proposed residence and the ADU are subject to CEQA. The project involves the construction of the first single-family dwelling, with an attached garage and an attached accessory dwelling unit on a residentially zoned property.

b) California Environmental Quality Act (CEQA) Guidelines Section 15303 categorically exempts the first single family dwelling and accessory structures.

c) The project qualifies for the exemption because it proposes the construction of a new single-family residence and accessory structures within residential zoning.

d) The project consists of a 3,676 square foot single family residence with an attached 680 square foot garage, 658 square foot covered terrace, 506 square feet of covered porches, 66 square foot trash enclosure, a 109 square foot breezeway connecting an attached 742 square foot accessory dwelling unit with a 108 square foot terrace and 10 square foot hot water heater enclosure. Associated site improvements include grading of approximately 475 cubic yards of cut & 482 cubic yards of fill, 154 lineal feet of site retaining walls with an average height of 3.5 feet, landscaping, and new driveway.

e) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, unusual circumstances that would result in significant effect, or development, that would result in a cumulatively significant impact.

f) No adverse environmental effects were identified during staff review of the development application.

g) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250164.

6. FINDING: **PLANNING COMMISSION –**The decision on this project may be appealed to the Planning Commission.

EVIDENCE:

a) Planning Commission. Pursuant to Title 21, section 21.80.040 of Monterey County Code, an appeal may be made to the Planning

Commission by any person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Chief of Planning does hereby:

1. Find the project qualifies as a Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and
2. Approve the Administrative Permit to allow the construction of a 3,676 square foot single family residence with an attached 680 square foot garage with associated site improvements.

All of which are in general conformance with the attached sketch and subject to the attached conditions**,** all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 1st day of October 2025.

Fionna Jensen, AICP
HCD Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY OF THE PLANNING ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE _____.

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

   Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

   Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from Monterey County Planning and HCD-Building Services Department office in Salinas.

2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

County of Monterey HCD Planning

DRAFT Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN250164

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This permit (PLN250164) allows Administrative Permit and Design Approval to allow the construction of a 3,676 square foot single family residence with an attached 680 square foot garage, 658 square foot covered terrace, 506 square feet of covered porches, 66 square foot trash enclosure, a 109 square foot breezeway connecting an attached 742 square foot accessory dwelling unit with a 108 square foot terrace and 10 square foot hot water heater enclosure. Associated site improvements include grading of approximately 475 cubic yards of cut and 482 cubic yards of fill, 154 lineal feet of site retaining walls with an average height of 3.5', landscaping, and new driveway. Colors and materials to consist of aged white stucco walls with rustic gold stone veneer, Tobacco solid body, stained wood rafters & trim, dark bronze metal clad windows & doors, custom blend Spanish clay tile roof, copper gutters, stone terrace and landing pavers. The property is located at 8390 Monterra Views, Monterey (Assessor's Parcel Number 259-211-010-000), Greater Monterey Peninsula Area. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an on-going basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"An Administrative Permit (Resolution Number _____) was approved by HCD Director of Planning for Assessor's Parcel Number 259-211-010-000 on October 1, 2025. The permit was granted subject to two conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

Proof of recordation of this notice shall be furnished to the Director of HCD - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to the HCD - Planning.

All ideas, designs and plans indicated or represented by these drawings are owned by and are the property of Thomas Meaney Inc. Copyright © 2019 All rights reserved. Thomas Meaney Architect, Inc. per the Architectural Works Protection Act. None of such ideas, designs, or plans shall be used for any purposes without written permission by Thomas Meaney Inc. These plans are not to be reproduced, changed, or copied in any form or manner whatsoever, nor are they to be assigned to a third party without first obtaining the written consent of Thomas Meaney Inc. In the event of reuse of these plans by a third party, the third party shall hold Thomas Meaney Inc. harmless.

NOTES

GENERAL

1. All project work shall comply with the 2022 California Building Code (CBC), Title 24, 2022 California Residential Code (CRC), 2022 California Plumbing Code (CPC), 2022 California Mechanical Code (CMC), 2022 California Electrical Code (CEC), 2022 California Energy Code (CEnC), 2022 California Green Building Standards Code (CGBSC), and current editions of Monterey County Code
2. This project is subject to High Fire Hazard Area provisions of (CRC R337). New buildings, building materials, systems, assemblies and methods of construction located within any High Fire Hazard Severity Zones or Wildland-Urban Interface Fire Areas shall be pursuant per (CRC R337) for exterior wildfire exposure requirements.
3. At the time of final inspection a copy of the operation & maintenance manual, compact disc or web based reference, shall be placed in the building and/or provided to building occupant per California Green Building Standards (CBGC 4.410).
4. All utility electrical, cable, television and phone lines shall be placed underground.
5. Prior to building permit issuance, the property shall be certified to be in compliance with the vegetation management requirements prescribed in California Fire Code Section 4906. Refer to landscape plans for additional specifications.
6. All construction-related truck trips for trucks with a gross vehicle weight rating of three tons or more shall not be scheduled during peak hours (7-9 am and 4-6 pm).
7. Storage Battery System by 'Enphase Energy', Enphase IQ Battery 10, model # Encharge-10-1P-NA 3.8KW. Such systems shall comply with NFPA 70 and shall be protected from vehicle impact. (CRC R328.8)
8. The building shall have address numbers placed in a position that is plainly legible & visible from the street or road fronting the property. Numbers shall contrast with background, be Arabic or alphabetical letters & be a min. of 4" high with a min. stroke of $\frac{1}{2}$" inch. (R319.1 CRC; 502.1 CBC)

NOTIFICATIONS

Notify the **Solls Engineer** 48 hours before the following times:

1. Prior to the time that the site grading work begins.
2. After foundation excavations have been made and prior to placing reinforcing steel and formwork
3. Prior to all concrete pours.

Notify the **Structural Engineer** 48 hours before the following times:

1. Prior to the time that the site grading work begins.
2. After foundation excavations have been made and prior to placing reinforcing steel and formwork
3. Prior to all concrete pours.
4. Prior to placing the first course of concrete masonry units.
5. When rough framing is completed and prior to start of finish work.
6. Prior to covering any plywood sheathing nailing.
7. Prior to covering any shear wall hold-down anchors.

Contact **County Fire Department** for inspection requirements.

TREE PROTECTION AND REPLACEMENT

1. All native trees within 25 ft. of proposed ground disturbances shall be temporarily fenced with chain-link or other material satisfactory to P&D throughout all grading and construction activities. The fencing shall be installed 6 ft. outside the dripline of each native tree, and shall be staked every 6 ft., to the maximum extent
2. No construction equipment shall be parked, stored, or placed within 6 ft. of any native tree dripline.
3. No fill soil, rocks, or construction materials shall be stored or placed within 6 ft. of the dripline of all native trees.
4. Any roots encountered that are 1 inch in diameter or greater shall be cleanly cut. This shall be done under the direction of a P&D approved arborist/biologist.
5. Any trenching required within the dripline or sensitive root zone of any specimen tree shall be done by hand.
6. No permanent irrigation shall occur within the dripline of any existing oak tree.
7. Any construction activity required within 3 ft. of a native tree's dripline shall be done with hand tools.
8. Any unanticipated damage that occurs to trees or sensitive habitats resulting from construction activities shall be mitigated in a manner approved by P&D. This condition may include but is not limited to posting of a performance security, tree replacement on a 10:1 ratio and hiring of an outside consulting biologist to assess the damage and recommend mitigation. The required mitigation shall be done immediately under the direction of P&D prior to any further work occurring on site. Any performance securities required for installation and maintenance of replacement trees will be released by P&D after its inspection and approval of such installation.
9. All trees located within 25 feet of proposed buildings shall be protected from stucco or paint during construction.
10. All native trees with grading or construction work occurring within 6 ft. of the dripline shall have trunk protection, constructed of solid material (wood), installed to protect said trunks from damage by machinery/implements.

SPECIAL INSPECTIONS

1. All special inspections shall conform to 2021 IBC/ 2022 CBC.
2. Structural special inspections and observations are required for this project, refer to structural plans for additional specifications.
3. Required for all concrete with a design ultimate 28 day compressive strength in excess of 2500 psi.
4. Required for all installation of epoxied anchors.
5. During excavation process, a thorough search shall be made under the direction of soils engineer, to locate and remove any man-made buried structures and utilities
6. Inspection of the finished building pad shall be conducted by the soils engineer.
7. Soils engineer to review foundation and grading plans prior to submittal for building permit.
8. A representative of soils engineer shall be requested to inspect all excavations prior to backfilling, steel reinforcement and concrete or soil placement.
9. The PV system must be installed prior to final inspection.
10. Elements of the impervious moisture barrier system shall not be concealed until after inspection & approval. (CRC R109.1.5.3; CBC 110.3.4.1)

SEPARATE PERMITS & DEFERRED SUBMITTALS

All separate permits & deferred submittals per contractor

1. Provide grading under separate permit. **Civil plans for grading and driveway construction are provided for reference only and are not part of this permit.*
3. Provide solar photovoltaic under separate permit.
4. Fire sprinklers under separate permit and shall comply with R313.3 & 2022 NFPA 13D
5. Solar Panels and ESS Battery Storage system - 10kwh per CF-1R. under separate permit.
7. Provide retaining walls and site walls under separate permit.

SHEET INDEX

ARCHITECTURAL

A0.0	Title Sheet, Project Data, Notes, Sheet Index
A1.0	Survey
A1.1	Architectural Site Plan 1'=250'
A1.2	Enlraged Architectural Site Plan 1'=100'
A2.1	Residence First Floor Plan - 1/8"
A2.2	Partial First Floor Plan - 1/4"
A2.3	Partial First Floor Plan - 1/4"
A3.1	Residence & ADU Roof Plan - 1/8"
A5.1	Building Sections
A6.1-A6.5	Residence & ADU Exterior Elevations
A8.1	Finish Schedules
A8.2	Not Used
A8.3	Door Schedule
A8.4	Window Schedule
A9.1-A9.9	Building Details
G1.0-G2.0	Green Building Standards

LANDSCAPE

L-1.0	Overall Site Plan
L-1.1	Site Plan
L-1.2	Site Sections
L-3.0	Planting Notes
L-3.1	Planting Plan
L-4.0	Irrigation Notes
L-4.1	Irrigation Plan
L-5.1	Site Lighting Plan
L-5.2	Site Lighting Specs

CIVIL

C-1	Title Sheet
C-2	Grading & Drainage Plan
C-3	Driveway Plan and Profile
C-4	Site Sections
C-5	Utility Plan
C-6	Erosion Control Plan

STRUCTURAL

S1.1a	GEneral Notes /Abbreviations
S1.1b	General Notes
S1.1c	GEneral Notes/Special Inspections
S1.2	Typical DEtails
S1.3	Typical DEtails
S1.4	Typical DEtails
S1.5	Typical DEtails
S1.6	Steel Strong Wall Typical Details
S2.0	Schedule & Legend
S2.1	Overall Foundation Plan
S2.1.1	Foundation Plan North
S2.1.2	Foundation Plan South
S2.2	Overall Roof Framing Plan
S2.2.1	Roof Framing plan north
S2.2.2	Roof Framing plan south
S3.1	Foundation details
S3.2	Roof framing details

MECHANICAL

M0.1	Notes
M0.2	Main residence energy compliance
M0.3	Main residence energy compliance
M0.4	Main Res. & ADU energy compliance
M0.5	Typical DEtails
M0.6	2022 Low-rise residential mandatory measures summary
M2.1	Main residence HVAC plan
M2.2	ADU HVAC plan

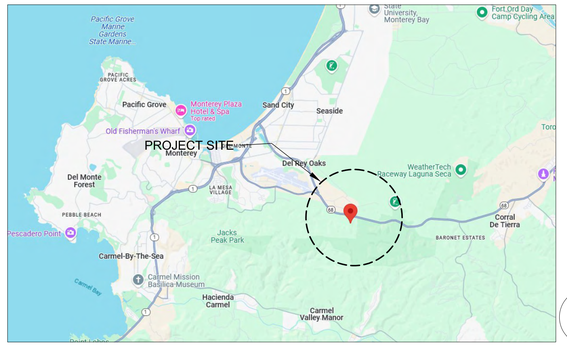
PLUMBING

P0.1	LEgends Schedules Notes & Details
P2.1	Main residence vent and waste plan
P2.2	Main Residence Domestic Water plan
P2.3	ADU plumbing plan
P2.4	Gas Line schematic

ELECTRICAL

E0.0	General Notes Symbols & single line diagrams
E0.1	Panel & Fixture schedules
E1.0	Electrical Site plan
E2.0	First floor electrical plan
E2.1	Partial first floor power plan
E2.2	Partial first floor power plan
E4.1	Partial first floor lighting plan
E4.2	Partial first floor lighting plan

VICINITY MAP



PROJECT DATA

OWNER	Louis Gerhardy
EXISTING STRUCTURES	Vacant Land
SCOPE OF WORK	New single family residence with attached garage and ADU. scope includes site grading & drainage. **refer to separate permit & deferred submittals notes*

PLANNING DATA

APN			259-211-010-000
ZONE			RDR/10-UR-VS
LOT SIZE - ***GROSS/NET***			2.35 AC
REQUIRED SETBACK	Front: 00' to center of R.O.W.	Side: 00'	Rear: 00'
COASTAL ZONE			No
FLOOD ZONE			No
HIGH FIRE HAZARD SEVERITY ZONE			Yes
FIRE SPRINKLERS REQUIRED	(Under Separate Permit per 2022 NFPA 13D)		Yes
PARKING			3 COVERED
GRADING	**refer to civil plans*		**refer to separate permit notes*
FIRE / WATER / SANITARY / SCHOOL DISTRICTS			CANADA WOODS

BUILDING DATA

OCCUPANCY GROUP	R-3U
TYPE OF CONSTRUCTION	VB
SPRINKLERS PROPOSED	Residence: Yes / Accessory Dwelling Unit: Yes **refer to separate permit notes*

PROPOSED FLOOR AREA - **GROSS/*NET***	**PRIMARY RESIDENCE**
RESIDENCE	3917 SF / 3676 SF
COVERED TERRACE	658 SF
COVERED PORCHES 1-4	507 SF
BREEZEWAY	109 SF
ATTACHED 3 CAR GARAGE	680 SF / 616 SF
TRASH	78F / 66 SF

PROPOSED FLOOR AREA - **GROSS/*NET***	**ADU**
ADU	808 SF / 742 SF
TERRACE	108 SF
HOT WATER CLOSET	10 SF

Total Impervious surfaces **4,632 SF**

CONSULTANTS

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REVISION SCHEDULE

NO.	DESCRIPTION	DATE
1		
2		

TOM MEANEY ARCHITECT
629 STATE STREET • SUITE 240 • SANTA BARBARA • CA • 93101
805.895.2836 • TOM@TOMMEANEY.COM • WWW.TOMMEANEY.COM

GERHARDY RESIDENCE
MONTERRA LOT 153
8390 MONTERRA VIEWS
MONTEREY, CA 93940

SITE PLAN

LICENSED ARCHITECT THOMAS MEANEY No. C14606 Renew 8/31/26 STATE OF CALIFORNIA

Date	JUNE 2, 2025
Scale	
Drawn	TALLON
Job #	USE IF ISSUED
Sheet	

A0.0

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REVISION SCHEDULE

NO.	DESCRIPTION	DATE
1		
2		

DIVISION 1 - GENERAL REQUIREMENTS

1.1 THE WORK TO BE DONE BY EACH CONTRACTOR INCLUDES THE FURNISHING OF ALL LABOR, MATERIALS,SERVICES, AND EQUIPMENT NECESSARY FOR THE CONSTRUCTION AND COMPLETION OF THIS PROJECT, INCLUDING SITEWORK. ALL WORK PERFORMED AND MATERIALS SUPPLIED SHALL COMPLY WITH THE FOLLOWING:

1.1.1 THESE NOTES AND DRAWINGS.
1.1.2 ALL APPLICABLE LOCAL, STATE, AND FEDERAL CODES, ORDINANCES, AND REGULATIONS LISTED IN THESE DOCUMENTS.
1.1.3 WORKMANSHIP SHALL MEET NORMAL PROFESSIONAL STANDARDS OF THE TRADE AND SHALL MEET THE ARCHITECT'S AND OWNER'S SATISFACTION WITHIN THE STANDARDS NORMALLY PROVIDED BY VARIOUS TRADES.
1.1.4 INSTALLATION OF EQUIPMENT AND MATERIAL SHALL BE IN STRICT CONFORMANCE WITH MANUFACTURER'S INSTRUCTIONS AND/OR APPLICABLE ASSOCIATION STANDARDS.
1.1.5 **ALL MATERIALS SHALL BE NEW UNLESS OTHERWISE NOTED, AND SHALL BE EQUAL TO OR SUPERIOR TO THOSE ITEMS** SPECIFIED IF A SUBSTITUTION IS APPROVED. NO SUBSTITUTIONS SHALL BE MADE WITHOUT THE ARCHITECT'S PRIOR WRITTEN APPROVAL.

1.2 SITE VERIFICATION - EACH CONTRACTOR AND SUB-CONTRACTOR SHALL CAREFULLY EXAMINE THE SITE AND MAKE ALL INSPECTIONS NECESSARY IN ORDER TO DETERMINE THE FULL EXTENT OF THE WORK REQUIRED TO MAKE THE COMPLETED WORK CONFORM TO THE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL SATISFY HIMSELF AS TO THE NATURE AND LOCATION OF THE WORK, CONDITIONS, THE CONFORMATION AND CONDITION OF THE EXISTING GROUND SURFACE AND THE CHARACTER OF EQUIPMENT AND FACILITIES NEEDED PRIOR TO AND DURING PROSECUTION OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR ALL UNUSUAL CONDITIONS ENCOUNTERED ON THE SITE DURING THE COURSE OF CONSTRUCTION EXCEPT THOSE BELOW EXISTING SLABS OR GRADE OF WHICH THE CONTRACTOR MAY NOT HAVE KNOWLEDGE. ALL SUCH EXISTING CONDITIONS SHALL BE INCORPORATED INTO THE CONTRACTOR'S BID PROPOSAL, WHETHER SHOWN ON THE DRAWINGS OR NOT. ANY INACCURACIES OR DISCREPANCIES BETWEEN THE ACTUAL FIELD CONDITIONS AND THE DRAWINGS AND SPECIFICATIONS MUST BE BROUGHT TO THE ATTENTION OF THE OWNER AND ARCHITECT IN ORDER TO CLARIFY THE EXACT NATURE OF THE WORK PERFORMED.

1.3 CONSTRUCTION DOCUMENTS

1.3.1 THESE DRAWINGS ARE INTENDED AS A GUIDE ONLY FOR CONSTRUCTION. DEVIATIONS FROM THE DRAWINGS MUST BE APPROVED BY THE ARCHITECT.
1.3.2 THE CONTRACTOR IS FULLY RESPONSIBLE FOR OBSERVATION OF CONSTRUCTION AND PROPER EXECUTION OF WORK SHOWN ON THE DRAWINGS, AS WELL AS FOR PERFORMANCE OF WORK ON THIS PROJECT. THE ARCHITECT IS NOT RESPONSIBLE FOR METHODS USED, SAFETY ON, IN, OR ABOUT THE JOB SITE, OR FOR TIMELINESS OF PERFORMANCE OF CONSTRUCTION WORK.
1.3.3 THE CONTRACTOR IS RESPONSIBLE FOR THE ACCURACY OF ALL MATERIAL TAKE-OFFS FROM THESE DOCUMENTS. HE MUST VERIFY DIMENSIONS OF ALL EXISTING OR BUILT-IN ITEMS.
1.3.4 THE ARCHITECT IS NOT RESPONSIBLE FOR ANY DEVIATION FROM OR INTERPRETATION OF CONSTRUCTION DOCUMENTS MADE BY THE CONTRACTOR WITHOUT OBTAINING WRITTEN DIRECTION FROM THE ARCHITECT FIRST.
1.3.5 THESE DRAWINGS ARE NOT APPROVED FOR CONSTRUCTION UNTIL THEY ARE REVIEWED BY A QUALIFIED PLAN CHECK EXAMINER AND STAMPED "APPROVED" BY THE BUILDING DEPARTMENT AND A BUILDING PERMIT IS ISSUED.

1.4 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE BUILDING LINES AND LEVELS. THE CONTRACTOR SHALL COMPARE CAREFULLY THE LINES AND LEVELS SHOWN ON THE DRAWINGS WITH EXISTING LEVELS FOR LOCATION AND CONSTRUCTION OF THE WORK AND SHALL CALL THE ARCHITECT'S ATTENTION TO ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

1.5 EACH TRADES SHALL DO THEIR OWN CUTTING, FITTING, PATCHING, ETC. TO MAKE THE SEVERAL PARTS COME TOGETHER PROPERLY AND FIT IT TO RECEIVE OR BE RECEIVED BY WORK OF OTHER TRADES.

1.6 NEW AND REPAIR WORK IN THIS PROJECT WHICH ENCOMPASSES SIMILAR ITEMS IN EXISTING WORK SUCH AS STUCCO, DRYWALL, EAVES AND FASCIA, TRIM, GUTTERS AND DOWNSPOUTS, ELECTRICAL SWITCHING AND RECEPTACLE PLATES, AND OTHER ITEMS, SHALL MATCH EXISTING MATERIAL, INSTALLATION, FINISH, AND COLOR UNLESS OTHERWISE NOTED.

1.7 EACH TRADES SHALL, AT ALL TIMES, KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY THEIR WORK. AT THE COMPLETION OF THE WORK THEY SHALL REMOVE ALL RUBBISH, TOOLS, SCAFFOLDING, AND SURPLUS MATERIAL AND LEAVE THE JOB IN A BROOM CLEAN CONDITION. CONTRACTOR SHALL PERFORM FINAL CLEAN UP.

1.8 THE CONTRACTOR SHALL COORDINATE AND SCHEDULE ALL WORK WITH THE APPROVAL OF THE OWNER AND WITH MINIMUM DISRUPTION. THE OWNER SHALL BE CONSULTED BEFORE ANY BUILDING SERVICES ARE TEMPORARILY CUT OFF. TEMPORARILY RE-ROUTE ANY UTILITIES REQUIRED BY THE OWNER FOR CONTINUOUS SERVICE.

1.9 THE CONTRACTOR SHALL PROVIDE ALL SHORING AND BRACING REQUIRED TO ADEQUATELY PROTECT PERSONS, EXISTING CONSTRUCTION, AND ADJACENT PROPERTY, AND TO ENSURE THE SAFETY OF THE STRUCTURE THROUGHOUT THE CONSTRUCTION PERIOD, INCLUDING ANY SHORING DESIGN DRAWINGS WHICH MAY BE REQUIRED. THE CONTRACTOR SHALL PROVIDE, AT HIS OWN EXPENSE, ERECTION BRACING AND DRAWINGS REQUIRED BY LAW, OSHA, OR FOR GENERAL SAFE CONSTRUCTION PRACTICES.

1.10 THE ARCHITECT RESERVES THE RIGHT TO HAVE ANY WORK NOT DONE CORRECTLY AS PER DRAWINGS, SPECIFICATIONS, CONTRACT, OR ANY OTHER MEANS OF COMMUNICATION CORRECTED AT NO ADDITIONAL COST TO OWNER.

1.11 THE CONTRACTOR SHALL CARRY IN FORCE ALL NEEDED INSURANCE, LICENSES, FEES, PERMITS, TAXES AS REQUIRED BY LAW FOR THE DURATION OF THE PROJECT.

DIVISION 2 - SITEWORK

2.1 AN EFFORT HAS BEEN MADE TO DEFINE THE LOCATION OF UNDERGROUND FACILITIES WITHIN THE JOB SITE. HOWEVER, THE CONTRACTOR SHALL RECOGNIZE THAT ALL EXISTING UTILITY INSTALLATIONS AND OTHER UNDERGROUND STRUCTURES AND FACILITIES MAY OR MAY NOT BE SHOWN ON THE DRAWINGS AND THAT THEIR LOCATION WHERE SHOWN IS APPROXIMATE. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR LOCATING OR HAVING LOCATED ALL UNDERGROUND UTILITIES, STRUCTURES, AND OTHER FACILITIES AND FOR PROTECTING SAME DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. CONTACT UTILITY PROVIDER FOR EXACT LOCATIONS OF UTILITIES.

2.2 DEMOLITION

2.2.1 REMOVE ALL PORTIONS OF BUILDING, EQUIPMENT, PAVING, FOUNDATIONS, ETC. AS SHOWN OR AS REQUIRED TO COMPLETE THE WORK.
2.2.2 DISCONNECT ALL UTILITY LINES FROM ALL EQUIPMENT, FIXTURES, AND APPLIANCES TO BE REMOVED.
2.2.3 REMOVE ALL ABANDONED ABOVE OR BELOW GROUND UTILITY LINES, PIPE, CABLE, WIRE, CONDUIT, DUCTS, ETC. TO AS CLOSE TO THE SOURCE AS POSSIBLE. ALL ABANDONED ELECTRICAL CABLE AND WIRES SHALL BE REMOVED FROM CONDUITS IF CONDUITS MUST REMAIN IN PLACE.
2.2.4 REMOVE ALL ELECTRICAL OUTLETS AND SWITCHES AS REQUIRED TO COMPLETE THE WORK.
2.2.5 REMOVE ALL DEBRIS FROM THE SITE AND LEGALLY DISPOSE UNLESS OTHERWISE NOTED.
2.2.6 PROTECT ADJACENT PROPERTY AND STRUCTURES FROM DAMAGE DURING THE PROGRESS OF THE WORK.
2.2.7 PROVIDE CONTROL OF DUST AS REQUIRED.
2.2.8 PROVIDE PROTECTION FOR THE PORTION OF THE STRUCTURE EXPOSED DURING CONSTRUCTION FROM DAMAGE FROM THE ELEMENTS.
2.2.9 COORDINATE WITH OWNER ANY ITEMS THEY MAY WISH TO RETAIN.

2.3 DIRECT SURFACE DRAINAGE AWAY FROM THE STRUCTURE (1% MINIMUM).

2.4 IN THE EVENT UNSUITABLE SOIL IS ENCOUNTERED AT THE REQUIRED DEPTH, THE ARCHITECT AND GEOLOGIST SHALL BE NOTIFIED SO THAT THEY MAY DETERMINE HOW TO PROVIDE PROPER BEARING FOR THE STRUCTURE.

2.5 ALL STUMPS AND ROOTS ARE TO BE REMOVED FROM THE SOIL TO A DEPTH OF AT LEAST 12" BELOW THE SURFACE OF THE GROUND IN THE AREA TO BE OCCUPIED BY THE BUILDING OR PROPOSED STRUCTURE.

2.6 REFER TO SOILS REPORT FOR ALL BEARING CAPACITIES AND SPECIFIC REQUIREMENTS. IN THE ABSENCE OF A SOILS REPORT VERIFY WITH THE ARCHITECT AND ENGINEER AND/OR LOCAL BUILDING AUTHORITY/INSPECTORS REGARDING SPECIFIC EARTHWORK CONSTRAINTS AND REQUIREMENTS.

2.7 EXCAVATIONS FOR FOOTINGS SHALL BE MADE TO THE WIDTH, LENGTH, AND DEPTH REQUIRED. FINISH WITH LEVEL BOTTOMS. ALL FOUNDATIONS TO EXTEND TO UNDISTURBED SOIL. EXCAVATIONS SHALL BE KEPT FREE OF STANDING WATER. ALL CRAWL SPACES TO BE MINIMUM 18" CLEAR.

2.8 IN THE BUILDING AREA, SOFT SPONGY OR POROUS MATERIALS SHALL BE REMOVED TO A DEPTH OF THREE FEET BELOW THE BOTTOM OF THE FOOTING AND RECOMPACTED. UNLESS OTHERWISE NOTED, FOOTINGS SHALL BE CARRIED TO A DEPTH OF AT LEAST 18" BELOW THE TOP OF THE LOWEST EXISTING ADJACENT GRADE (24" IN AREAS WITH EXPANSIVE SOIL).

2.9 PROTECT ALL TREES AND LANDSCAPING NOT TO BE REMOVED.

2.10 FILL MATERIALS SHALL BE FREE FROM DEBRIS, VEGETABLE MATTER, AND OTHER FOREIGN SUBSTANCES.

2.11 BACKFILLING FOR TRENCHES SHALL BE COMPACTED TO 90 PERCENT DENSITY. BACKFILL FOR PIPE TRENCHES SHALL BE COMPACTED ON BOTH SIDES OF PIPE IN SIX INCH LAYERS.

2.12 PROJECTS WHICH DISTURB LESS THAN ONE ACRE OF SOIL AND ARE NOT PART OF A LARGER COMMON PLAN OF DEVELOPMENT WHICH IN TOTAL DISTURBS ONE ACRE OR MORE, SHALL MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION. IN ORDER TO MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION, ONE OR MORE OF THE FOLLOWING MEASURES SHALL BE IMPLEMENTED TO PREVENT FLOODING OF ADJACENT PROPERTY, PREVENT EROSION AND RETAIN SOIL RUNOFF ON THE SITE.

A. RETENTION BASINS OF SUFFICIENT SIZE SHALL BE UTILIZED TO RETAIN STORM WATER ON THE SITE.

B. WHERE STORM WATER IS CONVEYED TO A PUBLIC DRAINAGE SYSTEM, COLLECTION POINT, GUTTER OR SIMILAR DISPOSAL METHOD, WATER SHALL BE FILTERED BY USE OF A BARRIER SYSTEM, WATTLE OR OTHER APPROVED BY ENFORCING AGENCY.

C. COMPLIANCE WITH A LAWFULLY ENACTED STORM WATER MANAGEMENT ORDINANCE.

DIVISION 3 - CONCRETE

3.1 FOR STRUCTURAL CONCRETE DESIGN AND CONSTRUCTION REQUIREMENTS SEE STRUCTURAL PLANS.
3.2 CONCRETE FLATWORK SHALL BE TRUE TO WITHIN 1/8 INCH IN TEN FEET IN ALL DIRECTIONS, OR SLOPED TO DRAIN AS INDICATED ON THE DRAWINGS ALLOWING NO PUDDLING TO OCCUR IN THE DIRECTION OF FLOW.
3.3 LOCATION OF CONSTRUCTION JOINTS SHALL BE REVIEWED BY THE ARCHITECT AND STRUCTURAL ENGINEER PRIOR TO POURING IF NOT SPECIFICALLY SHOWN ON THE DRAWINGS.
3.4 INTERIOR AND GARAGE SLABS: STEEL TROWEL FINISH; SLOPE TO DRAIN WHERE INDICATED ON DRAWINGS.
3.5 INSTALL CAPILLARY BREAK AND VAPOR RETARDER AT SLAB ON GRADE FOUNDATIONS (CGBC 4.505.2)

DIVISION 4 - MASONRY

4.1 FOR STRUCTURAL DESIGN AND CONSTRUCTION REQUIREMENTS FOR CONCRETE MASONRY UNITS SEE STRUCTURAL PLANS.
4.2 WHEN INCORPORATED INTO THE DESIGN OF THE PROJECT, FURNISH AND INSTALL ALL MASONRY WORK COMPLETE, INCLUDING MASONRY VENEER AND MASONRY REINFORCING AND WATERPROOFING.
4.3 MASONRY VENEER SHALL COMPLY WITH U.B.C. 2019. FIREPLACES SHALL CONFORM TO U.B.C. 2019.
4.4 FILL ALL CONCRETE MASONRY UNITS WITH SOLID GROUT.

DIVISION 5 - METALS

5.1 FOR STRUCTURAL DESIGN, FABRICATION, AND CONSTRUCTION REQUIREMENTS FOR STRUCTURAL STEEL SEE STRUCTURAL PLANS.
5.2 ALL STRUCTURAL STEEL DELIVERED ON SITE SHALL BE PRIMED WITH TWO COATS OF THE APPROPRIATE PRIMER. IF EXPOSED, PAINT AS DIRECTED.
5.3 ALL WELDS SHALL COMPLY WITH THE SPECIFICATIONS OF THE "AMERICAN WELDING SOCIETY". ALL WELDS SHALL BE GROUND SMOOTH AND ALL WELDING SPLATTER SHALL BE REMOVED. ALL EXPOSED WELDS ARE TO BE CONTINUOUS WELDS.
5.4 FURNISH ALL METAL SUPPORTS, ANGLES, PLATES, ATTACHMENTS, BOLTS, GATES, RAILINGS, WELDING, SHOP PRIMING AND INCLUDE INSTALLATION AS REQUIRED TO COMPLETE THE WORK.

DIVISION 6 - WOOD AND PLASTIC

6.1 FRAMING SHALL BE DONE IN A WORKMANLIKE MANNER BY SKILLED MECHANICS IN ACCORDANCE WITH APPLICABLE BUILDING CODES.
6.2 DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED.
6.3 VERIFY ALL BUILT-IN EQUIPMENT DIMENSIONS PRIOR TO FABRICATION.
6.4 ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY AND WITHIN 18" OF GRADE TO BE PRESSURE TREATED WEST COAST DOUGLAS FIR OR FOUNDATION GRADE REDWOOD.
6.5 PROVIDE DOUBLE TRIMMERS EACH SIDE OF OPENINGS 6'-0" WIDE OR GREATER AT BEARING WALLS.
6.6 PROVIDE FIRE STOPPING IN STUD SPACES AT ALL FLOOR AND CEILING LEVELS AND STUD SPACES OVER TEN FEET.
6.7 ALL BEAM, JOISTS, AND RAFTERS SHALL BE INSTALLED WITH THE CROWN SIDE UP.
6.8 CONTRACTOR SHALL PROVIDE SAFE AND ADEQUATE TEMPORARY ERECTION BRACING ON ALL BEAMS, WALLS, ETC. TO PROVIDE FULL STRUCTURAL STABILITY. BRACING SHALL NOT BE REMOVED UNTIL THE ELEMENT SUPPORTED IS CAPABLE OF SUPPORTING ITS DESIGN LOADING.
6.9 BLOCK ALL EDGES OF PLYWOOD FLOOR SHEATHING.
6.10 ROUGH CARPENTRY

6.10.1 FOR STRUCTURAL DESIGN REQUIREMENTS OF ROUGH CARPENTRY, SEE STRUCTURAL PLANS.
6.10.2 ALL FRAMING LUMBER SHALL BE GRADE MARKED AND CONFIRM WITH THE STANDARD GRADING AND DRESSING RULES (NO.16) OF THE WEST COAST LUMBER INSPECTION BUREAU, DOUGLAS FIR/LARCH. GRADE FRAMING MEMBER AS FOLLOWS UNLESS OTHERWISE NOTED:
VERTICAL MEMBERS: NO.2
POSTS: NO.1
HORIZONTAL FRAMING 2x JOISTS: NO.2
4x BEAMS OR LARGER: NO. 1
6.10.3 PLYWOOD SHALL BE STRUCTURAL II AS COVERED IN USDC PS-1; CDX; EXTERIOR GLUE, OR EQUAL, UNLESS OTHERWISE NOTED. FACE GRAIN TO RUN PERPENDICULAR TO SUPPORTS WITH EDGES STAGGERED. PROVIDE ONE PLY CLIP BETWEEN EACH SET OF RAFTERS AT UNBLOCKED EDGES UNLESS TONGUE AND GROOVE IS USED.
6.10.4 FRAMING CONTRACTOR TO PROVIDE BACKING FOR WALL AND CEILING MOUNTED ITEMS INCLUDING, BUT NOT LIMITED TO POLES AND SHELVES, TOILET PAPER HOLDERS, TOWEL BARS, MEDICINE CABINET, AND DRAPERY RODS.
6.10.5 PROVIDE WOOD BLOCKING AT ALL HOT MOPPED CURBS, CANT STRIPS, FIXTURES, LIGHTS, BUILT-IN CABINETS, SHELVES, ETC.
6.10.6 WHERE WOOD IS EXPOSED VERTICAL GRAIN APPEARANCE GRADE OR BETTER IS TO BE USED.
6.10.7 WHERE A PARTITION CONTAINING HEATING OR OTHER SYSTEMS RUNS PARALLEL TO FLOOR JOISTS PROVIDE DOUBLE JOISTS SPACED AND BRIDGED TO PERMIT PASSAGE OF SUCH SYSTEMS.
6.10.8 FIREBLOCK ALL SPACES GREATER THAN TEN FEET AND AT DRYWALL JOINTS. DRAFT STOP ALL FLOOR CONSTRUCTION WHERE HEAT OR EXHAUST DUCTS PASS THROUGH AS PER APPLICABLE CODE.
6.10.9 ALL BOLTS AND LAG SCREWS SHALL HAVE WASHERS UNDER HEADS AND NUTS. ALL NUTS AND SCREWS SHALL BE TIGHTENED WHEN INSTALLED AND RETIGHTENED BEFORE COVERING.
6.10.10 NO STRUCTURAL MEMBER SHALL BE CUT OR DRILLED THROUGH WITHOUT PRIOR REVIEW BY THE STRUCTURAL ENGINEER.
6.10.11 FIRE BLOCK STUD WALLS (@ 10' INTERVALS/HORIZ. & VERT), ENCLOSED AND CONCEALED SPACES, AND AT OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, ATTIC AND CHIMNEY CHASE, STAIR STRINGERS, AND SIMILAR PLACES AT CEILING AND FLOOR LEVELS PER (CBC 717.2)

6.11 FINISH CARPENTRY

6.11.1 ADJUST FRAMING FURR-OUTS AND SHEAR WALLS AS REQUIRED TO MAINTAIN A FLAT AND FLUSH SURFACE FOR INTERIOR OR EXTERIOR FINISHES.
6.11.2 FURNISH AND INSTALL ALL FINISH CARPENTRY COMPLETE INCLUDING TRIM, DOOR FRAMES, PANELING, WEATHER-STRIPPING
6.11.3 ALL JOINTS SHALL BE TIGHT AND TRUE AND SECURELY FASTENED. CORNERS SHALL BE NEATLY METERED, BUFFED, OR COPED WITH NAILS SET AND SURFACES FREE OF TOOL MARKS.
6.11.4 ALL WORK SHALL BE MACHINED OR HAND SANDED, SHARP EDGES AND SPLINTERS REMOVED. FULL LENGTH BOARDS SHALL BE USED WHENEVER APPLICABLE OR NOTED.
6.11.5 ALIGN ALL PIECES AND GRAIN WHEN INSTALLING FINISH LUMBER, UNLESS OTHERWISE SHOWN.

6.12 CABINETS

6.12.1 ALL CABINETS SHALL MEET THE REQUIREMENTS OF THE ARCHITECTURAL WOODWORKING INSTITUTE.
6.12.2 ALL JOINTS TO BE TIGHT AND TRUE AND SECURELY FASTENED. CORNERS SHALL BE BUTTED, COPED, OR METERED, NAILS AND SCREWS SET AND SURFACES FREE OF TOOL MARKS.
6.12.3 USE CONCEALED FASTENERS, UNLESS OTHERWISE SHOWN.
6.12.4 SHELVES TO BE 1x, UNLESS OTHERWISE NOTED. SHELVES WIDER THAN 12" SHALL BE 3/4" PLYWOOD WITH MATCHING VENEER AND EDGE BAND LET INTO CASE ENDS.
6.12.5 PROVIDE VENTS AND HOLES FOR WIRING CONNECTIONS FOR ALL SHOE, ENTERTAINMENT CENTERS, FREEZER, REFRIGERATOR, AND OTHER EQUIPMENT IN BUILT-IN CABINETS. COORDINATE SIZE, LOCATION, AND OPERATION OF ALL APPLIANCES IN ADVANCE OF FABRICATION. PROVIDE ACCESS FOR APPLIANCE SERVICE AND REPLACEMENT WITHOUT DAMAGING CABINETS.
6.12.6 ALL CABINET DOORS UP TO FIVE FEET IN HEIGHT TO BE 3/4" HARDWOOD, 1 1/8" THICK IF TALLER. MAXIMUM HINGING DISTANCE TO BE 36". ADJUST DOOR FACES TO BE FLUSH. DOORS ARE TO CLOSE STRAIGHT AND FLUSH. PROVIDE STIFFENERS AS REQUIRED FOR OVERSIZED DOORS.
6.12.7 DRAWERS ARE TO BE 18" DEEP UNLESS OTHERWISE NOTED. FRONTS TO BE 3/4" HARDWOOD. USE FULL EXTENSION DRAWER ROLLERS. DRAWER HANDLES AS SELECTED BY ARCHITECT.
6.12.8 FURNISH AND INSTALL MAGNETIC CATCHES.
6.12.9 NOTIFY ARCHITECT OF ANY CHANGES REQUIRED DUE TO OPERATION OF BUILT-IN APPLIANCE, DIMENSION DISCREPANCY, OWNER ALTERATIONS, ETC.
6.12.10 SUBMIT SHOP DRAWINGS FOR ALL CABINET WORK TO BE DONE TO ARCHITECT FOR APPROVAL PRIOR TO FABRICATION.

6.13 FOR CERAMIC TILE INSTALLATIONS ON COUNTERTOPS, INSTALL ALL CERAMIC TILE ON ONE INCH MORTAR BED ON SOLID PARTICLE BOARD OR PINE FACED PLYWOOD WITH EXTERIOR WATERPROOF GLUE. PROVIDE WATERPROOF MEMBRANE BETWEEN PARTICLE BOARD AND MORTAR BED. ADJUST MORTAR TO BE LEVEL AND TRUE UNLESS SLOPING IS NECESSARY FOR DRAINING PURPOSES.
6.14 PROVIDE DRAFT STOP WITHIN ATTICS, MANSARD, OVERHANGS AND SIMILAR CONCEALED SPACES IN EXCESS OF 1000 SF OR 60' IN LENGTH FORMED OF COMBUSTIBLE MATERIAL PER CBC § 708.3.1.1.1.
6.15 PROVIDE SPECIAL INSPECTION OF MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING WITH MOISTURE METER BEFORE ENCLOSING (CGBC 4.505.3).

DIVISION 7 - THERMAL AND MOISTURE PROTECTION

7.1 FLASHING

7.1.1 SHEET METAL - SHEET METAL WORK SHALL CONFORM TO PUBLISHED STANDARDS OF SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION, INC.;
7.1.2 INSTALL ROOFING AND WALL FLASHING PER MANUFACTURER'S RECOMMENDATIONS CAREFULLY ESTABLISHING A CONTINUOUS SEAL WITH SCUPPERS, JACKS, DRAINS, ETC.
7.1.3 FLASHING AND COUNTER FLASHING IS REQUIRED AT ROOF/WALL JUNCTIONS, AND AT ALL EXTERIOR OPENINGS.
7.1.4 FLASH ALL ROOF PENETRATIONS TO PROVIDE WATERPROOF CONDITIONS.
7.1.5 ALL WORK TO BE ACCURATELY FABRICATED TO DETAIL AND FITTED TO JOB CONDITIONS FOLDED AND BREAK FORWARD PIECES SHALL BE FINISHED TRUE AND STRAIGHT, WITH WARP LINES AND ANGLES.
7.1.6 LOCK SEAMS FLAT AND TRUE, 1/2" WIDE SWEATED FULL WITH SOLDER.
7.1.7 PROVIDE CONTINUOUS 6" HIGH FLASHING AND COUNTERFLASHING AT ALL ROOF TO WALL JOINTS.
7.1.8 IN FLASHING AND WATERPROOFING PROVIDE FOR DIFFERENTIAL MOVEMENT OF MATERIALS DUE TO WIND, SEISMIC, LOADING, TEMPERATURE, AND SHRINKAGE.
7.1.9 FLASHING SHALL BE 26 GAUGE G.I. MINIMUM UNLESS OTHERWISE NOTED.
7.1.10 VALLEY FLASHINGS SUBJECT TO CRC SECTION R337 ARE NOT TO BE LESS THAN 26 GALVANIZED SHEET GAUGE CORROSION RESISTANT METAL INSTALLED OVER A MINIMUM 36" WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF MINIMUM 72 POUND MINERAL SURFACED NON-PERFORATED CAP SHEET COMPLYING WITH ASTM D3909 INSTALLED OVER THE COMBUSTIBLE DECKING. [CRC R337.5.3]
7.1.11 ALL EXPOSED GALVANIZED METAL TO BE PRIMED AND PAINTED.
7.1.12 A MINIMUM OF ONE LAYER OF NO.15 ASPHALT FELT, FREE FROM HOLES AND BREAKS , COMPLYING WITH ASTM D226 FOR TYPE 'I' FELT SHALL BE APPLIED OVER STUDS OR SHEATHING OF ALL EXTERIOR STUDS, (CRC R703.2.). SPECIFY THAT TWO LAYERS OF GRADE 'D' OR 60 MINUTES GRADE 'D' PAPER SHALL BE APPLIED OVER ALL WOOD-BASED SHEATHING (CRC R703.2.)
7.1.13 SPECIFY A MINIMUM 0.019" (GALVANIZED SHEET GAUGE) CORROSION RESISTANT OR PLASTIC WEEP SCREED LOCATED BELOW FOUNDATION SILL PLATE LINE AND 4 INCHES ABOVE GRADE ON ALL EXTERIOR STUD WALLS OR 2 INCHES ABOVE PAVED AREAS. (CRC R703.7.2.1.)
7.1.14 PROVIDE FLASHING DETAILS FOR WINDOWS, DOORS, & ROOF. APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED SHINGLE FASHION IN A MANNER TO PREVENT ENTRY OF WATER INTO WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS (CRC R703.4.).

7.2 INSULATION

7.2.1 INSULATION SHALL COMPLY WITH THE REQUIREMENTS FOR ENERGY INSULATION STANDARDS OF APPLICABLE CODES.
7.2.2 A CERTIFICATE OF COMPLIANCE FOR INSULATION REQUIREMENTS, WHEN REQUIRED BY CODE, SHALL BE SIGNED BY INSULATION CONTRACTOR AND GENERAL CONTRACTOR AND PROMINENTLY POSTED AT SITE AS REQUIRED.
7.2.3 PROVIDE A 4 MIL. CONTINUOUS VAPOR BARRIER ON WARM SIDE OF ALL HEATED INSULATED SPACES.
7.2.4 ALL CAVITIES, ATTICS, AND SPACES MADE ACCESSIBLE DURING REMODEL WORK SHALL BE INSULATED TO MEET CODE ENERGY REQUIREMENTS.
7.2.5 SOUND INSULATION AT ALL INTERIOR WALLS AND FLOORS.
7.2.6 ICYNENE SPRAY FOAM INSULATION FOR ALL EXTERIOR WALLS, ROOF RAFTER BAYS, AND INTERIOR PLUMBING WALL BAYS - U.N.O.

7.3 PROVIDE DOUBLE BEAD CAULKING AT SOLE PLATES, JOINTS AROUND WINDOW AND DOOR FRAMES, AND PLUMBING AND ELECTRICAL PENETRATIONS IN EXTERIOR WALLS.

7.4 APPLY ROOFING IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND APPLICABLE CODES. DO NOT NAIL THROUGH WATERPROOF MEMBRANE FOR FURRING STRIPS, DO NOT PUNCTURE WATERPROOF MEMBRANE IN ANY WAY.

DIVISION 8 - DOORS AND WINDOWS

8.1 GLAZING SHALL CONFORM TO STANDARDS OF GLAZING MANUAL OF FLAT GLASS JOBBERS ASSOCIATION, AND AS RECOMMENDED BY MANUFACTURER.
8.2 PROVIDE SAFETY GLAZING AS REQUIRED. SAFETY GLASS MUST BE LABELED. DO NOT CUT SAFETY GLASS.
8.3 WEATHERSTRIP ALL WINDOWS AND AND EXTERIOR DOORS. FLASH AND CAULK PERIMETER OF ALL EXTERIOR OPENINGS.
8.4 EXTERIOR DOORS: PER SCHEDULE. PROVIDE THREE HINGES FOR ALL SOLID CORE DOORS AND DOORS CARRYING MIRRORS.
8.5 INTERIOR DOORS: PER SCHEDULE. PROVIDE TWO HINGE SLAB DOORS. PAINTED DOORS TO HAVE HARDBOARD FACES.
8.6 PROVIDE 1/2" CLEAR TO FLOOR FOR RETURN AIR UNLESS A RETURN AIR DUCT OR BYPASS DUCT IS PROVIDED IN A ROOM OR IF DOORS ARE ACOUSTIC DOORS.
8.7 PROVIDE DOOR VENT SIZED AS REQUIRED FOR FAU AND WATER HEATER CLOSETS. LOCATE VENTS 12" FROM FLOOR AND 12" FROM HEAD.
8.8 ALL DOORS TO HAVE WATERPROOF GLUE.
8.9 VERIFY ALL DOOR SELECTIONS, HARDWARE, COLORS, AND FINISHES WITH THE ARCHITECT PRIOR TO PURCHASING OR HANGING. VERIFY HARDWARE COMPATIBILITY WITH DOORS SELECTED PRIOR TO PURCHASE.
8.10 CONTRACTOR IS TO PRIME ALL EXTERIOR DOORS WITHIN 24 HOURS OF INSTALLATION EVEN IF CONTRACTOR IS NOT HANDLING THE CONTRACT FOR PAINTING.
8.11 SECURITY

8.11.1 DOOR STOPS OF ALL IN-SWINGING DOORS SHALL BE OF ONE-PIECE CONSTRUCTION WITH THE JAMB OR JOINED BY RABBET TO THE JAMB.
8.11.2 ALL PIN-TYPE HINGES WHICH ARE ACCESSIBLE FROM OUTSIDE THE SECURED AREA WHEN THE DOOR IS CLOSED SHALL HAVE NON-REMOVABLE HINGE PINS.
8.11.3 THE STRIKE PLATE FOR LATCHES AND THE HOLDING DEVICE FOR PROJECTING DEADBOLTS IN WOOD CONSTRUCTION SHALL BE SECURED TO THE JAMB AND THE WALL FRAMING WITH SCREWS NOT LESS THAN 2 1/2" IN LENGTH.
8.11.4 STRAIGHT DEADBOLTS SHALL HAVE A MINIMUM THROW OF 1" AND AN EMBEDMENT OF NOT LESS THAN 5/8".
8.11.5 WINDOW AND DOOR LIGHTS WITHIN 18" OF THE GROUND ARE TO BE FULLY TEMPERED.

8.12 ALUMINUM THRESHOLDS AT EXTERIOR CONDITIONS TO HAVE INTEGRAL WEATHERSTRIPPING.
8.13 PROVIDE ALUMINUM THRESHOLD AND SELF-CLOSING DEVICE AT ALL DOORS LEADING FROM GARAGE TO A LIVING SPACE.
8.14 AT LEAST ONE EGRESS DOOR SHALL BE PROVIDED FOR EACH DWELLING UNIT. THE EGRESS DOOR SHALL BE SIDE-HINGED, AND SHALL PROVIDE A MINIMUM CLEAR WIDTH OF 32 INCHES WHEN MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES. THE MINIMUM CLEAR HEIGHT OF THE DOOR OPENING SHALL NOT BE LESS THAN 78 INCHES IN HEIGHT MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP. OTHER DOORS SHALL NOT BE REQUIRED TO COMPLY WITH THESE MINIMUM DIMENSIONS. EGRESS DOORS SHALL BE READILY OPERABLE FROM INSIDE THE DWELLING WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
8.15 SLEEPING ROOMS MUST HAVE A WINDOW OR EXTERIOR

DIVISION 10 - SPECIALTIES

10.1 SEE DRAWINGS FOR SPECIAL REQUIREMENTS.

DIVISION 11 - EQUIPMENT

11.1 SEE DRAWINGS FOR SPECIAL REQUIREMENTS.

DIVISION 12 - FURNISHINGS

12.1 SEE DRAWINGS FOR SPECIAL REQUIREMENTS.

DIVISION 13 - SPECIAL CONSTRUCTION

13.1 SEE DRAWINGS FOR SPECIAL REQUIREMENTS.

DIVISION 14 - CONVEYING SYSTEMS

14.1 SEE DRAWINGS FOR SPECIAL REQUIREMENTS.

DIVISION 15 - MECHANICAL

15.1 FOR MECHANICAL AND PLUMBING DESIGN AND CONSTRUCTION REQUIREMENTS SEE MECHANICAL AND PLUMBING PLANS. THE FOLLOWING MECHANICAL AND PLUMBING REQUIREMENTS ARE INTENDED TO SERVE AS BASIS FOR MECHANICAL AND PLUMBING SYSTEM DESIGN IN CONJUNCTION WITH THE MECHANICAL AND PLUMBING PLANS. ANY CONFLICT IN THESE SPECIFICATIONS WITH THE MECHANICAL AND PLUMBING PLANS SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

15.2 HEATING AND AIR CONDITIONING

15.2.1 FURNISH AND INSTALL HEATING AND AIR CONDITIONING SYSTEM COMPLETE AND OPERABLE, NOT INCLUDING STRUCTURE, ELECTRIC POWER, AND PLUMBING.

15.2.2 ALL HVAC SHALL BE INSTALLED IN COMPLIANCE WITH THE LATEST EDITION OF THE UNIFORM MECHANICAL CODE AND ANY OTHER GOVERNING MECHANICAL CODES.

15.2.3 UNLESS PROVIDED BY THE ARCHITECT OR ENGINEER, CONTRACTOR SHALL PROVIDE LOAD CALCULATIONS FOR APPROVAL BY ARCHITECT AND BUILDING DEPARTMENT PRIOR TO COMMENCING WORK.

15.2.4 DUCTS SHALL COMPLY WITH THE STANDARDS OF THE SHEET METAL AND AIR CONDITIONING CONTRACTOR'S NATIONAL ASSOCIATION (SMACNA).

15.2.5 ALL EQUIPMENT INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND CLEARANCE REQUIREMENTS.

15.2.6 ALL GAS FIRED EQUIPMENT TO HAVE ELECTRICAL IGNITION AND FLUE BACKDRAFT PREVENTER.

15.2.7 INTERIOR DUCTS ABOVE GRADE SHALL BE MINIMUM 24 GAUGE GALVANIZED SHEET METAL. ALL JOINTS TO BE DOUBLE SEALED WITH PRESSURE SENSITIVE TAPE OR GLUED WITH MASTIC TO PREVENT LEAKAGE. ALL DUCTS STRAPPED OR BLOCKED TO PREVENT MOVEMENT DURING OPERATION OR EARTHQUAKE. ALL RETURN DUCTS TO BE OF NON-COMBUSTIBLE MATERIALS. USE GALVANIZED METAL RETURN DUCTS WITH INSULATION FOR RECTANGULAR DUCTS AND TRANSITIONS WHICH RETURN AIR WHEN THE F.A.U. IS WITHIN SIX FEET OF THE RETURN AIR REGISTER.

15.2.8 EXCEPT AS OTHERWISE NOTED ON DRAWINGS, ALL CONCEALED SUPPLY AND RETURN DUCTWORK SHALL BE INSULATED WITH 1 1/2 INCH FIBERGLASS BLANKET INSULATION WITH FOIL SKRIM KRAFT JACKET. INSULATION CONDUCTIVITY (K) SHALL BE 0.29 BTU-IN/HR. SF F RATED AT A MEAN TEMPERATURE OF 75F. INSULATION SHALL BE U.L. LISTED AND HAVE A FIRE HAZARD CLASSIFICATION FLAME/FUEL/SMOKE MAXIMUM 25/50/50. INSULATION SHALL BE FIRMLY WRAPPED AROUND DUCT WITH ALL JOINTS LAPPED A MINIMUM OF 2 INCHES. SECURELY FASTEN INSULATION IN PLACE WITH 16 GAUGE SOFT ANNEALED GALVANIZED WIRE OR STAPLES SPACED NOT MORE THAN 12 INCHES ON CENTERS FOR STRAIGHT RUNS AND 3 INCHES ON CENTERS FOR ELBOWS AND FITTINGS. INSULATION JOINTS SHALL BE TAPED WITH FOIL REINFORCED KRAFT TAPE.

15.2.9 DUCTS EXPOSED TO THE ELEMENTS TO BE 23 GAUGE ALUMINUM OR 24 GAUGE GALVANIZED SHEET METAL (PRIMED AND PAINTED) WITH INSULATED 1" R-5 LINING INSIDE.

15.2.10 MECH. GRILLES, REGISTERS, DAMPERS, AND DUCTS TO BE SIZED TO PROVIDE BALANCED, ADJUSTABLE, NOISE FREE, DRAFT FREE CONDITIONS THROUGHOUT THE BUILDING. SYSTEM IS TO BE ZONED FOR BALANCE, DRAFT FREE, NOISE FREE PERFORMANCE. ALL BATHROOM AND LAUNDRY ROOM REGISTERS TO BE WALL OR CEILING MOUNTED. BY PACIFIC REGISTER (805.376.2971), CAST ALUMINUM, COLOR PER ARCHITECT, U.N.O.

15.2.11 REGISTER LOCATIONS ARE APPROXIMATE, FINAL LOCATIONS TO BE APPROVED BY THE ARCHITECT PRIOR TO DUCTING. PROVIDE TRANSITIONS FROM DUCT TO REGISTER AND PLENUMS AS REQUIRED TO CONNECT SIZED DUCTS TO F.A.U., EACH OTHER, AND TO REGISTERS.

15.2.12 TEST, BALANCE, AND ADJUST SYSTEM PRIOR TO FINAL ACCEPTANCE.

15.2.13 IN ADDITION TO EQUIPMENT WARRANTIES, FURNISH ONE YEAR GUARANTEE FOR ALL MATERIALS, WORKMANSHIP, EQUIPMENT, AND OPERATION.

15.2.14 STRAP F.A.U. OR BOLT HVAC UNITS TO DECK WITH STRAPS AND BOLTS CAPABLE OF RESISTING A 1G LOAD BASED ON EQUIPMENT WEIGHT.

15.2.15 F.A.U. CLOSET OR ALCOVE MUST BE A MINIMUM OF 12" WIDER THAN THE FURNACE OR FURNACES BEING INSTALLED.

15.2.16 PROVIDE AN APPROVED SPARK ARRESTER FOR CHIMNEYS OF FIREPLACE, STOVE, OR BARBEQUE DEVICES WHICH USE FUEL BURNING MATERIALS.

15.2.17 PROVIDE COMBUSTION AIR TO FAU COMPARTMENT: 200 SQ. IN. MIN. OR 2 SQ. IN. PER 1000 BTU, WHICHEVER IS GREATER. AIR SOURCE SHALL BE DIVIDED TOP AND BOTTOM. COMBUSTION AIR TO BE DRAWN FROM OUTSIDE SOURCE. COMBUSTION AIR OPENING(S) SHALL BE COVERED WITH CORROSION RESISTANT SCREEN OF 1/4" MESH.

15.2.18 VENT ALL FAU'S THROUGH ROOF.

15.2.19 HANGER SUPPORTS FOR DUCTS TO BE SPACED 6 FT. O.C. MAX.

15.2.20 FOR AN FAU LOCATED IN ATTIC, PROVIDE 2 FT. WIDE WALKWAY ACCESS TO FAU. FAU SHALL BE LOCATED WITHIN 20 FT. OF ATTIC ACCESS PANEL. PROVIDE 30"X30" WORK SPACE IN FRONT OF FAU.

15.2.21 PROVIDE 30"X30" ATTIC OR FLOOR ACCESS PANELS FOR FAUS, WHERE APPLICABLE.

15.2.22 PROVIDE WEATHERSTRIP OR SEAL FOR ALL ATTIC ACCESS PANELS TO PREVENT DRAFTS.

15.2.23 PROVIDE AC UNIT WITH SEISMIC STRAPPING ON MIN. 4" CONCRETE PAD 3" MIN. ABOVE GRADE

15.2.24 INSTALL DRYER VENT TO CRAWL SPACE UNDER PORCH.

15.2.25 EXHAUST AND INTAKE OPENINGS TERMINATING OUTDOORS SHALL BE PROTECTED WITH CORROSION-RESISTANT SCREENS, LOUVERS, OR GRILLES WITH OPENINGS OF 1/4"-1/2" IN ANY DIMENSION.

15.2.26 COVER ALL DUCT OPENINGS DURING CONSTRUCTION AT THE TIME OF ROUGH INSTALLATION, DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT. ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, OR SHEETMETAL TO REDUCE THE AMOUNT OF WATER, DUST AND DEBRIS, WHICH MAY ENTER THE SYSTEM.

15.3 PLUMBING

15.3.1 ALL FIXTURES, OUTLETS, EQUIPMENT, OR DEVICES OPERATING WITH GAS OR WATER OR REQUIRING SEWER CONNECTION SHALL BE SIZED, FURNISHED, AND INSTALLED COMPLETE AND OPERABLE INCLUDING TRENCHING AND BACK FILLING WHICH ARE TO BE COORDINATED WITH FOUNDATION, GRADING, AND UTILITY TRADES.

15.3.2 ALL WORK SHALL CONFORM TO CURRENT UNIFORM PLUMBING CODE AND ANY APPLICABLE GOVERNING CODES.

15.3.3 ROUGH IN TO BE COMPLETED, TESTED, AND APPROVED, BEFORE CLOSING IN WITH OTHER WORK.

15.3.4 KEEP ALL PIPES, DRAINS, AND FITTINGS COVERED DURING CONSTRUCTION.

15.3.5 CONTRACTOR TO PROVIDE CONTINUOUS SOLID BACKING FOR SECURING FIXTURES.

15.3.6 SUPPORT ALL PIPES AT THESE MINIMUM SPACINGS: 1" DIA. OR LESS - 6 FT.; 2" DIA. - 10 FT.; 3" DIA. - 12 FT.; 4" DIA. - 14FT.; 5" DIA. - 16 FT. ALSO SUPPORT PIPES AT ALL DIRECTION CHANGES AND POINT LOADS.

15.3.7 INSTALL ALL EQUIPMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND CLEARANCES.

15.3.8 PROVIDE CLEANOUTS SIZED TO FIT AT EACH LINE END AND WHERE REQUIRED BY CODE.

15.3.9 GRADE SEWERS 1/4" PER FOOT, 1/8" PER FOOT IF 4" DIA. OR OVER; GAS LINES 1" IN 15 FEET; AREA DRAINS 1/4" PER FOOT WHERE POSSIBLE, 1/16" PER FOOT MINIMUM.

15.3.10 WATER HEATERS TO HAVE EXTERNAL R-12 INSULATION BLANKET. WATER HEATERS IN UNHEATED SPACES TO HAVE THE FIRST FIVE FEET OF PIPING COVERED WITH R-3 INSULATION. STRAP WATER HEATER VERTICALLY AND HORIZONTALLY TO RESIST A LOAD OF 10 LB PER GALLON OF WATER HEATER CAPACITY. PROVIDE TEMPERATURE AND PRESSURE RELIEF AND DRAIN INTO GALVANIZED BASE PAN WITH 1/2" DIA. DRAIN FROM PAN TO NON-HAZARDOUS EXTERIOR LOCATION.

15.3.11 CLOTHES DRYER MOISTURE EXHAUST DUCTS SHALL TERMINATE OUTSIDE OF BUILDING AND SHALL BE EQUIPPED WITH A BACK DRAFT DAMPER. DUCTS SHALL BE NO LESS THAN 4 INCHES IN DIAMETER, SMOOTH, AND NOT BE CONNECTED WITH/ SHEET METAL SCREWS OR FASTENERS THAT WILL OBSTRUCT AIR FLOW. DUCT LENGTH SHALL NOT EXCEED 14 FT WITH 2 90° ELBOWS. THIS SHALL BE REDUCED 2' FOR EVERY ADDITIONAL ELBOW. DUCTS SHALL NOT BE CONNECTED TO A GAS VENT, CONNECTOR, OR CHIMNEY.

15.3.12 IN ADDITION TO EQUIPMENT WARRANTIES, PROVIDE ONE YEAR GUARANTEE FOR ALL MATERIAL, WORKMANSHIP, AND OPERATION.

15.3.13 CONTRACTOR TO CLEAN OFF ANY EXCESS FLUX AFTER SOLDERING.

15.3.14 AN EARTHQUAKE GAS SHUT-OFF VALVE SHALL BE INSTALLED ON ANY BUILDING CONTAINING FUEL GAS PIPING.

15.3.15 FOR COOLING EQUIPMENT LOCATED IN ATTIC OR FURRED SPACE, AN ADDITIONAL WATER-TIGHT PAN OF CORROSION-RESISTANT METAL SHALL BE INSTALLED BENEATH THE COOLING COIL TO CATCH THE OVERFLOW CONDENSATE DUE TO CLOGGED PRIMARY CONDENSATE DRAIN. THE ADDITIONAL PAN SHALL BE PROVIDED WITH A DRAIN PIPE, 3/4-INCH NOMINAL PIPE SIZE, DISCHARGING AT A POINT WHICH CAN BE READILY OBSERVED.

15.3.16 ALL PLUMBING FITTINGS TO BE SELECTED BY ARCHITECT.

15.3.17 ALL ROOF VENTS 2" DIA. AND SMALLER SHALL BE STANDARD WEIGHT GALVANIZED STEEL CONFORMING TO ASTM A120. ROOF VENTS LARGER THAN 2" DIA. SHALL BE STANDARD WEIGHT CAST IRON. ALL VENT FLASHING SIZED TO FIT VENTS TO BE 26 GAUGE GI. COMBINE VENTS AND EXIT THROUGH THE LEAST VISIBLE LOCATION. AVOID ALL ROOF VALLEYS AND SCUPPER TROUGHS. NO EXPOSED ABS OR PVC VENTS ON ROOF. VERIFY VENT ROUTING OPTIONS WITH ARCHITECT PRIOR TO INSTALLATION.

15.3.18 PLUMBING FIXTURES AND PLUMBING FITTINGS WITH THE FOLLOWING MAXIMUM WATER USAGES SHALL BE INSTALLED AND SHALL MEET THE STANDARDS REFERENCED PER (CGBSC 4.303/T4.303.1-3), WHERE APPLICABLE IN BATHS, WASHROOMS, KITCHEN, LAUNDRY, ETC.;

A) TANK-TYPE TOILETS SHALL HAVE DUAL FLUSH OR EQUAL TO OR LESS THAN 1.28 GALLON PER FLUSH.

B) WATER-SAVING SHOWER HEADS SHALL HAVE A MAXIMUM FLOW OF 2.0 GALLONS PER MIN. @ 60 PSI, WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWER HEAD, THE COMBINED FLOW RATE OF ALL HEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 2.0 GALLONS PER MIN. @ 80 PSI OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME, A HAND-HELD SHOWER IS TO BE CONSIDERED A SHOWER HEAD FOR PURPOSES OF THIS PROVISION.

C) WATER-SAVING SINK AND LAVATORY FAUCETS SHALL HAVE A MAXIMUM FLOW OF 1.5 GALLONS PER MIN. @ 60 PSI.

D) WATER-SAVING KITCHEN SINK FAUCETS SHALL HAVE A MAXIMUM FLOW OF 1.8 GALLONS PER MIN. @ 60 PSI. FAUCETS MAY TEMPORARILY INCREASE THE FLOW ABOVE THE MAXIMUM RATE, BUT NOT TO EXCEED 2.2 GALLONS PER MIN. @ 60 PSI, AND MUST DEFAULT TO A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MIN. @ 60 PSI.

E) INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE SHALL BE PROVIDED.

FIXTURE CONNECTION	DESCRIPTION	MIN. BRANCH SIZE W	V	CW	HW	TRAP	NOTES
	WATER CLOSET	3"	2"	1/2"	1/2"	3"	A
	KITCHEN/LNDRY. SINK	1 1/2"	1 1/2"	1/2"	1/2"	1 1/2"	D
	TUB/SHOWER COMBO	2"	1 1/2"	3/4"	3/4"	1 1/2"	B / E
	BATH TUB ONLY	2"	1 1/2"	3/4"	3/4"	1 1/2"	
	LAVATORY	1 1/2"	1 1/2"	1/2"	1/2"	1 1/2"	C
	CLOTHES WASHER	2"	1 1/2"	3/4"	3/4"	2"	
	SHOWER	2"	1 1/2"	3/4"	3/4"	2"	E

15.3.19 COPPER WATER LINES SHALL BE TYPE "L", MINIMUM. DO NOT RUN UNDER SLAB.

15.3.20 SHOWERS AND SHOWER-TUB COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL VALVES OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE. ALSO DELIVER MAXIMUM OF 120F TEMPERATURE.

15.3.21 PROVIDE WATER HEATER EXPANSION TANK IF A PRESSURE REGULATOR OR ANY DEVICE THAT PREVENTS PRESSURE RELIEF THROUGH THE BUILDING SUPPLY LINE IS INSTALLED.

15.3.22 PROVIDE TEMPERATURE AND PRESSURE RELIEF VALVE WITH DRAIN TO OUTSIDE FOR WATER HEATER.

15.3.23 PROVIDE SEISMIC STRAPPING FOR WATER HEATER AT TOP AND BOTTOM 1/3 OF TANK. IF LOCATED IN GARAGE INSTALL ON 18 INCH PLATFORM. PROVIDE MIN. 100 SQ. IN. COMBUSTION AIR FOR WATER HEATER COMPARTMENT: 50% WITHIN 12" OF CEILING, 50% WITHIN 6" OF FLOOR.

15.3.24 SPRINKLER UNDER SEPARATE PERMIT, IF REQUIRED.

15.3.25 HOSE BIBS SHALL HAVE NON-REMOVABLE ANTI-SIPHON / BACK-FLOW PREVENTION DEVICES.

15.3.26 WATER PRESSURE EXCEEDING 80 PSI REQUIRES PRESSURE REGULATOR.

15.3.27 PROVIDE ACCESS PANEL (12"X12") OR UTILITY SPACE FOR ALL TUBS WITH CONCEALED SLIP-JOINT FITTINGS.

15.3.28 GAS PIPING SHALL NOT BE INSTALLED UNDER SLAB.

15.3.29 ALL VENTS TO REAR SIDE OF RIDGE.

15.3.30 QUIET WRAP PIPE INSULATION SOUND PROOFING AT ALL WATER AND WASTE LINES.

15.4 THE FIRST 5 FEET OF HOT AND COLD WATER PIPES FROM THE STORAGE TANK FOR NON-RECIRCULATION SYSTEMS SHALL BE THERMALLY INSULATED WITH A 1" MIN. THICK FOR HOT AND 3/4" MIN. THICK FOR COLD WATER PIPES WITH A DIA. GREATER THAN 2".

15.5 PROVED REMOVABLE PANEL ACCESS FOR ALL WHIRLPOOL BATHTUB PUMPS. PANELS SHALL BE LARGE ENOUGH TO ACCESS AND REMOVE THE PUMP.

DIVISION 16 - ELECTRICAL

16.1 FOR ELECTRICAL DESIGN AND CONSTRUCTION REQUIREMENTS SEE ELECTRICAL PLANS. THE FOLLOWING ELECTRICAL REQUIREMENTS ARE INTENDED TO SERVE AS BASIS FOR ELECTRICAL SYSTEM DESIGN IN CONJUNCTION WITH THE ELECTRICAL PLANS. ANY CONFLICT IN THESE SPECIFICATIONS WITH THE ELECTRICAL PLANS SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

16.2 FURNISH AND INSTALL ELECTRICAL WORK COMPLETE AND OPERABLE. CONNECT AND COORDINATE FUNCTIONING WITH EXISTING ELECTRICAL SYSTEM IN RENOVATION AND REMODEL WORK WHERE APPLICABLE.

16.3 ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH THE CURRENT EDITION OF THE NATIONAL ELECTRICAL CODE AND ANY GOVERNING CODES.

16.4 ALL MATERIALS AND EQUIPMENT TO BE U.L. APPROVED.

16.5 PROVIDE SEPARATE CIRCUITS FOR ALL EQUIPMENT, GARAGE DOOR OPENERS, PUMPS, DISHWASHER, GARBAGE DISPOSAL, ETC.

16.6 ELECTRICIAN TO CONNECT ALL HARD-WIRED EQUIPMENT AND FIXTURES.

16.7 LAMP ALL FIXTURES.

16.8 SWITCH PLATES ARE TO BE LOCATED 48" ABOVE FLOOR.

16.9 POWER, TV, AND PHONE OUTLETS ARE TO BE 12" ABOVE FLOOR, TYPICALLY. ALL COUNTER JACKS, OUTLETS, AND SWITCHES ARE TO BE A MINIMUM OF 8" ABOVE COUNTER, UNLESS OTHERWISE NOTED. VERIFY ALL HEIGHTS OF COUNTERS, CABINETS, ETC. FOR CLEARANCE PRIOR TO INSTALLATION.

16.10 ALL SWITCHES IN BATHROOMS, KITCHENS, SAUNAS, HOT TUBS, AND LAUNDRY ROOMS TO HAVE GROUND FAULT INTERRUPTION CIRCUITS. LOCATE GFI RESET BUTTON IN ACCESSIBLE LOCATION.

16.11 PROVIDE ELECTRICAL IGNITION FOR ALL GAS POWERED EQUIPMENT.

16.12 WHERE SHOWN ON PLANS, PROVIDE BATH, SHOWER, AND LAUNDRY EXHAUST FANS SIZED TO PROVIDE FIVE AIR CHANGES PER HOUR. WHERE CODE PERMITS, SWITCH FANS SEPARATELY FROM LIGHTS.

16.13 120 V. HARD-WIRED, INTERCONNECTED SMOKE DETECTORS WITH BATTERY BACKUP SHALL BE MOUNTED ON THE CEILING OR WALL OF EACH ROOM USED FOR SLEEPING PURPOSES AND AT A POINT CENTRALLY LOCATED ON THE WALL OR CEILING OF CORRIDORS, STAIRWAYS, OR AREAS GIVING ACCESS TO THESE ROOMS.

16.14 BATHROOM RECEPTACLE OUTLETS SHALL BE SUPPLIED BY A MINIMUM OF ONE 20-AMPERE BRANCH CIRCUIT. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS. THIS CIRCUIT MAY SERVE MORE THAN ONE BATHROOM.

16.15 BATHROOM EXHAUST FANS TO BE CONTROLLED BY HUMIDISTAT PER (CGBC 4.506.1).

16.16 ALL ELECTRICAL/COMMUNICATION EQUIPMENT AND OUTLETS INSTALLED OUTDOORS, EXPOSED TO WEATHER, OR IN DAMP LOCATIONS SHALL BE GROUND FAULT INTERRUPTER TYPE.

16.17 TELEPHONE WIRING BY PHONE COMPANY WITH CONTRACTOR'S COORDINATION. ALL PHONE WIRING TO BE CONCEALED. PROVIDE PHONE PANEL IN A PROTECTED ACCESSIBLE LOCATION.

16.18 PRIOR TO INSTALLATION, CONTRACTOR AND SUBCONTRACTORS ARE TO COORDINATE WITH EACH OTHER AND UTILITY COMPANIES TO PROVIDE CONDUIT, JUNCTION BOXES, OUTLET BOXES, AND COMMUNICATION AND CABLE JACKS WHERE OUTLETS OCCUR IN MASONRY WALLS.

16.19 ALL ELECTRICAL RECEPTACLES WITHIN 6 FEET OF WATER USE AREAS SHALL BE GFCI PROTECTED.

16.20 RECEPTACLES AT KITCHEN COUNTERS SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL LINE IS MORE THAN 24 INCHES (48°O.C.) MEASURED HORIZONTALLY FROM A RECEPTACLE WITHIN THAT SPACE. PROVIDE ADDITIONAL RECEPTACLES AS NEEDED.

16.21 RECEPTACLES IN GARAGE TO BE GFCI PROTECTED IF UNDEDICATED CIRCUITS.

16.22 GENERAL LIGHTING SOURCE IN KITCHENS, BATHROOMS, AND WATER CLOSETS SHALL BE 40 LUMENS/WATT OR GREATER.

16.23 LIGHTING FIXTURES IN SHOWER AND WITHIN 3 FEET OF BATHTUB AND LESS THAN 8 FEET ABOVE RIM OF TUB SHALL BE RECESSED, WATERPROOF, GFCI PROTECTED, AND HAVE NON-METALLIC TRIM.

16.24 RECESSED CEILING FIXTURES SHALL BE IC (INSULATION COVER) APPROVED IF APPLICABLE.

16.25 VERIFY ELECTRICAL LOCATIONS IN FIELD W/ OWNER DURING FRAMING.

16.26 VERIFY DIMMER SWITCHES W/ OWNER.

16.27 SPEAKER LOCATIONS PER OWNER.

16.28 VERIFY OUTLET AND SWITCH TYPES W/ OWNER.

16.29 LOW VOLTAGE WIRING EXPOSED TO THE WEATHER SHALL BE INSTALLED IN A MANNER TO PREVENT PHYSICAL DAMAGE.

16.30 PROVIDE PERMANENT RECEPTACLE AND LIGHT FIXTURE AT FURNACE LOCATIONS. LIGHT SWITCH SHALL BE LOCATED NEAR ATTIC ACCESS PANEL.

16.31 ALL BATHROOM RECEPTACLES MUST BE ON A 20-AMP DEDICATED CIRCUIT.

16.32 ALL KITCHEN RECEPTACLES TO BE GFCI PROTECTED.

16.33 GENERAL LIGHTING IN BATHROOMS TO BE FLUORESCENT OR APPROVED EQUIV., OR EXTERIOR LIGHTING SHALL BE ON PHOTOCELL PER TITLE 24.

16.34 PROVIDE ARC-FAULT INTERRUPTER FOR ALL RECEPTACLE OUTLETS INSTALLED IN BEDROOMS.

16.35 PROVIDE A BUFFER GROUND WITHIN THE FOUNDATION.

16.36 PROVIDE GFI/WP OUTLET WITHIN 20' OF AC UNIT WITH DISCONNECT SWITCH AT UNIT.

16.37 LIGHTING FIXTURES IN CLOTHES CLOSETS SHALL BE EITHER SURFACE-MOUNTED OR A RECESSED FIXTURE W/ COMPLETELY ENCLOSED INCANDESCENT LAMP OR A FLUORESCENT LAMP. 12" MIN. CLEARANCE REQUIRED HORIZONTALLY & VERTICALLY FROM COMBUSTIBLE MATERIALS FOR THE INCANDESCENT FIXTURE & 6" MIN. REQUIRED FOR THE FLUORESCENT FIXTURE.

16.38 INSTALL OWNER PROVIDED FIXTURES PER PLAN.

16.39 THE NUMBER OF ELECTRICAL BOXES LOCATED MORE THAN 5 FEET ABOVE FINISHED FLOOR THAT DO NOT CONTAIN A LUMINAIRE OR OTHER DEVICE SHALL NOT EXCEED THE NUMBER OF BEDROOMS. THESE BOXES MUST BE SERVED BY A DIMMER, VACANCY SENSOR OR FAN SPEED CONTROL. [CALIFORNIA ENERGY CODE SECTION 150 (K) 1 (B)]

16.40 LUMINARIES & LAMPS THAT ARE ENERGY COMMISSIONED CERTIFIED MUST BE MARKED WITH JA8-2019 OR JA-2019-E.

16.41 ALL LED LUMINARIES ARE REQUIRED TO BE CONTROLLED BY A NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (NEMA) SSL-7A-COMPLIANT DIMMER UNLESS THEY ARE CONTROLLED BY A VACANCY SENSOR OR AN OCCUPANCY SENSOR.

GRADING NOTES

1. ALL GRADING SHALL CONFORM WITH SANTA BARBARA COUNTY CODE, STANDARDS, AND REQUIREMENTS PERTAINING THERETO, THESE CONSTRUCTION DRAWINGS AND THE RECOMMENDATIONS OF THE SOILS ENGINEER AND ENGINEERING GEOLOGIST.

2. CONTRACTOR TO NOTIFY THE COUNTY GRADING INSPECTOR AND SOILS LABORATORY AT LEAST 48 HOURS BEFORE START OF GRADING WORK OR ANY PRE-CONSTRUCTION MEETING.

3. CONTRACTOR SHALL EMPLOY ALL LABOR, EQUIPMENT AND METHODS REQUIRED TO PREVENT HIS OPERATIONS FROM PRODUCING DUST IN AMOUNTS DAMAGING TO ADJACENT PROPERTY, CULTIVATED VEGETATION AND DOMESTIC ANIMALS OR CAUSING A NUISANCE TO PERSONS OCCUPYING BUILDINGS IN THE VICINITY OF THE JOB SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE CAUSED BY DUST FROM HIS GRADING OPERATION.

4. BEFORE BEGINNING WORK REQUIRING EXPORTING OR IMPORTING OF MATERIALS, THE CONTRACTOR SHALL OBTAIN APPROVAL FROM PUBLIC WORKS ROAD DIVISION FOR HAUL ROUTES USED AND METHODS PROVIDED TO MINIMIZE THE DEPOSIT OF SOILS ON COUNTY ROADS. GRADING/ROAD INSPECTORS SHALL MONITOR THIS REQUIREMENT WITH THE CONTRACTOR.

5. THE GEOTECHNICAL ENGINEER SHALL PROVIDE OBSERVATION AND TESTING DURING GRADING OPERATIONS IN THE FIELD AND SHALL SUBMIT A FINAL REPORT STATING THAT ALL EARTH WORK WAS PROPERLY COMPLETED AND IS IN SUBSTANTIAL CONFORMANCE WITH THE REQUIREMENTS OF THE GRADING ORDINANCE.

6. AREAS TO BE GRADED SHALL BE CLEARED OF ALL VEGETATION INCLUDING ROOTS AND OTHER UNSUITABLE MATERIAL FOR A STRUCTURAL FILL, AND THEN SCARIFIED TO A DEPTH OF 6" PRIOR TO PLACING OF ANY FILL. CALL GRADING INSPECTOR FOR INITIAL INSPECTION.

7. A THOROUGH SEARCH SHALL BE MADE FOR ALL ABANDONED MAN-MADE FACILITIES SUCH AS SEPTIC TANK SYSTEMS, FUEL OR WATER STORAGE TANKS, AND PIPELINES OR CONDUITS. ANY SUCH FACILITIES ENCOUNTERED SHALL BE REMOVED AND THE DEPRESSION PROPERLY FILLED AND COMPACTED UNDER OBSERVATION OF THE GEOTECHNICAL ENGINEER.

8. AREAS WITH EXISTING SLOPES THAT ARE TO RECEIVE FILL MATERIAL SHALL BE KEYED AND BENCHED. THE DESIGN AND INSTALLATION OF THE KEYWAY SHALL BE PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATION OR PER COUNTY STANDARD DETAIL NO. G-13.

9. FILL MATERIAL SHALL BE SPREAD IN LIFTS NOT EXCEEDING 6" IN COMPACTED THICKNESS, MOISTENED OR DRIED AS NECESSARY TO NEAR OPTIMUM MOISTURE CONTENT AND COMPACTED BY AN APPROVED METHOD. FILL MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 90% MAXIMUM DENSITY AS DETERMINED BY 1957 ASTM D 1557 - 91 MODIFIED PROCTOR (AASHO) TEST OR SIMILAR APPROVED METHODS. SOME FILL AREAS MAY REQUIRE COMPACTION TO A GREATER DENSITY IF CALLED FOR IN THE CONSTRUCTION DOCUMENTS. SOIL TESTS SHALL BE CONDUCTED AT NOT LESS THAN ONE TEST FOR EACH 18" OF FILL AND/OR FOR EACH 500 CUBIC YARDS OF FILL PLACED.

10. CUT SLOPES SHALL NOT EXCEED A GRADE OF 2 UNITS HORIZONTAL TO 1 UNIT VERTICAL (50% SLOPE). FILL AND COMBINATION FILL AND CUT SLOPES SHALL NOT EXCEED 2 UNITS HORIZONTAL TO 1 UNIT VERTICAL (50% SLOPE). SLOPES OVER 3 FEET IN VERTICAL HEIGHT SHALL BE PLANTED WITH APPROVED PERENNIAL OR TREATED WITH EQUALLY APPROVED EROSION CONTROL MEASURES PRIOR TO FINAL INSPECTION.

11. THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN ONE UNIT VERTICAL IN 20 UNITS HORIZONTAL (5% SLOPE) FOR A MINIMUM DISTANCE OF 10 FEET (3048 MM) MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET (3048 MM) OF HORIZONTAL DISTANCE A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED A MINIMUM OF 2% WHERE LOCATED WITHIN 10 FEET (3048 MM) OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET (3048 MM) OF THE BUILDING SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING. (CBC SECTION 1804.3)

12. ALL TREES THAT ARE TO REMAIN ON SITE SHALL BE TEMPORARILY FENCED AND PROTECTED AROUND THE DRIP LINE DURING GRADING OPERATION.

13. AN EROSION AND SEDIMENT CONTROL PLAN SHALL BE REQUIRED AS PART OF THE GRADING PLAN AND PERMIT REQUIREMENTS.

GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH APPLICABLE FEDERAL, STATE, AND LOCAL CODES, AMENDMENTS, RULES, REGULATIONS, ORDINANCES, LAWS, ORDERS, APPROVALS, ETC. THAT ARE REQUIRED BY THE LOCAL GOVERNING AGENCY. IN THE EVENT OF CONFLICT, THE MOST STRINGENT REQUIREMENT SHALL APPLY.

2. THE CONTRACTOR'S WORK SHALL CONFORM TO THE FOLLOWING SPECIFIC CODES FOR NEW CONSTRUCTION:

A. TITLE 24, C.C.R., PART 2, 2019 C.B.C. (U.B.C. W/ CALIFORNIA AMENDMENTS)
B. TITLE 24, C.C.R., PART 3, 2019 C.E.C. (N.E.C. W/ CALIFORNIA AMENDMENTS)
C. TITLE 24, C.C.R., PART 4, 2019 C.M.C. (U.M.C. W/ CALIFORNIA AMENDMENTS)
D. TITLE 24, C.C.R., PART 5, 2019 C.P.C. (U.P.C. W/ CALIFORNIA AMENDMENTS)
E. TITLE 19, C.C.R., PUBLIC SAFETY, DIVISION 1, STATE FIRE MARSHAL REGULATIONS

3. ALL GENERAL NOTES ARE THE MINIMUM STANDARDS. IF MORE COMPLETE INFORMATION IS ENCOUNTERED IN OTHER PARTS OF THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL BE REQUIRED TO COMPLY WITH THE MOST STRINGENT REQUIREMENT.

4. VERIFY ALL EXISTING DIMENSIONS & CONDITIONS AT THE SITE & NOTIFY DESIGNER OF ANY VARIATIONS CONFLICTING OR MISSING DIMENSIONS OR DATA PRIOR TO BIDDING OR COMMENCING WORK. USE WRITTEN DIMENSIONS ONLY; DO NOT SCALE DRAWINGS FOR PURPOSE OF DETERMINING A DIMENSION DURING CONSTRUCTION.

5. CONTRACTOR SHALL PERFORM DEMOLITION AS REQUIRED BY (N) CONSTRUCTION & BY THE VARIOUS UTILITY COMPANIES. OBTAIN ANY REQUIRED DEMOLITION PERMITS. SHORE & PROTECT, OR REMOVE & REBUILD.

6. ALL EXCAVATION, GRADING FILLING, BACK FILLING, DRAINAGE, ETC SHALL CONFORM TO THE

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AGING-IN-PLACE DESIGN & FALL PROTECTION

A. AT LEAST ONE BATHROOM ON THE ENTRY LEVEL SHALL BE PROVIDED WITH REINFORCEMENT FOR GRAB BARS INSTALLED IN ACCORDANCE WITH THIS SECTION. WHERE THERE IS NO BATHROOM ON THE ENTRY LEVEL, AT LEAST ONE BATHROOM ON THE FLOOR ABOVE SHALL COMPLY WITH THIS SECTION.

1. SPECIFY THE REINFORCEMENT TO BE SOLID LUMBER & NOT LESS THAN 2X8.
2. DIMENSION OF THE REINFORCEMENT SHALL BE LOCATED BETWEEN 32" & 39 $\frac{1}{4}$" ABOVE FINISH FLOOR.
3. SPECIFY THE WATER CLOSET REINFORCEMENT TO BE INSTALLED ON BOTH SIDE WALLS OF THE FIXTURE, OR ONE SIDE WALL & THE BACK WALL.
4. WHERE THE WATER CLOSET IS NOT LOCATED ADJACENT TO THE SIDE WALL, GRAB BAR REINFORCEMENT FOR A GROUND MOUNTED INSTALLATION IS ACCEPTABLE.
5. SPECIFY THE SHOWER REINFORCEMENT SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED.
6. BATHTUB & COMBINATION BATHTUB/SHOWER REINFORCEMENT SHALL BE CONTINUOUS ON EACH END OF THE BATHTUB & THE BACK WALL. ADDITIONALLY, BACK WALL REINFORCEMENT FOR A LOWER GRAB BAR SHALL BE PROVIDED WITH THE BOTTOM EDGE LOCATED NO MORE THAN 6" ABOVE THE BATHTUB RIM.

FIRE DEPARTMENT SPECIFICATIONS

1. ACCESS

ALL ACCESS WAYS (PUBLIC OR PRIVATE) SHALL BE INSTALLED AND MADE SERVICEABLE. ROADWAY PLANS, ACCEPTABLE TO THE FIRE DEPARTMENT, SHALL BE SUBMITTED FOR APPROVAL PRIOR TO ANY WORK BEING UNDERTAKEN.

ACCESS TO THIS PROJECT SHALL CONFORM TO MONTEREY COUNTY PRIVATE ROAD AND DRIVEWAY STANDARDS. DEAD END ACCESS ROADS SHALL TERMINATE WITH A FIRE DEPARTMENT APPROVED TURNAROUND.

ACCESS WAYS SHALL BE EXTENDED TO WITHIN 150 FEET OF ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF ANY BUILDING

A MINIMUM OF 13'-6" OF VERTICAL CLEARANCES SHALL BE PROVIDED AND MAINTAINED FOR THE LIFE OF THE PROJECT FOR EMERGENCY APPARATUS ACCESS.

DRIVEWAY SHALL HAVE A MINIMUM WIDTH OF 16 FEET. DRIVEWAYS SERVING ONE RESIDENTIAL DWELLING ARE REQUIRED TO HAVE A MINIMUM WIDTH OF 12 FEET. DRIVEWAYS SERVING TWO RESIDENTIAL DWELLINGS ARE REQUIRED TO HAVE A MINIMUM WIDTH OF 16 FEET. DRIVEWAYS SERVING THREE TO NINE RESIDENTIAL DWELLINGS ARE REQUIRED TO HAVE A MINIMUM WIDTH OF 20 FEET. IF ANY FUTURE DEVELOPMENT IS PLANNED FOR THIS PARCEL OR WILL BE SERVED BY THIS DRIVEWAY, THE APPLICANT IS ENCOURAGED TO COORDINATE THESE STANDARDS INTO THEIR PLANS AND WITH OTHER INTERESTED PARTIES.

ANY PORTION OF THE DRIVEWAY EXCEEDING 10 PERCENT IN SLOPE SHALL BE PAVED.

WHEN ACCESS WAYS ARE GATED A FIRE DEPARTMENT APPROVED LOCKING SYSTEM SHALL BE INSTALLED. CALL THE FIRE PREVENTION DIVISION FOR ADDITIONAL INFORMATION AND APPLICATION PROCEDURES.

2. HIGH FIRE ZONE

SPECIAL PROVISIONS OF THE BUILDING CODE WILL APPLY TO PROJECTS LOCATED WITHIN THE MAPPED BOUNDARIES OF THE HIGH FIRE HAZARD ZONES OF SANTA BARBARA COUNTY. THESE PROVISIONS WILL INFLUENCE BOTH THE DESIGN OF THE PROJECT AND THE TYPE OF BUILDING MATERIALS THAT MAY BE UTILIZED. REFER TO MONTEREY COUNTY BUILDING AND SAFETY DIVISION FOR DETAILS.

PROPERTY LOCATED WITHIN A DESIGNATED "VERY HIGH FIRE HAZARD SEVERITY ZONE" ARE REQUIRED BY STATE LAW TO CREATE A FIREBREAK OF 100 FEET (OR TO THE PROPERTY LINE, WHICHEVER IS NEARER) AROUND ANY STRUCTURES ON THE PROPERTY. THIS DOES NOT APPLY TO SINGLE SPECIMENS OF TREES, ORNAMENTAL SHRUBBERY, OR SIMILAR PLANTS THAT ARE USED AS GROUND COVER IF THEY DO NOT FORM A MEANS OF RAPIDLY TRANSMITTING FIRE FROM THE NATIVE GROWTH TO ANY DWELLING OR STRUCTURE.

3. STORED WATER

FIRE DEPARTMENT STORED WATER REQUIREMENTS FOR RESIDENTIAL UNITS OUTSIDE OF A WATER PURVEYOR'S DISTRICT AND STORED WATER FIRE PROTECTION SYSTEM TO BE IN COMPLIANCE WITH SANTA BARBARA COUNTY FIRE DEPARTMENT STANDARDS.

PLANS FOR A STORED WATER FIRE PROTECTION SYSTEM SHALL BE SUBMITTED AND APPROVED BY THE FIRE DEPARTMENT.

FOR PROJECTS LOCATED IN A DESIGNATED HIGH FIRE HAZARD AREA, ALL ABOVE GROUND WATER PIPING, INCLUDING ALL PIPES AT THE WATER TANK AS WELL AS HYDRANT LOCATION(S), SHALL CONSIST OF GALVANIZED METAL.

THE FIRE HYDRANT SHALL CONSIST OF ONE 4-INCH OUTLET AND ONE 2-1/2-INCH OUTLET AND SHALL BE LOCATED A MINIMUM OF 50 FEET AND A MAXIMUM OF 150 FEET FROM ALL STRUCTURES IT SERVES.

4. SPRINKLER SYSTEM

AUTOMATIC SPRINKLER SYSTEM PLANS ARE REQUIRED TO BE CHECKED AND APPROVED BY THE FIRE DEPARTMENT PRIOR TO INSTALLATION. ANY SYSTEM MUST BE IN COMPLIANCE WITH MONTEREY COUNTY FIRE DEPARTMENT STANDARDS. ANY SYSTEM MUST BE IN COMPLIANCE WITH NFPA STANDARD #13 OR #13D OR #13R AS APPLICABLE.

THE FIRE DEPARTMENT SHALL DETERMINE THE LOCATION OF ANY FIRE DEPARTMENT CONNECTION (FDC) THAT MAY BE REQUIRED.

5. FIRE DEPARTMENT ADDRESS REQUIREMENTS

THE ADDRESS SHALL BE VISIBLE AND LEGIBLE FROM THE STREET OR FRONTAGE ROAD. PERMANENT ADDRESS NUMBERS SHALL BE PROVIDED ON THE MAILBOX OR ON A PERMANENT SIGN OR POST ADJACENT TO THE DRIVEWAY ENTRANCE OF A FLAG LOT. IF THE DRIVEWAY IS OVER 150 FEET IN LENGTH OR THE BUILDING IS OBSTRUCTED FROM VIEW AT THE ACCESS ROAD, NUMBER SHALL BE POSTED AT ANY DRIVEWAY AND ROAD INTERSECTION AS NECESSARY. THE ADDRESS NUMBER SHALL BE ELEVATED AT LEAST THREE (3) FEET FROM THE GROUND FOR CLEAR VISIBILITY AND EASY DIRECTIONAL IDENTIFICATION. THE ADDRESS NUMBERS SHALL BE OF MIN. 4" IN HEIGHT AND CONTRAST WITH THE BACKGROUND COLOR OF THE SIGN.

6. FIRE DEPARTMENT EGRESS REQUIREMENTS

EGRESS WINDOWS REQUIRED IN EACH SLEEPING ROOM:
-MIN. CLR. OPENING: 5.7 SF
-MIN. CLR. HT.: 24"
-MIN. CLR. WIDTH: 20"
-MIN. SILL HT.: 44"

8. STAND PIPE TO BE INSTALLED PRIOR TO CONSTRUCTION. CONTRACTOR TO MINIMIZE RISK OF FIRE.

9. FIRE BLOCKING AND DRAFT STOPPING

FIRE BLOCKING SHALL BE INSTALLED IN COMBUSTIBLE CONCEALED LOCATION IN ACCORDANCE WITH (C.B.C. 2019) IN THE FOLLOWING LOCATIONS: A) IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS - VERTICALLY AT CEILING AND FLOOR LEVELS AND HORIZONTALLY AT INTERVALS NOT EXCEEDING 10', B) AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL STUD WALL OR PARTITION SPACES AND CONCEALED HORIZONTAL SPACES CREATED BY AN ASSEMBLY OF FLOOR JOISTS OR TRUSSES, AND BETWEEN VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS AND SIMILAR LOCATIONS, C) IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN, AT ENCLOSED SPACES UNDER STAIRS, D) WHERE ANNULAR SPACE PROTECTION IS PROVIDED, FIRE BLOCKING SHALL BE INSTALLED AT OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND THE PRODUCTS OF COMBUSTION.

10. FACTORY -BUILT METAL FIREPLACE SPECIFY THE FOLLOWING (CRC R1005):

A. MANUFACTURER, MODEL AND ICO/UL NUMBER.
B. INSTALLATION AND USE SHALL BE IN ACCORDANCE WITH THEIR LISTING.
C. NONI-VENTED FIREPLACES OR GAS FIRED APPLIANCES ARE NOT PERMITTED.
D. FACTORY-BUILT CHIMNEY MAXIMUM OFFSET IS30 DEGREES VERTICALLY AND SHALL NOT HAVE MORE THAN 4 ELBOWS.(CRC R1005.7)

11. NEW FIREPLACE

A. MASONRY OR FACTORY BUILT FIREPLACES SHALL HAVE:

1. CLOSABLE METAL GLASS COVERING OVER THE ENTIRE OPENING OF THE FIRE BOX.

2. COMBUSTION AIR INTAKE FROM OUTSIDE OF THE BUILDING DIRECTLY INTO FIREBOX OF AT LEAST 6SQ.INCHES & HAS AN ACCESSIBLE, OPERABLE & TIGHT FITTING DAMPER OR COMBUSTION AIR CONTROLLED DEVISE.
EXCEPTION: OUTSIDE COMBUSTION-AIR INTAKE NOT REQUIRED IF INSTALLED ON A SLAB ON GRADE & NOT ON AN EXTERIOR WALL

3. A FLUE DAMPER WITH A READILY ACCESSIBLE CONTROL.
EXCEPTION: WHEN GAS LOG, LOG LIGHTER OR DECORATIVE GAS APPLIANCE IS INSTALLED IN A FIREPLACE, THE FLUE DAMPER SHALL BE BLOCKED OPEN IF REQUIRED BY CALIFORNIA MECHANICAL CODE (CMC) OR THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

B. CONTINUOUS BURNING PILOT LIGHTS & THE USE OF INDOOR AIR FOR COOLING A FIREBOX JACKET, WHEN THAT INDOOR AIR IS VENTED TO THE OUTSIDE OF THE BUILDING ARE PROHIBITED.

12. WINDOWS & DOORS

EXTERIOR WINDOWS, SKYLIGHTS & EXTERIOR GLAZED DOOR ASSEMBLIES SHALL COMPLY WITH ONE OF THE FOLLOWING REQUIREMENTS:

A. BE CONSTRUCTED OF MULTI-PANED GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OS SECTION R308 SAFETY GLAZING. OR
B. BE CONSTRUCTED OF GLASS BLOCK UNITS, OR
C. HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 257, OR
D. BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-2.

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REVISION SCHEDULE

NO.	DESCRIPTION	DATE
1		
2		

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SPECIFICATIONS & NOTES

LICENSED ARCHITECT THOMAS MEANEY No. C14606 Renew 8/31/25 STATE OF CALIFORNIA

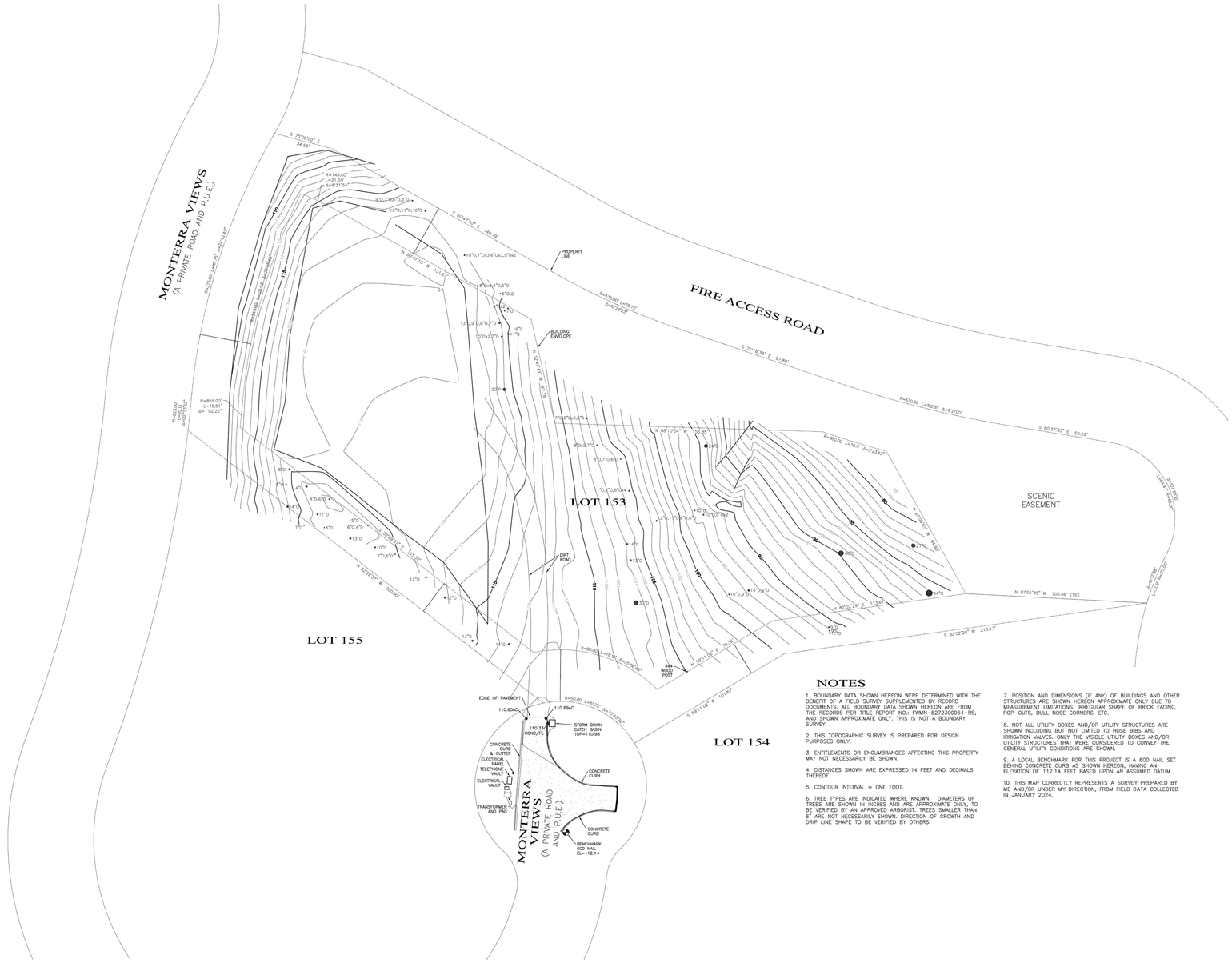
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REVISION SCHEDULE

NO.	DESCRIPTION	DATE
1		
2		



NOTES

1. BOUNDARY DATA SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DOCUMENTS. ALL BOUNDARY DATA SHOWN HEREON ARE FROM THE RECORDS PER TITLE REPORT NO.: FWMN-5272300064-RS, AND SHOWN APPROXIMATE ONLY. THIS IS NOT A BOUNDARY SURVEY.

2. THIS TOPOGRAPHIC SURVEY IS PREPARED FOR DESIGN PURPOSES ONLY.

3. ENTITLEMENTS OR ENCUMBRANCES AFFECTING THIS PROPERTY MAY NOT NECESSARILY BE SHOWN.

4. DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.

5. CONTOUR INTERVAL = ONE FOOT.

6. TREE TYPES ARE INDICATED WHERE KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES AND ARE APPROXIMATE ONLY, TO BE VERIFIED BY AN APPROVED ARBORIST. TREES SMALLER THAN 6" ARE NOT NECESSARILY SHOWN. DIRECTION OF GROWTH AND DRIP LINE SHAPE TO BE VERIFIED BY OTHERS.

7. POSITION AND DIMENSIONS (IF ANY) OF BUILDINGS AND OTHER STRUCTURES ARE SHOWN HEREON APPROXIMATE ONLY DUE TO MEASUREMENT LIMITATIONS, IRREGULAR SHAPE OF BRICK FACING, POP-OUTS, BULL NOSE CORNERS, ETC.

8. NOT ALL UTILITY BOXES AND/OR UTILITY STRUCTURES ARE SHOWN INCLUDING BUT NOT LIMITED TO HOSE BIBS AND IRRIGATION VALVES. ONLY THE VISIBLE UTILITY BOXES AND/OR UTILITY STRUCTURES THAT WERE CONSIDERED TO CONVEY THE GENERAL UTILITY CONDITIONS ARE SHOWN.

9. A LOCAL BENCHMARK FOR THIS PROJECT IS A 60D NAIL SET BEHIND CONCRETE CURB AS SHOWN HEREON, HAVING AN ELEVATION OF 112.14 FEET BASED UPON AN ASSUMED DATUM.

10. THIS MAP CORRECTLY REPRESENTS A SURVEY PREPARED BY ME AND/OR UNDER MY DIRECTION, FROM FIELD DATA COLLECTED IN JANUARY 2024.

TOPO SURVEY

SCALE: 1'= 400'

N

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GERHARDY RESIDENCE
MONTERRA LOT 153
8390 MONTERRA VIEWS
MONTEREY, CA 93940

SITE PLAN

LICENSED ARCHITECT
THOMAS MEANEY
No. C14606
Renew 8/31/25
STATE OF CALIFORNIA

Date	JUNE 2, 2025
Scale	1'-0" = 400'
Drawn	TALLON
Job #	USE IF ISSUED
Sheet	

A1.0

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LEGEND

- PROPERTY LINE
- RIGHT OF WAY
- BUILDING ENVELOPE
- 80 — MAJOR CONTOUR
- MINOR CONTOUR
- AC PAVEMENT

S 75°00'00" E 34.53'

R=145.00' L=21.59' Δ=8°31'54"

R=375.00 L=61.75' Δ=24°24'49"

R=345.00 L=126.03' Δ=20°56'48"

R=855.00' L=15.51' Δ=1°02'22"

R=825.00' L=20.13' Δ=1°07'23.32"

S 60°47'10" E 149.79'

N 60°47'10" W 131.27'

30'-0"

PROPERTY LINE

R=430.00' L=76.72' Δ=10°13'23"

S 71°16'33" E 97.88'

R=630.00 L=102.81' Δ=9°21'00"

S 80°37'33" E 59.29'

BUILDING ENVELOPE

R=660.00 L=39.11' Δ=3°23'42"

Δ=40°53'30" L=36.47' R=45.00'

N 29°09'01" W 94.98'

BUILDING ENVELOPE

Δ=87°02'58" L=31.98' R=175.00'

N 87°01'35" W 105.46' (TIE)

N 82°02'29" E 113.67'

S 82°02'29" W 213.17'

20'-0"

N 12°47'43" W 62.18'

N 88°10'54" W 155.85'

RIDGE 135.79'

RIDGE 132.90'

RIDGE 132.75'

RIDGE 132.90'

DIRT ROAD

N 52°29'37" W 260.90'

S 52°29'37" E 213.67'

R=80.00 L=78.12' Δ=55°56'16"

N 59°11'02" E 78.26'

S 59°11'02" W 101.67'

R=50.00 L=61.75' Δ=70°45'22"

30'-0"

SITE PLAN

SCALE: 1'= 250'

N

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SITE PLAN

LICENSED ARCHITECT THOMAS MEANEY No. C14606 Renew 8/31/25 STATE OF CALIFORNIA

Date	JUNE 2, 2025
Scale	1'-0" = 250'
Drawn	TALLON
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ENLARGED SITE PLAN

LICENSED ARCHITECT · THOMAS MEANEY · No. C14606 Renew 8/31/25 · STATE OF CALIFORNIA

Date	JUNE 2, 2025
Scale	1"=150'
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A1.2

ENLARGED SITE PLAN
SCALE: 1" = 150'

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NOTES

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2. ALL KEYNOTES PER FINISH SCHEDULE SHEET A8.1

WALL LEGEND

2" X 4"

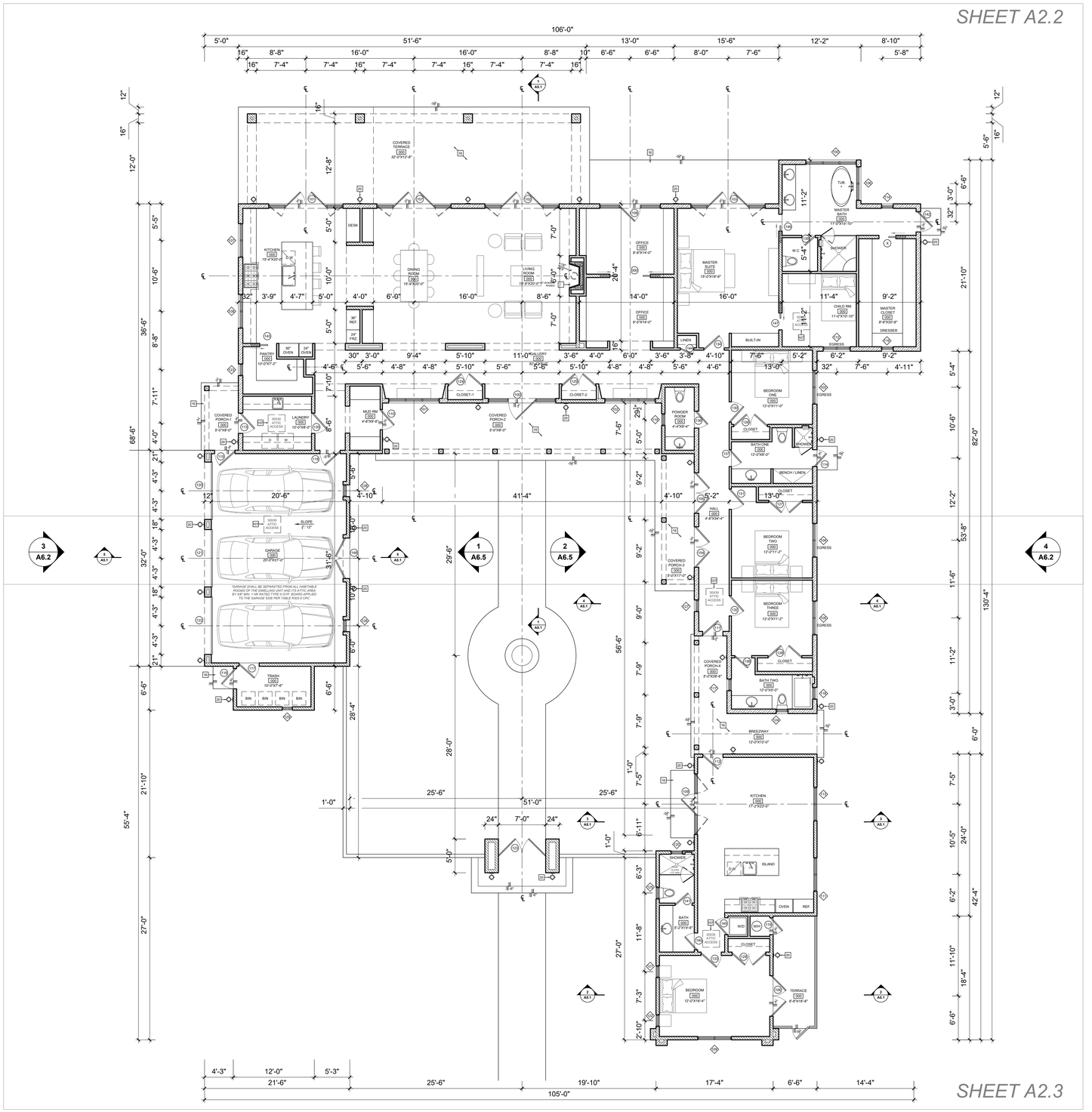
2" X 6"

2" X 8"

REVISION SCHEDULE

NO.	DESCRIPTION	DATE
1		
2		

SHEET A2.2



FIRST FLOOR PLAN

SCALE 1/8" = 1'-0"

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FIRST FLOOR PLAN

LICENSED ARCHITECT THOMAS MEANEY No. C14606 Renew 8/31/25 STATE OF CALIFORNIA

Date	JUNE 2, 2025
Scale	1/8" = 1'-0"
Drawn	TALLON
Job #	USE IF ISSUED
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A2.1

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1. ALL DIMENSIONS TO FACE OF FRAMING OR PLY PER PLAN, NOTIFY ARCHITECT PER ANY PLAN DISCREPANCIES.
2. ALL KEYNOTES PER FINISH SCHEDULE SHEET A8.1

WALL LEGEND

- 2" X 4"
- 2" X 6"
- 2" X 8"

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2		

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6 2 9 S T A T E S T R E E T • S U I T E 2 4 0 • S A N T A B A R B A R A • C A • 9 3 1 0 1
8 0 5 . 8 9 5 . 2 8 3 6 • T O M @ T O M M E A N E Y . C O M • W W W . T O M M E A N E Y . C O M

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FIRST FLOOR PLAN

LICENSED ARCHITECT — THOMAS MEANEY — No. C14606 Renew 8/31/25 — STATE OF CALIFORNIA

Date	JUNE 2, 2025
Scale	1/4" = 1'-0"
Drawn	TALLON
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A2.2

PARTIAL FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

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2. ALL KEYNOTES PER FINISH SCHEDULE SHEET A8.1

WALL LEGEND

2" X 4"

2" X 6"

2" X 8" — 4 / A5.1

REVISION SCHEDULE

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FIRST FLOOR PLAN

LICENSED ARCHITECT — THOMAS MEANEY — No. C14606 Renew 8/31/25 — STATE OF CALIFORNIA

Date	JUNE 2, 2025
Scale	1/4" = 1'-0"
Drawn	TALLON
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A2.3

PARTIAL FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

N

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ROOF PLAN

LICENSED ARCHITECT — No. C14606 — Renew 8/31/25 — STATE OF CALIFORNIA

Date	JUNE 2, 2025
Scale	1/8" = 1'-0"
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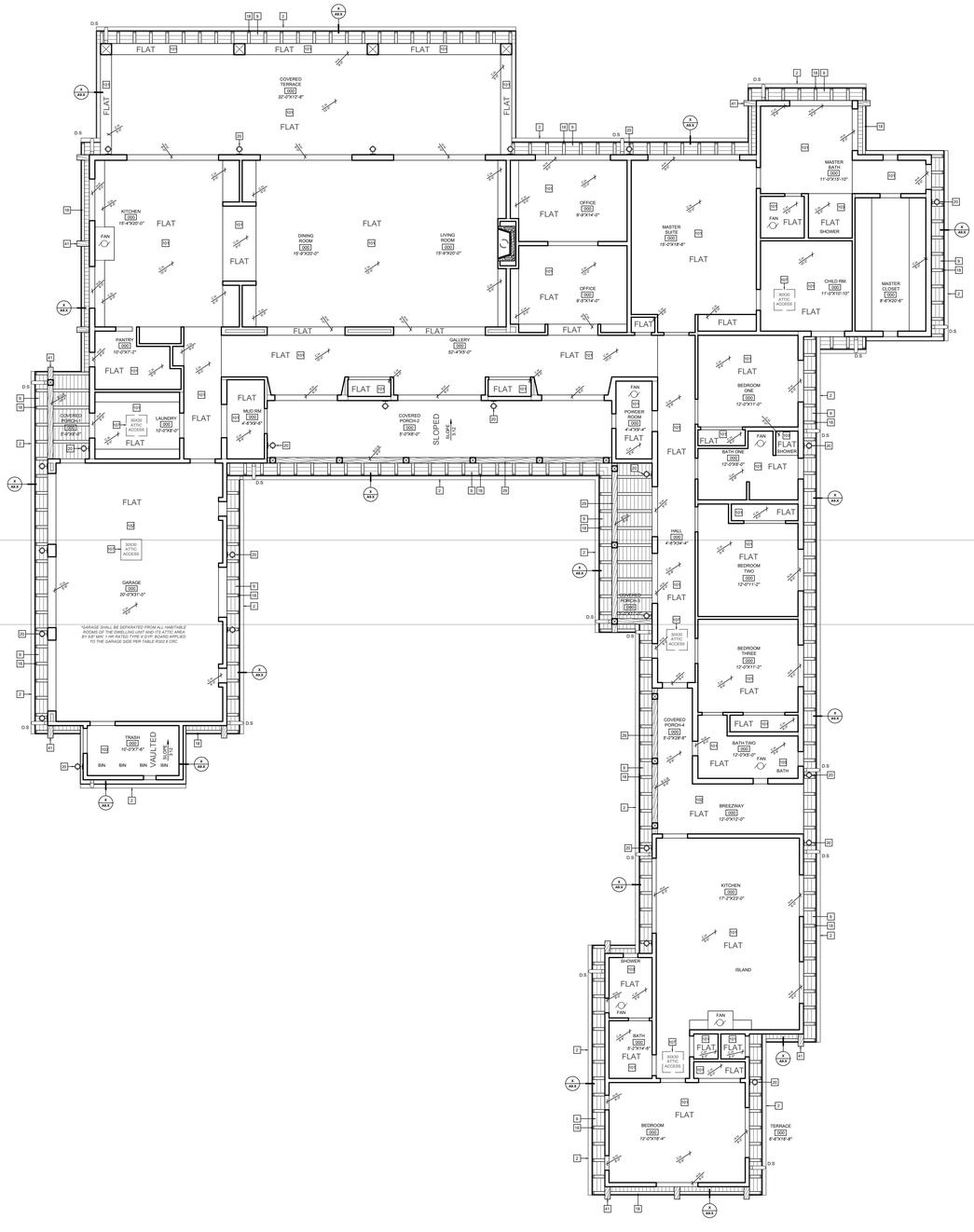
RESIDENCE
RCP

LICENSED ARCHITECT
THOMAS MEANEY
No. C14606
Renew 8/31/25
STATE OF CALIFORNIA

Date	JUNE 2, 2025
Scale	1/8" = 1'-0"
Drawn	TALLON
Job #	USE IF ISSUED
Sheet	

A4.1

SHEET A2.2



SHEET A2.3

RCP

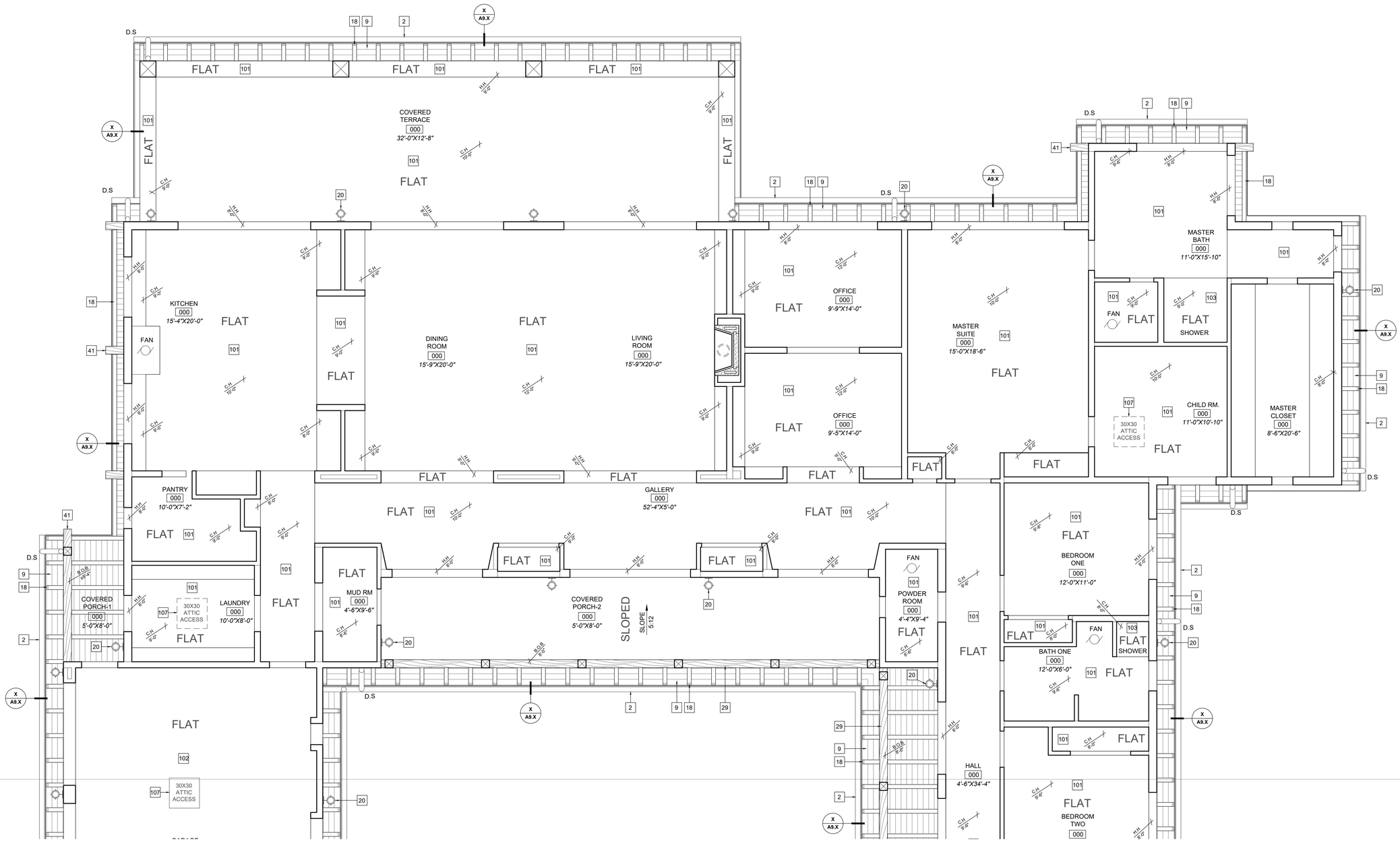
SCALE 1/8" = 1'-0"

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REVISION SCHEDULE

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PARTIAL RCP

SCALE 1/4" = 1'-0"

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RESIDENCE
RCP

LICENSED ARCHITECT THOMAS MEANEY No. C14606 Renew 8/31/25 STATE OF CALIFORNIA

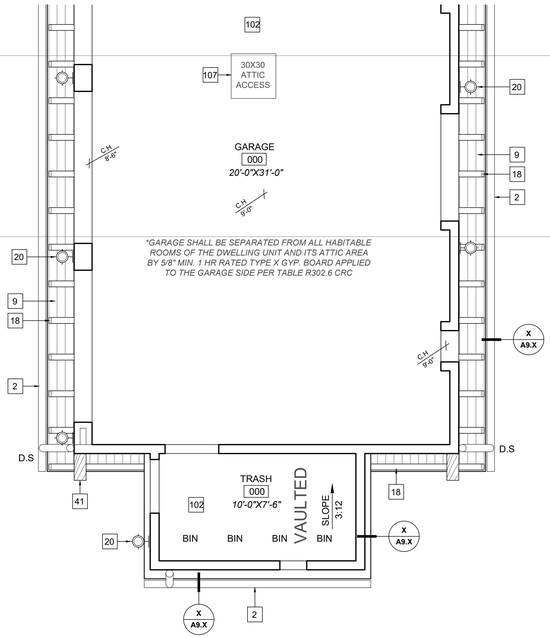
Date	JUNE 2, 2025
Scale	1/4" = 1'-0"
Drawn	TALLON
Job #	USE IF ISSUED
Sheet	

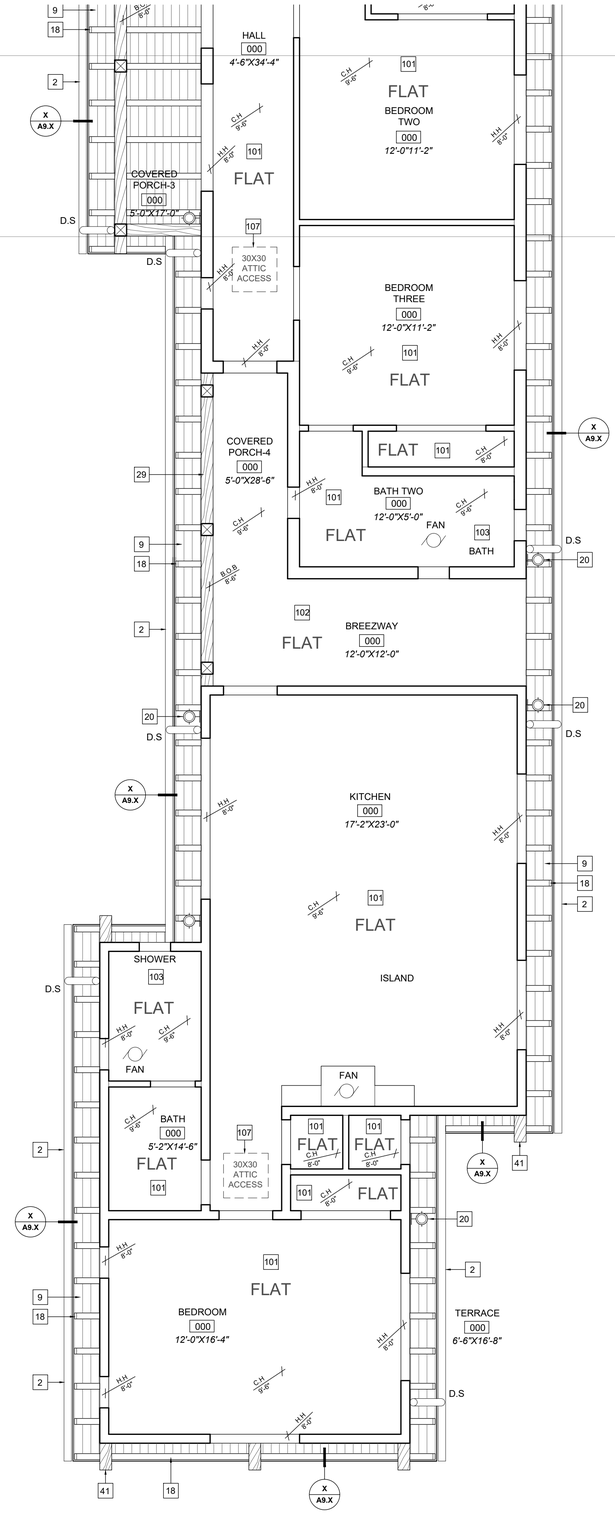
A4.2

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PARTIAL RCP

SCALE 1/4" = 1'-0"

N

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RESIDENCE
RCP

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THOMAS MEANEY
No. C14606
Renew 8/31/25
STATE OF CALIFORNIA

Date	JUNE 2, 2025
Scale	1/4" = 1'-0"
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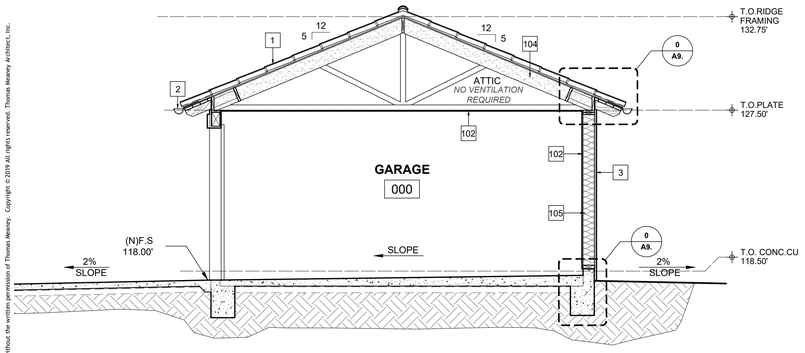
NO.	DESCRIPTION	DATE
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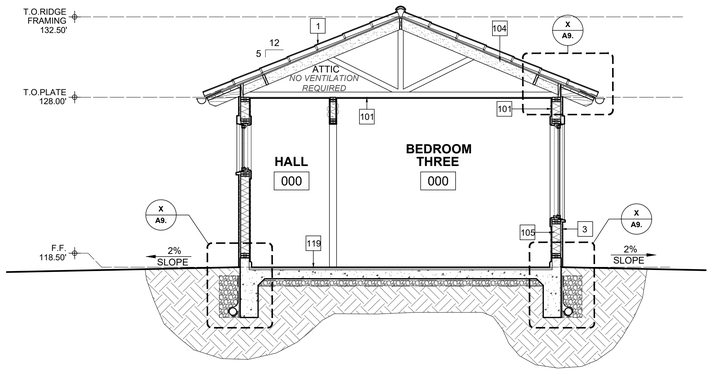
REVISION SCHEDULE

NO.	DESCRIPTION	DATE
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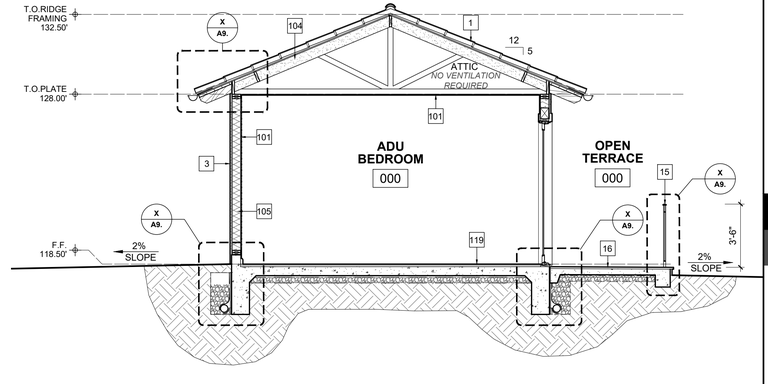
BUILDING SECTION @ ADU KITCHEN 05

SCALE 1/4"=1'-0"



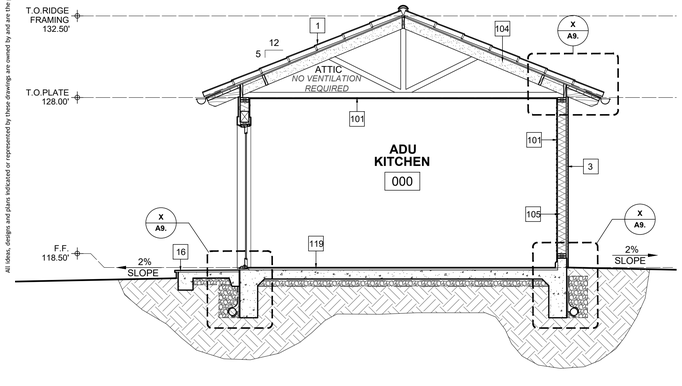
BUILDING SECTION @ BEDROOM THREE 04

SCALE 1/4"=1'-0"



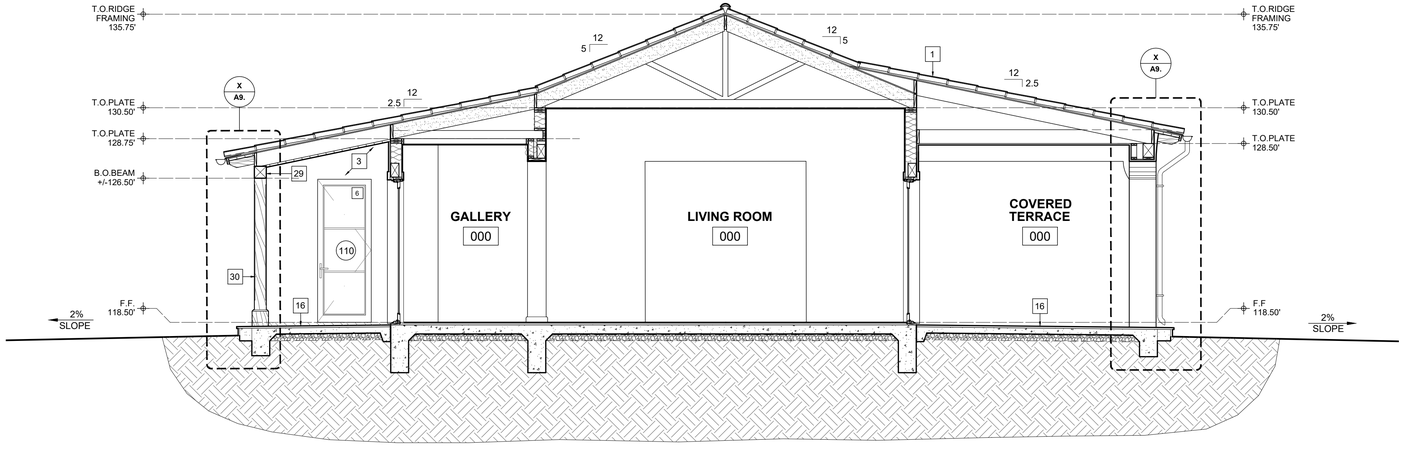
BUILDING SECTION @ ADU KITCHEN 03

SCALE 1/4"=1'-0"



BUILDING SECTION @ ADU KITCHEN 02

SCALE 1/4"=1'-0"



BUILDING SECTION @ ENTRY 01

SCALE 1/4"=1'-0"

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RESIDENCE SECTIONS

LICENSED ARCHITECT
THOMAS MEANEY
No. C14606
Renew 8/31/25
STATE OF CALIFORNIA

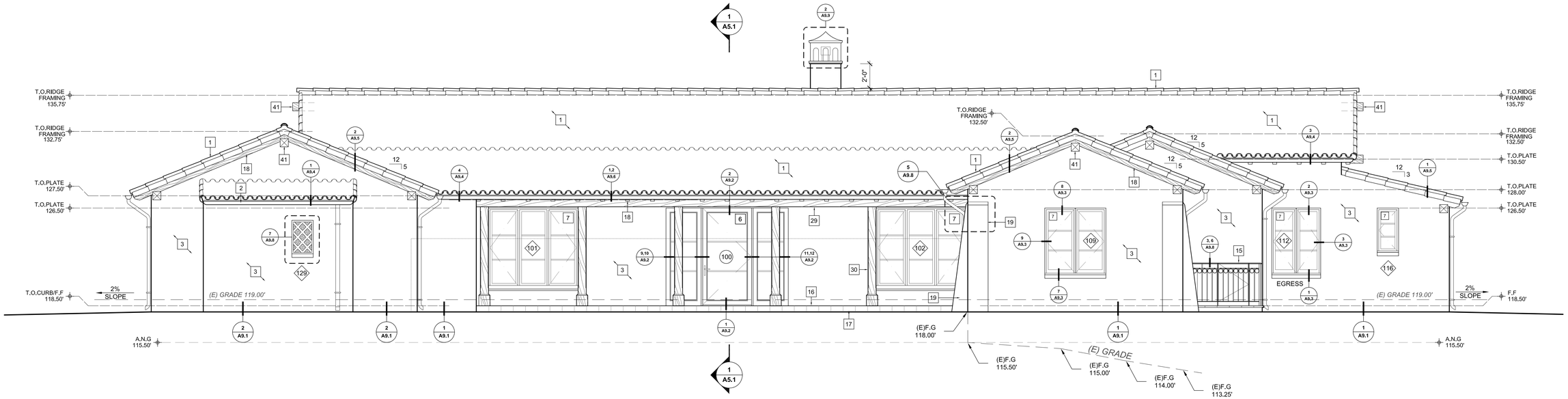
Date	JUNE 2, 2025
Scale	1/4" = 1'-0"
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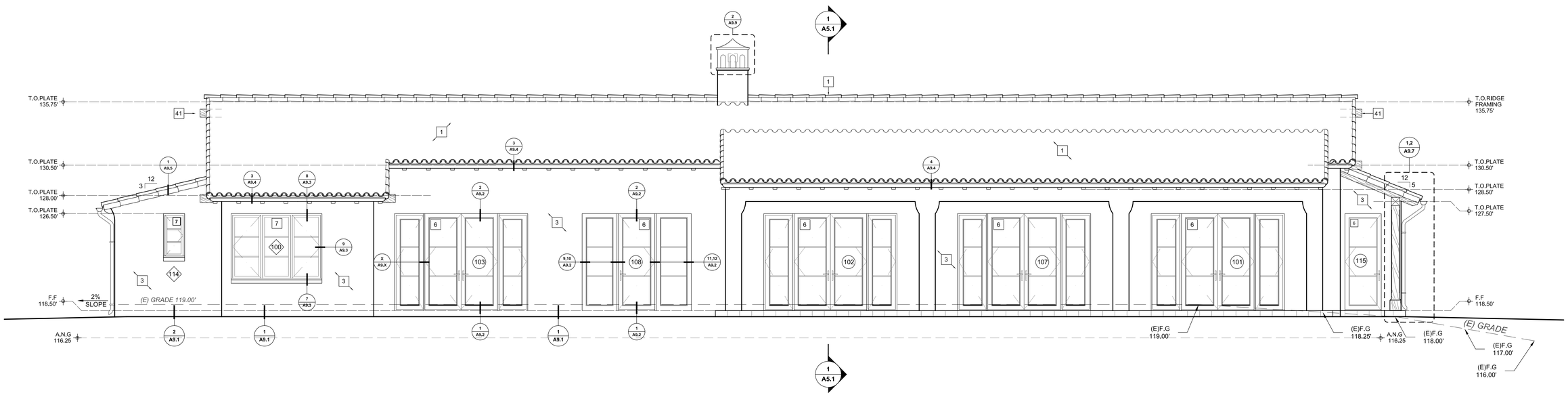
REVISION SCHEDULE

NO.	DESCRIPTION	DATE
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2		



EXTERIOR ELEVATION - SOUTH

SCALE 1/4"=1'-0" **02**



EXTERIOR ELEVATION - NORTH

SCALE 1/4"=1'-0" **01**

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GERHARDY RESIDENCE
MONTERRA LOT 153
8390 MONTERRA VIEWS
MONTEREY, CA 93940

EXTERIOR ELEVATIONS

LICENSED ARCHITECT THOMAS MEANEY No. C14606 Renew 8/31/25 STATE OF CALIFORNIA

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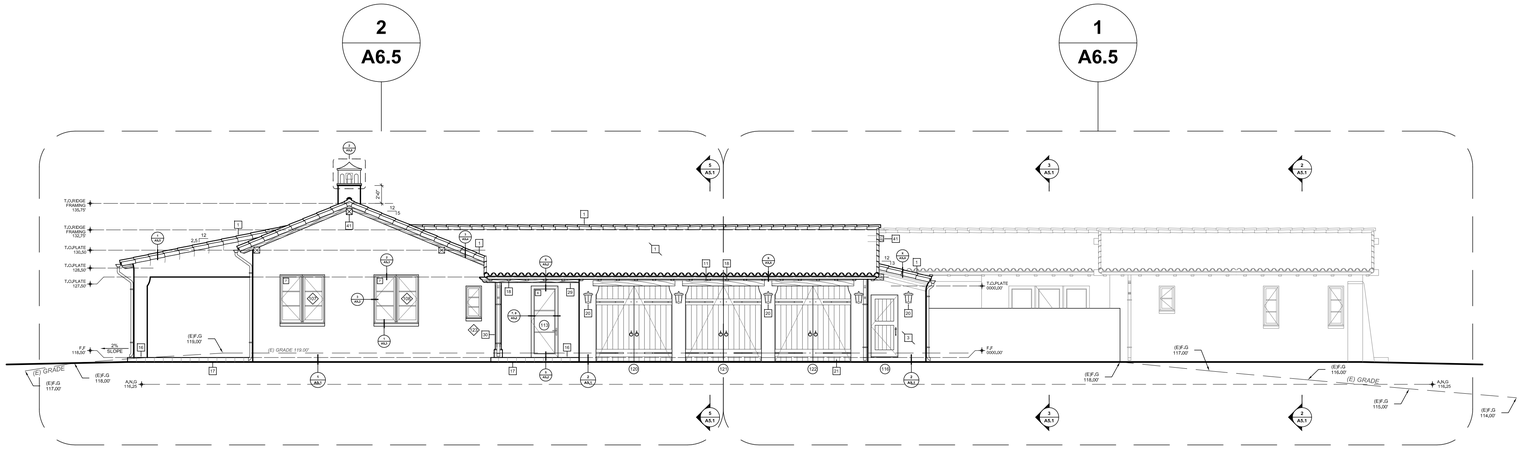
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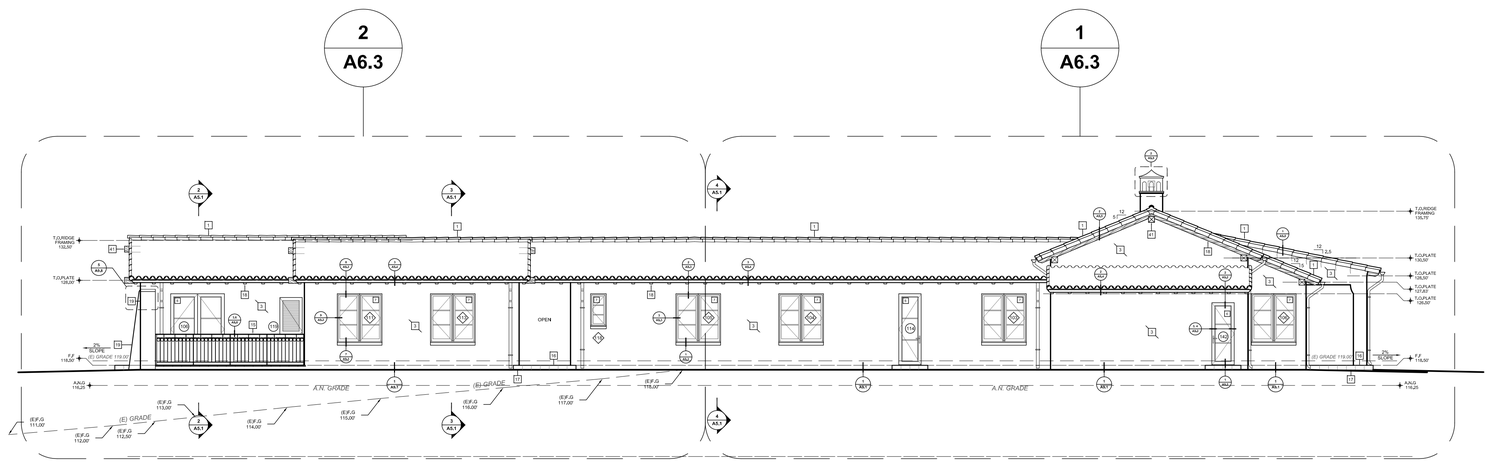
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EXTERIOR ELEVATION - WEST

SCALE 1/8"=1'-0" **02**



EXTERIOR ELEVATION - EAST

SCALE 1/8"=1'-0" **01**

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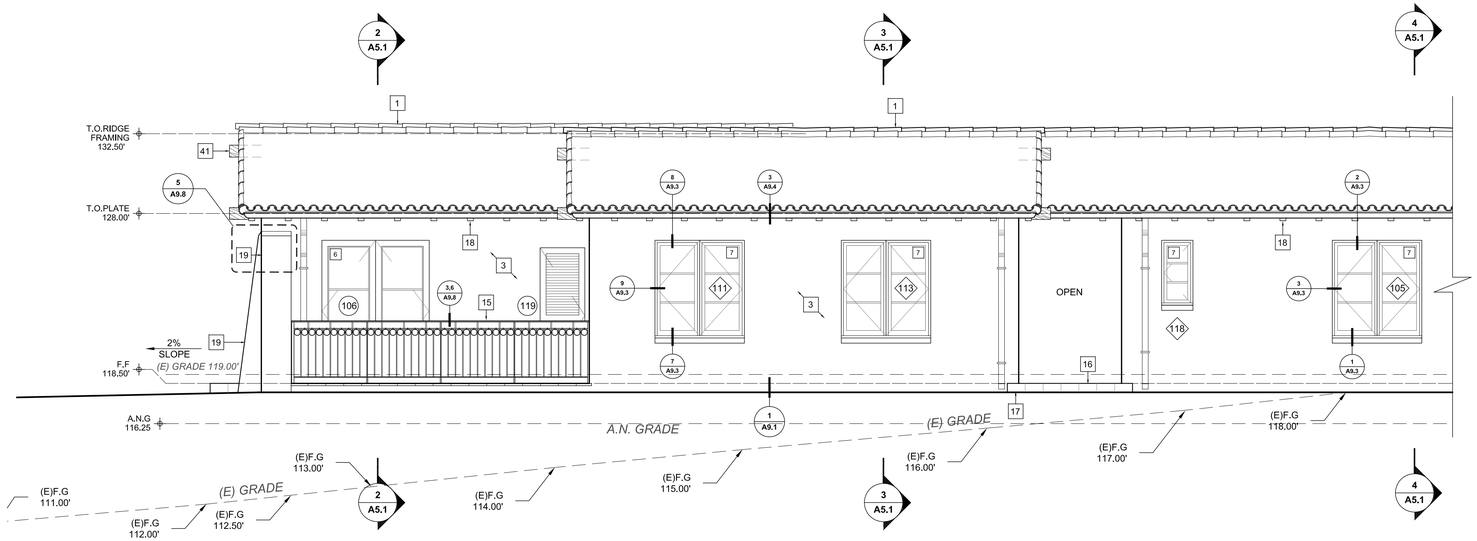
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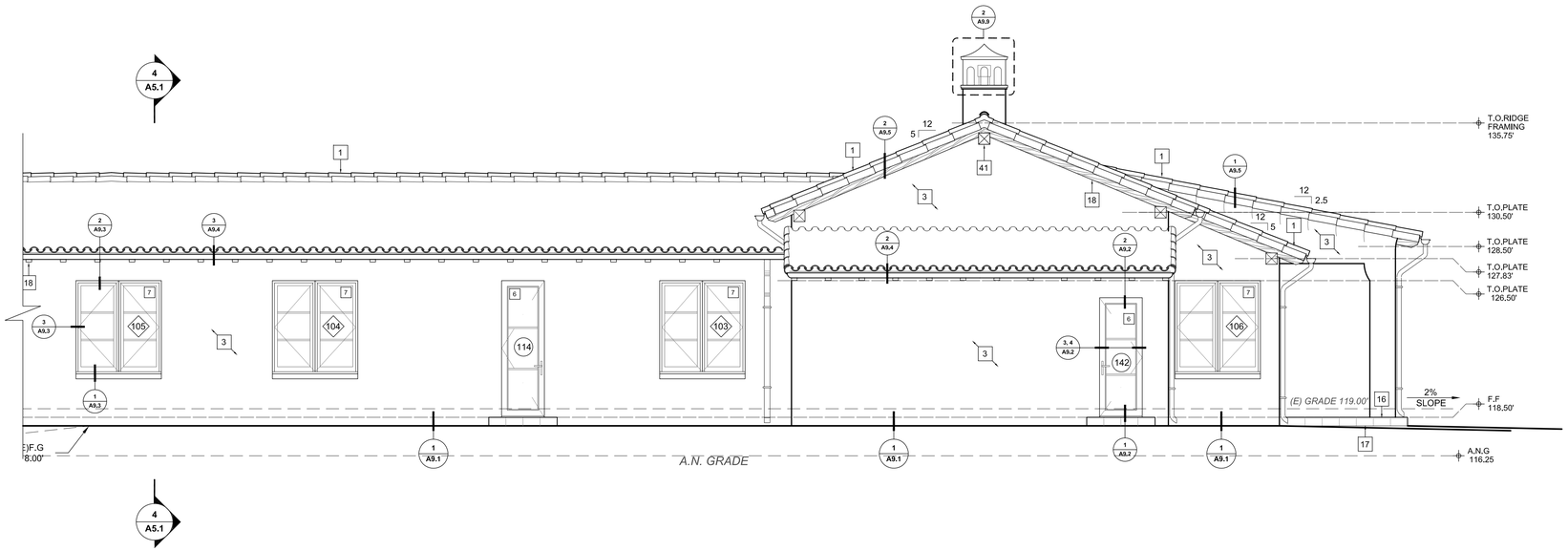
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EXTERIOR ELEVATION - PARTIAL EAST

SCALE 1/4"=1'-0" **02**



EXTERIOR ELEVATION - PARTIAL EAST

SCALE 1/4"=1'-0" **01**

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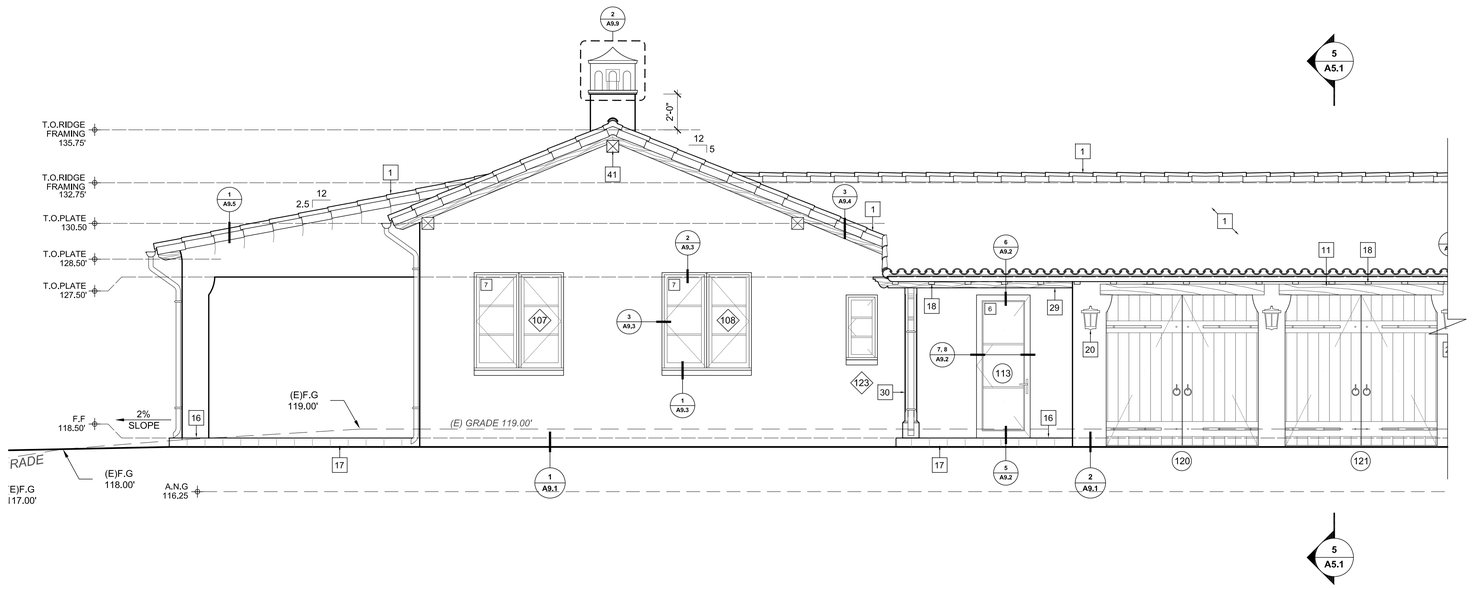
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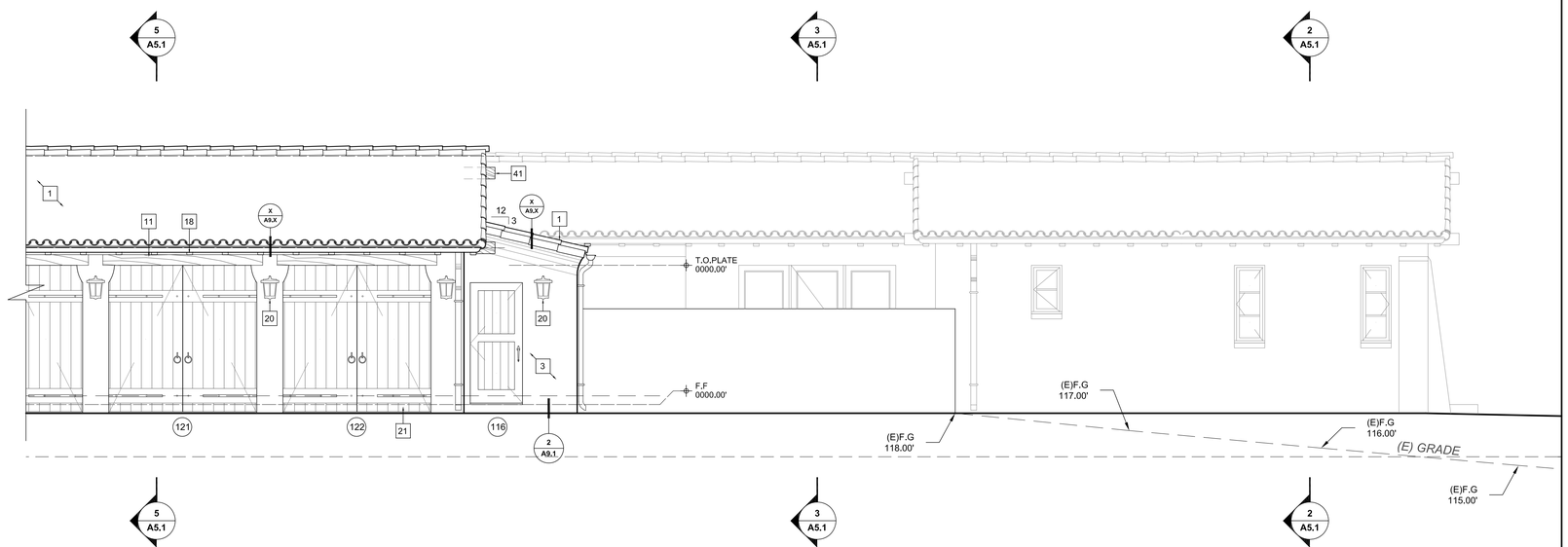
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EXTERIOR ELEVATION - PARTIAL WEST

SCALE 1/4"=1'-0" **02**



EXTERIOR ELEVATION - PARTIAL WEST

SCALE 1/4"=1'-0" **01**

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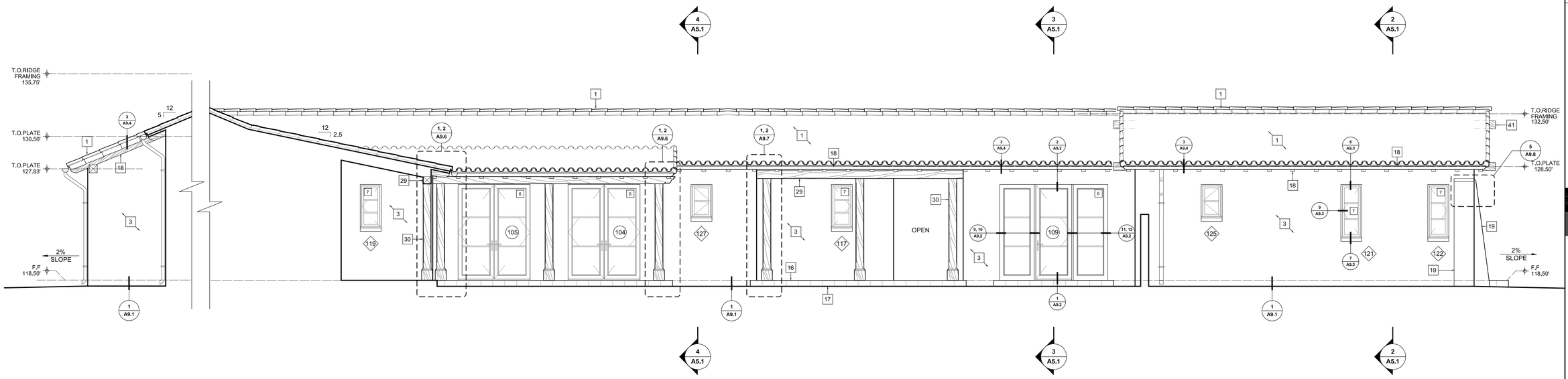
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A6.4

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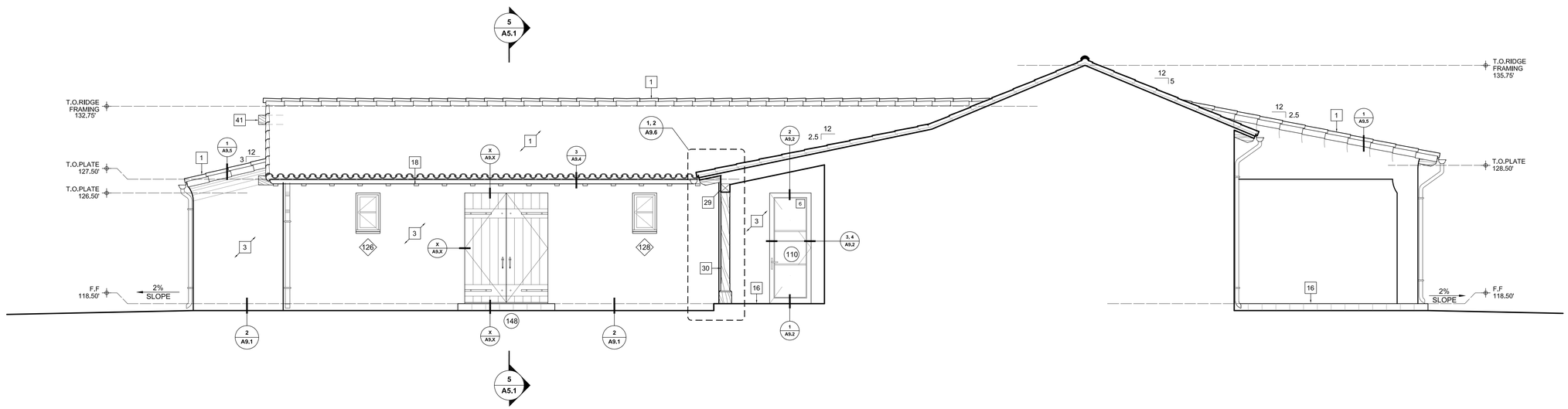
REVISION SCHEDULE

NO.	DESCRIPTION	DATE
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EXTERIOR ELEVATION - PARTIAL WEST COURT YARD

SCALE 1/4"=1'-0" **02**



EXTERIOR ELEVATION - PARTIAL EAST COURTYARD

SCALE 1/4"=1'-0" **01**

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EXTERIOR ELEVATIONS

LICENSED ARCHITECT — THOMAS MEANEY — No. C14606 Renew 8/31/25 — STATE OF CALIFORNIA

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A6.5

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1 ROOF TILE



ICC-ES Evaluation Report

ESR-4395

Reissued May 2021

This report is subject to renewal April 2022.

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DIVISION: 07 00 00—THERMAL AND MOISTURE PROTECTION
Section: 07 32 13—Clay Roof Tiles

REPORT HOLDER:

CLAY TILE VENTURE, INC. DBA REDLAND CLAY TILE

EVALUATION SUBJECT:

REDLAND CLAY ROOF TILES: CAMSRIDGE, TWO-PIECE MISSION, TWO-PIECE BAJA MISSION, "S," NAPA "S," CASRILLO "S," ROMAN PAN, TWO-PIECE JUNIPERO, ALFARO AND TWO-PIECE ANGULO TILES

1.0 EVALUATION SCOPE

Compliance with the following codes:

- 2018, 2015, 2012, 2009 and 2006 International Building Code® (IBC)
- 2018, 2015, 2012, 2009 and 2006 International Residential Code® (IRC)

Properties evaluated:

- Wind uplift resistance
- Fire classification
- Durability

2.0 USES

The Redland Clay Tile roof tiles, when installed in accordance with this report, are Class A roof coverings in accordance with the IBC and the IRC.

3.0 DESCRIPTION

3.1 General:

Redland Clay Tile roof tiles are composed of vitrified clay, and slip-fired at various temperatures for different burnt-on colors. The tiles comply with ASTM C1167.

3.2 Cambridge Tile:

The tiles are flat and are approximately 15 inches (381 mm) long, 6½ inches (171 mm) wide and ¾ inch (19.8 mm) thick, and weigh 4.75 pounds (2.14 kg) each. Two nail holes are provided in the top portion of each tile. The tiles have an installed weight of 14.7 pounds per square foot (71.8 kg/m²) when installed with a 6½-inch exposure. The tiles are Type III, Grade 2, in accordance with ASTM C1167. See Figure 1 for details.

3.3 Two-piece Mission Tile:

Top and pan tiles are curved to approximately one-third of a circle, and have widths at the large and small ends of approximately 8½ and 7 inches (216 and 178 mm), respectively. One nail hole is provided in the small end of the top tile and in the large end of the pan tile. Tiles are approximately ½ inch (12.7 mm) thick and 26 inches (505 mm) long, and weigh 10.7 pounds per square foot (52.2 kg/m²) when installed with a maximum 11-inch (279 mm) center-to-center spacing, and a headlap of 3 inches (76 mm). The tiles may be used as hip, ridge and rake tiles for all tile profiles described in this report, provided they are embedded in mortar or roofing mastic. The tiles are Type I – high-profile, Grade 2, in accordance with ASTM C1167. See Figure 2 for details.

3.4 Two-piece Baja Mission Tile:

The tiles are similar to the two-piece Mission Tile, except that the widths at the large and small ends are approximately 6¾ and 6 inches (171 and 152 mm), respectively. Tiles are approximately ½ inch (12.7 mm) thick and 17½ inches (445 mm) long. The installed weight of the tiles, when installation is with a 9-inch (229 mm) center-to-center spacing, and a headlap of 3 inches (76 mm), is 9.4 pounds per square foot (45.9 kg/m²). The tiles may also be used as hip, ridge and rake tiles for all tile profiles described in this report, provided they are embedded in mortar or roofing mastic. The tiles are Type I – high-profile, Grade 2, in accordance with ASTM C1167. See Figure 2 for details.

3.5 "S" Tile:

The tiles are single S-shaped tiles manufactured in a manner similar to the two-piece Mission Tiles, except they are 18 inches (457 mm) long, 13 inches (330 mm) wide and ½ inch (12.7 mm) thick, with two nail holes in the pan tile and one nail hole in the cover tile. The installed tile weight is 9 pounds per square foot (43.9 kg/m²) when installation is with an 11-inch (279 mm) center-to-center spacing and a 3-inch 176 mm) headlap. The tiles are Type I – high-profile, Grade 2, in accordance with ASTM C1167. See Figure 3 for details. Mission hip and ridge tiles, as shown in Figure 2, are curved to approximately one-third of a circle, and have widths at the large and small ends of approximately 8½ and 7 inches (216 and 178 mm), respectively.

3.6 Napa "S" Tile:

The Napa "S" Tile is approximately 13¾ inches (340 mm) long, 10½ inches (267 mm) wide and ½ inch (12.7 mm) to ¼ inch (15.9 mm) thick. The barrel portion of the tile rises 2⅛ inches (58 mm) over a span of 6.45 inches (164 mm). The tile has a flat pan section approximately 2⅛ inches (58 mm) wide, and the edge ends in a 45-degree flared lip.

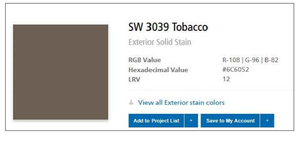
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7 ARCADIA CUSTOM METAL WINDOWS





18 SOLID BODY STAIN WOOD RAFTERS AND TRIM



3 EXTERIOR PAINT O/ PLASTER

EXTERIOR FINISHES

1 CLASS 'A' ROOF, TILE CAPS & STARTER PAN, REMAINING PANS NEW TO MATCH, SUPPLIED: GEORGE DAVIDSON - VERIFY W/ ARCHITECT, STAGGER TILE FIELD, WIRED INSTALLATION, STACK EAVE TILES TWO HIGH WITH STAGGERED OVERHANG TOP TILE OF 1'-3", MORTAR BIRDS MOUTH OPENING TO PREVENT THE INTRUSION OF POTENTIAL FLAMES AND EMBERS, OVER EXTERIOR PLY AND 2 LAYERS CLASS 'A' WATERPROOF BITUMINOUS UNDERLAYMENT (1 LAYER BASE SHEET NAILED & 1 LAYER GRANULATED TOP SHEET TORCH DOWN), VALLEY FLASHING 26 GAUGE MIN. CORROSION RESISTANT SHEET METAL OVER 36" MIN. WIDE UNDERLAYMENT OF 72# MINERAL-SURFACED NON-PERFORMANCE CAP SHEET (ASTM D3909) RUN FULL LENGTH OF VALLEY

2 5"Ø HALF ROUND COPPER GUTTER W/ 4"Ø COPPER DOWNSPOUT, HINGED COPPER GUTTER GUARD, LOCK ON STYLE, COMPATIBLE W/ 5" GUTTERS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS, CONNECT DRAINAGE TO STORM DRAIN SYSTEM

3 7/8" EXTERIOR PLASTER, INTEGRAL COLOR: VERIFY W/ ARCHITECT, TIGHT HAND FORMED CORNERS AND SMOOTH STEEL TROWEL FINISH, INTEGRATE FIBERGLASS MESH INTO WET BASE BROWN COAT (OMEGA PRODUCTS INTERNATIONAL CRACK ISOLATION SYSTEM OR EQUIVALENT), OVER METAL LATHE, GRADE D BUILDING PAPER (TWO LAYERS AT SHEAR WALLS), AND EXTERIOR PLY, EXTERIOR WALL FINISH TO EXTEND FROM TOP OF FOUNDATION TO ROOF TERMINATING AT 2" NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS

4

5

6 METAL CLAD EXTERIOR DOORS, DUAL GLAZED / LOW-E PER DOOR SCHEDULE SHEET A8.3.; U.N.O., MFR: LA LOMA *(WWW.LALOMADOORS.COM)*, COLOR: VERIFY W/ ARCHITECT

7 METAL CLAD WINDOWS, DUAL GLAZED / LOW-E PER WINDOW SCHEDULE SHEET A8.4.; U.N.O., MFR: LA LOMA *(WWW.LALOMADOORS.COM)*, COLOR: VERIFY W/ ARCHITECT

8 EXTERIOR WOOD DOORS - BRUSHED CEDAR, SINGLE COLOR: COCOA (VERIFY W/ ARCHITECT), 3" HEAD & JAMB WIDTH, 4-LITES, DUAL GLAZED, LOW E, PER DOOR SCHEDULE SHEET A8.3, SUPPLY & FINISH: VERIFY W/ ARCHITECT

9 2X6 T&G CEDAR EAVES, NO 'V' GROOVE, NON-TREATED, LIGHT SANDBLAST, TEXTURE, EASED EDGES AND SEMI-TRANSPARENT STAIN - PROVIDE SAMPLE TO ARCHITECT- TYPICAL, PER DETAIL SHEET A0.0

10 WINDOW & DOOR SILL TRIM PER DETAIL, OVER SCRATCH COAT, METAL LATHE, GRADE D BUILDING PAPER AND EXTERIOR PLY, SUPPLY: GEORGE DAVIDSON - VERIFY W/ ARCHITECT, GROUT TO MATCH 3

11 EXPOSED CEDAR LINTEL, SEMI-TRANSPARENT STAIN COLOR - DRIFTWOOD (VERIFY W/ ARCHITECT), NON-TREATED, PLUMB CUT ENDS W/ EASED EDGES, TEXTURE PER ARCHITECT, SIZES: 3 1/2" AT OPENINGS 3'-0" OR LESS, 5 1/2" AT OPENINGS 3'-0"-6'-0", AND 7 1/4" AT OPENINGS GREATER THAN 6'-0", OVERHANG BEYOND SIDES TO BE TWICE THE HEIGHT OF LINTEL

12

13

14

15 RAILING PER DETAIL 1/A0.0, +42"H TOP RAIL ABOVE FINISH SURFACE, CLEAR OPENINGS BETWEEN RAILING PICKETS SHALL BE LESS THAN 4", PROVIDE SHOP DRAWINGS AND SAMPLE TO ARCHITECT

16 1-1/2"X12"X12" TERRA COTTA TILE PAVERS, SLOPE 1/4" PER FT. TO DRAIN AWAY FROM STRUCTURES, PROVIDE 36" MIN. LANDING AT EACH GRADE LEVEL EXIT IN THE DIRECTION OF EGRESS, GRAY GROUT, SUPPLY: GEORGE DAVIDSON - VERIFY W/ ARCHITECT

17 1-1/2"X6"X12" TERRA COTTA TILE STAIR RISERS W/ PLASTER RISER, GRAY GROUT, SUPPLY: GEORGE DAVIDSON - VERIFY W/ ARCHITECT

18 4X8 DOUGLAS FIR ROOF RAFTERS, 24" O.C., NON-TREATED, LIGHT SANDBLAST, TEXTURE, EASED EDGES AND SOLID STAIN - PROVIDE SAMPLE TO ARCHITECT- TYPICAL

19 PLASTER BUTTRESS WITH CAP TO MATCH 11 PER DETAIL 0/A9.0

20 EXTERIOR WALL MOUNTED SCONCE - 30 WATT HIGH EFFICIENCY LAMP / HEAVY SEEDED OBSCURED GLASS, MFR: STEVEN HANDELMAN STUDIOS, REFER TO CUT SHEETS FOR MORE INFO.

21 CEDAR PLANK GARAGE DOOR, WIRE BRUSHED, HAND HAMMERED W/ IRON STRAPS 2"X1/8" W/ CLAVOS EVERY OTHER BOARD THROUGHOUT LENGTH, SEE ELEVATION #1 ON SHEET A6.3.

22

23 CHIMNEY PER DETAIL 1/A0.0, W/ CLASS 'A' INSULATED DOUBLE WALL STAINLESS STEEL FLUE FOR ALL CHIMNEY LENGTHS & ASSOCIATED COMPONENTS PER MFR SPECS, REPORTS & LISTINGS (UL103), MFR: DURAVENT - DURATECH 12" (WWW.DURAVENT.COM), PROVIDE SHROUD AND SPARK ARRESTOR TO COMPLY PER (CRC SECTION R1003.9.1), CHIMNEY TO EXTEND 2' ABOVE ANY PORTION OF THE BUILDING AND ROOF WITHIN 10' OF THE CHIMNEY OUTLET AND 3' ABOVE THE HIGHEST POINT WHERE CHIMNEY PASSES THROUGH ROOF

24

25

26 WEEP SCREED, PROVIDE MIN. 26 GAUGE GALVANIZED WEEP SCREED AT FOUNDATION 4" MIN. ABOVE GRADE OR 2" MIN. ABOVE CONCRETE OR PAVING WHERE OCCURS

27 STEGO WRAP 15 MIL. CLASS I VAPOR BARRIER, VERIFY W/ GEOTECHNICAL SOILS REPORT

28 FLEXIBLE CEMENTITIOUS ANTI-FRACTURE WATERPROOF COATING. LAP UNDER WEEP SCREED 12" MIN. ABOVE. LAP OVER SURETEERM DRAIN BOARD BELOW.

29 8X8 WOOD BEAM, NON-TREATED, LIGHT SANDBLAST, TEXTURE, EASED EDGES AND SEMI-TRANSPARENT STAIN - PROVIDE SAMPLE TO ARCHITECT- TYPICAL, VERIFY PROFILE PER ARCHITECT

30 8X8 WOOD POST, NON-TREATED, LIGHT SANDBLAST, TEXTURE, EASED EDGES AND SEMI-TRANSPARENT STAIN - PROVIDE SAMPLE TO ARCHITECT- TYPICAL, VERIFY PROFILE PER ARCHITECT

31

32

33

34 STONE TERRACE & LANDING PAVERS, SLOPE 1/8" PER FT. TO DRAIN AWAY FROM STRUCTURES, STAIR LANDINGS 2% SLOPE MAX., PROVIDE 36" MIN. LANDING AT EACH GRADE LEVEL EXIT IN THE DIRECTION OF EGRESS, SUPPLY/COLOR: VERIFY W/ ARCHITECT

35

36 CEDAR VENTED DOOR @ MECHANICAL ROOM, PER DOOR & WINDOW SCHEDULE SHEET A8.2

37

38

39

40

41 8X8 WOOD OUTRIGGER BEAM, LIGHT SANDBLAST

*NOTE - ALL COLORS VERIFY IN FIELD

INTERIOR FINISHES

101 DRYWALL - 5/8", CORNER FORM & TEXTURE PER ARCHITECT, HAND FORMED TIGHT BULL NOSE CORNERS, PROVIDE SAMPLES

102 DRYWALL - 5/8" TYPE X, CORNER FORM & TEXTURE PER ARCHITECT, HAND FORMED TIGHT BULL NOSE CORNERS, PROVIDE SAMPLES

103 DRYWALL - 5/8" TYPE WR, CORNER FORM & TEXTURE PER ARCHITECT, PROVIDE SAMPLES

104 R-30 ICYNENE SPRAY FOAM INSULATION AT ALL RAFTER BAYS & ATTIC EXTERIOR WALLS PER T-24 ENERGY COMPLIANCE, MFR: ICYNENE - MD-C-200 (WWW.ICYNENE.COM), AIR IMPERMEABLE NO ATTIC VENTILATION REQUIRED

105 R-30 BATT INSULATION AT ALL EXTERIOR WALLS PER TITLE 24 ENERGY COMPLIANCE, MFR: KNAUF - ECO BATT GLASS WOOL (WWW.KNAUFINSULATION.US) INSTALLATION PER MFR SPECS

106 R-19 BATT INSULATION AT ALL INTERIOR WALLS AND FRAMED FLOORS PER TITLE 24 ENERGY COMPLIANCE, MFR: KNAUF - ECO BATT GLASS WOOL (WWW.KNAUFINSULATION.US) INSTALLATION PER MFR SPECS

107 30"X30" GARAGE ATTIC ACCESS; 20"X30" INTERIOR ATTIC ACCESS, PROVIDE 30" MIN. HEADROOM CLEARANCE ABOVE OPENING

108 FLOORING, FLUSH W/ ADJACENT FLOORING, VERIFY W/ ARCHITECT, PROVIDE SAMPLES

109 TILE FLOORING, THINSET OVER 3/8" MIN. HARDIE BACKERBOARD, RECESS TO FLUSH W/ ADJACENT FLOOR FINISH, VERIFY W/ ARCHITECT, PROVIDE SAMPLES

110 EPOXY COATING OVER CONCRETE GARAGE SLAB

111 SOLID FUEL MASONRY FIREPLACE, MFR: ISOKERN - MAGNUM (WWW.ISOKERN.NET), FIREPLACE INSTALLATION PER MFR SPECS, REPORTS & LISTINGS (ICC ESR 2316 / UL127 / ULC610 / UL103HT / ANSI Z223.1 / ANSI Z21.50), FIREBOX SET FLUSH W/ TOP OF HEARTH +24" ABOVE FINISH FLOOR ON NON-COMBUSTIBLE METAL FRAMING PER MFR. SPEC., HEARTH 20" MIN. CLEARANCE FROM FIREPLACE OPENING TO COMBUSTIBLE FLOORING, PROVIDE COMBUSTION AIR INTAKE FROM OUTSIDE AIR DIRECTLY INTO FIREBOX MIN. 6 SQUARE INCHES AND EQUIPPED WITH A READILY ACCESSIBLE/OPERABLE/TIGHT- FITTING DAMPER, EXTERIOR AIR INTAKE BELOW FIREBOX AND SCREENED W/ 1/4" CORROSION RESISTANT WIRE MESH, PROVIDE GAS SUPPLY & KEY IN ACCORDANCE TO MFR SPECS, AND WITHIN 6' MAX. FROM THE GAS OUTLET, PROVIDE GLASS DOORS COVERING THE ENTIRE OPENING OF FIREBOX, PROVIDE APPROVED INSTALLATION INSTRUCTIONS AT JOB SITE AT TIME OF INSPECTION

112 RAILING & GUARDRAIL, VERIFY W/ ARCHITECT, +42"H TOP RAIL ABOVE FINISH FLOOR, OPENINGS BETWEEN RAILING PICKETS SHALL BE LESS THAN 4", AT STAIR TRIANGULAR OPENING FORMED BY THE RISER, TREAD AND BOTTOM ELEMENT OF A GUARDRAIL SHALL BE LESS THAN 6" PER (CRC R312.3), REFER TO DETAIL 6/A9.4

113 STONE HEARTH, VERIFY FLUSH OR RAISED PER PLAN

114 6X6 FLAT APPLIED BOX BEAM, VERIFY COLOR, TEXTURE AND PROFILE W/ ARCHITECT

115 8X8 FLAT APPLIED BOX BEAM, VERIFY COLOR, TEXTURE AND PROFILE W/ ARCHITECT

116 8X12 FLAT APPLIED BOX BEAM, VERIFY COLOR, TEXTURE AND PROFILE W/ ARCHITECT

117 10x12 APPLIED RIDGE BOX BEAM W/ 8X8 SOLID END CORBEL PER DETAIL, VERIFY COLOR, TEXTURE AND PROFILE W/ ARCHITECT

118 10X14 APPLIED RIDGE BOX BEAM W/ 8X8 SOLID END CORBEL PER DETAIL, VERIFY COLOR, TEXTURE AND PROFILE W/ ARCHITECT

119 WOOD FLOORING, VERIFY W/ ARCHITECT

120 12X12 TILE FLOORING, VERIFY W/ ARCHITECT

121 6X6 TERRA COTTA TILE FLOORING (*1-1/2" THICK AT STAIR TREADS) & TILE BORDER, VERIFY W/ ARCHITECT

122 8X8 HEXAGONAL TERRA COTTA TILE FLOORING, VERIFY W/ ARCHITECT

123 ADDITIONAL LAYER OF ½" GYPSUM WALL BOARD AT CELING

124 2X2 PLASTER CORNER MOULDING, VERIFY W/ ARCHITECT

125 8X8 TERRA COTTA TILE FLOORING W/ 2X2 GLAZED TILE INSERT, VERIFY W/ ARCHITECT

126 8X8 ARABESQUE TILE FLOORING, VERIFY W/ ARCHITECT

127 8X8 OCTAGONAL TERRA COTTA TILE FLOORING, VERIFY W/ ARCHITECT

128 1-1/2"X12"X12" TERRA COTTA TILE STAIR TREADS & LANDINGS, SUPPLY: GEORGE DAVIDSON - VERIFY W/ ARCHITECT

*NOTE - ALL COLORS VERIFY IN FIELD

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REVISION SCHEDULE

NO.	DESCRIPTION	DATE
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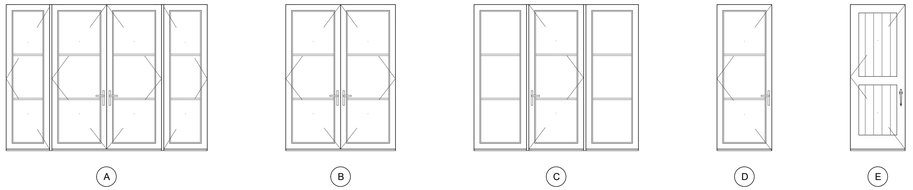
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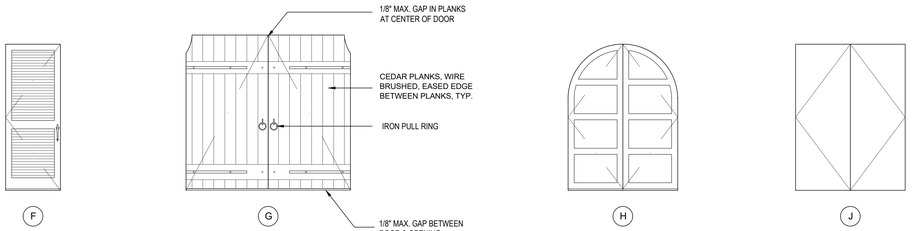
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THOMAS MEANEY
No. C14606
Renew 8/31/25
STATE OF CALIFORNIA

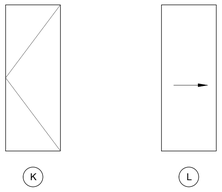
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DOOR TYPES







DOOR SCHEDULE

#	LOCATION	ELEV TYPE	WIDTH	HEIGHT	DOOR TYPE	DOOR FINISH	FRAME TYPE	REMARKS
	MAIN RESIDENCE / FIRST FLOOR				METAL CLAD EXTERIOR DOORS, DUAL GLAZED / LOW E - PER DOOR SCGEDULE, MFR: ARCADIA STEEL LOOK (WWW.ARCADIA.COM), COLOR: WHITE			
100	ENTRY	A	10'-0	8'-0"	STEEL/GLASS	MFR.	SWING OUT	SINGLE 4'-0"X8'-0"; 3-LITE EA. FRENCH W/PAIR 3'-0"X8'-0" SIDE LITES; 3-LITE EA. FRENCH
101	KITCHEN	A	11'-0"	8'-0"	STEEL/GLASS	MFR.	SWING OUT	PAIR 2'-6"X8'-0"; 3-LITE EA. FRENCH W/PAIR 2'-6"X8'-0" SIDE LITES; 3-LITE EA. FRENCH
102	LIVING ROOM	A	11'-0"	8'-0"	STEEL/GLASS	MFR.	SWING OUT	PAIR 2'-6"X8'-0"; 3-LITE EA. FRENCH W/PAIR 2'-6"X8'-0" SIDE LITES; 3-LITE EA. FRENCH
103	MASTER SUITE	A	11'-0"	8'-0"	STEEL/GLASS	MFR.	SWING OUT	PAIR 2'-6"X8'-0"; 3-LITE EA. FRENCH W/PAIR 2'-6"X8'-0" SIDE LITES; 3-LITE EA. FRENCH EGRESS DOOR
104	HALL	B	6'-0"	8'-0"	STEEL/GLASS	MFR.	SWING IN	PAIR 3'-0"X8'-0"; 3-LITE EA. FRENCH
105	HALL	B	6'-0"	8'-0"	STEEL/GLASS	MFR.	SWING OUT	PAIR 3'-0"X8'-0"; 3-LITE EA. FRENCH
106	ADU BEDROOM	B	6'-0"	8'-0"	STEEL/GLASS	MFR.	SWING OUT	PAIR 3'-0"X8'-0"; 3-LITE EA. FRENCH EGRESS DOOR
107	DINING ROOM	A	11'-0"	8'-0"	STEEL/GLASS	MFR.	SWING OUT	PAIR 2'-6"X8'-0"; 3-LITE EA. FRENCH W/PAIR 2'-6"X8'-0" SIDE LITES; 3-LITE EA. FRENCH
108	OFFICE	C	9'-0"	8'-0"	STEEL/GLASS	MFR.	SWING IN	SINGLE 3'-0"X8'-0"; 3-LITE, W/PAIR SIDE LITES; 3-LITE EA. FRENCH
109	ADU KITCHEN	C	9'-0"	8'-0"	STEEL/GLASS	MFR.	SWING OUT	SINGLE 3'-0"X8'-0"; 3-LITE, W/PAIR SIDE LITES; 3-LITE EA. FRENCH
110	MUD ROOM	D	3'-0"	8'-0"	STEEL/GLASS	MFR.	SWING OUT	SINGLE, 3 LITE, FRENCH
111	HALL	D	3'-0"	8'-0"	STEEL/GLASS	MFR.	SWING IN	SINGLE, 3 LITE, FRENCH
112	ADU KITCHEN	D	3'-0"	8'-0"	STEEL/GLASS	MFR.	SWING IN	SINGLE, 3 LITE, FRENCH
113	LAUNDRY ROOM	D	3'-0"	8'-0"	STEEL/GLASS	MFR.	SWING IN	SINGLE, 3 LITE, FRENCH
114	BATHROOM ONE	D	3'-0"	8'-0"	STEEL/GLASS	MFR.	SWING IN	SINGLE, 3 LITE, FRENCH
115	GARAGE	D	3'-0"	8'-0"	STEEL/GLASS	MFR.	SWING IN	SINGLE, 3 LITE, FRENCH
116	TRASH	E	3'-0"	8'-0"			SWING IN	CEDAR PLANK, WIRE BUSHED
117	TRASH	E	3'-0"	8'-0"			SWING IN	CEDAR PLANK, WIRE BUSHED
118	GARAGE	E	3'-0"	8'-0"			SWING OUT	CEDAR PLANK, WIRE BUSHED
119	ADU W.H. CLOSET	F	2'-6"	8'-0"			SWING OUT	SINGLE, VENTED
120	GARAGE DOOR	G	9'-0"	8'-0"	CEDAR	STAIN	FOLD UP	SINGLE, CEDAR PLANK - WIRE BRUSHED, SECTIONAL
121	GARAGE DOOR	G	9'-0"	8'-0"	CEDAR	STAIN	FOLD UP	SINGLE, CEDAR PLANK - WIRE BRUSHED, SECTIONAL
122	GARAGE DOOR	G	9'-0"	8'-0"	CEDAR	STAIN	FOLD UP	SINGLE, CEDAR PLANK - WIRE BRUSHED, SECTIONAL
123	ENTRY GATE	H	7'-0"	8'-0"			SWING IN	CEDAR PLANK, WIRE BUSHED
124	GALLERY CL. ONE	J	5'-0"	8'-0"			SWING	PAIR
125	GALLERY CL. TWO	J	5'-0"	8'-0"			SWING	PAIR
126	BEDROOM ONE	J	5'-0"	8'-0"			SWING	PAIR
127	BEDROOM TWO	J	5'-0"	8'-0"			SWING	PAIR
128	BEDROOM THREE	J	5'-0"	8'-0"			SWING	PAIR
129	ADU BEDROOM	J	5'-0"	8'-0"			SWING	PAIR
130	BEDROOM ONE	K	3'-0"	8'-0"			SWING	SINGLE
131	BEDROOM TWO	K	3'-0"	8'-0"			SWING	SINGLE
132	BEDROOM THREE	K	3'-0"	8'-0"			SWING	SINGLE
133	ADU BEDROOM	K	3'-0"	8'-0"			SWING	SINGLE
134	MASTER BEDROOM	K	3'-0"	8'-0"			SWING	SINGLE
135	LAUNDRY ROOM	K	3'-0"	8'-0"			SWING	SINGLE
136	POWDER ROOM	K	2'-6"	8'-0"			SWING	SINGLE
137	BATH ONE	K	2'-6"	8'-0"			SWING	SINGLE
138	BATH TWO	K	2'-6"	8'-0"			SWING	SINGLE
139	MASTER BATH W.C	K	2'-6"	8'-0"			SWING	SINGLE
140	ADU BATHROOM	K	2'-6"	8'-0"			SWING	SINGLE
141	ADU W.C	K	2'-6"	8'-0"			SWING	SINGLE
142	MASTER CLOSET	D	3'-0"	8'-0"			SWING OUT	SINGLE, 3 LITE, FRENCH
143	PANTRY	L	2'-6"	8'-0"			PKT.SLIDER	SINGLE
144	HALL LINEN	L	2'-0"	8'-0"				SINGLE
145	ADU W/D	K	2'-0"	8'-0"			SWING	SINGLE
146	MASTER BATH	L	2'-6"	8'-0"			PKT.SLIDER	SINGLE
147	CHILDS ROOM	L	2'-6"	8'-0"			PKT.SLIDER	SINGLE
148	GARAGE	D	6'-0"	8'-0"	STEEL/GLASS	MFR.	SWING IN	PAIR, 3 LITE, FRENCH

DOOR NOTES

1. ALL EXTERIOR DOORS - BRUSHED CEDAR, SINGLE COLOR, SINGLE PANEL LITE/FRENCH, LOW E U.N.O. PER SCHEDULE.
2. ALL GLASS DOORS SHALL BE CONSTRUCTED OF MULTI-PANE (DUAL) TEMPERED GLAZING FOR ALL FIXED & OPERABLE PANELS OF SWINGING, SLIDING, AND OPERABLE DOORS PER CRC R308.4.
3. ALL EXTERIOR DOOR ASSEMBLIES SHALL BE OF APPROVED NONCOMBUSTIBLE CONSTRUCTION, OR SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1 3/8" THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1 1/4" THICK, OR SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES PER CRC R327.8.
4. ALL DOORS, VERIFY SWING PER PLAN.
5. SLEEPING ROOMS MUST HAVE A WINDOW OR EXTERIOR DOOR FOR AN EMERGENCY EXIT, SILL HEIGHT NOT MORE THAN 44 INCHES ABOVE THE FINISH FLOOR, 5.7 SQUARE FEET OF OPENABLE AREA, 24 INCHES CLEAR OPENING HEIGHT, 20 INCHES CLEAR OPENING WIDTH AND SHALL OPEN DIRECTLY INTO A PUBLIC STREET, ALLEY, YARD OR EXIT COURT. (R310.2.1 AND R310.2.2)
6. GLAZING IN WALLS, ENCLOSURES OR FENCES CONTAINING OR FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS AND IN INDOOR OR OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE SHALL BE CONSIDERED A HAZARDOUS LOCATION. (CRC R308.4.5)
7. EXTERIOR GARAGE DOORS SHALL RESIST THE INTRUSION OF EMBERS FROM ENTERING BY PREVENTING GAPS BETWEEN DOORS AND DOOR OPENINGS AT THE BOTTOM, SIDES, & TOP OF DOORS, FROM EXCEEDING 1/8" INCH. GAP BETWEEN DOORS & DOOR OPENINGS SHALL BE CONTROLLED BY ONE OF THE FOLLOWING METHODS:
A. WEATHER STRIPING PRODUCTS MADE OF MATERIALS THAT HAVE BEEN TESTED FOR TENSILE STRENGTH IN ACCORDANCE WITH ASTM D638.
B. DOOR OVERLAPS ONTO JAMBS AND HEADERS.
C. GARAGE DOOR JAMBS & HEADERS COVERED WITH METAL FLASHING.

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MONTERREY, CA 93940

DOOR SCHEDULE

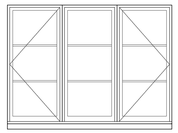
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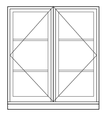
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WINDOW TYPES



A



B



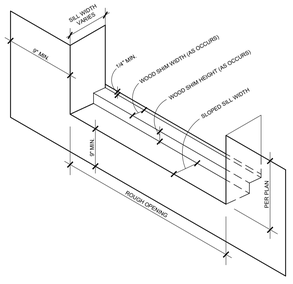
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D

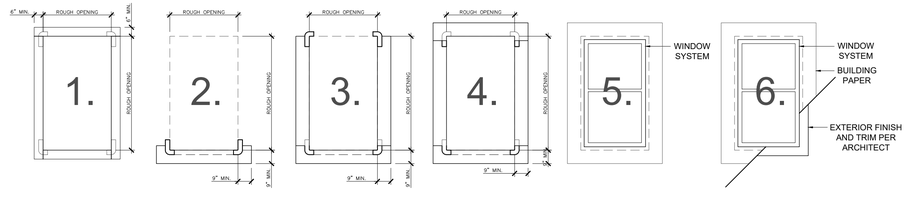


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INSTALLATION NOTES:

1. APPLY PLIABLE MEMBRANE TAPE OVER SHEATHING AT CORNERS OF ROUGH OPENING. APPLY PEEL AND STICK MEMBRANE AT FRAME.
2. INSTALL SILL FLASHING, APPLY METAL SILL PAN, AND APPLY FLASHING OVER CORNERS.
3. INSTALL JAMB FLASHING AND APPLY FLASHING OVER CORNERS.
4. INSTALL HEAD FLASHING AND APPLY FLASHING OVER CORNERS.
5. INSTALL WINDOW SHIMS AS NECESSARY INSTALL AND SET WINDOW IN OPENING PER MFR. REQUIREMENTS, MECHANICALLY FASTEN FLANGE TO SUBSTRATE AND APPLY TAPE OVER REMAINING SIDES OF FLANGE.
6. APPLY BUILDING PAPER OVER WINDOW FLANGES, MAINTAIN EXTERIOR OVERLAP, APPLY EXTERIOR FINISH AND TRIM PER DETAIL.



WINDOW SCHEDULE

#	LOCATION	ELEV TYPE	WIDTH	HEIGHT	HEAD HT. AT F.F.	WINDOW TYPE	FRAME TYPE	GLASS TYPE	REMARKS
	MAIN RESIDENCE / FIRST FLOOR								METAL CLAD EXTERIOR WINDOWS, DUAL GLAZED / LOW E - PER DOOR SCGEDULE, MFR: ARCADIA STEEL LOOK (WWW.ARCADIA.COM), COLOR: WHITE
100	MASTER BATH	A	7'-6"	5'-4"	8'-0"	MFR.	CSMT.	DUAL LOW E	TRIPLE (XOX), 3 LITES EACH
101	GALLERY	A	7'-6"	5'-4"	8'-0"	MFR.	CSMT.	DUAL LOW E	TRIPLE (XOX), 3 LITES EACH
102	GALLERY	A	7'-6"	5'-4"	8'-0"	MFR.	CSMT.	DUAL LOW E	TRIPLE (XOX), 3 LITES EACH
103	BEDROOM ONE	B	5'-0"	5'-4"	8'-0"	MFR.	CSMT.	DUAL LOW E	PAIR, 3 LITES EACH EGRESS
104	BEDROOM-TWO	B	5'-0"	5'-4"	8'-0"	MFR.	CSMT.	DUAL LOW E	PAIR, 3 LITES EACH EGRESS
105	BEDROOM-3	B	5'-0"	5'-4"	8'-0"	MFR.	CSMT.	DUAL LOW E	PAIR, 3 LITES EACH EGRESS
106	MASTER BATH	B	5'-0"	5'-4"	8'-0"	MFR.	CSMT.	DUAL LOW E	PAIR, 3 LITES EACH
107	KITCHEN	B	5'-0"	5'-4"	8'-0"	MFR.	CSMT.	DUAL LOW E	PAIR, 3 LITES EACH
108	KITCHEN	B	5'-0"	5'-4"	8'-0"	MFR.	CSMT.	DUAL LOW E	PAIR, 3 LITES EACH
109	ADU BEDROOM	B	5'-0"	5'-4"	8'-0"	MFR.	CSMT.	DUAL LOW E	PAIR, 3 LITES EACH
110									
111	ADU KITCHEN	B	5'-0"	5'-0"	8'-0"	MFR.	CSMT.	DUAL LOW E	PAIR, 3 LITES EACH
112	CHILDS ROOM	B	4'-0"	5'-4"	8'-0"	MFR.	CSMT.	DUAL LOW E	PAIR, 3 LITES EACH EGRESS
113	ADU KITCHEN	B	5'-0"	5'-0"	8'-0"	MFR.	CSMT.	DUAL LOW E	PAIR, 3 LITES EACH
114	MASTER CLOSET	C	1'-9"	3'-6"	8'-0"	MFR.	CSMT.	DUAL LOW E	SINGLE, 3 LITES
115									
116	MASTER CLOSET	C	1'-9"	3'-6"	8'-0"	MFR.	CSMT.	DUAL LOW E	SINGLE, 3 LITES
117	BATH-2	C	1'-9"	3'-6"	8'-0"	MFR.	CSMT.	DUAL LOW E	SINGLE, 3 LITES
118	BATH-2	C	1'-9"	3'-6"	8'-0"	MFR.	CSMT.	DUAL LOW E	SINGLE, 3 LITES
119	POWDER ROOM	C	1'-9"	3'-6"	8'-0"	MFR.	CSMT.	DUAL LOW E	SINGLE, 3 LITES
120	ADU SHOWER	C	1'-9"	3'-6"	8'-0"	MFR.	CSMT.	DUAL LOW E	SINGLE, 3 LITES
121	ADU BEDROOM	C	1'-9"	3'-6"	8'-0"	MFR.	CSMT.	DUAL LOW E	SINGLE, 3 LITES
122	ADU BEDROOM	C	1'-9"	3'-6"	8'-0"	MFR.	CSMT.	DUAL LOW E	SINGLE, 3 LITES
123	ADU PANTRY	C	1'-9"	3'-0"	8'-0"	MFR.	CSMT.	DUAL LOW E	SINGLE, 3 LITES
124	BATH-2	D	1'-9"	2'-8"	8'-0"	MFR.	CSMT.	DUAL LOW E	SINGLE, 2 LITES
125	ADU W.C	D	1'-9"	2'-8"	8'-0"	MFR.	CSMT.	DUAL LOW E	SINGLE, 2 LITES
126	GARAGE	D	1'-9"	2'-8"	8'-0"	MFR.	CSMT.	DUAL LOW E	SINGLE, 2 LITES
127	HALL	D	1'-9"	2'-8"	8'-0"	MFR.	CSMT.	DUAL LOW E	SINGLE, 2 LITES
128	GARAGE	D	1'-9"	2'-8"	8'-0"	MFR.	CSMT.	DUAL LOW E	SINGLE, 2 LITES
129	TRASH	E			7'-0"	MFR.	FIXED	DUAL LOW E	GFRC W/ 1/8"X1/8" S.S MESH

WINDOW NOTES

1. ALL WINDOWS - BRUSHED CEDAR, SINGLE COLOR, DUAL GLAZING, LOW E U.N.O. PER SCHEDULE.
2. ALL WINDOWS INTERIOR FINISH TO MATCH DOORS, U.N.O.
3. ALL WINDOWS SHALL BE CONSTRUCTED OF MULTI-PANE (DUAL) GLAZING WITH A MINIMUM OF ONE TEMPERED PANE PER CRC R308.4.
4. FLASHING SHALL BE A MIN. OF 9" WIDE, FLASHING SHALL WRAP INTO WINDOW OPENING GREATER THAN THE DEPTH OF THE WINDOW AND OUT ONTO THE WALL 3" MIN., SEQUENCE FLASHING INSTALLATION TO PROVIDE SHINGLED OVERLAPS, OVERLAPS TO BE 2" MIN.
5. SILL PAN TO BE COPPER U.N.O.
6. PRIOR TO WINDOW INSTALLATION SURFACES SHALL BE CLEAN AND DRY AND PRIMED WITH CONTACT ADHESIVE.
7. ALL WINDOWS, VERIFY SWING PER PLAN. ALL OPERABLE WINDOWS, TO BE SCREENED.
8. MAXIMUM U-FACTOR = 0.30 OR LOWER MAXIMUM SHGC = 0.25
9. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR SHALL BE CONSIDERED A HAZARDOUS LOCATION WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE AND IT MEETS EITHER OF THE FOLLOWING (CRC R308.4.2; CBC 2406.4.2):
   I. WHERE THE GLAZING IS WITHIN 24 INCHES OF EITHER SIDE OF THE DOOR IN THE PLANE OF THE DOOR INA CLOSED POSITION.
   II. WHERE THE GLAZING IS ON THE WALL PERPENDICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION AND WITHIN 24 INCHES OF THE HINGE SIDENOF AN IN-SWING DOOR.

EXCEPTION:
1. DECORATIVE GLAZING
2. WHERE THE IS AN INTERVENING WALL OR OTHER PERMANENT BARRIER BETWEEN THE DOOR AND THE GLAZING.
3. GLAZING ADJACENT TO THE DOOR WHERE ACCESS THROUGH THE DOOR IS TO A CLOSET OR STORAGE AREA 3 FEET OR LESS IN DEPTH. GLAZING IN THIS APPLICATION SHALL COMPLY WITH SECTION (CRCR308.4.3; CBC 2406.4.2)
4. GLAZING THAT IS ADJACENT TO THE FIXED PANEL OF A PATIO DOOR.

10. BEDROOM EGRESS WINDOWS WILL HAVE A MINIMUM CLEAR OPENING AREA OF 5.7SF WHEN ABOVE THE GRADE'FLOOR, & A MINIMUM NET HEIGHT OF 24", A MINUMUM NET WIDTH OF 20", & A SILL HEIGHT NOT MORE THAN 44" ABOVE FINISH FLOOR. (CRC R310, CBC 1030
11. THE NFRC TEMPORARY LABEL DISPLAYED ON WINDOWS & SKYLIGHTS (INCL. TUBULAR) MUST REMAIN ON THE UNIT UNTIL FINAL INSPECTION HAAS BEEN COMPLTED.

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GERHARDY RESIDENCE
MONTERRA LOT 153
8390 MONTERRA VIEWS
MONTERREY, CA 93940

WINDOW SCHEDULE

LICENSED ARCHITECT THOMAS MEANEY No. C14606 Renew 8/31/25 STATE OF CALIFORNIA

Date	JUNE 2, 2025
Scale	1/4" = 1'-0"
Drawn	TALLON
Job #	USE IF ISSUED
Sheet	

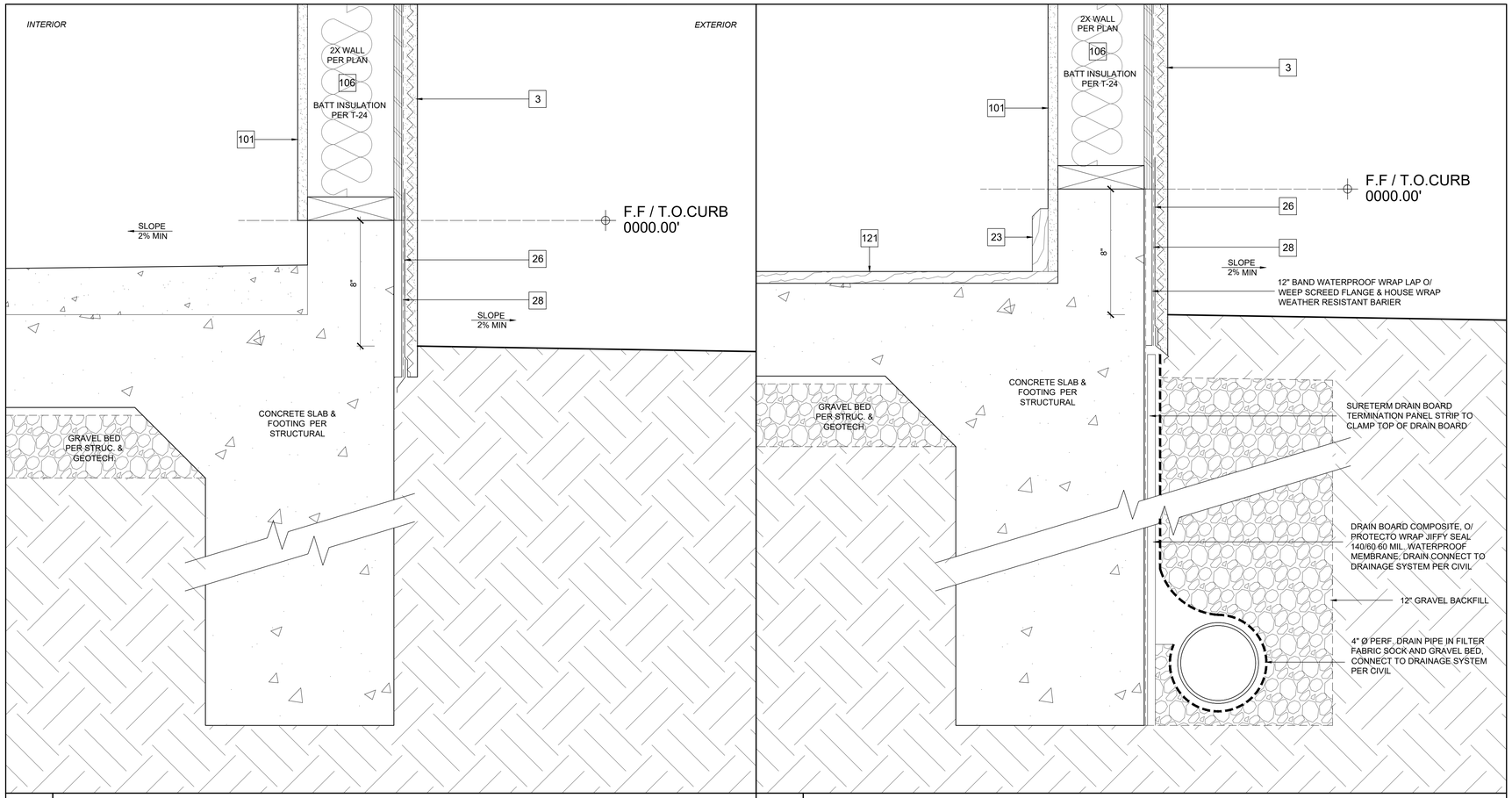
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2 FOOTING @ GARAGE SLAB ON GRADE SCALE: 3"=1'-0"

1 FOOTING @ RESIDENCE SLAB ON GRADE SCALE: 3"=1'-0"

GERHARDY RESIDENCE
MONTERRA LOT 153
8390 MONTERRA VIEWS
MONTEREY, CA 93940

FOUNDATION DETAILS

LICENSED ARCHITECT THOMAS MEANEY No. C14606 Renew 8/31/25 STATE OF CALIFORNIA

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Scale	3"= 1'-0"
Drawn	TALLON
Job #	USE IF ISSUED
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A9.1

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GERHARDY RESIDENCE
MONTERRA LOT 153
8390 MONTERRA VIEWS
MONTERREY, CA 93940

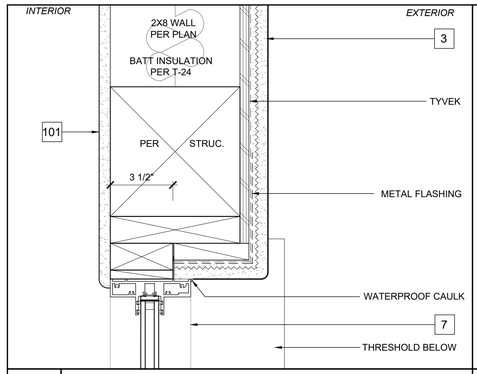
DOOR DETAILS

LICENSED ARCHITECT — THOMAS MEANEY — No. C14606 Renew 8/31/25 — STATE OF CALIFORNIA

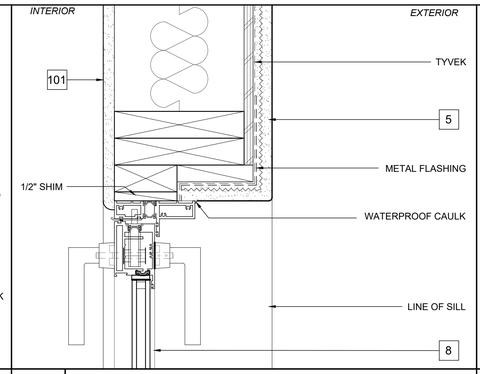
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Scale	3"= 1'-0"
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Job #	USE IF ISSUED
Sheet	

A9.2

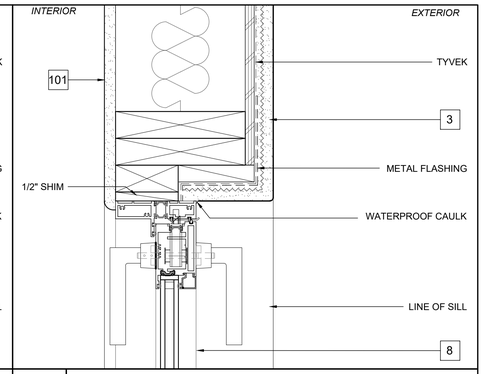
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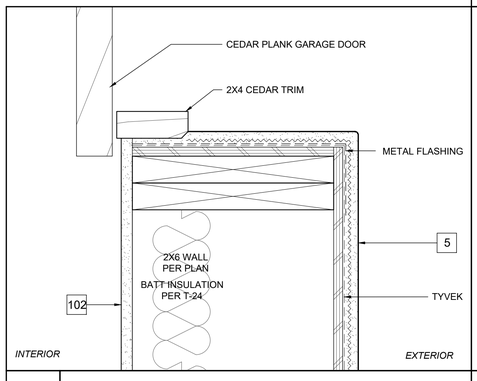
12 SIDE LITE JAMB SCALE: 3"=1'-0"



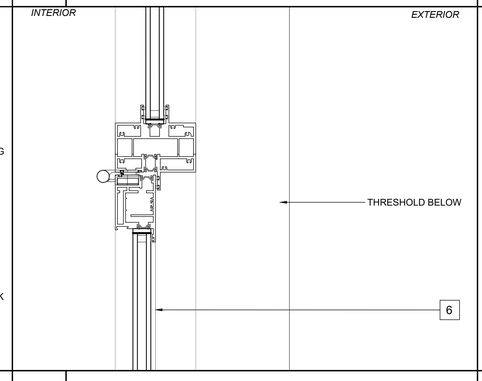
8 DOOR JAMB SCALE: 3"=1'-0"



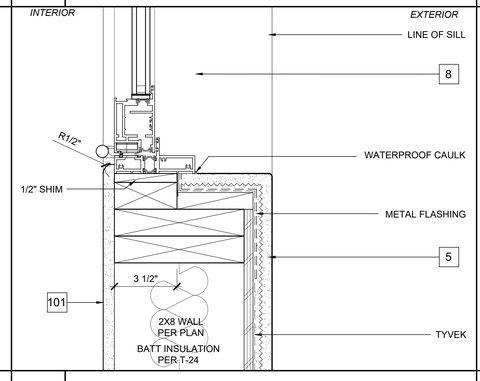
4 DOOR JAMB SCALE: 3"=1'-0"



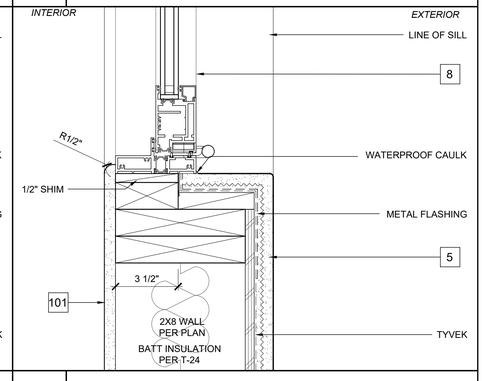
15 GARAGE DOOR JAMB SCALE: 3"=1'-0"



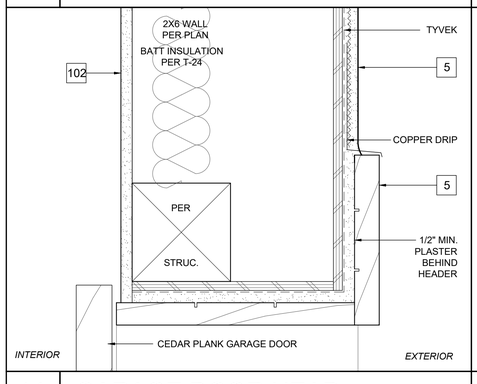
11 DOOR JAMB @ SIDELITE SCALE: 3"=1'-0"



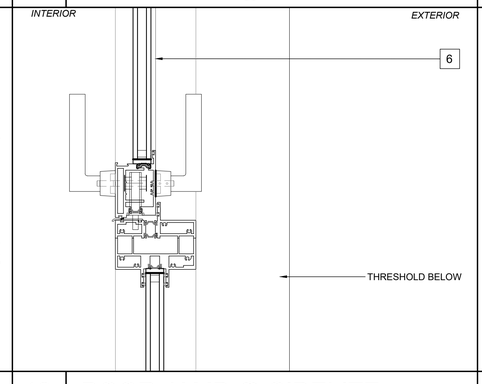
7 DOOR JAMB SCALE: 3"=1'-0"



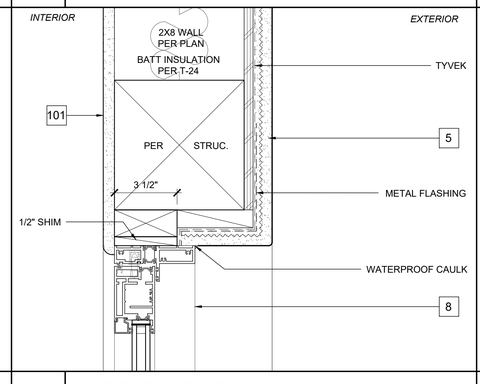
3 DOOR JAMB SCALE: 3"=1'-0"



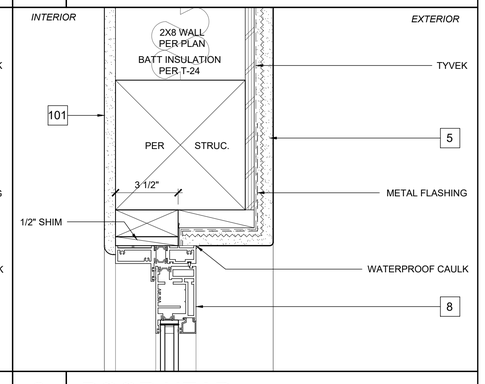
14 GARAGE DOOR HEAD SCALE: 3"=1'-0"



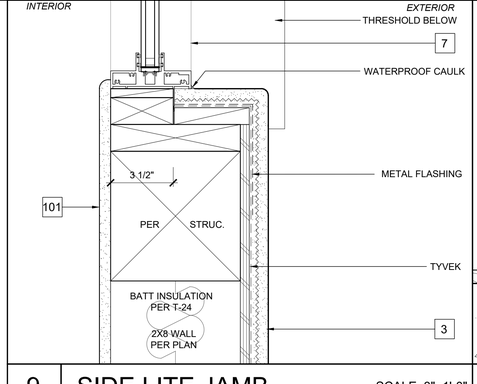
10 DOOR JAMB @ SIDELITE SCALE: 3"=1'-0"



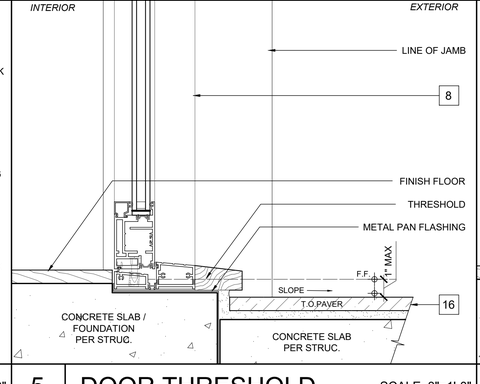
6 DOOR HEAD SCALE: 3"=1'-0"



2 DOOR HEAD SCALE: 3"=1'-0"

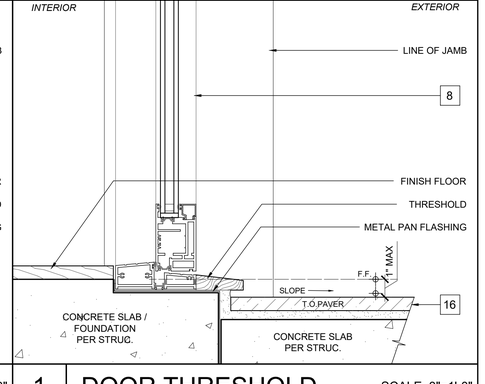


9 SIDE LITE JAMB SCALE: 3"=1'-0"



5 DOOR THRESHOLD SCALE: 3"=1'-0"

IN-SWING



1 DOOR THRESHOLD SCALE: 3"=1'-0"

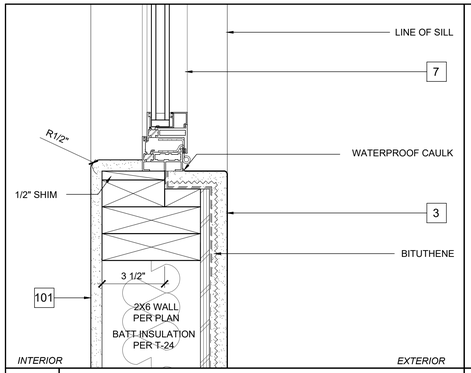
OUT-SWING

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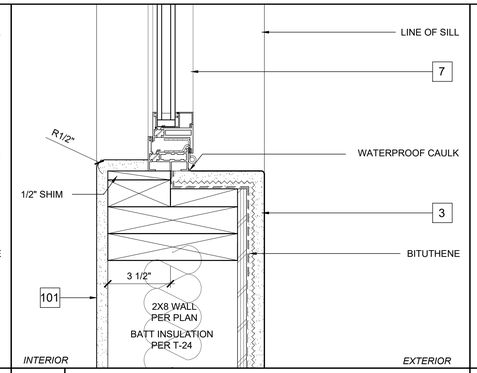
REVISION SCHEDULE

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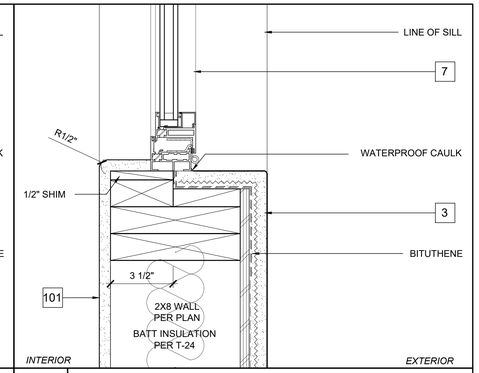
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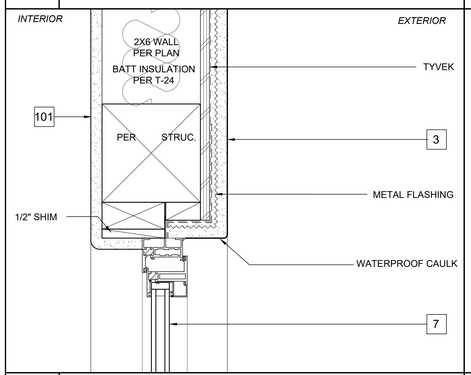
9 WINDOW JAMB SCALE: 3"=1'-0"



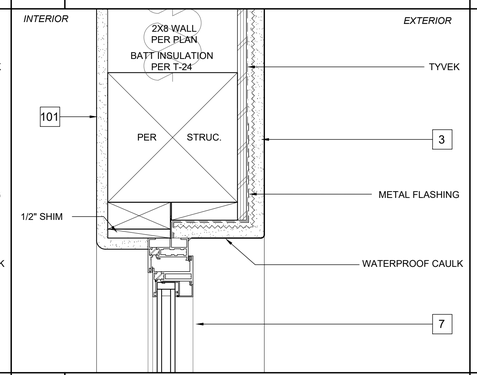
6 WINDOW JAMB SCALE: 3"=1'-0"



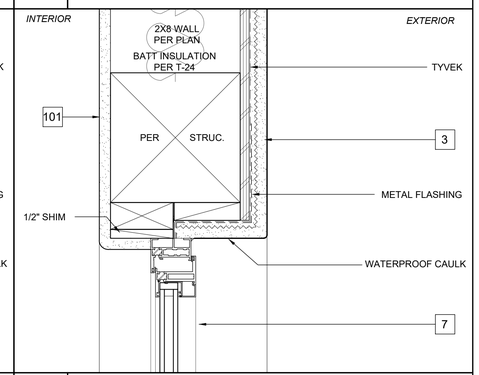
3 WINDOW JAMB SCALE: 3"=1'-0"



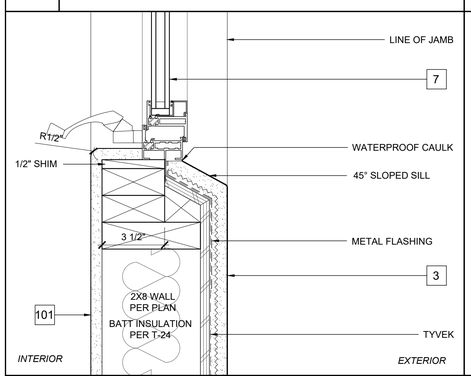
8 WINDOW HEAD SCALE: 3"=1'-0"



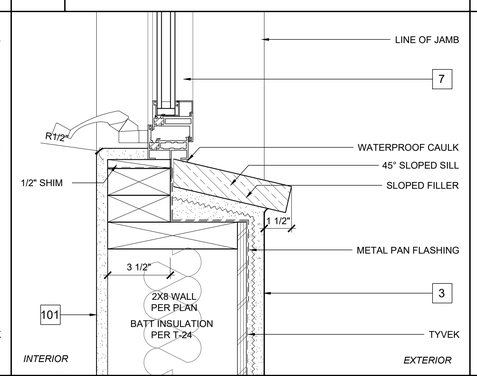
5 WINDOW HEAD SCALE: 3"=1'-0"



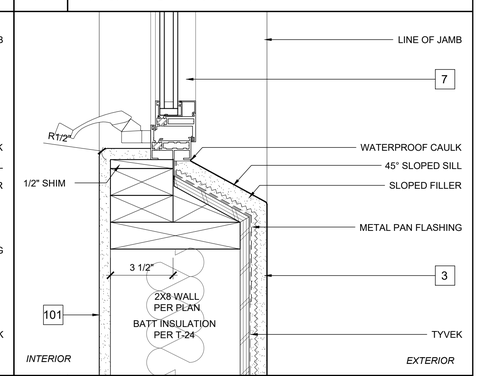
2 WINDOW HEAD SCALE: 3"=1'-0"



7 WINDOW SILL SCALE: 3"=1'-0"



4 WINDOW SILL SCALE: 3"=1'-0"



1 WINDOW SILL SCALE: 3"=1'-0"

GERHARDY RESIDENCE
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8390 MONTERRA VIEWS
MONTEREY, CA 93940

WINDOW DETAILS

LICENSED ARCHITECT
THOMAS MEANEY
No. C14606
Renew 8/31/25
STATE OF CALIFORNIA

Date	JUNE 2, 2025
Scale	3"= 1'-0"
Drawn	TALLON
Job #	USE IF ISSUED
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A9.3

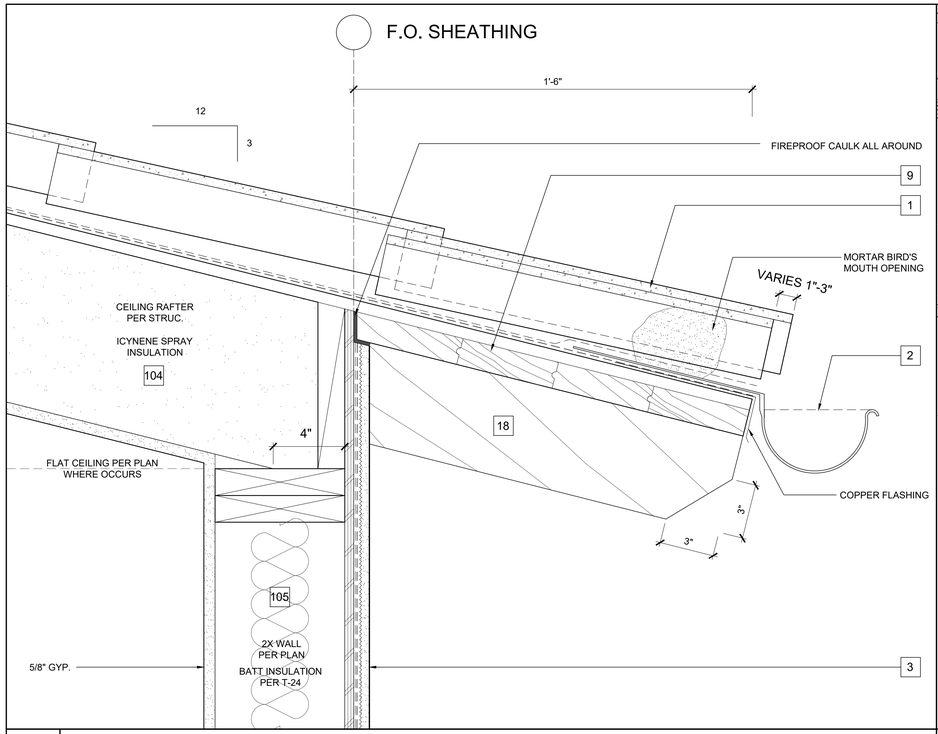
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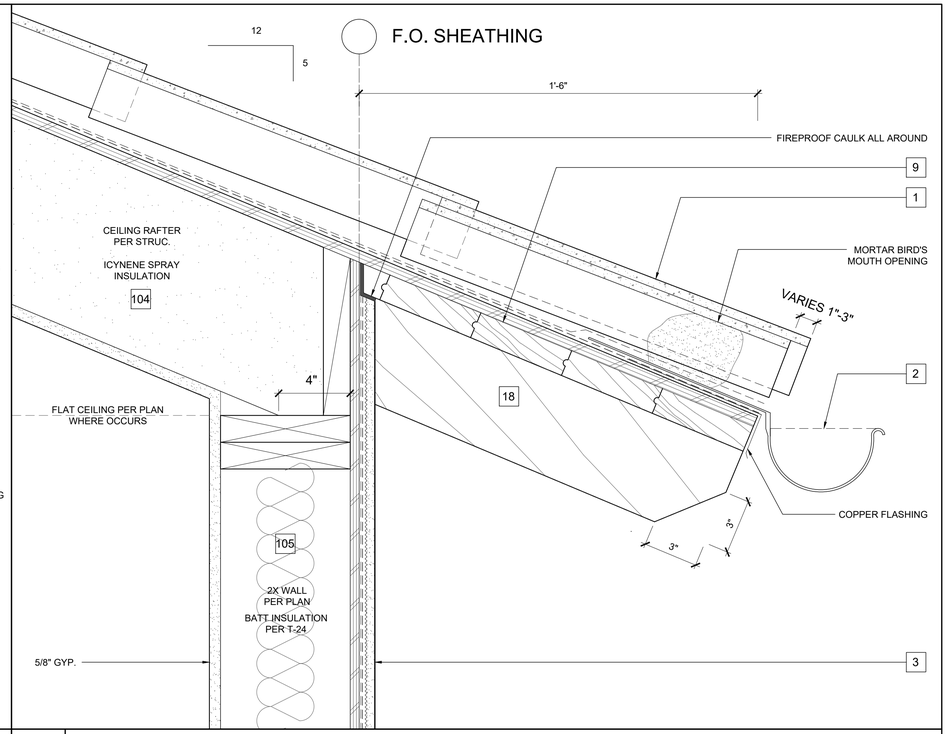
REVISION SCHEDULE

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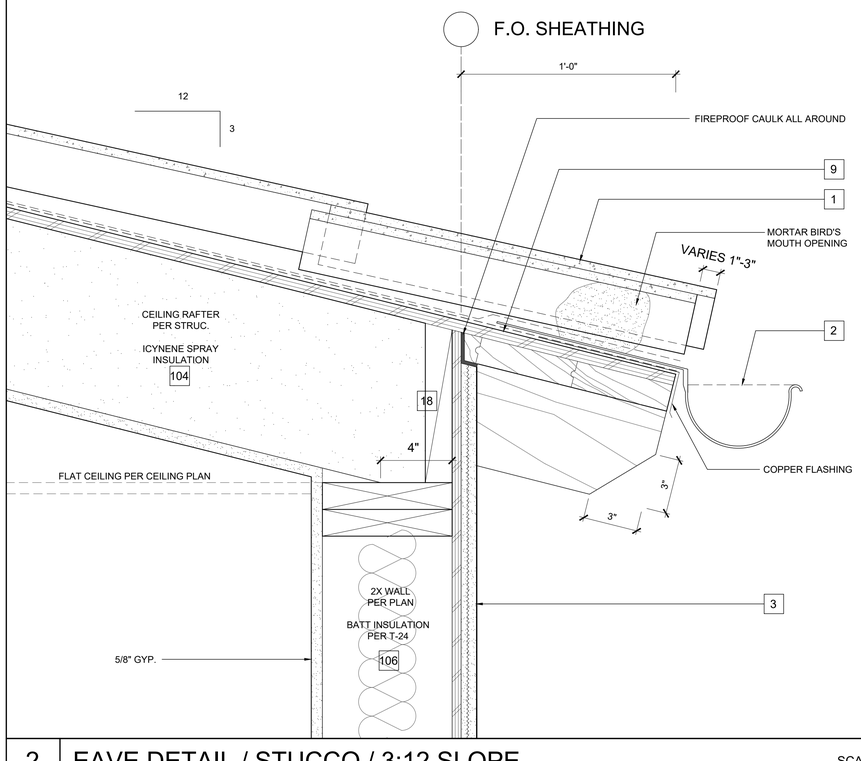
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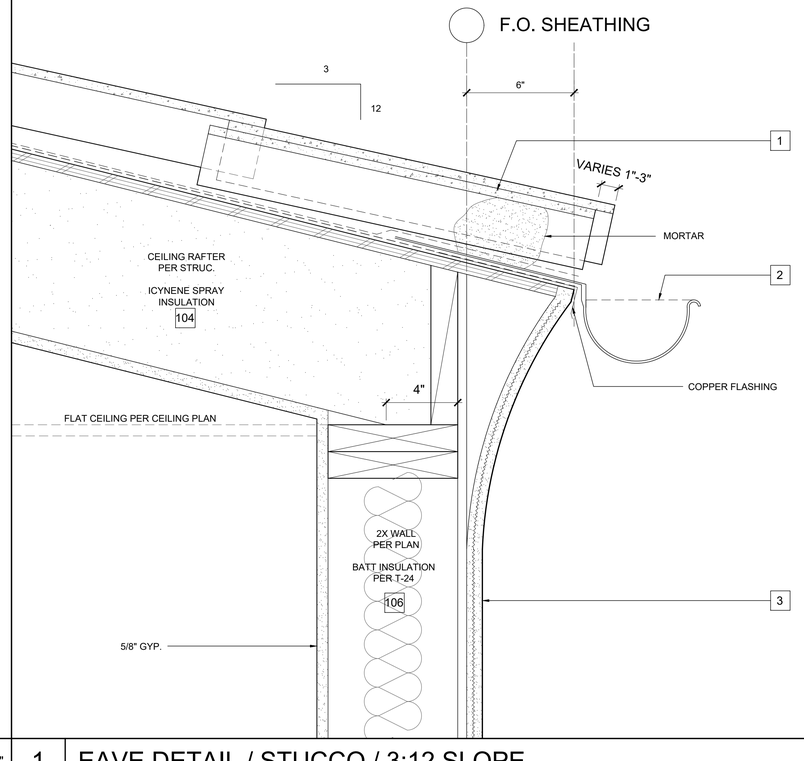
4 EAVE DETAIL / STUCCO VENEER / 3:12 SLOPE SCALE: 3"=1'-0"



3 EAVE DETAIL / STUCCO / 5:12 SLOPE SCALE: 3"=1'-0"



2 EAVE DETAIL / STUCCO / 3:12 SLOPE SCALE: 3"=1'-0"



1 EAVE DETAIL / STUCCO / 3:12 SLOPE SCALE: 3"=1'-0"

GERHARDY RESIDENCE
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8390 MONTERRA VIEWS
MONTERREY, CA 93940

EAVE DETAILS

LICENSED ARCHITECT THOMAS MEANEY No. C14606 Renew 8/31/25 STATE OF CALIFORNIA

Date	JUNE 2, 2025
Scale	3"= 1'-0"
Drawn	TALLON
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A9.4

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2 RAKE DETAIL / STUCCO SCALE: 3"=1'-0"

1 RAKE DETAIL / STUCCO SCALE: 3"=1'-0"

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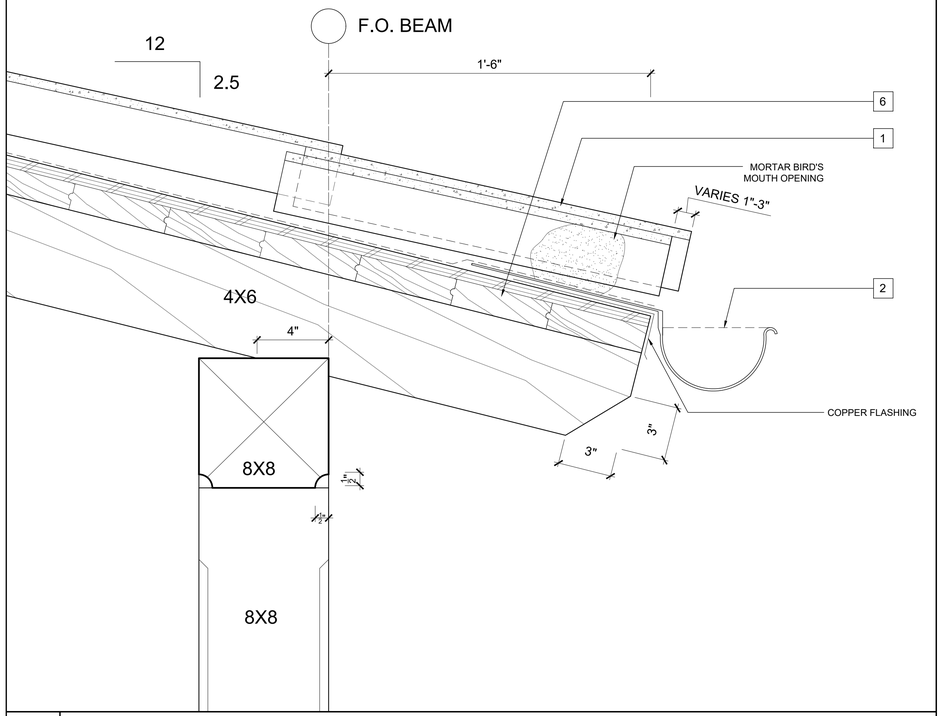
RAKE DETAILS

LICENSED ARCHITECT THOMAS MEANEY No. C14606 Renew 8/31/25 STATE OF CALIFORNIA

Date	JUNE 2, 2025
Scale	3"= 1'-0"
Drawn	TALLON
Job #	USE IF ISSUED
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A9.5

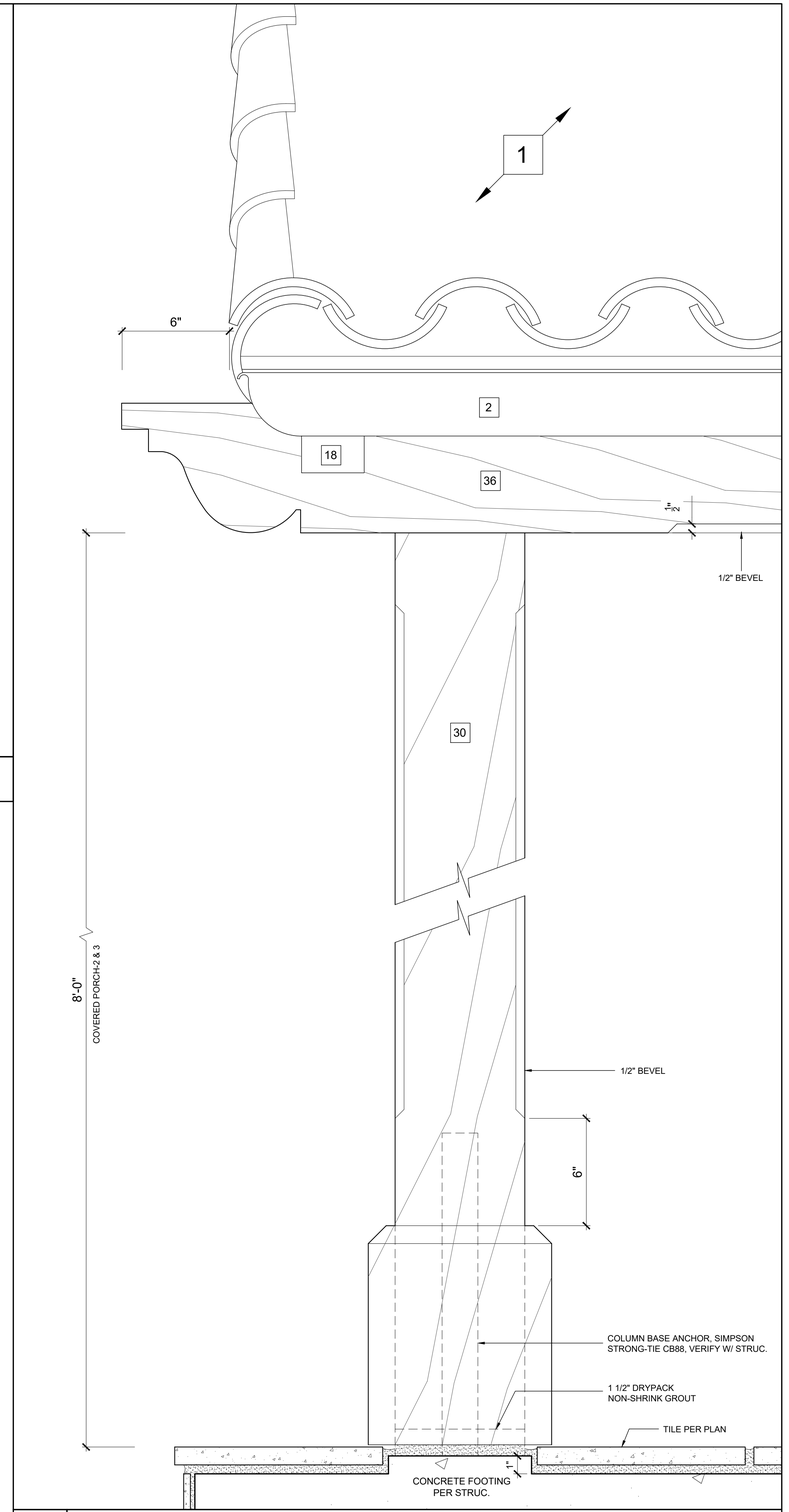
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2 POST & BEAM DETAIL / 3:12 SCALE: 3"=1'-0"

NOTE:

1. UNDERSIDE OF ROOF OVER HANGS, EAVES, EXPOSED ROOF RAFTER TAILS, & POST & BEAMS TO BE HEAVY TIMBER CONSTRUCTION. (CRC R337.10)



1 POST & BEAM DETAIL / 3:12 SCALE: 3"=1'-0"

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MONTERREY, CA 93940

POST & BEAM DETAILS

LICENSED ARCHITECT THOMAS MEANEY No. C14606 Renew 8/31/25 STATE OF CALIFORNIA

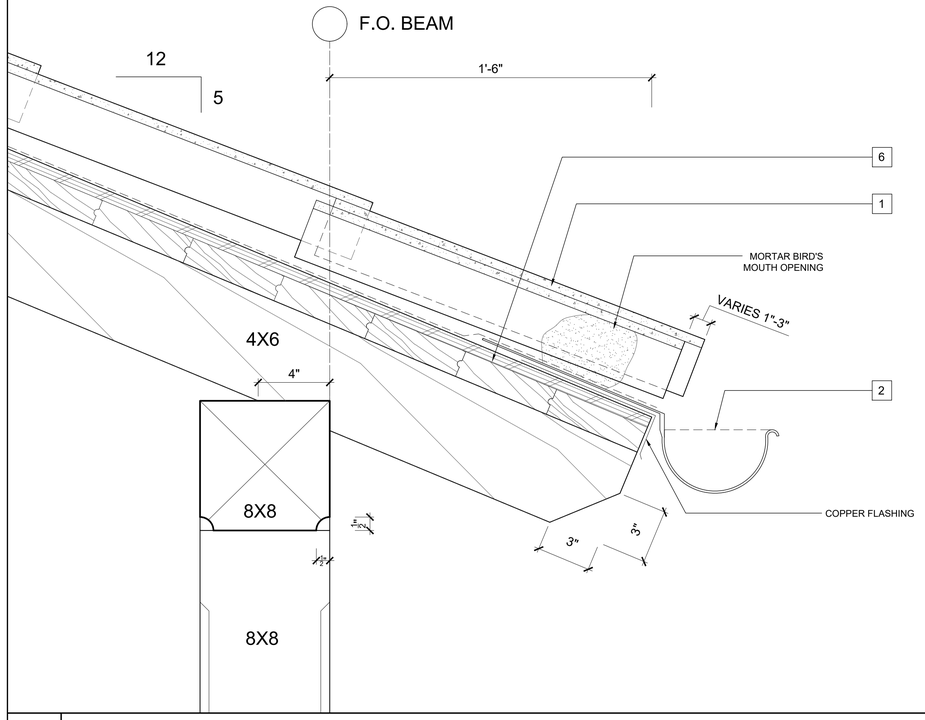
Date	JUNE 2, 2025
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Drawn	TALLON
Job #	USE IF ISSUED
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REVISION SCHEDULE

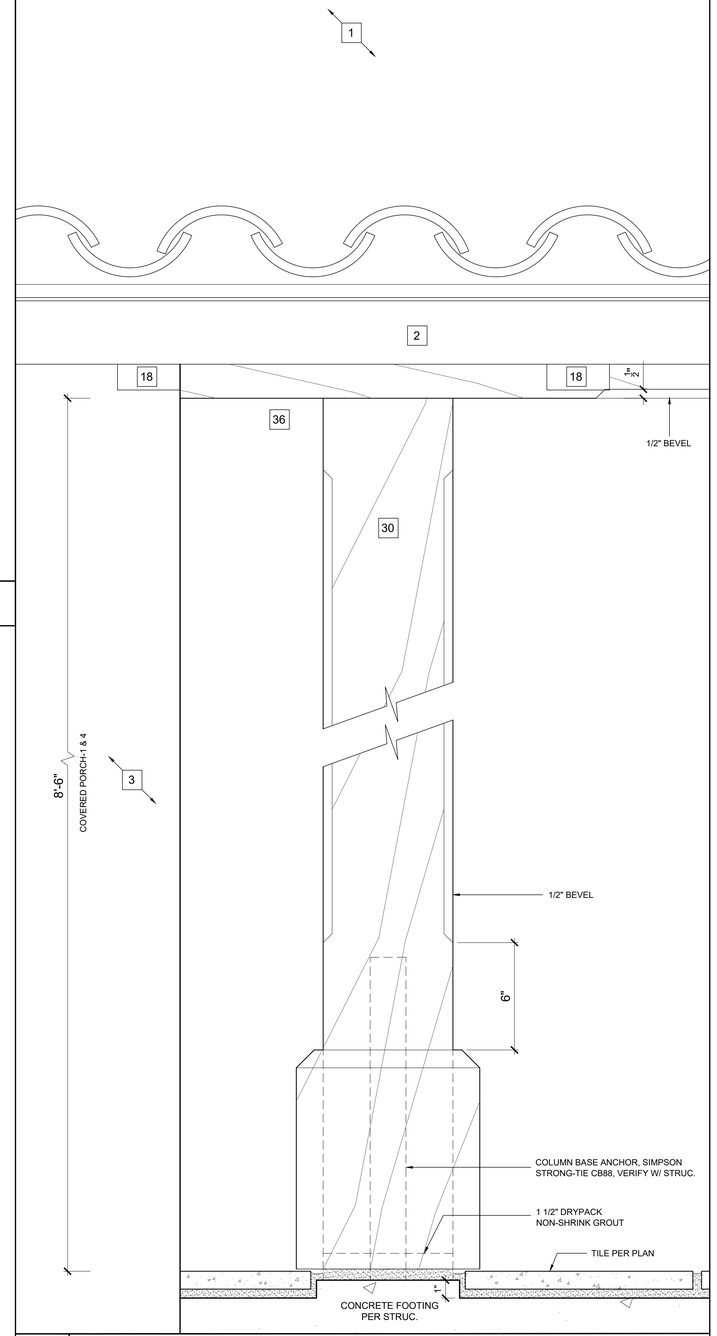
NO.	DESCRIPTION	DATE
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2		



2 POST & BEAM DETAIL / 5:12 SCALE: 3"=1'-0"

NOTE:

1. UNDERSIDE OF ROOF OVER HANGS, EAVES, EXPOSED ROOF RAFTER TAILS, & POST & BEAMS TO BE HEAVY TIMBER CONSTRUCTION. (CRC R337.10)



1 POST & BEAM DETAIL / 5:12 SCALE: 3"=1'-0"

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GERHARDY RESIDENCE
MONTERRA LOT 153
8390 MONTERRA VIEWS
MONTERREY, CA 93940

POST & BEAM DETAILS

LICENSED ARCHITECT THOMAS MEANEY No. C14606 Renew 8/31/25 STATE OF CALIFORNIA

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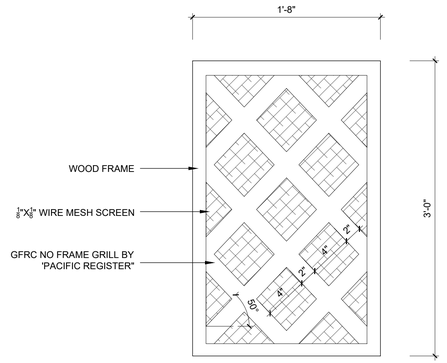
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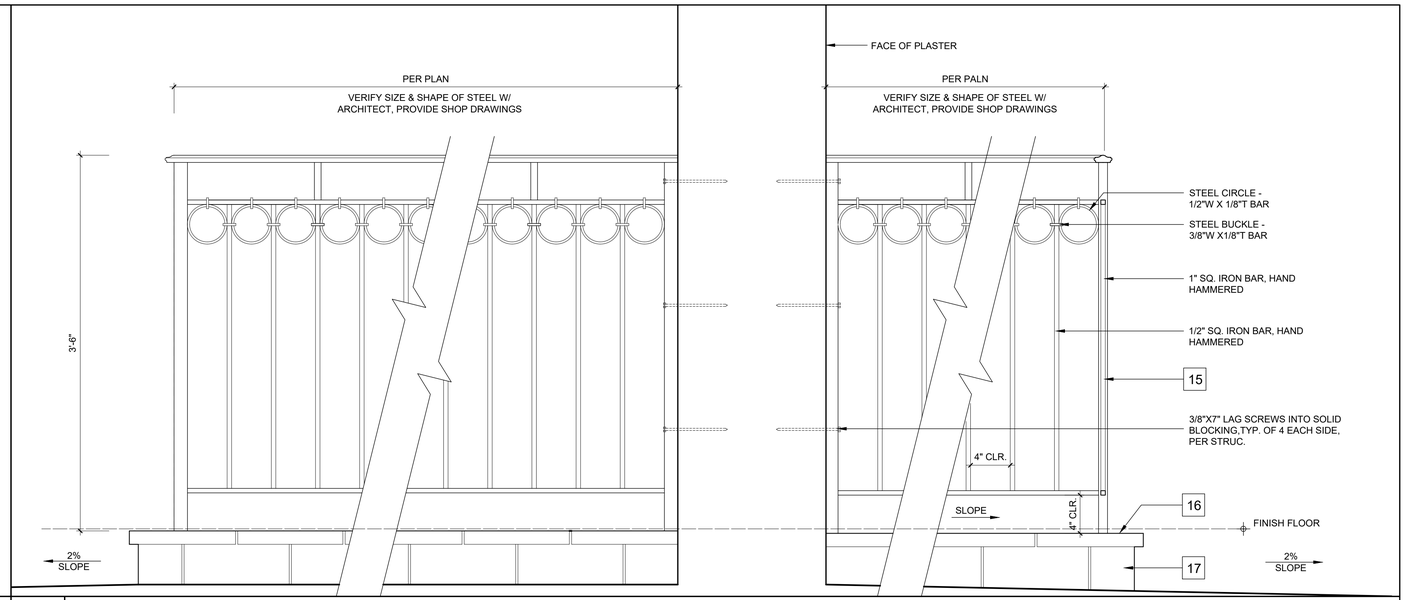
REVISION SCHEDULE

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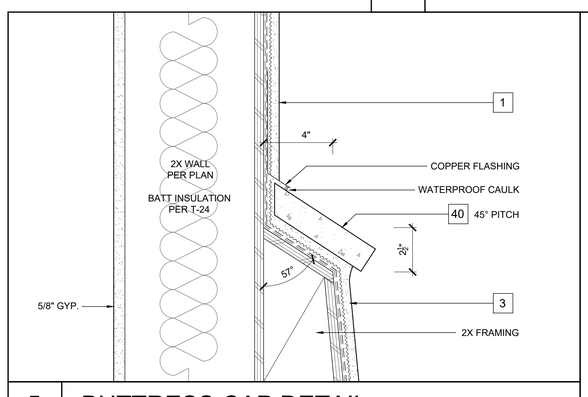
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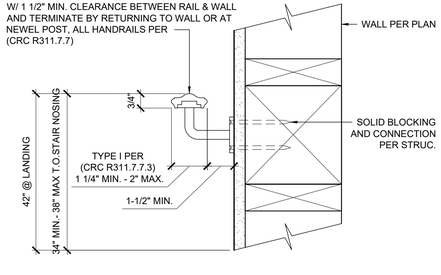
7 VENTED OPENING SCALE: 1½"=1'-0"



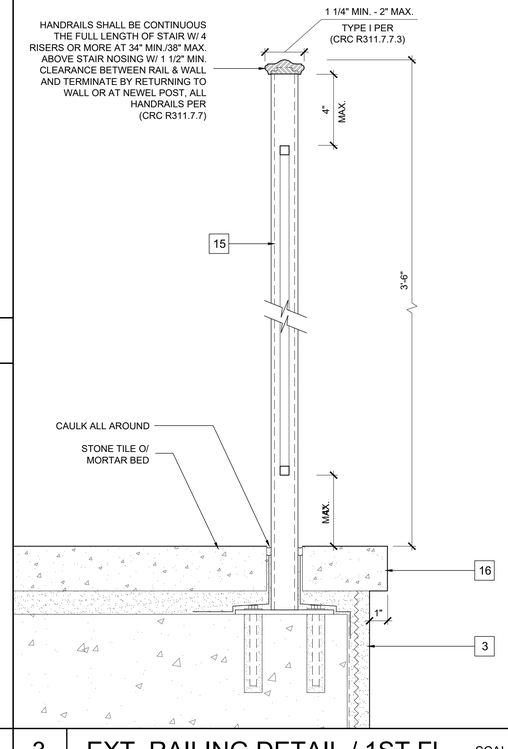
6 IRON RAILING / ADU TERRACE SCALE: 1-1/2"=1'-0"



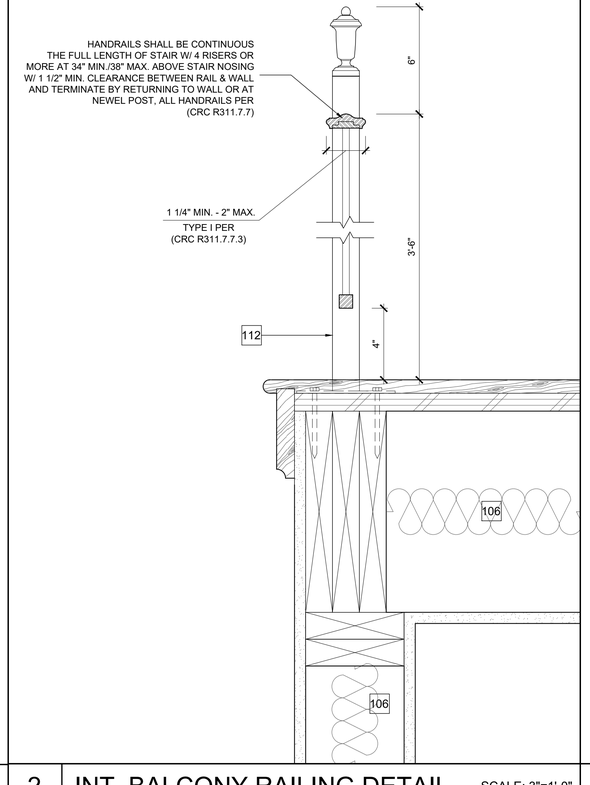
5 BUTTRESS CAP DETAIL SCALE: 3"=1'-0"



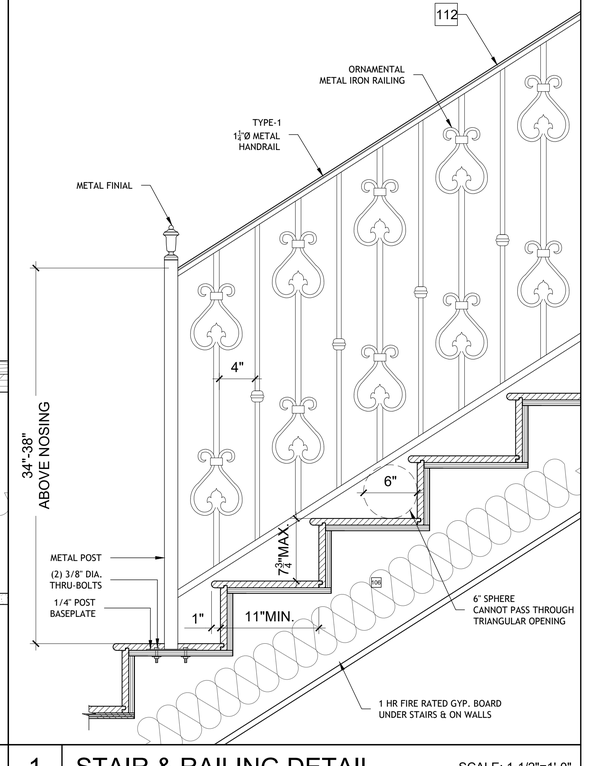
4 EXT. RAILING DETAIL SCALE: 3"=1'-0"



3 EXT. RAILING DETAIL / 1ST FL. SCALE: 3"=1'-0"



2 INT. BALCONY RAILING DETAIL SCALE: 3"=1'-0"



1 STAIR & RAILING DETAIL SCALE: 1-1/2"=1'-0"

GERHARDY RESIDENCE
MONTERRA LOT 153
8390 MONTERRA VIEWS
MONTEREY, CA 93940

IRON RAILING, BUTTRESS, & VENT DETAILS

LICENSED ARCHITECT
THOMAS MEANEY
No. C14606
Renew 8/31/25
STATE OF CALIFORNIA

Date	JUNE 2, 2025
Scale	3"= 1'-0"
Drawn	TALLON
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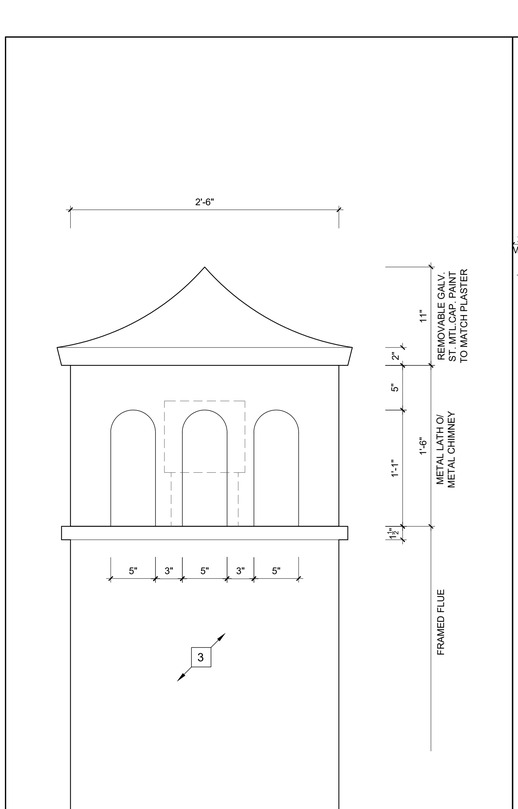
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IRON RAILING DETAILS

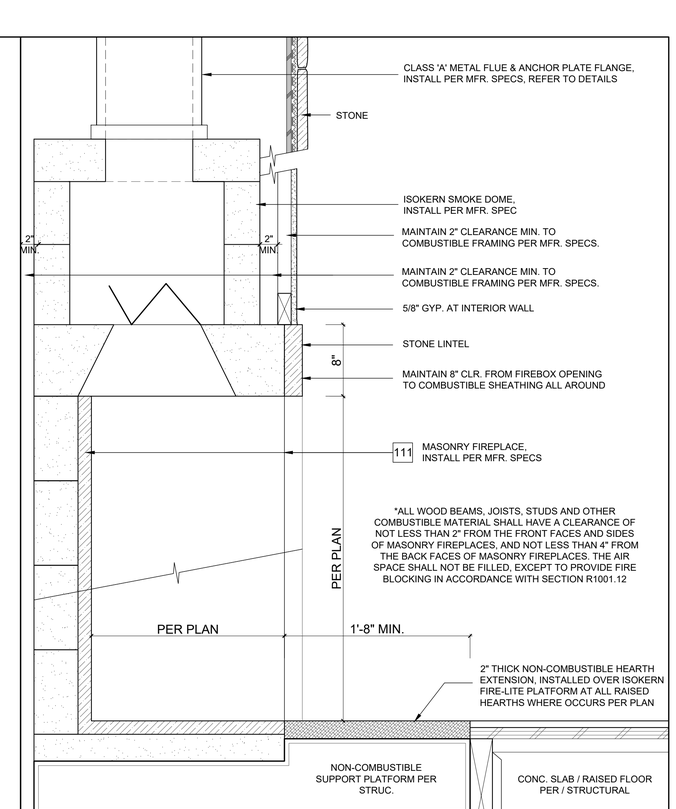
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2 CHIMNEY CAP SCALE: 1½"=1'-0"



1 INTERIOR FIRE PLACE SCALE: 1-1/2"=1'-0"

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2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
NONRESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)

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

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GREEN BUILDING STANDARDS

LICENSED ARCHITECT — THOMAS MEANEY — No. C14606 Renew 8/31/25 — STATE OF CALIFORNIA

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SECTION 5.303 INDOOR WATER USE

5.303.1 METERS. Separate submeters or metering devices shall be installed for the uses described in Sections 503.1.1 and 503.1.2.

5.303.1.1 Buildings in excess of 50,000 square feet. Separate submeters shall be installed as follows:

1. For each individual leased, rented or other tenant space within the building projected to consume more than 100 gal/day (380 L/day), including, but not limited to, spaces used for laundry or cleaners, restaurant or food service, medical or dental office, laboratory, or beauty salon or barber shop.
2. Where separate submeters for individual building tenants are unfeasible, for water supplied to the following subsystems:
   a. Makeup water for cooling towers where flow through is greater than 500 gpm (30 L/s).
   b. Makeup water for evaporative coolers greater than 6 gpm (0.04 L/s).
   c. Steam and hot water boilers with energy input more than 500,000 Btu/h (147 kW).

5.303.1.2 Excess consumption. A separate submeter or metering device shall be provided for any tenant within a new building or within an addition that is projected to consume more than 1,000 gal/day.

5.303.3 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the following:

5.303.3.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-Type toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

5.303.3.2 Urinals.
5.303.3.2.1 Wall-mounted Urinals. The effective flush volume of wall-mounted urinals shall not exceed 0.125 gallons per flush.

5.303.3.2.2 Floor-mounted Urinals. The effective flush volume of floor-mounted or other urinals shall not exceed 0.5 gallons per flush.

5.303.3.3 Showerheads. [BSC-CG]
5.303.3.3.1 Single showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

5.303.3.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time.
Note: A hand-held shower shall be considered a showerhead.

5.303.3.4 Faucets and fountains.

5.303.3.4.1 Nonresidential Lavatory faucets. Lavatory faucets shall have a maximum flow rate of not more than 0.5 gallons per minute at 60 psi.

5.303.3.4.2 Kitchen faucets. Kitchen faucets shall have a maximum flow rate of not more than 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

5.303.3.4.3 Wash fountains. Wash fountains shall have a maximum flow rate of not more than1.8 gallons per minute/20 [rim space (inches) at 60 psi].

5.303.3.4.4 Metering faucets. Metering faucets shall not deliver more than 0.20 gallons per cycle.

5.303.3.4.5 Metering faucets for wash fountains. Metering faucets for wash fountains shall have a maximum flow rate of not more than 0.20 gallons per minute/20 [rim space (inches) at 60 psi].

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

5.303.3.4.6 Pre-rinse spray value
When installed, shall meet the requirements in the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations), Section 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (d)(7), and shall be equipped with an integral automatic shutoff.

FOR REFERENCE ONLY: The following table and code section have been reprinted from the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations), Section 1605.1 (h)(4) and Section 1605.3 (h)(4)(A).

TABLE H-2

STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALUES MANUFACTURED ON OR AFTER JANUARY 28, 2019

PRODUCT CLASS [spray force in ounce force (ozf)]	MAXIMUM FLOW RATE (gpm)
Product Class 1 (≤ 5.0 ozf)	1.00
Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf)	1.20
Product Class 3 (> 8.0 ozf)	1.28

5.303.4 COMMERCIAL KITCHEN EQUIPMENT.

5.303.4.1 Food Waste Disposers. Disposers shall either modulate the use of water to no more than 1 gpm when the disposer is not in use (not actively grinding food waste/no-load) or shall automatically shut off after no more than 10 minutes of inactivity. Disposers shall use no more than 8 gpm of water.
Note: This code section does not affect local jurisdiction authority to prohibit or require disposer installation.

5.303.5 AREAS OF ADDITION OR ALTERATION. For those occupancies within the authority of the California Building Standards Commission as specified in Section 103, the provisions of Section 5.303.3 and 5.303.4 shall apply to new fixtures in additions or areas of alteration to the building.

5.303.6 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code* and in Chapter 6 of this code.

SECTION 5.304 OUTDOOR WATER USE

5.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Nonresidential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

Notes:
1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code of Regulations, Title 23, Chapter 2.7, Division 2.
2. MWELO and supporting documents, including a water budget calculator, are available at: https://www.water.ca.gov/.

5.304.6 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. For public schools and community colleges, landscape projects as described in Sections 5.304.6.1 and 5.304.6.2 shall comply with the California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO) commencing with Section 490 of Chapter 2.7, Division 2, Title 23, *California Code of Regulations*, except that the evapotranspiration adjustment factor (ETAF) shall be 0.65 with an additional water allowance for special landscape areas (SLA) of 0.35.

Exception: Any project with an aggregate landscape area of 2,500 square feet or less may comply with the prescriptive measures contained in Appendix D of the MWELO.

5.304.6.1 Newly constructed landscapes. New construction projects with an aggregate landscape area equal to or greater than 500 square feet.

5.304.6.2 Rehabilitated landscapes. Rehabilitated landscape projects with an aggregate landscape area equal to or greater than 1,200 square feet.

DIVISION 5.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

SECTION 5.401 GENERAL

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

SECTION 5.402 DEFINITIONS

5.402.1 DEFINITIONS. The following terms are defined in Chapter 2 *(and are included here for reference)*

ADJUST. To regulate fluid flow rate and air patterns at the terminal equipment, such as to reduce fan speed or adjust a damper.

BALANCE. To proportion flows within the distribution system, including sub-mains, branches and terminals, according to design quantities.

BUILDING COMMISSIONING. A systematic quality assurance process that spans the entire design and construction process, including verifying and documenting that building systems and components are planned, designed, installed, tested, operated and maintained to meet the owner's project requirements.

ORGANIC WASTE. Food waste, green waste, landscape and pruning wste, norhazardous wood waste, and food soiled paper waste that is mixed in with food waste.

TEST. A procedure to determine quantitative performance of a system or equipment

SECTION 5.407 WATER RESISTANCE AND MOISTURE MANAGEMENT

5.407.1 WEATHER PROTECTION. Provide a weather-resistant exterior wall and foundation envelope as required by California Building Code Section 1402.2 (Weather Protection), manufacturer's installation instructions or local ordinance, whichever is more stringent.

5.407.2 MOISTURE CONTROL. Employ moisture control measures by the following methods.

5.407.2.1 Sprinklers. Design and maintain landscape irrigation systems to prevent spray on structures.

5.407.2.2 Entries and openings. Design exterior entries and/or openings subject to foot traffic or wind-driven rain to prevent water intrusion into buildings as follows:

5.407.2.2.1 Exterior door protection. Primary exterior entries shall be covered to prevent water intrusion by using nonabsorbent floor and wall finishes within at least 2 feet around and perpendicular to such openings plus at least one of the following:

1. An installed awning at least 4 feet in depth.
2. The door is protected by a roof overhang at least 4 feet in depth.
3. The door is recessed at least 4 feet.
4. Other methods which provide equivalent protection.

5.407.2.2.2 Flashing. Install flashings integrated with a drainage plane.

SECTION 5.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

5.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65% of the non-hazardous construction and demolition waste in accordance with Section 5.408.1.1, 5.408.1.2 or 5.408.1.3; or meet a local construction and demolition waste management ordinance, whichever is more stringent.

5.408.1.1 Construction waste management plan. Where a local jurisdiction does not have a construction and demolition waste management ordinance, submit a construction waste management plan that:

1. Identifies the construction and demolition waste materials to be diverted from disposal by efficient usage, recycling, reuse on the project or salvage for future use or sale.
2. Determines if construction and demolition waste materials will be sorted on-site (source-separated) or bulk mixed (single stream).
3. Identifies diversion facilities where construction and demolition waste material collected will be taken.
4. Specifies that the amount of construction and demolition waste materials diverted shall be calculated byweight or volume, but not by both.

5.408.1.2 Waste Management Company. Utilize a waste management company that can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with this section.

Note: The owner or contractor shall make the determination if the construction and demolition waste material will be diverted by a waste management company.

Exceptions to Sections 5.408.1.1 and 5.408.1.2:

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist.
3. Demolition waste meeting local ordinance or calculated in consideration of local recycling facilities and markets.

5.408.1.3 Waste stream reduction alternative. The combined weight of new construction disposal that does not exceed two pounds per square foot of building area may be deemed to meet the 65% minimum requirement as approved by the enforcing agency.

5.408.1.4 Documentation. Documentation shall be provided to the enforcing agency which demonstrates compliance with Sections 5.408.1.1, through 5.408.1.3. The waste management plan shall be updated as necessary and shall be accessible during construction for examination by the enforcing agency.

Notes:

1. Sample forms found in "A Guide to the California Green Building Standards Code (Nonresidential)" located www.dgs.ca.gov/BSC/Resources/Page-Content/Building-Standards-Commission-Resources-List-Folder/CALGreen may be used to assist in documenting compliance with the waste management plan.
2. Mixed construction and demolition debris processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

5.408.2 UNIVERSAL WASTE. [A] Additions and alterations to a building or tenant space that meet the scoping provisions in Section 301.3 for nonresidential additions and alterations, shall require verification that Universal Waste items such as fluorescent lamps and ballast and mercury containing thermostats as well as other California prohibited Universal Waste materials are disposed of properly and are diverted from landfills. A list of prohibited Universal Waste materials shall be included in the construction documents.

Note: Refer to the Universal Waste Rule link at: http://www.dtsc.ca.gov/universalwaste/

5.408.3 EXCAVATED SOIL AND LAND CLEARING DEBRIS. 100 percent of trees, stumps, rocks and associated vegetation and soils resulting primarily from land clearing shall be reused or recycled. For a phased project, such material may be stockpiled on site until the storage site is developed.

Exception: Reuse, either on or off-site, of vegetation or soil contaminated by disease or pest infestation.

Notes:

1. If contamination by disease or pest infestation is suspected, contact the County Agricultural Commissioner and follow its direction for recycling or disposal of the material.
2. For a map of know pest and/or disease quarantine zones, consult with the California Department of Food and Agriculture. (www.cdfa.ca.gov)

SECTION 5.410 BUILDING MAINTENANCE AND OPERATIONS

5.410.1 RECYCLING BY OCCUPANTS. Provide readily accessible areas that serve the entire building and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code 42649.82 (a)(2)(A) et seq. shall also be exempt from the organic waste portion of this section.

5.410.1.1 Additions. All additions conducted within a 12-month period under single or multiple permits, resulting in an increase of 30% or more in floor area, shall provide recycling areas on site.

Exception: Additions within a tenant space resulting in less than a 30% increase in the tenant space floor area.

5.410.1.2 Sample ordinance. Space allocation for recycling areas shall comply with Chapter 18, Part 3, Division 30 of the *Public Resources Code*. Chapter 18 is known as the California Solid Waste Reuse and Recycling Access Act of 1991 (Act).

Note: A sample ordinance for use by local agencies may be found in Appendix A of the document at the CalRecycle's web site.

5.410.2 COMMISSIONING. [N] New buildings 10,000 square feet and over. For new buildings 10,000 square feet and over, building commissioning shall be included in the design and construction processes of the building project to verify that the building systems and components meet the owner's or owner representative's project requirements. Commissioning shall be performed in accordance with this section by trained personnel with experience on projects of comparable size and complexity. For I-occupancies that are not regulated by OSHPD or for I-occupancies and L-occupancies that are not regulated y the California Energy Code Section 100.0 Scope, all requirements in Sections 5.410.2 through 5.410.2.6 shall apply.

Note: For energy-related systems under the scope (Section 100) of the California Energy Code, including heating, ventilation, air conditioning (HVAC) systems and controls, indoor lighting systems and controls, as well as water heating systems and controls, refer to California Energy Code Section 120.8 for commissioning requirements

Commissioning requirements shall include:

1. Owner's or Owner representative's project requirements.
2. Basis of design.
3. Commissioning measures shown in the construction documents.
4. Commissioning plan.
5. Functional performance testing.
6. Documentation and training.
7. Commissioning report.

Exceptions:

1. Unconditioned warehouses of any size.
2. Areas less than 10,000 square feet used for offices or other conditioned accessory spaces within unconditioned warehouses.
3. Tenant improvements less than 10,000 square feet as described in Section 303.1.1.
4. Open parking garages of any size, or open parking garage areas, of any size, within a structure.

Note: For the purposes of this section, unconditioned shall mean a building, area, or room which does not provide heating and or air conditioning.

Informational Notes:

1. IAS AC 476 is an accreditation criteria for organizations providing training and/or certification of commissioning personnel. AC 476 is available to the Authority Having Jurisdiction as a reference for qualifications of commissioning personnel. AC 476 des not certify individuals to conduct functional performance tests or to adjust and balance systems.

2. Functional performance testing for heating, ventilation, air conditioning systems and lighting controls must be performed in compliance with the *California Energy Code*.

5.410.2.1 Owner's or Owner Representative's Project Requirements (OPR). [N] The expectations and requirements of the building appropriate to its phase shall be documented before the design phase of the project begins. This documentation shall include the following:
1. Environmental and sustainability goals.
2. Building sustainable goals.
3. Indoor environmental quality requirements.
4. Project program, including facility functions and hours of operation, and need for after hours operation.
5. Equipment and systems expectations.
6. Building occupant and operation and maintenance (O&M) personnel expectations.

5.410.2.2 Basis of Design (BOD). [N] A written explanation of how the design of the building systems meets the OPR shall be completed at the design phase of the building project. The Basis of Design document shall cover the following systems:

1. Renewable energy systems.
2. Landscape irrigation systems.
3. Water reuse system.

5.410.2.3 Commissioning plan. [N] Prior to permit issuance a commissioning plan shall be completed to document how the project will be commissioned. The commissioning plan shall include the following:
1. General project information.
2. Commissioning goals.
3. Systems to be commissioned. Plans to test systems and components shall include:
   a. An explanation of the original design intent.
   b. Equipment and systems to be tested, including the extent of tests.
   c. Functions to be tested.
   d. Conditions under which the test shall be performed.
   e. Measurable criteria for acceptable performance.
4. Commissioning team information.
5. Commissioning process activities, schedules and responsibilities. Plans for the completion of commissioning shall be included.

5.410.2.4 Functional performance testing. [N] Functional performance tests shall demonstrate the correct installation and operation of each component, system and system-to-system interface in accordance with the approved plans and specifications. Functional performance testing reports shall contain information addressing each of the building components tested, the testing methods utilized, and include any readings and adjustments made.

5.410.2.5 Documentation and training. [N] A Systems Manual and Systems Operations Training are required, including Occupational Safety and Health Act (OSHA) requirements in *California Code of Regulations* (CCR), Title 8, Section 5142, and other related regulations.

5.410.2.5.1 Systems manual. [N] Documentation of the operational aspects of the building shall be completed within the systems manual and delivered to the building owner or representative. The systems manual shall include the following:
1. Site information, including facility description, history and current requirements.
2. Site contact information.
3. Basic operations and maintenance, including general site operating procedures, basic troubleshooting, recommended maintenance requirements, site events log.
4. Major systems.
5. Site equipment inventory and maintenance notes.
6. A copy of verifications required by the enforcing agency or this code.
7. Other resources and documentation, if applicable.

5.410.2.5.2 Systems operations training. [N] A program for training of the appropriate maintenance staff for each equipment type and/or system shall be developed and documented in the commissioning report and shall include the following:
1. System/equipment overview (what it is, what it does and with what other systems and/or equipment it interfaces).
2. Review and demonstration of servicing/preventive maintenance.
3. Review of the information in the Systems Manual.
4. Review of the record drawings on the system/equipment.

5.410.2.6 Commissioning report. [N] A report of commissioning process activities undertaken through the design and construction phases of the building project shall be completed and provided to the owner or representative.

5.410.4 TESTING AND ADJUSTING. New buildings less than 10,000 square feet. Testing and adjusting of systems shall be required for new buildings less than 10,000 square feet or new systems to serve an addition or alteration subject to Section 303.1.

5.410.4.2 (Reserved)

Note: For energy-related systems under the scope (Section 100) of the California Energy Code, including heating, ventilation, air conditioning (HVAC) systems and controls, indoor lighting system and controls, as well as water heating systems and controls, refer to California Energy Code Section 120.8 for commissioning requirements and Sections 120.5, 120.6, 130.4, and 140.9(b)3 for additional testing requirements of specific systems.

5.410.4.2 Systems. Develop a written plan of procedures for testing and adjusting systems. Systems to be included for testing and adjusting shall include at a minimum, as applicable to the project:

1. Renewable energy systems.
2. Landscape irrigation systems.
3. Water reuse systems.

5.410.4.3 Procedures. Perform testing and adjusting procedures in accordance with manufacturer's specifications and applicable standards on each system.

5.410.4.3.1 HVAC balancing. In addition to testing and adjusting, before a new space-conditioning system serving a building or space is operated for normal use, the system shall be balanced in accordance with the procedures defined by the Testing Adjusting and Balancing Bureau National Standards; the National Environmental Balancing Bureau Procedural Standards; Associated Air Balance Council National Standards or as approved by the enforcing agency.

5.410.4.4 Reporting. After completion of testing, adjusting and balancing, provide a final report of testing signed by the individual responsible for performing these services.

5.410.4.5 Operation and maintenance (O & M) manual. Provide the building owner or representative with detailed operating and maintenance instructions and copies of guaranties/warranties for each system. O & M instructions shall be consistent with OSHA requirements in CCR, Title 8, Section 5142, and other related regulations.

5.410.4.5.1 Inspections and reports. Include a copy of all inspection verifications and reports required by the enforcing agency.

DIVISION 5.5 ENVIRONMENTAL QUALITY

SECTION 5.501 GENERAL

5.501.1 SCOPE. The provisions of this chapter shall outline means of reducing the quantity of air contaminants that are odorous, irritating, and/or harmful to the comfort and well-being of a building's installers, occupants and neighbors.

SECTION 5.502 DEFINITIONS

5.502.1 DEFINITIONS. The following terms are defined in Chapter 2 *(and are included here for reference)*

ARTERIAL HIGHWAY. A general term denoting a highway primarily for through traffic usually on a continuous route.

A-WEIGHTED SOUND LEVEL (dBA). The sound pressure level in decibels as measured on a sound level meter using the internationally standardized A-weighting filter or as computed from sound spectral data to which A-weighting adjustments have been made.

1 BTU/HOUR. British thermal units per hour, also referred to as Btu. The amount of heat required to raise one pound of water one degree Fahrenheit per hour, a common measure of heat transfer rate. A ton of refrigeration is 12,000 Btu, the amount of heat required to melt a ton (2,000 pounds) of ice at 32^0 Fahrenheit.

COMMUNITY NOISE EQUIVALENT LEVEL (CNEL). A metric similar to the day-night average sound level (Ldn), except that a 5 decibel adjustment is added to the equivalent continuous sound exposure level for evening hours (7pm to 10pm) in addition to the 10 dB nighttime adjustment used in the Ldn.

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

Note: See CCR, Title 17, Section 93120.1.

DAY-NIGHT AVERAGE SOUND LEVEL (Ldn). The A-weighted equivalent continuous sound exposure level for a 24-hour period with a 10 dB adjustment added to sound levels occurring during nighttime hours (10p.m. to 7 a.m.).

DECIBEL (db). A measure on a logarithmic scale of the magnitude of a particular quantity (such as sound pressure, sound power, sound intensity) with respect to a reference quantity.

ELECTRIC VEHICLE (EV). An automotive-type vehicle for on-road use, such as passenger automobiles, buses, trucks, vans, neighborhood electric vehicles, electric motorcycles, and the like, primarily powered by an electric motor that draws current from a rechargeable storage battery, fuel cell, photovoltaic array, or other source of electric current. Plug-in hybrid electric vehicles (PHEV) are considered electric vehicles. For purposes of the *California Electrical Code*, off-road, self-propelled electric vehicles, such as industrial trucks, hoists, lifts, transports, golf carts, airline ground support equipment, tractors, boats, and the like, are not included.

ELECTRIC VEHICLE CHARGING STATION(S) (EVCSj). One or more spaces intended for charging electric vehicles.

ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE). The conductors, including the ungrounded, grounded, and equipment grounding conductors and the electric vehicle connectors, attachment plugs, and all other fittings, devices, power outlets, or apparatus installed specifically for the purpose of transferring energy between the premises wiring and the electric vehicle.

ENERGY EQUIVALENT (NOISE) LEVEL (Leq). The level of a steady noise which would have the same energy as the fluctuating noise level integrated over the time of period of interest.

EXPRESSWAY. An arterial highway for through traffic which may have partial control of access, but which may or may not be divided or have grade separations at intersections.

FREEWAY. A divided arterial highway with full control of access and with grade separations at intersections.

GLOBAL WARMING POTENTIAL (GWP). The radiative forcing impact of one mass-based unit of a given greenhouse gas relative to an equivalent unit of carbon dioxide over a given period of time. Carbon dioxide is the reference compound with a GWP of one.

GLOBAL WARMING POTENTIAL VALUE (GWP VALUE). A 100-year GWP value published by the Intergovernmental Panel on Climate Change (IPCC) in either its Second Assessment Report (SAR) (IPCC, 1995); or its Fourth Assessment A-3 Report (AR4) (IPCC, 2007). The SAR GWP values are found in column "SAR (100-yr)" of Table 2.14., the AR4 GWP values are found in column "100 yr" of Table 2.14.

HIGH-GWP REFRIGERANT. A compound used as a heat transfer fluid or gas that is: (a) a chlorofluorocarbon, a hdrochlorofluorocarbon, a hydrofluorocarbon, a perfluorocarbon, or any compound or blend of compounds, with a GWP value equal to or greater than 150, or (B) any ozone depleting substance as defined in Title 40 of the Code of Federal Regulations, Part 82, sec.82.3 (as amended March 10, 2009).

LONG RADIUS ELBOW. Pipe fitting installed between two lengths of pipe or tubing to allow a change of direction, with a radius 1.5 times the pipe diameter.

LOW-GWP REFRIGERANT. A compound used as a heat transfer fluid or gas that: (A) has a GWP value less than 150, and (B) is not an ozone depleting substance as defined in Title 40 of the Code of Federal Regulations, Part 82, sec.82.3 (as amended March 10, 2009).

MERV. Filter minimum efficiency reporting value, based on ASHRAE 52.2–1999.

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base REactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundreths of a gram (g O^3/g ROC).

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).

PSIG. Pounds per square inch, guage.

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

SCHRADER ACCESS VALVES. Access fittings with a valve core installed.

SHORT RADIUS ELBOW. Pipe fitting installed between two lengths of pipe or tubing to allow a change of direction, with a radius 1.0 times the pipe diameter.

SUPERMARKET. For the purposes of Section 5.508.2, a supermarket is any retail food facility with 8,000 square feet or more conditioned area, and that utilizes either refrigerated display cases, or walk-in coolers or freezers connected to remote compressor units or condensing units.

VOC. A volatile organic compound broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a)

Note: Where specific regulations are cited from different agencies such as SCAQMD, ARB, etc., the VOC definition included in that specific regulation is the one that prevails for the specific measure in question.

SECTION 5.503 FIREPLACES

5.503.1 FIREPLACES. Install only a direct-vent sealed-combustion gas or sealed wood-burning fireplace, or a sealed woodstove or pellet stove, and refer to residential requirements in the California Energy Code, Title 24, Part 6, Subchapter 7, Section 150. Woodstoves, pellet stoves and fireplaces shall comply with applicable local ordinances.

5.503.1.1 Woodstoves. Woodstoves and pellet stoves shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits.

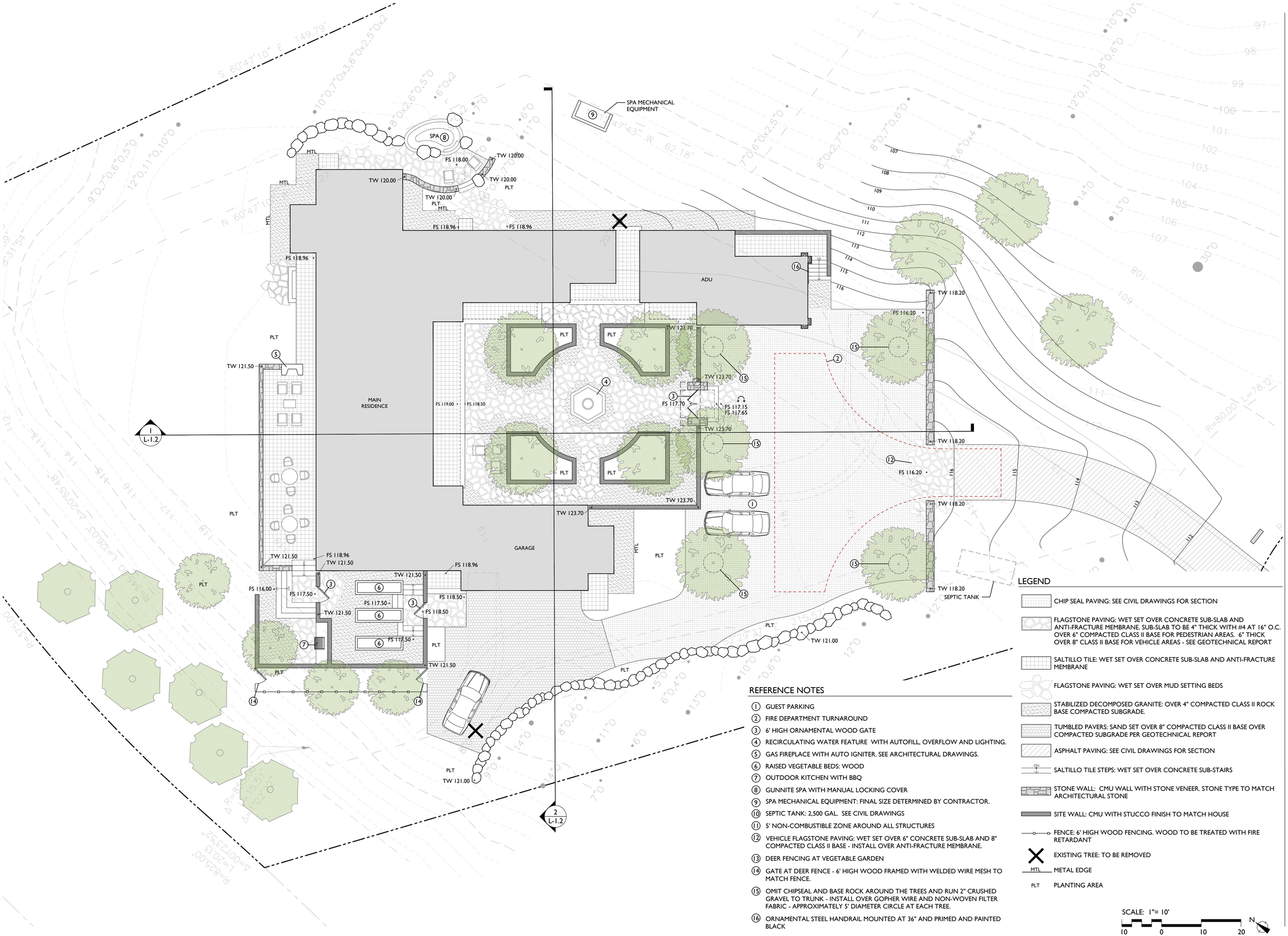
SECTION 5.504 POLLUTANT CONTROL

5.504.1 TEMPORARY VENTILATION. The permanent HVAC system shall only be used during construction if necessary to condition the building or areas of addition or alteration within the required temperature range for material and equipment installation. If the HVAC system is used during construction, use return air filters with a Minimum Efficiency Reporting Value (MERV) of 8, based on ASHRAE 52.2-1999, or an average efficiency of 30% based on ASHRAE 52.1-1992 Replace all filters immediately prior to occupancy, or, if the building is occupied during alteration, at the conclusion of construction.

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

DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE


S 75°00'00" E 34.53'
R=145.00'
L=21.59'
Δ=8°31'54"
124'-6"
S 60°47'10" E 149.78'
N 60°47'10" W
R=275.00' L=161.75' Δ=24°41'49"
L=126.03' Δ=20°55'46"
29'-9"
63'-10"
68'-2"
50'-0"
103'-3"
167'-8"
S 21°16'38" E 97.88'
R=430.76' L=78.77'
Δ=10°28'23"
R=610.90' L=102.81' Δ=9°38'06"
S 60°37'33" E
N 88°10'54" W 155.85'
R=660.00' L=39.11' Δ=3°23'42"
N 29°09'07" W 94.95'
N 87°01'35" W 105.46'
N 82°02'29" E 113.67'
S 82°02'29" W 213.17'
S 59°11'02" E 78.26'
S 59°11'02" W 101.67'
R=80.00' L=78.12' Δ=55°56'18"
R=50.00' L=61.75' Δ=70°45'27"
N 32°29'37" W 260.90'
MAIN RESIDENCE
GARAGE
ADU
SPA
TW 131.50
TW 130.60
TW 128.00
TW 128.80
TW 128.50
TW 128.00
TW 131.50
TW 131.50
TW 131.50



REFERENCE NOTES

1. GUEST PARKING
2. FIRE DEPARTMENT TURNAROUND
3. 6' HIGH ORNAMENTAL WOOD GATE
4. RECIRCULATING WATER FEATURE WITH AUTOFILL, OVERFLOW AND LIGHTING.
5. GAS FIREPLACE WITH AUTO IGNITER. SEE ARCHITECTURAL DRAWINGS.
6. RAISED VEGETABLE BEDS: WOOD
7. OUTDOOR KITCHEN WITH BBQ
8. GUNNITE SPA WITH MANUAL LOCKING COVER
9. SPA MECHANICAL EQUIPMENT: FINAL SIZE DETERMINED BY CONTRACTOR.
10. SEPTIC TANK: 2,500 GAL. SEE CIVIL DRAWINGS
11. 5' NON-COMBUSTIBLE ZONE AROUND ALL STRUCTURES
12. VEHICLE FLAGSTONE PAVING: WET SET OVER 6" CONCRETE SUB-SLAB AND 8" COMPACTED CLASS II BASE - INSTALL OVER ANTI-FRACTURE MEMBRANE.
13. DEER FENCING AT VEGETABLE GARDEN
14. GATE AT DEER FENCE - 6' HIGH WOOD FRAMED WITH WELDED WIRE MESH TO MATCH FENCE.
15. OMIT CHIPSEAL AND BASE ROCK AROUND THE TREES AND RUN 2" CRUSHED GRAVEL TO TRUNK - INSTALL OVER GOPHER WIRE AND NON-WOVEN FILTER FABRIC - APPROXIMATELY 5' DIAMETER CIRCLE AT EACH TREE.
16. ORNAMENTAL STEEL HANDRAIL MOUNTED AT 36" AND PRIMED AND PAINTED BLACK

LEGEND

- CHIP SEAL PAVING: SEE CIVIL DRAWINGS FOR SECTION
- FLAGSTONE PAVING: WET SET OVER CONCRETE SUB-SLAB AND ANTI-FRACTURE MEMBRANE. SUB-SLAB TO BE 4" THICK WITH #4 AT 16" O.C. OVER 6" COMPACTED CLASS II BASE FOR PEDESTRIAN AREAS. 6" THICK OVER 8" CLASS II BASE FOR VEHICLE AREAS - SEE GEOTECHNICAL REPORT
- SALTILLO TILE: WET SET OVER CONCRETE SUB-SLAB AND ANTI-FRACTURE MEMBRANE
- FLAGSTONE PAVING: WET SET OVER MUD SETTING BEDS
- STABILIZED DECOMPOSED GRANITE: OVER 4" COMPACTED CLASS II ROCK BASE COMPACTED SUBGRADE.
- TUMBLED PAVERS: SAND SET OVER 8" COMPACTED CLASS II BASE OVER COMPACTED SUBGRADE PER GEOTECHNICAL REPORT
- ASPHALT PAVING: SEE CIVIL DRAWINGS FOR SECTION
- SALTILLO TILE STEPS: WET SET OVER CONCRETE SUB-STAIRS
- STONE WALL: CMU WALL WITH STONE VENEER. STONE TYPE TO MATCH ARCHITECTURAL STONE
- SITE WALL: CMU WITH STUCCO FINISH TO MATCH HOUSE
- FENCE: 6' HIGH WOOD FENCING. WOOD TO BE TREATED WITH FIRE RETARDANT
- EXISTING TREE: TO BE REMOVED
- MTL METAL EDGE
- PLT PLANTING AREA

SCALE: 1"= 10'

10 0 10 20 N

SEVEN SPRINGS STUDIO
LANDSCAPE ARCHITECTS

2548 EMPIRE GRADE
SANTA CRUZ, CA 95060
831.466.9617

LICENSED LANDSCAPE ARCHITECT
JASON PHILLIPS 10-1432
Signature
11-30-25
Renewal Date
05-09-25
Date
STATE OF CALIFORNIA

PROJECT NAME:

GERHARDY RESIDENCE

PROJECT ADDRESS:

MONTERRA LOT 153
8390 MONTERRA VIEWS
MONTEREY, CA 93940

APN: 259-211-010-000

ISSUANCE:

MONTEREY COUNTY SUBMITTAL

PROJECT NO: 2024-24
DATE: 05/09/2025

REVISIONS:

DATE DESCRIPTION

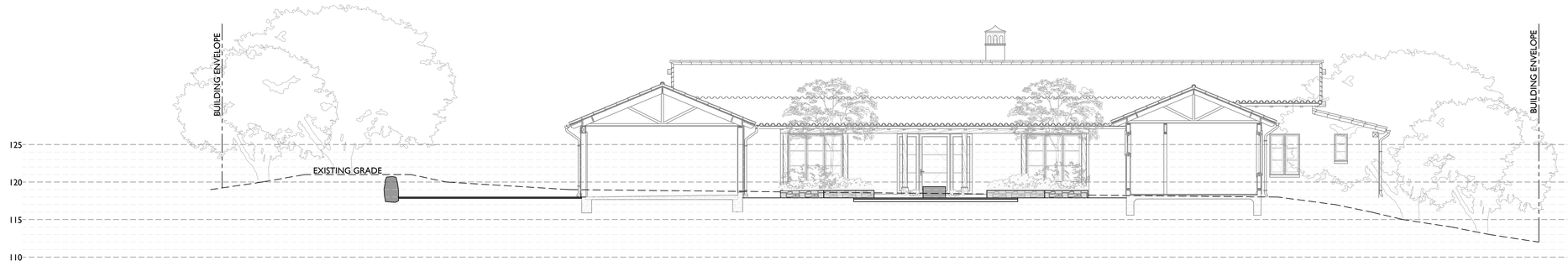
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SITE PLAN

SHEET NO:

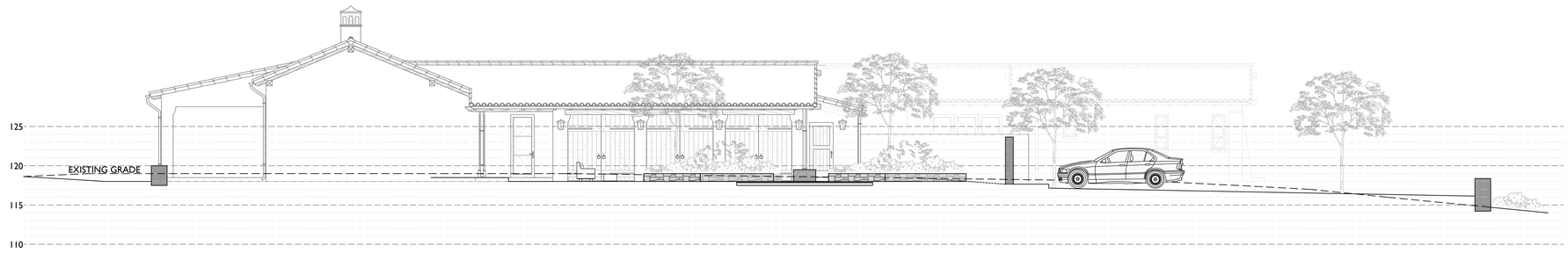
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2 SECTION - 2

1/8" = 1'-0"



1 SECTION - 1

1/8" = 1'-0"

SEVEN SPRINGS STUDIO
LANDSCAPE ARCHITECTS

2548 EMPIRE GRADE
SANTA CRUZ, CA 95060
831.466.9617

LICENSED LANDSCAPE ARCHITECT
JACK PHILLIPS NO. 6521
Signature
11-30-25
Renewal Date
05-09-25
Date
STATE OF CALIFORNIA

PROJECT NAME:

GERHARDY RESIDENCE

PROJECT ADDRESS:

MONTERRA LOT 153
8390 MONTERRA VIEWS
MONTEREY, CA 93940

APN: 259-211-010-000

ISSUANCE:

MONTEREY COUNTY SUBMITTAL

PROJECT NO: 2024-24
DATE: 05/09/2025

REVISIONS:

DATE DESCRIPTION

SHEET NAME:

SITE SECTIONS

SHEET NO:

L-1.2

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GENERAL NOTES

1. ALL PLANTING AREAS TO BE TREATED WITH A PRE-EMERGENT HERBICIDE PRIOR TO BEGINNING PLANTING.
2. CONTRACTOR TO TAKE SAMPLES OF PLANTING AREA SOIL, FROM 0"-12" DEEP FROM AT LEAST THREE SEPARATE LOCATIONS FROM PLANTING AREAS ON THE SITE, MIXED TO FORM A SINGLE COMPOSITE SAMPLE. COMBINED VOLUME OF COMPOSITE SAMPLE SHALL BE AT LEAST 1-QUART. SAMPLE LOCATIONS SHALL BE MARKED ON THE PLANTING PLAN AND SHALL BE REPRESENTATIVE OF SITE CONDITIONS AND PROPOSED PLANTING TYPES.
3. FORWARD THE COMPOSITE SAMPLES TO THE TESTING LABORATORY FOR TESTING AND THEIR RECOMMENDATIONS AS TO EXACT FERTILIZERS AND SOIL AMENDMENTS TO BE USED IN PLANTING, WAYPOINT ANALYTICAL A05-2 COMPLETE ANALYSIS.
   LAB REPORT TO INCLUDE RECOMMENDATION LETTER AND TESTING RESULTS.
   LAB REPORT TO INCLUDE AN ESTIMATED INFILTRATION RATE FOR SOIL TESTED.
   LAB REPORT TO NOTE THE PROPOSED PLANTING TYPES SPECIFIC TO THE PROJECT, GROUND-COVERS, NATIVE GRASSES AND TREES.
4. AMENDMENT AND FERTILIZER RECOMMENDATIONS BY THE TESTING LAB SHALL BE SPECIFIC TO THE PROPOSED AMENDMENTS TO BE USED AND INCLUDE THE AMENDMENT LAB TEST / SAMPLE ID NUMBER AND TESTING DATE AS REFERENCE. GENERIC RECOMMENDATIONS WILL BE REJECTED AND WILL REQUIRE SPECIFIC RECOMMENDATIONS TO BE OBTAINED FROM THE TESTING LAB.
5. FOR BIDDING PURPOSES ASSUME SOIL AMENDMENT FERTILIZER TO BE COMMERCIAL FERTILIZER, 16-6-8 (N-P-K) UNIFORM PELLET, EXACT FERTILIZER TO BE DETERMINED BY TESTING LAB ANALYSIS.
6. INSTALL COMMERCIAL PLANT FERTILIZER PACKETS / TABLETS, TWO-YEAR CONTROLLED -RELEASE 20-10-05 (N-P-K). BEST TABS BY SIMPLOT PROFESSIONAL PRODUCTS, AGRIFORM BY THE SCOTT'S COMPANY.
7. SOIL AMENDMENTS TO BE MINERALIZED AND NITRIFIED BARK OR SAWDUST, WITH WETTING AGENT AND PROPERLY PULVERIZED, CONTAINING A MINIMUM OF 270LBS. PER CUBIC YARD OF ORGANIC MATTER. SUBMIT SAMPLE ANALYSIS FOR APPROVAL.
8. AMENDMENT CHEMISTRY – SUITABILITY CONSIDERATIONS
   1.NITROGEN (DRY WEIGHT BASIS): 0.4 TO 0.6%
   2.IRON (MINIMUM): 0.08%
   3.ORGANIC CONTENT: ABOVE 17%
   4.CARBON-NITROGEN RATIO: BELOW 25
   5. PH: BELOW 8.0
   6.SALINITY (ECE): A VALUE SUCH THAT WHEN COMBINED WITH THE EXISTING SITE SOIL AT A USE RATE DETERMINED BY THE TESTING LAB ANALYSIS, THE SALINITY OF THE AMENDED SOIL SHALL NOT EXCEED 4.0 DS/M (MMHOS/CM).
6. GYPSUM (IF REQUIRED BY EXISTING SOILS TEST): AGRICULTURAL GRADE, OMRI LISTED.
   1.CAL-SUL PELLETIZED GYPSUM BY NORTH PACIFIC, PORTLAND OR
   2.ULTRA FINE AG GYPSUM BY WESTERN MINING & MINERALS
   3 .APPROVED EQUAL.
7. SULFUR (IF REQUIRED BY EXISTING SOILS TEST): GRANULAR DEGRADABLE SULFUR PRODUCT, TIGER 90CR ORGANIC 0-0-0-90 SULFUR BY TIGERSUL.COM, OR APPROVED EQUAL.
8. ALL PLANTING AREAS TO BE CULTIVATED TO A MINIMUM DEPTH OF 10". SOIL AMENDMENTS AND COMMERCIAL FERTILIZERS TO BE APPLIED AT THE RATES SPECIFIED IN THE TESTING LAB ANALYSIS.
9. CROSS-RIP OR CULTIVATE SUB-GRADE TO THE 10" MINIMUM DEPTH. ADD WATER IF NECESSARY AND CONTINUE RIPPING OR CULTIVATION UNTIL THE ENTIRE SPECIFIED DEPTH IS LOOSE AND FRIABLE. CROSS RIPING SHALL INCLUDE AREAS IN BETWEEN TREE AND PLANT PITS. UPON COMPLETION OF CROSS RIPPING APPLY THE AMENDMENTS AS SPECIFIED IN THE TESTING LAB ANALYSIS. SETTLE THE SOIL WITH WATER AS NEEDED AND REGRADE HIGH/LOW AREAS TO CREATE A SMOOTH FINISH GRADE.
10. UNIFORMLY SPREAD AND INCORPORATED THE MATERIALS TO OBTAIN A HOMOGENEOUSLY BLENDED SOIL, 6-INCHES IN DEPTH. IF GYPSUM AND/OR SULFUR ARE REQUIRED TO BE ADDED AS PART OF AMENDMENTS PER SOILS REPORT FROM THE TESTING LAB, MANUALLY WATER THE AMENDED SOILS USING IMPACT SPRINKLERS OR HOSE-END SPRINKLERS - TO APPLY 1/2-INCH OF WATER OVER ALL PLANTING AREAS. EXISTING SOILS WITH HIGH ALKALINITY AS DETERMINED BY THE SOILS REPORT FROM THE TESTING LAB WILL BE REQUIRED TO BE SIMILARLY MANUALLY WATERED TO LEACH THE SALTS DEEPER INTO THE SOIL, AMOUNT OF WATER TO BE DETERMINED BY THE TESTING LAB.
11. PRE-MIX AMENDMENTS INTO SOIL BEFORE BACKFILLING PLANT PITS - DO NOT MIX INSIDE PITS. BREAK LARGE CLODS INTO SMALL PIECES. ALL PLANTING AREAS TO BE TREATED WITH A PRE-EMERGENT HERBICIDE PRIOR TO BEGINNING PLANTING.
12. INSTALL 3" MULCH TO ALL PLANTING AREAS. MULCH TO BE SHREDDED CEDAR BARK OR SIMILAR. SUBMIT A SAMPLE OF MULCH FOR OWNER & LANDSCAPE ARCHITECT APPROVAL PRIOR TO INSTALLATION.
13. COMPOST: COMPOST MINIMUM OF 4 CUBIC YARDS PER 1,000 SQ. FT. OF PERMEABLE AREA TILLED TO A DEPTH OF 6".
14. NO PLANTING OR MULCH TO BE INSTALLED WITHIN 5' OF ANY STRUCTURES.
15. INSTALL GOPHER BASKETS AT ALL CONTAINER PLANTS. BASKETS SHALL PROVIDE A MINIMUM OF 6 INCHES CLEARANCE AROUND THE ROOT BALL. TOP OF BASKET SHALL BE FLUSH TO THE ROOT BALL TOP.

MWELO COMPLIANCE STATEMENT

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

	SIMON PHILLIPS	4532	05-09-2025
SIGNED	NAME	CLA#	DATE

MONTEREY COUNTY COMPLIANCE STATEMENT

I CERTIFY THAT THIS LANDSCAPING AND IRRIGATION PLAN COMPLIES WITH ALL MONTEREY COUNTY LANDSCAPING REQUIREMENTS INCLUDING USE OF NATIVE, DROUGHT-TOLERANT, NON-INVASIVE SPECIES; LIMITED TURF; AND LOW-FLOW, WATER CONSERVING IRRIGATION FIXTURES.

	SIMON PHILLIPS	4532	05-09-2025
SIGNED	NAME	CLA#	DATE

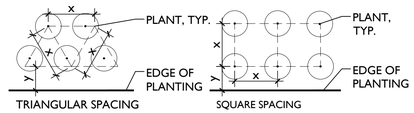
PLANT LEGEND

	*WUCCODE	BOTANICAL NAME	COMMON NAME	SIZE	CHARACTER
TREES					
VL	Co	CERCIS OCCIDENTALIS	WESTERN REDBUD	15 GAL.	MULTI
M	Cbl	CITRUS 'BEARSS LIME'	BEARSS LIME	25 GAL.	
M	Cml	CITRUS 'MEYER LEMON'	MEYER LEMON	25 GAL.	
L	Ol	OLEA EUROPEA	FRUITING OLIVE	24" BOX	MULTI
L	PaH	PERSEA AMERICANA 'HAAS'	HAAS AVOCADO	15 GAL.	
VL	Qa	QUERCUS AGRIFOLIA	COAST LIVE OAK	15 GAL.	MULTI
SHRUBS					
L	As	AEONIUM 'SUNBURST'	SUNBURST AEONIUM	1 GAL	
VL	Aa	AGAVE ATTENUATA	FOXTAIL AGAVE	1 GAL.	
M	Ah	ANEMONE 'HONORINE JOBERT'	HONORINE JOBERT ANEMONE	1 GAL.	
M	Ae	ARCTOSTAPHYLOS 'EMERALD CARPET'	EMERALD CARPET MANZANITA	1 GAL.	
M	Ad	ASPARAGUS DENSIFLORUS 'MYERS'	FOXTAIL FERN	1 GAL.	
L	Cs	CALANDRINIA SPECTABILIS	ROCK PURSLANE	1 GAL.	
L	Cce	CEANOTHUS 'CENTENNIAL'	CENTENNIAL CEANOTHUS	1 GAL.	
L	Cco	CEANOTHUS 'CONCHA'	CONCHA CEANOTHUS	5 GAL.	
L	Csk	CEANOTHUS 'SKYLARK'	SKYLARK CEANOTHUS	5 GAL.	
L	Csf	CEANOTHUS 'SNOW FLURRY'	SNOW FLURRY CEANOTHUS	5 GAL.	
L	Cm	CRASSULA MULTICAVA	FAIRY CRASSULA	1 GAL.	
L	Dm	DYMONIDA MARGARETAE	SILVER CARPET	4" POT	
L	Ek	ERIGERON KARVINSKIANUS	MEXICAN DAISY	1 GAL.	
M	Gl	GAURA LINDHEIMERI	WHIRLING BUTTERFLIES	5 GAL.	
M	Hm	HEUCHERA MAXIMA	ISLAND ALUM ROOT	1 GAL.	
L	Jp	JUNCUS PATENS 'ELK BLUE'	COMMON RUSH	1 GAL.	
L	Lp	LOROPETALUM 'PURPLE DAYDREAM'	PURPLE DAYDREAM DWARF LOROPETALUM	5 GAL.	
L	Md	MUHLENBERGIA DUBIA	PINE MUHLY	1 GAL.	
M	Ps	PENNISETUM SPATHIOLATUM	SLENDER VELDT GRASS	1 GAL.	
M	Pm	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	1 GAL.	
L	Rv	RIBES VIBURNIFOLIUM	CATALINA EVERGREEN CURRANT	1 GAL.	
L	Tp	THYMUS PRAECOX	CREEPING THYME	4" POT.	
M	Wf	WOODWARDIA FIMBRIATA	GIANT CHAIN FERN	1 GAL.	
GRASS					
		SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	1 GAL. @ 18" O.C.	
HYDROSEED					
		ACHILLEA MILLEFOLIUM	COMMON YARROW	HYDROSEED	
		ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	HYDROSEED	
		FESTUCA OCCIDENTALIS	WESTERN FESCUE	HYDROSEED	
		LUPINUS NANUS	SKY LUPINE	HYDROSEED	
		CAREX PRAEGRACILIS	FIELD SEDGE	PLUG @ 36" O.C.	
VINES					
L	Bs	BOUGAINVILLEA 'SAN DIEGO RED'	SAN DIEGO RED BOUGAINVILLEA	5 GAL.	
MISCELLANEOUS					
		STABILIZED DECOMPOSED GRANITE 2" THICK INSTALLED OVER 4" OF COMPACTED CLASS II BASE			
	HDR	METAL EDGING: WELD ALL JOINTS AND PRIME AND PAINT ONCE WELDED.			

* WATER USE CATEGORY (WUC) KEY

WUCOLS REGION APPLICABLE TO THIS PROJECT: REGION 1
H = HIGH; M = MODERATE; L = LOW; VL = VERY LOW; NL = SPECIES NOT LISTED
* FROM: WATER USE CLASSIFICATION OF LANDSCAPE SPECIES,
A GUIDE TO THE WATER NEEDS OF LANDSCAPE PLANTS (WUCOLS)
UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION, L.R. COSTELLO, K.S. JONES

PLANT SPACING AND PLANTING SETBACK DIAGRAM



1. FOR SPACING 'X', SEE PLANTING PLAN LEGEND
2. Y= 1/2X + 12" UON

REFERENCE NOTES

1. HYDROSEED LIMITS TO FOLLOW GRADING LIMITS AS DETERMINED IN FIELD DURING CONSTRUCTION
2. INTENTIONALLY LEFT BLANK
3. INSTALL CRUSHED GRAVEL BETWEEN FLAGSTONE STEPPING PADS
4. HYDROSEED TO BE APPLIED AT 36 LBS/ACRE EVENLY BETWEEN THE SPECIES LISTED

SEVEN SPRINGS STUDIO
LANDSCAPE ARCHITECTS

2548 EMPIRE GRADE
SANTA CRUZ, CA 95060
831.466.9617

LICENSED LANDSCAPE ARCHITECT
SIMON PHILLIPS 10-4532
Signature 11-30-25
Renewal Date 05-09-25
Date
STATE OF CALIFORNIA

PROJECT NAME:

GERHARDY RESIDENCE

PROJECT ADDRESS:

MONTERRA LOT 153
8390 MONTERRA VIEWS
MONTEREY, CA 93940

APN: 259-211-010-000

ISSUANCE:
MONTEREY COUNTY SUBMITTAL

PROJECT NO: 2024-24
DATE: 05/09/2025

REVISIONS:
DATE DESCRIPTION

SHEET NAME:

PLANTING NOTES

SHEET NO:

L-3.0

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REFERENCE NOTES

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3. INSTALL CRUSHED GRAVEL BETWEEN FLAGSTONE STEPPING PADS
4. HYDROSEED TO BE APPLIED AT 36 LBS/ACRE EVENLY BETWEEN THE SPECIES LISTED

PLANT LEGEND

*WUCCODE	BOTANICAL NAME	COMMON NAME	SIZE
	TREES		
VL	Co CERCIS OCCIDENTALIS	WESTERN REDBUD	15 GAL.
M	Cbl CITRUS 'BEARSS LIME'	BEARSS LIME	25 GAL.
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L	Ol OLEA EUROPEA	FRUITING OLIVE	24" BOX
L	PaH PERSEA AMERICANA 'HAAS'	HAAS AVOCADO	15 GAL.
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	SHRUBS		
L	As AEONIUM 'SUNBURST'	SUNBURST AEONIUM	1 GAL
VL	Aa AGAVE ATTENUATA	FOXTAIL AGAVE	1 GAL.
M	Ah ANEMONE 'HONORINE JOBERT'	HONORINE JOBERT ANEMONE	1 GAL.
M	Ae ARCTOSTAPHYLOS 'EMERALD CARPET'	EMERALD CARPET MANZANITA	1 GAL.
M	Ad ASPARAGUS DENSIFLORUS 'MYERS'	FOXTAIL FERN	1 GAL.
L	Cs CALANDRINIA SPECTABILIS	ROCK PURSLANE	1 GAL.
L	Cce CEANOTHUS 'CENTENNIAL'	CENTENNIAL CEANOTHUS	1 GAL.
L	Cco CEANOTHUS 'CONCHA'	CONCHA CEANOTHUS	5 GAL.
L	Csk CEANOTHUS 'SKYLARK'	SKYLARK CEANOTHUS	5 GAL.
L	Csf CEANOTHUS 'SNOW FLURRY'	SNOW FLURRY CEANOTHUS	5 GAL.
L	Cm CRASSULA MULTICAVA	FAIRY CRASSULA	1 GAL.
L	Dm DYMONIDA MARGARETAE	SILVER CARPET	4" POT
L	Ek ERIGERON KARVINSKIANUS	MEXICAN DAISY	1 GAL.
M	Gl GAURA LINDHEIMERI	WHIRLING BUTTERFLIES	5 GAL.
M	Hm HEUCHERA MAXIMA	ISLAND ALUM ROOT	1 GAL.

*WUCCODE	BOTANICAL NAME	COMMON NAME	SIZE	CHARACTER
L	Jp JUNCUS PATENS 'ELK BLUE'	COMMON RUSH	1 GAL.	
L	Lp LOROPETALUM 'PURPLE DAYDREAM'	PURPLE DAYDREAM DWARF LOROPETALUM	5 GAL.	
L	Md MUHLENBERGIA DUBIA	PINE MUHLY	1 GAL.	
M	Ps PENNISETUM SPATHIOLATUM	SLENDER VELDT GRASS	1 GAL.	
M	Pm POLYSTICHUM MUNITUM	WESTERN SWORD FERN	1 GAL.	
L	Rv RIBES VIBURNIFOLIUM	CATALINA EVERGREEN CURRANT	1 GAL.	
L	Tp THYMUS PRAECOX	CREEPING THYME	4" POT.	
M	Wf WOODWARDIA FIMBRIATA	GIANT CHAIN FERN	1 GAL.	
	GRASS			
	SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	1 GAL. @ 18" O.C.	
	HYDROSEED			
	ACHILLEA MILLEFOLIUM	COMMON YARROW	HYDROSEED	
	ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	HYDROSEED	
	FESTUCA OCCIDENTALIS	WESTERN FESCUE	HYDROSEED	
	LUPINUS NANUS	SKY LUPINE	HYDROSEED	
	CAREX PRAEGRACILIS	FIELD SEDGE	PLUG @ 36" O.C.	
	VINES			
L	Bs BOUGAINVILLEA 'SAN DIEGO RED'	SAN DIEGO RED BOUGAINVILLEA	5 GAL.	
	MISCELLANEOUS			
	STABILIZED DECOMPOSED GRANITE 2" THICK INSTALLED OVER 4" OF COMPACTED CLASS II BASE			
HDR	METAL EDGING: WELD ALL JOINTS AND PRIME AND PAINT ONCE WELDED.			

SCALE: 1"= 10'-0"

10 0 10 20 N

SEVEN SPRINGS STUDIO
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LICENSED LANDSCAPE ARCHITECT
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REVISIONS:

DATE	DESCRIPTION

SHEET NAME:

PLANTING PLAN

SHEET NO:

L-3.1

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WATER EFFICIENT LANDSCAPE WORKSHEET - RESIDENTIAL

Project Name Gerhardy Residence
Project Number 24-24
Reference Evapotranspiration (ETo) 46.30

Hydrozone # /Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (sq ft)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
1 Entry Drive	0.3	drip	0.81	0.37	1116	413.33	11865.15
2 Entry Garden	0.3	drip	0.81	0.37	1010	374.07	10738.17
3 Back Garden	0.3	drip	0.81	0.37	415	153.70	4412.22
4 Pool Terrace	0.5	drip	0.81	0.62	775	478.40	13732.81
				Totals	(A) 3316	(B) 1419.51	40748.34
Special Landscape Areas							
5 Spa				1.00	74	74.00	2124.24
6 Fountain				1.00	44	44.00	1263.06
				Totals	(C) 118	(D) 118.00	3387.31
						ETWU Total (Gallons)	44135.65
	Maximum Allowed Water Allowance (MAWA)[e] (Gallons)						53878.29
						ETWU (Acre Feet)	0.14
						MAWA (Acre Feet)	0.17

[a]Hydrozone #/Planting Description E.g. 1.) front lawn 2.) low water use plantings 3.) medium water use planting

[b]Irrigation Method overhead spray or drip

[c]Irrigation Efficiency 0.75 for spray head 0.81 for drip

[d]ETWU (Annual Gallons Required) = Eto x 0.62 x ETAF x Area where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

[e]MAWA (Annual Gallons Allowed) = (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)] where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	(B)	1419.51
Total Area	(A)	3316.00
Average ETAF	**B ÷ A**	0.43

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas

Total ETAF x Area	(B+D)	1537.51
Total Area	(A+C)	3434.00
Sitewide ETAF	**(B+D) ÷ (A+C)**	0.45

GENERAL NOTES

1. WARRANTY:
CONTRACTOR TO WARRANT THE IRRIGATION SYSTEM FOR ONE YEAR FOLLOWING INSTALLATION FROM DATE OF ACCEPTANCE. SYSTEM SHALL BE WARRANTIED FOR DEFECTIVE MATERIALS AND INSTALLATION ISSUES.

2. VERIFICATION:
FOR NEW SYSTEMS, DESIGN IS BASED ON 30 P.S.I. AND 20.P.M. REQUIRED AT DISCHARGE OUTLET OF POINT OF CONNECTION. VERIFY SAME AND NOTIFY OWNER'S REPRESENTATIVE IF SUCH DATA ADVERSELY AFFECTS THE OPERATION OF THE SYSTEM. SUCH NOTICE SHALL BE MADE IN WRITING AND PRIOR TO COMMENCING ANY IRRIGATION WORK.

3. UTILITIES:
VERIFY LOCATION OF ALL ON-SITE UTILITIES. PRESERVE AND PROTECT ALL SUCH UTILITIES UNLESS OTHERWISE NOTED. RESTORE DAMAGED UTILITIES TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE, AND AT NO ADDITIONAL COST TO THE OWNER.

4. SCHEMATIC:
SYSTEM FEATURES ARE SHOWN SCHEMATICALLY FOR GRAPHIC CLARITY. INSTALL ALL PIPING AND VALVES IN COMMON TRENCHES WHERE FEASIBLE AND INSIDE PLANTING AREAS ADJACENT TO WALKWAYS AND INSIDE MEDIANS WHENEVER POSSIBLE.

5. CODES:
IRRIGATION SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH ALL LOCAL CODES AND MANUFACTURER'S SPECIFICATIONS. NOTIFY OWNER'S REPRESENTATIVE BY TELEPHONE AND IN WRITING OF ANY CONFLICTS PRIOR TO INSTALLATION.

6. MASTER VALVE / FLOW SENSOR:
a. CONNECT MASTER VALVE, AND FLOW SENSOR IF INCLUDED, TO CONTROLLER WITH COMMUNICATION CABLE. SEE IRRIGATION DETAILS. INSTALL IN DEDICATED 1" DIAMETER PVC CONDUIT.
b. NORMALLY CLOSED MASTER VALVES: IF IRRIGATION CONTROLLER DOES NOT HAVE A MASTER VALVE OVER-RIDE FUNCTION / PROGRAM, THEN DEDICATE ONE STATION TO QUICK COUPLER USE.

7. CHECK VALVES:
INSTALL IN-LINE CHECK VALVES IN DRIP IRRIGATION SUPPLY LINES, AS REQUIRED TO MINIMIZE LINE DRAINAGE. ALLOW IN BID PRICE AN AMOUNT SUFFICIENT TO PROVIDE AND INSTALL ADDITIONAL CHECK VALVES TO ACCOMMODATE ANY NECESSARY FIELD CHANGES.

8. BORING
JET BORE OR DIRECTIONAL BORE UNDER EXISTING RIGID PAVING AREAS. DO NOT TRENCH ACROSS UNLESS SPECIFICALLY SHOWN ON THE DRAWINGS AND/OR APPROVED IN WRITING BY THE OWNER'S REPRESENTATIVE.

9. SLEEVING:
SCH. 40 PVC PIPE FOR ALL WIRING AND IRRIGATION LINES INSTALLED UNDER PAVING AREAS AND THAT PASS THROUGH DRAINAGE TRENCHES WITH DRAIN ROCK. 4-INCH DIA. OR TWICE THE AGGREGATE DIAMETER OF ALL PIPES CONTAINED WITHIN THE SLEEVE, WHICHEVER IS GREATER. INSTALL (WITH ENDS CLEARLY MARKED ABOVE GRADE) AT THE NECESSARY DEPTH PRIOR TO THE CONSTRUCTION OF PAVING AREAS OR FIELD BASES. SLEEVING TO EXTEND 12-INCHES FROM EDGE OF PAVING OR DRAINAGE TRENCH INTO ADJACENT SUBGRADE. NO UNSLEEVED PIPING, ANGLE-BENDS, 90-DEGREE BENDS, OR JOINTS SHALL BE ALLOWED UNDER PAVING.

10. DRIP VALVES
GROUP DRIP VALVE RUN TIMES TOGETHER IF REQUIRED TO ENSURE THE MINIMUM FLOW AS REQUIRED BY THE FLOW SENSOR.
INSTALL AIR RELIEF VALVES ON ALL DRIP ZONES - AIR RELIEF VALVES TO BE PLACED AT THE HIGH POINT OF THE ZONE.
INSTALL FLUSH PORTS AT THE ENDS OF ALL DRIP SUPPLY LINES AND CHECK VALVES IN SYSTEMS ON SLOPES TO PREVENT WET AREAS AT THE BOTTOM OF THE SYSTEM.
INSTALL DRIP LINES PARALLEL TO THE NATURAL SLOPE OF THE PLANTING AREA WHERE POSSIBLE.

11. CONTROLLER:
INSTALL CONTROLLER AS SHOWN ON THE DRAWINGS. ALL ABOVE-GRADE CONDUIT SHALL BE RIGID STEEL SECURELY FASTENED TO STRUCTURE AND TO CONTROLLER.

12. PROGRAMMING / SCHEDULING:
a. SET UP ESTABLISHMENT IRRIGATION SCHEDULES FOR OPTIMUM PLANT GROWTH BASED ON ANTICIPATED WEATHER OVER THE MAINTENANCE PERIOD, WATER USE OF PLANTINGS (SEE PLANTING PLAN LEGEND) AND SUN EXPOSURE. ASSUME THE SOIL TYPE TO BE A SANDY LOAM.
b. CONTROLLERS: PRIOR TO THE END OF THE MAINTENANCE PERIOD, PROGRAM THE CONTROLLER PER MANUFACTURER'S DIRECTIONS.
c. DO NOT CYCLE DRIP IRRIGATION APPLICATION MORE THAN ONCE PER DAY, ADJUST LENGTH OF RUN TIME TO PROVIDE THE REQUIRED VOLUME OF WATER IN ONE CYCLE.

13. VALVE BOXES:
CONTRACTOR TO INSTALL ALL VALVE BOXES A MINIMUM OF 18" FROM ADJACENT WALKS, WALLS AND PAVING EDGES. BOXES TO BE INSTALLED PERPENDICULAR TO THE ADJACENT EDGE WITH THE SHORT END OF THE BOX RUNNING PARALLEL TO THE EDGE. WHEN MULTIPLE BOXES ARE INSTALLED TOGETHER SEPARATE BOXES BY A MINIMUM OF 12". VALVE BOXES ARE TO BE INSTALLED WITH RODENT SCREENS CONSISTING OF HOT DIPPED GALVANIZED WELDED WIRE MESH AND FILTER FABRIC.

14. OVERHEAD IRRIGATION HEADS:
OVERHEAD IRRIGATION HEADS SHALL BE SETBACK A MINIMUM OF 24" FROM ANY IMPERVIOUS HARDSCAPE UNLESS THE HARDSCAPE IS GRADED TO DRAIN BACK TOWARD THE PLANTING AREA. IF MULTI-STREAM, MULTI-TRAJECTORY ROTATING (MSMTR) HEADS ARE SPECIFIED WHICH MINIMIZE OVERSPRAY AND RUNOFF THIS SETBACK IS REDUCED TO 6". HUNTER MP ROTATORS ARE CONSIDERED MSMTR HEADS. TURF STRIPS OR OTHER AREAS SHALL NOT BE LESS THAN 10' IN ANY DIRECTION IF IRRIGATED WITH OVERHEAD SPRAY.

15. SYSTEM FLUSHING:
PRIOR TO INSTALLATION OF VALVES CONTRACTOR SHALL FLUSH MAIN LINE. CONTRACTOR TO INSTALL FLUSH PORTS AT THE END OF ALL DRIP LINES FOR FUTURE MAINTENANCE USE. ENTIRE SYSTEM TO BE FLUSHED AT THE COMPLETION OF INSTALLATION.

16. PRESSURE TEST:
CONTRACTOR SHALL PRESSURE TEST THE MAIN LINE PRIOR AT A MINIMUM OF 100 PSI FOR 2 HOURS PRIOR TO BACKFILLING TRENCHES. SECURE PIPE AS NEEDED PRIOR TO PRESSURE TESTING.

17. AS BUILTS:
AT COMPLETION OF PROJECT CONTRACTOR SHALL PROVIDE TO OWNER AN AS BUILT DRAWING SHOWING DIMENSIONS OFF SITE FEATURES OR BUILDING WALLS TO MAIN LINE TRENCHES. AS BUILT PLAN TO SHOW VALVE LOCATIONS AND NUMBERS AS SEQUENCED WITH THE IRRIGATION CONTROLLER.

MWELO COMPLIANCE STATEMENT

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

Signed	Simon Phillips (Name)	4532 (CLA#)	05-09-2025 (Date)

MONTEREY COUNTY COMPLIANCE STATEMENT

I CERTIFY THAT THIS LANDSCAPING AND IRRIGATION PLAN COMPLIES WITH ALL MONTEREY COUNTY LANDSCAPING REQUIREMENTS INCLUDING USE OF NATIVE, DROUGHT-TOLERANT, NON-INVASIVE SPECIES; LIMITED TURF; AND LOW-FLOW, WATER CONSERVING IRRIGATION FIXTURES.

Signed	Simon Phillips (Name)	4532 (CLA#)	05-09-2025 (Date)

LEGEND

SYMBOL	MANUFACTURER	DESCRIPTION
		MAIN LINE: 18" MINIMUM COVER. SCH/CLASS FOR PIPE / FITTINGS PER TABLE, BELOW. 1-1/2" SCH 40 UNLESS OTHERWISE NOTED.
— W — W — W —		POTABLE SERVICE TO HOUSE: 2" DIA. SEE CIVIL DRAWINGS.
		LATERAL LINE / DRIP IRRIGATION SUPPLY LINE: 18" MIN. COVER, 24" UNDER AC PAVING SCH 40. SEE CHART FOR SIZE.
E		STUB OUT: WITH LINE SIZED BALL VALVE AND CAP AT END OF MAINLINE.
	RAINBIRD	PEB REMOTE CONTROL VALVE: SIZE AS SHOWN ON PLAN.
	SUPERIOR	FLOW SENSOR AND NORMALLY OPEN MASTER VALVE (MV)
	NDS	FULL PORT, TRUE UNION, PVC BALL VALVE: LINE SIZE
B	WATTS / FEBCO	LEAD-FREE BACKFLOW PREVENTER LF825YA W/ BRONZE WYE STRAINER. DARK GREEN BLANKET
C	HUNTER	CONTROLLER WITH MV TERMINAL, WALL MOUNT, 24 STATIONS. MODEL # PRO-C
W	HUNTER	ET SENSOR: SOLAR SYNC (WIRED)
M	METER	SEE CIVIL DRAWINGS FOR DEDICATED IRRIGATION METER
HB	HOSE BIBB	MOUNT HOSE BIBB ON 4X4 REDWOOD POST - 24" ABOVE GRADE.
POC	POC	POINT OF CONNECTION

TOTAL IRRIGATED LANDSCAPE AREA=0.08 AC. ANNUAL WATER REQUIREMENT=0.14 ACRE-FEET

LEGEND - DRIP IRRIGATION

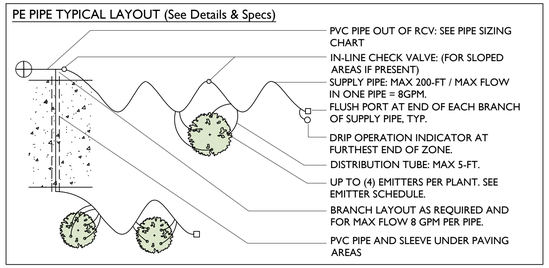
SYM	MANUFACTURER	DESCRIPTION
ZONE DESIGNATION (ZONE 00)		POINT-SOURCE: 3/4" I.D. PE SUPPLY PIPE & 1/4" I.D. PE DISTRIBUTION TUBES. SEE SPECS. SEE IRRIGATION DETAILS. EMITTERS: 2.0 GPH PRESSURE COMPENSATING W/ BUG/DUST CAP. RAINBIRD XERI-BUG / TORO NGE / NETAFIM WPC. SEE EMITTER SCHEDULE. MANUAL FLUSH VALVE AT END OF EACH BRANCH OF SUPPLY PIPE. RAINBIRD DRIP OPERATION INDICATOR AT FURTHEST END OF EACH ZONE. SEE SCHEMATIC IRRIGATION DIAGRAM.
		HYDROSEED TEMPORARY SPRAY IRRIGATION. SEE REFERENCE NOTE 1.
01	NETAFIM / RAINBIRD / TORO PRE-ASSEMBLED KIT	NETAFIM HIGH FLOW CONTROL ZONE KIT W/ DISC FILTER (4.5-17.6 GPM). LOW FLOW KIT W/ DISC FILTER (0.25-4.4 GPM) RAINBIRD XCZLF-100- / XCZ-075 CONTROL ZONE KIT. PRBR FILTER. -100 > 5.0 GPM, -075 < 5.0 GPM AS REQUIRED PER ZONE TORO DZK-TPV-1-LF / MF DRIP ZONE VALVE KIT. MF > 4.5 GPM LF < 4.5 GPM AS REQUIRED PER ZONE
		TREE-RINGS: NETAFIM SUB-SURFACE DRIP LINE WITH 12" EMITTER SPACING - INSTALL IN RINGS ON ROOT BALL AT 12" SPACING. INCLUDE ALL ACCESSORIES AS NEEDED.

REFERENCE NOTES

1. HYDROSEED TO BE TEMPORARILY IRRIGATED WITH OVERHEAD SPRAY. IRRIGATION TO BE INSTALLED WITH LATERAL LINE ABOVE GROUND AND STAKED TO THE GROUND. IRRIGATION TO BE REMOVED AFTER ESTABLISHMENT OR 24 MONTHS. CONTRACTOR TO USE HUNTER MP ROTATORS - ENSURE NOZZLES ARE ADJUSTED TO AVOID SPRAY ONTO TRUNKS OF EXISTING OAK TREES. ADD HEADS ON EITHER SIDE OF TREES AS NEEDED.
2. EXTEND IRRIGATION MAIN LINE TO FOUNTAIN FOR AUTO FILL

DRIP IRRIGATION POINT SOURCE TYP. SCHEMATIC DIAGRAM	EMITTER SCHEDULE	
SEE PLANTING PLAN FOR PLANT SIZES AND LOCATIONS. PE SUPPLY PIPE AND PE DISTRIBUTION TUBE ALIGNMENTS PER REQUIREMENTS OF PLANTING. INSTALL EMITTERS PER EMITTER SCHEDULE, AND ALLOW FOR ADDITIONAL PORTS TO EACH PLANT FOR FUTURE NEEDS. LOCATE EMITTERS TOWARDS THE UPHILL SIDE OF PLANTS ON SLOPES. SEE IRRIGATION DETAILS.	1 GAL.	1
	5 GAL.	2
	15 GAL.	3
	24" BOX	4

PE PIPE TYPICAL LAYOUT (See Details & Specs)



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REVISIONS:

DATE	DESCRIPTION

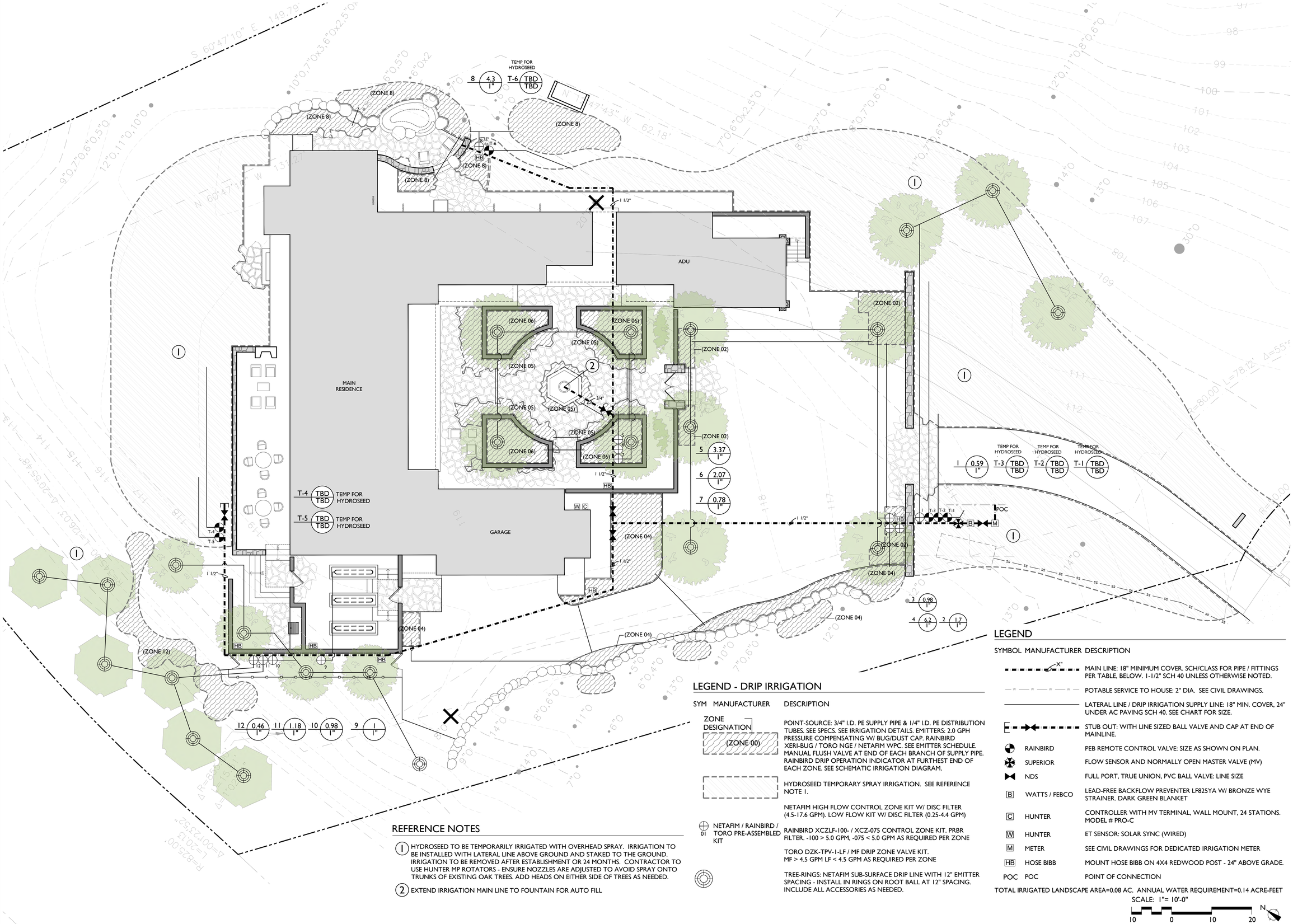
SHEET NAME:

IRRIGATION NOTES

SHEET NO:

L-4.0

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REFERENCE NOTES

1. HYDROSEED TO BE TEMPORARILY IRRIGATED WITH OVERHEAD SPRAY. IRRIGATION TO BE INSTALLED WITH LATERAL LINE ABOVE GROUND AND STAKED TO THE GROUND. IRRIGATION TO BE REMOVED AFTER ESTABLISHMENT OR 24 MONTHS. CONTRACTOR TO USE HUNTER MP ROTATORS - ENSURE NOZZLES ARE ADJUSTED TO AVOID SPRAY ONTO TRUNKS OF EXISTING OAK TREES. ADD HEADS ON EITHER SIDE OF TREES AS NEEDED.
2. EXTEND IRRIGATION MAIN LINE TO FOUNTAIN FOR AUTO FILL

LEGEND - DRIP IRRIGATION

SYM	MANUFACTURER	DESCRIPTION
ZONE DESIGNATION (ZONE 00)		POINT-SOURCE: 3/4" I.D. PE SUPPLY PIPE & 1/4" I.D. PE DISTRIBUTION TUBES. SEE SPECS. SEE IRRIGATION DETAILS. EMITTERS: 2.0 GPH PRESSURE COMPENSATING W/ BUG/DUST CAP. RAINBIRD XERI-BUG / TORO NGE / NETAFIM WPC. SEE EMITTER SCHEDULE. MANUAL FLUSH VALVE AT END OF EACH BRANCH OF SUPPLY PIPE. RAINBIRD DRIP OPERATION INDICATOR AT FURTHEST END OF EACH ZONE. SEE SCHEMATIC IRRIGATION DIAGRAM.
		HYDROSEED TEMPORARY SPRAY IRRIGATION. SEE REFERENCE NOTE 1.
01	NETAFIM / RAINBIRD / TORO PRE-ASSEMBLED KIT	NETAFIM HIGH FLOW CONTROL ZONE KIT W/ DISC FILTER (4.5-17.6 GPM). LOW FLOW KIT W/ DISC FILTER (0.25-4.4 GPM) RAINBIRD XCZLF-100- / XCZ-075 CONTROL ZONE KIT. PRBR FILTER. -100 > 5.0 GPM, -075 < 5.0 GPM AS REQUIRED PER ZONE TORO DZK-TPV-1-LF / MF DRIP ZONE VALVE KIT. MF > 4.5 GPM LF < 4.5 GPM AS REQUIRED PER ZONE
		TREE-RINGS: NETAFIM SUB-SURFACE DRIP LINE WITH 12" EMITTER SPACING - INSTALL IN RINGS ON ROOT BALL AT 12" SPACING. INCLUDE ALL ACCESSORIES AS NEEDED.

LEGEND

SYMBOL	MANUFACTURER	DESCRIPTION
X"		MAIN LINE: 18" MINIMUM COVER. SCH/CLASS FOR PIPE / FITTINGS PER TABLE, BELOW. 1-1/2" SCH 40 UNLESS OTHERWISE NOTED.
W		POTABLE SERVICE TO HOUSE: 2" DIA. SEE CIVIL DRAWINGS.
		LATERAL LINE / DRIP IRRIGATION SUPPLY LINE: 18" MIN. COVER, 24" UNDER AC PAVING SCH 40. SEE CHART FOR SIZE.
E		STUB OUT: WITH LINE SIZED BALL VALVE AND CAP AT END OF MAINLINE.
	RAINBIRD	PEB REMOTE CONTROL VALVE: SIZE AS SHOWN ON PLAN.
	SUPERIOR	FLOW SENSOR AND NORMALLY OPEN MASTER VALVE (MV)
	NDS	FULL PORT, TRUE UNION, PVC BALL VALVE: LINE SIZE
B	WATTS / FEBCO	LEAD-FREE BACKFLOW PREVENTER LF825YA W/ BRONZE WYE STRAINER. DARK GREEN BLANKET
C	HUNTER	CONTROLLER WITH MV TERMINAL, WALL MOUNT, 24 STATIONS. MODEL # PRO-C
W	HUNTER	ET SENSOR: SOLAR SYNC (WIRED)
M	METER	SEE CIVIL DRAWINGS FOR DEDICATED IRRIGATION METER
HB	HOSE BIBB	MOUNT HOSE BIBB ON 4X4 REDWOOD POST - 24" ABOVE GRADE.
POC	POC	POINT OF CONNECTION

TOTAL IRRIGATED LANDSCAPE AREA=0.08 AC. ANNUAL WATER REQUIREMENT=0.14 ACRE-FEET

SCALE: 1"= 10'-0"

10 0 10 20 N

SEVEN SPRINGS STUDIO
LANDSCAPE ARCHITECTS

2548 EMPIRE GRADE
SANTA CRUZ, CA 95060
831.466.9617

LICENSED LANDSCAPE ARCHITECT — JASON PHILLIPS — NO. 6432 — Signature — 11-30-25 Renewal Date — 05-09-25 Date — STATE OF CALIFORNIA

PROJECT NAME:

GERHARDY RESIDENCE

PROJECT ADDRESS:

MONTERRA LOT 153
8390 MONTERRA VIEWS
MONTEREY, CA 93940

APN: 259-211-010-000

ISSUANCE:

MONTEREY COUNTY SUBMITTAL

PROJECT NO: 2024-24
DATE: 05/09/2025

REVISIONS:

DATE	DESCRIPTION

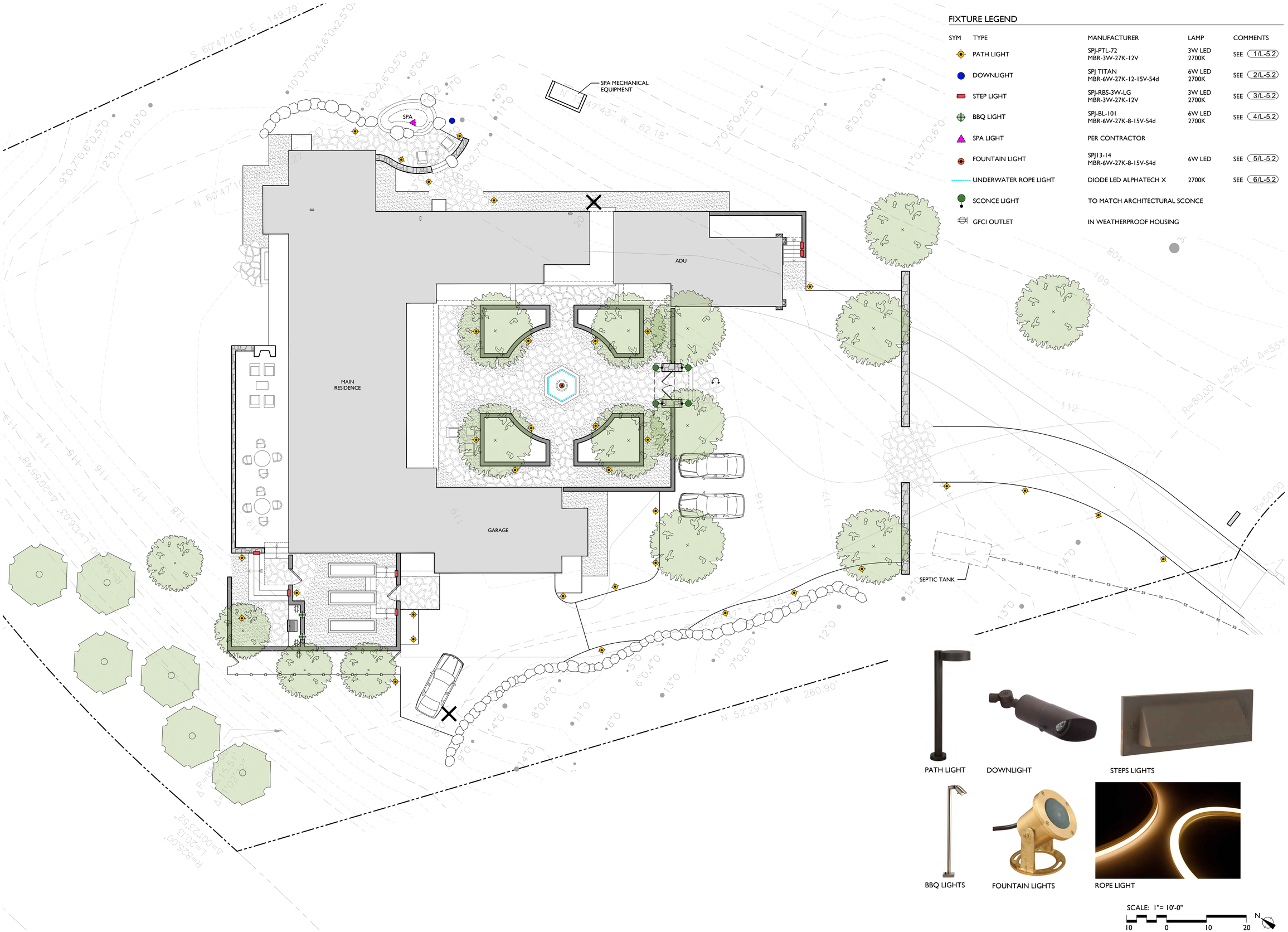
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IRRIGATION PLAN

SHEET NO:

L-4.1

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FIXTURE LEGEND

SYM	TYPE	MANUFACTURER	LAMP	COMMENTS
	PATH LIGHT	SPJ-PTL-72 MBR-3W-27K-12V	3W LED 2700K	SEE 1/L-5.2
	DOWNLIGHT	SPJ TITAN MBR-6W-27K-12-15V-54d	6W LED 2700K	SEE 2/L-5.2
	STEP LIGHT	SPJ-RBS-3W-LG MBR-3W-27K-12V	3W LED 2700K	SEE 3/L-5.2
	BBQ LIGHT	SPJ-BL-101 MBR-6W-27K-8-15V-54d	6W LED 2700K	SEE 4/L-5.2
	SPA LIGHT	PER CONTRACTOR		
	FOUNTAIN LIGHT	SPJ13-14 MBR-6W-27K-8-15V-54d	6W LED	SEE 5/L-5.2
	UNDERWATER ROPE LIGHT	DIODE LED ALPHATECH X	2700K	SEE 6/L-5.2
	SCONCE LIGHT	TO MATCH ARCHITECTURAL SCONCE		
	GFCI OUTLET	IN WEATHERPROOF HOUSING		

PATH LIGHT

DOWNLIGHT

STEPS LIGHTS

BBQ LIGHTS

FOUNTAIN LIGHTS

ROPE LIGHT

SCALE: 1"= 10'-0"

10 0 10 20 N

SEVEN SPRINGS STUDIO
LANDSCAPE ARCHITECTS

2548 EMPIRE GRADE
SANTA CRUZ, CA 95060
831.466.9617

LICENSED LANDSCAPE ARCHITECT
JACK PHILLIPS
No. 6432
Signature
11-30-25
Renewal Date
05-09-25
Date
STATE OF CALIFORNIA

PROJECT NAME:

GERHARDY RESIDENCE

PROJECT ADDRESS:

MONTERRA LOT 153
8390 MONTERRA VIEWS
MONTEREY, CA 93940

APN: 259-211-010-000

ISSUANCE:

MONTEREY COUNTY SUBMITTAL

PROJECT NO: 2024-24
DATE: 05/09/2025

REVISIONS:
DATE DESCRIPTION

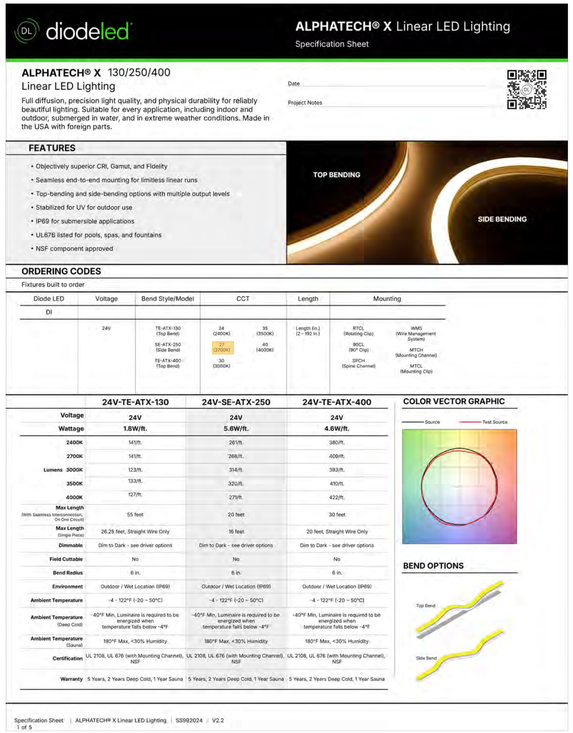
SHEET NAME:

SITE LIGHTING PLAN

SHEET NO:

L-5.1

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diodeled

ALPHATECH® X Linear LED Lighting

Specification Sheet

ALPHATECH® X 130/250/400
Linear LED Lighting

Full diffusion, precision light quality, and physical durability for reliably beautiful lighting. Suitable for every application, including indoor and outdoor, submerged in water, and in extreme weather conditions. Made in the USA with foreign parts.

Date

Project Notes

FEATURES

- Objectively superior CRI, Gamut, and Fidelity
- Seamless end-to-end mounting for limitless linear runs
- Top-bending and side-bending options with multiple output levels
- Stabilized for UV for outdoor use
- IP69 for submersible applications
- UL676 listed for pools, spas, and fountains
- NSF component approved

TOP BENDING

SIDE BENDING

ORDERING CODES

Fixtures built to order

Diode LED	Voltage	Bend Style/Model	CCT		Length	Mounting	
DI							
	24V	TE-ATX-130 (Top Bend)	24 (2400K)	35 (3500K)	Length (in.) (2 – 192 in.)	RTCL (Routing Clip)	WMS (Wire Management System)
		SE-ATX-250 (Side Bend)	27 (2700K)	40 (4000K)		90CL (90° Clip)	MTCH (Mounting Channel)
		TE-ATX-400 - (Top Bend)	30 (3000K)			SPCH (Spine Channel)	MTCL (Mounting Clip)

	24V-TE-ATX-130	24V-SE-ATX-250	24V-TE-ATX-400
Voltage	24V	24V	24V
Wattage	1.8W/ft.	5.6W/ft.	4.6W/ft.
Lumens 2400K	141/ft.	261/ft.	380/ft.
Lumens 2700K	141/ft.	266/ft.	409/ft.
Lumens 3000K	123/ft.	314/ft.	393/ft.
Lumens 3500K	133/ft.	320/ft.	470/ft.
Lumens 4000K	127/ft.	275/ft.	422/ft.
Max Length (With Seamless Interconnection, On One Circuit)	55 feet	20 feet	30 feet
Max Length (Single Piece)	26.26 feet, Straight Wire Only	16 feet	20 feet, Straight Wire Only
Dimmable	Dim to Dark - see driver options	Dim to Dark - see driver options	Dim to Dark - see driver options
Field Cuttable	No	Yes	No
Bend Radius	6 in.	6 in.	6 in.
Environment	Outdoor / Wet Location (IP69)	Outdoor / Wet Location (IP69)	Outdoor / Wet Location (IP69)
Ambient Temperature	-4 - 122°F (-20 – 50°C)	-4 - 122°F (-20 – 50°C)	-4 - 122°F (-20 – 50°C)
Ambient Temperature (Deep Cold)	-40°F Min. Luminaire is required to be energized when temperature falls below -4°F	-40°F Min. Luminaire is required to be energized when temperature falls below -4°F	-40°F Min. Luminaire is required to be energized when temperature falls below -4°F
Ambient Temperature (Sauna)	180°F Max, <30% Humidity	180°F Max, <30% Humidity	180°F Max, <30% Humidity
Certification	UL 2108, UL 676 (with Mounting Channel), NSF	UL 2108, UL 676 (with Mounting Channel), NSF	UL 2108, UL 676 (with Mounting Channel), NSF
Warranty	5 Years, 2 Years Deep Cold, 1 Year Sauna	5 Years, 2 Years Deep Cold, 1 Year Sauna	5 Years, 2 Years Deep Cold, 1 Year Sauna

COLOR VECTOR GRAPHIC

Source — Test Source

BEND OPTIONS

Top Bend

Side Bend

Specification Sheet | ALPHATECH® X Linear LED Lighting | SS992024 | V2.2
1 of 5

6 ROPE LIGHT
NTS

SPJ LIGHTING Inc.
ARCHITECTURAL LANDSCAPE & OUTDOOR LIGHTING

SPECIFICATION SHEET

Adjustable Underwater Light

SPJ13-14



MODEL: **SPJ13-14**
MATERIAL: **Marine Grade Solid Brass**
FINISH SHOWN: **Satin Brass**
ELECTRICAL: **8-15V, 12V-15V**
ENGINE: **FB-2W-CYL-TA16**
LUMENS: **150**
COLOR TEMP: **2700K**
MOUNTING: **Submersible**

FINISHES
- ☐ Matte Bronze (MBR)
- ☐ Verde (V)
- ☐ Moss (M)
- ☐ Black (B)
- ☐ Rusty (R)
- ☐ Satin Brass (SB)
- ☐ Aged Brass (AG)
- ☐ Raw Copper (RC)
- ☐ Natural Copper (NC)

PVD PREMIUM
- ☐ PVD Polished (PVDP)
- ☐ PVD Satin (PVDS)
- ☐ PVD Graphite (PVDG)
- ☐ PVD Bronze (PVDBZ)
- ☐ PVD Black (PVDBLI)

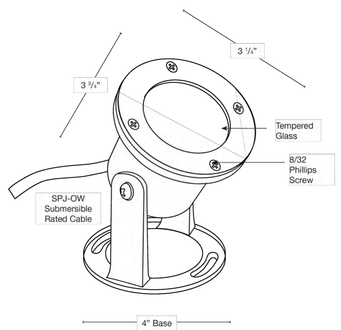
WATTAGE	LUMENS
☐ 1W	80
☐ 2W	150
☐ 3W	200
☐ 6W	300
☐ 8W	580

COLOR TEMPERATURE
- ☐ 2200K ☐ 5000K
- ☐ 2700K ☐ 6500K
- ☐ 3000K ☐ RGBW
- ☐ 4000K

ELECTRICAL
- ☐ 8-15V ☐ 12V-15V

OPTICS

☐ SPOT	19d
☐ FLOOD	38d
☐ WIDE FLOOD	54d
☐ WIDE ANGLE FLOOD	120d



c UL us LISTED
Wet Listed

Ordering Example	Customer Approval	Date
SPJ13-14-SB-2W-27K-8-15V		

5 FOUNTAIN LIGHT
NTS

SPJ LIGHTING Inc.
ARCHITECTURAL LANDSCAPE & OUTDOOR LIGHTING

SPECIFICATION SHEET

Patio Deck Light

SPJ-BL-101



MODEL: **SPJ-BL-101**
MATERIAL: **Solid Brass**
FINISH: **PVD Satin**
ELECTRICAL: **8-15V or 120V**
WATTAGE: **2W**
ENGINE: **FB-LS2**
LUMENS: **150**

FINISHES
- ☐ Matte Bronze (MBR)
- ☐ Verde (V)
- ☐ Moss (M)
- ☐ Black (B)
- ☐ Rusty (R)
- ☐ Satin Brass (SB)
- ☐ Aged Brass (AG)
- ☐ Raw Copper (RC)
- ☐ Natural Copper (NC)

PVD PREMIUM
- ☐ PVD Polished (PVDP)
- ☐ PVD Satin (PVDS)
- ☐ PVD Graphite (PVDG)
- ☐ PVD Bronze (PVDBZ)
- ☐ PVD Black (PVDBLI)

WATTAGE	LUMENS
☐ 1W	80
☐ 2W	150
☐ 3W	200
☐ 6W	300

Custom lumen packages are available upon request

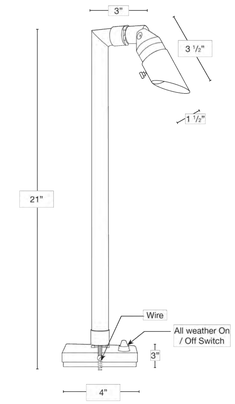
COLOR TEMPERATURE
- ☐ 2200K ☐ 5000K
- ☐ 2700K ☐ 6500K
- ☐ 3000K ☐ RGBW
- ☐ 4000K ☐ WARM DIMMING

Custom options are available

ELECTRICAL
- ☐ 8-15V ☐ 120V

OPTICS

☐ SPOT	19d
☐ FLOOD	38d
☐ WIDE FLOOD	54d
☐ WIDE ANGLE FLOOD	120d



c UL us LISTED
Wet Listed

Ordering Example	Customer Approval	Date
SPJ-BL-101-PVDS-2W-27K-8-15V		

4 BBQ LIGHT
NTS

SPJ LIGHTING Inc.
ARCHITECTURAL LANDSCAPE & OUTDOOR LIGHTING

SPECIFICATION SHEET

Step Light Recessed

SPJ-RBS-3W-LG



MODEL: **SPJ-RBS-3W-LG**
MATERIAL: **Cast Brass**
FINISH SHOWN: **Matte Bronze**
ELECTRICAL: **12V**
WATTAGE: **3W**
ENGINE: **FB-LS6-300**
LUMENS: **350**

FINISHES
- ☐ Matte Bronze (MBR)
- ☐ Verde (V)
- ☐ Moss (M)
- ☐ Black (B)
- ☐ Rusty (R)
- ☐ Satin Brass (SB)
- ☐ Aged Brass (AG)
- ☐ Raw Copper (RC)
- ☐ Natural Copper (NC)

PVD PREMIUM
- ☐ PVD Polished (PVDP)
- ☐ PVD Satin (PVDS)
- ☐ PVD Graphite (PVDG)
- ☐ PVD Bronze (PVDBZ)
- ☐ PVD Black (PVDBLI)

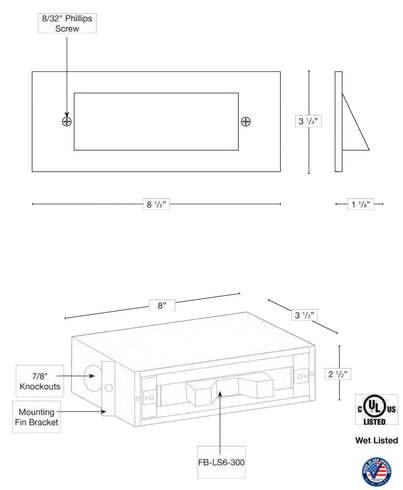
WATTAGE	LUMENS
☐ 3W	350

Custom lumen packages are available upon request

COLOR TEMPERATURE
- ☐ 2200K ☐ 5000K
- ☐ 2700K ☐ 6500K
- ☐ 3000K ☐ RGBW
- ☐ 4000K

Custom options are available

ELECTRICAL
- ☐ 12V ☐ 120V



c UL us LISTED
Wet Listed

Ordering Example	Customer Approval	Date
SPJ-RBS-3W-LG-MBR-3W-27K-12V		

3 STEP LIGHT
NTS

SPJ LIGHTING Inc.
ARCHITECTURAL LANDSCAPE & OUTDOOR LIGHTING

SPECIFICATION SHEET

Directional Light

TITAN



MODEL: **TITAN**
MATERIAL: **Solid Brass**
FINISH SHOWN: **Matte Bronze**
ELECTRICAL: **12-15v**
WATTAGE: **6W**
ENGINE: **FB-6W-CYL-TA16**
LUMENS: **300**
MOUNTING: **1/2" NPT. Dual Fin Spike Included**

FINISHES
- ☐ Matte Bronze (MBR)
- ☐ Verde (V)
- ☐ Moss (M)
- ☐ Black (B)
- ☐ Rusty (R)
- ☐ Satin Brass (SB)
- ☐ Aged Brass (AG)
- ☐ Raw Copper (RC)
- ☐ Natural Copper (NC)

PVD PREMIUM
- ☐ PVD Polished (PVDP)
- ☐ PVD Satin (PVDS)
- ☐ PVD Graphite (PVDG)
- ☐ PVD Bronze (PVDBZ)
- ☐ PVD Black (PVDBLI)

WATTAGE	LUMENS
☐ 6W	300

Custom lumen packages are available upon request

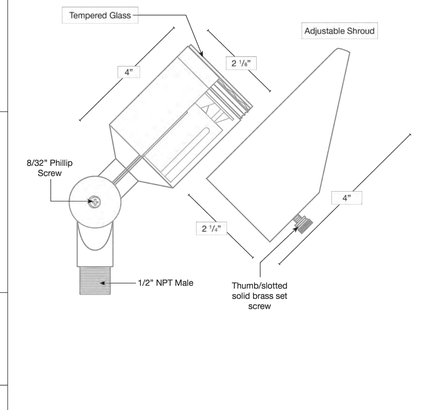
COLOR TEMPERATURE
- ☐ 2200K ☐ 5000K
- ☐ 2700K ☐ 6500K
- ☐ 3000K ☐ RGBW
- ☐ 4000K ☐ WARM DIMMING

Custom options are available

ELECTRICAL
- ☐ 12-15V ☐ 120V

OPTICS

☐ SPOT	19d
☐ FLOOD	38d
☐ WIDE FLOOD	54d
☐ WIDE ANGLE FLOOD	120d



c UL us LISTED
Wet Listed

Ordering Example	Customer Approval	Date
TITAN-MBR-6W-27K-12-15V		

2 DOWNLIGHT
NTS

SPJ LIGHTING Inc.
ARCHITECTURAL LANDSCAPE & OUTDOOR LIGHTING

SPECIFICATION SHEET

Contemporary Path Lights

SPJ-PTL-72



MODEL: **SPJ-PTL-72**
MATERIAL: **Solid Brass**
FINISH: **Matte Bronze**
ELECTRICAL: **12V**
ENGINE: **FB-LS4-350**
LUMENS: **350**
COLOR TEMP: **2700K**
MOUNTING: **Deck Mount (shown) 1/2" NPT. Dual Fin Spike Included**
LED: **Nichia**

FINISHES
- ☐ Matte Bronze (MBR)
- ☐ Verde (V)
- ☐ Moss (M)
- ☐ Black (B)
- ☐ Rusty (R)
- ☐ Satin Brass (SB)
- ☐ Aged Brass (AG)
- ☐ Raw Copper (RC)
- ☐ Natural Copper (NC)

PVD PREMIUM
- ☐ PVD Polished (PVDP)
- ☐ PVD Satin (PVDS)
- ☐ PVD Graphite (PVDG)
- ☐ PVD Bronze (PVDBZ)
- ☐ PVD Black (PVDBLI)

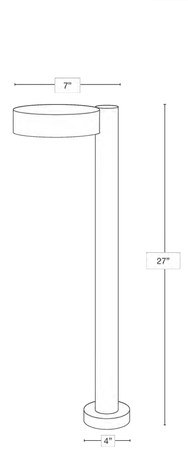
WATTAGE	LUMENS
☐ 2W	150
☐ 3W	350

Custom lumen packages are available upon request

COLOR TEMPERATURE
- ☐ 2200K ☐ 5000K
- ☐ 2700K ☐ 6500K
- ☐ 3000K ☐ Amber (TF)
- ☐ 4000K ☐ RGBW

Custom options are available

ELECTRICAL
- ☐ 12V ☐ 120V



c UL us LISTED
Wet Listed

Ordering Example	Customer Approval	Date
SPJ-PTL-72-MBR-3W-27K-12V		

1 PATH LIGHT
NTS

SEVEN SPRINGS STUDIO
LANDSCAPE ARCHITECTS

2548 EMPIRE GRADE
SANTA CRUZ, CA 95060
831.466.9617

LICENSED LANDSCAPE ARCHITECT — JACK PHILLIPS — No. 4632 — Signature — 11-30-25 Renewal Date — 05-09-25 Date — STATE OF CALIFORNIA

PROJECT NAME:

GERHARDY RESIDENCE

PROJECT ADDRESS:

MONTERRA LOT 153
8390 MONTERRA VIEWS
MONTEREY, CA 93940

APN: 259-211-010-000

ISSUANCE:

MONTEREY COUNTY SUBMITTAL

PROJECT NO: 2024-24
DATE: 05/09/2025

REVISIONS:

DATE DESCRIPTION

SHEET NAME:

SITE LIGHTING SPECS

SHEET NO:

L-5.2

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GENERAL NOTES

1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THESE PLANS AND ACCOMPANYING SPECIFICATIONS, IN ADDITION ALL WORK SHALL ALSO CONFORM WITH THE FOLLOWING:
- LATEST REVISION OF THE COUNTY OF MONTEREY DESIGN STANDARDS AND SPECIFICATIONS
- THE LATEST REVISION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS (STATE SPECIFICATIONS)
- THE 2024 EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA ENERGY CODE (CENC), CALIFORNIA ELECTRICAL CODE (CEC).
2. THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE PLANS, DETAILS, AND SPECIFICATIONS AND SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION. IN THE EVENT THAT THE CONTRACTOR FINDS ANY DISCREPANCIES, OMISSIONS, OR DEFICIENCIES IN THE PLANS, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER AND THE OWNER'S REPRESENTATIVE IMMEDIATELY.
3. IT IS THE CONTRACTORS RESPONSIBILITY TO SECURE ALL REQUIRED PERMITS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND THE MONTEREY COUNTY BUILDING SERVICES DEPARTMENT (COUNTY) AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION.
4. THE TOPOGRAPHY, LOCATIONS AND SIZE OF UNDERGROUND UTILITIES AND OR OTHER STRUCTURES SHOWN HEREON WERE OBTAINED FROM A FIELD SURVEY (BY OTHERS) AND OR FROM RECORD INFORMATION. NEITHER THE ENGINEER NOR THE OWNER MAKES ANY REPRESENTATION TO THE ACCURACY OF TOPOGRAPHY. SIZE AND OR LOCATION OF ANY OF THE UTILITIES OR STRUCTURES SHOWN ON THESE PLANS NOR FOR THE EXISTENCE OF ANY OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED THAT ARE NOT SHOWN ON THIS PLAN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE SIZE AND LOCATION OF EXISTING UNDERGROUND UTILITIES, SURFACE IMPROVEMENTS, AND OTHER STRUCTURES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THEM FROM DAMAGE DURING CONSTRUCTION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING APPROPRIATE UTILITY COMPANIES AND REQUESTING VERIFICATION OF SERVICE POINTS, FIELD VERIFICATION OF LOCATION, SIZE, DEPTH, ETC. FOR ALL THEIR FACILITIES AND TO COORDINATE WORK SCHEDULES.
6. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AT (800) 227-2600 AT LEAST 48 HOURS PRIOR TO EXCAVATION TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
7. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ANY CURRENTLY APPLICABLE SAFETY LAW OF ANY JURISDICTIONAL BODY. FOR INFORMATION REGARDING THIS PROVISION, THE CONTRACTOR IS DIRECTED TO CONTACT THE STATE OF CALIFORNIA, DIVISION OF OCCUPATIONAL SAFETY AND HEALTH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES, AND THE CONTROL OF TRAFFIC WITHIN THE CONSTRUCTION AREA. FOR ALL TRENCH EXCAVATION FIVE (5) FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE DIVISION OF OCCUPATIONAL SAFETY AND HEALTH PRIOR TO BEGINNING ANY EXCAVATION. A COPY OF THIS PERMIT SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES.
8. EXISTING CURB, GUTTER, SIDEWALK, SURVEY MONUMENTS, AND OTHER IMPROVEMENTS WITHIN PROJECT SITE THAT ARE DAMAGED OR DISPLACED AS A RESULT OF THE CONTRACTOR'S ACTIVITIES SHALL BE REPLACED BY THE CONTRACTOR.
9. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS AND SAFETY OF ALL PERSONS AND PROPERTY DURING THE COURSE OF CONSTRUCTION OF THE PROJECT. THE CONTRACTOR AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND THE OWNER, THE ENGINEER, AND ALL DESIGN CONSULTANTS FROM ANY AND ALL LIABILITY, CLAIMS, LOSSES OR DAMAGES ARISING FROM THE PERFORMANCE OF THE WORK DESCRIBED HEREIN EXCEPT THOSE ARISING FROM THE SOLE NEGLIGENCE OF ANY OF THE PREVIOUSLY MENTIONED PEOPLE OR ENTITIES. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL LEAVE A 24-HOUR EMERGENCY TELEPHONE NUMBER WITH THE POLICE, FIRE DEPARTMENTS AND PRIVATE SECURITY COMPANY (IF APPLICABLE), AND KEEP THEM INFORMED DAILY REGARDING ANY CONSTRUCTION RELATED ACTIVITY IN THE PUBLIC RIGHT OF WAY.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL, OFF-HAUL, AND PROPER DISPOSAL OF ALL ITEMS TO BE REMOVED INCLUDING BUT NOT LIMITED TO: CONCRETE, ASPHALT CONCRETE, STRIPING, ANY AND ALL OTHER DEBRIS FROM THE SITE, EXCESS MATERIAL FROM TRENCHING AND PAVEMENT CONSTRUCTION, TREES AND ROOT BALLS, FENCING AND SPOILS FROM EXCAVATION AT THE CONTRACTOR'S EXPENSE.
11. IF ARCHAEOLOGICAL RESOURCES OR HUMAN REMAINS ARE DISCOVERED DURING CONSTRUCTION, WORK SHALL BE HALTED WITHIN 150 FEET OF THE FIND UNTIL IT CAN BE EVALUATED BY A QUALIFIED PROFESSIONAL ARCHAEOLOGIST. IF THE FIND IS DETERMINED TO BE SIGNIFICANT, APPROPRIATE MITIGATION MEASURES SHALL BE FORMULATED AND IMPLEMENTED.
12. ALL REVISIONS TO THESE PLANS MUST BE APPROVED BY THE ENGINEER AS WELL AS THE OWNER PRIOR TO THEIR CONSTRUCTION AND SHALL BE ACCURATELY SHOWN ON RECORD DRAWINGS PRIOR TO THE ACCEPTANCE OF THE WORK AS COMPLETE. ANY CHANGES TO OR DEVIATIONS FROM THE PLANS MADE WITHOUT AUTHORIZATION SHALL BE AT THE CONTRACTOR'S SOLE RISK AND SHALL ABSOLVE THE ENGINEER OF ANY AND ALL RESPONSIBILITY ASSOCIATED WITH THE THE CHANGE OR DEVIATION.
13. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP THE SITE AND ADJACENT AREAS FREE FROM DIRT AND DEBRIS. SHOULD ANY DIRT OR DEBRIS BE DEPOSITED IN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL REMOVE IT IMMEDIATELY.
14. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
 A) PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH
 B) COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.
 C) KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.
 D) LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.
15. A COPY OF ALL FIELD REPORTS/COMPACTIONS TESTS AND FINAL GRADING REPORT SHALL BE SUBMITTED TO THE COUNTY AT SCHEDULED INSPECTIONS.

GRADING AND DRAINAGE

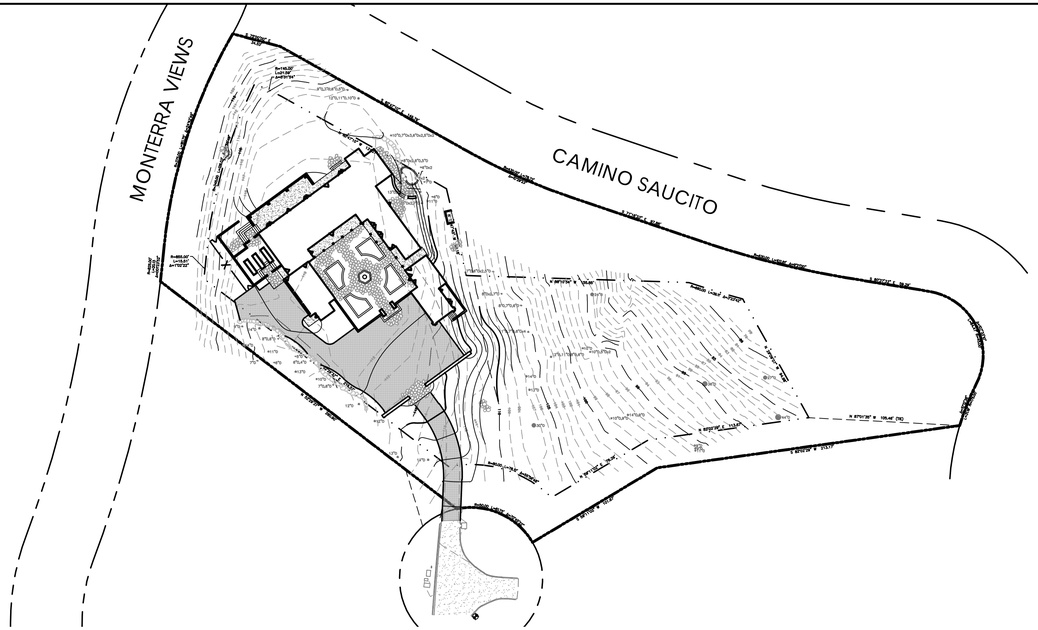
1. CONTRACTOR SHALL NOTIFY THE COUNTY 48 HOURS BEFORE STARTING ANY GRADING OPERATIONS.
2. ALL GRADING SHALL CONFORM TO THE COUNTY GRADING ORDINANCE (#2535) AND THE EROSION CONTROL ORDINANCE (#2806).
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE THE REQUIRED PERMITS PRIOR TO THE COMMENCEMENT OF GRADING. RIGHT-OF-ENTRY, PERMISSION TO GRADE, AND ENCROACHMENT PERMIT(S) MAY BE REQUIRED PRIOR TO GRADING.
4. IT IS THE CONTRACTORS RESPONSIBILITY TO PREPARE THE GROUND SURFACE TO RECEIVE THE FILLS AND TO PLACE, SPREAD, MIX, WATER, AND COMPACT THE FILL. THE CONTRACTOR SHALL ALSO REMOVE ALL MATERIAL CONSIDERED UNSATISFACTORY.
5. WHERE UNSTABLE OR UNSUITABLE MATERIALS ARE ENCOUNTERED DURING SUBGRADE PREPARATION, THE AREA IN QUESTION SHALL BE OVER EXCAVATED AND BACKFILLED WITH SELECT MATERIAL.
6. MAXIMUM CUT AND FILL SLOPE SHALL BE 2 HORIZONTAL TO 1 VERTICAL.
7. ALL CUT SLOPES SHALL BE ROUNDED TO MEET EXISTING GRADES AND BLEND WITH SURROUNDING TOPOGRAPHY. ALL GRADED SLOPES SHALL BE PLANTED WITH SUITABLE GROUND COVER.
8. TREE REMOVAL SHALL INCLUDE REMOVAL OF TRUNKS, STUMPS, AND ROOTBALLS. THE REMAINING CAVITY SHALL BE CLEARED OF ALL ROOTS LARGER THAN 1/2" TO A DEPTH OF NOT LESS THAN 18" AND BACKFILLED WITH SUITABLE MATERIAL THEN COMPACTED TO CONFORM WITH THE EXISTING GROUND.
9. CONTRACTOR SHALL USE CAUTION WHEN GRADING AROUND AND/OR OVER EXISTING UNDERGROUND UTILITIES.
10. ALL SURFACE DRAINAGE SHALL MAINTAIN 2% SLOPE MINIMUM UNLESS NOTED OTHERWISE.
11. PERVIOUS SURFACES IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN 5% FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET OF HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED A MINIMUM OF 2% WHERE LOCATED WITHIN 10 FEET OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING.
12. DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15) THE FOLLOWING MEASURES MUST BE TAKEN:
 A. DISTURBED SURFACES NOT INVOLVED IN IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
 B. ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON DOWNHILL PROPERTIES.
 C. RUN-OFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.
 D. DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGH THE LIFE OF THE PROJECT DURING WINTER OPERATIONS
13. VEGETATION REMOVAL. ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THAT AREA SHALL BE PLANTED.
14. NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED WHICH WILL RESULT IN SILTATION OF WATER COURSES OR UNCONTROLLABLE EROSION.

UNDERGROUND UTILITIES

1. CONTRACTOR SHALL EXPOSE AND VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES, INCLUDING STORM DRAINS, SANITARY SEWERS AND WATER LINES, BEFORE ORDERING MATERIALS AND/OR CONSTRUCTING NEW FACILITIES.
2. ALL EXISTING MANHOLES AND UTILITY BOXES WITHIN THE PROJECT AREA ARE TO BE SET FLUSH WITH FINISHED GRADE, UNLESS OTHERWISE NOTED.
3. ALL TRENCHES AND EXCAVATIONS SHALL BE CONSTRUCTED IN STRICT COMPLIANCE WITH THE APPLICABLE SECTIONS OF CALIFORNIA AND FEDERAL O.S.H.A. REQUIREMENTS AND OTHER APPLICABLE SAFETY ORDINANCES, CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR TRENCH SHORING DESIGN AND INSTALLATION.
4. PIPE MATERIALS AND INSTALLATION PROCEDURE SHALL BE IN ACCORDANCE WITH APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS AND THE MANUFACTURER'S RECOMMENDATIONS.
5. DAMAGE SHALL BE REPAIRED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE COUNTY.

FIRE DEPARTMENT NOTES

1. FIRE008-ALL GATES PROVIDING ACCESS FROM A ROAD TO A DRIVEWAY SHALL BE LOCATED AT LEAST 30 FT FROM THE ROADWAY AND SHALL OPEN TO ALLOW A VEHICLE TO STOP WITHOUT OBSTRUCTING TRAFFIC ON THE ROAD. GATE ENTRANCES SHALL BE AT LEAST THE WIDTH OF THE TRAFFIC LANE BUT IN NO CASE LESS THAN 12 FT WIDE. WHERE A ONE WAY ROAD WITH A SINGLE TRAFFIC LANE PROVIDES ACCESS TO A GATED ENTRANCE, A 40 FT TURNING RADIUS SHALL BE USED. WHERE GATES ARE TO BE LOCKED, THE INSTALLATION OF A KEY BOX OR OTHER ACCEPTABLE MEANS FOR IMMEDIATE ACCESS BY EMERGENCY EQUIPMENT MAY BE REQUIRED.
2. FIRE011-ALL BUILDINGS SHALL BE ISSUED AN ADDRESS IN ACCORDANCE WITH MONTEREY COUNTY ORDINANCE NO1241. 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 SEPARATELY IDENTIFIED BY ITS OWN ADDRESS. LETTERS, NUMBERS, AND SYMBOLS FOR ADDRESSES SHALL BE A MINIMUM OF 4 IN HEIGHT, 1/2 IN STROKE, CONTRASTING WITH THE BACKGROUND COLOR OF THE SIGN, AND SHALL BE ARABIC. THE SIGN AND NUMBERS SHALL BE REFLECTIVE AND MADE OF A NONCOMBUSTIBLE MATERIAL. ADDRESS SIGNS SHALL BE PLACED AT EACH DRIVEWAY ENTRANCE AND AT EACH DRIVEWAY SPLIT. ADDRESS SIGNS SHALL BE VISIBLE AND LEGIBLE FROM BOTH DIRECTIONS OF TRAVEL ALONG THE ROAD. IN ALL CASES, THE ADDRESS SHALL BE POSTED AT THE BEGINNING OF CONSTRUCTION AND 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. WHERE A ROADWAY PROVIDES ACCESS SOLELY TO A SINGLE COMMERCIAL OCCUPANCY, THE ADDRESS SIGN SHALL BE PLACED AT THE NEAREST ROAD INTERSECTION PROVIDING ACCESS TO THAT SITE. PERMANENT ADDRESS NUMBERS SHALL BE POSTED PRIOR TO REQUESTING FINAL CLEARANCE.
3. FIRE020-REMOVE COMBUSTIBLE VEGETATION FROM WITHIN A MINIMUM OF 100 FT OF STRUCTURES. LIMB TREES 6 FT UP FROM GROUND. REMOVE LIMBS WITHIN 10 FT OF CHIMNEYS. ADDITIONAL FIRE PROTECTION OR FIREBREAKS APPROVED BY THE REVIEWING AUTHORITY MAY BE REQUIRED TO PROVIDE REASONABLE FIRE SAFETY. ENVIRONMENTALLY SENSITIVE AREAS MAY REQUIRE ALTERNATIVE FIRE PROTECTION, TO BE DETERMINED BY REVIEWING AUTHORITY AND THE DIRECTOR OF PLANNING AND BUILDING INSPECTION.
4. FIRE022-THE BUILDING SHALL BE FULLY PROTECTED WITH AUTOMATIC FIRE SRINKLER SYSTEM(S). INSTALLATION SHALL BE IN ACCORDANCE WITH THE APPLICABLE NFPA STANDARD. A MINIMUM OF FOUR (4) SETS OF PLANS FOR FIRE SPRINKLER SYSTEMS MUST BE SUBMITTED BY A CALIFORNIA LICENSED C-16 CONTRACTOR AND APPROVED PRIOR TO INSTALLATION. THIS REQUIREMENT IS NOT INTENDED TO DELAY ISSUANCE OF A BUILDING PERMIT. A ROUGH SPRINKLER INSPECTION MUST BE SCHEDULED BY THE INSTALLING CONTRACTOR COMPLETED PRIOR TO REQUESTING A FRAMING INSPECTION. DUE TO SUBSTANDARD ACCESS, OR OTHER MITIGATING FACTORS, SMALL BATHROOM(S) AND OPEN ATTACHED PORCHES, CARPORTS, AND SIMILAR STRUCTURES SHALL BE PROTECTED WITH FIRE SPRINKLERS.
5. FIRE028-ALL NEW STRUCTURES, AND ALL EXISTING STRUCTURES RECEIVING NEW ROOFING OVER 50 PERCENT OR MORE OF THE EXISTING ROOF SURFACE WITHIN A ONE YEAR PERIOD, SHALL REQUIRE A MINIMUM OF ICBO CLASS A ROOF CONSTRUCTION.
6. REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL FIRE PROTECTION NOTES.



A / C1 OVERALL SITE PLAN
SCALE: 1"=50'

GRADING QUANTITIES

EARTHWORK QUANTITIES:

CUT = 475 CY
FILL = 482 CY

EARTHWORK QUANTITIES ARE ESTIMATES TO FINISH GRADE ONLY AND DOES NOT INCLUDE IMPORT MATERIAL. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ACTUAL EARTHWORK QUANTITIES.

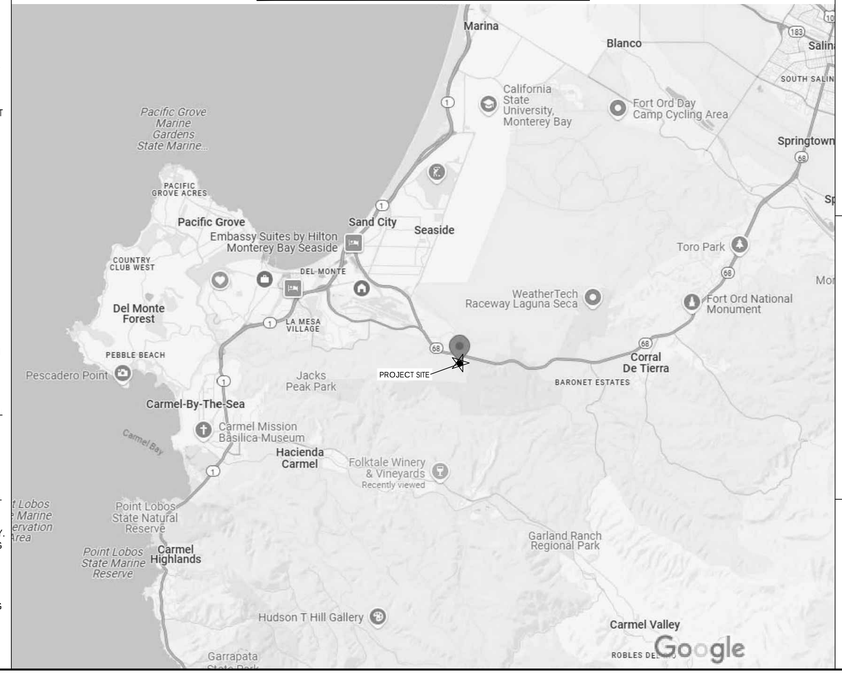
SHEET INDEX

C1 TITLE SHEET
C2 GRADING & DRAINAGE PLAN
C3 DRIVEWAY PLAN AND PROFILE
C4 SITE SECTIONS
C5 UTILITY PLAN
C6 EROSION CONTROL PLAN

LAND DISTURBANCE

LAND DISTURBANCE AREA = 31,650 SF

VICINITY MAP



Inspection:	When:	Who:	Inspection By:	Date of Inspection:
Inspect and test Keyway/Subexcavation/overexcavation:	1)Prior to backfilling	Soils Engineer		
	2)During backfill placement – ongoing	Soils Engineer		
Inspect and Test Building Pad Subgrade:	Prior to excavation footings or placement of slab-on-grade materials	Soils Engineer		
Inspect Slab-on-grade installation:	Prior to concrete placement	Soils Engineer		
Inspect Foundation and/or retaining wall footing excavations:	Prior to reinforcement placement	Soils Engineer		
Inspect and Test Retaining wall backfill:	During backfill placement – ongoing	Soils Engineer		
Inspect and Test Driveway Fill, Subgrade and Baserock Placement:	1)During fill placement	Soils Engineer		
	2)Subgrade, prior to baserock placement	Soils Engineer		
	3)Baserock prior to AC, Concrete or Pavement	Soils Engineer		
Inspect and Test Drainage Installation:	1)After pipe placement, prior to backfill placement	Soils Engineer		
	2)During backfill placement – ongoing	Soils Engineer		

LEGEND

EXISTING		PROPOSED
	DRAINAGE FLOW LINE	
	GRADE BREAK	
— 50 —	MAJOR CONTOUR	50
— 49 —	MINOR CONTOUR	49
×105.46	SPOT ELEVATION	FP 49.99
	DRAINAGE FLOW	
Tree Oak	TREE	

ABBREVIATIONS

FF	FINISH FLOOR
FG	FINISH GRADE
FP	FINISH PAVEMENT
INV	INVERT
M.E.	MATCH EXISTING
SD	STORM DRAIN
SF	SQUARE FEET
SS	SANITARY SEWER
(TYP)	TYPICAL

BY	DESCRIPTION	DATE	REV.
			1
			2
			3
			4
			5
			6
			7
			8
			9
			10

C3 ENGINEERING INCORPORATED
Civil Engineering Land Development Stormwater Control
126 Bonifacio Place, Suite C, Monterey, CA 93940
Phone: (831) 647-1192 Fax (831) 647-1194
mail@C3Engineering.net

REGISTERED PROFESSIONAL ENGINEER
JENNIFER P. RUDOLPH
No. 67625
EXP. 06-30-27
CIVIL
STATE OF CALIFORNIA

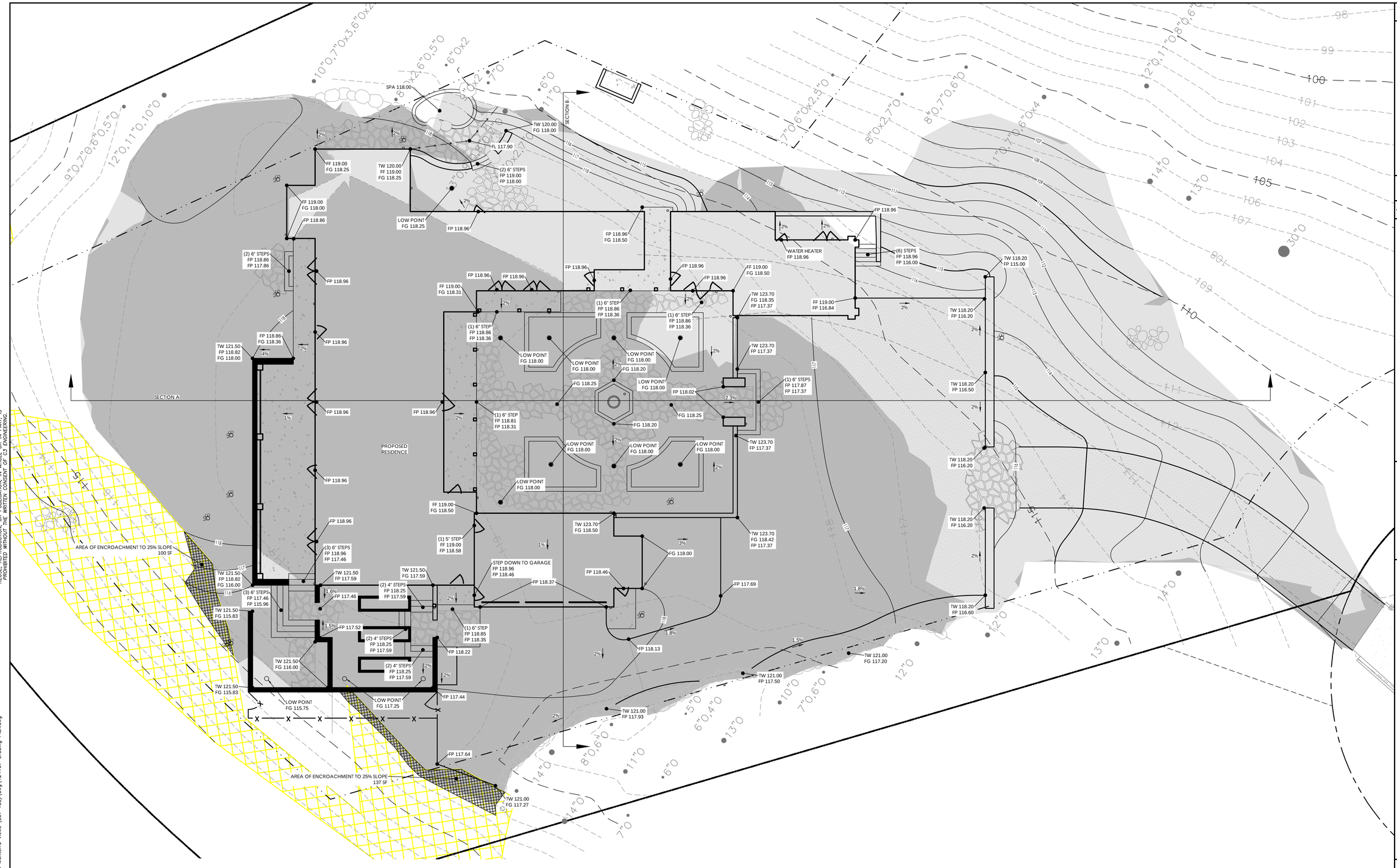
TITLE SHEET

GERHARDY RESIDENCE
8390 MONTERRA VIEWS
MONTEREY, CA 93940

SCALE:	AS NOTED
DATE:	6/4/2025
DESIGN BY:	JPR
DRAWN BY:	JPR
CHECKED BY:	
SHEET NUMBER:	C1
OF	6 SHEETS
PROJECT#	124167

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Drawing file: Z:\Projects\124167 Meaney–8390 Monterra Views (LOT 153)\dwg\124167 Grading Plan.dwg
Plotted: Jun 04, 2025 – 4:02pm



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Drawing file: Z:\Projects\124167 Meaney–8390 Monterra Views (LOT 153)\dwg\124167 Grading Plan.dwg
Plotted: Jun 04, 2025 – 4:02pm

IF, DURING THE COURSE OF CONSTRUCTION, CULTURAL, ARCHAEOLOGICAL, HISTORICAL OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED AT THE SITE (SURFACE OR SUBSURFACE RESOURCES) WORK SHALL BE HALTED IMMEDIATELY WITHIN 50 METERS (165 FEET) OF THE FIND UNTIL A QUALIFIED PROFESSIONAL ARCHAEOLOGIST CAN EVALUATE IT. MONTEREY COUNTY HCD - PLANNING AND A QUALIFIED ARCHAEOLOGIST (I.E., AN ARCHAEOLOGIST REGISTERED WITH THE REGISTER OF PROFESSIONAL ARCHAEOLOGISTS) SHALL BE IMMEDIATELY CONTACTED BY THE RESPONSIBLE INDIVIDUAL PRESENT ON-SITE. WHEN CONTACTED, THE PROJECT PLANNER AND THE ARCHAEOLOGIST SHALL IMMEDIATELY VISIT THE SITE TO DETERMINE THE EXTENT OF THE RESOURCES AND TO DEVELOP PROPER MITIGATION MEASURES REQUIRED FOR RECOVERY.

A / C2 GRADING PLAN
SCALE: 1"=10'

10 0 5 10 20
GRAPHIC SCALE

LEGEND
CUT AREA
FILL AREA
25% SLOPE AREA

BY	DESCRIPTION	DATE	REV.
			1
			2
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			4
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			10

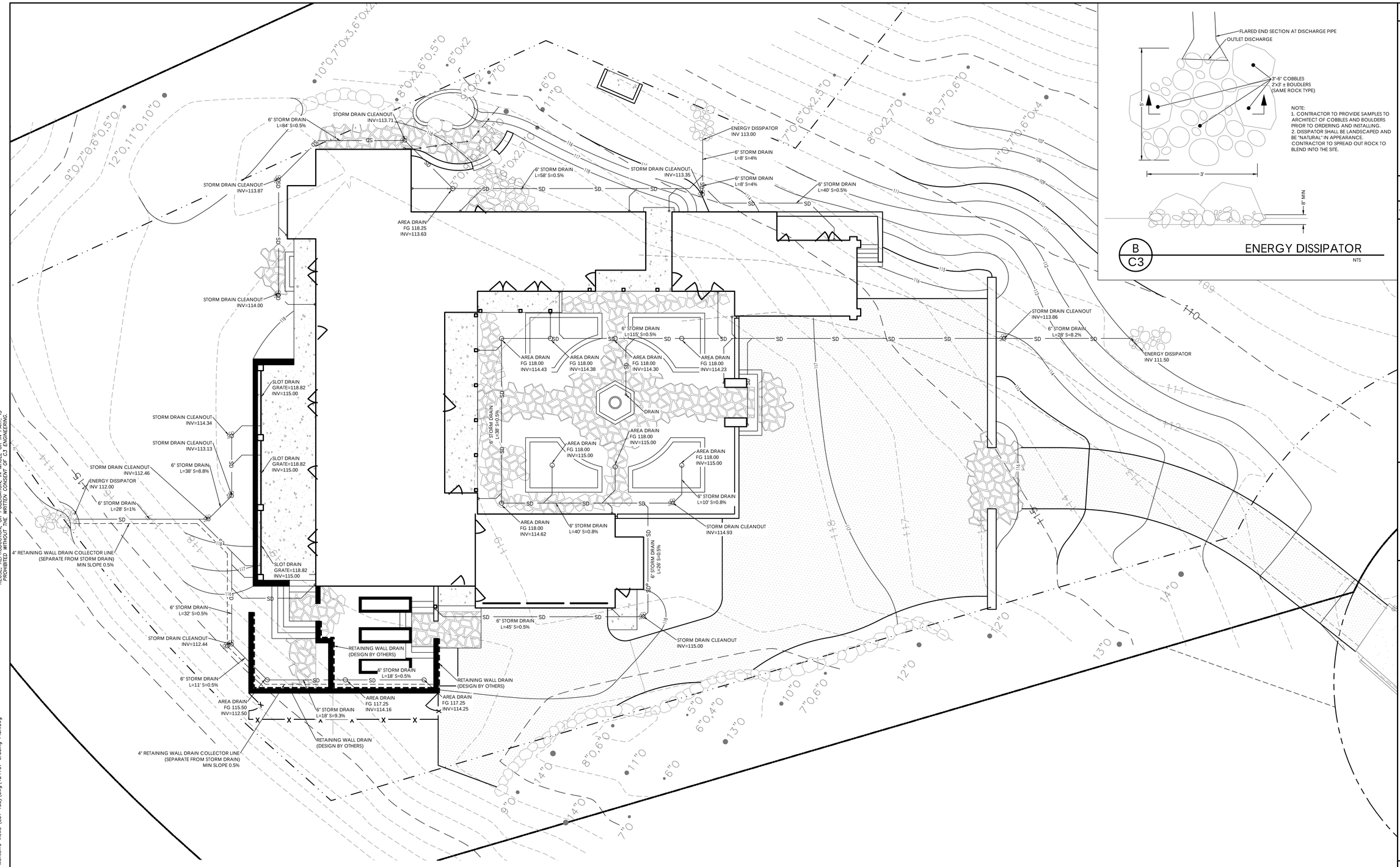
C3 ENGINEERING INCORPORATED
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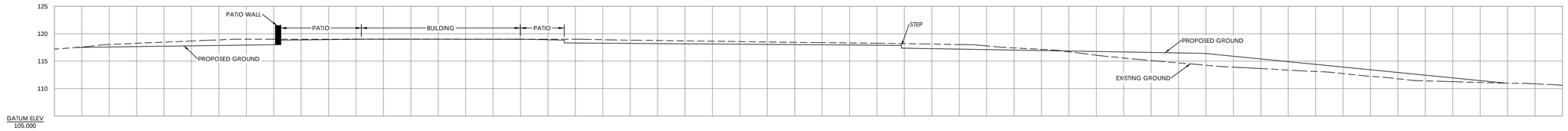
REGISTERED PROFESSIONAL ENGINEER
JENNIFER P. RIDDLER
No. 67625
EXP. 06-30-27
CIVIL
STATE OF CALIFORNIA

GRADING & DRAINAGE PLAN

GERHARDY RESIDENCE
8390 MONTERRA VIEWS
MONTEREY, CA 93940

SCALE:	AS NOTED
DATE:	6/4/2025
DESIGN BY:	JPR
DRAWN BY:	JPR
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SHEET NUMBER:	C2
OF	6 SHEETS
PROJECT#	124167

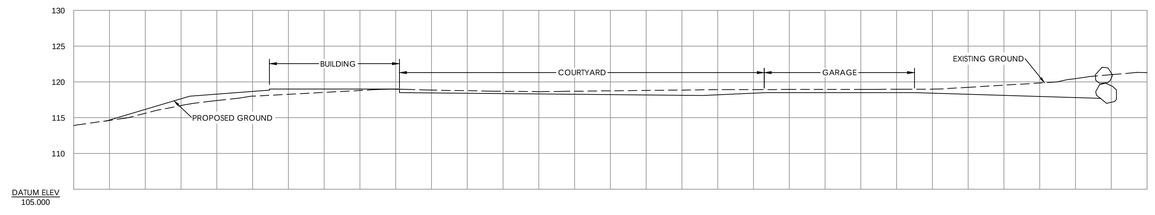

STORM DRAIN CLEANOUT INV=113.71
6" STORM DRAIN L=84' S=0.5%
STORM DRAIN CLEANOUT INV=113.87
AREA DRAIN FG 118.25 INV=113.63
6" STORM DRAIN L=58' S=0.5%
STORM DRAIN CLEANOUT INV=113.35
ENERGY DISSIPATOR INV 113.00
6" STORM DRAIN L=8' S=4%
6" STORM DRAIN L=8' S=4%
6" STORM DRAIN L=40' S=0.5%
STORM DRAIN CLEANOUT INV=114.00
STORM DRAIN CLEANOUT INV=113.86
6" STORM DRAIN L=28' S=8.2%
ENERGY DISSIPATOR INV 111.50
6" STORM DRAIN L=115' S=0.5%
AREA DRAIN FG 118.00 INV=114.43
AREA DRAIN FG 118.00 INV=114.38
AREA DRAIN FG 118.00 INV=114.30
AREA DRAIN FG 118.00 INV=114.23
DRAIN
AREA DRAIN FG 118.00 INV=115.00
AREA DRAIN FG 118.00 INV=115.00
AREA DRAIN FG 118.00 INV=115.00
6" STORM DRAIN L=10' S=0.8%
AREA DRAIN FG 118.00 INV=114.62
6" STORM DRAIN L=40' S=0.8%
STORM DRAIN CLEANOUT INV=114.93
4" STORM DRAIN L=26' S=0.5%
6" STORM DRAIN L=38' S=0.5%
SLOT DRAIN GRATE=118.82 INV=115.00
SLOT DRAIN GRATE=118.82 INV=115.00
SLOT DRAIN GRATE=118.82 INV=115.00
STORM DRAIN CLEANOUT INV=114.34
STORM DRAIN CLEANOUT INV=113.13
STORM DRAIN CLEANOUT INV=112.46
6" STORM DRAIN L=38' S=8.8%
ENERGY DISSIPATOR INV 112.00
6" STORM DRAIN L=28' S=1%
4" RETAINING WALL DRAIN COLLECTOR LINE (SEPARATE FROM STORM DRAIN) MIN SLOPE 0.5%
6" STORM DRAIN L=32' S=0.5%
STORM DRAIN CLEANOUT INV=112.44
6" STORM DRAIN L=11' S=0.5%
RETAINING WALL DRAIN (DESIGN BY OTHERS)
6" STORM DRAIN L=18' S=0.5%
RETAINING WALL DRAIN (DESIGN BY OTHERS)
AREA DRAIN FG 115.50 INV=112.50
6" STORM DRAIN L=18' S=9.3%
AREA DRAIN FG 117.25 INV=114.16
AREA DRAIN FG 117.25 INV=114.25
RETAINING WALL DRAIN (DESIGN BY OTHERS)
4" RETAINING WALL DRAIN COLLECTOR LINE (SEPARATE FROM STORM DRAIN) MIN SLOPE 0.5%
6" STORM DRAIN L=45' S=0.5%
STORM DRAIN CLEANOUT INV=115.00
10"0,7"0x3,6"0x4
9"0,7"0,6"0,5"0
12"0,11"0,10"0
8"0x2,6"0,5"0
6"0x2
9"0x2,7"0
8"0x2,7"0
6"0
11"0
7"0,6"0x2,5"0
8"0x2,7"0
8"0,7"0,6"0
7"0,6"0x4
SD
SDS
114
115
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117
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146



A
C4

SITE SECTION A

SCALE: 1"=10'



B
C4

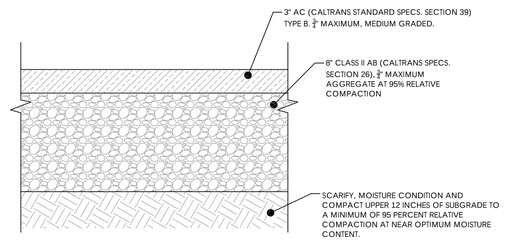
SITE SECTION B

SCALE: 1"=10'

C
C4

NOT USED

NTS



D
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ASPHALT PAVEMENT SECTION

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E
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NTS

BY	DESCRIPTION	DATE	REV.
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C3 ENGINEERING INCORPORATED
Civil Engineering Land Development Stormwater Control
126 Bonifacio Place, Suite C, Monterey, CA 93940
Phone: (831) 647-1192 Fax (831) 647-1194
mail@C3engineering.net

REGISTERED PROFESSIONAL ENGINEER
JENNIFER P. RIDDLE
No. 67625
EXP. 06-30-27
CIVIL
STATE OF CALIFORNIA

DRIVEWAY PLAN AND PROFILE

GERHARDY RESIDENCE

8390 MONTERRA VIEWS
MONTEREY, CA 93940

SCALE:	AS NOTED
DATE:	6/4/2025
DESIGN BY:	JPR
DRAWN BY:	JPR
CHECKED BY:	

SHEET NUMBER:

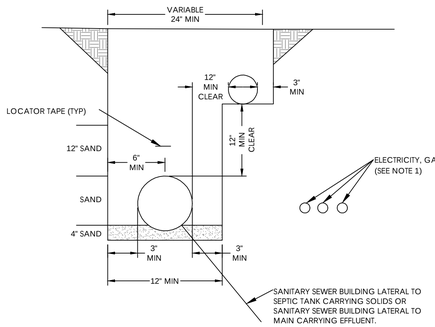
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OF 6 SHEETS

PROJECT# 124167

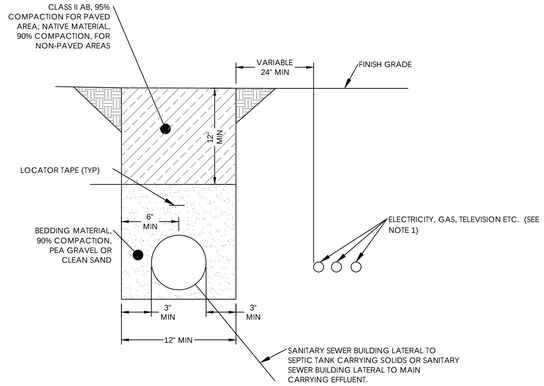
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Drawing file: Z:\Projects\124167 Meaney-8390 Monterra Views (LOT 153)\dwg\124167 Grading Plan.dwg
Plotted: Jun 04, 2025 - 4:02pm



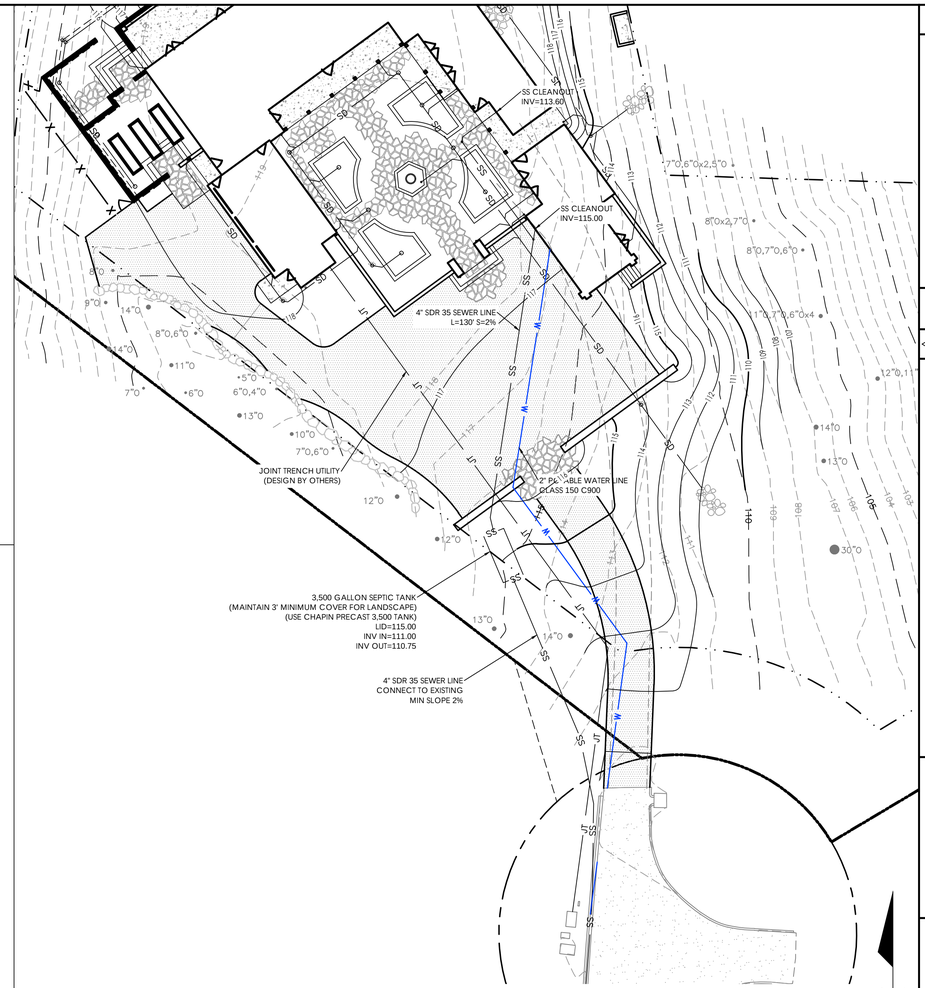
NOTES:
1. OTHER SERVICES (E.G. ELEC., GAS, T.V., ETC.) SHALL BE A MINIMUM OF 24" IN HORIZONTAL DISTANCE FROM THE OUTSIDE EDGE OF THE SANITARY SEWER TRENCH.
2. WATER SERVICE LINE MAY BE PLACED IN THE SAME TRENCH BUT SHALL BE ON A SEPARATE SHELF OF NATIVE SOIL.

B / C5 CWWC SHARED TRENCH DETAIL
NTS



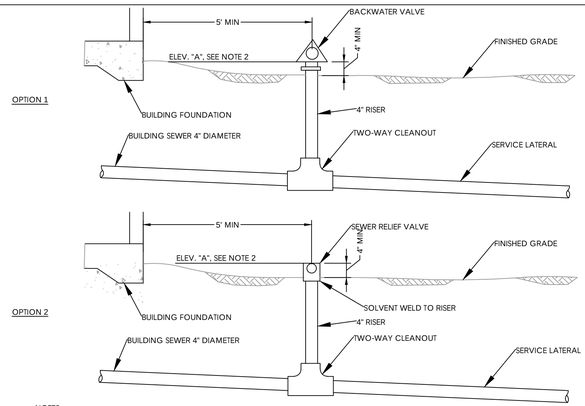
NOTES: 1. OTHER SERVICES (E.G. ELEC., GAS, T.V., ETC.) SHALL BE A MINIMUM OF 24" IN HORIZONTAL DISTANCE FROM THE OUTSIDE EDGE OF THE SANITARY SEWER TRENCH.

C / C5 CWWC TRENCH BACKFILL
NTS



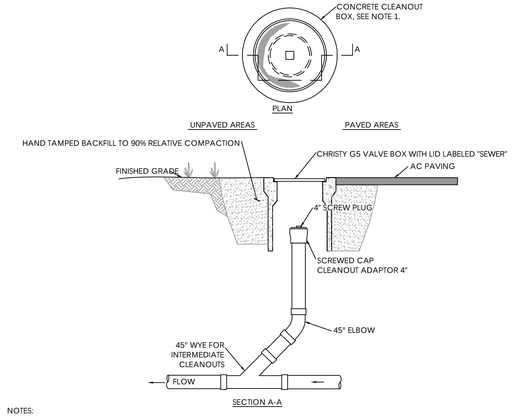
A / C5 UTILITY PLAN
SCALE: 1"=20'

GRAPHIC SCALE: 20 0 10 20 40



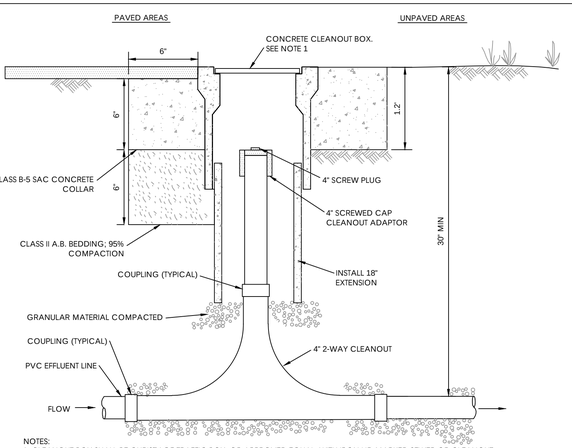
NOTES
1. PROVIDE BACKWATER VALVE OR SEWER RELIEF VALVE AS SHOWN ON EACH BUILDING LATERAL.
2. ELEVATION "A" SHALL BE MINIMUM 6" LOWER THAN THE LOWEST PLUMBING FIXTURE OR DRAIN CONNECTED TO THE BUILDING SEWER.
3. INSTALL VALVE IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS.
4. GRADE AREA TO DRAIN AWAY FROM VALVE AND BUILDING.

D / C5 CWWC BW VALVE LOCATION
NTS



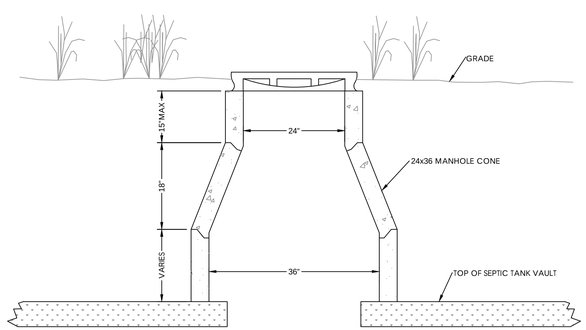
NOTES:
1. CLEANOUT BOX SHALL BE CHRISTY G5 TRAFFIC BOX OR APPROVED EQUAL, WITH IRON LID MARKED SEWER OR CLEANOUT.
2. SLOPE FINISHED GRADE AWAY FROM CLEANOUT BOX.

E / C5 CWWC IN-LINE CLEANOUT
NTS

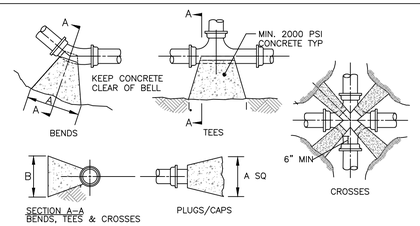


NOTES:
1. CLEANOUT BOX SHALL BE CHRISTY G5 TRAFFIC BOX, OR APPROVED EQUAL, WITH IRON LID MARKED SEWER OR CLEANOUT.

F / C5 CWWC 2-WAY CLEANOUT
NTS



G / C5 CWWC SEPTIC TANK RISER
NTS



BENDS, TEES & CROSSES

SIZE	90° BENDS			45° BENDS			22.5° BENDS			TEES and PLUGS		
	SIZE SQ FT	"A"	"B"	SIZE SQ FT	"A"	"B"	SIZE SQ FT	"A"	"B"	SIZE SQ FT	"A"	"B"
4"	1.8	22"	12"	1.0	12"	12"	0.5	10"	7"	1.3	16"	12"
6"	4.0	36"	16"	2.2	20"	16"	1.1	16"	10"	2.8	29"	14"
8"	7.1	42"	24"	3.8	23"	24"	2.0	21"	14"	5.0	45"	16"
10"	11.1	53"	30"	6.1	30"	30"	3.1	22"	20"	7.9	48"	24"
12"	16.0	58"	40"	8.7	36"	36"	4.4	32"	20"	11.3	54"	30"
14"	21.6	74"	42"	11.9	43"	40"	6.0	36"	24"	15.4	62"	36"
16"	28.4	85"	48"	15.5	53"	42"	7.8	37"	30"	20.1	69"	42"

NOTES:
1. BASED ON 150 PSI STATIC PRESSURE PLUS 100 PSI WATER HAMMER AND 2500 PSF SOIL BEARING
2. FOR UNSTABLE SOIL CONDITIONS CHECK WITH ENGINEER FOR THRUST BLOCK DIMENSIONS FOR MAIN
3. SIZES GREATER THAN 16" SEE ENGINEER FOR THRUST BLOCK DIMENSIONS

H / C5 THRUST BLOCK DETAILS
NTS

BY	DESCRIPTION	DATE	REV.
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REGISTERED PROFESSIONAL ENGINEER
JENNIFER P. RUDOLPH
No. 67625
EXP. 06-30-27
Civil
STATE OF CALIFORNIA

UTILITY PLAN

GERHARDY RESIDENCE
8390 MONTERRA VIEWS
MONTEREY, CA 93940

SCALE:	AS NOTED
DATE:	6/4/2025
DESIGN BY:	JPR
DRAWN BY:	JPR
CHECKED BY:	
SHEET NUMBER:	C5
OF	6 SHEETS
PROJECT#	124167

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Drawing file: Z:\Projects\124167 Mesney-8390 Monterra Views (LOT 153)\dwg\124167 Grading Plan.dwg
Plotted: Jun 04, 2025 - 4:02pm

GENERAL NOTES

1. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE TO NEIGHBORING PROPERTIES. THE CONTRACTOR SHALL CONFORM TO THE STANDARDS FOR DUST-CONTROL AS ESTABLISHED BY THE AIR QUALITY MAINTENANCE DISTRICT. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
A) PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH. SUFFICIENT WATERING TO CONTROL DUST IS REQUIRED AT ALL TIMES.
B) COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.
C) KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.
D) LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.
THE CONTRACTOR SHALL ASSUME LIABILITY FOR CLAIMS RELATED TO WIND BLOWN MATERIAL. IF THE DUST CONTROL IS INADEQUATE AS DETERMINED BY THE COUNTY, THE CONSTRUCTION WORK SHALL BE TERMINATED UNTIL CORRECTIVE MEASURES ARE TAKEN.
2. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP STREETS AND ROADS FREE FROM DIRT AND DEBRIS. SHOULD ANY DIRT OR DEBRIS BE DEPOSITED IN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL REMOVE IT IMMEDIATELY.
3. ALL CUT AND FILL SLOPES EXPOSED DURING CONSTRUCTION SHALL BE COVERED, SEEDED OR OTHERWISE TREATED TO CONTROL EROSION WITHIN 48 HOURS AFTER GRADING. CONTRACTOR SHALL REVEGETATE SLOPES AND ALL DISTURBED AREAS THROUGH AN APPROVED PROCESS AS DETERMINED BY THE COUNTY. THIS MAY CONSIST OF EFFECTIVE PLANTING OF RYE GRASS, BARLEY OR SOME OTHER FAST GERMINATING SEED.
4. DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15), THE FOLLOWING MEASURES MUST BE TAKEN:
A) VEGETATION REMOVAL SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS. DURING THIS PERIOD, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE. DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
B) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR THE DOWNHILL PROPERTIES.
C) RUN-OFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE DISTURBED AREA OR SITE. THESE DRAINAGE CONTROL MEASURES MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT.
D) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY CHECKED THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS.
E) THE GRADING INSPECTOR MAY STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
5. IF VEGETATION REMOVAL TAKES PLACE PRIOR TO A GRADING OPERATION AND THE ACTUAL GRADING DOES NOT BEGIN WITHIN 30 DAYS FROM THE DATE OF REMOVAL, THEN THAT AREA SHALL BE PLANTED UNDER THE PROVISION OF SECTION 16.08.340 TO CONTROL EROSION. NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED WHICH WILL RESULT IN SILTATION OF WATER COURSES OR UNCONTROLLABLE EROSION.
6. ALL POLLUTANTS AND THEIR SOURCES, INCLUDING SOURCES OF SEDIMENT ASSOCIATED WITH CONSTRUCTION, CONSTRUCTION SITE EROSION AND ALL OTHER ACTIVITIES ASSOCIATED WITH CONSTRUCTION ACTIVITY ARE CONTROLLED;
7. ALL NON-STORM WATER DISCHARGES ARE IDENTIFIED AND EITHER ELIMINATED, CONTROLLED, OR TREATED;
8. SITE BMPS ARE TO BE EFFECTIVE AND RESULT IN THE REDUCTION OR ELIMINATION OF POLLUTANTS IN STORM WATER DISCHARGES AND AUTHORIZED NON-STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITY
9. STABILIZATION BMPS INSTALLED TO REDUCE OR ELIMINATE POLLUTANTS AFTER CONSTRUCTION IS COMPLETED.
10. BEST MANAGEMENT PRACTICES (BMPS) TO BE IMPLEMENTED BY THE PROJECT ARE LISTED BY CATEGORY, FACT SHEETS, AND DETAILS FOR THE BMPS SELECTED FOR THIS PROJECT, CAN BE FOUND IN THE CASQA STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK.

MONTEREY COUNTY INSPECTIONS

1.PRIOR TO COMMENCEMENT OF LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIROMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIUMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY REGULATIONS.
2. DURING CONSTRUCTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVEMNESS 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 NECESSARY GEOTECHNICAL INSPECTIONS HAVE BEEN COMPLETED TO THAT POINT.
3. PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO ENSURE ALL DISTURBED AREAS HAVE BEEN STABILIZED AND ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.
4. THE APPLICANT SHALL PROVIDE CERTIFICATION FROM A LICENSED PRACTITIONER THAT ALL DEVELOPMENT HAS BEEN CONSTRUCTION IN ACCRODANCE WITH THE RECOMEMENDATIONS IN THE PROJECT GEOTECHNICAL REPORT.

GOOD SITE MANAGEMENT "HOUSEKEEPING"

1. POLLUTANTS IN STORM WATER DISCHARGES FROM THE PROJECT DURING CONSTRUCTION MAY ORIGINATE FROM THE DAILY OPERATION OF EQUIPMENT, GRADING OPERATIONS, AND STOCKPILING OF MATERIALS.
-DISCHARGERS SHALL IMPLEMENT GOOD HOUSEKEEPING MEASURES ON THE CONSTRUCTION SITE TO CONTROL THE AIR DEPOSITION OF SITE MATERIALS AND FROM SITE OPERATIONS. SUCH PARTICULATES CAN INCLUDE, BUT ARE NOT LIMITED TO, SEDIMENT, NUTRIENTS, TRASH, METALS, BACTERIA, OIL AND GREASE AND ORGANICS.

WASTE MANAGEMENT POLLUTION CONTROL

1. THE DISCHARGER SHALL PREVENT DISPOSAL OF ANY RINSE OR WASH WATERS OR MATERIALS ON IMPERVIOUS OR PERVIOUS SITE SURFACES OR INTO THE STORM DRAIN SYSTEM.
2. THE DISCHARGER SHALL ENSURE THE CONTAINMENT OF SANITATION FACILITIES (E.G., PORTABLE TOILETS) TO PREVENT DISCHARGES OF POLLUTANTS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER. THE SANITATION FACILITIES SHALL BE CLEANED, REPLACED, AND INSPECTED REGULARLY FOR LEAKS AND SPILLS.
3. WASTE DISPOSAL CONTAINERS SHALL BE COVERED AT THE END OF EVERY BUSINESS DAY AND DURING A RAIN EVENT. NO DISCHARGES FROM WASTE DISPOSAL CONTAINERS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER SHALL BE ALLOWED.
4. STOCKPILED MATERIAL SHALL BE CONTAINED AND SECURELY PROTECTED FROM WIND AND RAIN AT ALL TIMES UNLESS ACTIVELY BEING USED.
5. PROCEDURES SHALL BE DEVELOPED THAT EFFECTIVELY ADDRESS HAZARDOUS AND NONHAZARDOUS SPILLS. EQUIPMENT AND MATERIALS FOR CLEANUP OF SPILLS SHALL BE AVAILABLE ON SITE. SPILLS AND LEAKS SHALL BE CLEANED UP IMMEDIATELY AND DISPOSED OF PROPERLY.
6. CONCRETE WASHOUT AREAS SHALL BE CONTAINED SO THERE IS NO DISCHARGE INTO THE UNDERLYING SOIL AND ONTO THE SURROUNDING AREAS.
7. DISCHARGER SHALL MAINTAIN VEHICLES TO PREVENT OIL, GREASE, OR FUEL TO LEAK IN TO THE GROUND, STORM DRAINS OR SURFACE WATERS. ALL EQUIPMENT OR VEHICLES SHALL BE FUELED, MAINTAINED AND STORED IN A DESIGNATED AREA FITTED WITH APPROPRIATE BMPS. LEAKS SHALL BE CLEANED IMMEDIATELY AND DISPOSED OF PROPERLY.
8. IN ADDITION TO THE ABOVE, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE WASTE MANAGEMENT POLLUTION CONTROL WHERE APPLICABLE:
WM-1, MATERIAL DELIVERY AND STORAGE
WM-2, MATERIAL USE
WM-3, STOCKPILE MANAGEMENT
WM-4, SPILL PREVENTION AND CONTROL
WM-5, SOLID WASTE MANAGEMENT
WM-6, HAZARDOUS WASTE MANAGEMENT
WM-7 CONTAMINATED SOIL MANAGEMENT
WM-8, CONCRETE WASTE MANAGEMENT
WM-9, SANITARY/SEPTIC WASTE MANAGEMENT
WM-10, LIQUID WASTE MANAGEMENT
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)
9. THE CONTRACTOR SHALL REVIEW CONSTRUCTION ACTIVITIES TO IDENTIFY AND QUANTIFY LIKELY CONSTRUCTION MATERIALS AND WASTES. SPECIAL NOTICE SHALL BE MADE OF MATERIALS AND WASTES WITH SPECIAL HANDLING OR DISPOSAL REQUIREMENTS, SUCH AS LEAD CONTAMINATED SOILS, CONCRETE SAW-CUTTING LIQUIDS, WASTE CHEMICALS AND EMPTY CHEMICAL CONTAINERS. THE CONTRACTOR SHALL FOLLOW ALL MANUFACTURERS' STORAGE AND HANDLING RECOMMENDATIONS AND FOLLOW ALL FEDERAL, STATE, AND LOCAL REGULATIONS. WHERE POSSIBLE, CONTRACTOR SHALL USE SAFER AND LESS POLLUTING PRODUCTS.

EROSION CONTROL (SOIL STABILIZATION)

1. SUFFICIENT EROSION CONTROL MATERIALS WILL BE MAINTAINED ON-SITE TO ALLOW FOR IMMEDIATE DEPLOYMENT BEFORE THE ONSET OF RAIN.
2. DISCHARGERS SHALL PROVIDE EFFECTIVE SOIL COVERS FOR INACTIVE AREAS (MORE THAN 14 DAYS UN-DISTURBED) AND ALL FINISHED SLOPES, OPEN SPACE, UTILITY BACKFILL, AND COMPLETED LOTS.
3. DISCHARGERS SHALL LIMIT THE USE OF PLASTIC MATERIALS WHEN MORE SUSTAINABLE, ENVIRONMENTALLY FRIENDLY ALTERNATIVES EXIST. WHERE PLASTIC MATERIALS ARE DEEMED NECESSARY, THE DISCHARGER SHALL CONSIDER THE USE OF PLASTIC MATERIALS RESISTANT TO SOLAR DEGRADATION.
4. IN ADDITION TO THE ABOVE, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE TEMPORARY AND FINAL EROSION CONTROL DURING CONSTRUCTION WHERE APPLICABLE:
EC-1, SCHEDULING
EC-2, PRESERVATION OF EXISTING VEGETATION
EC-3, HYDRAULIC MULCH
EC-4, HYDROSEEDING
EC-5, SOIL BINDERS
EC-6, STRAW MULCH
EC-7, GEOTEXTILES AND MATS
EC-8, WOOD MULCHING
EC-9, EARTH DIKES AND DRAINAGE SWALES
EC-10, VELOCITY DISSIPATION DEVICES
EC-11, SLOPE DRAINS
EC-12, STREAMBANK STABILIZATION
EC-13, POLYACRYLAMIDE
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)
5. SPECIAL CARE SHALL BE TAKEN SO THAT NO FILL MATERIALS SHALL BE PLACED, SPREAD, OR ROLLED DURING UNFAVORABLE WEATHER CONDITIONS.

SEDIMENT CONTROL

1. SUFFICIENT QUANTITIES OF TEMPORARY SEDIMENT CONTROL MATERIALS WILL BE MAINTAINED ON-SITE THROUGHOUT THE DURATION OF THE PROJECT, TO ALLOW IMPLEMENTATION OF TEMPORARY SEDIMENT CONTROLS IN THE EVENT OF PREDICTED RAIN AND FOR RAPID RESPONSE TO FAILURES OR EMERGENCIES.
2. DISCHARGERS SHALL ESTABLISH AND MAINTAIN EFFECTIVE PERIMETER CONTROLS AND STABILIZE ALL CONSTRUCTION ENTRANCES AND EXITS TO SUFFICIENTLY CONTROL EROSION AND SEDIMENT DISCHARGES FROM THE SITE.
3. DISCHARGERS SHALL EFFECTIVELY MANAGE ALL RUN-ON, ALL RUNOFF WITHIN THE SITE AND ALL RUNOFF THAT DISCHARGES OFF THE SITE. RUN-ON FROM OFF-SITE SHALL BE DIRECTED AWAY FROM ALL DISTURBED AREAS OR SHALL COLLECTIVELY BE IN COMPLIANCE WITH THE EFFLUENT LIMITATION OF THIS PERMIT.
4. DISCHARGERS SHALL APPLY LINEAR SEDIMENT CONTROLS ALONG THE TOE OF THE SLOPE, FACE OF THE SLOPE, AND AT THE GRADE BREAKS OF EXPOSED SLOPES.
5. DISCHARGERS SHALL ENSURE THAT CONSTRUCTION ACTIVITY TRAFFIC TO AND FROM THE PROJECT IS LIMITED TO ENTRANCES AND EXITS THAT EMPLOY EFFECTIVE CONTROLS TO PREVENT OFFSITE TRACKING OF SEDIMENT.
6. DISCHARGERS SHALL ENSURE THAT ALL STORM DRAIN INLETS AND PERIMETER CONTROLS, RUNOFF CONTROL BMPS, AND POLLUTANT CONTROLS AT ENTRANCES AND EXITS (E.G. TIRE WASHOFF LOCATIONS) ARE MAINTAINED AND PROTECTED FROM ACTIVITIES THAT REDUCE THEIR EFFECTIVENESS.
7. DISCHARGERS SHALL INSPECT ON A DAILY BASIS ALL IMMEDIATE ACCESS ROADS DAILY.
8. AT A MINIMUM DAILY (WHEN NECESSARY) AND PRIOR TO ANY RAIN EVENT, THE DISCHARGER SHALL REMOVE ANY SEDIMENT OR OTHER CONSTRUCTION ACTIVITY RELATED MATERIALS THAT ARE DEPOSITED ON THE ROADS (BY VACUUMING OR SWEEPING).
9. IN ADDITION TO THE ABOVE, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE TEMPORARY AND FINAL SEDIMENT CONTROL DURING CONSTRUCTION WHERE APPLICABLE:
SE-1, SILT FENCE
SE-2, SEDIMENT BASIN
SE-3, SEDIMENT TRAP
SE-4, CHECK DAMS
SE-5, FIBER ROLLS
SE-6, GRAVEL BAG BERM
SE-7, STREET SWEEPING AND VACUUMING
SE-8, SANDBAG BARRIER
SE-9, STRAW BALE BARRIER
SE-10, STORM DRAIN INLET PROTECTION
SE-11, CHEMICAL TREATMENT
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)

TRACKING CONTROL

1. TRACKING CONTROLS SHALL BE IMPLEMENTED AND MAINTAINED YEAR-ROUND AND THROUGHOUT THE DURATION OF THE PROJECT, AT ALL ACCESS (INGRESS/EGRESS) POINTS TO THE PROJECT SITE WHERE VEHICLES AND/OR EQUIPMENT MAY TRACK SEDIMENT FROM THE CONSTRUCTION SITE ONTO PUBLIC OR PRIVATE ROADWAYS.
2. IN GENERAL, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE TRACKING CONTROL DURING CONSTRUCTION WHERE APPLICABLE:
TC-1, STABILIZED CONSTRUCTION ENTRANCE/EXIT
TC-2, STABILIZED CONSTRUCTION ROADWAY
TC-3, ENTRANCE/OUTLET TIRE WASH
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)

WIND EROSION CONTROL

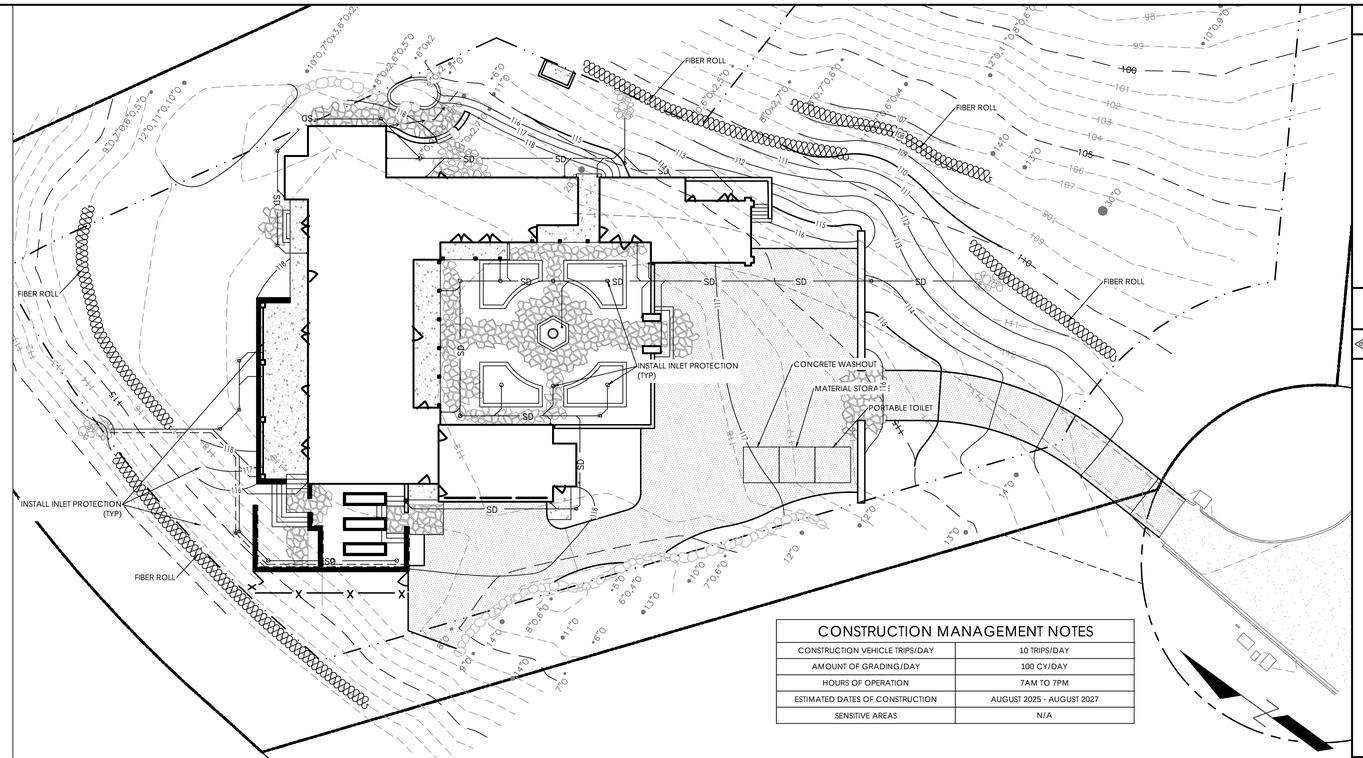
1. WIND EROSION CONTROL BMPS SHALL BE IMPLEMENTED AND MAINTAINED YEAR-ROUND AND THROUGHOUT THE DURATION OF THE PROJECT ON ALL DISTURBED SOILS ON THE PROJECT SITE THAT ARE SUBJECT TO WIND EROSION, AND WHEN SIGNIFICANT WIND AND DRY CONDITIONS ARE ANTICIPATED DURING PROJECT CONSTRUCTION. THE OBJECTIVE OF WIND CONTROLS IS TO PREVENT THE TRANSPORT OF SOIL FROM DISTURBED AREAS OF THE PROJECT SITE BY WIND.
2. IN GENERAL, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE WIND EROSION CONTROL DURING CONSTRUCTION WHERE APPLICABLE:
WE-1, WIND EROSION CONTROL
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)

NON-STORMWATER MANAGEMENT POLLUTION CONTROL

1. NON-STORM WATER DISCHARGES CONSIST OF ALL DISCHARGES TO/FROM A MUNICIPAL STORM WATER CONVEYANCE, WHICH DO NOT ORIGINATE FROM PRECIPITATION EVENTS (I.E., ALL DISCHARGES FROM A CONVEYANCE SYSTEM OTHER THAN STORM WATER).
2. DISCHARGERS SHALL IMPLEMENT MEASURES TO CONTROL ALL NON-STORM WATER DISCHARGES DURING CONSTRUCTION.
3. DISCHARGERS SHALL WASH VEHICLES IN SUCH A MANNER AS TO PREVENT NON-STORM WATER DISCHARGES.
4. DISCHARGERS SHALL CLEAN STREETS IN SUCH A MANNER AS TO PREVENT UNAUTHORIZED NON-STORM WATER DISCHARGES.
5. IN ADDITION TO THE ABOVE, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE NON-STORMWATER MANAGEMENT POLLUTION CONTROL WHERE APPLICABLE:
NS-1, WATER CONSERVATION PRACTICES
NS-2, DEWATERING OPERATIONS
NS-3, PAVING AND GRINDING OPERATIONS
NS-4, TEMPORARY STREAM CROSSING
NS-5, CLEAR WATER DIVERSION
NS-6, ILLICIT CONNECTION/ILLEGAL DISCHARGE DETECTION AND REPORTING
NS-7, POTABLE WATER / IRRIGATION
NS-8, VEHICLE AND EQUIPMENT CLEANING
NS-9, VEHICLE AND EQUIPMENT FUELING
NS-10, VEHICLE AND EQUIPMENT MAINTENANCE
NS-11, PILE DRIVING OPERATIONS
NS-12, CONCRETE CURING
NS-13, MATERIALS AND EQUIPMENT USE OVER WATER
NS-14, CONCRETE FINISHING
NS-15, STRUCTURE DEMOLITION/REMOVAL
NS-16, TEMPORARY BATCH PLANTS
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)

THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. REUSE, REPRODUCTION, OR PUBLICATION, IN WHOLE OR IN PART, IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF C3 ENGINEERING.

Drawing file: Z:\Projects\124167 Meaney—8390 Monterra Views (LOT 153)\dwg\124167 Grading Plan.dwg
Plotted: Jun 04, 2025 — 4:02pm



CONSTRUCTION MANAGEMENT NOTES	
CONSTRUCTION VEHICLE TRIPS/DAY	10 TRIPS/DAY
AMOUNT OF GRADING/DAY	100 CY/DAY
HOURS OF OPERATION	7AM TO 7PM
ESTIMATED DATES OF CONSTRUCTION	AUGUST 2025 - AUGUST 2027
SENSITIVE AREAS	N/A

A C6 EROSION CONTROL PLAN
SCALE: 1"=20'

20 0 10 20 40
GRAPHIC SCALE

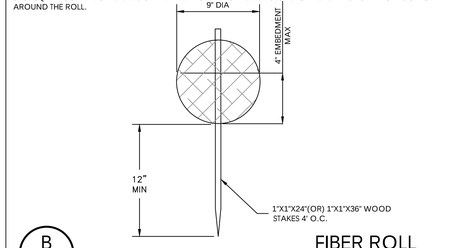
INSTALLATION
1. USE 1"X1"X2' OR 1"X1"X3' WOOD STAKES, DEPENDING ON THE SOIL AND SLOPE CONDITIONS. USE LONGER STAKES IN LOOSE SOIL, SHORTER STAKES IN DENSER SOILS.

2. CASQA RECOMMENDS IF MORE THAN ONE FIBER ROLL IS PLACED IN A ROW, THE ROLLS SHOULD BE OVERLAPPED, NOT ABUTTED.IF CONTRACTOR DESIRES TO POSITION FIBER ROLLS END-TO-END, THEY SHALL TIE THE BUTTED ENDS TOGETHER WITH STRONG TWINE TO ENSURE A GOOD CONNECTION.

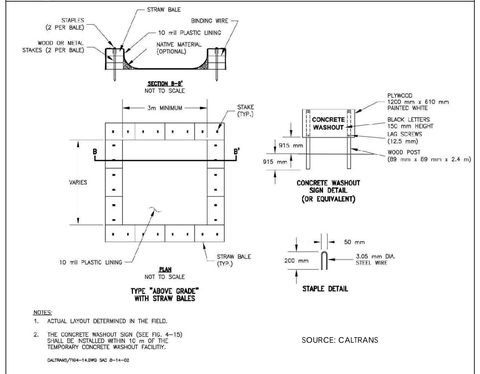
3. PLACE FIBER ROLLS SECURELY IN THE TRENCH SO THAT SILT LADEN RUN-OFF PASSES OVER OR THROUGH, NOT UNDER THE FIBER ROLL.

4. CONSTRACTOR SHALL REVIEW CASQA MANUAL FOR INSTALLATION GUIDANCE. (SE-5)

5. CASQA RECOMENDS THE ENDS OF THE FIBER ROLL BE TURNED UP-SLOPE TO PREVENT RUNOFF FROM GOING AROUND THE ROLL.



B C6 FIBER ROLL
NTS



SOURCE: CALTRANS

C C6 CONCRETE WASHOUT
NTS



D C6 CONSTRUCTION HAUL ROUTE
NTS

BY	DESCRIPTION	DATE	REV.
			1
			2
			3
			4
			5
			6
			7
			8

C3 ENGINEERING INCORPORATED
Civil Engineering Land Development Stormwater Control
126 Bonifacio Place, Suite C, Monterey, CA 93940
Phone: (831) 647-1192 Fax (831) 647-1194
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REGISTERED PROFESSIONAL ENGINEER
JENNIFER P. RIDDLER
No. 67625
EXP. 06-30-27
CIVIL
STATE OF CALIFORNIA

EROSION CONTROL PLAN

GERHARDY RESIDENCE
8099 MONTERRA VIEWS
MONTEREY, CA 93940

SCALE:	AS NOTED
DATE:	6/4/2025
DESIGN BY:	JPR
DRAWN BY:	JPR
CHECKED BY:	

SHEET NUMBER: C6
OF 6 SHEETS
PROJECT# 124167

GENERAL NOTES, SPECIFICATIONS, AND PROJECT INFORMATION

STRUCTURAL DESIGN PARAMETERS

GENERAL PARAMETERS

BUILDING CODES

NDS 2018 / SDPWS-18
2022 CBC ACI 318-19 AISC 341-18
ASCE 7-16 ACI 530-18 TMS 402-18
AISC 360-19 AISC 358-19

Max. Height (above grade)	22 ft.
Roof DL/LL (psf)	37/20
Floor Interior DL/LL (psf)	35/40
Exterior Walls - DL (psf)	27

SOILS VALUES

Allowable Bearing value	2000 psf
Lateral Passive	250 pcf
EFP (at-rest, level)	50 pcf
EFP (active, level)	45 pcf
Allow Bearing For Retaining Wall Footing	2000 psf
Friction Coefficient	0.35
Soil Classifications	Reddish-yellow, Brown, Silty, Sand

SOILS REPORT: SOIL SURVEY GROUP, INC.
103 CHURCH ST.
SALINAS, CA. 93901
JOB #8492
DATE: MARCH 31, 2025
831-757-2172
SEE SHEET S2.0

BUILDING LOADS

Per CBC 1603.1.1
Per CBC 1603.1.2

FLOOR LIVELOADS:

Uniformly Distributed Load = 40psf
Concentrated Load = ___
Impact Load = ___
Live Load Deduction: Y/N = N
Roof Live Load = 20psf
Roof Dead Load = 30psf
Floor Dead Load = 22psf

WIND DESIGN DATA (per CBC 1603.1.4):

Wind Speed	V ULT = 110 mph V ASD = 85 mph
Risk Category	II
Exposure Category	C
Internal Pressure Coefficient, GC_{pi}	+/- 0.18

SEISMIC DESIGN DATA (per CBC 1603.1.5):

Risk Category		II
Site Class		C
Seismic Design Category		D
Spectral Response Accelerations	S_s	= 1.317
	S_1	= 0.485
Spectral Response Coefficients	S_{DS}	= 0.878
	S_{D1}	= 0.587
	F_a=1.0	
	F_v=1.815	
Seismic Force Resisting System(s)		A.15#
Response Modification Factor, R		6.5##
Seismic Response Coefficient, C_s		0.176
Design Base Shear (ASD ~ 0.7C_sW)		V = C_sW
Redundancy Factor, p		1.3
Analysis Procedure Used		Equiv. Lat. Force

\# See ASCE 7-16 Table 12.2.1

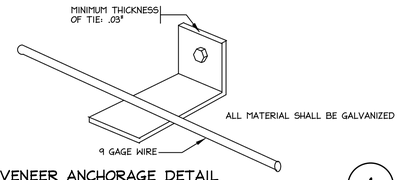
\#\# Design Forces Obtained w/ Most Stringent R-value of 6.5 For Plywood Shearwalls.

VENEER

1. VENEER SHALL BE ADHERED VENEER OR ANCHORED VENEER.
2. VENEER GREATER THAN 3/4" SHALL BE ANCHORED WITH MECHANICAL ANCHORS.
3. SEE STANDARD DETAILS FOR VENEER ANCHORAGE.
4. UNLESS NOTED OTHERWISE, ANCHOR VENEER WITH #9 WIRE IN MORTAR BED TIED TO FRAMING @ 16" O.C. EACH WAY.

ANCHORED VENEER (USE DUR-O-WAL OR SIMILAR)

1. ALL VENEER SHALL BE ANCHORED TO WOOD, CONCRETE, STEEL STUD STEEL FRAME OR CONCRETE MASONRY.
2. FOR ANCHORAGE TO WOOD, STEEL STUD OR STEEL FRAME USE DUR-O-WAL D/A 2135.
3. FOR ANCHORAGE TO CONCRETE OR CONCRETE BLOCK, USE DUR-O-WAL D/A 5213.
4. SPACE ANCHORS @ 16" O.C. EA. WAY, UNLESS SHOWN OTHERWISE IN THE DRAWINGS OR DETAILS.



VENEER ANCHORAGE DETAIL 1
SCALE: N.T.S.

ABBREVIATIONS

&	AND	FLG	FLANGE	PWJ.	TRUS JOIST PRODUCT
@	AT	FRAMG	FRAMING	RAD	RADIUS
AB	ANCHOR BOLT	FS	FAR SIDE	REINF	REINFORCING
ABV	ABOVE	FT	FOOT	REQ	REQUIRED
ARCH	ARCHITECT	FTG	FOOTING	RET	RETURN
BLK	BLOCK	GA	GAUGE	REV	REVISION
BLKG	BLOCKING	GALV	GALVANIZED	RGH	ROUGH
BLW	BELOW	GLB	GRADE BEAM	RWD	REDWOOD
BM	BEAM	GLB	GLUE LAM BEAM	SCH	SCHEDULE
BN	BOUNDARY NAILING	GR	GRADE	SC	SLIP CRITICAL
BOT	BOTTOM	HDR	HEADER	SCR	SCREW
BTWN	BETWEEN	HNGR	HANGER	SDS	
CJ	CONTROL JOINT	HNGRS		SECT	SECTION
CL	CENTERLINE	HT	HEIGHT	SHT	SHEET
CLR	CLEAR	HOR	HORIZONTAL	SHTG	SHEATHING
CMU	CONCRETE MASONRY UNIT	HS	HIGH STRENGTH	SIM	SIMILAR
COL	COLUMN	INFO	INFORMATION	SLO	SHORT LEG OUTSTANDING
COM	COMMON	INT	INTERIOR	SLV	SHORT LEG VERTICAL
CONC	CONCRETE	JT	JOINT	SPEC	SPECIFICATION
COND	CONDITION	JST	JOIST	SQ	SQUARE
CONST	CONSTRUCTION			STD	STANDARD
CONT	CONTINUOUS	KD	KILN DRIED	STL	STEEL
CP	COMPLETE PENETRATION	LLO	LONG LEG OUTSTANDING	STR	STRUCTURAL
CTR	CENTER	LLV	LONG LEG VERTICAL	S4S	SURFACED 4 SIDES
DECKG	DECKING	LTWT	LIGHTWEIGHT	T&B	TOP AND BOTTOM
DET	DETAIL	MAS	MASONRY	T&G	TONGUE AND GROOVE
DF	DOUGLAS FIR	MB	MACHINE BOLT	TEMP	TEMPERATURE
DIAG	DIAGONAL	MATL	MATERIAL	THK	THICK
DIAM	DIAMETER	MAX	MAXIMUM	TOB	TOP OF BLOCK
DIM	DIMENSION	MECH	MECHANICAL	TOC	TOP OF CONCRETE
DWG	DRAWING	MIN	MINIMUM	TOP	TOP OF PARAPET
(E)	EXISTING	(N)	NEW	TOP	
EA	EACH	NIC	NOT IN CONTRACT	T.O. PLY	TOP OF PLYWOOD
ELEV	ELEVATION	NO	NUMBER	TOS	TOP OF SLAB
EN	EDGE NAILING	NS	NEAR SIDE	T.O. STL	TOP OF STEEL
EQUIP	EQUIPMENT	OV	OVER	TSG	TAPERED STEEL GIRDER
E/W	EACH WAY	OC	ON CENTER	TW	TOP OF WALL
EXT	EXTERIOR	OD	OUTSIDE DIAMETER	TYP	TYPICAL
FHWS	FLAT HEAD WOOD SCREW	OPNG	OPENING	UNO	UNLESS NOTED OTHERWISE
FIN	FINISH	PL	PLATE	VERT	VERTICAL
FOC	FACE OF CONCRETE	℄	PLATE	VERTS	
FOB	FACE OF BLOCK	PLWD	PLYWOOD	VIF	VERIFY IN FIELD
FOS	FACE OF STUD	PLY	PLYWOOD	VOL	VOLUME
F.O. PLY	FACE OF PLYWOOD	PNL	PANEL	W/	WITH
FOW	FACE OF WALL	PR	PAIR	W/O	WITHOUT
FL	FLOOR	PT	POINT	WD	WOOD
		PTDF	PRESSURE TREATED DOUGLAS FIR	WT	WEIGHT

CORROSION PROTECTION

1. METAL IN CONTACT WITH MOISTURE AND TREATMENT PRODUCTS SHALL BE PROTECTED AGAINST CORROSION.
2. PROTECTION CAN BE PAINT, GALVANIZATION, OR USE OF STAINLESS STEEL, (NOT TYPE 304).
3. THIS INCLUDES, BUT IS NOT LIMITED TO:
   - REINFORCING STEEL
   - SHEET METAL
   - FASTENERS & NAILS
   - NUTS, BOLTS, WASHERS, SCREWS & LAG BOLTS
   - SHAPES, PLATES, & BARS
4. PROCESSES SHALL BE IN ACCORDANCE WITH ASTM 153, ASTM 123, ASTM B695, OR ASTM A653.

PRODUCT	GALVANIZING	THICKNESS OR AMOUNT
SHAPES	A123	10 MILS DFT
PLATES	A123	10 MILS DFT
BARS	A123	10 MILS DFT
SHEET METAL CONNECTORS	A153	2 OZ PER SF
FASTENERS	A153	2 OZ PER SF
NAILS	TUMBLED	N/A

5. FACTORY COATINGS OF G185, FOR SHEET METAL PRODUCTS IS ACCEPTABLE.
6. THE FOLLOWING STANDARDS SHALL APPLY:
   A143 B487 F1789 A767
   A780 B6 A384
   A90 E376 A385
   A902 F1470 A47
7. CONNECTOR ASSEMBLIES PRIMARILY NUTS, BOLTS, AND WASHERS SHALL BE SHIPPED ASSEMBLED TO ENSURE PROPER FIT.
8. ALTER THREADED PRODUCT DIMENSION TO ENSURE FIT AFTER GALVANIZATION.
9. GALVANIZE ALL PRODUCTS AFTER FABRICATION, UNLESS ITEM IS FACTORY MADE AND/OR DIRECTED BY ENGINEER.

REINFORCING STEEL CONCRETE AND CONCRETE BLOCK

REFERENCE STANDARDS:

CONFORM TO:
(1) ACI 301-14 "STANDARD SPECIFICATIONS FOR STRUCTURAL CONCRETE", SECTION 3 "REINFORCEMENT SUPPORTS."
(2) ACI SP-66 "ACI DETAILING MANUAL" INCLUDING ACI 315 "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT."
(3) CRSI MSP-2-07 "MANUAL OF STANDARD PRACTICE."
(4) ANS/AWS D1.4 "STRUCTURAL WELDING CODE - REINFORCING STEEL."
(5) CBC CHAPTER 19 - CONCRETE.
(6) ACI 318-14 LATEST EDITION.
(7) CONFORM TO ASTM A-185, FOR WELDED WIRE FABRIC

SUBMITTALS:

CONFORM TO ACI SEC. 3.1.1 "SUBMITTALS, DATA AND DRAWINGS." SUBMIT PLACING DRAWINGS SHOWING FABRICATION DIMENSIONS AND LOCATIONS FOR PLACEMENT OF REINFORCEMENT AND REINFORCEMENT SUPPORTS.

MATERIALS:

REINFORCING BARS...ASTM A615, ℄ SUPPLEMENT SI GRADE 60, DEFORMED BARS, Fy = 60,000 PSI
BAR SUPPORTS.....CRSI MSP-2-07, CHAPTER 3 "BAR SUPPORTS."
TIE WIRE.....16.5 GAGE OR HEAVIER, BLACK ANNEALED.
FIBROUS REINFORCEMENT.....FIBERMESH OR APPROVED EQUIVALENT.
.....(SEE CIP CONCRETE FOR SPECIFICATIONS)

FABRICATION:

CONFORM TO ACI 318-14. "FABRICATION", AND ACI SP-66 "ACI DETAILING MANUAL."

WELDING:

BARS SHALL NOT BE WELDED UNLESS AUTHORIZED. WHEN AUTHORIZED, CONFORM TO ACI 318-11, SEC. 12.7, 12.8 AND 12.19 "WELDING" AND PROVIDE ASTM A706, GRADE 60 REINFORCEMENT.

PLACING:

1. CONFORM TO ACI 318-14, SEC. 7.5 "PLACEMENT." PLACING TOLERANCES SHALL CONFORM TO SEC. 3.3.2.1 "TOLERANCES."
2. NO BARS PARTIALLY EMBEDDED IN HARDENED CONCRETE SHALL BE FIELD BENT UNLESS SPECIFICALLY SO DETAILED OR APPROVED BY THE STRUCTURAL ENGINEER.
3. CONCRETE WALL REINFORCING--PROVIDE THE FOLLOWING UNLESS DETAILED OTHERWISE:

6" WALLS	#4 @ 16 HORIZ.	#4 @ 18 VERTICAL	1 CURTAIN
8" WALLS	#4 @ 18 HORIZ.	#4 @ 18 VERTICAL	2 CURTAIN
10" WALLS	#5 @ 18 HORIZ.	#5 @ 18 VERTICAL	2 CURTAINS
12" WALLS	#5 @ 16 HORIZ.	#5 @ 18 VERTICAL	2 CURTAINS

4. REINFORCING STEEL SHALL BE DETAILED (INCLUDING HOOKS AND BENDS) IN ACCORDANCE WITH ACI 315 & 318 CURRENT EDITION.

CONCRETE COVER:

CONFORM TO THE FOLLOWING COVER REQUIREMENTS FROM ACI 318-14, TABLE 7.5.2.1:

CONCRETE CAST AGAINST EARTH.....3"
CONCRETE EXPOSED TO EARTH OR WEATHER.....2"
TIES IN COLUMNS AND BEAMS.....1 -1/2"
BARS IN SLABS AND WALLS.....3/4"
EXTERIOR BARS IN TILT-UP PANELS.....1"

SPLICES:

CONFORM TO ACI 318-14, SEC. 12.2.2 AND 12.15 REFER TO "LAP SPLICE SCHEDULE", S3.1 TYPICAL SPLICES. THE SPLICES INDICATED ON INDIVIDUAL SHEETS CONTROL OVER THE SCHEDULE. USE CLASS B SPLICES UNLESS NOTED. MECHANICAL CONNECTIONS MAY BE USED WHEN APPROVED BY THE ENGINEER. (5 / S1.2)

FIELD BENDING:

CONFORM TO ACI 318-14, SEC. 7.3 "FIELD BENDING OR STRAIGHTENING." BAR SIZES #3 THROUGH #5 MAY BE FIELD BENT COLD THE FIRST TIME. OTHER BARS REQUIRE PREHEATING. DO NOT TWIST BARS.

GENERAL

1. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO THE APPROVAL OF THE ARCHITECT AND STRUCTURAL ENGINEER.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL ALL TEMPORARY BRACING AND SHORING TO INSURE THE SAFETY OF THE WORK UNTIL IT IS IN ITS COMPLETED FORM.
3. SEE ARCHITECTURAL DRAWINGS FOR THE FOLLOWING ITEMS:
   A. SIZE AND LOCATION OF ALL DOOR AND WINDOW OPENINGS.
   B. LOCATION OF ALL INTERIOR NON-BEARING WALLS.
   C. LOCATION OF ALL CONCRETE CURBS, FLOOR DRAINS, SLOPES, DEPRESSED AREAS, ETC.
4. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO STARTING WORK. THE ARCHITECT AND STRUCTURAL ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES OR INCONSISTENCIES. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING AND COORDINATING ALL DIMENSIONS.
5. PROVIDE EARTH EXCAVATION, EARTH SHORING WORK AND REPAIR DAMAGE TO EXISTING FACILITIES AND ADJOINING PROPERTY RESULTING FROM PERFORMING THE WORK UNDER THIS CONTRACT.
6. ALL SCAFFOLDING AND SHORING SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE INDUSTRIAL SAFETY COMMISSION OF THE STATE OF CALIFORNIA.
7. ALL ELECTRICAL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE NATIONAL ELECTRIC CODE AS AMENDED BY APPLICABLE ORDINANCES.
8. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO INSURE THAT ALL APPLICABLE SAFETY LAWS ARE STRICTLY ENFORCED AND TO MAINTAIN A SAFE CONSTRUCTION PROJECT.
9. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE SUPERVISION OF THE CONSTRUCTION WORK TO INSURE THAT IT IS BUILT IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS. THE STRUCTURAL ENGINEER WILL PROVIDE ONLY PERIODIC OBSERVATION OF THE WORK.
10. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER, THE ARCHITECT, AND THE STRUCTURAL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER, ARCHITECT, OR STRUCTURAL ENGINEER.
11. THIS STRUCTURAL ENGINEERING WORK WAS CONDUCTED IN ACCORDANCE WITH PRESENTLY ACCEPTED PROCEDURES CONSISTENT WITH THE SCOPE OF THE PROJECT AND NO WARRANTY IS IMPLIED.
12. BIDDERS MUST VISIT THE BUILDING SITE AND FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS. THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS IS TO PROVIDE A PROJECT COMPLETE IN EVERY DETAIL AND READY FOR OCCUPANCY. DISCREPANCIES OR DELETIONS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND STRUCTURAL ENGINEER BEFORE THE BID DATE FOR CORRECTION.
13. ARTICLE 11.1 OF THE GENERAL CONDITIONS, "CONTRACTOR'S LIABILITY INSURANCE," SHALL BE SUPPLEMENTED AS FOLLOWS: (TO INCLUDE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS)
   A. WORKMEN'S COMPENSATION, AS REQUIRED BY THE LABOR LAWS.
   B. PUBLIC LIABILITY IN THE AMOUNT OF NOT LESS THAN $200,000.00.
   C. PROPERTY DAMAGE IN THE AMOUNT OF NOT LESS THAN $250,000.00.
   D. CONTRACTOR SHALL NAME THE ARCHITECT, STRUCTURAL ENGINEER, AND OWNER, AS INSURED MEMBERS ON THE CONTRACTOR'S CERTIFICATES.
   E. THE ARCHITECT SHALL RECEIVE AND APPROVE ALL CERTIFICATES PRIOR TO CONSTRUCTION.
14. THE CONTRACTOR SHALL MAKE AND KEEP CURRENT A SET OF "RECORD DRAWINGS" SHOWING EXACT DIMENSIONED LOCATIONS OF UNDERGROUND UTILITIES, STUB OUTS, CONSTRUCTION CHANGES, ETC.
15. DETAILS NOT SPECIFICALLY SHOWN SHALL BE CONSTRUCTED IN A MANNER SIMILAR TO THE DETAILS THAT ARE SHOWN FOR LIKE CONDITIONS. THESE ITEMS SHALL BE BROUGHT TO THE ATTENTION OF THE STRUCTURAL ENGINEER AS SOON AS POSSIBLE FOR HIS APPROVAL. APPROVAL SHALL BE OBTAINED PRIOR TO INSTALLATION.
16. SEE MECHANICAL DRAWINGS FOR SIZE AND LOCATION OF MECHANICAL EQUIPMENT AND OPENINGS IN ROOF, FLOOR, AND WALLS.
17. THE STRUCTURAL ENGINEER AND HIS CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE WORK PRODUCT HEREIN BEYOND A REASONABLE DILIGENCE. IF ANY MISTAKES, OMISSIONS, OR DISCREPANCIES ARE FOUND TO EXIST WITHIN THE WORK PRODUCT, THE STRUCTURAL ENGINEER SHALL BE PROMPTLY NOTIFIED SO THAT HE MAY HAVE THE OPPORTUNITY TO TAKE WHATEVER STEPS NECESSARY TO RESOLVE THEM. FAILURE TO PROMPTLY NOTIFY THE STRUCTURAL ENGINEER OF SUCH CONDITIONS SHALL ABSOLVE THE STRUCTURAL ENGINEER FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH DISCREPANCIES. ACTIONS WITHOUT THE KNOWLEDGE AND CONSENT OF THE STRUCTURAL ENGINEER OR IN CONTRADICTION TO THE STRUCTURAL ENGINEERS WORK PRODUCT OR RECOMMENDATIONS SHALL BECOME THE RESPONSIBILITY NOT OF THE STRUCTURAL ENGINEER BY OF THE PARTIES RESPONSIBLE TAKEN SUCH ACTION.
18. THESE PLANS AND DESIGN ARE THE EXCLUSIVE PROPERTY OF STUDIO ENGINEERS INC. AND CANNOT BE USED OR REPRODUCED WITHOUT THE STRUCTURAL ENGINEERS WRITTEN CONSENT.

GENERAL INFORMATION

CONFLICTS & RESOLUTION OF DISCREPANCIES:

CONFLICTS IN NOTES AND BETWEEN NOTES, PLANS, AND DETAILS WILL OCCUR. IF NOT NOTED, OR UNLESS NOTED OTHERWISE, APPLY THE MOST STRINGENT REQUIREMENT TO THE PROJECT. FOR DEVIATIONS FROM THIS, OBTAIN WRITTEN APPROVAL FROM THE STRUCTURAL ENGINEER.

WHERE DIMENSIONS DIFFER BETWEEN ARCHITECTURAL AND STRUCTURAL DRAWINGS, THE STRUCTURAL DRAWINGS SHALL TAKE PRECEDENCE.

BE AWARE THAT THE STRUCTURAL ENGINEER HAS NOT SEEN THE ENTIRE SET OF DOCUMENTS THAT YOU ARE LOOKING AT, IN THEIR FINAL FORM.

EVERY CONCEIVABLE AND PRACTICAL EFFORT HAS BEEN MADE TO PROVIDE COORDINATED DOCUMENTS BASED ON THE EXPERIENCE, EXPERTISE, AND JUDGMENT OF THE STRUCTURAL ENGINEER.

WHERE CHANGES TO WORK ARISE OUT OF LACK OF COORDINATED DOCUMENTS, THE STRUCTURAL ENGINEER WILL NOT ACCEPT BACK CHARGES OF ANY KIND, FROM THIS ADDITIONAL WORK.

EXTRA'S WHICH STEM FROM DIFFERENCES AND DISCREPANCIES BETWEEN DISCIPLINES SHALL BE WORKED OUT BETWEEN THE CONTRACTOR, OWNER, AND ARCHITECT/DESIGNER. THE STRUCTURAL ENGINEER SHALL NOT BE PART OF THIS PROCESS.

AT NO ADDITIONAL CHARGE, THE STRUCTURAL ENGINEER MAY PRODUCE DOCUMENTATION TO EXPEDITE RESOLUTION OF THESE ISSUES.

THE STRUCTURAL ENGINEER GENERALLY DOES NOT HAVE ANY KNOWLEDGE OF CONTRACT PRICING, ENTIRETY OF DOCUMENTS ON WHICH PRICING IS BASED, OR WHAT HAS BEEN INCLUDED IN THE CONTRACT AMOUNTS.

FURTHER CHANGES MAY REQUIRED TO DOCUMENTS ISSUED FOR PRICING BASED ON BUILDING DEPARTMENT CORRECTIONS & COORDINATION WITH OTHER DISCIPLINES.

WHERE SEPARATE SPECIFICATIONS ARE USED, THE ORDER OF PRECEDENCE FOR SOLVING DISCREPANCIES SHALL BE:
DRAWING SHEETS LABELED WITH 'S'
SPECIFICATIONS

ITEMS COVERED & NOT COVERED IN THE STRUCTURAL DRAWINGS:

THE ENTIRETY OF CONSTRUCTION IS NOT COVERED IN THE STRUCTURAL DRAWINGS. THIS INCLUDES, BUT IS NOT LIMITED TO THE LIST BELOW. IT IS THE INTENT OF THE STRUCTURAL DRAWINGS TO CLEARLY DEFINE THE STRUCTURAL FRAME FOR THE BUILDING, I.E., THAT SYSTEM WHICH PREVENTS COLLAPSE.

ARCHITECTURAL ITEMS

WATERPROOFING & MOISTURE PROTECTION	CONVEYANCE SUPPORT SYSTEMS
PEST & RODENT PROTECTION	UNDERFLOOR DRAINAGE
HANDRAILS & GUARDRAILS	
STAIRS	
FIREPLACES	
THERMAL & MOISTURE TREATMENT	
VAPORS, FUMES, AND OFF-GASSING OF CONSTRUCTION MATERIALS	

MECHANICAL ITEMS

SOLAR SYSTEMS	PLUMBING & PIPING AND ITS SUPPORTS
HEATING, VENTILATING, AND AIR CONDITIONING	FIRE SPRINKLING SYSTEMS
RADIANT/HYDRONIC HEATING SYSTEMS	DUCTING AND ITS SUPPORTS

ELECTRICAL ITEMS

HEATING OR LIGHTING SYSTEMS

THESE ITEMS MAY BE ADDRESSED WITH VARIOUS AMOUNTS OF INFORMATION IN THE DRAWINGS. INFORMATION IS SHOWN FOR COORDINATION PURPOSES BETWEEN DISCIPLINES ONLY. VARIOUS REASONS FOR THIS MAY BE:

i. IT HAS BEEN REQUIRED BY THE BUILDING OFFICIAL
ii. IT HAS BEEN SHOWN TO FACILITATE PROJECT COORDINATION.

EVEN THOUGH THE ENTIRETY OF THESE ITEMS HAVE NOT BEEN SHOWN, WHAT IS SHOWN IS STRUCTURALLY ADEQUATE TO SUPPORT LOADS FOR WHICH THOSE ELEMENTS HAVE BEEN DESIGNED.

THE CONTRACTOR, PROJECT OWNER, AND PROJECT PARTICIPANTS SHALL NOT CONSTRUE THE STRUCTURAL DRAWINGS TO COMPLETELY COVER ALL ASPECTS OF THE ITEMS NOTED ABOVE. FOR EXAMPLE, RETAINING WALLS WILL WITHSTAND LOADS FOR WHICH THEY ARE DESIGNED BUT NOT BE WATERPROOFED, OR COMPLETELY THERMAL RESISTANT.

PROJECT PARTICIPANTS SHOULD NOT LOOK TO THE STRUCTURAL DRAWINGS TO FULFILL ALL THE FUNCTIONS THAT NORMALLY OCCUR WITH THE SYSTEMS ABOVE. THE STRUCTURAL DRAWINGS DO NOT COVER THE ENTIRETY OF THIS INFORMATION.

THE CONTRACTOR AND PROJECT OWNER SHALL MAKE EVERY ATTEMPT POSSIBLE TO INSTALL MATERIALS WHICH DO NOT GIVE RISE TO HARMFUL FUMES, VAPORS, MOLD, PEST ATTRACTION, ETC., OR THAT EXACERBATE THE NOT COVERED ITEMS ABOVE.

WHERE THE PROJECT REQUIRES EXPOSED LUMBER, AND OTHER MATERIALS THAT MAY BE SENSITIVE TO CRACKING OR OTHER DISTORTION IN ITS FINAL CONDITION. THERE SHALL BE A MEETING PRIOR TO ACQUIRING SUCH MATERIALS WITH THE CONTRACTOR, OWNER, AND ARCHITECT TO ENSURE THAT INSTALLED ADVERSE CONDITIONS ARE ABLE TO BE MINIMIZED, SHOULD THEY OCCUR.

ITEMS NOT ADDRESSED IN THE STRUCTURAL DRAWINGS, HAVE NOT BEEN ADDRESSED INTENTIONALLY AS THEY ARE NOT PART OF THE STRUCTURAL SYSTEM OR SCOPE. CHARGES INVOLVED IN ITEMS THAT HAVE NOT BEEN ADDRESSED SHALL NOT BE DIRECTED TO THE STRUCTURAL ENGINEER.

DEMOLITION

OF ANY OR ALL EXISTING CONSTRUCTION
DO NOT DAMAGE EXIST. CONSTRUCTION TO REMAIN

1. DEMOLITION: THE CONTRACTOR SHALL FURNISH A DEMOLITION PRICE TO THE OWNER, THAT IS SEPARATE FROM ALL OTHER PRICES IN THE CONTRACT. THE CONTRACTOR SHALL FURNISH TWO PRICES FOR DEMOLITION:
   - A FIGURE THAT IS THE LOWEST PRICE TO ACCOMPLISH THE CONTRACT WORK.
   - A BUDGETARY RANGE FOR DEMOLITION, BASED ON (E) COND., EXPERIENCE, AND THIS CONTRACT.
2. THE CONTRACTOR MAY REMOVE (E) CONSTRUCTION AND REPLACE IN KIND PROVIDED IT MEETS WITH BUILDING DEPARTMENT APPROVAL AND IS ACCEPTABLE TO THE STRUCTURAL ENGINEER. IF IT FACILITATES THE CONTRACTORS ABILITY TO WORK, (E) CONSTRUCTION MAY BE REMOVED TO ASSIST IN SUCH WORK, IE. IT MAY BE LESS WORK TO COMPLETELY REMOVE FLOOR JOISTS AND INSTALL NEW JOISTS, AS OPPOSED TO WORKING AS SHOWN.
3. THE EXTENT OF DEMOLITION MAY OR MAY NOT BE SHOWN IN THESE CONSTRUCTION DOCUMENTS. THE CONSULTANTS SHALL NOT BE BACK CHARGED OR RESPONSIBLE FOR SHOWING OR NOT SHOWING THE ENTIRE EXTENT OF DEMOLITION

CONTRACT ALLOWANCE

IN ADDITION TO THE WORK OUTLINED IN THE PLANS AND SPECIFICATIONS, THE CONTRACTOR SHALL HAVE AN ALLOWANCE FOR FURNISHING AND/OR INSTALLING THE FOLLOWING ITEMS & QUANTITIES:

ITEM	QUANTITY	REMARKS
EXCAVATION:	50 CY	WITHIN BUILDING FOOTPRINT
REINFORCING STEEL	3000 LBS	FOR CONCRETE OR CONCRETE BLOCK
CAST IN PLACE CONCRETE	10 CY	FORMED AND CAST IN PLACE
SAWN LUMBER	1000 BF	
ENGINEERED LUMBER	300 LF	
STRUCTURAL STEEL	1500 LBS	
WELDING (1/4" FILLETS)	50 IN.	FIELD OR SHOP
SIMPSON HARDWARE HDUS OR SIM.	10	EPOXY OR CAST IN PLACE (OR SUBSTITUTE STRAPS)

THESE ITEMS SHALL BE AVAILABLE TO BE INSTALLED AS DIRECTED AND AT THE DIRECTION OF THE ARCHITECT/ENGINEER.

THE UNUSED PORTION OF THE ABOVE ITEMS SHALL BE CREDITED TO THE CONTRACT AT THE END OF THE PROJECT.

ADVISORY NOTES

BE AWARE THAT THERE IS A SCHOOL OF THOUGHT WHICH ATTRIBUTES MOLD TO OSB SHEATHING GETTING AND REMAINING MOIST OR WET. IT IS STRONGLY RECOMMENDED THAT 5 PLY SHEET TYPE PLYWOOD, EXTERIOR GRADE WITH EXTERIOR GLUE, BE USED. THESE AND OTHER SIMILAR PRODUCTS HAVE BEEN DEVELOPED TO ALLEVIATE THIS ISSUE. THESE PRODUCTS WORK BY ALLOWING VAPOR TO BE TRANSMITTED AND MINIMIZING WATER PASSAGE. THE EFFICACY OF THESE PRODUCTS IS A MATTER OF DEBATE AND NOT ALWAYS CLEAR. WHATEVER SHEATHING IS USED IS DONE AT THE SOLE DISCRETION AND RISK OF THE OWNER & CONTRACTOR. THE STRUCTURAL ENGINEER AND OTHER DESIGN CONSULTANTS DO NOT & WILL NOT PARTICIPATE IN THIS DECISION, AND APPURTENANT REPERCUSSIONS

SEE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS
WHERE DIMENSIONS DIFFER BETWEEN ARCH. AND STRUCTURAL SHEETS
ARCHITECTURAL SHEETS TAKE PRECEDENCE

SHEET INDEX (STRUCTURAL DRAWINGS)

#	SHT. NO.	SHEET TITLE
		TYPICAL PROJECT INFORMATION
1	S1.1a	GENERAL NOTES / ABBREVIATIONS
2	S1.1b	GENERAL NOTES
3	S1.1c	GENERAL NOTES / SPECIAL INSPECTIONS
4	S1.2	TYPICAL DETAILS
5	S1.3	TYPICAL DETAILS
6	S1.4	TYPICAL DETAILS
7	S1.5	TYPICAL DETAILS
8	S1.6	STEEL STRONG WALL TYPICAL DETAILS
		FOUNDATION & FRAMING PLANS
9	S2.0	SCHEDULE & LEGEND
10	S2.1	OVERALL FOUNDATION PLAN
11	S2.1.1	FOUNDATION PLAN NORTH
12	S2.1.2	FOUNDATION PLAN SOUTH
13	S2.2	OVERALL ROOF FRAMING PLAN
14	S2.2.1	ROOF FRAMING PLAN NORTH
15	S2.2.2	ROOF FRAMING PLAN SOUTH
16	S3.1	FOUNDATION DETAILS
17	S3.1	ROOF FRAMING DETAILS
		TOTAL STRUCTURAL SHEETS

GENERAL CONDITIONS

CODE AND SPECIFICATIONS

1. COMPLY WITH THE 2022 EDITION OF CALIFORNIA CODE OF REGULATIONS (C.C.R.) TITLE 24 WITH CA AMENDMENTS. THIS IS THE 2019 CALIFORNIA BUILDING CODE (CBC).
2. REPORT ANY APPARENT DISCREPANCIES ON DRAWINGS AND/OR SPECIFICATIONS TO THE ARCHITECT PRIOR TO PROCEEDING.
3. ACI 318-19 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE.
4. AISC 358-16 MANUAL OF STEEL CONSTRUCTION-15TH EDITION.
5. AWS STRUCTURAL WELDING CODE APPROPRIATE SECTION.
6. ASCE 7-16 MN. DESIGN LOADS.
7. AWC NDS-2018 WOOD DESIGN.

REFERENCE STANDARDS:

REFERENCE TO A SPECIFIC SECTION IN THE CODE DOES NOT RELIEVE THE CONTRACTOR FROM COMPLIANCE WITH THE ENTIRE STANDARD. THE LATEST EDITION OF THE STANDARD SHALL BE USED UNLESS A SPECIFIC DATE IS INDICATED.

DEFINITIONS:

THE FOLLOWING DEFINITIONS COVER THE MEANINGS OF CERTAIN TERMS USED IN THESE NOTES:

- "ARCHITECT/ENGINEER" - THE ARCHITECT AND THE STRUCTURAL ENGINEER OF RECORD (SER).
- "STRUCTURAL ENGINEER OF RECORD" (SER) - THE STRUCTURAL ENGINEER IS THE PERSON LEGALLY ELIGIBLE TO STAMP & SIGN THE STRUCTURAL DOCUMENTS FOR THE BUILDING PROJECT. THE SER IS RESPONSIBLE FOR THE DESIGN OF THE BUILDING STRUCTURAL FRAME..
- SUBMITTALS, SUBSTITUTIONS & RFI'S:
  SUBMITTALS BY THE CONTRACTOR ARE REVIEWED AT THE DISCRETION OF THE SER. IN GENERAL, PROPRIETARY ITEMS ARE NOT REVIEWED AND GENERIC ITEMS ARE REVIEWED. REVIEW OF SUBSTITUTIONS, DIRECTLY, OR INDIRECTLY, (IN THE FORM OF SHOP DRAWINGS, ETC.) ARE SUBJECT TO A REVIEW FEE AT THE DISCRETION OF THE SER. RFI'S THAT CAN BE ANSWERED USING THE CONSTRUCTION DOCUMENTS

GENERAL NOTES

TIMBER & LUMBER CONT.

LUMBER MATERIALS TABLE SAWN LUMBER

FRAMING MEMBER	SIZE	SPECIES	GRADE	REMARKS
ROOF RAFTERS	2X, 3X, 4X	DF	#1 OR BETTER	S4S
CEILING JOISTS	2X, 3X, 4X	DF	#2 OR BETTER	S4S
FLOOR JOISTS	2X, 3X, 4X	DF	#1 OR BETTER	S4S
WALL STUDS	2X, 3X, 4X	DF	STUD GRADE	S4S
SILL PLATES	2X, 3X, 4X	DF	UTILITY OR BETTER	S4S
TOP PLATES	2X, 3X, 4X	DF	STUD GRADE	S4S
HEADERS & BEAMS	2X, 3X, 4X	DF	#1 OR BETTER	S4S
POSTS	6X & LARGER	DF	#1 OR BETTER	S4S
BEAMS	6X & LARGER	DF	#1 OR BETTER	S4S

PLYWOOD

DOUGLAS FIR-THICKNESS AS SHOWN ON THE PLANS
(INTERIOR TYPE, EXTERIOR GLUE) GRADE CDX, 5 PLY MINIMUM
MINIMUM SHEET SIZE 2FT. X 4FT.
APA RATED SHEATHING MAY ALSO BE USED
SEE FRAMING SHEETS FOR SPECIFIC CALL OUTS.

ALL SHEATHING SHALL HAVE THE TYPICAL TRADEMARK

APA
RATED SHEATHING
EXPOSURE 1
32/16 XXXX INCH
EXPOSURE 1
PS 1-09
000

NAILS COMMON
BOLTS AND THREADED ROD ASTM A307 (OFF THE SHELF @ HARDWARE STORE)

17. ALL 2X MEMBERS THAT ARE PART OF THE FLOOR FRAMING SYSTEM SHALL BE KILN DRIED, #2 GRADE OR BETTER, DOUGLAS FIR. 85% OF MATERIAL SHALL HAVE A MOISTURE CONTENT OF 15% OR LESS MAXIMUM MOISTURE SHALL BE 19% EACH PIECE SHALL BE GRADE MARKED INDICATING KILN DRIED WITH A STAMP MARK "S-DRY".
18. NON-BEARING 2 X 4 STUD WALLS, STRIPPING, BLOCKING, BACKING, AND OTHER NON-STRUCTURAL LUMBER SHALL BE NO. 2 GRADE OR BETTER DOUGLAS FIR, OR STANDARD OR BETTER DOUGLAS FIR, S4S.
19. ALL NAILS SHALL BE COMMON SIZE.
20. HOLES IN WOOD FOR BOLTS SHALL BE DRILLED 1/16" LARGER THAN THE NOMINAL SIZE OF THE BOLT.
21. ALL BOLTS SHALL HAVE MALLEABLE IRON OR PLATE WASHERS UNDER HEAD AND NUTS. SEE WASHER SCHEDULE FOR SIZES.
22. ALL JOISTS SHALL BE SOLID BLOCKED AT POINTS OF BEARING. WOOD CROSS-BRIDGING, NOT LESS THAN 2 INCHES BY 3 INCHES (2" X 3") NOMINAL, METAL CROSS-BRIDGING OF EQUAL STRENGTH, OR SOLID BLOCKING SHALL BE PLACED BETWEEN JOISTS WHERE THE JOIST SPAN EXCEEDS EIGHT (8) FEET. THE DISTANCE BETWEEN LINES OF BRIDGING OR BETWEEN BRIDGING AND BEARING SHALL NOT EXCEED EIGHT (8) FEET. CROSSBRIDGING MAY BE OMITTED FOR ROOF AND CEILING JOISTS EIGHT INCHES (8") AND LESS DEPTH.
23. MINIMUM DIMENSION OF ANY PLYWOOD SHEET SHALL BE 24" AND THE MINIMUM AREA SHALL BE SIX (6) SQUARE FEET.
24. USE DOUBLE FLOOR JOISTS UNDER PARALLEL WALLS ABOVE.
25. MACHINE APPLIED NAILING: SATISFACTORY INSTALLATION SHALL BE DEMONSTRATED ON THE JOB AND THE ACCEPTANCE OF THE FIELD REPRESENTATIVE OF THE OSA AND THE ARCHITECT AND/OR STRUCTURAL ENGINEER SHALL BE OBTAINED BEFORE THE USE OF MACHINE-APPLIED NAILS CAN BE APPROVED. APPROVAL IS SUBJECT TO CONTINUED SATISFACTORY PERFORMANCE.
26. ALL NAILS AND TIMBER CONNECTORS SHALL BE GALVANIZED.
27. STEEL JOISTS HANGERS, FASTENERS, AND OTHER SUCH CONNECTION DEVICES SHALL BE OF STANDARD MANUFACTURE, HAVING A CURRENT ICBO APPROVAL, OF THE TYPES REQUIRED BY THE DRAWINGS. NAILS SHALL BE THOSE FURNISHED BY THE MANUFACTURER FOR THIS SPECIFIC USE. DEVICES SHALL BE GALVANIZED. SIMPSON PART NUMBERS ARE SHOWN ON DRAWINGS; EQUIVALENT UNION STAMPING, KC ARE ACCEPTABLE.
28. ALL PLYWOOD FLOORING SHALL BE GLUED TO THE FLOOR JOISTS. GLUE SHALL BE PANEL HEAVY DUTY SUBFLOOR ADHESIVE AS MANUFACTURED BY CONTECK CO.
29. INSPECTION SHALL BE PROVIDED OF ALL WOOD FRAMING MEMBERS WITH A MOISTURE METER, WITH MOISTURE CONTENT MEASURING LESS THAN 19% BEFORE COVERING FRAMING MEMBERS. PER SECTION 4.505.3 OF THE GREEN BUILDING STANDARDS CODE.

MANUFACTURED/ENGINEERED LUMBER

WEYERHAEUSER PRODUCT ICC-ESR-1387
PSL-PARALLEL STRAND LUMBER - PARALLAM
LSL-LAMINATED STRAND LUMBER
LVL- LAMINATED VENEER LUMBER - MICROLAM
NON-WOLMANIZED MATERIAL

	E (PSI)	G (PSI)	F_b (PSI)	F_v (PSI)
PSL	2.0 x 10^6	125,000	2900	290
LVL	1.9 x 10^6	125,000	2900	290
LSL	1.9 x 10^6	125,000	2900	290

WOLMANIZED MATERIAL PSL ONLY

	SERVICE LEVEL 1	SERVICE LEVEL 2	SERVICE LEVEL 3
G (PSI)	111,250	108,750	102,500
E (PSI)	1.78 x 10^6	1.74 x 10^6	1.64 x 10^6
F_b (PSI)	2175	2090	1915
F_v (PSI)	190	175	160

1. ADHESIVES SHALL BE WATERPROOF AND CONFORM TO THE REQUIREMENTS OF ASTM D-2559.
2. HOLES, CUTTING AND NOTCHING SHALL BE AS SHOWN IN THE STRUCTURAL DRAWINGS OR AS APPROVED BY THE STRUCTURAL ENGINEER.
3. HOLES, CUTTING AND NOTCHING IN WOLMANIZED MEMBERS SHALL BE COATED WITH HENRY'S ROOFING TAR.

TJI-MEMBERS (WEYERHAEUSER PRODUCT)
SOLID WEB PRODUCTS (ICC-ESR1153)

1. WEB MATERIAL SHALL BE STRUCTURAL 1 PLYWOOD OR PERFORMANCE PLUS PLUS MATERIAL (OSB) AS MANUFACTURED BY WEYERHAEUSER
2. CHORD MEMBERS SHALL BE LVL OR MSR SAWN LUMBER.

UNLESS NOTED OTHERWISE, MSR SHALL HAVE THE FOLLOWING VALUES:

E (PSI) 2.0 x 10^6
F_b (PSI) 2400
F_v (PSI) 90

GLU-LAMINATED LUMBER: GLB

1. GLUE LAMINATED SHALL BE OF DOUGLAS FIR MATERIAL, AND FABRICATED IN ACCORDANCE WITH AITC 117- CURRENT EDITION. (AITC A-190)
2. LAMINATION SHALL BE PLACED HORIZONTALLY.
3. LAMINATED TIMBER SHALL BE OF THE FOLLOWING COMBINATION SYMBOL, AND VALUES:
   24F-V8 DF/DF E (PSI) = 1.8x 10^6
   F_b (PSI) = 2400 F_v (PSI) = 190
4. GLB SHALL MEET THE APPEARANCE REQUIREMENTS OF ARCHITECTURAL GRADE.
5. MEMBERS SHALL BE INDIVIDUALLY WRAPPED.
6. MEMBERS EXPOSED TO AMBIENT CONDITIONS OR GRADE, SHALL BE TREATED WITH A PRESERVATIVE MEETING THE FOLLOWING REQUIREMENTS:
   AITC-109
   MINIMUM CHEMICAL RETENTION 0.40 PCF
7. ADHESIVES SHALL BE WATERPROOF. ALL BORED HOLES SHALL BE DRILLED AND APPLIED WITH TREATMENT. FOLLOW THE REQUIREMENTS OF AITC A190.1. PROVIDE WET USE ADHESIVES.

STRUCTURAL CARBON STEEL

STRUCTURAL STEEL & STRUCTURAL STEEL WELDING

1. STRUCTURAL SHAPES SHALL CONFORM TO THE REQUIREMENTS OF ASTM A6.

ITEM	ASTM REQUIREMENT	MIN. YIELD	MAX CE
W SHAPES	A36, A572, A992, A913	50 KSI	.30
M SHAPES	A36, A572, A992, A913	50 KSI	.30
S SHAPES	A36, A572, A992, A913	50 KSI	.30
HP SHAPES	A36, A572, A992, A913	50 KSI	.30
STANDARD C-CHANNELS	A36	36 KSI	.30
MC-CHANNELS	A36	36 KSI	.30
ANGLES L	A36	36 KSI	.30
FLAT PL. & BAR	A36, A572	36 KSI	.30
RECT./SQUARE (STRAIGHT SEAM)	A500 GR. B	46 KSI	.30
ROUND PIPE (SPIRAL)	A500 GR. C	42 KSI	.30
PIPE (ROUND)	A53 TYPE E GR. B	35 KSI	.30
SEAMLESS TUBING (ROUND)	A53 TYPE S GR. B	42 KSI	.30

2. WELDING ELECTRODES SHALL CONFORM TO E70XX, LOW HYDROGEN TYPE ELECTRODES. AWS D1.1 CURRENT EDITION APPLIES.
3. WELDING INDICATED HEREIN MAY BE DONE IN THE SHOP OR IN THE FIELD, UNLESS SPECIFICALLY DIRECTED OTHERWISE. FIELD WELDING SHALL BE INSPECTED AS DESCRIBED HEREIN. MULTI-PASS WELDING SHALL BE CONTINUOUSLY INSPECTED.
4. CONNECTIONS NOT SPECIFICALLY DETAILED ON THE PLANS SHALL BE DETAILED BY THE STEEL FRABRICATOR & SHALL BE SUBMITTED ON SHOP DRAWINGS FOR REVIEW BY THE STRUCTURAL ENGINEER.
5. THE FOLLOWING ELECTRODES(FILLER METAL) ARE NOT ALLOWED:
   E70T-10 E71T-14 E71T-7 E71T-11
   E71TG-G E70T-7 E70T-4
6. WELDERS SHALL CARRY CURRENT CERTIFICATION FOR EACH WELDING PROCESS USED.
7. ALL WELDING SHALL BE DONE IN/BY THE SHOP OF AN APPROVED FABRICATOR. AISC OR JURISDICTIONAL EQUIVALENT.
8. HIGH STRENGTH BOLTS SHALL BE A325SC, UNO. INSTALLATION SHALL BE CONTINUOUSLY INSPECTED.
9. BOLT HOLES FOR MACHINE BOLTS (A307) SHALL BE 1/16" IN DIA. LARGER THAN THE BOLT DIA..
10. THE STEEL FABRICATOR & DETAILER SHALL CHECK & VERIFY ALL DIMENSIONS USED IN ALLTHE DRAWING DISCIPLINES CONTAINED HEREIN. COORDINATE WITH THE MECHANICAL SCBCONTRACTOR FOR DUCT OPENING LOCATIONS AND SIZES, & OBTAIN APPROVAL FROM THE STRUCTURAL ENGINEER.

TIMBER& LUMBER

1. MATERIAL SPECIFICATIONS:(USE UNO-TABLE BELOW GOVERNS)
   DIMENSION LUMBER—— DOUGLAS FIR-LARCH, NO. 2 S4S
   (STUDS, JOISTS, RAFTERS, LEDGERS)
   TIMBERS ——— DOUGLAS FIR-LARCH, NO. 1 S4S
   (BEAMS, HEADERS, POSTS)
   OTHER DIMENSION LUMBER—— DOUGLAS FIR-LARCH, NO. 2 S4S
   (2X4 STUDS, STRIPPING, BLOCKING, ETC.)
   PLYWOOD—— DOUGLAS FIR, STRUCTURAL 1
   (INTERIOR TYPE, EXTERIOR GLUE) GRADE C-D, 5 PLY MINIMUM
   MINIMUM SHEET SIZE 2FT. X 4FT.
   APA RATED SHEATHING MAY ALSO BE USED
   SEE FRAMING SHEETS FOR SPECIFIC CALL OUTS.
   NAILS COMMON
   BOLTS AND THREADED ROD —— ASTM A307
2. SILL PLATES ON CONCRETE: 3" IN. NOMINAL THICK (4"@ V3350 PLF) WITH ACZA PRESSSURE TREATMENT. BOLT TO CONCRETE WITH 5/8 INCH DIA. X 12 IN. LONG ANCHOR BOLTS (7" MIN EMBED.) AT 4'-0" MAXIMUM SPACING CENTER TO CENTER. SEE SECTIONS & DETAILS FOR SPECIFIC INFORMATION REGARDING THE SPACING. PLACE FIRST BOLT 9" FROM END OF SILL PLATE. THIS DOES NOT APPLY TO HOLDOWN BOLTS. ALL WASHERS FOR ANCHOR BOLTS ARE SIMPSON BP 5/8 WASHERS SQUARE CUT, 3" x 3" x 0.229". SILL PL. 4" @ NAIL SP. 4" OR CLOSER. ANCHOR BOLTS & FASTENERS INTO GREEN SEAL PRESSURE TREATED PLATES SHALL BE HOT DIPPED GALVANIZED OR STAINLESS STEEL.
3. WHERE STUD WALLS FRAME TO CONCRETE OR CONCRETE BLOCK WALLS, ANCHOR THE END STUD TO THE WALL 12 INCHES FROM THE TOP AND BOTTOM OF THE STUD, AND ABOVE AND BELOW THE FIRE BLOCKING. 4 BOLTS TOTAL ARE REQUIRED. THE BOLTS SHALL BE 5/8 IN DIA. AND BE EMBEDDED 5" INTO THE CONCRETE OR CONCRETE BLOCK.
4. DO NOT CUT STRUCTURAL FRAMING, (JOISTS, BEAMS, STUDS, SILLS, ETC.) FOR PIPES, VENTS, DUCTS, CONDUIT, OR OTHER ITEMS UNLESS SPECIFICALLY INSTRUCTED ON THE CONSTRUCTION DOCUMENTS. INSTALL HORIZONTAL FRAMING CROWN UP.
5. PLACE 2X SOLID BLOCKING BETWEEN ALL JOISTS AND RAFTERS AT ALL POINTS OF SUPPORT AND UNDER ALL SUPPORTED TRANSVERSE PARTITIONS. 2X SOLID BLOCKING, FULL DEPTH, SHALL BE PLACED BETWEEN ALL JOISTS AND RAFTERS GREATER THAN 8" IN DEPTH AS FOLLOWS: ROOF RAFTERS - 10 FOOT INTERVALS, FLOOR JOISTS - 8 FOOT INTERVALS. METAL JOIST BRIDGING IN THE PREGEEDING LOCATIONS MAY BE USED AS REQUIRED.
6. LAP SPLICE ALL DOUBLE TOP PLATES AT THE TOP OF ALL WALLS WITH A 4'-0" MINIMUM SPLICE. PROVIDE 8-16d NAILS EACH SIDE OF EACH SPLICE.
7. PROVIDE DOUBLED FRAMING MEMBERS, SAME SIZE AS ADJACENT MEMBERS, UNDER ALL PARTITIONS PARALLEL TO JOISTS OR RAFTERS.
8. ALL HOLES FOR BOLTS SHALL BE 1/16" LARGER DIA. THAN THE BOLT. PROVIDE WASHERS FOR ALL BOLTS THRU WOOD MEMBERS EXCEPT AT ANCHOR BOLT CONDITIONS. SEE WASHER SCHEDULE.
9. ANCHOR NON-STRUCTURAL WALLS WITH 1/2" DIAMETER ANCHOR BOLTS 6 INCHES LONG, SCOOP OUT BELOW SLAB TO PROVIDE 3" MINIMUM COVERAGE. PLACE BOLTS AT 4'-0" ON CENTER. USE POWDER DRIVEN PINS @ 32 INCHES ON CENTER AS AN ALTERNATE METHOD OF ANNHORAGE. POWDER DRIVEN PINS SHALL EXTEND 1 INCH MINIMUM INTO THE CONCRETE.
10. FOR MINIMUM NAILING, REFER TO THE NAILING SCHEDULE IN THE TYPICAL DETAILS.
11. MACHINE APPLIED NAILING IS ACCEPTABLE, BUT SATISFACTORY PERFORMANCE SHALL BE DEMONSTRATED DURING INSTALLATION. ACCEPTANCE IS SUBJECT TO CONTINUED SATISFACTORY PERFORMANCE.
12. 2 X 6 T&G DECKING MAY BE USED. DECKING IS 4 SPAN MINIMUM IN LENGTH AND IS NAILED TO THE SUPPORTS WITH 2 - 16d NAILS. BUTT SPLICE THE DECKING AT THE SUPPORTS.
13. SHEET METAL CONNECTORS ARE AS MANUFACTURED BY THE SIMPSON COMPANY OR APPROVED EQUAL. NAILS SHALL BE THOSE FURNISHED BY THE MANUFACTURER FOR THE SPECIFIC USE SHOWN. THE CONNECTOR TYPE IS FURNISHED, THE CONTRACTOR INSURES THE HANGER DIMENSIONS FIT THE APPROPRIATE APPLICATION.
14. SHEAR WALL LENGTHS ARE WITHIN 10 % OF CONSTRUCTED LENGTH UNO.
15. CONNECTOR PLATES & HARDWARE MAY BE DAPPED, ROTATED & STRAPS ROTATED TO FIT FINAL CONSTRUCTED CONDITION.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING WOOD BUILDING PRODUCTS THAT ARE FREE OF EMMISSION OF HARMFUL OR CAUSTIC FUMES AS A RESULT OF CHEMICAL, MOISTURE OR THERMAL PROCESSES ASSOCIATED WITH THOSE BUILDING PRODUCTS.

CAST IN PLACE CONCRETE CONT.

(5) NO ADDITIVES CONTAINING CHLORIDES SHALL BE USED. USE "POZZUTEC 20" BY MASTER BUILDERS OR "POLARSET" BY HR GRACE OR PRE-APPROVED EQUAL.

CONDITION OF PLACEMENT AND CURING		WALLS & SLABS	FOOTINGS
MIN. TEMP. FRESH CONCRETE AS MIXED FOR WEATHER INDICATED. DEGREES F.	ABOVE 30 DEG. F.	60	55
	0 TO 30 DEG. F.	65	60
	BELOW 0 DEG. F.	70	65
MIN. TEMP. FRESH CONCRETE AS PLACED AND MAINTAINED. DEGREES F.		55	50
MAX. ALLOWABLE GRADUAL DROP IN TEMP. THROUGHOUT FIRST 24 AFTER END OF PROTECTION. DEGREES F.		50	40

CONCRETE MASONRY

CONCRETE BLOCK

(MAY BE USED IN LIEU OF CONCRETE WALLS MATCH THICKNESS SHOWN ON DRAWINGS)

1. CONCRETE BLOCK IS DESIGNED USING F'm=1500 PSI. SPECIAL INSPECTION IS REQUIRED. CONSTRUCT WALLS SOLID GROUTED.
2. PROVIDE TYPE I, MEDIUM WEIGHT, OPEN END LOAD BEARING CONCRETE MASONRY UNITS. ASTM C-90
3. MORTAR SHALL CONFORM TO TYPE "S" OF CALIFORNIA BUILDING CODE. MORTAR MIX SHALL BE:
   1 PART PORTLAND CEMENT
   1/3 PART HYDRATED LIME
   3-1/2 PARTS SAND
   MINIMUM ULTIMATE COMPRESSIVE STRENGTH @28 DAYS SHALL BE 1,800 PSI.
4. GROUT: TRANSIT MIXED, 7 SACKS OF CEMENT PER CUBIC YARD.
   MIX IN THE FOLLOWING PROPORTIONS:
   1 PART CEMENT, TYPE II LOW ALKALI.
   3 PARTS SAND
   2 PARTS PEA GRAVEL
   9 1/2 INCH MAXIMUM SLUMP
   F'c = 2000 PSI @ 28 DAYS.
5. PROVIDE CLEANOUTS IN EACH VERTICAL CELL LINE CONTAINING REINFORCING AT THE BOTTOM OF EACH LIFT. GROUT LIFTS SHALL NOT EXCEED 5'-0" DO NOT LAY BLOCK HIGHER THAN GROUT LIFT. VIBRATE GROUT DURING PLACING
6. ACCURATELY AND SECURLEY TIE REINFORCING IN PLACE PRIOR TO GROUTING. TIE SECURELY TO AVOID MOVEMENT DURING PLACING. UNLESS NOTED, VERITICAL BARS SHALL BE PLACED AT THE CENTER OF THE CELLS.
7. INSTALL REINFORCING STEEL IN BOND BEAM BLOCKS.
8. LAY BLOCK IN A COMMON BOND PATTERN.
9. SAND BLAST SURFACES ON WHICH BLOCK IS LAID, PRIOR TO PLACING BLOCK
10. LAY OPEN END AGAINST CLOSED END. DOUBLE OPEN BLOCK IS PERMITTED.
11. OVERDRILL HOLES IN BLOCK RECEIVING BOLTS TO PROVIDE A 1" ANNULUS AROUND ALL ANCHOR BOLTS PLACED IN BLOCK. (NOT FOR EPOXY APP.) APPLIES TO BOTH VERTICAL AND HORIZONTAL APPLICATIONS.
12. OPEN END BLOCK SHALL BE USED THROUGHOUT.
13. THE MAXIMUM HEIGHT OF ANY GROUT LIFT SHALL NOT EXCEED 8'-0". BLOCK SHALL NOT BE LAID HIGHER THAN GROUT LIFT.
14. SPLICES IN REINFORCING STEEL SHALL BE LAPPED A MINIMUM OF 48 DIAMETERS.
15. HORIZONTAL REINFORCING STEEL SHALL BE PLACED IN BOND BEAM BLOCKS EXCEPT AT LINTELS WHERE LINTEL BLOCKS SHALL BE USED.
16. HORIZONTAL REINFORCING STEEL SHALL BE PLACED IN BOND BEAM BLOCKS.
17. ALL WALLS SHALL BE SOLID GROUTED. GROUT SHALL BE WELL RODDED.
18. ALL BLOCK WALLS SHALL BE ANCHORED TO WOODEN ROOF AND FLOOR SYSTEMS WITH STEEL JOIST ANCHORS AT 4'-0" O.C.
19. SHOULD THE TYPICAL JOIST ANCHORS AS DETAILED NOT BE APPLICABLE TO PARTICULAR CONDITIONS, THEN THE DETAILS OF THE JOIST ANCHORS SHALL BE AS DETAILED BY THE STRUCTURAL ENGINEER.
20. ALL BOLTS WHICH ARE EMBEDDED IN MASONRY SHALL BE GROUTED SOLIDLY IN PLACE WITH NOT LESS THAN 1" OF GROUT BETWEEN MASONRY AND BOLT SHANK. VERTICAL BOLTS SHALL BE PLACED 4" FROM THE FACE OF MASONRY AND SHALL BE PLACED INSIDE THE HORIZONTAL TIES AT TOPS OF PIERS OR COLUMNS. ALL BOLTS SHALL BE ACCURATELY SET WITH TEMPLATES.
21. BACKFILL BEHIND RETAINING WALL SHALL NOT BE PLACED SOONER THAN FOURTEEN (14) DAYS AFTER LAST GROUT IS PLACED IN WALL.
22. MORTAR SHALL HAVE COLORING ADDED TO MATCH COLOR OF BLOCK.
23. ALL SURFACES ON WHICH BLOCK IS TO BE LAID SHALL BE SAND-BLASTED CLEAN PRIOR TO LAYING BLOCK.
24. ALL NEW OPENINGS IN EXISTING MASONRY WALLS SHALL BE MADE BY THE USE OF A CONCRETE SAW THAT CUTS COMPLETELY THROUGH THE WALL. OPENINGS IN EXISTING MASONRY WALLS SHALL NOT BE OVERCUT BEYOND THE ROUGH OPENING SIZE. DRILL 1" ROUND HOLES AT ALL CORNERS OF NEW OPENING PRIOR TO SAW CUTTING. DO NOT SAW CUT BEYOND 1" ROUND HOLES.
25. BASEMENT WALLS SHALL NOT BE BACKFILLED UNTIL FLOOR AT TOP OF WALL IS IN PLACE.

STEEL

1. ALL STEEL ON THE EXTERIOR OF THE BUILDING SHALL BE HOT DIPPED GALVANIZED AFTER FABRICATION.
2. STEEL DECKING SHALL BE OF LIGHT GAUGE STEEL CONFORMING TO THE ASTM A-611 OR A-446, GRADE A. DECK SHALL BE GALVANIZED. ALL WELDING OF STEEL DECKING SHALL BE PERFORMED BY A CERTIFIED AND APPROVED LICENSED LIGHT GAUGE WELDER. GALVANIZING SHALL BE IN ACCORDANCE WITH A-525.
3. ALL STEEL NOT ENCASED IN CONCRETE OR CONCRETE BLOCK SHALL HAVE ONE SHOP COAT OF RED OXIDE OR ZINC CHROMATE. PORTIONS INACCESSIBLE AFTER ASSEMBLY SHALL HAVE TWO COATS OF SHOP PAINT. AFTER ERECTION, ALL NUTS, BOLT HEADS, AND ABRASIONS TO THE SHOP COAT SHALL RECEIVE A TOUCH-UP COAT.
4. WHEREVER A STEEL COLUMN IS EMBEDDED IN A MASONRY WALL, REINFORCING BARS SHALL BE WELDED TO COLUMN TO MATCH WALL REINFORCING.
5. WHERE A STEEL COLUMN OCCURS AT THE INTERSECTION OR END OF STUD WALLS, 1/2" BOLT STUDS SHALL BE WELDED TO COLUMN AT TOP, BOTTOM, AND MID-HEIGHT TO RECEIVE WOOD FRAMING.
6. ALL WELDING SHALL BE DONE BY THE SHIELDED ARC METHOD. ALL WELDERS SHALL BE PROPERLY QUALIFIED. SURPLUS METAL SHALL BE DRESSED OFF TO SMOOTH, EVEN SURFACES WHERE WELDS ARE EXPOSED TO VIEW. ALL WELDING SHALL CONFORM TO AWS USING E70XX ELECTRODES.
7. ALL WELDING SHALL BE DONE IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF SECTION B2714, TITLE 24.
8. USE LOW HYDROGEN ELECTRODES FOR WELDING REINFORCING STEEL.
9. SHOP DRAWINGS OF STEEL WORK SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR APPROVAL. SUFFICIENT COPIES OF SHOP DRAWINGS SHALL BE SUBMITTED SO THAT THE ARCHITECT AND ENGINEER MAY EACH RETAIN ONE COPY FOR THEIR RECORD. ANY FABRICATION PRIOR TO THE RECEIPT OF APPROVED SHOP DRAWINGS SHALL BE DONE AT THE SOLE RISK OF THE CONTRACTOR.
10. DRYPACK UNDER BASE PLATES SHALL BE MIXED IN THE PROPORTIONS OF 1 PART PORTLAND CEMENT TO 2-1/2 PARTS SAND.
11. STEEL JOIST DESIGNATIONS SHOWN ON THE DRAWINGS ARE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE STEEL JOIST INSTITUTE. THE MANUFACTURER OF THE STEEL JOISTS SHALL BE IN STRICT COMPLIANCE WITH THE STANDARD SPECIFICATIONS OF THE STEEL JOIST INSTITUTE.
12. ELECTRODES FOR WELDING SHALL CONFORM TO E70XX OF THE AWS.
13. NO LOAD SHALL BE HUNG FROM STEEL DECK OTHER THAN ACOUSTIC TILE CEILING. ALL OTHER ITEMS SHALL BE HUNG FROM SUPPORTING BEAMS.
14. UNISTRUT METAL FRAMING SHALL BE OF THE SIZE AND TYPE SHOWN ON THE DRAWINGS AND MANUFACTURED BY UNISTRUT CORPORATION. AN EQUAL SECTION MANUFACTURED BY A DIFFERENT COMPANY MAY BE USED ONLY AFTER SUBMITTING MANUFACTURER SPECIFICATIONS TO THE STRUCTURAL ENGINEER AND RECEIVING THE STRUCTURAL ENGINEER'S APPROVAL.
15. ALL GALVANIZING SHALL BE HEAVY COATING PER ASTM A-123.
16. ALL STEEL ITEMS AND CONNECTIONS NOT SPECIFICALLY SHOWN IN THE DRAWINGS SHALL BE DETAILED AND SUBMITTED TO THE STRUCTURAL ENGINEER IN THE FORM OF SHOP DRAWINGS FOR REVIEW AND APPROVAL.

CAST IN PLACE CONCRETE

REFERENCE STANDARDS:

CONFORM TO:

(1) ACI 318-14 "STANDARD SPECIFICATIONS FOR STRUCTURAL CONCRETE",
(2) CBC CHAPTER 19-CONCRETE

FIELD REFERENCE:

THE CONTRACTOR SHALL KEEP A COPY OF ACI FIELD REFERENCE MANUAL, SP-15, "STANDARD SPECIFICATIONS FOR STRUCTURAL CONCRETE (ACI 301) WITH SELECTED ACI AND ASTM REFERENCES."

CONCRETE MIXTURES:

CONFORM TO ACI 301 SEC. 4 "CONCRETE MIXTURES."

MATERIALS:

CONFORM TO ACI 301 SEC. 4.2.1 "MATERIALS FOR REQUIREMENTS FOR CEMENTITIOUS MATERIALS, AGGREGATES, MIXING WATER AND ADMIXTURES."

SUBMITTALS:

PROVIDE ALL SUBMITTALS REQUIRED BY ACI 301 SEC. 4.1.2 SUBMIT MIX DESIGNS FOR EACH MIX IN THE TABLE BELOW.

DESIGN MIX NOTES:

(1) W/C RATIO: WATER-CEMENTITIOUS MATERIAL RATIOS SHALL BE BASED ON THE TOTAL WEIGHT OF CEMENTITIOUS MATERIALS.. RATIOS NOT SHOWN IN THE TABLE ABOVE ARE CONTROLLED BY STRENGTH REQUIREMENTS.

(2) CEMENTITIOUS CONTENT:
   (a) THE USE OF FLY ASH, OTHER POZZOLANS, SILICA FUME, OR SLAG SHALL CONFORM TO ACI 301 SEC. 4.2.2.b. MAXIMUM AMOUNT OF FLY ASH BE 20 % OF TOTAL CEMENTITIOUS CONTENT UNLESS REVIEWED AND APPROVED OTHERWISE BY SER.
   (B) FOR CONCRETE USED IN ELEVATED FLOORS, PORTLAND CEMENT CONTENT SHALL CONFORM TO ACI 301 SEC. 4.2.2.1. ACCEPTANCE OF LOWER CEMENT CONTENT IS CONTINGENT ON PROVIDING SUPPORTING DATA TO THE ARCHITECT/ENGINEER FOR REVIEW AND ACCEPTANCE.

(3) AIR CONTENT: CONFORM TO ACI 301 SEC. 4.2.2.4. HORIZONTAL EXTERIOR SURFACES IN CONTACT WITH THE SOIL REQUIRE ENTRAINED AIR. USE "MODERATE EXPOSURE." VERTICAL EXTERIOR SHALL BE MEASURED AT POINT OF PLACEMENT.
   SURFACES REQUIRE "MODERATE EXPOSURE." TOLERANCE IS ±1-1/2 % AIR CONTENT

(4) SLUMP: CONFORM TO ACI 301 SEC. 4.2.2.2. SLUMP SHALL BE DETERMINED AT POINT OF PLACEMENT.

(5) SHRINKAGE LIMIT: CONCRETE USED IN ELEVATED SLABS AND BEAMS SHALL HAVE A SHRINKAGE LIMIT OF 0.45% AT 28 DAYS MEASURED IN ACCORDANCE WITH ASTM C157.

(6) CHLORIDE CONTENT: CONFORM TO ACI 301 SEC. 4.2.2.6 (7).

(7) NON-CHLORIDE ACCELERATOR: NON-CHLORIDE ACCELERATING ADMIXTURE MAY BE USED IN CONCRETE SLABS PLACED AT AMBIENT TEMPERATURES BELOW 50 F AT THE CONTRACTOR'S OPTION.

(8) CALCIUM NITRITE: BEAMS AND PILE CAPS WITH A MARINE EXPOSURE SHALL CONTAIN 4-1/2 GALLONS OF CALCIUM NITRITE PER CUBIC YARD. TOPPING SLABS EXPOSED TO DEICING SALTS SHALL CONTAIN 2-1/2 GALLONS OF CALCIUM NITRITE PER CUBIC YARD.

(9) FIBROUS REINFORCEMENT: FIBRILLATED POLYPROPYLENE FIBERS SHALL BE USED WHERE NOTED. SUBMIT PRODUCT DATA FOR REVIEW. ADD FIBERS TO MIX AND FINISH IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

(10) FORMWORK: CONFORM TO ACI 301 SEC. 2 "FORMWORK AND FORM ACCESSORIES." REMOVAL OF FORMS SHALL CONFORM TO SEC. 2.3.2 EXCEPT STRENGTH INDICATED IN SEC. 2.3.2.5 SHALL BE 0.75 F'c.

MEASURING, MIXING, AND DELIVERY:

CONFORM TO ACI 301 SEC. 4.3.

HANDLING, PLACING, CONSTRUCTION AND CURING:

CONFORM TO ACI 301 SEC. 5.

CONCRETE CURING:

PROVIDE CURING COMPOUNDS FOR CONCRETE AS FOLLOWS:

(1) APPLY SPECIFIED CURING COMPOUND TO CONCRETE SLABS AS SOON AS FINAL FINISHING OPERATIONS ARE COMPLETE (WITHIN 2 HOURS AND AFTER SURFACE WATER SHEEN HAS DISAPPEARED). APPLY UNIFORMLY IN CONTINUOUS OPERATION BY POWER SPRAY OR ROLLER IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS. RECOAT AREAS SUBJECT TO HEAVY RAINFALL WITHIN HOURS AFTER INITIAL APPLICATION. MAINTAIN CONTINUITY OF COATING AND REPAIR DAMAGE DURING CURING PERIOD.

(2) USE MEMBRANE CURING COMPOUNDS THAT WILL NOT AFFECT SURFACES TO BE COVERED WITH FINISH MATERIALS APPLIED DIRECTLY TO CONCRETE.

(3) APPLY CURING COMPOUND AT RATE EQUIVALENT TO RATE OF APPLICATION AT WHICH CURING COMPOUND WAS ORIGINALLY TESTED FOR CONFORMANCE TO REQUIREMENTS OF ASTM C 309.

(4) USE CURING COMPOUND COMPATIBLE WITH AND APPLIED UNDER DIRECTION OF SYSTEM MANUFACTURER OF PROTECTIVE SEALER.

(5) ALL CONCRETE MUST ACHIEVE 1000 PSI COMPRESSIVE STRENGTH BEFORE BEING SUBJECTED TO FREEZING OR THAWING CYCLES.

(6) APPLY TWO SEPARATE COATS WITH FIRST ALLOWED TO BECOME TACKY BEFORE APPLYING SECOND. DIRECTION OF SECOND APPLICATION SHALL BE AT RIGHT ANGLES TO DIRECTION OF FIRST.

ITEM	DESIGN F'c (PSI) (1)	MAX. W/C RATIO NON-AIR ENTRAINED (3 AND 2)	MAX SLUMP (INCHES) BASIC MIX	MAX SLUMP (INCHES) W/WATER REDUCER	MIN CEMENT (SACKS/YARD) BASIC MIX	MIN CEMENT (SACKS/YARD) W/WATER REDUCER & 100# FLY ASH
FOOTINGS	3,000	0.56	5	8	5-1/2	5 5-1/2
SLAB ON GRADE	2,500	0.44	4	8	5	5-1/2 5
VERT. CONC. PILES	4,000	0.44	4	8	5	5-1/2 5
STEM & STEM WALLS	3,000	0.44	4	8	5	5-1/2 5
RETAINING WALLS	3,000	0.50	4	8	5	5-1/2 5

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TEST AND INSPECTION LIST

	STRUCTURAL STEEL					
X	REVIEW MILL CERTIFICATE, TEST REPORTS AND MATERIAL IDENTIFICATION DELIVERED TO THE SITE					
C	REVIEW WELDING PROCEDURE SPECIFICATION & WELDER CERTIFICATION					
P	INSTALLATION OF NON-SLIP CRITICAL HIGH-STRENGTH BOLTS & WASHERS (PROVIDE CONTINUOUS INSPECTION IF INSTALLATION IS PERFORMED WITH CALIBRATED WRENCH)					
C	INSTALLATION OF SLIP CRITICALHIGH-STRENGTH BOLTS & WASHERS					
P	FIELD ERECTION INSPECTION					
X	FABRICATION INSPECTION	P	SHOP	P	FIELD	
X	WELDING INSPECTION	C	SHOP	C	FIELD	
X	NON-DESTRUCTIVE WELD TEST	X	SHOP	X	FIELD	
X	BOLTING INSPECTION (TURN OF NUT)	X	SHOP	X	FIELD	
X	BOLTING INSPECTION (TWIST OFF)	P	SHOP	P	FIELD	
P	COMPOSITE STUD INSPECTION & TESTING					
P	STEEL JOIST INSTALLATION INSPECTION					
C	INSTALLATION OF ANCHOR BOLTS BEFORE & DURING CONCRETE POUR					

	REINFORCING STEEL				
X	REVIEW MILL CERTIFICATES & TEST REPORTS				
X	SAMPLE & TEST	X	REINFORCING BARS	X	WELDED WIRE FABRIC
P	PLACEMENT INSPECTION				
C	WELDING INSPECTION				
P	TEST REINFORCING FOR WELDABILITY OTHER THAN ASTM A706				

CONCRETE, SHOTCRETE, CMU, GROUT & MORTAR

CONCRETE	SHOTCRETE	CMU	GROUT	MORTAR	
X	X	X	X	X	MIX DESIGN REVIEW (CERTIFICATE OF COMPLIANCE FOR CMU)
X	X		X	X	VERIFICATION OF CORRECT MIX DESIGN USED DURING POUR
C	C	C			PREPARATION OF SAMPLES FOR TESTING PURPOSES
X					BATCH PLANT INSPECTIONS
C	C	C			CAST, PICK-UP, AND COMPRESSION TEST SAMPLES
C	C				SLUMP, ENTRAINED AIR, & TEMPERATURE TEST
X					SHRINKAGE TEST
C	C	C	C	P	PLACEMENT INSPECTION
P	P	P			CURING TEMPERATURE AND TECHNIQUES
P	P				FORMWORK INSPECTION

	STRUCTURAL LUMBER							
X	REVIEW PILE MATERIALS, SIZE AND LENGTH							
	SAMPLE & TEST TIMBER CONNECTORS							
X	FABRICATION INSPECTION		GLU-LAM		TRUSSES		OPEN WEB JOIST	
P	GENERAL FIELD ERECTION INSPECTION							
P	SHEAR PANEL (WALL) NAILING, BOLTING, HOLD DOWN (WHERE FASTENER NAILING ? 4")							
P	DRAG STRUT							
P	DIAPHRAGM (SHEATHING) NAILING (WHERE FASTENER NAILING ? 4")							

	MISCELLANEOUS
C	MECHANICAL ANCHORS
C	ADHESIVE OR GROUTED ANCHORS AND DOWELS
C	BOLTS CAST IN CONCRETE OR MASONRY

NOTES:
C: INDICATES CONTINUOUS INSPECTION
P: INDICATES PERIODIC INSPECTION
X: INDICATES REQUIRED INSPECTION

INSPECTION / TESTING

1. AN INDEPENDENT TESTING AGENCY AND SPECIAL INSPECTORS SHALL BE RETAINED BY THE OWNER TO PERFORM THE TESTS AND INSPECTION AS REQUIRED BY SECTION 1704 OF THE CALIFORNIA BUILDING CODE. THE CONTRACTOR SHALL PROVIDE ACCESS TO THE SPECIAL INSPECTOR TO THE SITE OR FABRICATION SHOPS AND SHALL FURNISH SAMPLES OF MATERIALS FOR TESTING AS REQUESTED BY THE TESTING AGENCY AND THE GOVERNING CODE.
2. IF INITIAL TESTS OR INSPECTIONS MADE BY THE OWNER'S TESTING AGENCY REVEAL THAT ANY PORTION OF THE WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, ADDITIONAL TESTS, INSPECTIONS, AND NECESSARY REPAIRS WILL BE MADE AT THE CONTRACTOR'S EXPENSE.
3. PROVIDE CONTINUOUS OR PERIODIC SPECIAL INSPECTION FOR ITEMS NOTED IN "TEST AND INSPECTION LIST", AS REQUIRED PER THE CHAPTER 17 OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE AMENDMENTS, UNLESS NOTED OTHERWISE IN SPECIFICATIONS.
4. SPECIAL INSPECTIONS MAY NOT BE REQUIRED WHEN THE WORK IS DONE ON THE PREMISES OF A FABRICATOR REGISTERED AND APPROVED BY THE BUILDING OFFICIAL OR GOVERNING AGENCY HAVING JURISDICTION OVER THE PROJECT TO PERFORM SUCH WORK WITHOUT SPECIAL INSPECTION.
5. EACH CONTRACTOR RESPONSIBLE FOR THE CONSTRUCTION OF A MAIN WIND OR SEISMIC FORCE RESISTING SYSTEM ELEMENT SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE BUILDING OFFICIAL AND TO THE OWNER'S REPRESENTATIVE, PRIOR TO THE COMMENCEMENT OF THE WORK ON THE SYSTEM OR COMPONENT. THE CONTRACTOR'S STATEMENT OF RESPONSIBILITY SHALL CONTAIN THE FOLLOWING INFORMATION:
   A. ACKNOWLEDGEMENT OF AWARENESS OF THE SPECIAL REQUIREMENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS.
   B. ACKNOWLEDGEMENT THAT CONTROL WILL BE EXERCISED TO OBTAIN CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS APPROVED BY THE BUILDING OFFICIAL.
   C. PROCEDURES FOR EXERCISING CONTROL WITHIN THE CONTRACTOR'S ORGANIZATION, THE METHOD AND FREQUENCY OF REPORTING AND DISTRIBUTION OF THE REPORTS.
   D. IDENTIFICATION AND QUALIFICATIONS OF THE PERSONS EXERCISING SUCH CONTROL AND THEIR POSITIONS IN THE ORGANIZATION.
6. FOR BOLTED CONNECTIONS NOT USING TC (TWIST OFF) BOLTS OR LOAD INDICATOR WASHERS, TEST BY CALIBRATED TORQUE WRENCH A MINIMUM OF 10% OF HIGH STRENGTH BOLTS (MINIMUM ONE (1) BOLT) AT EACH SHEAR CONNECTION.
7. APPROVAL BY THE INSPECTOR OF MATTERS NOT SPECIFICALLY CONSTRUCTED PER THE APPROVED DRAWINGS DOES NOT MEAN THE FAILURE TO COMPLY WITH THE CONSTRUCTION DOCUMENTS HAS BEEN ACCEPTED. ANY DETAIL THAT FAILS TO BE CLEAR OR IS AMBIGUOUS MUST BE REFERRED TO THE STRUCTURAL ENGINEER FOR INTERPRETATION OR CLARIFICATION.
8. INSPECTION AND TESTING REPORTS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER WITHIN SEVEN DAYS OF WHEN THE INSPECTION WAS MADE OR WHEN THE TESTING WAS PERFORMED.
9. THE STRUCTURAL ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY INSPECTION OR TESTING WHICH DOES NOT COMPLY WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.

MECHANICAL ANCHORS

1. EXPANSION OR WEDGE ANCHORS INTO CONCRETE: HILTI KB TZ (LARR #25701, ICC ESR-1917), OR DEWALT POWER-STUD +SD2 (LARR #25831, ICC ESR-2502) TO BE INSTALLED IN ACCORDANCE WITH ICC REPORT AND MANUFACTURER'S RECOMMENDATIONS.
2. SCREW ANCHORS INTO CONCRETE: HILTI HUS-EZ (LARR #25897, ICC ESR-3027), SIMPSON STRONG TIE TITEN HD (LARR #25741, ICC ESR-2713), OR DEWALT SCREW-BOLT+ (ICC ESR-3889) TO BE INSTALLED IN ACCORDANCE WITH ICC REPORT AND MANUFACTURER'S RECOMMENDATIONS.
3. FASTENERS SHALL BE STAINLESS STEEL FOR EXTERIOR USE OR WHEN EXPOSED TO WEATHER. PROVIDE GALVANIZED CARBON STEEL ANCHORS AT OTHER LOCATIONS, UNLESS OTHERWISE NOTED.
4. IF REINFORCEMENT IS ENCOUNTERED DURING DRILLING, ABANDON AND SHIFT THE HOLE LOCATION TO AVOID THE REINFORCEMENT. PROVIDE A MINIMUM OF 2 ANCHOR DIAMETERS OR 1 INCH, WHICHEVER IS LARGER, OF SOUND CONCRETE BETWEEN THE DOWEL AND THE ABANDONED HOLE. FILL THE ABANDONED HOLE WITH NON-SHRINK GROUT. IF THE ANCHOR OR DOWEL MAY NOT BE SHIFTED AS NOTED ABOVE, THE STRUCTURAL ENGINEER WILL DETERMINE A NEW LOCATION.
5. LOCATE REINFORCEMENT AND CONFIRM FINAL ANCHOR LOCATIONS PRIOR TO FABRICATING PLATES, MEMBERS, OR OTHER STEEL ASSEMBLIES ATTACHED WITH MECHANICAL ANCHORS.
6. ANCHORS SHALL BE PROOF-TESTED BY OWNER'S TESTING AND INSPECTION AGENCY.
7. TEST ANCHORS NO SOONER THAN 24 HOURS AFTER INSTALLATION.
8. APPLY TEST LOAD BY ANY METHOD THAT WILL EFFECTIVELY MEASURE THE TENSION ON THE ANCHOR SUCH AS DIRECT PULL WITH A HYDRAULIC JACK, TORQUE WRENCH, OR CALIBRATED SPRING_LOADING DEVICES, ETC.
9. REACTION LOADS FROM TEST FIXTURES MAY BE APPLIED CLOSE TO THE ANCHOR BEING TESTED, PROVIDED THE ANCHOR IS NOT RESTRAINED FROM WITHDRAWING BY A BASE PLATE OR OTHER FIXTURE. IF RESTRAINT IS FOUND, LOOSEN AND SHIM OR REMOVE THE FIXTURE PRIOR TO TESTING.
10. PROVIDE MINIMUM EMBEDMENT OF ANCHORS AS SHOWN IN DRAWINGS.
11. WHERE INSTALLATION TORQUE IS PROVIDED BY MANUFACTURER AND OBSERVED BY A DEPUTY INSPECTOR, NO FURTHER TESTING IS REQUIRED. IF NO INSTALLATION TORQUE IS PROVIDED, TEST 50% OF ANCHORS PER ONE OF THE FOLLOWING METHODS AND IN ACCORDANCE WITH THE VALUES CALCULATED BELOW:
   A. HYDRAULIC RAM METHOD: APPLY PROOF TEST LOAD WITHOUT REMOVING THE NUT. IF IT IS NOT POSSIBLE TO TEST WITH THE NUT INSTALLED, REPLACE THE NUT WITH A THREADED COUPLER TO THE SAME TORQUE MEASURED WITH A TORQUE WRENCH, AND THEN APPLY THE LOAD. ANCHOR IS ACCEPTABLE IF NO MOVEMENT IS OBSERVED AT THE TEST LOAD. MOVEMENT MAY BE DETERMINED WHEN THE WASHER UNDER THE NUT BECOMES LOOSE.
   B. TORQUE WRENCH METHOD: TEST ANCHORS TO THE CALCULATED TORQUE LOAD WITHIN ONE-HALF TURN OF THE NUT.
   C. TEST LOAD FOR ANCHORS TO BE TWO TIMES THE ALLOWABLE TENSION VALUE OR 1 1/4 TIMES THE MAXIMUM DESIGN STRENGTH GIVEN IN THE ICC APPROVAL, BUT NEED NOT EXCEED 0.8 A_{se} F_{ya}, WHERE A_{se} IS THE CROSS SECTIONAL AREA OF THE ANCHOR AND F_{ya} IS THE YIELD STRESS OF THE ANCHOR.
16. IF ANY ANCHOR FAILS TESTING, REPLACE ANCHOR AND TEST ADDITIONAL ANCHORS OF THE SAME CATEGORY NOT PREVIOUSLY TESTED UNTIL TWENTY (20) CONSECUTIVE TESTS PASS, THEN RESUME INITIAL TESTING FREQUENCY.

PREFABRICATED WOOD PRODUCTS (I-JOISTS, OPEN WEB JOISTS AND OTHER ENGINEERED LUMBER PRODUCTS)

1. THE CONTRACTOR IS RESPONSIBLE FOR THE FINAL DESIGN OF ALL PREFABRICATED WOOD PRODUCTS AND THEIR CONNECTIONS SHOWN IN THIS SET OF DRAWINGS.
2. MEMBERS ARE TO BE DESIGNED TO MEET MAXIMUM DEFLECTION CRITERIA:
   MAXIMUM LIVE LOAD DEFLECTION = L/360
   MAXIMUM TOTAL LOAD DEFLECTION = L/240
3. PREFABRICATED WOOD PRODUCT SIZES SHOWN ON PLANS ARE ESTIMATED AND SHALL BE VERIFIED BY THE ENGINEER RESPONSIBLE FOR THIS FRAMING, BASED UPON THE DEPTH AND SPACING SHOWN IN PLANS, ADDITIONAL LOADS SHOWN IN THIS SET OF STRUCTURAL DRAWINGS, AND THE FOLLOWING UNIFORM SUPERIMPOSED LOADS:
   A. DEAD LOAD: UNIFORM DEAD LOAD = 44 PSF
   B. LIVE LOAD: UNIFORM LIVE LOAD = 40 PSF
   C. EQUIPMENT LOADS = REFER TO MEP DRAWINGS
   D. ADDITIONAL LOADS = AS INDICATED IN THIS SET OF STRUCTURAL DRAWINGS
   E. ALL JOISTS SHALL BE DESIGNED TO CARRY A SUSPENDED CONCENTRATED LOAD OF 100 POUNDS IN ADDITION TO THE SPECIFIED DEAD AND LIVE LOAD TO BE APPLIED TO ANY POINT ALONG THE BOTTOM CHORD.
4. PROVIDE FRAMING CONFORMING TO CONFIGURATION AND DEPTH INDICATED ON STRUCTURAL DRAWINGS. WHERE DESIGN REQUIRES ANY DEVIATION NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY AND, IF ACCEPTABLE, PROVIDE AT NO COST TO THE OWNER.
5. ACCEPTABLE PREFABRICATED WOOD PRODUCTS MANUFACTURERS: TRUS-JOIST CORPORATION, GEORGIA-PACIFIC OR BOISE. MARK MEMBERS WITH APA PRI TRADEMARK INDICATING CONFORMANCE WITH MANUFACTURING AND QUALITY ASSURANCE OF APA EWS STANDARD PRI-400.
   A. BENDING STRESS, Fb = 2,400 PSI
   B. ELASTIC MODULUS, E = 1,800,000 PSI.
6. SUBMIT SHOP DRAWINGS AND CALCULATIONS SIGNED BY AND BEARING THE SEAL OF A REGISTERED CIVIL OR STRUCTURAL ENGINEER LICENSED IN THE STATE OF CALIFORNIA TO THE STRUCTURAL ENGINEER FOR REVIEW AND TO GOVERNING CODE AUTHORITY FOR APPROVAL.
7. CONTRACTOR IS RESPONSIBLE FOR ERECTION BRACING TO KEEP JOISTS STRAIGHT AND PLUMB AND PROVIDE ADEQUATE LATERAL SUPPORT FOR THE INDIVIDUAL MEMBERS AND THE ENTIRE SYSTEM UNTIL CONSTRUCTION HAS BEEN COMPETED.
8. INSTALL BLOCKING, BRIDGING, STIFFENERS, FILLER BLOCKS AND BACKER BLOCKS IN CONFORMANCE WITH MANUFACTURER'S STANDARDS AND AS DETAILED.
9. SPACE JOIST BRIDGING EQUALLY ALONG LENGTH OF MEMBERS AT 16'-0" O.C. MAXIMUM, TYPICAL ALL BAYS.

STRUCTURAL OBSERVATION

1. PERIODIC STRUCTURAL OBSERVATION WILL BE PROVIDED BY STUDIO ENGINEERS, INC., STRUCTURAL ENGINEERS, PER SECTION 1710 OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE AMENDMENTS, FOR THE WORK INDICATED BELOW. CONTRACTOR SHALL NOTIFY ENGINEER 48 HOURS BEFORE REQUIRED OBSERVATIONS. DELINQUENT NOTIFICATION MAY REQUIRE DEMOLITION OF COVERING MATERIAL TO FACILITATE OBSERVATION.
   INITIAL PLACING OF CONCRETE
   INITIAL PLACING OF REINFORCING
   INITIAL PLACING OF STRUCTURAL STEEL
   INITIAL PLACING OF PLYWOOD SHEAR WALLS
   INITIAL PLACING OF WOOD DIAPHRAGMS
   INITIAL PLACING OF ANCHOR BOLTS
   INITIAL PLACING OF MECHANICAL AND ADHESIVE ANCHORS
2. STRUCTURAL OBSERVATIONS PERFORMED BY THE STRUCTURAL ENGINEER OF RECORD CONSIST OF THE VISUAL OBSERVATION OF THE MAJOR ELEMENTS AND CONNECTIONS OF THE STRUCTURAL SYSTEM AT SIGNIFICANT CONSTRUCTION STAGES AND THE COMPLETED STRUCTURE FOR GENERAL CONFORMANCE TO THE APPROVED PLANS AND SPECIFICATIONS. STRUCTURAL OBSERVATION DOES NOT WAIVE THE REQUIREMENT/RESPONSIBILITY FOR THE INSPECTIONS REQUIRED OF THE BUILDING INSPECTOR OR THE SPECIAL INSPECTOR.
3. THE ENGINEER OF RECORD SHALL DEVELOP ALL CHANGES RELATING TO THE STRUCTURAL SYSTEMS. THE BUILDING DEPARTMENT SHALL REVIEW AND APPROVE ALL CHANGES TO THE APPROVED PLANS AND SPECIFICATIONS.

POWDER ACTUATED FASTENERS (SHOT PINS)

1. POWDER ACTUATED FASTENERS INTO STEEL SHALL BE HILTI X-U FASTENERS (ESR-2269), DEWALT POWDER ACTUATED FASTENERS (ESR-2024), OR RAMSET SP FASTENERS (ESR-1799). INSTALL ANCHORS IN ACCORDANCE WITH ICC REPORT AND MANUFACTURER'S RECOMMENDATIONS. FASTENERS SHALL BE OF SUFFICIENT LENGTH SUCH THAT THE POINT OF THE PIN PENETRATES THROUGH THE STEEL BASE MATERIAL WHEN CONNECTING TO STEEL LESS THAN 3/4 IN THICKNESS. FASTENERS LENGTH SHALL PROVIDE MINIMUM POINT PENETRATION OF 1/2" WHEN CONNECTING TO STEEL 3/4" OR THICKER IN THICKNESS U.N.O.
2. POWDER ACTUATED FASTENERS INTO CONCRETE SHALL BE HILTI X-U FASTENERS (ESR-2269), DEWALT POWDER ACTUATED FASTENERS (ESR-2024), OR RAMSET SP STEPPED SHANK FASTENERS (ESR-1799). INSTALL ANCHORS IN ACCORDANCE WITH ICC REPORT AND MANUFACTURER'S RECOMMENDATIONS. PROVIDE FASTENERS WITH SUFFICIENT LENGTH TO PROVIDE 1-1/2" MINIMUM PENETRATION INTO CONCRETE U.N.O.
3. FASTENERS SHALL NOT BE INSTALLED UNTIL THE CONCRETE HAS REACHED ITS DESIGNATED STRENGTH.
4. FASTENERS SHALL NOT BE INSTALLED IN CONCRETE WITH THICKNESS LESS THAN THREE TIMES THE PENETRATION REQUIRED, EXCEPT 1-1/2" PENETRATION IN 3-1/4" THICK CONCRETE FILL OVER METAL DECK IS ACCEPTABLE.
5. PROVIDE A MINIMUM OF 3" BETWEEN THE EDGE OF CONCRETE TO CENTER OF ANCHOR.
6. FASTENERS IN THE UNDERSIDE OF CONCRETE FILL OVER METAL DECK SHALL BE PLACED IN THE LOW FLUTES ONLY.
7. FASTENERS SHALL BE INSTALLED, BY A PRE-QUALIFIED OPERATOR, ACCORDING TO THE APPLICABLE ICC RESEARCH REPORT AND TESTED AS FOLLOWS: INSPECTOR SHALL OBSERVE THE TESTING OF THE FIRST 10 FASTENERS INSTALLATION. A TEST PULL-OUT LOAD OF NOT LESS THAN TWICE THE APPLICABLE ALLOWABLE LOAD PER ICC TABLES SHALL BE APPLIED TO THE PIN IN SUCH A MANNER AS NOT TO RESIST THE SPALLING TENDENCY OF THE CONCRETE SURROUNDING THE PIN (NOT APPLICABLE TO PINS INSTALLED INTO STEEL). RANDOM TESTS UNDER THE PROJECT INSPECTOR'S SUPERVISION SHALL BE MADE OF APPROXIMATELY 1 IN 20 PINS. SHOULD FAILURE OCCUR ON ANY PIN TESTED, ALL OF THE INSTALLATIONS MUST BE TESTED AND FAILED PINS REPLACED AT CONTRACTOR'S EXPENSE.
8. WHEN INSTALLING POWDER DRIVEN PINS IN EXISTING REINFORCED CONCRETE, USE CARE AND CAUTION TO AVOID CUTTING OR DAMAGING THE EXISTING REINFORCING BARS.

ADHESIVE ANCHORS AND DOWELS

1. ANCHORS AND DOWELS INSTALLED INTO CONCRETE SHALL BE INSTALLED USING HILTI HIT HY200 (ICC ESR-3187), HILTI RE500-V3 (ICC ESR-3814), DEWALT PURE110+ (ICC ESR-3298), OR SIMPSON SET-XP (IAMPO-281). INSTALLATION SHALL BE IN STRICT ACCORDANCE WITH ICC REPORT AND MANUFACTURER'S RECOMMENDATIONS.
2. MANUFACTURER'S FIELD REPRESENTATIVE SHALL PROVIDE INSTALLATION TRAINING FOR ALL PRODUCTS TO BE USED PRIOR TO COMMENCEMENT OF WORK; ONLY PROPERLY TRAINED INSTALLERS SHALL PERFORM POST INSTALLED ANCHOR INSTALLATION.
3. INSTALLATION OF ADHESIVE ANCHORS IN HORIZONTAL TO VERTICAL ORIENTATION SHALL BE DONE BY A CERTIFIED ADHESIVE INSTALLER (AAI) AS CERTIFED THROUGH ACI AND IN ACCORDANCE WITH THE CURRENT EDITION OF ACI 318.
4. EMBEDMENT DEPTH FOR ANCHORS AND DOWELS IS AS SHOWN ON PLAN. THE TESTING LABORATORY WILL PERFORM TENSION TESTS ON 10% OF SILL ANCHORS AND DOWELS, 100% OF ALL OTHER STRUCTURAL ANCHORS, AND 50% OF NON-STRUCTURAL ANCHORS PER ON OF THE FOLLOWING METHODS AND IN ACCORDANCE WITH THE VALUES SPECIFIED BELOW:
   4.1. HYDRAULIC RAM METHOD: APPLY PROOF TEST LOAD WITHOUT REMOVING THE NUT. IF IT IS NOT POSSIBLE TO TEST WITH THE NUT INSTALLED, REPLACE THE NUT WITH A THREADED COUPLER TO THE SAME TORQUE MEASURED WITH A TORQUE WRENCH, AND THEN APPLY THE LOAD. MOVEMENT MAY BE DETERMINED WHEN THE WASHER UNDER THE NUT BECOMES LOOSE.
   4.2. TORQUE WRENCH METHOD: TEST ANCHORS TO THE CALCULATED TORQUE LOAD WITHIN ONE-HALF TURN OF THE NUT.
   4.3. TEST LOAD FOR ANCHORS TO BE TWO TIMES THE ALLOWABLE TENSION VALUE OR 1 1/4 TIMES THE MAXIMUM DESIGN STRENGTH GIVEN IN THE ICC APPROVAL, BUT NEED NOT EXCEED 0.8Ase fya, WHERE Ase IS THE CROSS SECTIONAL AREA OF THE ANCHOR AND Fya IS THE YIELD STRESS OF THE ANCHOR.
5. ANCHORS SHALL CONFORM WITH ASTM A193 GRADE B7 THREADED RODS USING ASTM A 563 GRADE DH HEAVY HEX NUTS AND ASTM F436 WASHERS U.N.O.
6. DOWELS SHALL CONFORM WITH ASTM A615 OR ASTM A706 GRADE 60 REINFORCING STEEL U.N.O.
7. REPLACE ANCHORS AND DOWELS THAT FAIL DURING TESTING AND RETEST. IF MORE THAN 10% OF THE TESTED DOWELS AND ANCHORS FAIL TO ACHIEVE THE SPECIFIED TEST LOAD, TEST 100% OF THE DOWELS AND ANCHORS INSTALLED IN THE LAST 2 DAYS OF ANCHOR INSTALLATION.
8. CENTER BAR IN THE HOLE AND WEDGE TIGHT WITH WOODEN WEDGES TO HOLD IT IN PLACE UNTIL THE ADHESIVE SETS.
9. IF REINFORCEMENT IS ENCOUNTERED DURING DRILLING, ABANDON AND SHIFT THE HOLE LOCATION TO AVOID THE REINFORCEMENT. PROVIDE A MINIMUM OF 2 ANCHOR DIAMETERS OR 1 INCH, WHICHEVER IS LARGER, OF SOUND CONCRETE BETWEEN THE DOWEL AND THE ABANDONED HOLE. FILL THE ABANDONED HOLE WITH NON-SHRINK GROUT. IF THE ANCHOR OR DOWEL MAY NOT BE SHIFTED AS NOTED ABOVE, THE ENGINEER WILL DETERMINE A NEW LOCATION.
10. LOCATE REINFORCEMENT AND CONFIRM FINAL ANCHOR LOCATIONS PRIOR TO FABRICATING PLATES, MEMBERS, OR OTHER STEEL ASSEMBLIES ATTACHED WITH ADHESIVE ANCHORS.

GEHARDY RESIDENCE
NEW SINGLE FAMILY RESIDENCE
8390 MONTERRA VIEWS
APN 259-211-010
MONTEREY, CA.

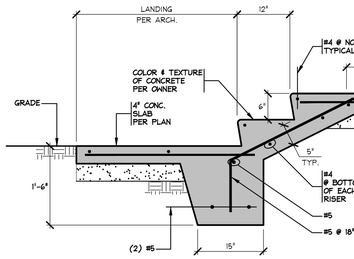
GENERAL NOTES / SPECIAL INSPECTIONS

sie inc.
studio engineers inc.
structural consultants
11 W. Figueroa Street
Santa Barbara, Ca 93101
p: 805.962.2780
f: 805.962.2768
e: jtasca@studioengineersinc.com
w: www.studioengineersinc.com

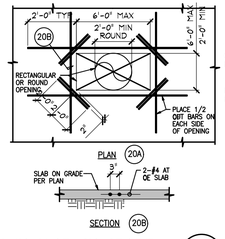
LICENSED PROFESSIONAL ENGINEER
JORDAN ANTHONY TASCA
C 83131
EXP. 09-31-2027
CIVIL
STATE OF CALIFORNIA

Date 06-05-2025
Scale
Drawn JAT
Job Number SEI #25-004
Sheet

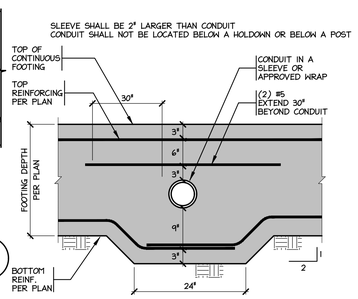
S1.1c



TYPICAL CONCRETE STEPS 17

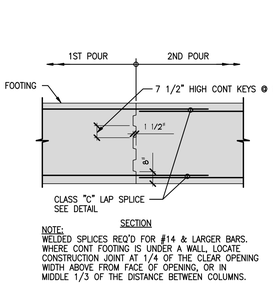


OPENING IN SLAB ON GRADE 12



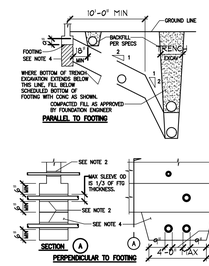
PIPE THRU CONTINUOUS FOOTING

SCALE: N.T.S. 9

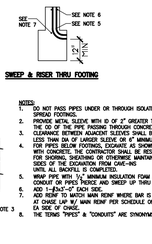


SECTION

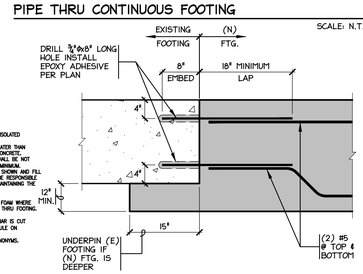
NOTE:
WELDED SPLICES REQ'D FOR #14 & LARGER BARS. WHERE CONT FOOTING IS UNDER A WALL, LOCATE CONSTRUCTION JOINT AT 1/4 OF THE CLEAR OPENING WIDTH ABOVE FROM FACE OF OPENING, OR IN MIDDLE 1/3 OF THE DISTANCE BETWEEN COLUMNS.



PIPE TRENCHES AND PENETRATIONS AT FOOTINGS AND GRADE BEAMS 7

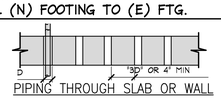


NOTES:
1. DO NOT PASS PIPES UNDER OR THROUGH ISOLATED SPREAD FOOTINGS.
2. PROVIDE METAL SLEEVE WITH ID OF 3" GREATER THAN OD OF PIPE OR CONDUIT PASSING THROUGH CONCRETE.
3. CLEARANCE BETWEEN ADJACENT SLEEVES SHALL BE NOT LESS THAN DIA OF LARGER SLEEVE OR 6" MINIMUM.
4. FOR PIPES BELOW FOOTINGS, EXCAVATE AS SHOWN AND FILL WITH CONCRETE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SHORING, SHEATHING OR OTHERWISE MAINTAINING THE SIDES OF THE EXCAVATION FROM CAVE-INS UNTIL ALL BACKFILL IS COMPLETED.
5. PROVIDE PIPES WITH 2" MINIMUM INSULATION FOAM WHERE CONDUITS PASS THROUGH AND SWEEP UP THRU FOOTING.
6. ADD 1-#4O-4" EACH SIDE.
7. ADD REBAR TO MATCH MAIN REINF WHERE BAR IS CUT AT CHASE. (AT 'N' MAIN REINF PER SCHEDULE ON EA SIDE OF CHASE.
8. THE TERMS "PIPES" & "CONDUITS" ARE SYNONYMS.

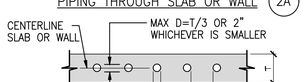


TYPICAL (N) FOOTING TO (E) FTG. 10

SCALE: N.T.S.

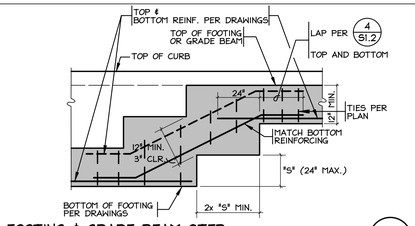


PIPING THROUGH SLAB OR WALL 2A



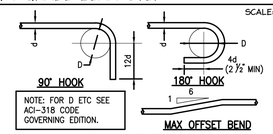
CONDUIT IN SLAB OR CONCRETE WALL 2B

NOTE:
WHERE CLEAR DISTANCE BETWEEN SLEEVES IS IMPOSSIBLE, THIS AREA SHALL BE TREATED AS A SLAB OPENING PER TYPICAL DETAIL "REINFORCING AROUND STRUCTURAL SLAB OPENINGS" FOR SLABS AND "MINIMUM REINFORCING AT CONCRETE WALL" AT WALLS



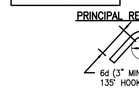
FOOTING & GRADE BEAM STEP 6

SCALE: N.T.S.



NOTE: FOR D ETC SEE ACI-318 CODE GOVERNING EDITION.

PRINCIPAL REINFORCING



TIE OR STIRRUP

NOTES: 1. ALL BENDS SHALL BE MADE COLD
2. #14 & #18 BARS SHALL BE BEND-TESTED AND APPROVED PRIOR TO BENDING

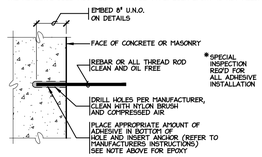
BAR BENDS 4

SCALE: N.T.S.

NOTE:
1. THIS DETAIL MAY NOT BE USED FOR NEW CONSTRUCTION OMISSIONS UNLESS APPROVED IN ADVANCE BY THE STRUCTURAL ENGINEER.
2. HOLE SIZE VARIES BETWEEN MANUFACTURERS. VERIFY HOLE SIZE.

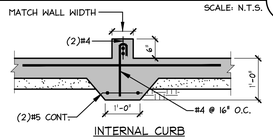
ADHESIVE THAT MAY BE USED ON THIS PROJECT		
MANUFACTURER	PRODUCT	ICC-ES REPORT NO.
HILTI	HIT HY-200	3187
SIMPSON STRONG-TIE	SET-XP	2505

THE ADHESIVE USED MUST BE CARTRIDGE TYPE. BULK EPOXY IS NOT ALLOWED

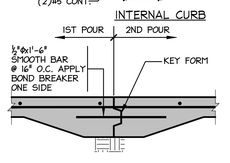


ADHESIVE ANCHOR 8

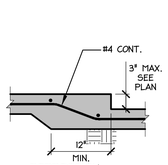
SCALE: N.T.S.



INTERNAL CURB

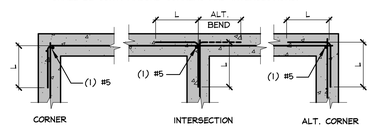


CONSTRUCTION JOINT

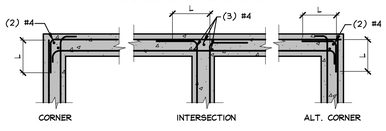


DEPRESSION OF SLAB

NOTE: ALL HORIZONTAL BARS IN FOOTINGS, GRADE BEAM AND BOND BEAMS SHALL BE CONT. AROUND CORNERS AND INTERSECTIONS.



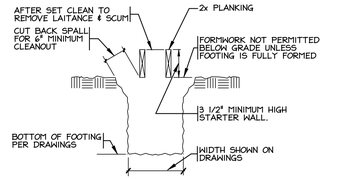
SINGLE LAYER OF REINFORCMENT
L = LAP LENGTH SEE SCHEDULE



DOUBLE LAYER OF REINFORCMENT
L = LAP LENGTH SEE SCHEDULE

TYPICAL CORNER REINFORCEMENT (FOOTINGS, GRADE BEAMS AND WALLS) 3

SCALE: N.T.S.



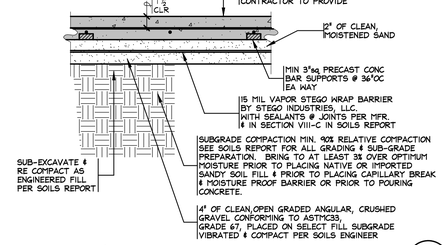
NOTES:
1. 13 1/2" MINIMUM STARTER WALL REQUIRED FOR FOOTINGS
2. FORMWORK SPECIFICATIONS APPLICABLE
3. FOOTINGS MAY BE POURED IN OPEN TRENCHES IN LIEU OF FORMED FOUNDATIONS WHEN SPECIFICALLY APPROVED BY THE STRUCTURAL ENGINEER
4. STAKES ARE NOT PERMITTED WITHIN FOOTING SECTION.

MINIMUM MANDATORY FORMWORK 5

SCALE: N.T.S.

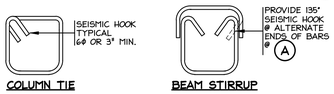
NOTE: ALL CONCRETE SHALL BE PROPERLY CURED WITH AN APPROVED CURING COMPOUND OR WETTED BURLAP FOR A MINIMUM OF 14 DAYS

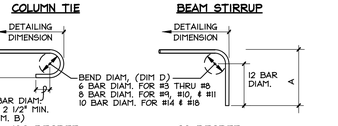
NOTE: SEE SOILS REPORT FOR AGGREGATE BASE MATERIAL, IF NOT NOTED, USE CRUSHED OR UNCRUSHED GRAVEL, QUARRY WASTE OR BROKEN STONE.



SLAB ON GRADE 1

SCALE: N.T.S.

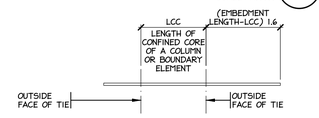




180 DEGREE		90 DEGREE	
BAR SIZE	DIM. D	DIM. J	DIM. A
#3	2 1/2"	3"	6"
#4	3"	4"	8"
#5	3 3/4"	5"	10"
#6	4 1/2"	6"	12"
#7	5 1/4"	7"	1'-2"
#8	6"	8"	1'-4"
#9	9 1/2"	11 3/4"	1'-7"
#10	10 3/4"	1'-1 1/4"	1'-10"
#11	12"	1'-2 3/4"	2'-0"
#14	1'-6 1/2"	1'-9 3/4"	2'-7"
#18	2'-0"	2'-4 1/2"	3'-5"

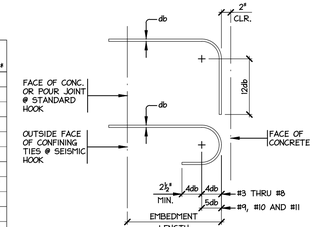
STANDARD REINFORCING HOOKS 2

SCALE: N.T.S.



NOTES:
1. STRAIGHT BARS TERMINATED AT A JOINT SHALL PASS THROUGH THE CONFINED CORE OF A SEISMIC COLUMN OR BOUNDARY ELEMENT. ANY PORTION OF THE STRAIGHT EMBEDMENT NOT WITHIN THE CONFINED CORE SHALL BE INCREASED BY A FACTOR OF 1.6.

STRAIGHT BARS AT A JOINT (FOR MOMENT FRAME ONLY)

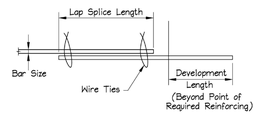


NOTES:
1. ALL HOOKED BARS SHALL EXTEND AS FAR AS POSSIBLE TO THE OPPOSITE FACE WITH A MINIMUM 2" END COVER AND EMBEDMENT NOT LESS THAN THE SCHEDULE.
2. MINIMUM SIDE COVER = 2 1/2"
3. FOR HALL FOOTING DOWEL EMBEDMENT LENGTHS SEE "TYPICAL CONCRETE WALL DOWEL EMBEDMENT AND LAP SCHEDULE"

STANDARD HOOK DETAILS

REINFORCING EMBEDMENT NOTES

1. TOP BARS ARE HORIZONTAL BARS WITH MORE THAN 12" OF CONCRETE CAST BELOW THE BARS.
2. BOTTOM BARS ARE ALL VERTICAL BARS AND HORIZONTAL BARS WITH LESS THAT 12" OF CONCRETE CAST BELOW HORIZONTAL BARS.
3. FOR LIGHTWEIGHT CONCRETE MULTIPLY THE LENGTHS IN THE SCHEDULE BY 1.3.
4. FOR GRADE 75 REINFORCING MULTIPLY THE LENGTHS IN THE SCHEDULE BY 1.25.
5. FOR 3 BAR BUNDLE MULTIPLY THE LENGTHS IN THE SCHEDULE BY 1.20. FOR 4 BAR BUNDLE MULTIPLY THE LENGTHS IN THE SCHEDULE BY 1.33.
6. FOR BUNDLED BARS, AN EFFECTIVE BAR DIAMETER SHALL BE USED FOR DETERMINING COVER AND SPACING LIMITATIONS.
   A. FOR 2 BAR BUNDLE dbe = 1.60 (
   B. FOR 3 BAR BUNDLE dbe = 1.95 (
   C. FOR 4 BAR BUNDLE dbe = 2.26 (



* Use Class B Splice, Unless Noted Otherwise

Tension Development & Lap Splice Lengths - Masonry

Bar Size	D (in.)	Devel. & Lap Splice Lengths		
		Edge	Center	40db or 12" min.
#2	40	17"	12"	12"
	60	26"	14"	12"
#3	40	26"	14"	15"
	60	38"	21"	15"
#4	40	34"	18"	20"
	60	51"	27"	20"
#5	60	63"	34"	25"
#6	60	99"	53"	30"
#7	60	115"	62"	35"
#8	60	152"	81"	40"

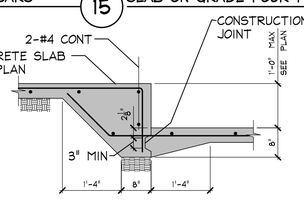
Notes:
1. Edge dimension (cover) > 2" min.
2. Center dimension (cover) > 3.75"
3. Multiply by 1.5 for Epoxy Coated Reinforcing

Tension Development & Lap Splice Lengths - Concrete

Bar Size	Grade	f'c	Devel. Length	Class A Splice	Class B Splice*
#2	40	2500	12"	12"	15"
		3000	12"	12"	13"
	60	2500	16"	16"	20"
		3000	14"	14"	19"
#3	40	2500	17"	17"	22"
		3000	15"	15"	19"
	60	2500	25"	25"	32"
		3000	22"	22"	28"
#4	40	2500	22"	22"	29"
		3000	20"	20"	25"
	60	2500	32"	32"	42"
		3000	29"	29"	37"
#5	60	2500	40"	40"	52"
		3000	36"	36"	47"
#6	60	2500	48"	48"	62"
		3000	43"	43"	56"
#7	60	2500	70"	70"	90"
		3000	63"	63"	81"
#8	60	2500	79"	79"	103"
		3000	72"	72"	93"

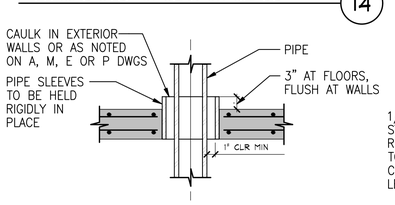
Notes:
1. Tabulated values are based on Grade 40 or 60 reinforcing bars and normal-weight concrete. Tension development lengths and tension lap splice lengths are based on ACI 318-14, Sections 12.2.2 and 12.15, respectively. Tabulated values for beams or columns are based on transverse reinforcement and concrete cover meeting minimum Code requirements. Lengths are in inches.
2. Lap Class A values are the required tension development lengths, l_d ; lap splice lengths are multiples of tension development lengths; Class A splice = 1.0l_d and Class B splice = 1.3l_d (ACE 318-14, Section 12.15.1).
3. For lightweight aggregate concrete, multiply the tabulated values by 1.3.
4. For epoxy-coated bars, multiply the tabulated values by 1.20.

SLAB ON GRADE POUR PATTERN 15

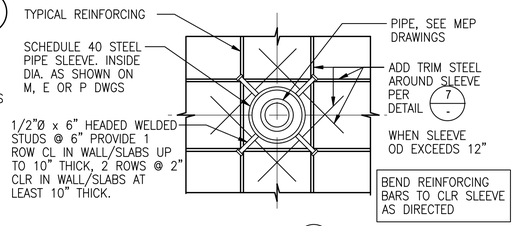


(OVER 4" TO 1'-0")

TYPICAL STEP IN SLAB ON GRADE 14



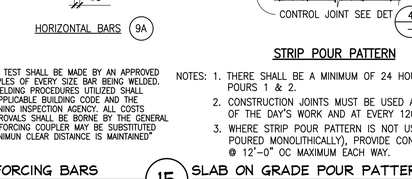
SECTION 6B



PLAN 6A

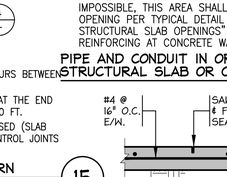
NOTE:
THIS DETAIL APPLIES TO INDIVIDUAL PIPE SLEEVE LOCATIONS ONLY WHEN SLEEVES ARE LESS THAN 3 SLEEVE DIAMETERS APART AND/OR 2 OR MORE SLEEVES ARE LINED UP, SPECIAL REINFORCING MAY BE NEEDED. SEE OTHER DETAILS OR CONSULT THE ENGINEER. SLEEVES GREATER THAN 12" SHALL BE REINFORCED AS WALL OPENING.

TYPICAL REINFORCING AT WALL AND SLAB PIPE SLEEVES 16



NOTE:
A PRE-QUALIFICATION TENSION TEST SHALL BE MADE BY AN APPROVED TESTING LABORATORY ON SAMPLES OF EVERY SIZE BAR BEING WELDED. MATERIALS, CONDITIONS AND WELDING PROCEDURES UTILIZED SHALL COMPLY WITH THE CURRENT APPLICABLE BUILDING CODE AND THE REQUIREMENTS OF THE GOVERNING INSPECTION AGENCY. ALL COSTS INCURRED FOR OBTAINING APPROVALS SHALL BE BORNE BY THE GENERAL CONTRACTOR. "APPROVED REINFORCING COUPLER MAY BE SUBSTITUTED FOR WELD SPLICE PROVIDE MINIMUM CLEAR DISTANCE IS MAINTAINED"

BUTT WELDED REINFORCING BARS 15

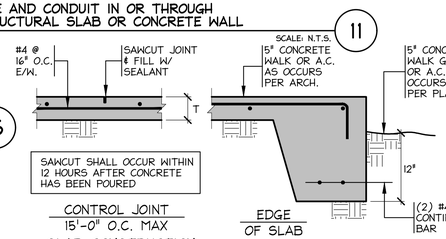


STRIP POUR PATTERN

NOTES: 1. THERE SHALL BE A MINIMUM OF 24 HOURS BETWEEN POURS 1 & 2.
2. CONSTRUCTION JOINTS MUST BE USED AT THE END OF THE DAY'S WORK AND AT EVERY 120 FT.
3. WHERE STRIP POUR PATTERN IS NOT USED (SLAB POURED MONOLITHICALLY), PROVIDE CONTROL JOINTS @ 12'-0" OC MAXIMUM EACH WAY.

PIPE AND CONDUIT IN OR THROUGH STRUCTURAL SLAB OR CONCRETE WALL 11

SCALE: N.T.S.



SLAB CONSTRUCTION

SCALE: 1"=1'-0" 12

BAR			AREA (sq.in.)	0.11		0.20		0.31		0.44		0.60		0.79		1.00		1.27		1.55	
			DIAMETER db	0.375		0.500		0.625		0.750		0.875		1.000		1.128		1.270		1.410	
DEVELOPMENT CATEGORY		DESCRIPTION	NORMAL WEIGHT CONCRETE f'c PSI	#3		#4		#5		#6		#7		#8		#9		#10		#11	
				TOP	BOT.	TOP	BOT.	TOP	BOT.	TOP	BOT.	TOP	BOT.	TOP	BOT.	TOP	BOT.	TOP	BOT.	TOP	BOT.
	1	COVER 2db CLEAR SPACING ≥4db	3000	16	12	18	14	22	17	26	20	38	29	43	33	49	37	55	42	61	47
			4000	16	12	16	12	19	15	23	18	33	25	37	29	42	33	47	37	53	41
			5000	16	12	16	12	17	13	20	16	29	23	34	26	38	29	43	33	47	36
			6000	16	12	16	12	16	12	19	14	27	21	31	24	34	27	39	30	43	33
	2	ALL OTHERS	3000	22	17	29	22	36	28	43	33	63	48	72	55	81	62	91	70	101	78
			4000	19	15	25	19	31	24	37	29	54	42	62	48	70	54	79	61	87	67
			5000	17	13	23	17	28	22	34	26	49	38	56	43	63	48	71	54	78	60
			6000	16	12	21	16	26	20	31	24	45	34	51	39	57	44	64	50	71	55
	3	COVER <2db CLEAR SPACING <2db	3000					54	42	65	50	94	72	107	83	121	93	136	105	151	115
			4000					47	38	56	43	81	63	93	72	105	81	118	91	131	101
			5000					42	32	50	29	73	56	83	64	94	72	106	81	117	90
			6000					38	30	46	35	67	51	76	59	85	56	96	74	107	82
SEISMIC		STRAIGHT BAR ANCHORED IN SEISMIC FRAME COLUMN	3000	23	16	30	22	37	27	45	32	52	37	59	43	67	48	75	54	84	60
			4000	21	15	26	19	32	23	39	28	45	32	52	37	58	42	65	47	73	52
			5000	21	15	23	17	29	21	35	25	40	29	46	33	52	37	59	42	65	47
			6000	21	15	21	15	27	19	32	23	37	27	42	30	47	34	53	38	59	43
HOOK EMBEDMENT	STANDARD	ALL OTHERS	3000		6		6		10		12		14		16		18		20		22
			4000		6		7		9		10		12		14		16		17		19
			5000		6		6		8		9		11		12		14		16		17
			6000		6		6		7		9		10		11		13		14		16
	STANDARD	HOOK ANCHORED IN SEISMIC FRAME COLUMN	3000		7		9		11		13		15		17		19		22		24
			4000		6		8		10		11		13		15		17		19		21
			5000		6		7		9		10		12		14		15		17		19
			6000		6		6		8		9		11		12		14		16		17

CLASS A - TYPICAL STRAIGHT AND HOOKED EMBEDMENT LENGTH SCHEDULE

SCALE: N.T.S. 4

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GEHARDY RESIDENCE
NEW SINGLE FAMILY RESIDENCE
8390 MONTERRA VIEWS
APN 259-211-010
MONTEREY,CA.

TYPICAL DETAILS

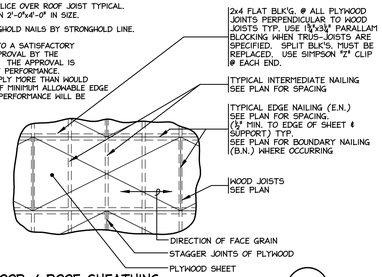
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11 W. Figueroa Street
Santa Barbara, Ca 93101
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e: jtaca@studioengineersinc.com
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LICENSED PROFESSIONAL ENGINEER JOSEPH ANTHONY TACA C 83131 EXP. 03-31-2027 CIVIL STATE OF CALIFORNIA

Date 06-05-2025
Scale
Drawn JAT
Job Number SEI #25-004
Sheet S1.2

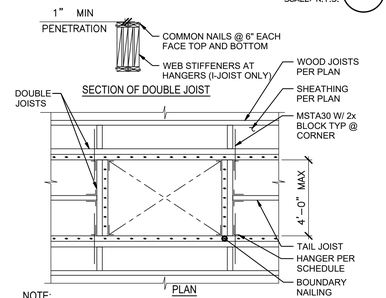
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NOTES:
1. 4'-0" SIDE OF PLYWOOD SHEETS TO SPLICE OVER ROOF JOIST TYPICAL. NO PLYWOOD SHEETS TO BE LESS THAN 2'-0"x4'-0" IN SIZE.
2. AT FLOORS USE RING SHANKED STRONGHOLD NAILS BY STRONGHOLD LINE.
3. USE OF MACHINE NAILING IS SUBJECT TO A SATISFACTORY JOBSITE DEMONSTRATION AND THE APPROVAL BY THE ARCHITECT OR STRUCTURAL ENGINEER. THE APPROVAL IS SUBJECT TO CONTINUED SATISFACTORY PERFORMANCE. IF NAILHEADS PENETRATE THE OUTER PLY MORE THAN WOULD BE NORMAL FOR A HAND HAMMER OR IF MINIMUM ALLOWABLE EDGE DISTANCES ARE NOT MAINTAINED THE PERFORMANCE WILL BE DEEMED UNSATISFACTORY.



PLAN - FLOOR / ROOF SHEATHING

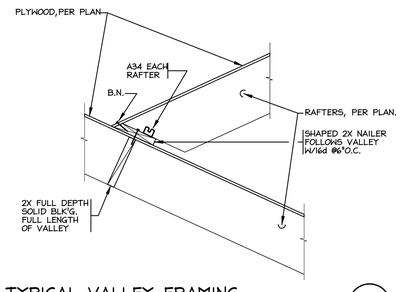
SCALE: N.T.S. — 16



NOTE:
SEE ARCH, PLUMBING, MECHANICAL AND ELECTRICAL DRAWINGS FOR SIZE AND LOCATION OF OPENINGS

TYP FLOOR AND ROOF OPENING

17



TYPICAL VALLEY FRAMING

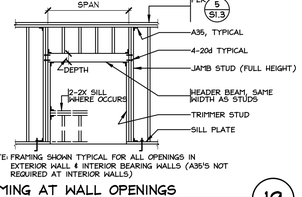
SCALE: N.T.S. — 18

BEARING WALL HEADERS	
SPAN	HEADER d (NOMINAL)
TO - 3'-11"	WIDTH OF STUD x 6
4'-0" - 5'-11"	WIDTH OF STUD x 8
6'-0" - 7'-11"	WIDTH OF STUD x 10
8'-0" - 10'-0"	WIDTH OF STUD x 12

NOTES:
1. USE (2) TRIMMERS AND (2) KING STUDS WHEN SPAN EXCEEDS 6'-0"
2. USE 4x HEADERS MINIMUM

NON-BEARING HEADERS	
SPAN	HEADER d (NOMINAL)
TO - 4'-11"	WIDTH OF STUD x 4
5'-0" - 6'-11"	WIDTH OF STUD x 6
7'-0" - 9'-5"	WIDTH OF STUD x 8
9'-6" - 12'-0"	WIDTH OF STUD x 10

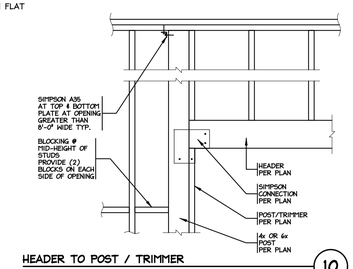
NOTES:
1. USE (2) TRIMMERS AND (2) KING STUDS WHEN SPAN EXCEEDS 6'-0"



NOTE: FRAMING SHOWN TYPICAL FOR ALL OPENINGS IN EXTERIOR WALLS & INTERIOR BEARING WALLS (A35'S NOT REQUIRED AT INTERIOR WALLS.)

FRAMING AT WALL OPENINGS

SCALE: N.T.S. — 19



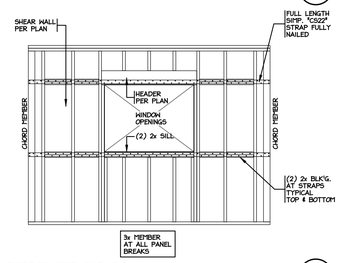
HEADER TO POST / TRIMMER

SCALE: N.T.S. — 10

CEILING JOIST SCHEDULE		
SPAN	SIZE	SPACING
TO - 8'-11"	2x4	16" O.C.
9'-0" - 14'-0"	2x6	16" O.C.
14'-1" - 15'-5"	2x6	12" O.C.
15'-6" - 18'-4"	2x8	16" O.C.
18'-7" - 20'-4"	2x8	12" O.C.
20'-5" - 23'-7"	2x10	16" O.C.
23'-8" - 25'-10"	2x10	12" O.C.

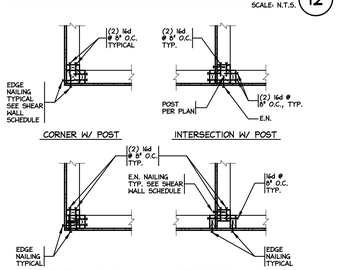
CEILING JOIST

SCALE: N.T.S. — 11



PERFORATED SHEAR WALL

SCALE: N.T.S. — 12



NOTES:
1. SEE FRAMING PLAN FOR SHEARWALL FACE OF WALL, ONE SIDE, TWO SIDE AND SCHEDULE REFERENCES.
2. ALL STUDS 1½" THICK U.N.O.

INTERSECTING SHEAR WALLS

SCALE: N.T.S. — 13

WASHER SCHEDULE			
BOLT	MALLEABLE IRON WASHER	#HEAVY PLATE WASHER	STANDARD CUT WASHER
1/2" DIAM.	2-1/2" DIAM x 1/4"	3"x 3"x 5/16"	1-3/8" DIAM x 3/32"
5/8" DIAM.	2-3/4" DIAM x 5/16"	3"x 3"x 5/16"	1-3/4" DIAM x 1/8"
3/4" DIAM.	3" DIAM x 7/16"	3"x 3"x 5/16"	2" DIAM x 5/32"
7/8" DIAM.	3 1/2" DIAM. x 7/16"	3"x 3"x 5/16"	2-1/4" DIAM x 11/64"
1" DIAM	4" DIAM x 1/2"	3 1/2"x 3 1/2"x 3/8"	2-1/2" DIAM x 11/64"

#USE UNDER NUT OF ALL ANCHOR BOLTS

WASHER SCHEDULE

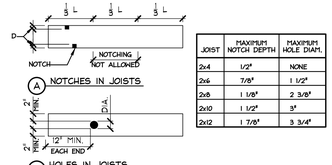
SCALE: N.T.S. — 14

NAILING SCHEDULE
(NAILING TO BE IN COMPLIANCE WITH TABLE 2304.10.1 per 2016 CBC)

CONNECTION	NAILING
JOIST TO SILL OR GIRDER, TOE NAIL	3-10d
BRIDGING TO JOIST, TOENAIL EACH END	2-10d
1"x6" (25mm x 150mm) SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL	2-10d
WIDER THAN 1" X 6" (25mm x 150mm) SUBFLOOR TO EACH JOIST, FACE NAIL	3-10d
2" (51mm) SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL	2-16d
SOLE PLATE TO JOIST OR BLOCKING, TYPICAL FACE NAIL	16d AT 16" (406mm) O.C.
SOLE PLATE TO JOIST OR BLOCKING, AT BRACED WALL PANELS	3-16d PER 16" (406mm)
TOP PLATE TO STUD, END NAIL	2-16d
STUD TO SOLE PLATE	4-8d, TOENAIL OR 2-16d, END NAIL
DOUBLE STUDS, FACE NAIL	16d AT 24" (610mm) O.C.
DOUBLED TOP PLATES, TYPICAL FACE NAIL	16d AT 16" (406mm) O.C.
DOUBLE TOP PLATES, LAP SPLICE	8-16d
BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOENAIL	3-10d
RIM JOIST TO TOP PLATE, TOENAIL	8d AT 6" (152mm) O.C.
TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL	2-16d
CONTINUOUS HEADER, TWO PIECES	16d AT 16" (406mm) O.C. ALONG EACH EDGE
CEILING JOISTS TO PLATE, TOENAIL	3-10d
CONTINUOUS HEADER TO STUD, TOENAIL	4-10d
CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	3-16d
CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	3-16d
RAFTER TO PLATE, TOENAIL	3-10d
1" (25mm) BRACE TO EACH STUD AND PLATE, FACE NAIL	3-10d
1"x8" (25mm X 203mm) SHEATHING OR LESS TO EACH BEARING, FACE NAIL	3-10d
WIDER THAN 1" X 8" (25mm X 203mm) SHEATHING TO EACH BEARING, FACE NAIL	3-10d
BUILT-UP CORNER STUDS	16d AT 24" (610mm) O.C.
BUILT-UP GIRDER AND BEAMS	20d AT 32" (813mm) O.C. AT TOP AND BOTTOM AND STAGGERED 2-20d AT ENDS AND AT EACH SPLICE
2" (51mm) PLANKS	3-16d AT EACH BEARING

NAILING SCHEDULE

SCALE: N.T.S. — 15

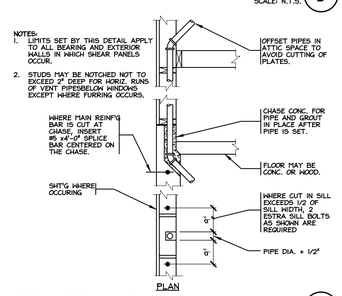


JOIST	MAXIMUM NOTCH DEPTH	MAXIMUM HOLE DIAM.
2x4	1/2"	NONE
2x6	7/8"	1 1/2"
2x8	1 1/8"	2 3/8"
2x10	1 1/2"	3"
2x12	1 7/8"	3 3/4"

HOLES MAY BE DRILLED AT THE CENTER OF STUDS:
1½" MAX. IN 2x4
2½" MAX. IN 2x6
2½" MAX. IN 2x8
NOTCHING OF STUDS IS NOT ALLOWED

ALLOWABLE NOTCHES/HOLES IN WOOD FRAMING

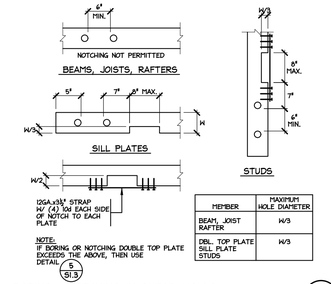
SCALE: N.T.S. — 6



NOTES:
1. LIMITS SET BY THIS DETAIL APPLY TO ALL BEARING AND EXTERIOR WALLS IN WHICH SHEAR PANELS OCCUR.
2. STUDS MAY BE NOTCHED NOT TO EXCEED 2" DEEP FOR HORIZ. RUNS OF VENT PIPES/BELOW WINDOWS EXCEPT WHERE FURRING OCCURS.

PIPE IN STUD WALLS

SCALE: N.T.S. — 7

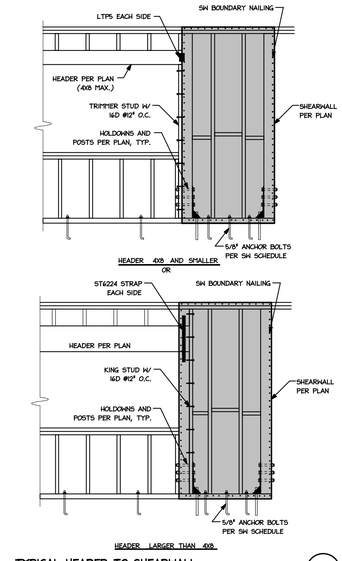


NOTE:
IF BORING OR NOTCHING DOUBLE TOP PLATE EXCEEDS THE ABOVE, THEN USE DETAIL 5/S1.3

MEMBER	MAXIMUM HOLE DIAMETER
BEAM, JOIST RAFTER	H/3
DBL. TOP PLATE SILL PLATE STUDS	H/3

BORING & NOTCHING IN SHEAR WALLS

SCALE: N.T.S. — 8



TYPICAL HEADER TO SHEARWALL

SCALE: N.T.S. — 9

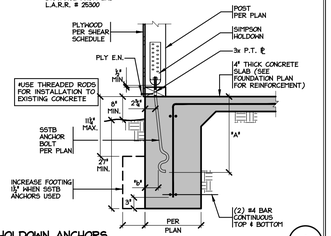
DOUBLE TOP PLATE SPLICE

SCALE: N.T.S. — 5

NOTE: SEE BELOW FOR CODE REPORTS:
HDU2-SDS2.5 TO HDU4-SDS2.5 ESR-2611, LARR 25720
HDQ8-SDS2.5 ESR-2611, LARR 25640, 25720, ER-5926

HOLDOWN SCHEDULE				
HOLDOWN MARK	SSTB ANCHOR BOLT	MINIMUM EMBEDMENT 'hef'	EDGE DISTANCE 'A'	FASTENER TO WOOD MEMBER
HDU2-SDS 2.5	SSTB20	17"	4"	(10) SDS ¼x3"
HDU4-SDS 2.5	SSTB24	21"	4"	(14) SDS ¼x3"
HDU8-SDS 2.5	SSTB36	29"	5"	(18) SDS ¼x3"
HDU11-SDS 2.5	SSTB36	29"	6"	(24) SDS ¼x3"
HDU14-SDS 2.5	SSTB36	29"	6"	(24) SDS ¼x3"
HDQ8	SSTB36	29"	6"	(24) SDS ¼x3"
HDU5-SDS 2.5	SSTB34	29"	4"	(16) SDS ¼x2½"

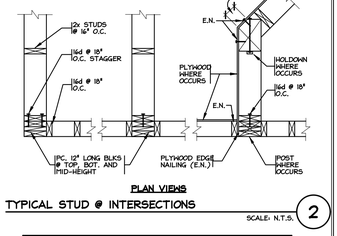
SSTB ANCHOR BOLTS TO BE A MINIMUM OF 5" DISTANCE FROM END L.A.R.R. # 25300



HOLDOWN ANCHORS

SCALE: N.T.S. — 1

NOTE: PROVIDE POST WHERE STUD ANCHORS OCCUR PER SHEAR WALL SCHEDULE AND/ OR FOUNDATION PLAN. NAIL ALL DBL. STUDS W/16d @ 16" O.C. STAGGERED.



PLAN VIEWS

TYPICAL STUD @ INTERSECTIONS

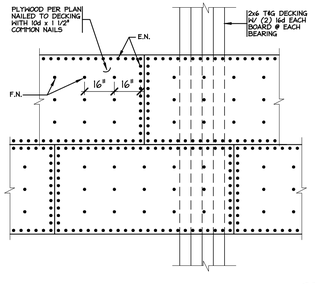
SCALE: N.T.S. — 2

LAG SCREW DIAM.	MINIMUM EMBED (U.N.O. ON DETAILS)	LEAD HOLE DIAM.
1/4	2"	1/8
5/16	2 1/2"	1/8
3/8	3"	3/16
7/16	3 1/2"	1/4
1/2	4"	1/4
5/8	5"	3/8
3/4	6"	3/8
7/8	7"	1/2
1	8"	5/8

1. THE CLEARANCE HOLE FOR THE SHANK SHALL BE THE SAME DIAMETER AND LENGTH AS THE UNTHREADED SHANK.
2. THE LEAD HOLE FOR THE THREADED PORTION SHALL BE THE DIAMETER SHOWN ABOVE AND A LENGTH EQUAL TO AT LEAST THE LENGTH OF THE THREADED PORTION.
3. THE THREADED PORTION OF THE LAG SCREW SHALL BE INSERTED IN IT'S LEAD HOLE BY TURNING WITH A WRENCH, NOT BY DRIVING WITH A HAMMER.
4. SOAP OR OTHER LUBRICANT SHALL BE USED ON THE LAG SCREWS OR IN THE LEAD HOLES TO PREVENT DAMAGE TO THE LAG SCREWS.
5. THE MINIMUM EMBED SHOWN ABOVE IS THE DEPTH INTO THE SUPPORTING FRAMING MEMBER.

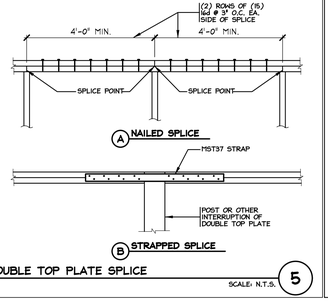
TYPICAL LAG SCREW INSTALLATION

SCALE: N.T.S. — 3



TYPICAL PLYWOOD OVER DECKING

SCALE: N.T.S. — 4



GEHARDY RESIDENCE
NEW SINGLE FAMILY RESIDENCE
8390 MONTERRA VIEWS
APN 259-211-010
MONTEREY, CA.

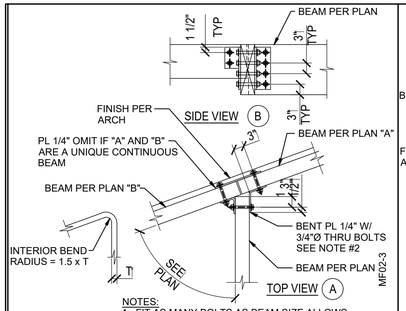
TYPICAL DETAILS

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studio engineers inc.
structural consultants
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Santa Barbara, Ca 93101
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f: 805.962.2768
e: jtaylor@studioengineersinc.com
w: www.studioengineersinc.com

LICENSED PROFESSIONAL ENGINEER JOSEPH ANTHONY TAYLOR C 83131 EXP. 03-31-2027 CIVIL STRUCTURAL

Date 06-05-2025
Scale
Drawn JAT
Job Number SEI #25-004
Sheet S1.3

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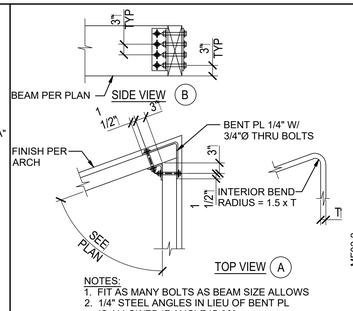


NOTES:
1. FIT AS MANY BOLTS AS BEAM SIZE ALLOWS
2. 1/4" STEEL ANGLES IN LIEU OF BENT PL IS ALLOWED IF ANGLE IS 90°

WOOD BEAM "T" CONNECTION

SCALE: 3/4" = 1'-0"

3



NOTES:
1. FIT AS MANY BOLTS AS BEAM SIZE ALLOWS
2. 1/4" STEEL ANGLES IN LIEU OF BENT PL IS ALLOWED IF ANGLE IS 90°

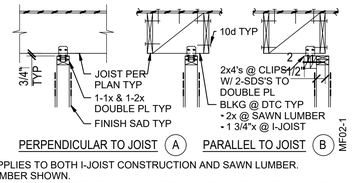
WOOD BEAM "L" CONNECTION

SCALE: 3/4" = 1'-0"

2

INDICATES SIMPSON DTC CLIP (IAPMO ER 124,COLA RR25489) WITH SPACING PER SCHEDULE CONNECT WITH 4-#8 WOOD SCREWS AT THE BASE AND 2-#8 WOOD SCREWS AT THE SLOTS. INSTALL PER MANUFACTURER'S SPECS

DTC CLIP MAX SPACING		
MAX WALL HEIGHT	SINGLE LAYER OF GYPBOARD EA FACE	MAX DOUBLE LAYER OF GYPBOARD EA FACE OR SINGLE LAYER EA FACE AND TILES
UP TO 12'-0"	DCT @ 48"	DTC @ 32"
UP TO 16'-0"	DCT @ 32"	DTC @ 24"

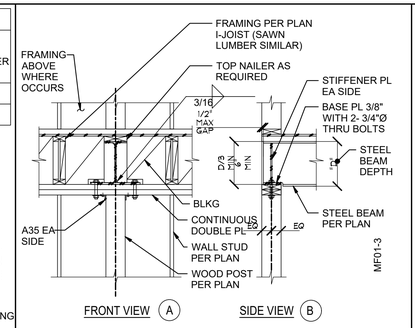


NOTES:
1. DETAIL APPLIES TO BOTH I-JOIST CONSTRUCTION AND SAWN LUMBER. SAWN LUMBER SHOWN.
2. FOR WALL ASSEMBLIES OTHER THAN WHAT SHOWN ON THE SCHEDULE INCLUDING STONE VENEER CONTACT STRUCTURAL ENGINEER TO CONFIRM CLIP SPACING

TOP CONNECTION @ NON-LOAD BEARING WALL

SCALE: 3/4" = 1'-0"

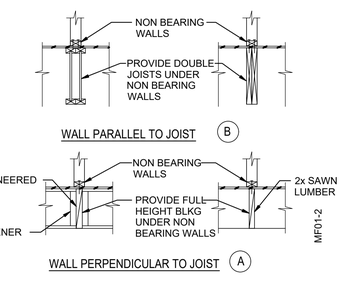
1



STEEL BM TO WOOD POST WITHIN WALL CONN

SCALE: 3/4" = 1'-0"

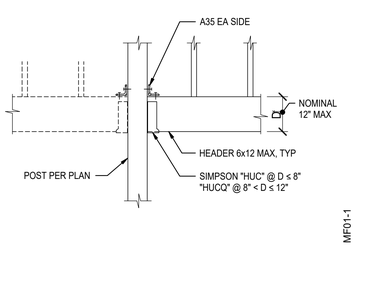
3



FRAMING AT NON BEARING WALLS

SCALE: 3/4" = 1'-0"

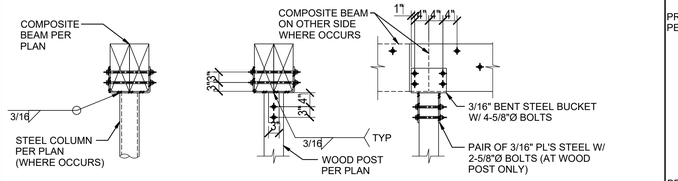
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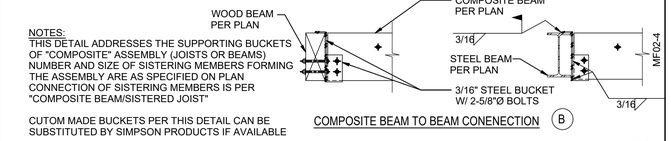


HEADER LOW BM TO POST CONN (FACE MOUNTED)

SCALE: 3/4" = 1'-0"

1





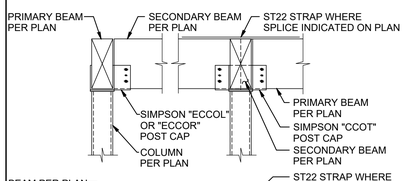
NOTES:
THIS DETAIL ADDRESSES THE SUPPORTING BUCKETS OF "COMPOSITE" ASSEMBLY (JOISTS OR BEAMS) NUMBER AND SIZE OF SISTERING MEMBERS FORMING THE ASSEMBLY ARE AS SPECIFIED ON PLAN CONNECTION OF SISTERING MEMBERS IS PER "COMPOSITE BEAM/SISTERED JOIST"

CUTOM MADE BUCKETS PER THIS DETAIL CAN BE SUBSTITUTED BY SIMPSON PRODUCTS IF AVAILABLE

BUCKETS OF BUILTUP BEAMS

SCALE: 3/4" = 1'-0"

4

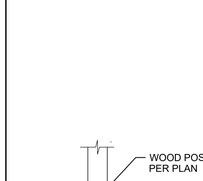


NOTE:
THE COLUMN CAP SHALL BE SELECTED SUCH THAT THE LARGER BEAM IS THE PRIMARY BEAM VERIFY CONNECTION WITH ENGINEER OF RECORD IF NOT POSSIBLE

CONNECTION TO TUBE STEEL

SCALE: 3/4" = 1'-0"

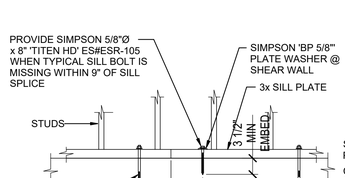
9



ISOLATED WOOD POST ON CONCRETE

SCALE: 3/4" = 1'-0"

10



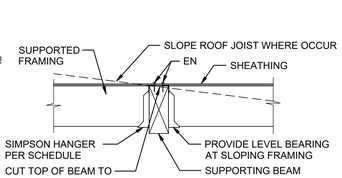
NOTE TO DRAFT PERSON & DESIGNER
DO NOT INCLUDE THIS DETAIL ON TYPICAL SHEET. USE THIS DETAIL AS RETROFIT IN CASE OF FIELD ERRORS AND SHOULD BE ISSUED AS CHANGE.

NOTE:
THIS DETAIL REQUIRED WHEN "A" IS GREATER THAN 9".

SPECIAL CONDITION AT SILL SPLICE

SCALE: 3/4" = 1'-0"

14



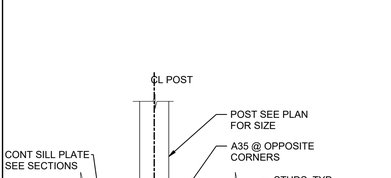
SUPPORTED FRAMING	HANGER TYPE
2x	"U" (a)
SKEWED 2x	"W"
MULTIPLE JOIST	"W"
3x AND LARGER	"W"

NOTES:
a. USE SIMPSON 'N16' NAILS TO BEAM WHERE JOISTS FRAME INTO BOTH SIDES OF BEAM
b. TOP FLANGE OF "W" HANGER MAY BE BENT 70° UP OR DOWN TO MATCH ROOF SLOPE
c. DAP-IN TOP FLANGE WHEN FLANGE THICKNESS IS GREATER THAN 1/8"

JOIST & BEAM TO WOOD BEAM CONNECTION

SCALE: 3/4" = 1'-0"

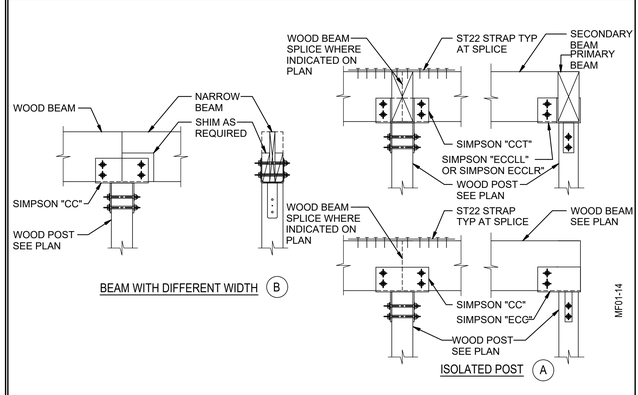
4



WOOD POST ON SILL PLATE

SCALE: 3/4" = 1'-0"

15



BEAM WITH DIFFERENT WIDTH (B)

ISOLATED POST (A)

TYP WOOD BEAM TO WOOD COLUMN

SCALE: 3/4" = 1'-0"

14

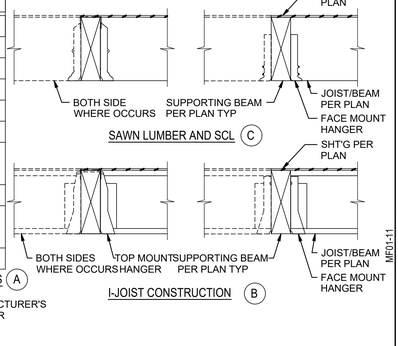
HANGER SCHEDULE - MANUFACTURE: SIMPSON STRONGTIE					
TOP MOUNT HANGER (SEE NOTE)1			FACE MOUNT HANGER (SEE NOTE)1		
JOIST/BEAM SIZE	HANGER TYPE		JOIST/BEAM SIZE	HANGER TYPE	
ALL SAWN LUMBER UNO	SIMPSON HUTF	ESR2553-COLA RR25800	ALL SAWN LUMBER UNO	SIMPSON HU	ESR2549-COLA RR25807
2x6 THRU 2x16	SIMPSON LB	ESR2553-COLA RR25800	2x6 THRU 2x10	SIMPSON LUS	ESR2549-COLA RR25807
2-2x6 THRU 2-2x14	SIMPSON HUSTF	ESR2553-COLA RR25800	2-2x6 THRU 2-2x10	SIMPSON LUS	ESR2549-COLA RR25807
4x6 THRU 4x14	SIMPSON HUSTF	ESR2553-COLA RR25800	4x6 THRU 4x16	SIMPSON HUS	ESR2552-COLA RR25801
ALL I-JOIST UNO	SIMPSON LBV	ESR2615-COLA RR25803	ALL I-JOIST UNO	SIMPSON MIU	ESR2552-COLA RR25801
SINGLE I-JOIST TO WOOD BEAM 9 1/4" THRU 16 DEEP	SIMPSON ITS	ESR2615-COLA RR25803	SINGLE I-JOIST TO WOOD BEAM 9 1/4" THRU 16 DEEP	SIMPSON IUS	ESR2552-COLA RR25801
ALL PSL/ LVL/LSL BEAMS UNO	SIMPSON HGLTV	ESR2615-COLA RR25803	ALL PSL/LVL/LSL BEAMS UNO	SIMPSON HGU	ESR2652-COLA RR25801
3 1/2" AND 5 1/4" PSL/LVL/ LSL UP TO 11 7/8" DEEP	SIMPSON GLTV	ESR2615-COLA RR25803	3 1/2" AND 5 1/4" PSL/LVL/ LSL UP TO 11 7/8" DEEP	SIMPSON MGU	ESR2552-COLA RR25801
ALL GLULAM BEAMS UNO	SIMPSON EG	ESR2615-COLA RR25803	ALL GLULAM BEAMS UNO	SIMPSON HHGU	ESR2552-COLA RR25801

NOTES:
1. HANGERS SHALL BE USED TO SUPPORT BEAM OR JOIST FROM A SUPPORTING BEAM
2. TOP OR FACE MOUNT HANGERS SHALL BE SELECTED AT CONTRACTOR'S DISCRETION EXCEPT THAT MANUFACTURER'S REQUIREMENTS OF SUPPORTING MEMBERS SHALL BE MET SUCH AS BUT NOT LIMITED TO MIN THICKNEES FOR FASTENER EMBEDMENT MIN EDGE DISTANCE MIN SIZE OF HEADERS ETC
3. PROVIDE SKEWED SLOPED HANGERS AS REQ'D
4. PROVIDE OFFSET OR CONCEALED FLANGE HANGERS AT EDGE CONDITIONS AS NEEDED

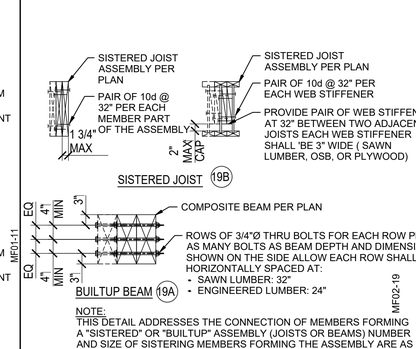
JOIST AND BEAM HANGER SCHEDULE

SCALE: 3/4" = 1'-0"

11



HANGER SCHEDULE AND NOTES (A)

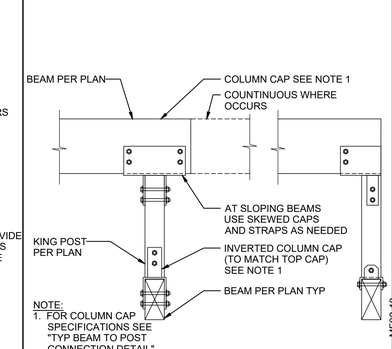


NOTE:
THIS DETAIL ADDRESSES THE CONNECTION OF MEMBERS FORMING A "SISTERED" OR "BUILTUP" ASSEMBLY (JOISTS OR BEAMS) NUMBER AND SIZE OF SISTERING MEMBERS FORMING THE ASSEMBLY ARE AS SPECIFIED ON PLAN

BUILTUP BEAM / SISTERED JOIST

SCALE: 3/4" = 1'-0"

19

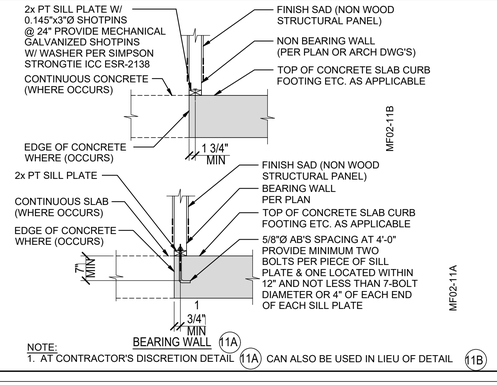


NOTE:
1. FOR COLUMN CAP SPECIFICATIONS SEE "TYP BEAM TO POST CONNECTION DETAIL"

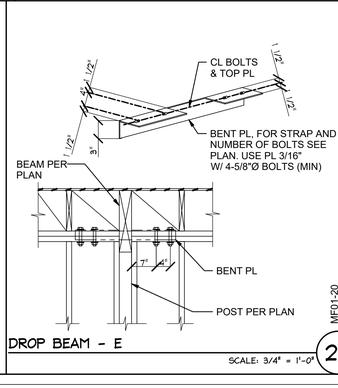
TYP KING POST DETAIL

SCALE: 3/4" = 1'-0"

18



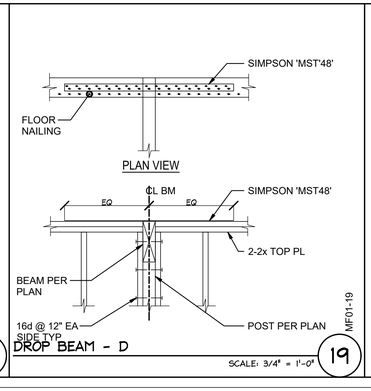
NOTE:
1. AT CONTRACTOR'S DISCRETION DETAIL (11A) CAN ALSO BE USED IN LIEU OF DETAIL (11B)



DROP BEAM - E

SCALE: 3/4" = 1'-0"

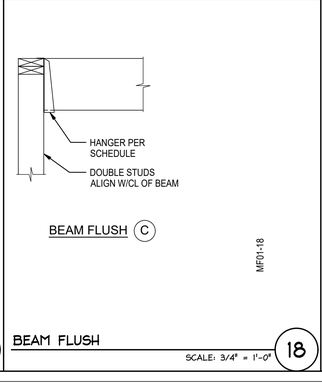
20



DROP BEAM - D

SCALE: 3/4" = 1'-0"

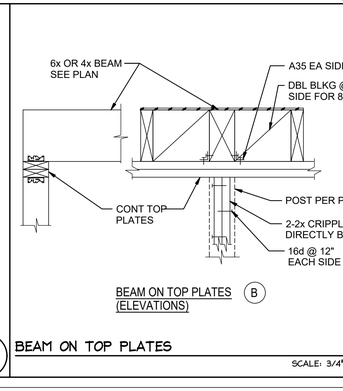
19



BEAM FLUSH

SCALE: 3/4" = 1'-0"

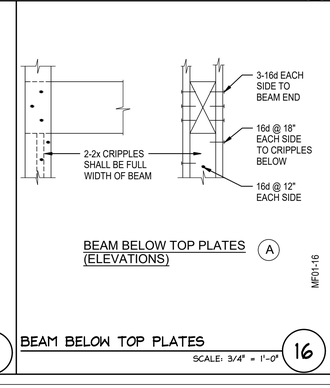
18



BEAM ON TOP PLATES

SCALE: 3/4" = 1'-0"

17



BEAM BELOW TOP PLATES

SCALE: 3/4" = 1'-0"

16

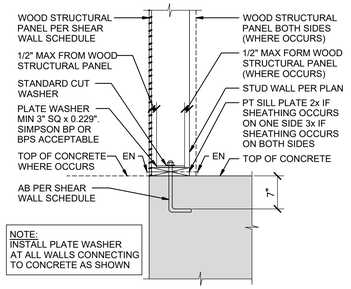
GEHARDY RESIDENCE
NEW SINGLE FAMILY RESIDENCE
8390 MONTERRA VIEWS
APN 259-211-010
MONTEREY,CA.

TYPICAL DETAILS

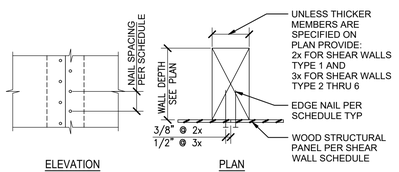
sei inc.
studio engineers inc.
structural consultants
11 W. Figueroa Street
Santa Barbara, Ca 93101
p: 805.962.2780
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e: jsinco@studioengineersinc.com
w: www.studioengineersinc.com

LICENSED PROFESSIONAL ENGINEER JOSEPH ANTHONY SINCO C 63131 EXP. 03-31-2027 CIVIL STRUCTURAL

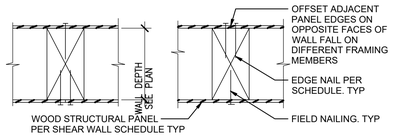
Date 06-05-2025
Scale
Drawn JAT
Job Number SEI #25-004
Sheet S1.4



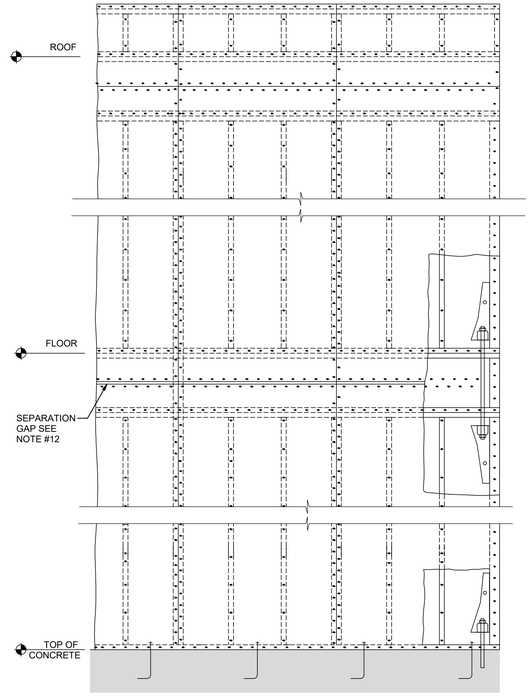
SILL PLATE CONNECTION TO CONCRETE 16C



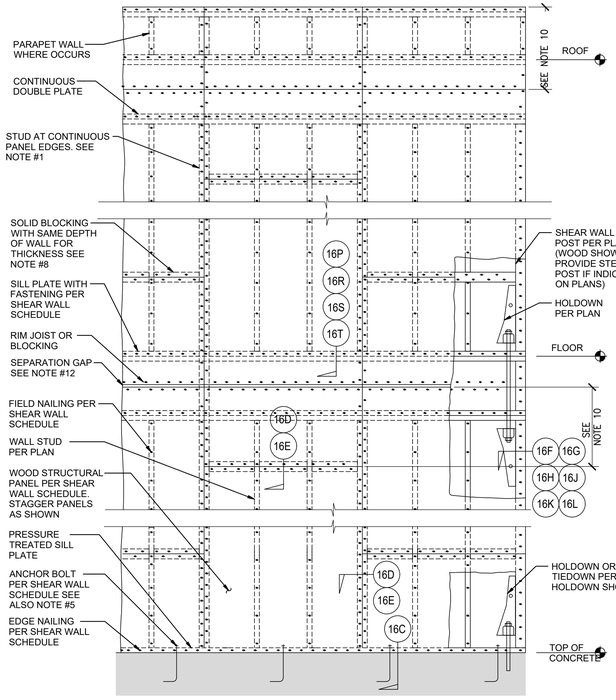
FRAMING AT ADJACENT PANEL EDGES 16D



FRAMING AT DOUBLE SIDED WALL 16E



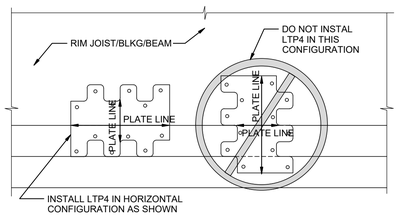
ALTERNATIVE WOOD STRUCTURAL PANEL TILING 16B



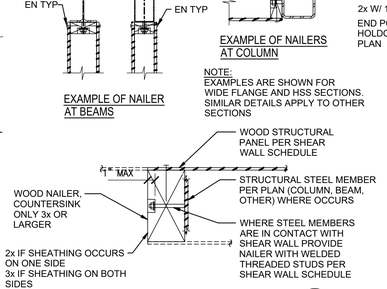
TYPICAL SHEAR WALL ELEVATION 16A

SHEAR WALL SCHEDULE NOTES:

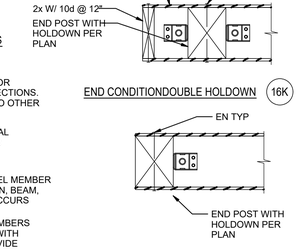
1. INSTALL PANELS, FASTENERS, AND CLIPS, PER SHEAR WALL SCHEDULE" ON PLANS.
2. FOR ALL WALLS, PROVIDE MINIMUM TWO ANCHOR BOLTS PER PIECE OF SILL PLATE & ONE LOCATED WITHIN 12" AND NOT LESS THAN 7 BOLTS DIAMETER OR 4 3/8" OF EACH END OF EACH SILL PLATE.
3. FOR SILL PLATE ATTACHMENT TO WOOD FRAMED FLOORS, WOOD SCREWS SHALL BE SIMPSON SDS25600 FOR SILL PLATE CONNECTED TO WOOD RIM JOIST OR BLOCKING. PROVIDE SDS25412 FOR SILL PLATE CONNECTED TO TOP NAILER AT STEEL BEAMS. ALTERNATIVELY, 16d NAILS CAN BE USED WHERE ALLOWED BY THE SHEAR WALL SCHEDULE PROVIDED THE FLOOR/ROOF SHEATHING IS
4. AT (E) FOUNDATION, SILL ANCHORS MAY BE UFP W/ 2-1/2"Ø TITEN HD SCREW ANCHORS W/ 5" MIN. EMBED AND W/ 5-1/4"Ø x 3" LONG SDS SCREWS TO SILL PLATE SPACING SHAL BE AS SAME AS ANCHOR BOLT SPACING PER SHEAR WALL SCHEDULE ICC ESR-2616 FOR UFP; ICC ESR-2713 FOR TITEN HD).
5. FOR SPECIFICATIONS OF HOLDOWN AT THE AND OF THE SHEAR WALL SEE PLANS AND "HOLDOWN TYPICAL DETAILS AND SCHEDULE".
6. OSB OR PLYWOOD WOOD STRUCTURAL PANELS MAY BE USED FOR THE SHEAR WALL CONSTRUCTION, EXCEPT THAT OSB SHALL NOT BE PERMITTED IN SHEAR WALL CONSTRUCTION LABELED AS FIRE RETARDANT TREATED BY THE ARCHITECT. FOR FIRE RETARDANT TREATED SHEAR WALLS THE UNIT SHEAR CAPACITY IS REDUCED TO 90% OF THE ALLOWABLE VALUE PER THE CODE REPORTS FOR THE SPECIFIED FIRE TREATMENT PRODUCT. SEE TIMBER GENERAL NOTES FOR ADDITIONAL INFORMATION.
7. WOOD STRUCTURAL PANELS MAY BE TILED PER EITHER ELEVATION 16A/-- OR ELEVATION 16B/-- CONTRACTOR SHALL SELECT MORE ECONOMICAL TILING.
8. FOR SHEAR WALL WITH SHEAR CAPACITY PER SCHEDULE EXCEEDING 350 #/FT FRAMING MEMBERS AT ADJOINING PANEL EDGES INCLUDING WALL STUDS AND BLOCKING SHALL BE 3" MINIMUM, UNLESS MEMBERS ARE SPECIFIED ON PLANS. PROVIDE STAGGERED NAILING AT ALL EDGES.
9. WHERE WOOD STRUCTURAL PANELS ARE APPLIED ON BOTH FACES OF WALL STUDS ADJACENT PANEL EDGES SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS PER INSET DETAIL 16F/--, AND SILL PLATE SHALL BE A 3x MEMBER PER INSET DETAILS 16C/--.
10. MIN DIMENSION OF WOOD STRUCTURAL PANELS SHALL BE 2' - 0" x 4' - 0"
11. NAILS SHALL BE PLACED NOT LESS THAN 3/8" FROM PANEL EDGES AT 2x MEMBERS (1/2" AT 3x MEMBERS) & 3/8" FROM THE EDGE OF THE CONNECTING MEMBERS. ALL SHEAR WALL NAILING SHALL UTILIZE COMMON NAILS OR GALVANIZED BOX.
12. PROVIDE 1/4" SEPARATION GAP BETWEEN WOOD STRUCTURAL PANELS AT FLOOR LEVELS. SEPARATION GAPS MAY BE OMITTED AND WOOD STRUCTURAL PANELS CAN RUN CONTINUOUSLY ACROSS FLOORS FOR BUILDINGS WITH NO MORE THAN TWO STORIES OF WOOD FRAMING.



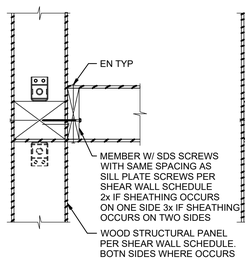
LPT4 INSTALL - ELEVATION VIEW 16N



NAILER @ STEEL MEMBERS AND SHEAR WALLS 16M



END CONDITIONDOUBLE HOLDOWN 16K



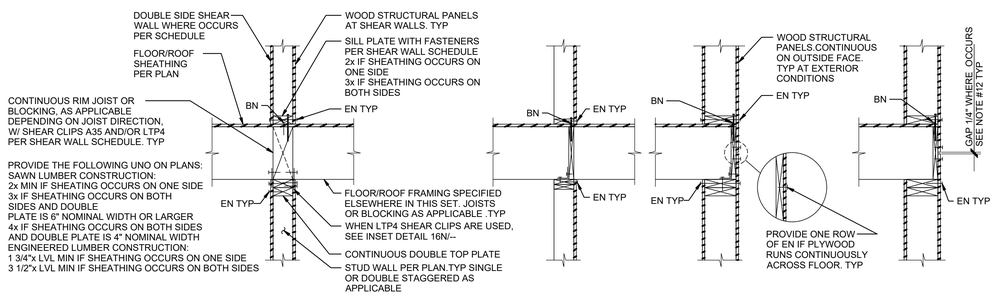
END CONDITION SINGLE HOLDOWN 16L

END CONDITION INTERSECTION 16J

END CONDITION INTERSECTION 16H

END CONDITION CORNER 16G

END CONDITION CORNER 16F



INTERIOR DOUBLE 16T

INTERIOR SINGLE 16S

EXTERIOR DOUBLE 16R

EXTERIOR SINGLE 16P

SHEAR WALL ELEVATION SCHEDULE MAND DETAILS 16

GEHARDY RESIDENCE
NEW SINGLE FAMILY RESIDENCE
8390 MONTERRA VIEWS
APN 259-211-010
MONTEREY,CA.

TYPICAL DETAILS

sei inc.
studio engineers inc.
structural consultants
11 W. Figueroa Street
Santa Barbara, Ca 93101
p: 805.962.2780
f: 805.962.2768
e: jtarcel@studioengineersinc.com
w: www.studioengineersinc.com

LICENSED PROFESSIONAL ENGINEER JOSEPH ANTHONY TARCEL C 83131 EXP. 03-31-2027 CIVIL STATE OF CALIFORNIA

Date 06-05-2025
Scale
Drawn JAT
Job Number SEI #25-004
Sheet S1.5

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STEEL STRONG-WALL MODELS

STD. WALL MODEL NO.	-STK WALL MODEL NO.	H (in)	T (in)	HOLDOWN ANCHOR BOLTS[1]	QTY. OF TOP OF WALL SCREWS[1]
SSW12x7	- -	80	3 1/2	(2) 3/4"	4
SSW15x7	- -	80	3 1/2	(2) 1"	6
SSW18x7	- -	80	3 1/2	(2) 1"	9
SSW21x7	- -	80	3 1/2	(2) 1"	12
SSW24x7	- -	80	3 1/2	(2) 1"	14
SSW12x7.4	- -	85 1/2	3 1/2	(2) 3/4"	4
SSW15x7.4	- -	85 1/2	3 1/2	(2) 1"	6
SSW18x7.4	- -	85 1/2	3 1/2	(2) 1"	9
SSW21x7.4	- -	85 1/2	3 1/2	(2) 1"	12
SSW24x7.4	- -	85 1/2	3 1/2	(2) 1"	14
SSW12x9	- -	117 1/4	3 1/2	(2) 3/4"	4
SSW15x9	SSW15x9-STK	117 1/4	3 1/2	(2) 1"	6
SSW18x9	SSW18x9-STK	93 1/4	3 1/2	(2) 1"	9
SSW21x9	SSW21x9-STK	93 1/4	3 1/2	(2) 1"	12
SSW24x9	SSW24x9-STK	93 1/4	3 1/2	(2) 1"	14
SSW12x9	- -	105 1/4	3 1/2	(2) 3/4"	4
SSW15x9	SSW15x9-STK	105 1/4	3 1/2	(2) 1"	6
SSW18x9	SSW18x9-STK	105 1/4	3 1/2	(2) 1"	9
SSW21x9	SSW21x9-STK	105 1/4	3 1/2	(2) 1"	12
SSW24x9	SSW24x9-STK	105 1/4	3 1/2	(2) 1"	14
SSW12x10	- -	117 1/4	3 1/2	(2) 3/4"	4
SSW15x10	SSW15x10-STK	117 1/4	3 1/2	(2) 1"	6
SSW18x10	SSW18x10-STK	117 1/4	3 1/2	(2) 1"	9
SSW21x10	SSW21x10-STK	117 1/4	3 1/2	(2) 1"	12
SSW24x10	SSW24x10-STK	117 1/4	3 1/2	(2) 1"	14
SSW15x11	SSW15x11-STK	129 1/4	5 1/2	(2) 1"	6
SSW18x11	SSW18x11-STK	129 1/4	5 1/2	(2) 1"	9
SSW21x11	SSW21x11-STK	129 1/4	5 1/2	(2) 1"	12
SSW24x11	SSW24x11-STK	129 1/4	5 1/2	(2) 1"	14
SSW15x12	SSW15x12-STK	141 1/4	5 1/2	(2) 1"	6
SSW18x12	SSW18x12-STK	141 1/4	5 1/2	(2) 1"	9
SSW21x12	SSW21x12-STK	141 1/4	5 1/2	(2) 1"	12
SSW24x12	SSW24x12-STK	141 1/4	5 1/2	(2) 1"	14
SSW18x13	SSW18x13-STK	153 1/4	5 1/2	(2) 1"	9
SSW21x13	SSW21x13-STK	153 1/4	5 1/2	(2) 1"	12
SSW24x13	SSW24x13-STK	153 1/4	5 1/2	(2) 1"	14

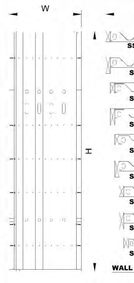
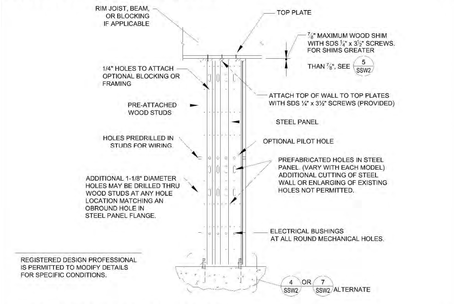
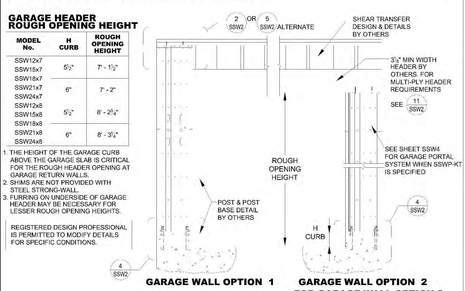


TABLE NOTES:
1. SDS¼"x 3½" SCREWS PROVIDED WITH WALL.
2. SEE SHEET SSW1 FOR ANCHORAGE SOLUTIONS.

STEEL STRONG-WALL MODELS 1



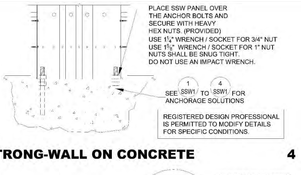
SINGLE-STORY SSW ON CONCRETE 2



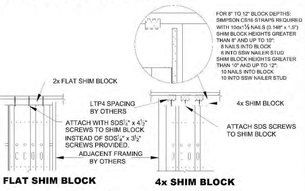
NOTE:
7-FT. HIGH STEEL STRONG-WALL MODELS ARE 80", 2" TALLER THAN 7-FT. HIGH WOOD STRONG-WALL SHEARWALLS

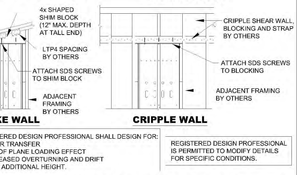
REGISTERED DESIGN PROFESSIONAL SHALL DESIGN FOR:
1. SHEAR TRANSFER
2. OUT OF PLANE LOADING EFFECT
3. INCREASED OVERTURNING AND DRIFT DUE TO ADDITIONAL HEIGHT.

ALTERNATE GARAGE WALL OPTIONS 3



STRONG-WALL ON CONCRETE 4

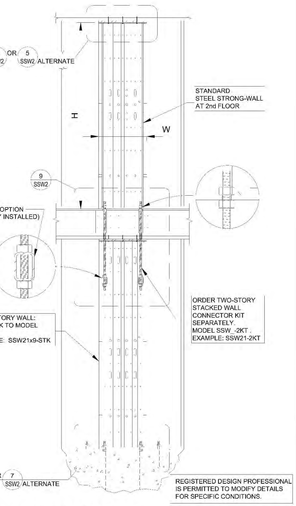




REGISTERED DESIGN PROFESSIONAL SHALL DESIGN FOR:
1. SHEAR TRANSFER
2. OUT OF PLANE LOADING EFFECT
3. INCREASED OVERTURNING AND DRIFT DUE TO ADDITIONAL HEIGHT.

REGISTERED DESIGN PROFESSIONAL IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

TOP OF WALL HEIGHT ADJUSTMENTS 5

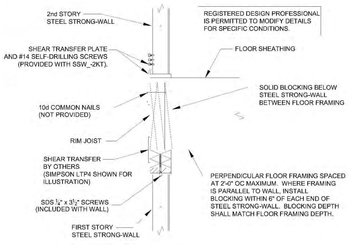


REGISTERED DESIGN PROFESSIONAL IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

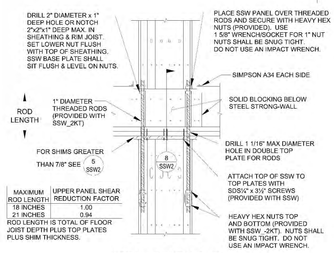
TWO-STORY STACKED 6

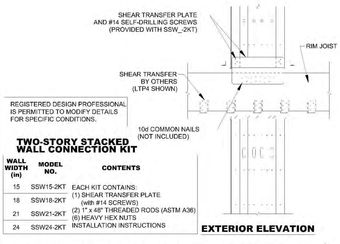


ALTERNATE 1ST FLOOR WOOD FRAMING 7

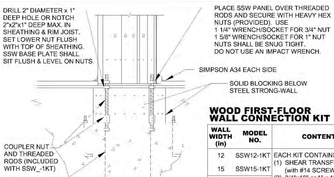


TWO-STORY STACKED FLOOR SECTION 8





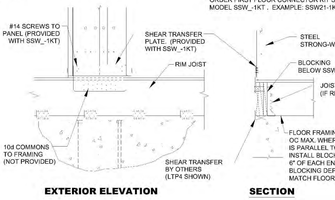
TWO-STORY STACKED FLOOR FRAMING 9



WOOD FIRST-FLOOR WALL CONNECTION KIT

WALL WIDTH (in)	MODEL NO.	CONTENTS
12	SSW12-1KT	EACH KIT CONTAINS: (1) SHEAR TRANSFER PLATE (with #14 SCREWS)
15	SSW15-1KT	(2) 3/4"x18" or 1" x 18" THREADED RODS (ASTM A36)
18	SSW18-1KT	(2) COUPLER NUTS
21	SSW21-1KT	(2) HEAVY HEX NUTS
24	SSW24-1KT	INSTALLATION INSTRUCTIONS

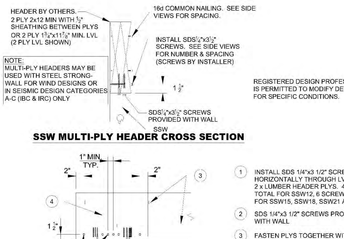
ORDER FIRST FLOOR CONNECTOR KIT SEPARATELY. MODEL SSW...1KT . EXAMPLE: SSW21-1KT

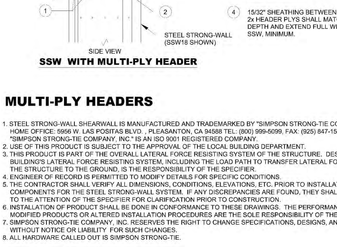


FIRST FLOOR AT WOOD FRAMING 10

FIRST FLOOR AT WOOD FRAMING NOTES:
1. USE WOOD FIRST-FLOOR ALLOWABLE LOAD TABLES FROM THE STRONG-WALL CATALOG FOR THIS INSTALLATION.
2. USE ALTERNATE DETAIL 7 SSW2 TO ACHIEVE MAXIMUM ON-CONCRETE ALLOWABLE LOADS.
3. FOR TWO-STORY STACKED STEEL STRONG-WALLS WITH WOOD FIRST FLOOR, USE ALTERNATE DETAIL 8 SSW2
4. REGISTERED DESIGN PROFESSIONAL SHALL DESIGN FOR SHEAR TRANSFER FROM RIM JOIST TO SILL PLATE AND SILL PLATE TO FOUNDATION.

REGISTERED DESIGN PROFESSIONAL IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

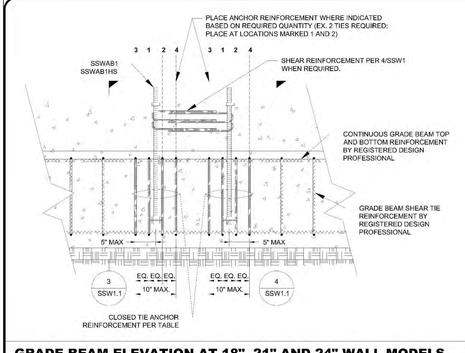




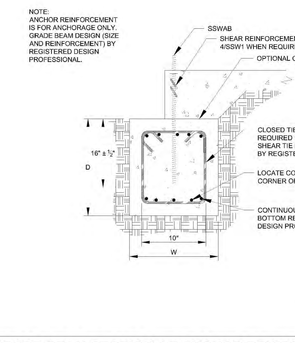
MULTI-PLY HEADERS 11

1. STEEL STRONG-WALL SHEARWALL IS MANUFACTURED AND TRADEMARKED BY "SIMPSON STRONG-TIE COMPANY, INC." HOME OFFICE: 5956 W. LAS POSITAS BLVD. , PLEASANTON, CA 94588 TEL: (800) 999-5099, FAX: (925) 847-1597. "SIMPSON STRONG-TIE COMPANY, INC." IS AN ISO 9001 REGISTERED COMPANY.
2. USE OF THIS PRODUCT IS SUBJECT TO THE APPROVAL OF THE LOCAL BUILDING DEPARTMENT.
3. THIS PRODUCT IS PART OF THE OVERALL LATERAL FORCE RESISTING SYSTEM OF THE STRUCTURE. DESIGN OF THE BUILDING'S LATERAL FORCE RESISTING SYSTEM, INCLUDING THE LOAD PATH TO TRANSFER LATERAL FORCES FROM THE STRUCTURE TO THE GROUND, IS THE RESPONSIBILITY OF THE SPECIFIER.
4. ENGINEER OF RECORD IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.
5. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS, ELEVATIONS, ETC. PRIOR TO INSTALLATION OF ANY COMPONENTS FOR THE STEEL STRONG-WALL SYSTEM. IF ANY DISCREPANCIES ARE FOUND, THEY SHALL BE BROUGHT TO THE ATTENTION OF THE SPECIFIER FOR CLARIFICATION PRIOR TO CONSTRUCTION.
6. INSTALLATION OF PRODUCT SHALL BE DONE IN CONFORMANCE TO THE SSW DRAWINGS. THE PERFORMANCE OF MODIFIED PRODUCTS OR ALTERED INSTALLATION PROCEDURES ARE THE SOLE RESPONSIBILITY OF THE SPECIFIER.
7. SIMPSON STRONG-TIE COMPANY, INC. RESERVES THE RIGHT TO CHANGE SPECIFICATIONS, DESIGNS, AND MODELS WITHOUT NOTICE OR LIABILITY FOR SUCH CHANGES.
8. ALL HARDWARE CALLED OUT IS SIMPSON STRONG-TIE.

NOTES 12

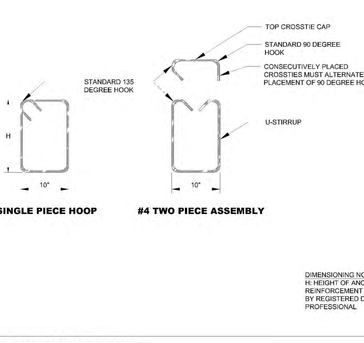


GRADE BEAM ELEVATION AT 18", 21" AND 24" WALL MODELS 1



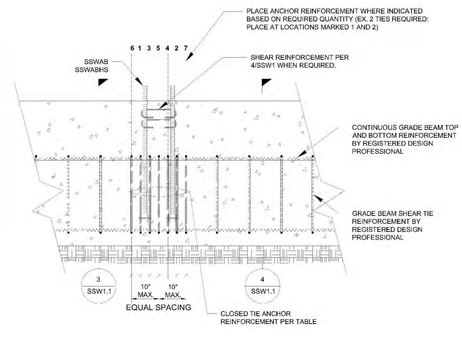
DIMENSIONING NOTES:
D: DEPTH BY REGISTERED DESIGN PROFESSIONAL (24" MIN).
W: WIDTH BY REGISTERED DESIGN PROFESSIONAL (18" MIN).

GRADE BEAM SECTION AT ANCHOR REINFORCEMENT 3

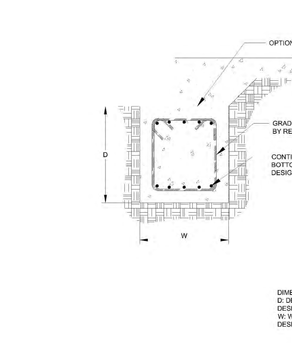


DIMENSIONING NOTES:
H: HEIGHT OF ANCHOR REINFORCEMENT ASSEMBLY BY REGISTERED DESIGN PROFESSIONAL

CLOSED TIE ANCHOR REINFORCEMENT 6



GRADE BEAM ELEVATION AT 12" AND 15" WALL MODELS 2



DIMENSIONING NOTES:
D: DEPTH BY REGISTERED DESIGN PROFESSIONAL (24" MIN).
W: WIDTH BY REGISTERED DESIGN PROFESSIONAL (18" MIN).

GRADE BEAM SECTION AWAY FROM ANCHOR REINFORCEMENT 4

SSW GRADE BEAM ANCHOR REINFORCEMENT

STEEL STRONG-WALL WIDTH (in.)	ANCHOR MODEL NO.	ANCHOR DIAMETER (in.)	ANCHOR REINFORCEMENT FOR WIND AND SEISMIC[2,3,5,6]		LRFD APPLIED DESIGN SEISMIC MOMENT (ft.-lbs.)[1,5,6,7]	
			STANDARD STRENGTH SSWAB	HIGH STRENGTH (HS) SSWAB	STANDARD STRENGTH SSWAB	HIGH STRENGTH (HS) SSWAB
12" MODEL	SSWAB3/4 SSWAB3/4HS	3/4	2- #4 CLOSED TIES PER 2 SSW1.3	5- #4 CLOSED TIES PER 2 SSW1.3	16,700	23,000
15" MODEL	SSWAB1 SSWAB1HS	1	4- #4 CLOSED TIES PER 2 SSW1.3	7- #4 CLOSED TIES PER 2 SSW1.3	37,000	44,000
18" MODEL			2- #4 CLOSED TIES PER 1 SSW1.3	4- #4 CLOSED TIES PER 1 SSW1.3	48,700	61,000
21" MODEL					60,300	77,000
24" MODEL					72,000	87,000

NOTES:
1. ANCHOR REINFORCEMENT CONFORMS TO ACI 318-14 SECTION 17.4.2.9 AND ACI 318-11 SECTION D.5.2.9 AND PERFORMANCE WAS VALIDATED THROUGH FULL SCALE TESTING.
2. MINIMUM CONCRETE COMPRESSIVE STRENGTH, f'c = 2500 psi.
3. CLOSED TIE ANCHOR REINFORCEMENT TO BE ASTM A615 GRADE 60 (MIN) #4 REBAR.
4. GRADE BEAM LONGITUDINAL AND TIE REINFORCEMENT SHALL BE SPECIFIED BY THE REGISTERED DESIGN PROFESSIONAL FOR FLEXURE AND SHEAR LOADING. DESIGN SHOULD CONSIDER PROJECT SPECIFIC DESIGN LOADS AND ALLOWABLE SOIL PRESSURE.
5. SIMPSON STRONG-TIE RECOMMENDS USING THE TABULATED MINIMUM LRFD APPLIED SEISMIC DESIGN MOMENT TO ENSURE GRADE BEAM DESIGN FLEXURE AND SHEAR STRENGTH IS ADEQUATE TO PREVENT PLASTIC HINGE FORMATION UNDER DEMANDS ASSOCIATED WITH ANCHORAGE FORCES CORRESPONDING TO ACI 318-14 SECTION 17.2.3.4.3 AND ACI 318-11 SECTION D.3.3.4.3.
6. DESIGNER MAY USE REDUCED MOMENT DUE TO APPLIED SSW LATERAL LOAD. MINIMUM MOMENT SHALL BE THE LESSER OF THE TABULATED MOMENT OR THE AMPLIFIED LRFD DESIGN MOMENT FOR SEISMIC: (ASD SHEAR)(5.7) x Dv x SSW HEIGHT FOR GRADE BEAM DESIGN.
7. MINIMUM GRADE BEAM DESIGN MOMENT FOR WIND AND SEISMIC IN SEISMIC DESIGN CATEGORY A AND B AND DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C, (ASD SHEAR)(6) x SSW HEIGHT.
8. CLOSED TIE MAY BE SINGLE PIECE HOOP OR TWO PIECE ASSEMBLY WITH A U-STIRRUP WITH STANDARD 135 DEGREE HOOKS AND A TOP CROSS TIE CAP. SEE DETAIL 6/SSW1.1.
9. SEE DETAILS FOR GRADE BEAM ANCHOR REINFORCEMENT PLACEMENT, INSTALLATION AND SPACING REQUIREMENTS. CLOSED TIE ANCHOR REINFORCEMENT QUANTITY IS PER WALL FOR THE 12" AND 15" WALL MODELS, AND PER ANCHOR FOR THE 18", 21" AND 24" MODELS.

SSWAB ANCHOR GRADE BEAM REINFORCEMENT AND DESIGN MOMENTS 5

Sheet S1.6
Date 06-05-2025
Drawn JAT
Job Number SEI #25-004
LICENSED PROFESSIONAL ENGINEER STATE OF CALIFORNIA CHRISTOPHER M. SHEA No. S 6813 EXP. 8/31/2026 Structural
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STEEL STRONG TYPICAL DETAILS

GEHARDY RESIDENCE
NEW SINGLE FAMILY RESIDENCE
8390 MONTERRA VIEWS
APN 259-211-010
MONTEREY,CA.

STEEL STRONG-WALL
FRAMING DETAILS
ENGINEERED DESIGNS
SIMPSON Strong-Tie
SSW2
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SIMPSON STRONG-TIE COMPANY, INC.
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NO. DATE DESCRIPTIONS
2 4/1/2014 2003 IBC REVISIONS
3 8/08/2016 2015 IBC REVISIONS
STEEL STRONG-WALL
ALTERNATE ANCHORAGE DETAILS
ENGINEERED DESIGNS
SIMPSON Strong-Tie
SSW1.1
SHEET OF SHEETS



FIGURE 1: VICINITY MAP

1:24000

By: Soil Surveys Group, Inc.
119 Central Avenue
Salinas, CA 93901
831 757-3175

Job # 8492



Figure IV

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Gerhardy Residence
March 31, 2025
Job #8492

B. CONTRACTORS:
Laboratory soils compaction test method shall be ASTM D 1557-12. Subgrade beneath any new building pads shall be compacted to 90 percent relative compaction. Subgrade soil beneath any new pavement shall be compacted to 90 percent relative compaction, and aggregate base beneath new pavement shall be compacted to 95 percent relative compaction.

C. CONCRETE (SLAB SLAB ON GRADE):
Subgrade to encompassed soil under any new concrete floor slabs on grade shall be brought to at least 90 percent maximum relative compaction and moisture conditioned to optimum moisture content. Any unsuitable, loose or unconsolidated soil encountered at footing subgrade shall be removed and recompacted or replaced with compacted fill. Any imported fill material for a subfloor bench consisting of:

- a mat of clean, open graded rock, four inches thick, shall be placed over the finished soil subgrade.
- a minimum 15 mil vapor proof membrane such as Stego, Moisture or equal shall be placed over the open graded rock.
- a 2 inch thick layer of sand shall be placed between the water proof membrane and the bottom of the concrete floor slab. The sand material used will fully contact the membrane and will assist in equalizing the concrete curing rate as moisture discharge cracking.

Class II Aggregate Base or sand should not be used as the capillary break material. Capillary break material shall comply with and be installed according to the following:

1. MATERIAL:
Crushed rock aggregate for use under the floor slabs shall consist of broken stone, crushed or uncrushed gravel, quarry waste, or a combination of the above. The aggregate shall be free of debris, vegetable matter, lumps, balls, frozen soil and other deleterious materials. A dark by of fresh quantity taken for observation of some in a saturated, surface dry condition does not exceed 5% of the oven dry weight of the sample.

2. GRADING:
The crushed aggregate shall be of such size that the percentage composition by dry weight as determined by laboratory sieves (U.S. Series) will conform to the following gradings:

Sieve Size	Percentage Passing Sieve
50' dr 37	100
No. 4	8-50
No. 200	0-7

3. PLACING:
Subgrade upon which aggregate base, gravel or crushed rock is to be placed, shall be prepared by removing grass and roots. Where horse-hoof topsoil is present, it shall be removed and cleaned of debris and recompacted to 90 percent of maximum density.

Gerhardy Residence
March 31, 2025
Job #8492

4. THICKNESS AND STRENGTH:
Concrete slabs should be at least five inches thick. Concrete shall be five inch minimum (5.5 inch if proposed) and shall achieve a 28 day compressive strength of at least 3500 p.s.i. or as specified by the project engineer.

5. REINFORCEMENT:
Concrete slab-on-grade shall be reinforced with a minimum of #3 steel reinforcement bars placed 18 inches on center, each way or #4 reinforcement bars placed 36 inches on center, each way and shall be kept or raised a minimum of eight inches into the perimeter footings.

B. QUALITY CONTROL/TESTING:
All new crawls with trenches shall be backfilled with a clean sand having a sand equivalent of 20 or greater. Sand shall be placed in lifts not exceeding 12 inches in loose thickness and shall obtain the type of modern placed whose ability may otherwise interrupt the bedding environment. All trench backfill of inspection done and or clean soil to sand shall be compacted to 90 percent relative compaction. Clean native sand shall be approved by Soil Surveys Group, Inc. prior to using for trench backfill.

IX. GEOLOGIC AND SEISMIC CONSIDERATIONS:

Monterey County is in a seismically active area of the state of California. The following table provides a list of nearby faults that could produce an earthquake that could impact the project site.

Fault Name	Approximate Distance to Site (Km)	Orientation from Site	Data Source
Cicapitas	0.13	Southwest	Clark et all., 1987
Seaside	0.34	East	Clark et all., 1987
Berwick Canyon	0.8	Southwest	Clark et all., 1987
Monterey Bay-Tularcitos	2.48	Southwest	Uniform Building Code, 1997
Ord Terrace	2.53	East	Clark et all., 1987
Navy	3.83	West	Clark et all., 1987
Private	9.35	Southwest	Thery Consultants, 1986
Robinson	9.58	Southwest	Thery Consultants, 1986
Shoreline	11.4	East	Clark et all., 2006
Riconada	11.98	Northeast	Uniform Building Code, 1997
Rinlo	12.4	North	Tinsley, 1975
Vergeles	12.6	Southeast	Rosenberg, 1993
San Gregorio	26.56	Southwest	Uniform Building Code, 1997

Gerhardy Residence
March 31, 2025
Job #8492

without prejudice. Visual contact with this report and drawings constitutes prima facie evidence of the acceptance of these restrictions.

Soil Surveys Group, Inc. will not take responsibility for or assume any liability for the recommendations made in this report unless Soil Surveys Group, Inc. performs the field inspections and testing mentioned herein.

The Findings and recommendations of this report are considered valid at the present date. However, changes in the property conditions can occur with the passage of time, due to its natural properties, whether due to natural processes or the works of man. Therefore, the findings of this report shall be considered valid for a period of not more than three years without being reviewed and updated by Soil Surveys Group, Inc.

Gerhardy Residence
March 31, 2025
Job #8492

The proposed residence, A181, and any other future additions or remodeling must be designed to strict compliance with the 2022 California Building Code to fully withstand such statistically presumed ground acceleration to be reasonably expected during a future seismic shaking event.

The following are the present site coefficients and the seismic design criteria/coefficients per the requirements of the 2022 California Building Code (CBC):

Site Class	Definition	Soil profile	S_s	S_1	F_a	F_v
D		SC-SM/SP	1.5	0.6	1.2	1.5

S_s is mapped MCE$_R$ 0.2 second spectral response acceleration parameter. The mapped spectral response acceleration parameter at 1 second period is S_1. The factor in 11.4.8 (ASCE 7) to account for site class effects is also used. A 'grade four' or 'equal to SD'. The values provided in this table include the effects of the effective coefficient C_s can be determined by the site class designs found in the Chapters as included in Section 11.4.8, Equation 11.

Surface ruptures, liquefaction, landsliding, lateral spreading, as well as differential settlement are extremely unlikely due to the recommendations made in this report unless Soil Surveys Group, Inc. performs the field inspections and testing mentioned herein.

The Findings and recommendations of this report are considered valid at the present date. However, changes in the property conditions can occur with the passage of time, due to its natural properties, whether due to natural processes or the works of man. Therefore, the findings of this report shall be considered valid for a period of not more than three years without being reviewed and updated by Soil Surveys Group, Inc.

Gerhardy Residence
March 31, 2025
Job #8492

XI. CONCLUSIONS AND RECOMMENDATIONS:
From our field observations, analysis of the test data, and knowledge of the proposed new soils, the following are concluded.

1. The project will conform to our recommendations provided this proposed building pads are prepared, as recommended in Sections VI and VIII, herein.

2. Design criteria for spread footing foundation system were provided in Section IV. Design criteria for retaining walls were also provided in Section IV. Design criteria for retaining soil type walls were provided in Section VII.

3. Mitigation for liens soil conditions at the project site are provided in Section V herein.

4. Surface drainage and erosion considerations are discussed in Section VI herein. Surface storm water runoff should be carefully controlled to prevent ponding drainage away from building foundations.

5. The Geotechnical engineer should review the foundation and site grading plans for compliance with the recommendations herein and may provide additional specific recommendations for surface and subsurface drainage. The Geotechnical engineer shall inspect and approve all footing excavations and shall inspect, test, and approve incorporation of the building pads.

6. Recommended Specifications for grading, soil reinforcement and compaction, soil fills, and soil compaction are stated in Section VII herein.

7. Seismic considerations are also discussed and geotechnic design coefficients are provided in Section IX herein. The potential for damaging earthquake related foundation soil lateral spreading is considered to be low at the project site.

XII. LIMITATIONS:
This report incorporates by reference that the subsurface conditions are as found in the Findings. It should be noted that the findings of this report are valid as of the present time for those properties studied and for the general area soils. It must be understood that subsurface soil conditions can vary between borings and from site to site. Very unusual soil conditions are those found during grading, installation of underground utilities or building construction, the Geotechnical engineer should be notified immediately so that remedial action can be taken (see Section X).

This report is issued with the understanding that it is the responsibility of Lonni and Wendy Gerhardy or their representatives to ensure that the applicable provisions of the recommendations contained herein are brought to the attention of the architect and contractors for implementation of such recommendations and subcontractors carry out such provisions in the field. The use of this report, in concrete or any part thereof, by a party or its agents, other than Lonni and Wendy Gerhardy, their engineer, architect, contractor or designated agents, is hereby disallowed unless specific permission is given to do so by Soil Surveys Group, Inc. This investigation and report were prepared with the understanding that a single family residence is to be built on the property in accordance with the plans described in Section I of this report herein. The use of this report, the log, and laboratory test data shall be restricted to the project site for which they were prepared and publication by any method, in whole or in part, is prohibited without the written consent of Soil Surveys Group, Inc. Title to the designs remains with Soil Surveys Group, Inc.

Gerhardy Residence
March 31, 2025
Job #8492

XIII. RECOMMENDED SPECIFICATIONS:

A. GRADING:
The building pad area, extending a minimum of five feet in each direction from the foundation footings, shall be cleared and grubbed of all surface vegetation and organic topsoil. Any existing fill material and/or unsuitable soil encountered at footing subgrade shall be removed. Any imported fill, or fill soil from on-site sources, shall be approved by the Geotechnical engineer prior to placement. Fill shall be free of organic matter, debris, and rocks greater than 6 inches in diameter. Any existing buildings shall be demolished with any old underground utility lines, crawl space and the bottom of the footing and not at the top of the footing.

1. All new concrete floor slab-on-grade shall be a minimum of five inches thick and shall be reinforced with a minimum of #3 steel reinforcement bars at 18 inches on center or #4 steel reinforcement bars at 24 inches on center, each way and shall be kept to extend a minimum of eight inches into the perimeter footing.

2. Roof and site rain water should be directed away from the proposed building foundations. Rainfall runoff must not be allowed to collect or flow in a downslope direction against any building foundation.

3. If the new buildings will bear on both cut and fill, the cut portion of the building pads shall be subexcavated and recompacted a minimum of two feet deep for a distance of five feet outside the building, so that the entire building rests on engineered fill, prior to excavating for the foundation footings.

4. Soil Surveys Group, Inc. shall be notified a minimum of 24 hours prior to the inspection of ALL trenches and soil and new engineered fill which the building pad preparation and steel inspect and approve the bottom of the excavation prior to placement of any steel or concrete. Soil Surveys Group, Inc. shall also inspect and approve the subgrade below concrete floor slabs prior to placement of reinforcing steel and shall inspect and approve the installation of all roof and yard drainage facilities.

VII. SURFACE AND SUBSURFACE DRAINAGE AND EROSION CONSIDERATIONS:

The site surface and at the project site has the potential to erode, especially if productive vegetation is removed during construction. Care should be taken to avoid unnecessary soil loss, down by eroded work grass to landscape plants for erosion control and to prevent sloughing soil from blocking drainage patterns at the project site. Such erosion control measures shall be taken during and at completion of grading and during wind and/or rainstorms.

Concentrated storm water runoff from the project site should not be allowed to discharge uncontrolled onto existing ground. Concrete spash blocks or energy dissipaters must be installed at the downspout outlets. Suitable energy dissipation systems shall be designed where needed runoff is concentrated, so the drainage does not cause erosion. Water should not be allowed to pond adjacent to the footings. Positive drainage away from the structure shall be provided. Rock energy dissipaters consisting of fist rocks or six inch diameter rock or rubble rip rap should be installed where side gutter downspout pipes discharge onto soil to reduce soil

Gerhardy Residence
March 31, 2025
Job #8492

erosion. The building sites and general adjacent to the buildings shall be graded so that rainfall runoff does not become trapped or flow against any building foundations.

The footing logs shown in these the road for a subsurface drain systems. However, the Geotechnical engineer may recommend a system of subsurface drains should it be encountered or conditions that be encountered during site preparation or excavations.

VIII. RETAINING AND SPA WALL DESIGN CRITERIA:

The following design criteria was recommended for the retaining wall:

Pressure depth $= 19$ ft
Cohesion $= 50$ p.s.f.
Soil Weight $= 130$ p.c.f.
Equivalent fluid pressure, active $= 30$ p.s.f. *per square foot per foot of depth for* **Level Grade**
Equivalent fluid pressure, active $= 45$ p.s.f. *with 2:1 slope inclined wall*
Equivalent fluid pressure, at rest, $= 30$ p.s.f. *restrained condition. Small grade between wall*
Abandoned fluid pressure, passive $= 450$
Sliding Friction $= 0.35$
Allowable Lateral Soil Pressure $= 2500$ p.s.f. *pressure for seismic/wind (if added).*

Retaining walls that are more than six feet high, or are part of or within five of a building should include a drain at the base of the wall behind the retaining wall. The estimated seismically generated normal acceleration to be used for this site is:
PGAm = 0.65g

Cantilever Retaining Walls
$\text{EHSA} = 0.35\gamma_t + h_t$
$= 130.0$ p.c.f.

The resultant seismic force is calculated by the formula: $\frac{1}{2}\gamma_t H^2 h_t$, per linear foot of retaining wall, or for the first 10 feet of wall. *This force is to be applied at a height of 0.60H above the base of the retaining wall and must be combined with the force produced by active soil pressure.*

Restrained Walls
$\text{EHSA} = 0.35\gamma_t + h_t$
$= 133.0$ p.c.f.

The resultant seismic force is calculated by the formula: $\frac{1}{2}\gamma_t H^2 h_t$, per linear foot of retaining wall, or for the first 10 feet of wall. *This force is to be applied at a height of 0.60H above the base of the retaining wall and must be combined with the force produced by active soil pressure.*

Cantilever Walls with Sloped Backfill
$\text{EHSA} = 0.35\gamma_t + h_t \tan\beta + 0.45\gamma_t + h_t$
$= 134.5$ p.c.f.

The resultant seismic force is calculated by the formula: $\frac{1}{2}\gamma_t H^2 h_t$, per linear foot of retaining wall, or for the first 10 feet of wall. *This force is to be applied at a height of 0.60H above the base of the retaining wall and must be combined with the force produced by active soil pressure.*

Gerhardy Residence
March 31, 2025
Job #8492

This retaining wall design criteria is based on a fully drained condition. Therefore, we recommend that a drain be placed behind the retaining wall. The drain should be covered with a 12 inch wide strip of filter fabric, such as Mirafi 140 or equivalent, for soil wall to filter wide cracks. The pipe shall be covered with a 12 inch wide strip of filter fabric and be wrapped in a non-woven geotextile filter fabric (Mirafi 140 or equivalent). The drain rock shall extend to within one foot of the level of retained soil (a minimum of one foot above the top of the drain). The use of filter fabric wrap is not needed when Class 3 Permeable Material (per Caltrans Standard Specifications, Section 68) is used for backfill. Class 2 Permeable Material may also be used, but has more sand. When installation of the drain rock is not physically possible, a composite filter material, eg. Miradrain, can be installed with a perforated pipe at the bottom of the material. Clean-out risers must be installed on the perforated pipe at the top where it exits, every 100 feet, and at 90° angle points. The exposed end of the cleanout riser shall be located at the ground surface outside of the retained fill material.

VIII. RECOMMENDED SPECIFICATIONS:

A. GRADING:
The building pad area, extending a minimum of five feet in each direction past the foundation footings, shall be cleared and grubbed of all surface vegetation and organic topsoil. Any existing fill material and/or unsuitable soil encountered at footing subgrade shall be removed. Any imported fill, or fill soil from on-site sources, shall be approved by the Geotechnical engineer prior to placement. Fill shall be free of organic matter, debris, and rocks greater than 6 inches in diameter. Any existing buildings shall be demolished with any old underground utility lines, crawl space and the bottom of the footing and not at the top of the footing to slight rock bases (clay and unsurrounded to 90 percent relative compaction, prior to placing engineered fill, or finishing subgrade of the new building pad.

Any new cut and fill slopes shall be 2:1 or flatter unless retained. The native soil is suitable to be used as engineered fill provided any organics or debris are first removed from the soil to be used as fill. Any native soil used for fill, or any imported fill soil, for the new building pad shall be compacted to at least 90 percent relative compaction, and any cut portion of the new building pad shall be subexcavated and recompacted a minimum of two feet deep for a distance of five feet outside the building, so that the entire building rests on engineered fill. Soil Surveys Group, Inc. shall also inspect and approve the installation of all roof and yard drainage facilities.

SOIL SURVEYS GROUP INC.
SALINAS, CALIFORNIA 93901 · TELEPHONE (831) 757-3175

March 31, 2025
Job #8492

Lonni and Wendy Gerhardy
2451 L Butler Avenue
Fairbanks CA, 73010

Dear Mr. and Mrs. Gerhardy:

Submitted herewith is the report of our Geotechnical Investigation for the proposed single family residence, Accessory Dwelling Unit (ADU), and a Junior Accessory Dwelling Unit (JADU) to be located at 8390 Monterra View, APN 259-211-010, Monterey, California. Four borings were drilled on January 13, 2025, for geotechnical investigation purposes. Laboratory tests were subsequently made on relevant soil samples taken from the boring to determine the near surface and subsurface soil conditions and include fully for the construction of the proposed residence, ADU, and spa. The final for the project site is suitable for the proposed new with the recommendations made herein.

It is a pleasure working with you on this project. If you have any questions regarding our geotechnical investigation or this report, please contact us.

Very truly yours,
SOIL SURVEYS GROUP, INC.

Richard A. Salzman, P.E.
R.C.E. 54217

RAS/JAT/gdh



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SALINAS, CALIFORNIA 93901 · TELEPHONE (831) 757-3175

GEOTECHNICAL INVESTIGATION
FOR THE PROPOSED SINGLE FAMILY RESIDENCE,
ACCESSORY DWELLING UNIT (ADU), AND SPA
LOCATED AT 8390 MONTERRA VIEWS

APN 259-211-010
MONTEREY, CALIFORNIA
LONNI & WENDY GERHARDY
MARCH 31, 2025; JOB #8492

I. INTRODUCTION:
This Geotechnical Investigation was made to determine the suitability of the soils at the project site for the proposed single family residence, Accessory Dwelling Unit (ADU), and spa to be constructed at 8390 Monterra View, APN 259-211-010, near Monterey, California. Four borings were drilled on January 13, 2025, for geotechnical investigation purposes. Laboratory tests were subsequently made on relevant soil samples taken from the boring to determine the near surface and subsurface soil conditions and include fully for the construction of the proposed residence, ADU, and spa. The final for the project site is suitable for the proposed new with the recommendations made herein.

1. Suitability of the soils at the project site for the proposed residence, ADU, and spa.
2. Trenchable or uncavable soil conditions, if any.
3. Foundation design criteria for the proposed residence and ADU.
4. Submerface groundwater and soil moisture considerations.
5. Surface drainage considerations.
6. Analysis of seismic hazards and seismic design factors per the 2022 California Building Code.

II. LABORATORY TEST DATA:
Twenty five undisturbed ring type samples were taken from the borings for laboratory testing. The boring logs, and field observations, and laboratory test data were analyzed to determine the following:

1. Suitability of the soils at the project site for the proposed residence, ADU, and spa.

TABLE OF CONTENTS

SECTION		PAGE
I.	Introduction	1
II.	Laboratory Test Data	1
III.	Suitability of Site for Proposed Use	1
IV.	Recommended Foundation Design Criteria	2
A.	Concrete Submersible and Outside Flatwork	3
V.	Loose Soil Mitigation	3
VI.	Surface and Subsurface Drainage and Erosion Considerations	4
VII.	Retaining Wall Design Criteria	5
VIII.	Recommended Specifications	8
	A. Grading	8
	B. Compaction	9
	C. Concrete Floor Slabs-on-Grade	9
	D. Utility Trench Backfill	10
IX.	Geologic and Seismic Considerations	10
X.	Unforeseen or Unusual Conditions	11
XI.	Conclusions and Recommendations	12
XII.	Limitations	12
	Figure I: Site Vicinity Map	
	Figure II: Boring Locations (approx.)	
	Appendix A - Boring Logs	
	Appendix B- Consolidated Drained Direct Shear Test	

Gerhardy Residence
March 31, 2025
Job #8492

III. SUITABILITY OF SITE FOR PROPOSED USE:
No constraints or unstable soil conditions were found at the boring locations, except for the loose soil at the upper three feet. In our opinion, the site is suitable for the proposed residence, ADU, and spa with the recommendations made herein, specifically the recommendations for the recompaction of soil loose soils.

Allowable foundation pressures after recompaction of the building pad areas are:
Non-retaining footings = 2000 p.s.f.
Lateral soil passive pressure = 250 p.s.f.

Continuous footings shall be reinforced with two #4 steel reinforcement bars, one placed near the bottom of the footing and the other placed near the top of the footing. This is the minimum reinforcement requirements of the 2022 California Building Code and by the County of Monterey building ordinances for width, thickness, embedment, and reinforcement steel. The proposed residence and any future building additions shall be designed in strict accordance with the requirements specified in the 2022 California Building Code, or latest approved edition, by soils/ structural engineer.

All concrete floor and garage slabs-on-grade shall be a minimum of five inches thick and shall be reinforced with a minimum of #3 steel reinforcement bars at 18 inches on center or #4 steel reinforcement bars placed 24 inches on center, each way and shall be kept or raised a minimum of eight inches into the perimeter footings. *Interior slabs shall be supported on a bridge of 6 mil vapor barrier over a minimum of four inches of clean crushed rock.* Moisture vapor barrier installed over a minimum four inch thick layer of crushed rock beneath the interior floor slabs and placed over dry vapor barrier is recommended to further limit moisture. *Concrete slabs shall have a minimum 28 day compressive strength of 2500 p.s.i. Concrete slabs shall be properly cured with an approved curing compound or wetted burlap for a minimum of 14 days.*

Soil Surveys Group, Inc. shall inspect and approve the foundation footing excavations and the subgrade beneath concrete floor slabs for suitable soil bearing and proper penetration into competent soil. We also recommend that Soil Surveys Group, Inc. review and approve the grading, drainage and foundation plans prior to construction of the building.

A. Concrete Submersible and Outside Flatwork:
We recommend that any new on-site concrete submersible and outside flatwork be at least four inches thick and be placed over a compacted subgrade. All exterior flatwork should be divided into an nearby square pattern by saw cuts or tooled joints, spaced at intervals not to exceed 10 feet. Where exterior concrete flatwork abuts the exterior walls of the main house, a soft joint should be developed in such a manner that provides drainage away from the new project building is achieved. It is assumed that the outside concrete flatwork will be subjected only to pedestrian traffic.

V. LOOSE SOIL MITIGATION:
To mitigate the effects of the loose/soft, and variable underlying near-surface soil conditions, the following measures are recommended:

1. All loose and compressive soil with in the proposed building pads or footing/slab extensions of five feet to all directions outside of the proposed building foundations shall be over-excavated as necessary to

Gerhardy Residence
March 31, 2025
Job #8492

MOISTURE DENSITY TESTS

Boring No.	Depth/ Ft.	Water Content %	Dry Density p.c.f.	Ducheut penetration Tests, Screw Shear	Sandy Percentage Pass #200
B-1	3.5-4	5.4	104.9		4.3
B-1	4-4.5	4.9	106.3	*(4)(39)	4.5
B-1	6-6.5	+7.6	+108.5	*(8)(39)	4.3
B-1	9.5-10	10.6	106.5	30	1.5
B-1	10.5-11	12.1	109.4	50	—
B-1	14-14.5	19.2	93.9	42	8.75
B-1	20.25-20.75	8.1	101.6	*(9)*	—
B-2	1-1.5	7.6	88.5	7	—
B-2	2-2.5	7.5	85.7	9	—
B-2	4-4.5	5.8	—	*(26)(22)	1.8
B-2	6-6.5	2.7	89.1	20	—
B-2	11-11.5	4.6	98.1	55	—
B-2	13-13.5	3.3	89.8	300+	0.75
B-3	1-1.5	7.2	106.5	*(3)(41)	2.5
B-3	4-4.5	7.1	91.5	45	0.25
B-3	6-6.5	6.5	105.5	45	—
B-3	11-11.5	8.5	90.7	31	—
B-3	16-16.5	9.2	103.2	36	—
B-4	2-2.5	4.8	103.4	*(5)	2.25
B-4	3.5-4	1.7	109.4	—	—
B-4	4-4.5	1.9	106.5	*(2)(16)	—
B-4	6-6.5	1.8	91.5	18	—
B-4	11-11.5	1.6	98.7	25	—

* A 2.5 inch (max) cut rubber (crown only) with Screwtest, ( ) = value adjusted to approximate SPT value

Four Sieve Analysis tests were made on driven core samples. Results of these tests are shown as follows:

ASTM D 422 SIEVE ANALYSIS TEST (Percent Passing)

Boring No.	Depth/ Ft.	Sieve No. 10	Sieve No. 20	Sieve No. 40	Sieve No. 60	Sieve No. 100	Sieve No. 200
B-1	1.5-2	99	89	68	51	43	33
B-1	5.5-6	93	87	69	54	50	35
B-2	3.5-4	99	94	77	58	47	29
B-4	1.5-2	98	96	88	82	70	49

Four Plasticity Index (Atterberg Limit) tests were performed on driven core samples. Results of these tests are shown as follows:

ASTM D 4318 LIQUID LIMIT, PLASTIC LIMIT, AND PLASTICITY INDEX

Boring No.	Depth/ Ft.	Liquid Limit	Plastic Limit	Liquid Limit	Plastic Limit	Plasticity Index
B-1	1.5-2	42	16	23	18	5
B-1	5.5-6	38	15	n/p	non-plastic	n/p
B-2	3.5-4	67	18	n/p	non-plastic	n/p
B-4	1.5-2	72	22	n/p	non-plastic	n/p

The test results for samples taken from the borings indicate that the fine fraction (material passing the #40 sieve) of the silty sand encountered at boring B-1 at 1.5 to 2 feet below ground surface (logs) is slightly plastic (PI = 5), and the fine fraction (material passing the #40 sieve) of the silty sand encountered at boring B-2 at 3.5 to 4 feet logs, the sand B-4 at 1.5 to 2 feet logs are non-plastic and non-expansive.

Gerhardy Residence
March 31, 2025
Job #8492

California Samplers. The samplers were driven into the soil by a 140 lb. hammer and dropped a vertical distance of 30 inches in the sample shafts. Results of the tests are shown as follows:

MOISTURE DENSITY TESTS

Boring No.	Depth/ Ft.	Water Content %	Dry Density p.c.f.	Ducheut penetration Tests, Screw Shear	Sandy Percentage Pass #200
B-1	3.5-4	5.4	104.9		4.3
B-1	4-4.5	4.9	106.3	*(4)(39)	4.5
B-1	6-6.5	+7.6	+108.5	*(8)(39)	4.3
B-1	9.5-10	10.6	106.5	30	1.5
B-1	10.5-11	12.1	109.4	50	—
B-1	14-14.5	19.2	93.9	42	8.75
B-1	20.25-20.75	8.1	101.6	*(9)*	—
B-2	1-1.5	7.6	88.5	7	—
B-2	2-2.5	7.5	85.7	9	—
B-2	4-4.5	5.8	—	*(26)(22)	1.8
B-2	6-6.5	2.7	89.1	20	—
B-2	11-11.5	4.6	98.1	55	—
B-2	13-13.5	3.3	89.8	300+	0.75
B-3	1-1.5	7.2	106.5	*(3)(41)	2.5
B-3	4-4.5	7.1	91.5	45	0.25
B-3	6-6.5	6.5	105.5	45	—
B-3	11-11.5	8.5	90.7	31	—
B-3	16-16.5	9.2	103.2	36	—
B-4	2-2.5	4.8	103.4	*(5)	2.25
B-4	3.5-4	1.7	109.4	—	—
B-4	4-4.5	1.9	106.5	*(2)(16)	—
B-4	6-6.5	1.8	91.5	18	—
B-4	11-11.5	1.6	98.7	25	—

* A 2.5 inch (max) cut rubber (crown only) with Screwtest, ( ) = value adjusted to approximate SPT value

Gerhardy Residence
March 31, 2025
Job #8492

The following soils design criteria was recommended for the retaining wall:

Pressure depth $= 19$ ft
Cohesion $= 50$ p.s.f.
Soil Weight $= 130$ p.c.f.
Equivalent fluid pressure, active $= 30$ p.s.f. *per square foot per foot of depth for* **Level Grade**
Equivalent fluid pressure, active $= 45$ p.s.f. *with 2:1 slope inclined wall*
Equivalent fluid pressure, at rest, $= 30$ p.s.f. *restrained condition. Small grade between wall*
Abandoned fluid pressure, passive $= 450$
Sliding Friction $= 0.35$
Allowable Lateral Soil Pressure $= 2500$ p.s.f. *pressure for seismic/wind (if added).*

Retaining walls that are more than six feet high, or are part of or within five of a building should include a drain at the base of the wall behind the retaining wall. The estimated seismically generated normal acceleration to be used for this site is:
PGAm = 0.65g

Cantilever Retaining Walls
$\text{EHSA} = 0.35\gamma_t + h_t$
$= 130.0$ p.c.f.

The resultant seismic force is calculated by the formula: $\frac{1}{2}\gamma_t H^2 h_t$, per linear foot of retaining wall, or for the first 10 feet of wall. *This force is to be applied at a height of 0.60H above the base of the retaining wall and must be combined with the force produced by active soil pressure.*

Restrained Walls
$\text{EHSA} = 0.35\gamma_t + h_t$
$= 133.0$ p.c.f.

The resultant seismic force is calculated by the formula: $\frac{1}{2}\gamma_t H^2 h_t$, per linear foot of retaining wall, or for the first 10 feet of wall. *This force is to be applied at a height of 0.60H above the base of the retaining wall and must be combined with the force produced by active soil pressure.*

Cantilever Walls with Sloped Backfill
$\text{EHSA} = 0.35\gamma_t + h_t \tan\beta + 0.45\gamma_t + h_t$
$= 134.5$ p.c.f.

The resultant seismic force is calculated by the formula: $\frac{1}{2}\gamma_t H^2 h_t$, per linear foot of retaining wall, or for the first 10 feet of wall. *This force is to be applied at a height of 0.60H above the base of the retaining wall and must be combined with the force produced by active soil pressure.*

Gerhardy Residence
March 31, 2025
Job #8492

Soil borings were drilled on the project site by a truck mounted drilling rig. The borings were logged by a representative of Soil Surveys Group, Inc. Undisturbed soil samples were taken at various depths in the borings. The soil samples were transported to the laboratory for testing. The boring logs are shown on Figure II. The near surface soil consists of loose, silty, fine to coarse grained sand with gravels to four inches diameter, slightly moist, brown in color. Boring B-1 was located near the northwestern corner of the proposed residence, as shown on Figure II. The near surface soil consists of loose, silty, fine to coarse grained sand with gravels to four inches diameter, slightly moist, brown in color. Boring B-2 was located near the southwestern corner of the proposed residence, as shown on Figure II. The near surface soil consists of loose, silty, fine to coarse grained sand with gravels to three feet logs, underlain by medium dense, silty, fine to coarse grained sand with gravels extending to the bottom of the boring at 10.5 feet logs. Boring B-3 was located near the southeastern corner of the proposed residence, as shown on Figure II. The near surface soil consists of loose, silty, fine to coarse grained sand with gravels extending to the bottom of the boring at 10.5 feet logs. Boring B-4 was located near the southwestern corner of the proposed residence, as shown on Figure II. The near surface soil consists of loose, silty, fine to medium grained sand with gravels extending to three feet logs, underlain by medium dense, silty, fine to medium grained sand to 11.5 feet logs. The soil became dry to slightly moist at 1.5 feet logs.

No groundwater was encountered in the borings to a maximum depth explored of 24.75 feet logs, during drilling operations. The actual depth to groundwater is unknown, but it should be noted that groundwater fluctuations can occur due to variations in rainfall, temperature, and other factors not evident during the time of our investigation.

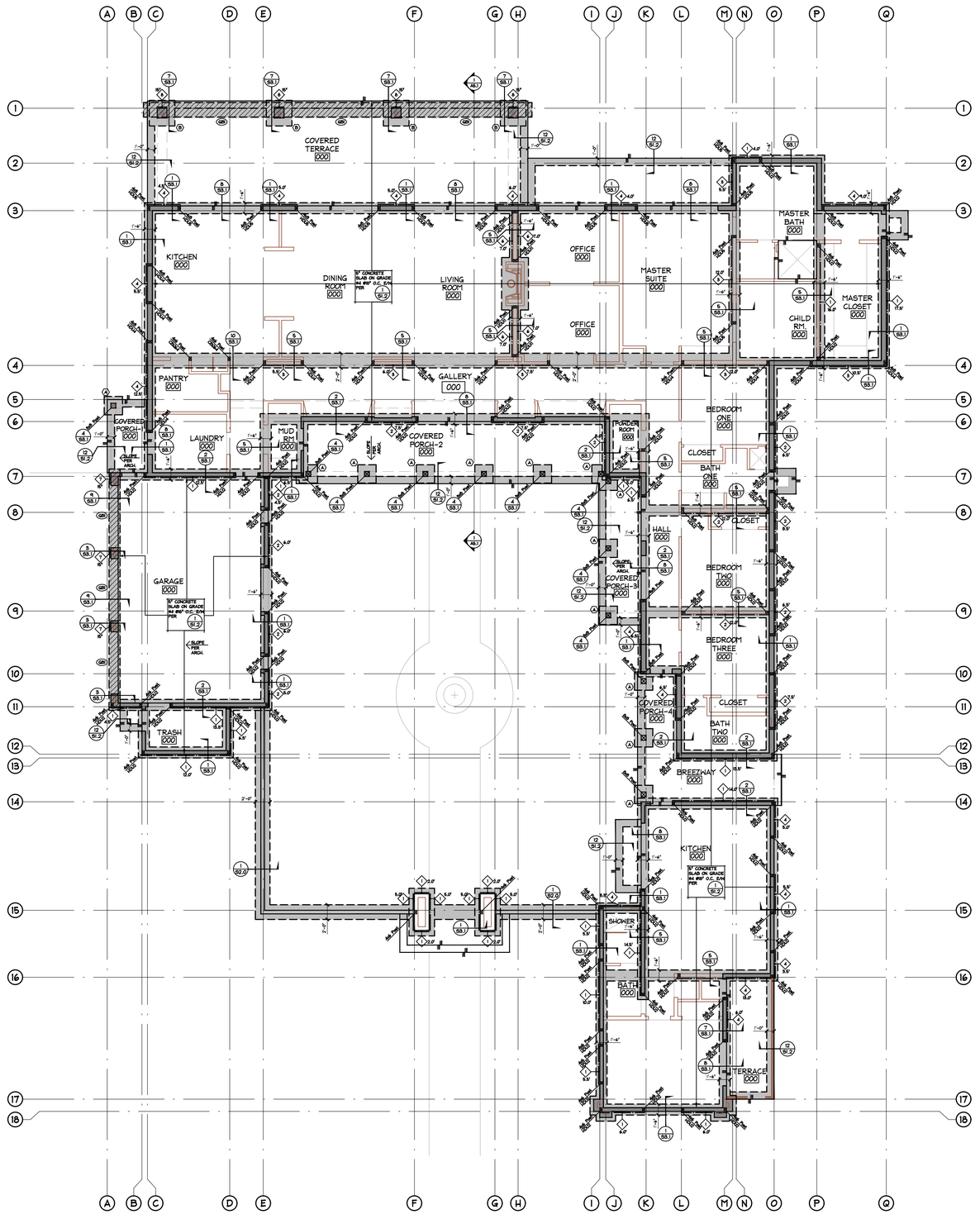
IV. RECOMMENDED FOUNDATION DESIGN CRITERIA:
Spread footings may be used for the building foundations after the site is cleared, grubbed, and the proposed building pads are graded, compacted, and properly prepared. Spread footings shall be founded in a minimum depth of 12 inches for one story and 18 inches for two story portions of the proposed residence. The footings shall be founded in competent firm *insitu bedding and not undisturbed or loose adjacent pieces,* whichever is greater.

Gerhardy Residence
March 31, 2025
Job #8492

This retaining wall design criteria is based on a fully drained condition. Therefore, we recommend that a drain be placed behind the retaining wall. The drain should be covered with a 12 inch wide strip of filter fabric, such as Mirafi 140 or equivalent, for soil wall to filter wide cracks. The pipe shall be covered with a 12 inch wide strip of filter fabric and be wrapped in a non-woven geotextile filter fabric (Mirafi 140 or equivalent). The drain rock shall extend to within one foot of the level of retained soil (a minimum of one foot above the top of the drain). The use of filter fabric wrap is not needed when Class 3 Permeable Material (per Caltrans Standard Specifications, Section 68) is used for backfill. Class 2 Permeable Material may also be used, but has more sand. When installation of the drain rock is not physically possible, a composite filter material, eg. Miradrain, can be installed with a perforated pipe at the bottom of the material. Clean-out risers must be installed on the perforated pipe at the top where it exits, every 100 feet, and at 90° angle points. The exposed end of the cleanout riser shall be located at the ground surface outside of the retained fill material.

VIII. RECOMMENDED SPECIFICATIONS:

A. GRADING:
The building pad area, extending a minimum of five feet in each direction past the foundation footings, shall be cleared and grubbed of all surface vegetation and organic topsoil. Any existing fill material and/or unsuitable soil encountered at footing subgrade shall be removed. Any imported fill, or fill soil from on-site sources, shall be approved by the Geotechnical engineer prior to placement. Fill shall be free of organic matter, debris, and rocks greater than 6 inches in diameter. Any existing buildings shall be demolished with any old underground utility l



OVERALL FOUNDATION PLAN

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

N

GEHARDY RESIDENCE
NEW SINGLE FAMILY RESIDENCE
8390 MONTERRA VIEWS
APN 259-211-010
MONTEREY, CA.

OVERALL FOUNDATION PLAN

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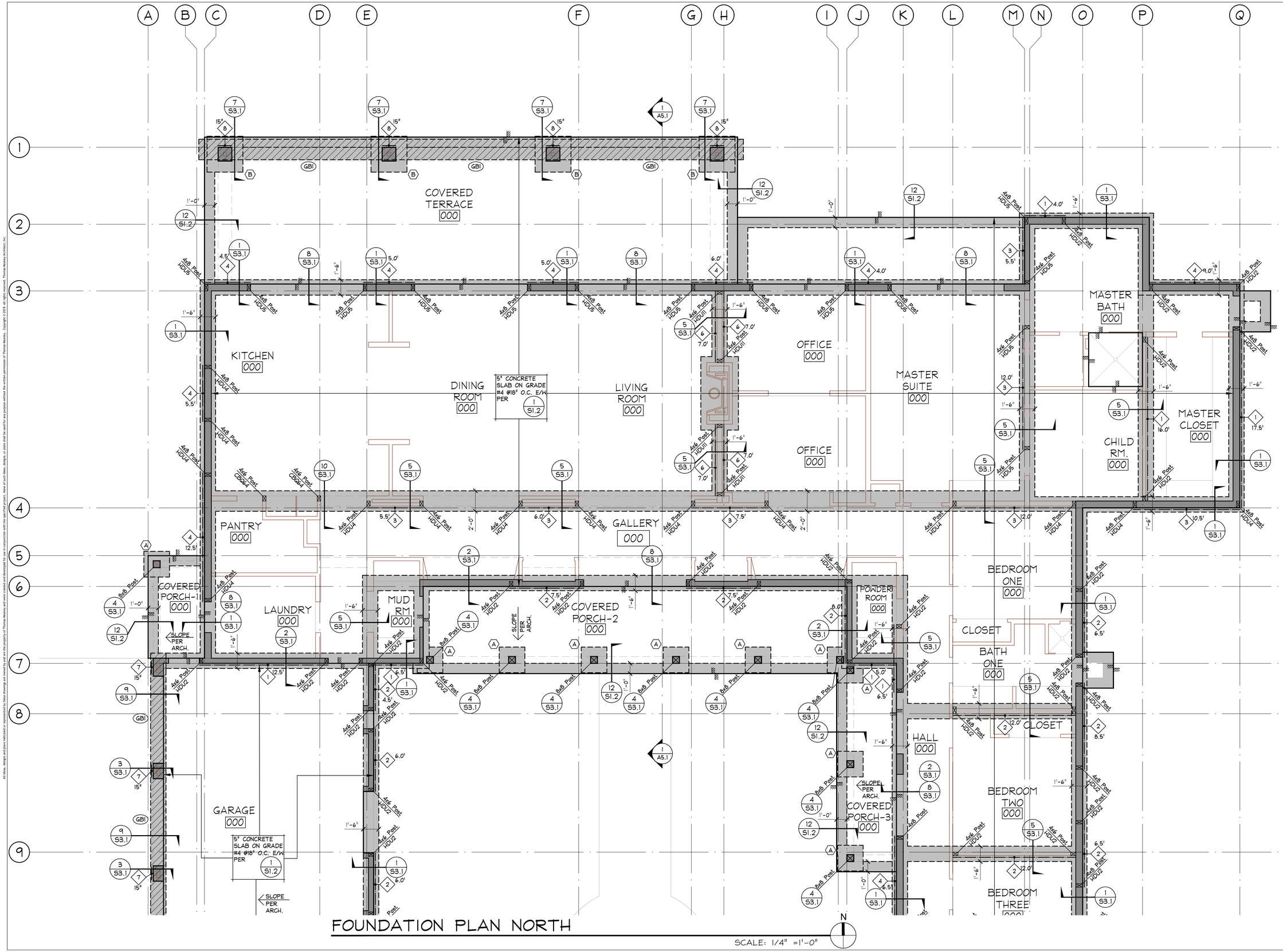
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STATE OF CALIFORNIA

Date 06-05-2025
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FOUNDATION PLAN NORTH

SCALE: 1/4" =1'-0"

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FOUNDATION PLAN NORTH

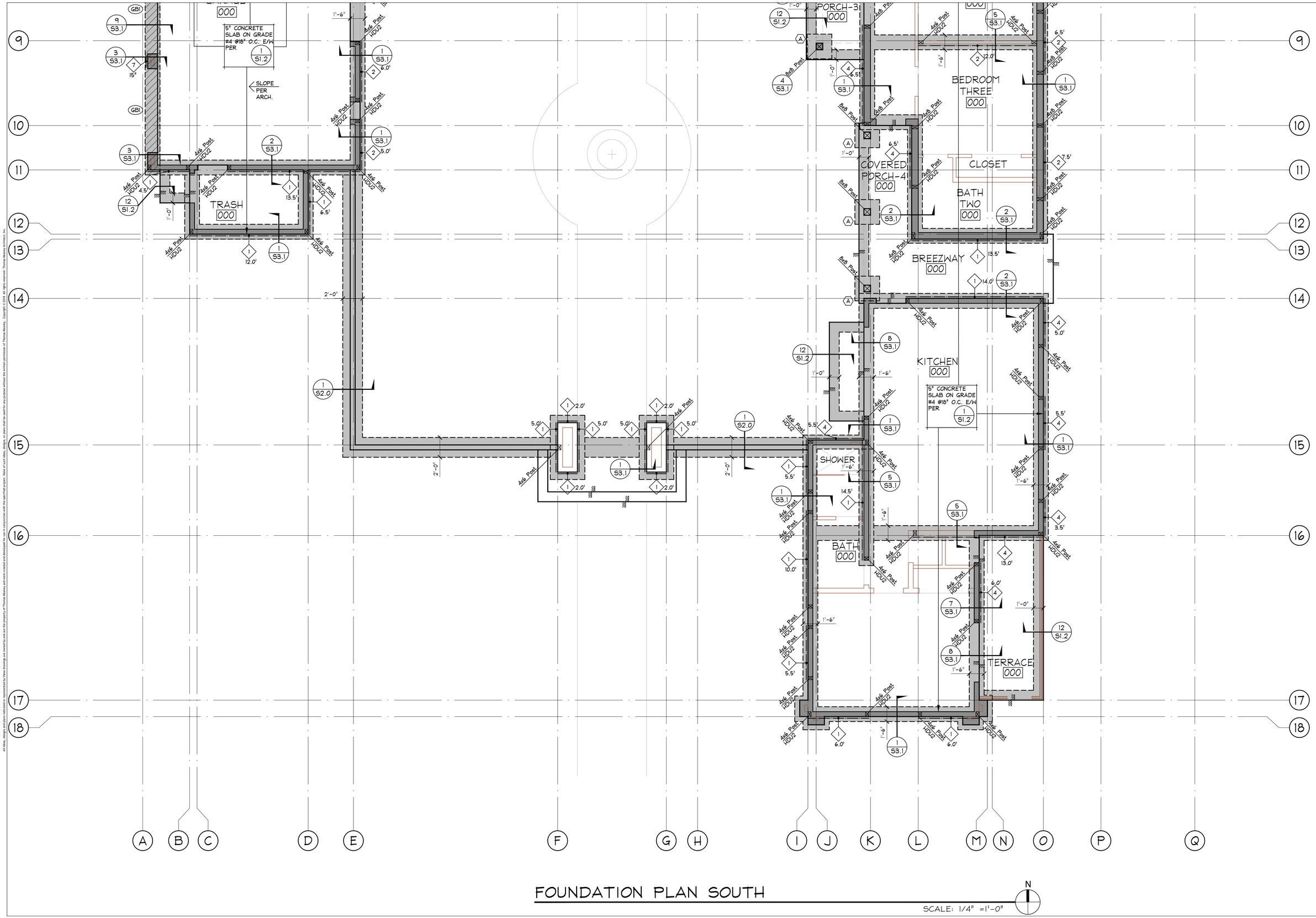
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FOUNDATION PLAN SOUTH

SCALE: 1/4" =1'-0"

N

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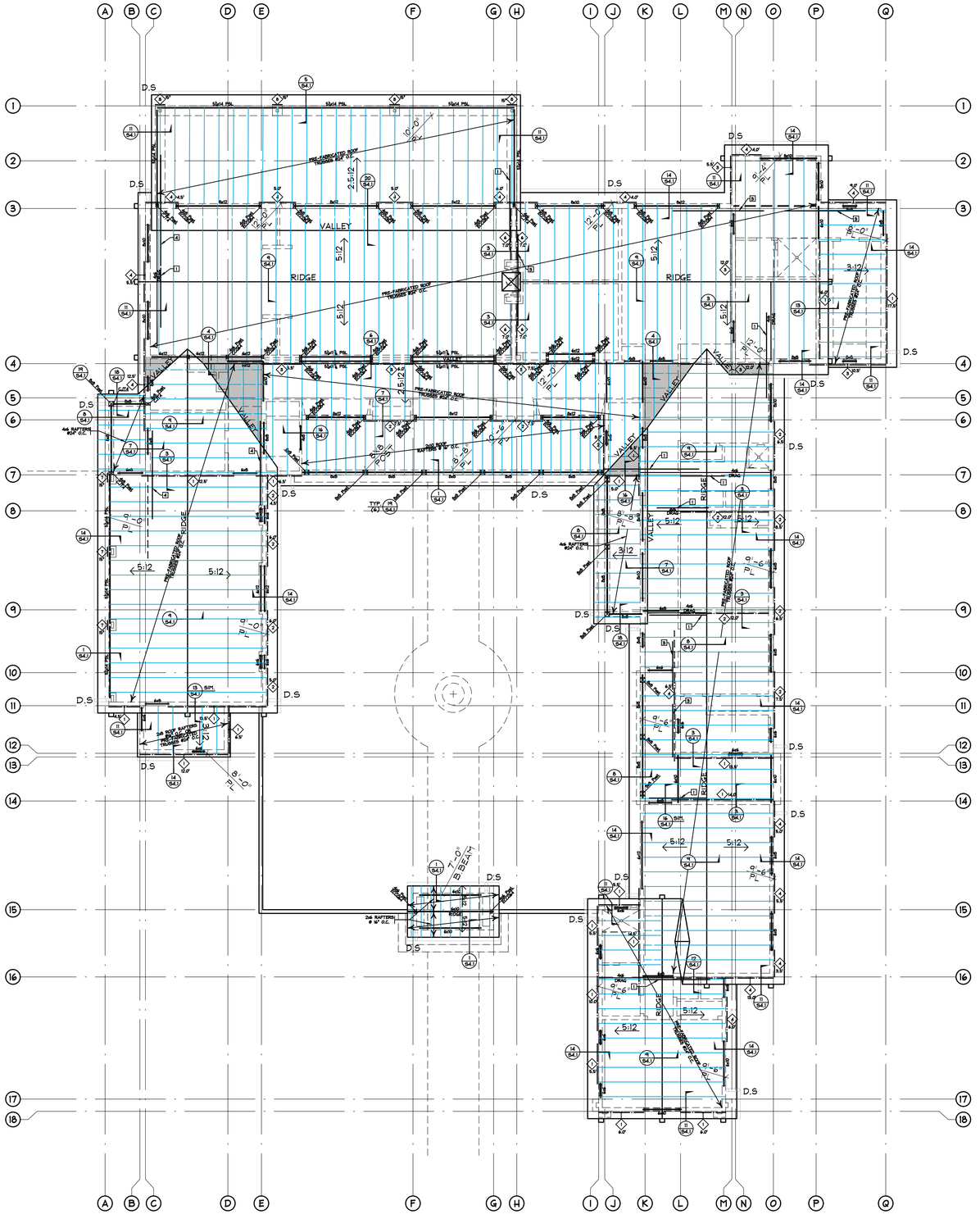
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S2.1.2



OVERALLROOF FRAMING PLAN

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

N

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OVERALL ROOF FRAMING PLAN

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ROOF FRAMING PLAN NORTH

SCALE: 1/4" =1'-0"

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ROOF FRAMING PLAN NORTH

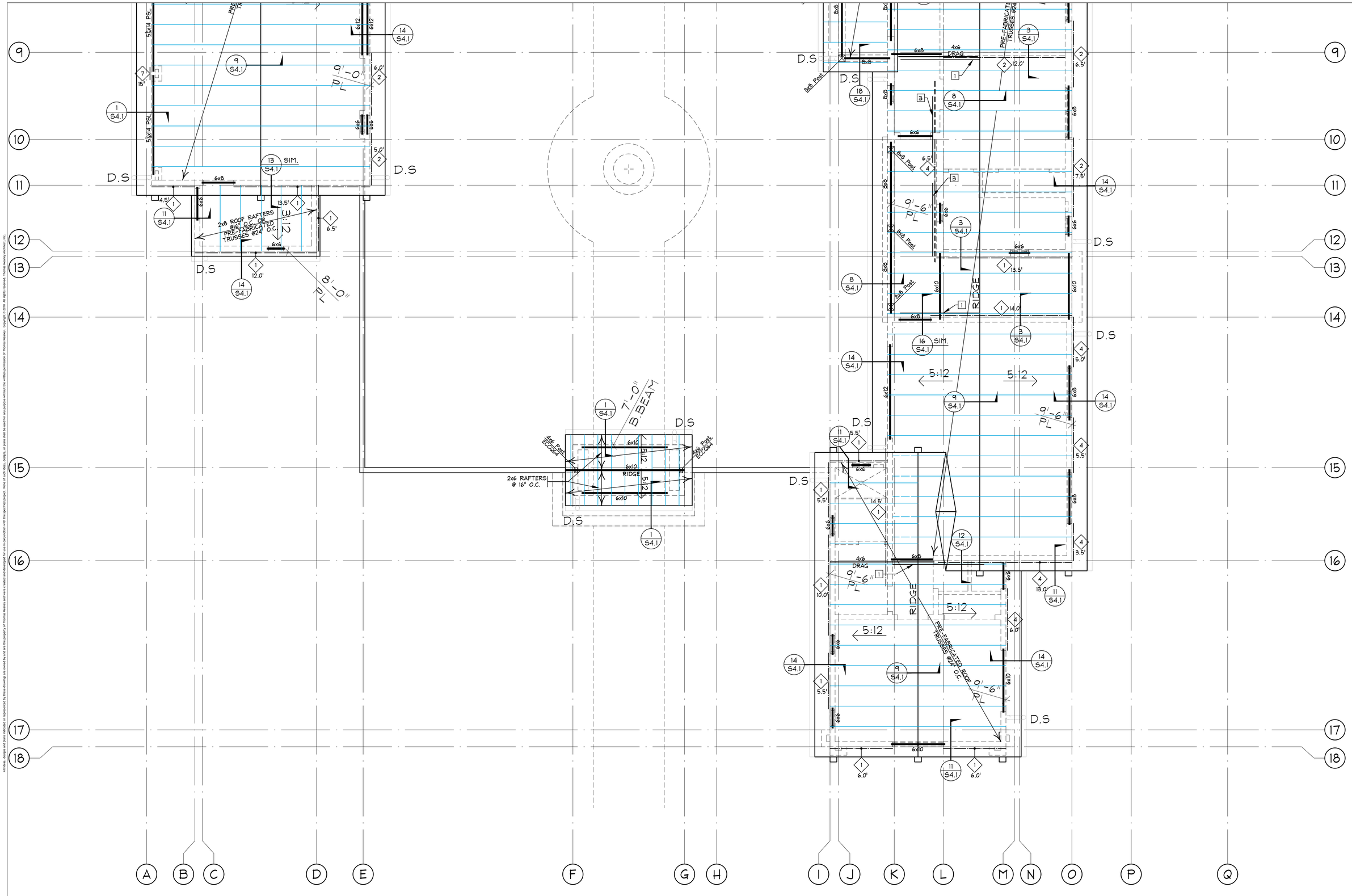
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ROOF FRAMING PLAN SOUTH

SCALE: 1/4" =1'-0"

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ROOF FRAMING
PLAN SOUTH

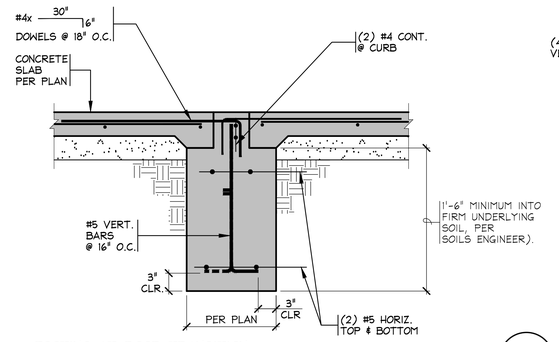
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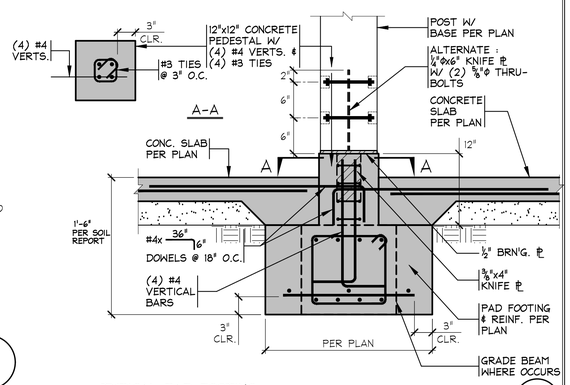
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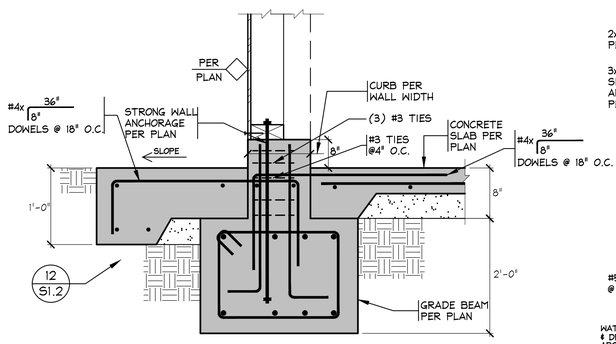
FOOTING AT DOOR TRANSITION

SCALE: 1"=1'-0" 8



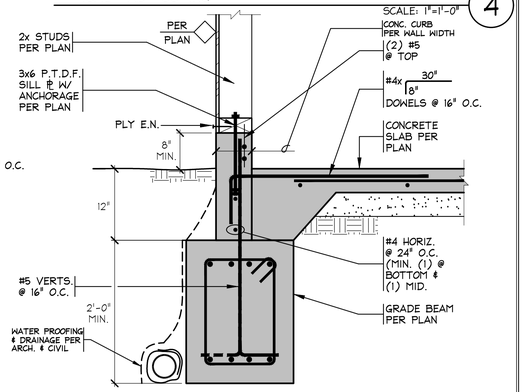
TYPICAL PAD FOOTING

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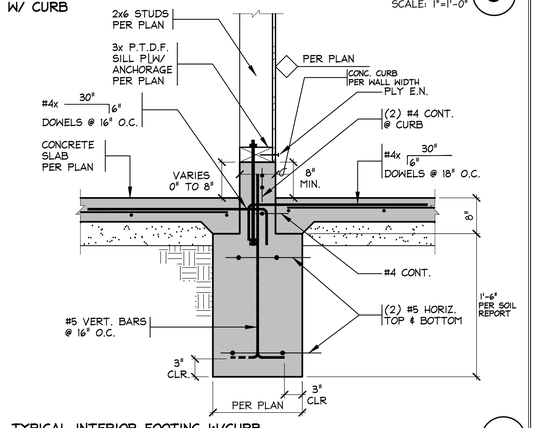
GRADE BEAM AT PATIO EDGE

SCALE: 1"=1'-0" 7



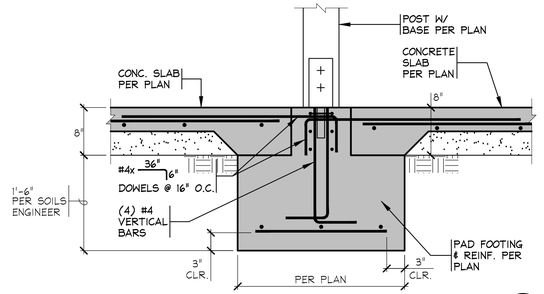
TYPICAL GRADE BEAM AT EXTERIOR CONDITION W/ CURB

SCALE: 1"=1'-0" 3



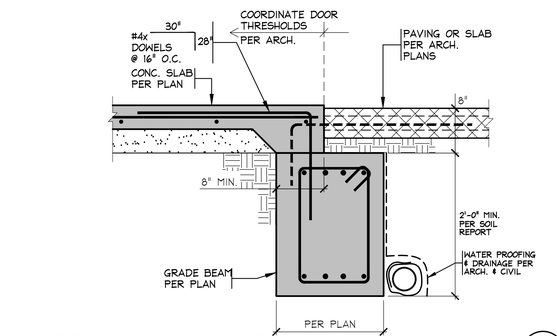
TYPICAL INTERIOR FOOTING W/CURB

SCALE: 1"=1'-0" 2



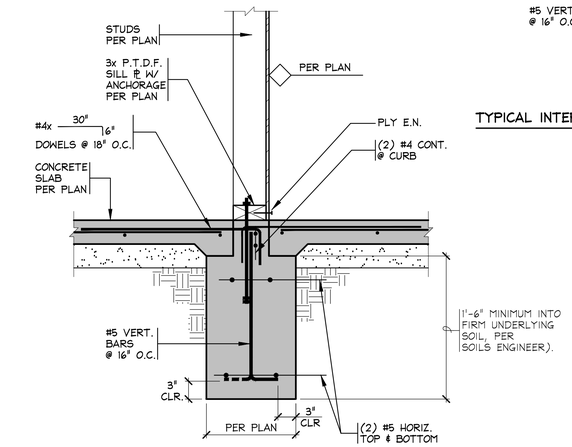
TYPICAL INTERIOR PAD FOOTING

SCALE: 1"=1'-0" 10



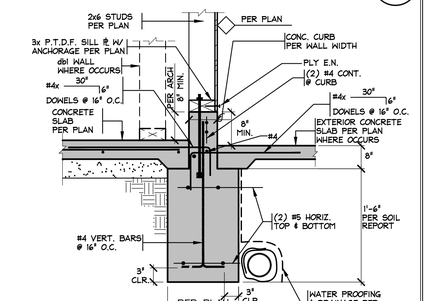
TYPICAL FOOTING AT DOOR THRESHOLDS

SCALE: 1"=1'-0" 9



TYPICAL INTERIOR FOOTING

SCALE: 1"=1'-0" 5



TYPICAL EXTERIOR FOOTING W/CURB

SCALE: 1"=1'-0" 1

GEHARDY RESIDENCE
NEW SINGLE FAMILY RESIDENCE

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FOUNDATION DETAILS

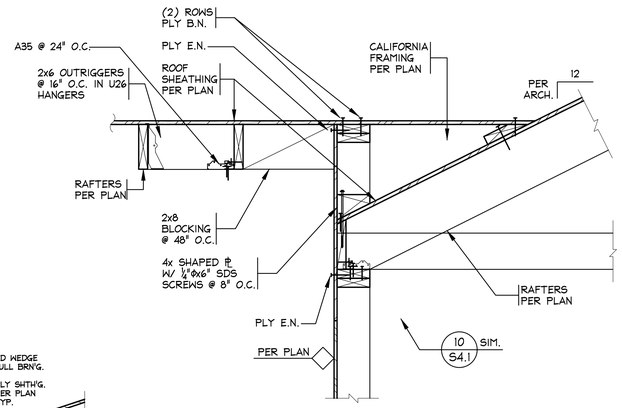
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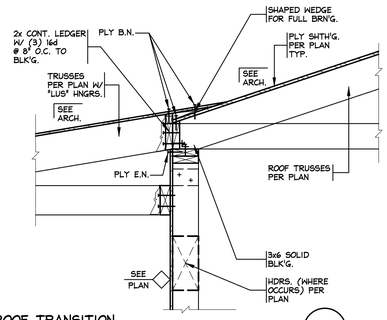
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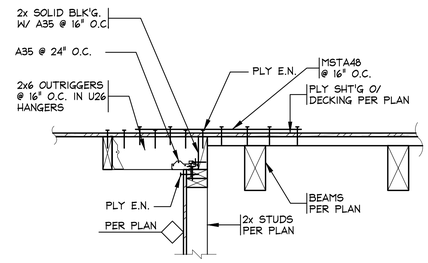
ROOF TRANSITION

SCALE: 1"=1'-0" 17



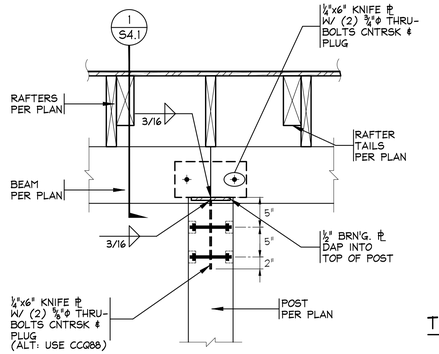
ROOF TRANSITION

SCALE: 1"=1'-0" 20



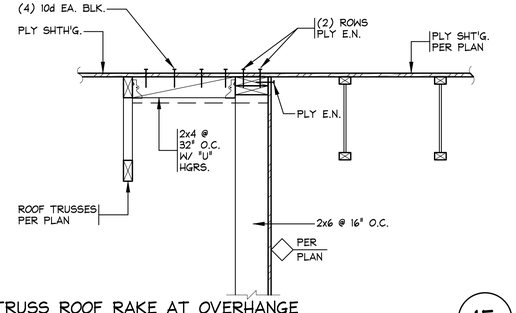
ROOF TRANSITION

SCALE: 1"=1'-0" 16



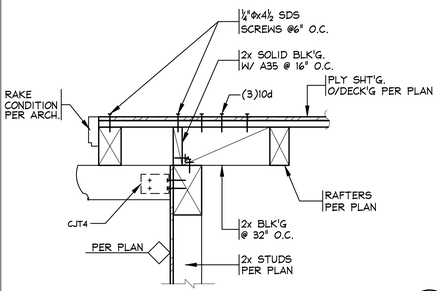
POST TO BEAMS

SCALE: 1"=1'-0" 19



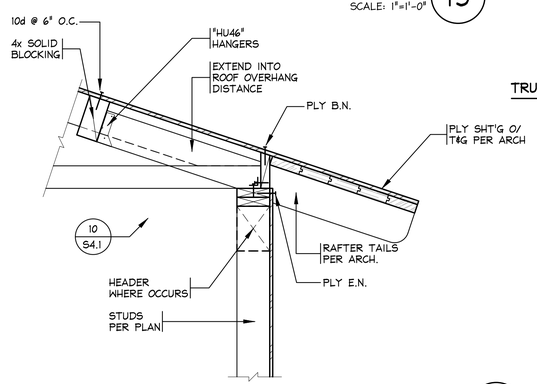
TRUSS ROOF RAKE AT OVERHANGE

SCALE: 1"=1'-0" 15



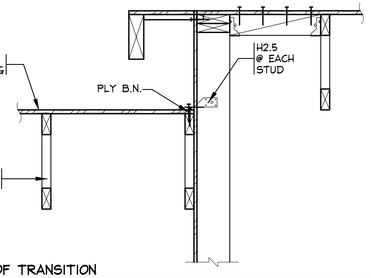
RAKE CONDITION

SCALE: 1"=1'-0" 18



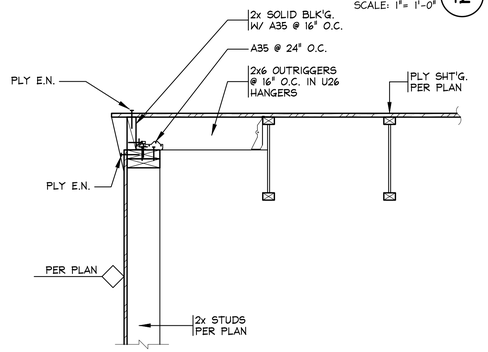
RAFTER TAILS AT TYPICAL TRUSS EAVE

SCALE: 1"=1'-0" 14



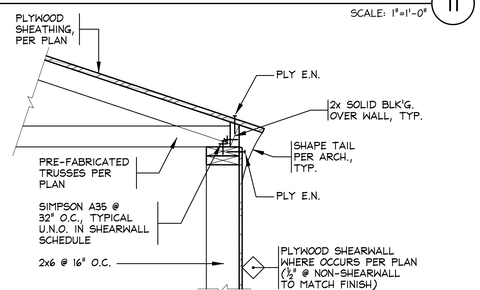
ROOF TRANSITION

SCALE: 1"= 1'-0" 12



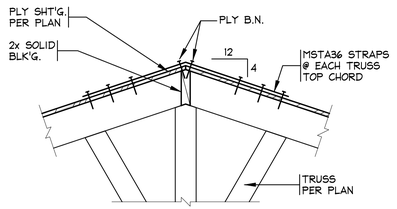
TRUSS @ RAKE

SCALE: 1"=1'-0" 11



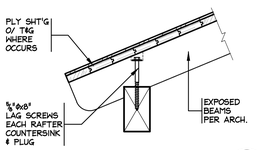
TYPICAL EAVE DETAIL

SCALE: 1"=1'-0" 10



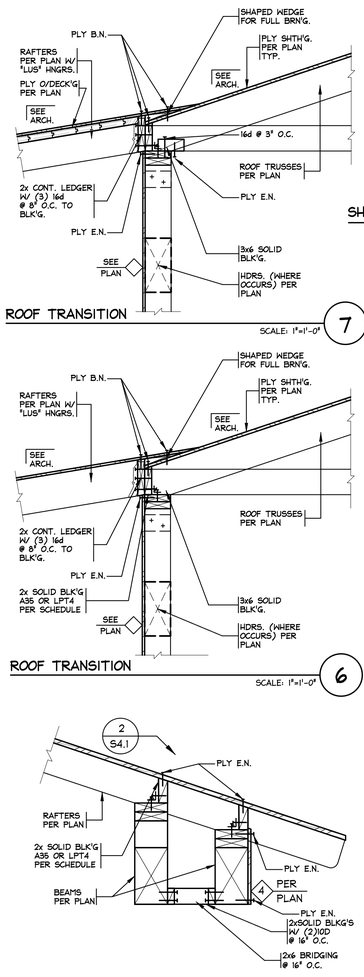
TYPICAL TRUSS @ RIDGE LINE

SCALE: 1"=1'-0" 9



COVERED PATIO EAVE

SCALE: 1"=1'-0" 8



ROOF TRANSITION

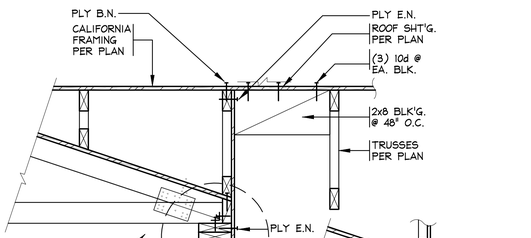
SCALE: 1"=1'-0" 7

ROOF TRANSITION

SCALE: 1"=1'-0" 6

SUPPORT AT SLIDING DOOR

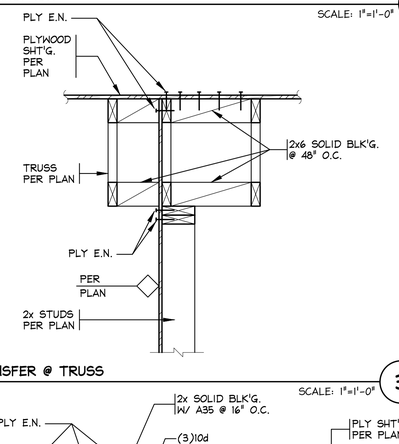
SCALE: 1"=1'-0" 5



@ SIMILAR CONDITION

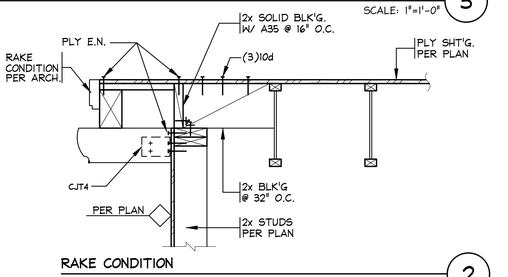
ROOF TRANSITION

SCALE: 1"=1'-0" 4



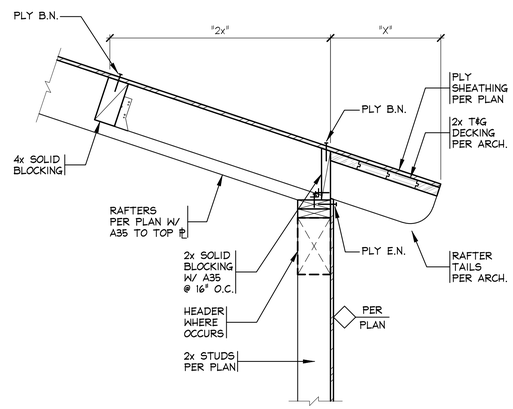
SHEAR TRANSFER @ TRUSS

SCALE: 1"=1'-0" 3



RAKE CONDITION

SCALE: 1"=1'-0" 2



ROOF EAVE DETAIL W/RAFTER TAILS

SCALE: 1"=1'-0" 1

GEHARDY RESIDENCE
NEW SINGLE FAMILY RESIDENCE
8390 MONTERRA VIEWS
APN 259-211-010
MONTEREY,CA.

ROOF FRAMING DETAILS

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LICENSED PROFESSIONAL ENGINEER JOSEPH ANTHONY TACCAL C 83131 EXP. 03-31-2027 CIVIL STATE OF CALIFORNIA

Date 06-05-2025
Scale
Drawn JAT
Job Number SEI #25-004
Sheet
S4.1

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SPLIT SYSTEM HEATING & COOLING UNITS

MARK	COOL KBH	HEAT KBH		CFM	ESP	MOTOR		UNIT MCA	WT LBS	SEER2	EER2	HSPF2	LINE SIZE		MANUFACTURER AND MODEL	COMMENTS
	TC	HIGH(47)	LOW (17)			HP	V/PH						GAS	LIQ		
HP-1	60	66	43	–	–	–	230/1	32	244	16.5	10	9.5	–	–	SAMSUNG AM060FCMDCG/AA	(1) (6)
AH-1A	36	40	–	1050	0.5	–	230/1	2.4	124	–	–	–	5/8	3/8	SAMSUNG AM036FEZDCG/AA	(2) (3) (4) (6)
AH-1B	12	13.5	–	370	0.5	–	230/1	3.5	96	–	–	–	1/2	1/4	SAMSUNG AM012FEZDCG/AA	(2) (3) (4) (6)
AH-1C	18	22	–	530	0.5	–	230/1	3.5	101	–	–	–	1/2	1/4	SAMSUNG AM018FEZDCG/AA	(2) (3) (4) (6)
HP-2	18	22	12.7	–	–	–	230/1	22.3	94	16.5	10	8.1	–	–	SAMSUNG AC018DXADCG/AA	(1) (6)
AH-2	18	22	–	630	0.5	–	230/1	–	124	–	–	–	1/2	1/4	SAMSUNG AC018DNZDCG/AA	(2) (3) (4) (6)

(1) MOUNT OUTDOOR UNIT ON VIBRATION PAD AND PROVIDE CLEARANCES PER MANF. GUIDELINES

(2) PROVIDE A CONDENSATE DRAIN LINE FOR EACH INDOOR UNIT.

(3) PROVIDE 16/2 STRANDED AND SHIELDED WIRE TO ALL CONTROLLERS

(4) PROVIDE FILTER RACKS AND MERV 13 FILTERS

(5) ROUTE ANY UNDERSLAB REFRIGERANT LINES IN PVC SLEEVE PER MANF GUIDELINES

(6) EQUIPMENT SIZES APPROVED BY ACCA TO MEET ALL REQUIREMENTS OF MANUAL S 8TH EDITION

(7) PROVIDE MIM-A60UN THERMOSTAT ADAPTERS, 1 PER AH, TO BE POWERED BY DEDICATED 230V TO 24V TRANSFORMERS MOUNTED TO AH'S. TRANSFORMERS TO PULL POWER FROM AH TO POWER 3RD PARTY THERMOSTATS.

(8) 3rd PARTY THERMOSTATS TO BE 2 STAGE HEAT AND 2 STAGE COOL, SET FOR CONVENTIONAL STYLE WIRING, WITH R, G, C, Y1, Y2, W1, W2.

(9) FOR MORE ACCURATE SPACE TEMP READINGS TO VRF SYSTEM, PROVIDE AND INSTALL ACI 10K-F1 FLUSH MOUNT PAINTABLE BUTTON REMOTE TEMP SENSORS OR SIMILAR. WIRE BACK TO AH SERVING THAT ZONE AND PLUG INTO BOARD IN PLACE OF RA THERMISTOR. ABANDON RA THERMISTORS IN PLACE.

(10) SET DIPS AND DIALS ON THERMOSTAT ADAPTERS PER THE INSTALL MANUALS. CONFIRM ESTIMATED SPACE SET TEMPS WITH END USERS PRIOR TO INSTALL FOR USE WHEN SETTING TEMP DIALS RSW1/2 INSIDE THE ADAPTERS.

(11) PROVIDE SAMSUNG CENTRAL CONTROLLER AT MECHANICAL ROOM, MODEL MCM-A300UN.

FANS

MARK	LOCATION	CFM	ESP	CFM CONT.	SONES OR TIP SPEED	MOTOR		FAN RPM	MAX AMPS	WATTS	CFM/ WATTS	MANUFACTURER MODEL	COMMENTS
						HP	V/PH						
EF-1	MASTER BATH	130	0.25"	--	0.4	NA	120/1	905	0.39	14.7	9.4	PANASONIC FV-11-15VK3	(2) (3) (4)
EF-2	POWDER	50	0.25"	--	0.4	NA	120/1	933	0.36	7.0	7.2	PANASONIC FV-05-11VK3	(2) (4)
EF-3	BATH 1	80	0.25"	--	0.3	NA	120/1	908	0.36	9.2	8.8	PANASONIC FV-05-11VK3	(2) (3) (4)
EF-4	BATH 2	80	0.25"	--	0.3	NA	120/1	908	0.36	9.2	8.8	PANASONIC FV-05-11VK3	(2) (3) (4)
EF-5	ADU BATH	80	0.25"	--	0.3	NA	120/1	908	0.36	9.2	8.8	PANASONIC FV-05-11VK3	(2) (3) (4)

(1) CEC IAQ REQUIRED VENTILATION-DO NOT MODIFY. PROVIDE MULTI SPEED AND TIME DELAY MODULE

(2) PROVIDE OPTIONAL LUTRON OCCUPANCY SENSOR MODEL # MS-OPS5AM, OR EQUAL PER ARCH, AND LED NIGHT LIGHT & MOTION SENSOR MODULE

(3) PROVIDE CONDENSATION SENSOR MODULE TO SATISFY HUMIDISTAT CONTROL PER 2022 CAL GREEN CODE SECTION 4.506

(4) FAN SHALL BE ENERGY STAR RATED AND HAVE BUILT IN BACKDRAFT DAMPER

(5) WITH FACTORY LINT TRAP KIT. WIRE PER INSTALLATION GUIDELINES WITH DRYER CIRCUIT, PROVIDE ACCESS.

HEAT-ENERGY RECOVERY VENTILATORS

MARK	CFM	ESP	HR %		MOTOR		WATTS	MANUFACTURER MODEL	COMMENTS
			SRE	ASE	HP	V/PH			
ERV-1	85	0.4	73	77	–	120/1	68	PANASONIC FV-10VEC2R	(1) (2)
ERV-2	85	0.4	73	77	–	120/1	68	PANASONIC FV-10VEC2R	(1) (2)
ERV-3	50	0.1	60	63	–	120/1	39	PANASONIC FV-06VE1	(1) (2)

(1) CEC IAQ REQUIRED VENTILATION-DO NOT MODIFY

(2) UNIT SHALL BE INSTALLED WITH MERV 13 FILTER.

SHEET INDEX

M0.1 NOTES
M0.2 MAIN RESIDENCE ENERGY COMPLIANCE
M0.3 MAIN RESIDENCE ENERGY COMPLIANCE
M0.4 MAIN RES & ADU ENERGY COMPLIANCE
M0.5 ADU ENERGY COMPLIANCE
M0.6 2022 LOW-RISE RESIDENTIAL MANDATORY MEASURES SUMMARY
M2.1 MAIN RESIDENCE HVAC PLAN
M2.2 ADU HVAC PLAN

ABBREVIATIONS

AC	AIR CONDITIONING UNIT
AD	ACCESS DOOR
AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLING UNIT
AL	ACOUSTICAL LINING
ALD	AUTOMATIC LOUVER DAMPER
BDD	BACKDRAFT DAMPER
BI	BLACK IRON
BRD	BAROMETRIC RELIEF DAMPER (PRESSURE REGULATING DAMPER)
CAV	CONSTANT AIR VOLUME
CC	COOLING COIL
CD	CEILING DIFFUSER
CHWR	CHILLED WATER RETURN
CHWS	CHILLED WATER SUPPLY
CR(G)	CEILING REGISTER OR GRILLE
CWR	CONDENSER WATER RETURN
CWS	CONDENSER WATER SUPPLY
DB	DRY BULB TEMPERATURE
EAT	ENTERING AIR TEMPERATURE
EJ	EXPANSION JOINT
EXH	EXHAUST
EWT	ENTERING WATER TEMPERATURE
FAI	FRESH AIR INTAKE
FC	FLEXIBLE CONNECTION
FCU	FAN COIL UNIT
FD	FLOOR DIFFUSER
FRD	FIRE DAMPER
FPM	FEET PER MINUTE
H	HUMIDIFIER
HC	HEATING COIL
HRC	HEAT RECOVERY COIL
HRV	HEATING RECOVERY AND VENTILATING UNIT
HWR	HOT WATER RETURN
HWS	HOT WATER SUPPLY
HX	HEAT EXCHANGER
KW	KILOWATTS
LAT	LEAVING AIR TEMPERATURE
LWT	LEAVING WATER TEMPERATURE
M	MOTOR
MLWS	METAL LOUVER WITH WIRE MESH SCREEN
MO	MASONRY OR WALL OPENING
NC	NORMALLY CLOSED
NIC	NOT IN CONTRACT
NK	NECK SIZE
NO	NORMALLY OPEN
NTS	NOT TO SCALE
OAI	OUTSIDE AIR INTAKE
OBD	OPPOSED BLADE DAMPER
P	PUMP
PC	PUMPED CONDENSATE
PHC	PRE HEAT COIL
PRV	PRESSURE REDUCING VALVE
RA	RETURN AIR
RHC	REHEAT COIL
SA	SUPPLY AIR
SD	SMOKE DAMPER
SF	SQUARE FEET
ST	SOUND TRAP
S/S	STAINLESS STEEL
TF	TRANSFER FAN
TR(G)	TOP REGISTER OR GRILLE
UC	UNDERCUT DOOR (1")
UH	UNIT HEATER
UON	UNLESS OTHERWISE NOTED
V	VENTILATION
VAV	VARIABLE AIR VOLUME REGULATOR
VD	VOLUME DAMPER
VFD	VARIABLE FREQUENCY DRIVE
VI	VIBRATION ISOLATOR
WB	WET BULB TEMPERATURE
WMS	WIRE MESH SCREEN
WP	WEATHER PROOF
W/SQ.FT	WATTS PER SQUARE FOOT

MECHANICAL LEGEND

SYMBOL	DESCRIPTION
	DISTRIBUTION MANIFOLD
	HYDRONIC BASEBOARD (SEE HEAT SOURCE SCHEMATIC FOR LENGTH AND HEIGHT)
55	AIR SUPPLY FLOOR/CEILING REGISTER (CFM AS SHOWN ON PLAN)
55	AIR SUPPLY WALL REGISTER (CFM AS SHOWN ON PLAN)
55	AIR SUPPLY TOE SPACE REGISTER (CFM AS SHOWN ON PLAN)
55	AIR RETURN WALL GRILLE (CFM AS SHOWN ON PLAN)
	AIR EXHAUST IN-LINE FAN
	AIR EXHAUST FAN RECESSED FAN
	DOOR GRILLE OR TRANSFER GRILLE
	THERMOSTAT +60"TFF
	NEW DUCT ROUND (SUPPLY)
	NEW DUCT ROUND (RETURN)
	NEW DUCT SQUARE (SUPPLY)
	NEW DUCT SQUARE (RETURN)
SIZE	MITERED ELBOW WITH TURNING VANES
SIZE SIZE	DUCT TRANSITION (ROUND OR SQUARE)
SIZE SIZE	DUCT TRANSITION (RECTANGULAR TO ROUND)
	MANUAL AIR VOLUME DAMPER

REGISTERS

MARK	TYPE	MANUFACTURER MODEL	COMMENTS
CR	CEILING RETURN	TITUS CT-480 3 26 N 00-000 0	(1)
CD	CEILING DIFFUSER	TITUS CT-480 3 26 N 00-000 0	(1)
HSR	HIGH SIDE RETURN	TITUS CT-480 3 26 N 00-000 0	(1)
HSS	HIGH SIDE SUPPLY	TITUS CT-480 3 26 N 00-000 0	(1)
TK	TOE KICK	TITUS CT-480 4 26 N 00-000 0	(1)
LSR	LOW SIDE RETURN	TITUS CT-480 3 26 N 00-000 0	(1)
LSS	LOW SIDE SUPPLY	TITUS CT-480 3 26 N 00-000 0	
FD	FLOOR DIFFUSER	TITUS CT-480 6 26 N 00-000 H	(1)

(1) PROVIDE MILL FINISH OR CUSTOM PAINT COLOR SPECIFIED BY ARCH.

DUCT SYSTEM INSTALLATION

1. Duct installation shall be in conformance with chapter 6 of the 2022 CMC or as recommended by ACCA manuals D, J, S, SMACNA manuals, and/or the ASHRAE handbook if approved by officials having jurisdiction. Care shall be exercised to seal all joints and seams to prevent air leakage.
2. Where shown on the mechanical plan and if necessary for other locations, provide rectangular duct of equivalent cross sectional area to the round duct shown to clear obstructions. Provide smooth transitions when the duct shape changes.
3. Flexible vibration isolation connectors shall be installed in sheet metal ductwork at the unit in both the supply and air intake; these shall not exceed 10.0 inches in length. Ductwork shall be properly aligned at these connectors without any offset.
4. Metal ductwork shall be installed in a workman-like manner in accordance with acceptable practice given in the ASHRAE handbook or the SMACNA "low pressure duct construction standards" manual. Rigid sheet metal ducts shall be at least the minimum thickness required for their largest dimension and/or the static pressure to which they shall be subjected; they shall be provided with turning vanes or long radius bends both to reduce the pressure loss and to provide a more uniform velocity distribution downstream from the bend. All duct seams and joints shall be airtight and smooth fitting. These shall be sealed with products such as mastic and/or foil-backed tape recommended by the manufacturer for the location where they will be used.
5. Rigid ductwork exposed to view shall be installed in such a manner as to present a neat appearance. The ducts shall be parallel to adjacent architectural surfaces and have as few joints as possible.
6. All metal ducts shall be securely supported, hung, or suspended by metal hangers, straps, or brackets and the support material in contact with the duct, or external insulation, shall not be less than 0.75 inches wide. The hanger spacing for metal duct shall not be more than 10 feet for rectangular duct or 12 feet for round duct. Hangers exposed to view shall be plumb and neat in appearance. All rectangular metal ducts 24 inches or wider and all exterior ducts shall be cross broken or beaded to provide additional support. Ducts shall be insulated with fiberglass duct insulation to provide a minimum duct insulation value of r-6. Wye branches and diffuser boots shall be insulated on their exterior surfaces unless they are exposed to the weather, are exposed to view, or could be damaged during occupancy of the building. Any insulating material used shall meet the appropriate specifications required by ASTM e-84, c-553; NEPA 90b; and UL 181. Such insulation shall have 100% coverage and be installed in accordance with the manufacturer's instructions.
7. Flexible air duct shall be UL listed class 1 air duct made with a polyester interior, a moisture impervious sleeve and insulation having an overall r-value no less than 6. Foil covered duct shall be used in locations where high radiant heat loads may be expected. Performance and assembly shall be in strict accordance with details listed in the flexible ductwork manufacturer's applications manual or the SMACNA "flexible duct performance standards and flexible duct installation standards". Tight fitting mechanical clamps and mastic recommended for the location shall be used to seal all joints. Particular attention shall be taken to avoid kinks, sharp bends, or other such obstructions in the duct. Factory made flexible air ducts shall be installed according to their installation instructions and standards set by the code. Duct work shall use pressure-sensitive tapes, mastics, aerosol sealants or other closure systems meeting applicable UL 181A and B requirements. Drawbands used with flexible ducts shall be either stainless-steel, worm driven hose clamps or UV-resistant nylon duct ties. In addition, drawbands must have a minimum tensile strength rating of 150 pounds an db tightened as recommended by the manufacturer.
8. Flexible air duct shall be supported at the manufacturer's recommended intervals but in no case shall the intervals between hangers exceed 4.0 ft.The hanger material shall be not less than 2.0 inch wide. The maximum permissible sag shall be 0.5 inch per foot of spacing between supports. Collars shall be used to attach flexible duct and shall be a minimum of 2.0 inches in length. Collars shall be inserted into the flexible duct a minimum of 1.0 inch before fastening.
9. Readily accessible balancing or volume control dampers with outside locking devices shall be provided as shown on the mechanical plans and/or as needed to regulate the air flow to each register.
10. Supply and return plenums shall be covered with insulation having a value of r-6 or greater on their internal surfaces. Any insulating material used shall meet the appropriated specifications required by ASTM e-84, c-553; NEPA 90b; and UL 181. Such insulation shall have 100% coverage and be installed in accordance with the manufacturer's instructions.
11. Ductwork shall be installed so that it will not contact the ground.
12. Return air grill may be substituted, as desired, based on equal face area.
13. Boot area shall match grill area in all cases. If necessary, boots should be lined with acoustical lining to reduce noise transmission.
14. Plenum shall be lined with acoustical lining.
15. Flat ducts for wall registers shall be 3-1/4"x14" unless shown on the plans.
16. Termination of all environmental air ducts including direct vent termination kits shall be a minimum of 3 feet from or any openings into the building (i.e., dryers, bath and utility fans, etc., must be 3 feet away from doors, windows, opening skylights or attic vents).
17. Mechanical equipment and duct openings shall be protected during storage and rough installation per 2022 CAL Green section 4.504.1 to reduce the amount of dust or debris which may collect in the system.
18. Heating, ventilating and air conditioning systems (including hydronic systems) shall be balanced in accordance 2022 CMC Section 317.1 using the ACCA Manual B method.

Air for combustion

1. Air quantities shall be based on the 2022 California Mechanical Code. If located in a confined space, that space shall be provided with two permanent openings one within 12 inches of the top and one within 12 inches of the bottom of the enclosure. The openings shall communicate directly, or by ducts with the outdoors. When communication with the outdoors is through vertical ducts, each opening shall have a minimum free area of 1.0 square inch per 4000 BTU per hour of total input rating of all equipment in the enclosure. When communication with the outdoors is through horizontal ducts, each opening shall have a minimum free area of 1.0 square inch per 2000 BTU per hour of total input rating of all equipment in the enclosure. If approved by the administrative authority having jurisdiction, communication directly through an exterior wall may be considered as a vertical duct.
2. Duct openings shall be screened with metal mesh having openings of 1/4 inch. Provisions shall be made for the reduction in duct area due to the effects of screens, louvers, etc.

Gas lines

1. Piping shall be new, standard weight wrought iron or steel (exterior-only galvanized or black), with malleable iron fittings. Approved PE (poly-ethylene) pipe may be used in exterior buried piping systems.
2. Exterior piping shall be protected by approved, machine applied protective coating. Field wrapping shall be limited to sections at joints and shall provide equivalent protection to the machine applied coating.
3. Gas lines may not be installed on or under the ground under buildings; they must be at least 6 inches above the ground.
4. Gas lines shall be wrapped with insulation and sleeved where passing through concrete. Piping shall be protected where passing through framing using metal straps designed for the purpose.

MAJOR EQUIPMENT INSTALLATION

1. Installation shall meet all local and national codes pertaining to the installation and operation of plumbing equipment. Unless otherwise required by these standards, the equipment shall be installed in accordance with the equipment manufacturer's recommendations.
2. If "or equal" equipment is to be used, it must meet the performance specifications for the equipment listed, and shall receive prior approval from the mechanical engineer. All requests for substitution shall be furnished with sufficient engineering data to demonstrate that the proposed equipment full meets all the performance levels of the equipment originally specified. The contractor shall be responsible for all costs associated with the engineering for structural, electrical, duct sizing, etc. Caused by any substitution.
3. Units shall be installed to provide the clearance or clearances specified by the manufacturer or required by the authority having jurisdiction.
4. Units shall have suitable support to prevent transmission of objectionable noise or vibration generated by the equipment to the structure. Outdoor, ground mounted, units shall be located on a level, one piece, concrete pad.
5. Provide and install low voltage control wiring in conduit installed by the mechanical or plumbing contractor using methods contained in the electrical specifications. All wiring of line voltage controls to be accomplished by the electrical contractor.
6. Contractors shall co-ordinate with the electrical contractor to ensure that all electrical accessories such as motor starters, control relays, circuit breakers, etc. Required to make a fully functional systems are provided.

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REGISTERED PROFESSIONAL ENGINEER
CARL GRAHAM STALLCUP
No. M31607
EXP. MAR 31, 2027
MECHANICAL
STATE OF CALIFORNIA

GERHARDY RESIDENCE & ADU

8390 MONTERRA VIEWS
MONTEREY, CA. 93940

NOTES

DATE: 6/9/2025
SCALE: AS NOTED
DRAWN: MEG
CHECKED:
CHECKED:
FILE NAME:

SHEET: M0.1
SHEET OF SHEETS

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD **CF1R-PRF-01-E**

Project Name: Gerhardy Residence **Calculation Date/Time:** 2025-06-04T14:29:09-07:00 **(Page 1 of 14)**

Calculation Description: Title 24 Analysis **Input File Name:** 25-224 Gerhardy Res..ribd22x

GENERAL INFORMATION					
01	Project Name	Gerhardy Residence			
02	Run Title	Title 24 Analysis			
03	Project Location	8390 Monterra Views			
04	City	Monterey	05	Standards Version	2022
06	Zip code	93940	07	Software Version	EnergyPro 9.4
08	Climate Zone	3	09	Front Orientation (deg/ Cardinal)	144
10	Building Type	Single family	11	Number of Dwelling Units	1
12	Project Scope	Newly Constructed	13	Number of Bedrooms	4
14	Addition Cond. Floor Area (ft^2)	0	15	Number of Stories	1
16	Existing Cond. Floor Area (ft^2)	n/a	17	Fenestration Average U-factor	0.3
18	Total Cond. Floor Area (ft^2)	3917	19	Glazing Percentage (%)	27.22%
20	ADU Bedroom Count	n/a	21	ADU Conditioned Floor Area	n/a
22	Fuel Type	Natural gas	23	No Dwelling Unit:	No

COMPLIANCE RESULTS	
01	Building Complies with Computer Performance
02	This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.
03	This building incorporates one or more Special Features shown below

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Project Name: Gerhardy Residence **Calculation Date/Time:** 2025-06-04T14:29:09-07:00 **(Page 2 of 14)**

Calculation Description: Title 24 Analysis **Input File Name:** 25-224 Gerhardy Res..ribd22x

ENERGY DESIGN RATINGS						
	Energy Design Ratings			Compliance Margins		
	Source Energy (EDR1)	Efficiency[1] EDR (EDR2efficiency)	Total[2] EDR (EDR2total)	Source Energy (EDR1)	Efficiency[1] EDR (EDR2efficiency)	Total[2] EDR (EDR2total)
Standard Design	33.9	44.2	31.8			
Proposed Design	28.9	43.5	24.1	5	0.7	7.7
RESULT[3]: PASS						

[1]Efficiency EDR includes improvements like a better building envelope and more efficient equipment
[2]Total EDR includes efficiency and demand response measures such as photovoltaic (PV) system and batteries
[3]Building complies when source energy, efficiency and total compliance margins are greater than or equal to zero and unmet load hour limits are not exceeded

- Standard Design PV Capacity: 3.67 kWdc
- PV System resized to 3.67 kWdc (a factor of 3.666) to achieve 'Standard Design PV' PV scaling

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ENERGY USE SUMMARY						
Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft^2 -yr)	Standard Design TDV Energy (EDR2) (kTDV/ft^2 -yr)	Proposed Design Source Energy (EDR1) (kBtu/ft^2 -yr)	Proposed Design TDV Energy (EDR2) (kTDV/ft^2 -yr)	Margin (EDR1)	Margin (EDR2)
Space Heating	3.42	25.48	3.71	28.18	-0.29	-2.7
Space Cooling	0	0	0	0	0	0
IAQ Ventilation	0.53	5.66	0.77	8.26	-0.24	-2.6
Water Heating	3.03	12.57	2.73	11.44	0.3	1.13
Self Utilization/Flexibility Credit			-0.53	-4.81	0.53	4.81
Efficiency Compliance Total	**6.98**	**43.71**	**6.68**	**43.07**	**0.3**	**0.64**
Photovoltaics	-0.8	-24.64	-0.8	-26.85		
Battery			-1.2	-10.85		
Flexibility			0			
Indoor Lighting	0.66	6.85	0.66	6.85		
Appl. & Cooking	1.68	11.5	1.67	11.44		
Plug Loads	1.63	17.29	1.63	17.29		
Outdoor Lighting	0.18	1.72	0.18	1.72		
TOTAL COMPLIANCE	**10.33**	**56.43**	**8.82**	**42.67**		

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ENERGY USE INTENSITY				
	Standard Design (kBtu/ft^2 - yr)	Proposed Design (kBtu/ft^2 - yr)	Margin (kBtu/ft^2 - yr)	Margin Percentage
Gross EUI[1]	12.23	12.78	-0.55	-4.5
Net EUI[2]	7.3	7.85	-0.55	-7.53

Notes
1. Gross EUI is Energy Use Total (not including PV) / Total Building Area.
2. Net EUI is Energy Use Total (including PV) / Total Building Area.

REQUIRED PV SYSTEMS											
01	02	03	04	05	06	07	08	09	10	11	12
DC System Size (kWdc)	Exception	Module Type	Array Type	Power Electronics	CFI	Azimuth (deg)	Tilt Input	Array Angle (deg)	Tilt: (x in 12)	Inverter Eff. (%)	Annual Solar Access (%)
3.67	NA	Standard (14-17%)	Fixed	none	true	150-270	n/a	n/a	<=7:12	96	98

BATTERY SYSTEMS						
01	02	03	04	05	06	07
Control	Capacity (kWh)	Charging		Discharging		Round Trip Efficiency
		Charging Efficiency	Charging Rate (kW)	Discharging Efficiency	Discharging Rate (kW)	
AdvancedDR	10	0.95	n/a	0.95	n/a	0.9

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Calculation Description: Title 24 Analysis **Input File Name:** 25-224 Gerhardy Res..ribd22x

REQUIRED SPECIAL FEATURES

The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.

- Battery System: 10 kWh (Self Utilization Credit taken)
- Indoor air quality, balanced fan
- IAQ Ventilation System Heat Recovery: minimum 75 SRE and 80 ASRE
- IAQ Ventilation System: supply outside air inlet, filter, and H/ERV cores accessible per RACM Reference Manual
- IAQ Ventilation System: fault indicator display
- Window overhangs and/or fins
- Non-standard duct location (any location other than attic)
- Recirculating with demand control, push button

HERS FEATURE SUMMARY

The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry

- Indoor air quality ventilation
- Kitchen range hood
- Minimum Airflow
- Fan Efficacy Watts/CFM
- Verified heat pump rated heating capacity
- Duct leakage testing
- Ducts located entirely in conditioned space confirmed by duct leakage testing

BUILDING - FEATURES INFORMATION

01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft^2)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
Gerhardy Residence	3917	1	4	1	0	1

ZONE INFORMATION

01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft^2)	Avg. Ceiling Height	Water Heating System 1	Status
Entire Main Res.	Conditioned	Heat Pumps1	3917	12.75	DHW Sys 1	New

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Calculation Description: Title 24 Analysis **Input File Name:** 25-224 Gerhardy Res..ribd22x

OPAQUE SURFACES

01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft^2)	Window and Door Area (ft2)	Tilt (deg)
RWall	Entire Main Res.	R-15 Wall	54	Right	78.8	24	90
FWall1	Entire Main Res.	R-21 Wall	144	Front	53.8	0	90
LWall1	Entire Main Res.	R-21 Wall	234	Left	69.4	0	90
FWall2	Entire Main Res.	R-30 Wall	144	Front	860.5	216.018	90
LWall2	Entire Main Res.	R-30 Wall	234	Left	955.7	195.562	90
BWall2	Entire Main Res.	R-30 Wall	324	Back	1168.4	470.1	90
RWall2	Entire Main Res.	R-30 Wall	54	Right	889.5	160.7	90
Partition Wall	Entire Main Res.>>__Garage__	R-21 Wall1	n/a	n/a	189.8	24	n/a
FWall3	__Garage__	R-0 Garage Wall	144	Front	247.3	0	90
LWall3	__Garage__	R-0 Garage Wall	234	Left	298.6	0	90
BWall3	__Garage__	R-0 Garage Wall	324	Back	57.5	0	90
RWall3	__Garage__	R-0 Garage Wall	54	Right	293.9	0	90

OPAQUE SURFACES - CATHEDRAL CEILINGS

01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Area (ft^2)	Skylight Area (ft^2)	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Cool Roof
Roof	Entire Main Res.	R-38 Roof	0	n/a	4244	0	4	0.1	0.85	No
Roof3	__Garage__	R-0 Garage Roof	0	n/a	736.8	0	4	0.1	0.85	No

REVISIONS:	BY:

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MAIN RESIDENCE
ENERGY COMPLIANCE

DATE:	6/9/2025
SCALE:	AS NOTED
DRAWN:	MEG
CHECKED:	
CHECKED:	
FILE NAME:	
SHEET:	M0.2
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FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft^2)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
D110	Window	RWall	Right	54	3	8	1	24	0.3	NFRC	0.27	NFRC	Bug Screen
112/116	Window	FWall2	Front	144			1	27.4	0.3	NFRC	0.27	NFRC	Bug Screen
124	Window	FWall2	Front	144	1.75	2.67	0	4.67	0.3	NFRC	0.27	NFRC	Bug Screen
D111	Window	FWall2	Front	144	3	8	1	24	0.3	NFRC	0.27	NFRC	Bug Screen
101/102	Window	FWall2	Front	144	7.5	5.33	2	79.95	0.3	NFRC	0.27	NFRC	Bug Screen
D100	Window	FWall2	Front	144	10	8	1	80	0.3	NFRC	0.27	NFRC	Bug Screen
127/123/106/107	Window	LWall2	Left	234			1	63.3	0.3	NFRC	0.27	NFRC	Bug Screen
D104/D105	Window	LWall2	Left	234	6	8	2	96	0.3	NFRC	0.27	NFRC	Bug Screen
D113	Window	LWall2	Left	234	3	8	1	24	0.3	NFRC	0.27	NFRC	Bug Screen
117	Window	LWall2	Left	234	1.75	3.5	1	6.13	0.3	NFRC	0.27	NFRC	Bug Screen
119	Window	LWall2	Left	234	1.75	3.5	1	6.13	0.3	NFRC	0.27	NFRC	Bug Screen
D108/D103/100/114	Window	BWall2	Back	324			1	206.1	0.3	NFRC	0.27	NFRC	Bug Screen
D101/D107/D102	Window	BWall2	Back	324	11	8	3	264	0.3	NFRC	0.27	NFRC	Bug Screen
118/105/104/103/D114/D142	Window	RWall2	Right	54			1	160.7	0.3	NFRC	0.27	NFRC	Bug Screen

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OPAQUE DOORS

01	02	03	04
Name	Side of Building	Area (ft^2)	U-factor
D118	Partition Wall	24	0.5

OVERHANGS AND FINS

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Window	Overhang					Left Fin				Right Fin			
	Depth	Dist Up	Left Extent	Right Extent	Flap Ht.	Depth	Top Up	Dist L	Bot Up	Depth	Top Up	Dist R	Bot Up
D110	41.3	1.6	0	0	0	0	0	0	0	0	0	0	0
124	6	1.3	0	0	0	0	0	0	0	0	0	0	0
D111	17.5	1.3	0	0	0	0	0	0	0	0	0	0	0
101/102	9	0	0	0	0	0	0	0	0	0	0	0	0
D100	9	0	0	0	0	0	0	0	0	0	0	0	0
D104/D105	6.3	0	0	0	0	0	0	0	0	0	0	0	0
D113	6.5	0.5	0	0	0	0	0	0	0	0	0	0	0
117	6.3	0.5	0	0	0	0	0	0	0	0	0	0	0
119	41.3	1.6	0	0	0	0	0	0	0	0	0	0	0
D101/D107/D102	14.8	1	0	0	0	0	0	0	0	0	0	0	0

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SLAB FLOORS

01	02	03	04	05	06	07	08
Name	Zone	Area (ft^2)	Perimeter (ft)	Edge Insul. R-value and Depth	Edge Insul. R-value and Depth	Carpeted Fraction	Heated
Slab-on-Grade	Entire Main Res.	3917	364	none	0	80%	No
Slab-on-Grade3	__Garage__	680	90	none	0	0%	No

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-0 Garage Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-0	None / None	0.361	Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x4 Exterior Finish: 3 Coat Stucco
R-15 Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-15	None / None	0.095	Inside Finish: Gypsum Board Cavity / Frame: R-15 / 2x4 Exterior Finish: 3 Coat Stucco
R-21 Wall	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-21	None / None	0.069	Inside Finish: Gypsum Board Cavity / Frame: R-21 / 2x6 Exterior Finish: 3 Coat Stucco
R-30 Wall	Exterior Walls	Wood Framed Wall	2x8 @ 16 in. O. C.	R-30	None / None	0.052	Inside Finish: Gypsum Board Cavity / Frame: R-30 / 2x8 Exterior Finish: 3 Coat Stucco
R-0 Garage Roof	Cathedral Ceilings	Wood Framed Ceiling	2x4 @ 16 in. O. C.	R-0	None / None	0.332	Roofing: 10 PSF (RoofTileAirGap) Tile Gap: present Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4 Inside Finish: Gypsum Board

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OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-38 Roof	Cathedral Ceilings	Wood Framed Ceiling	2x12 @ 16 in. O. C.	R-38	None / None	0.03	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-38 / 2x12 Inside Finish: Gypsum Board
R-21 Wall1	Interior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-21	None / None	0.064	Inside Finish: Gypsum Board Cavity / Frame: R-21 / 2x6 Other Side Finish: Gypsum Board

BUILDING ENVELOPE - HERS VERIFICATION

01	02	03	04	05
Quality Insulation Installation (QII)	High R-value Spray Foam Insulation	Building Envelope Air Leakage	CFM50	CFM50
Not Required	Not Required	N/A	n/a	n/a

WATER HEATING SYSTEMS

01	02	03	04	05	06	07	08	09
Name	System Type	Distribution Type	Water Heater Name	Number of Units	Solar Heating System	Compact Distribution	HERS Verification	Water Heater Name (#)
DHW Sys 1	Domestic Hot Water (DHW)	Demand Recirculation Manual Control	DHW Heater 1	1	n/a	None	n/a	DHW Heater 1 (1)

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Calculation Description: Title 24 Analysis **Input File Name:** 25-224 Gerhardy Res..ribd22x

WATER HEATERS

01	02	03	04	05	06	07	08	09	10	11	12	13
Name	Heating Element Type	Tank Type	# of Units	Tank Vol. (gal)	Heating Efficiency Type	Efficiency	Rated Input Type	Input Rating or Pilot	Tank Insulation R-value (Int/Ext)	Standby Loss or Recovery Eff	1st Hr. Rating or Flow Rate	Tank Location
DHW Heater 1	Gas	Consumer Instantaneous	1	0	UEF	0.96	Btu/Hr	200000	0	n/a	n/a	

WATER HEATING - HERS VERIFICATION

01	02	03	04	05	06	07
Name	Pipe Insulation	Parallel Piping	Compact Distribution	Compact Distribution Type	Recirculation Control	Shower Drain Water Heat Recovery
DHW Sys 1 - 1/1	Not Required	Not Required	Not Required	None	Not Required	Not Required

SPACE CONDITIONING SYSTEMS

01	02	03	04	05	06	07	08
Name	System Type	Heating Unit Name	Heating Equipment Count	Cooling Unit Name	Cooling Equipment Count	Fan Name	Distribution Name
Heat Pumps1	Heat pump heating cooling	Heat Pump System 1	1	Heat Pump System 1	1	HVAC Fan 1	Air Distribution System 1

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Calculation Description: Title 24 Analysis **Input File Name:** 25-224 Gerhardy Res..ribd22x

HVAC - HEAT PUMPS

01	02	03	04	05	06	07	08	09	10	11	12	13
Name	System Type	Number of Units	Heating				Cooling			Zonally Controlled	Compressor Type	HERS Verification
			Heating Efficiency Type	HSPF/HSPF2/COP	Cap 47	Cap 17	Cooling Efficiency Type	SEER/SEER2	EER/EER2/CEER			
Heat Pump System 1	Multi-split HP-ducted	1	HSPF2	9.5	66000	43000	EER2SEER2	16.5	10	Not Zonal	Single Speed	Heat Pump System 1-hers-htpump

HVAC HEAT PUMPS - HERS VERIFICATION

01	02	03	04	05	06	07	08	09
Name	Verified Airflow	Airflow Target	Verified EER/EER2	Verified SEER/SEER2	Verified Refrigerant Charge	Verified HSPF/HSPF2	Verified Heating Cap 47	Verified Heating Cap 17
Heat Pump System 1-hers-htpump	Required	0	Not Required	Not Required	No	No	Yes	Yes

HVAC - DISTRIBUTION SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12
Name	Type	Design Type	Duct Ins. R-value		Duct Location		Surface Area		Bypass Duct	Duct Leakage	HERS Verification
			Supply	Return	Supply	Return	Supply	Return			
Air Distribution System 1	Conditioned space-entirely	Non-Verified	R-6	R-6	Conditioned Zone	Conditioned Zone	n/a	n/a	No Bypass Duct	Sealed and Tested	Air Distribution System 1-hers-dist

Registration Number: 425-P010170724A-000-000-0000000-0000 Registration Date/Time: 06/04/2025 14:36 HERS Provider: CHEERS

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CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Report Generated: 2025-06-04 14:29:49

Schema Version: rev 20220901

REVISIONS:	BY:

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REGISTERED PROFESSIONAL ENGINEER
MEGHAN STALLCUP
No. M31607
EXP. MAR 31, 2027
MECHANICAL
STATE OF CALIFORNIA

GERHARDY RESIDENCE & ADU

8390 MONTERRA VIEWS
MONTEREY, CA. 93940

MAIN RESIDENCE
ENERGY COMPLIANCE

DATE: 6/9/2025
SCALE: AS NOTED
DRAWN: MEG
CHECKED:
CHECKED:
FILE NAME:

SHEET:
M0.3
SHEET OF SHEETS

MONTEREY ENERGY GROUP INC.
TITLE TO THESE DRAWINGS AND SPECIFICATIONS REMAINS WITH THE ENGINEER WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIA EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.
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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **CF1R-PRF-01-E**

Project Name: Gerhardy Residence — **Calculation Date/Time:** 2025-06-04T14:29:09-07:00 — **(Page 13 of 14)**

Calculation Description: Title 24 Analysis — **Input File Name:** 25-224 Gerhardy Res..ribd22x

HVAC DISTRIBUTION - HERS VERIFICATION

01	02	03	04	05	06	07	08	09
Name	Duct Leakage Verification	Duct Leakage Target (%)	Verified Duct Location	Verified Duct Design	Buried Ducts	Deeply Buried Ducts	Low-leakage Air Handler	Low Leakage Ducts Entirely in Conditioned Space
Air Distribution System 1-hers-dist	Yes	5.0	Required	Not Required	Not Required	Credit not taken	Not Required	No

HVAC - FAN SYSTEMS

01	02	03	04
Name	Type	Fan Power (Watts/CFM)	Name
HVAC Fan 1	HVAC Fan	0.58	HVAC Fan 1-hers-fan

HVAC FAN SYSTEMS - HERS VERIFICATION

01	02	03
Name	Verified Fan Watt Draw	Required Fan Efficacy (Watts/CFM)
HVAC Fan 1-hers-fan	Required	0.58

INDOOR AIR QUALITY (IAQ) FANS

01	02	03	04	05	06	07	08	09
Dwelling Unit	Airflow (CFM)	Fan Efficacy (W/CFM)	IAQ Fan Type	Includes Heat/Energy Recovery?	IAQ Recovery Effectiveness - SRE/ASRE	Includes Fault Indicator Display?	HERS Verification	Status
SFam IAQVentRpt 1-1	170	0.8	Balanced	Yes	75 / 80	Yes	Yes	

PROJECT NOTES

Balanced ventilation system required to meet the state energy code. (2) Panasonic FV-10VE2 modeled for compliance. If substituted provide CFM, Watts and unit efficiency prior to installation.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **CF1R-PRF-01-E**

Project Name: Gerhardy ADU — **Calculation Date/Time:** 2025-06-04T14:31:03-07:00 — **(Page 1 of 11)**

Calculation Description: Title 24 Analysis — **Input File Name:** 25-225 Gerhardy ADU.ribd22x

GENERAL INFORMATION

01	Project Name	Gerhardy ADU			
02	Run Title	Title 24 Analysis			
03	Project Location	8390 Monterra Views			
04	City	Monterey	05	Standards Version	2022
06	Zip code	93940	07	Software Version	EnergyPro 9.4
08	Climate Zone	3	09	Front Orientation (deg/ Cardinal)	144
10	Building Type	Single family	11	Number of Dwelling Units	1
12	Project Scope	Newly Constructed	13	Number of Bedrooms	1
14	Addition Cond. Floor Area (ft²)	0	15	Number of Stories	1
16	Existing Cond. Floor Area (ft²)	n/a	17	Fenestration Average U-factor	0.3
18	Total Cond. Floor Area (ft²)	808	19	Glazing Percentage (%)	30.16%
20	ADU Bedroom Count	n/a	21	ADU Conditioned Floor Area	n/a
22	Fuel Type	Natural gas	23	No Dwelling Unit:	No

COMPLIANCE RESULTS

01	Building Complies with Computer Performance
02	This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.
03	This building incorporates one or more Special Features shown below

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **CF1R-PRF-01-E**

Project Name: Gerhardy ADU — **Calculation Date/Time:** 2025-06-04T14:31:03-07:00 — **(Page 3 of 11)**

Calculation Description: Title 24 Analysis — **Input File Name:** 25-225 Gerhardy ADU.ribd22x

ENERGY USE SUMMARY

Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft² -yr)	Standard Design TDV Energy (EDR2) (kTDV/ft² -yr)	Proposed Design Source Energy (EDR1) (kBtu/ft² -yr)	Proposed Design TDV Energy (EDR2) (kTDV/ft² -yr)	Margin (EDR1)	Margin (EDR2)
Space Heating	2.96	21.81	3.31	24.58	-0.35	-2.77
Space Cooling	0	0.39	0.03	3.67	-0.03	-3.28
IAQ Ventilation	0.7	7.53	0.52	5.59	0.18	1.94
Water Heating	9.85	41.11	8.39	35.77	1.46	5.34
Self Utilization/Flexibility Credit			0	0	0	0
Efficiency Compliance Total	**13.51**	**70.84**	**12.25**	**69.61**	**1.26**	**1.23**
Photovoltaics	0	0	0	0		
Battery			0	0		
Flexibility			0			
Indoor Lighting	0.93	9.63	0.93	9.63		
Appl. & Cooking	5.8	38.84	5.8	38.89		
Plug Loads	4.45	47.29	4.45	47.29		
Outdoor Lighting	0.21	1.97	0.21	1.97		
TOTAL COMPLIANCE	**24.9**	**168.57**	**23.64**	**167.39**		

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **CF1R-PRF-01-E**

Project Name: Gerhardy Residence — **Calculation Date/Time:** 2025-06-04T14:29:09-07:00 — **(Page 14 of 14)**

Calculation Description: Title 24 Analysis — **Input File Name:** 25-224 Gerhardy Res..ribd22x

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

1. I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Michael Hafner	Documentation Author Signature: Michael Hafner
Company: Monterey Energy Group	Signature Date: 06/04/2025
Address: 26465 Carmel Rancho Blvd. #8	CEA/ HERS Certification Identification (If applicable): R22-18-40041
City/State/Zip: Carmel, CA 93923	Phone: 8313728328

CABEC California Association of Building Energy Consultants CERTIFIED ENERGY ANALYST

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance.
2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
3. 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.

Responsible Designer Name: Andrew Matt	Responsible Designer Signature: Andrew Matt
Company: AMP Design	Date Signed: 06/04/2025
Address: 1106 South Burnside Avenue	License:
City/State/Zip: Los Angeles, CA 90019	Phone: (213) 505-6434

Digitally signed by California Home Energy Efficiency Rating Services (CHEERS). This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **CF1R-PRF-01-E**

Project Name: Gerhardy ADU — **Calculation Date/Time:** 2025-06-04T14:31:03-07:00 — **(Page 2 of 11)**

Calculation Description: Title 24 Analysis — **Input File Name:** 25-225 Gerhardy ADU.ribd22x

ENERGY DESIGN RATINGS

	Energy Design Ratings			Compliance Margins		
	Source Energy (EDR1)	Efficiency[1] EDR (EDR2efficiency)	Total[2] EDR (EDR2total)	Source Energy (EDR1)	Efficiency[1] EDR (EDR2efficiency)	Total[2] EDR (EDR2total)
Standard Design	49	46.6	56			
Proposed Design	46.5	45.7	55.6	2.5	0.9	0.4

RESULT[3]: PASS

[1]Efficiency EDR includes improvements like a better building envelope and more efficient equipment
[2]Total EDR includes efficiency and demand response measures such as photovoltaic (PV) system and batteries
[3]Building complies when source energy, efficiency and total compliance margins are greater than or equal to zero and unmet load hour limits are not exceeded

- Standard Design PV Capacity: 0.00 kWdc
- PV System(s) removed due to Reduced PV Requirement of 0 kWdc

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **CF1R-PRF-01-E**

Project Name: Gerhardy ADU — **Calculation Date/Time:** 2025-06-04T14:31:03-07:00 — **(Page 4 of 11)**

Calculation Description: Title 24 Analysis — **Input File Name:** 25-225 Gerhardy ADU.ribd22x

ENERGY USE INTENSITY

	Standard Design (kBtu/ft² - yr)	Proposed Design (kBtu/ft² - yr)	Margin (kBtu/ft² - yr)	Margin Percentage
Gross EUI[1]	28.81	27.29	1.52	5.28
Net EUI[2]	28.81	27.29	1.52	5.28

Notes
1. Gross EUI is Energy Use Total (not including PV) / Total Building Area.
2. Net EUI is Energy Use Total (including PV) / Total Building Area.

REQUIRED PV SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12
DC System Size (kWdc)	Exception	Module Type	Array Type	Power Electronics	CFI	Azimuth (deg)	Tilt Input	Array Angle (deg)	Tilt: (x in 12)	Inverter Eff. (%)	Annual Solar Access (%)
0	No PV - required PV less than 1.8kWdc	Standard (14-17%)	Fixed	none	true	n/a	n/a	n/a	n/a	n/a	

REQUIRED SPECIAL FEATURES

The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.

- PV exception 2: No PV required when minimum PV size (Section 150.1(c)14) < 1.8 kWdc (0 kW)
- Indoor air quality, balanced fan
- IAQ Ventilation System: as low as 0.475 W/CFM
- IAQ Ventilation System Heat Recovery: minimum 66 SRE and 68 ASRE
- IAQ Ventilation System: supply outside air inlet, filter, and H/ERV cores accessible per RACM Reference Manual
- IAQ Ventilation System: fault indicator display
- Window overhangs and/or fins
- Non-standard duct location (any location other than attic)
- Recirculating with demand control, push button

REVISIONS:	BY:

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REGISTERED PROFESSIONAL ENGINEER — CALVIN GRAHAM STALLARD — No. M31607 — EXP. MAR 31, 2027 — MECHANICAL — STATE OF CALIFORNIA

GERHARDY RESIDENCE & ADU

8390 MONTERRA VIEWS
MONTEREY, CA. 93940

MAIN RES & ADU
ENERGY COMPLIANCE

DATE: 6/9/2025
SCALE: AS NOTED
DRAWN: MEG
CHECKED:
CHECKED:
FILE NAME:

SHEET: M0.4
SHEET OF SHEETS

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **CF1R-PRF-01-E**

Project Name: Gerhardy ADU — **Calculation Date/Time:** 2025-06-04T14:31:03-07:00 — **(Page 5 of 11)**

Calculation Description: Title 24 Analysis — **Input File Name:** 25-225 Gerhardy ADU.ribd22x

HERS FEATURE SUMMARY

The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry

- Indoor air quality ventilation
- Kitchen range hood
- Minimum Airflow
- Fan Efficacy Watts/CFM
- Verified heat pump rated heating capacity
- Duct leakage testing
- Ducts located entirely in conditioned space confirmed by duct leakage testing

BUILDING - FEATURES INFORMATION

01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
Gerhardy ADU	808	1	1	1	0	1

ZONE INFORMATION

01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft²)	Avg. Ceiling Height	Water Heating System 1	Status
Entire ADU	Conditioned	Heat Pump1	808	12.75	DHW Sys 1	New

OPAQUE SURFACES

01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft2)	Tilt (deg)
FWall	Entire ADU	R-21 Wall	144	Front	271.2	26.7	90
LWall	Entire ADU	R-21 Wall	234	Left	402.1	88.9	90
BWall	Entire ADU	R-21 Wall	324	Back	271.2	30.1	90
RWall	Entire ADU	R-21 Wall	54	Right	402.1	98	90

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **CF1R-PRF-01-E**

Project Name: Gerhardy ADU — **Calculation Date/Time:** 2025-06-04T14:31:03-07:00 — **(Page 6 of 11)**

Calculation Description: Title 24 Analysis — **Input File Name:** 25-225 Gerhardy ADU.ribd22x

OPAQUE SURFACES - CATHEDRAL CEILINGS

01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Area (ft²)	Skylight Area (ft²)	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Cool Roof
Roof	Entire ADU	R-38 Roof	0	n/a	875.5	0	4	0.1	0.85	No

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
109	Window	FWall	Front	144			1	26.7	0.3	NFRC	0.27	NFRC	Bug Screen
122/121/125/D 109	Window	LWall	Left	234			1	88.9	0.3	NFRC	0.27	NFRC	Bug Screen
120	Window	BWall	Back	324			1	6.1	0.3	NFRC	0.27	NFRC	Bug Screen
D1124	Window	BWall	Back	324	3	8	1	24	0.3	NFRC	0.27	NFRC	Bug Screen
D106/111/113	Window	RWall	Right	54			1	98	0.3	NFRC	0.27	NFRC	Bug Screen

OVERHANGS AND FINS

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Window	Overhang					Left Fin				Right Fin			
	Depth	Dist Up	Left Extent	Right Extent	Flap Ht.	Depth	Top Up	Dist L	Bot Up	Depth	Top Up	Dist R	Bot Up
D1124	17.5	1.3	0	0	0	0	0	0	0	0	0	0	0

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **CF1R-PRF-01-E**

Project Name: Gerhardy ADU — **Calculation Date/Time:** 2025-06-04T14:31:03-07:00 — **(Page 7 of 11)**

Calculation Description: Title 24 Analysis — **Input File Name:** 25-225 Gerhardy ADU.ribd22x

SLAB FLOORS

01	02	03	04	05	06	07	08
Name	Zone	Area (ft²)	Perimeter (ft)	Edge Insul. R-value and Depth	Edge Insul. R-value and Depth	Carpeted Fraction	Heated
Slab-on-Grade	Entire ADU	808	132.3	none	0	80%	No

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-21 Wall	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-21	None / None	0.069	Inside Finish: Gypsum Board Cavity / Frame: R-21 / 2x6 Exterior Finish: 3 Coat Stucco
R-38 Roof	Cathedral Ceilings	Wood Framed Ceiling	2x12 @ 16 in. O. C.	R-38	None / None	0.03	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-38 / 2x12 Inside Finish: Gypsum Board

BUILDING ENVELOPE - HERS VERIFICATION

01	02	03	04	05
Quality Insulation Installation (QII)	High R-value Spray Foam Insulation	Building Envelope Air Leakage	CFM50	CFM50
Not Required	Not Required	N/A	n/a	n/a

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **CF1R-PRF-01-E**

Project Name: Gerhardy ADU — **Calculation Date/Time:** 2025-06-04T14:31:03-07:00 — **(Page 8 of 11)**

Calculation Description: Title 24 Analysis — **Input File Name:** 25-225 Gerhardy ADU.ribd22x

WATER HEATING SYSTEMS

01	02	03	04	05	06	07	08	09
Name	System Type	Distribution Type	Water Heater Name	Number of Units	Solar Heating System	Compact Distribution	HERS Verification	Water Heater Name (#)
DHW Sys 1	Domestic Hot Water (DHW)	Demand Recirculation Manual Control	DHW Heater 1	1	n/a	None	n/a	DHW Heater 1 (1)

WATER HEATERS

01	02	03	04	05	06	07	08	09	10	11	12	13
Name	Heating Element Type	Tank Type	# of Units	Tank Vol. (gal)	Heating Efficiency Type	Efficiency	Rated Input Type	Input Rating or Pilot	Tank Insulation R-value (Int/Ext)	Standby Loss or Recovery Eff	1st Hr. Rating or Flow Rate	Tank Location
DHW Heater 1	Gas	Consumer Instantaneous	1	0	UEF	0.96	Btu/Hr	200000	0	n/a	n/a	

WATER HEATING - HERS VERIFICATION

01	02	03	04	05	06	07
Name	Pipe Insulation	Parallel Piping	Compact Distribution	Compact Distribution Type	Recirculation Control	Shower Drain Water Heat Recovery
DHW Sys 1 - 1/1	Not Required	Not Required	Not Required	None	Not Required	Not Required

SPACE CONDITIONING SYSTEMS

01	02	03	04	05	06	07	08
Name	System Type	Heating Unit Name	Heating Equipment Count	Cooling Unit Name	Cooling Equipment Count	Fan Name	Distribution Name
Heat Pump1	Heat pump heating cooling	Heat Pump System 1	1	Heat Pump System 1	1	HVAC Fan 1	Air Distribution System 1

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **CF1R-PRF-01-E**

Project Name: Gerhardy ADU — **Calculation Date/Time:** 2025-06-04T14:31:03-07:00 — **(Page 9 of 11)**

Calculation Description: Title 24 Analysis — **Input File Name:** 25-225 Gerhardy ADU.ribd22x

HVAC - HEAT PUMPS

01	02	03	04	05	06	07	08	09	10	11	12	13
Name	System Type	Number of Units	Heating				Cooling			Zonally Controlled	Compressor Type	HERS Verification
			Heating Efficiency Type	HSPF/HSPF2/COP	Cap 47	Cap 17	Cooling Efficiency Type	SEER/SEER2	EER/EER2/CEER			
Heat Pump System 1	Ducted mini-split HP	1	HSPF2	8.1	22000	12700	EER2SEER2	16.5	10	Not Zonal	Single Speed	Heat Pump System 1-hers-htpump

HVAC HEAT PUMPS - HERS VERIFICATION

01	02	03	04	05	06	07	08	09
Name	Verified Airflow	Airflow Target	Verified EER/EER2	Verified SEER/SEER2	Verified Refrigerant Charge	Verified HSPF/HSPF2	Verified Heating Cap 47	Verified Heating Cap 17
Heat Pump System 1-hers-htpump	Required	0	Not Required	Not Required	No	No	Yes	Yes

HVAC - DISTRIBUTION SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12
Name	Type	Design Type	Duct Ins. R-value		Duct Location		Surface Area		Bypass Duct	Duct Leakage	HERS Verification
			Supply	Return	Supply	Return	Supply	Return			
Air Distribution System 1	Conditioned space-entirely	Non-Verified	R-6	R-6	Conditioned Zone	Conditioned Zone	n/a	n/a	No Bypass Duct	Sealed and Tested	Air Distribution System 1-hers-dist

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **CF1R-PRF-01-E**

Project Name: Gerhardy ADU — **Calculation Date/Time:** 2025-06-04T14:31:03-07:00 — **(Page 10 of 11)**

Calculation Description: Title 24 Analysis — **Input File Name:** 25-225 Gerhardy ADU.ribd22x

HVAC DISTRIBUTION - HERS VERIFICATION

01	02	03	04	05	06	07	08	09
Name	Duct Leakage Verification	Duct Leakage Target (%)	Verified Duct Location	Verified Duct Design	Buried Ducts	Deeply Buried Ducts	Low-leakage Air Handler	Low Leakage Ducts Entirely in Conditioned Space
Air Distribution System 1-hers-dist	Yes	5.0	Required	Not Required	Not Required	Credit not taken	Not Required	No

HVAC - FAN SYSTEMS

01	02	03	04
Name	Type	Fan Power (Watts/CFM)	Name
HVAC Fan 1	HVAC Fan	0.58	HVAC Fan 1-hers-fan

HVAC FAN SYSTEMS - HERS VERIFICATION

01	02	03
Name	Verified Fan Watt Draw	Required Fan Efficacy (Watts/CFM)
HVAC Fan 1-hers-fan	Required	0.58

INDOOR AIR QUALITY (IAQ) FANS

01	02	03	04	05	06	07	08	09
Dwelling Unit	Airflow (CFM)	Fan Efficacy (W/CFM)	IAQ Fan Type	Includes Heat/Energy Recovery?	IAQ Recovery Effectiveness - SRE/ASRE	Includes Fault Indicator Display?	HERS Verification	Status
SFam IAQVentRpt 1-1	40	0.475	Balanced	Yes	66 / 68	Yes	Yes	

PROJECT NOTES

Balanced ventilation system required to meet the state energy code. Panasonic FV-06VE1 modeled for compliance. If substituted provide CFM, Watts and unit efficiency prior to installation.

REVISIONS:	BY:

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8390 MONTERRA VIEWS
MONTEREY, CA. 93940

ADU ENERGY COMPLIANCE

DATE: 6/9/2025
SCALE: AS NOTED
DRAWN: MEG
CHECKED:
CHECKED:
FILE NAME:

SHEET: M0.5
SHEET OF SHEETS

MANUAL J: HEAT/COOL LOADS

wrightsoft **Load Short Form**
Entire House
Monterey Energy Group

Job: **Gerhardy Residence**
Date: **May 15, 2025**
By: **Ben**

Project Information

For: Gerhardy Residence
8390 Monterra Views, Monterey, Ca 93940

Design Information

	Htg	Clg
Outside db (°F)	***30***	***90***
Inside db (°F)	70	75
Design TD (°F)	40	15
Daily range	-	L
Inside humidity (%)	30	50
Moisture difference (gr/lb)	13	62

Infiltration	
Method	Simplified
Construction quality	Tight
Fireplaces	0

HEATING EQUIPMENT

Make	n/a
Trade	n/a
Model	n/a
AHRI ref	n/a
Efficiency	n/a
Heating input	
Heating output	0 Btuh
Temperature rise	0 °F
Actual air flow	0 cfm
Air flow factor	0 cfm/Btuh
Static pressure	0 in H2O
Space thermostat	n/a

COOLING EQUIPMENT

Make	n/a
Trade	n/a
Model	n/a
Coil	n/a
AHRI ref	n/a
Efficiency	n/a
Sensible cooling	0 Btuh
Latent cooling	0 Btuh
Total cooling	0 Btuh
Actual air flow	0 cfm
Air flow factor	0 cfm/Btuh
Static pressure	0 in H2O
Load sensible heat ratio	0

ROOM NAME	Area (ft²)	Htg load (Btuh)	Clg load (Btuh)	Htg AVF (cfm)	Clg AVF (cfm)
AH-1 A LIVING	2113	20083	20987	1050	1050
AH-2 MASTER	846	9907	6484	370	370
AH-3 BEDROOMS	951	12294	9039	530	530
AH-4 ADU	793	12513	11249	630	630
Entire House	4703	54797	46994	2580	2580
Other equip loads		0	0		
Equip. @ 0.95 RSM			44645		
Latent cooling			5668		
TOTALS	4703	54797	50313	2580	2580

Bold/Italic values have been manually overridden

Calculations approved by ACCA to meet all requirements of Manual J 8th Ed.

2022 Single-Family Residential Mandatory Requirements Summary

NOTE: Single-family residential buildings subject to the Energy Codes must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information.
(04/2022)

Building Envelope:

§ 110.6(a)1:	**Air Leakage.** Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 CFM per square foot or less when tested per NFRC-400, ASTM E283, or AAMA/WDMA/CSA 101/I.S.2/A440-2011. *
§ 110.6(a)5:	**Labeling.** Fenestration products and exterior doors 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, 110.6-B, or JA4.5 for exterior doors. They must be caulked and/or weather-stripped. *
§ 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 must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS).
§ 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) and be labeled per §10-113 when the installation of a cool roof is specified on the CF1R.
§ 110.8(j):	**Radiant Barrier.** When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.
§ 150.0(a):	**Roof Deck, Ceiling and Rafter Roof Insulation.** Roof decks in newly constructed attics in climate zones 4 and 8-16 area-weighted average U-factor not exceeding U-0.184. Ceiling and rafter roofs minimum R-22 insulation in wood-frame ceiling; or area-weighted average U-factor must not exceed 0.043. Rafter roof alterations minimum R-19 or area-weighted average U-factor of 0.054 or less. 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 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, or R-20 in 2x6 inch wood framing or have a U-factor of 0.071 or less. Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102. Masonry walls must meet Tables 150.1-A or B. *
§ 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 percent; have a water vapor permeance no greater than 2.0 perm per 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 through 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(j):	**Fenestration Products.** Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.45; or area-weighted average U-factor of all fenestration must not exceed 0.45.

Fireplaces, Decorative Gas Appliances, and Gas Log:

§ 110.5(e)	**Pilot Light.** Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces.
§ 150.0(e)1:	**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)2:	**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)3:	**Flue Damper.** Masonry or factory-built fireplaces must have a flue damper with a readily accessible control. *

Space Conditioning, Water Heating, and Plumbing System:

§ 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 California Energy Commission.
§ 110.2(a):	**HVAC Efficiency.** Equipment must meet the applicable efficiency requirements in Table 110.2-A through Table 110.2-N. *
§ 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 heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat. *
§ 110.3(c)3:	**Insulation.** Unfired service water heater storage tanks and solar water-heating backup tanks must have adequate insulation, or tank surface heat loss rating.
§ 110.3(c)6:	**Isolation Valves.** Instantaneous water heaters with an input rating greater than 6.8 kBtu per hour (2 kW) must have isolation valves with hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.

2022 Single-Family Residential Mandatory Requirements Summary

§ 110.5:	**Pilot Lights.** Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces; household cooking appliances (except appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu per hour); and pool and spa heaters. *
§ 150.0(h)1:	**Building Cooling and Heating Loads.** Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume; the SMACNA Residential Comfort System Installation Standards Manual; or the ACCA Manual J using design conditions specified in § 150.0(h)2.
§ 150.0(h)3A:	**Clearances.** Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any dryer.
§ 150.0(h)3B:	**Liquid Line Drier.** Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.
§ 150.0(j)1:	**Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation.** All domestic hot water piping must be insulated as specified in § 609.11 of the California Plumbing Code. *
§ 150.0(j)2:	**Insulation Protection.** Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment' maintenance, and wind as required by §120.3(b). Insulation exposed to weather must be water retardant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or Class II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-crushable casing or sleeve.
§ 150.0(n)1:	**Gas or Propane Water Heating Systems.** Systems using gas or propane water heaters to serve individual dwelling units must designate a space at least 2.5' x 2.5' x 7' suitable for the future installation of a heat pump water heater, and meet electrical and plumbing requirements, based on the distance between this designated space and the water heater location; and a condensate drain no more than 2" higher than the base of the water heater
§ 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), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a listing agency that is approved by the executive director.

Ducts and Fans:

§ 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 meet CMC §§ 601.0-605.0 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 R-6.0 or higher; ducts located entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8) do not require insulation. 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 UL requirements, or aerosol sealant that meets UL 723. The combination of mastic and either mesh or tape must be used to seal openings greater than ¼". If mastic or tape is used. Building cavities, air handler support platforms, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts; ducts installed in these spaces must not be compressed. *
§ 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 Damper.** Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers.
§ 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.
§ 150.0(m)9:	**Protection of Insulation.** Insulation must be protected from damage due tosunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service (e.g., protected by aluminum, sheet metal, painted canvas, or plastic cover). Cellular foam insulation must be protected as above or painted with a water retardant and solar radiation-resistant coating.
§ 150.0(m)10:	**Porous Inner Core Flex Duct.** Porous inner cores of flex ducts must have a non-porous layer or air barrier 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 Reference Residential Appendix RA3.1.
§ 150.0(m)12:	**Air Filtration.** Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a two inch depth or can be one inch if sized per Equation 150.0-A. Clean-filter pressure drop and labeling must meet the requirements in §150.0(m)12. Filters must be accessible for regular service. Filter racks or grilles must use gaskets, sealing, or other means to close gaps around the inserted filters to and prevents air from bypassing the filter. *

2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(m)13:	**Space Conditioning System Airflow Rate and Fan Efficacy.** Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must be ≥ 350 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.45 watts per CFM for gas furnace air handlers and ≤ 0.58 watts per CFM for all others. Small duct high velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3. *

Ventilation and Indoor Air Quality:

§ 150.0(o)1:	**Requirements for Ventilation and Indoor Air Quality**. All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(o)1. *
§ 150.0(o)1B:	**Central Fan Integrated (CFI) Ventilation Systems.** Continuous operation of CFI air handlers is not allowed to provide the whole-dwelling unit ventilation airflow required per §150.0(o)1C. A motorized damper(s) must be installed on the ventilation duct(s) that prevents all airflow through the space conditioning duct system when the damper(s) is closed andcontrolled per §150.0(o)1Biii&iv. CFI ventilation systems must have controls that track outdoor air ventilation run time, and either open or close the motorized damper(s) for compliance with §150.0(o)1C.
§ 150.0(o)1C:	**Whole-Dwelling Unit Mechanical Ventilation for Single-Family Detached and townhouses .** Single-family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow specified in § 150.0(o)1Ci-iii.
§ 150.0(o)1G:	**Local Mechanical Exhaust.** Kitchens and bathrooms must have local mechanical exhaust; nonenclosed kitchens must have demand-controlled exhaust system meeting requirements of §150.0(o)1Giii,enclosed kitchens and bathrooms can use demand-controlled or continuous exhaust meeting §150.0(o)1Giii-iv. Airflow must be measured by the installer per §150.0(o)1Gv, and rated for sound per §150.0(o)1Gvi. *
§ 150.0(o)1H&I:	**Airflow Measurement and Sound Ratings of Whole-Dwelling Unit Ventilation Systems.** The airflow required per § 150.0(o)1C must be measured by using a flow hood, flow grid, or other airflow measuring device at the fan's inlet or outlet terminals/grilles per Reference Residential Appendix RA3.7. Whole-Dwelling unit ventilation systems must be rated for sound per ASHRAE 62.2 §7.2 at no less than the minimum airflow rate required by §150.0(o)1C.
§ 150.0(o)2:	**Field Verification and Diagnostic Testing.** Whole-Dwelling Unit ventilation airflow, vented range hood airflow and sound rating, and HRV and ERV fan efficacy must be verified in accordance with Reference Residential Appendix RA3.7. Vented range hoods must be verified per Reference Residential Appendix RA3.7.4.3 to confirm if it is rated by HVI or AHAM to comply with the airflow rates and sound requirements per §150.0(o)1G

Pool and Spa Systems and Equipment:

§ 110.4(a):	**Certification by Manufacturers.** Any pool or spa heating system or equipment must be certified to have all of the following: compliance with the Appliance Efficiency Regulations and listing in MAEDbS; 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 resistance heating. *
§ 110.4(b)1:	**Piping.** Any pool or spa heating system or 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.
§ 110.4(b)2:	**Covers.** Outdoor pools or spas that have a heat pump or gas heater must have a cover.
§ 110.4(b)3:	**Directional Inlets and Time Switches for Pools.** Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§ 110.5:	**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.

Lighting:

§ 110.9:	**Lighting Controls and Components.** All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9. *
§ 150.0(k)1A:	**Luminaire Efficacy.** All installed luminaires must meet the requirements in Table 150.0-A, except lighting integral to exhaust fans, kitchen range hoods, bath vanity mirrors, and garage door openers; navigation lighting less than 5 watts; and lighting internal to drawers, cabinets, and linen closets with an efficacy of at least 45 lumens per watt.
§ 150.0(k)1B:	**Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. *
§ 150.0(k)1C:	**Recessed Downlight Luminaires in Ceilings.** Luminaires recessed into ceilings must not contain screw based sockets, must be airtight, and must be sealed with a gasket or caulk. California Electrical Code § 410.116 must also be met.
§ 150.0(k)1D:	**Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1E:	**Blank Electrical Boxes.** The number of electrical boxes that are more than five feet above the finished floor and do not contain a luminaire or other device shall be no more than the number of bedrooms. These boxes must be served by a dimmer, vacancy sensor control, low voltage wiring, or fan speed control.
§ 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).

2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(s)	**Energy Storage System (ESS) Ready.** All single-family residences must meet all of the following: Either ESS-ready interconnection equipment with backed up capacity of 60 amps or more and four or more ESS supplied branch circuits, or a dedicated raceway from the main service to a subpanel that supplies the branch circuits in § 150.0(s); at least four branch circuits must be identified and have their source collocated at a single panelboard suitable to be supplied by the ESS, with one circuit supplying the refrigerator, one lighting circuit near the primary exit, and one circuit supplying a sleeping room receptacle outlet; main panelboard must have a minimum busbar rating of 225 amps; sufficient space must be reserved to allow future installation of a system isolation equipment/transfer switch within 3' of the main panelboard, with raceways installed between the panelboard and the switch location to allow the connection of backup power source.
§ 150.0(t)	**Heat Pump Space Heater Ready.** Systems using gas or propane furnaces to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the furnace with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0(u)	**Electric Cooktop Ready.** Systems using gas or propane cooktop to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the cooktop with circuit conductors rated at least 50 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0(v)	**Electric Clothes Dryer Ready.** Clothes dryer locations with gas or propane plumbing to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the dryer location with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready," and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."

*Exceptions may apply.

2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(k)1G:	**Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. *
§ 150.0(k)1H:	**Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1I:	**Light Sources in Drawers, Cabinets, and Linen Closets.** Light sources internal to drawers, cabinetry or linen closets are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.
§ 150.0(k)2A:	**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 controlled separately from lighting systems. *
§ 150.0(k)2A:	**Accessible Controls.** Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned on and off. *
§ 150.0(k)2B:	**Multiple Controls.** Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the dimmer or sensor is installed to comply with § 150.0(k).
§ 150.0(k)2C:	**Mandatory Requirements.** Lighting controls must comply with the applicable requirements of § 110.9.
§ 150.0(k)2D:	**Energy Management Control Systems.** An energy management control system (EMCS) may be used to comply with dimming, occupancy, and control requirements if it provides the functionality of the specified control per § 110.9 and the physical controls specified in § 150.0(k)2A.
§ 150.0(k)2E:	**Automatic Shutoff Controls.** In bathrooms, garages, laundry rooms, utility rooms and walk-in closets, at least one installed luminaire must be controlled by an occupancy or vacancy sensor providing automatic-off functionality. Lighting inside drawers and cabinets with opaque fronts or doors must have controls that turn the light off when the drawer or door is closed.
§ 150.0(k)2F:	**Dimmers.** Lighting in habitable spaces (e.g., living rooms, dining rooms, kitchens, and bedrooms) must have readily accessible wall-mounted dimming controls that allow the lighting to be manually adjusted up and down. Forward phase cut dimmers controlling LED light sources in these spaces must comply with NEMA SSL 7A.
§ 150.0(k)2K:	**Independent controls.** Integrated lighting of exhaust fans shall be controlled independently from the fans. Lighting under cabinets or shelves, lighting in display cabinets, and switched outlets must be controlled separately from ceiling-installed lighting.
§ 150.0(k)3A:	**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 have a manual on/off switch and either a photocell and motion sensor or automatic time switch control) or an astronomical time clock. An energy management control system that provides the specified control functionality and meets all applicable requirements may be used to meet these requirements.
§ 150.0(k)4:	**Internally illuminated address signs.** Internally illuminated address signs must either comply with § 140.8 or consume no more than 5 watts of power.
§ 150.0(k)5:	**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, 130.0, 130.1, 130.4, 140.6, and 141.0.

Solar Readiness:

§ 110.10(a)1:	**Single-family Residences.** Single-family residences located in subdivisions with 10 or more single-family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b)-(e).
§110.10(b)1A:	**Minimum Solar Zone Area.** The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet. For single-family residences, the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet. *
§ 110.10(b)2:	**Azimuth.** All sections of the solar zone located on steep-sloped roofs must have an azimuth between 90-300° of true north.
§ 110.10(b)3A:	**Shading.** The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment.
§ 110.10(b)3B:	**Shading.** Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the horizontal distance of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane. *
§ 110.10(b)4:	**Structural Design Loads on Construction Documents.** For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
§ 110.10(c):	**Interconnection Pathways.** The construction documents must indicate: a location reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service; and for single-family residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system.
§ 110.10(d):	**Documentation.** A copy of the construction documents or a comparable document indicating the information from § 110.10(b)-(c) must be provided to the occupant.
§ 110.10(e)1:	**Main Electrical Service Panel.** The main electrical service panel must have a minimum busbar rating of 200 amps.
§ 110.10(e)2:	**Main Electrical Service Panel.** The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric."

Electric and Energy Storage Ready:

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD **CF1R-PRF-01-E**

Project Name: Gerhardy ADU **Calculation Date/Time:** 2025-06-04T14:31:03-07:00 **(Page 11 of 11)**

Calculation Description: Title 24 Analysis **Input File Name:** 25-225 Gerhardy ADU.ribd22x

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

1. I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Michael Hafner	Documentation Author Signature: Michael Hafner
Company: Monterey Energy Group	Signature Date: 06/04/2025
Address: 26465 Carmel Rancho Blvd. #8	CEA/ HERS Certification Identification (If applicable): R22-18-40041
City/State/Zip: Carmel, CA 93923	Phone: 8313728328

CABEC California Association of Building Energy Consultants CERTIFIED ENERGY ANALYST

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance.
2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
3. 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.

Responsible Designer Name: Andrew Matt	Responsible Designer Signature: Andrew Matt
Company: AMP Design	Date Signed: 06/04/2025
Address: 1106 South Burnside Avenue	License:
City/State/Zip: Los Angeles, CA 90019	Phone: (213) 505-6434

CHEERS

Digitally signed by California Home Energy Efficiency Rating Services (CHEERS). This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information.

Registration Number: 425-P01017027A-000-000-0000000-0000 Registration Date/Time: 06/04/2025 14:36 HERS Provider: CHEERS

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REGISTERED PROFESSIONAL ENGINEER — BENJAMIN STALLCUP — No. M31607 — EXP. MAR 31, 2027 — MECHANICAL — STATE OF CALIFORNIA

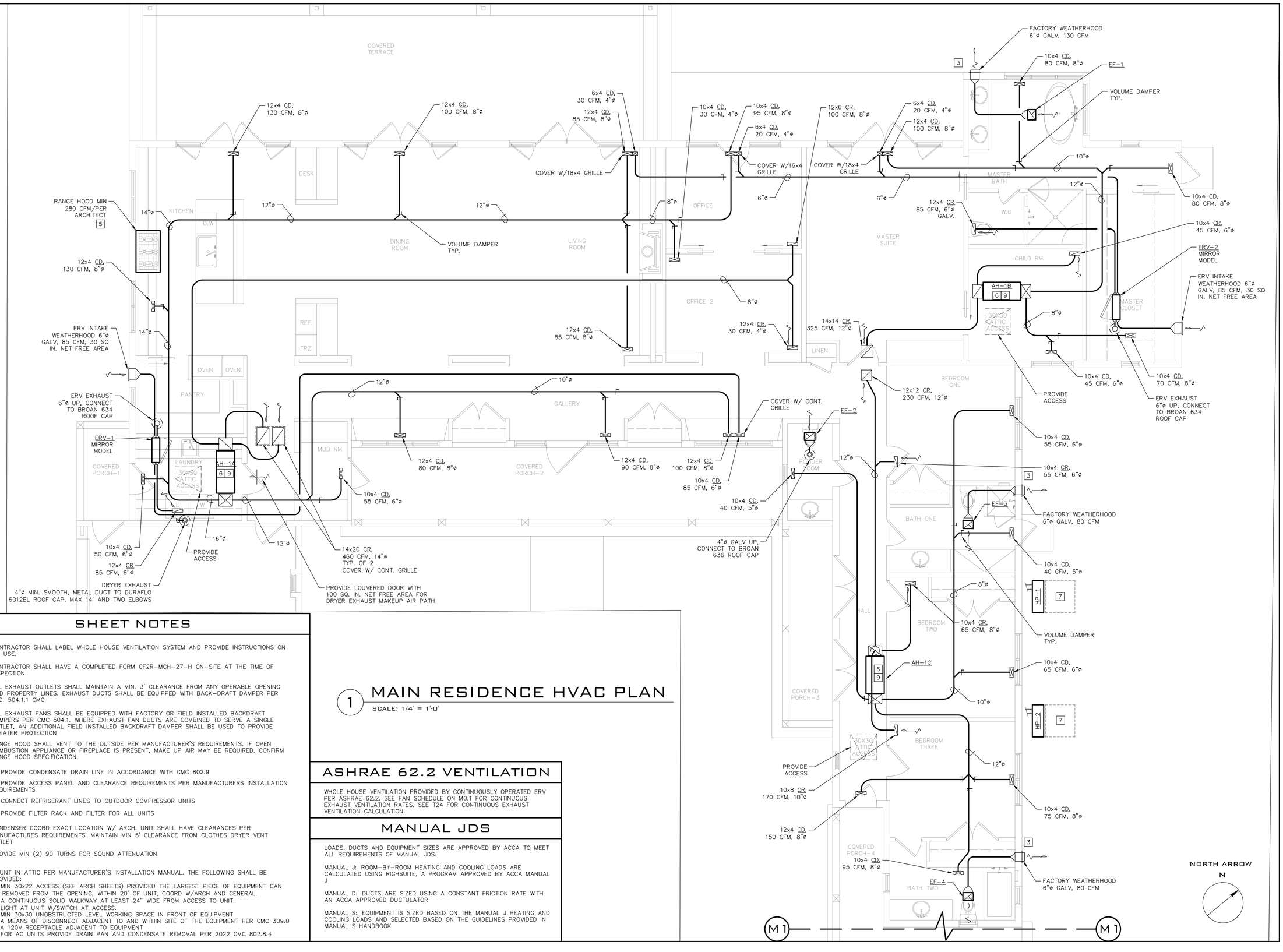
GERHARDY RESIDENCE & ADU

8390 MONTERRA VIEWS
MONTEREY, CA. 93940

2022 LOW-RISE RESIDENTIAL MANDATORY MEASURES SUMMARY

DATE: 6/9/2025
SCALE: AS NOTED
DRAWN: MEG
CHECKED:
CHECKED:
FILE NAME:

SHEET:
M0.6
SHEET OF SHEETS



SHEET NOTES

1. CONTRACTOR SHALL LABEL WHOLE HOUSE VENTILATION SYSTEM AND PROVIDE INSTRUCTIONS ON ITS USE.
2. CONTRACTOR SHALL HAVE A COMPLETED FORM CF2R-MCH-27-H ON-SITE AT THE TIME OF INSPECTION.
3. ALL EXHAUST OUTLETS SHALL MAINTAIN A MIN. 3' CLEARANCE FROM ANY OPERABLE OPENING AND PROPERTY LINES. EXHAUST DUCTS SHALL BE EQUIPPED WITH BACK-DRAFT DAMPER PER SEC. 504.1.1 CMC
4. ALL EXHAUST FANS SHALL BE EQUIPPED WITH FACTORY OR FIELD INSTALLED BACKDRAFT DAMPERS PER CMC 504.1. WHERE EXHAUST FAN DUCTS ARE COMBINED TO SERVE A SINGLE OUTLET, AN ADDITIONAL FIELD INSTALLED BACKDRAFT DAMPER SHALL BE USED TO PROVIDE GREATER PROTECTION
5. RANGE HOOD SHALL VENT TO THE OUTSIDE PER MANUFACTURER'S REQUIREMENTS. IF OPEN COMBUSTION APPLIANCE OR FIREPLACE IS PRESENT, MAKE UP AIR MAY BE REQUIRED. CONFIRM RANGE HOOD SPECIFICATION.
6. A. PROVIDE CONDENSATE DRAIN LINE IN ACCORDANCE WITH CMC 802.9
   B. PROVIDE ACCESS PANEL AND CLEARANCE REQUIREMENTS PER MANUFACTURERS INSTALLATION REQUIREMENTS
   C. CONNECT REFRIGERANT LINES TO OUTDOOR COMPRESSOR UNITS
   D. PROVIDE FILTER RACK AND FILTER FOR ALL UNITS
7. CONDENSER COORD EXACT LOCATION W/ ARCH. UNIT SHALL HAVE CLEARANCES PER MANUFACTURES REQUIREMENTS. MAINTAIN MIN 5' CLEARANCE FROM CLOTHES DRYER VENT OUTLET
8. PROVIDE MIN (2) 90 TURNS FOR SOUND ATTENUATION
9. MOUNT IN ATTIC PER MANUFACTURER'S INSTALLATION MANUAL. THE FOLLOWING SHALL BE PROVIDED:
   A. MIN 30x22 ACCESS (SEE ARCH SHEETS) PROVIDED THE LARGEST PIECE OF EQUIPMENT CAN BE REMOVED FROM THE OPENING, WITHIN 20' OF UNIT, COORD W/ARCH AND GENERAL.
   B. A CONTINUOUS SOLID WALKWAY AT LEAST 24" WIDE FROM ACCESS TO UNIT.
   C. LIGHT AT UNIT W/SWITCH AT ACCESS.
   D. MIN 30x30 UNOBSTRUCTED LEVEL WORKING SPACE IN FRONT OF EQUIPMENT
   E. A MEANS OF DISCONNECT ADJACENT TO AND WITHIN SITE OF THE EQUIPMENT PER CMC 309.0
   F. A 120V RECEPTACLE ADJACENT TO EQUIPMENT
   G. FOR AC UNITS PROVIDE DRAIN PAN AND CONDENSATE REMOVAL PER 2022 CMC 802.8.4

1 MAIN RESIDENCE HVAC PLAN

SCALE: 1/4" = 1'-0"

ASHRAE 62.2 VENTILATION

WHOLE HOUSE VENTILATION PROVIDED BY CONTINUOUSLY OPERATED ERV PER ASHRAE 62.2. SEE FAN SCHEDULE ON M0.1 FOR CONTINUOUS EXHAUST VENTILATION RATES. SEE T24 FOR CONTINUOUS EXHAUST VENTILATION CALCULATION.

MANUAL JDS

LOADS, DUCTS AND EQUIPMENT SIZES ARE APPROVED BY ACCA TO MEET ALL REQUIREMENTS OF MANUAL JDS.

MANUAL J: ROOM-BY-ROOM HEATING AND COOLING LOADS ARE CALCULATED USING RIGHSUITE, A PROGRAM APPROVED BY ACCA MANUAL J

MANUAL D: DUCTS ARE SIZED USING A CONSTANT FRICTION RATE WITH AN ACCA APPROVED DUCTULATOR

MANUAL S: EQUIPMENT IS SIZED BASED ON THE MANUAL J HEATING AND COOLING LOADS AND SELECTED BASED ON THE GUIDELINES PROVIDED IN MANUAL S HANDBOOK

NORTH ARROW

N

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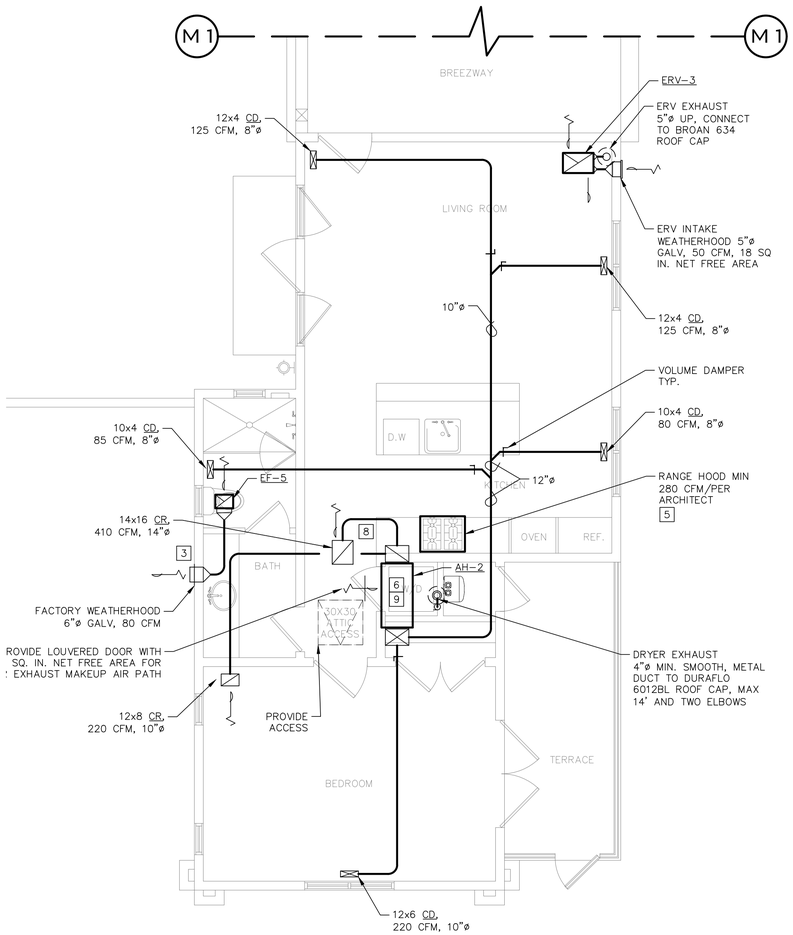
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GRAHAM STALLCUP
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EXP. MAR 31, 2027
MECHANICAL
STATE OF CALIFORNIA

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MONTEREY, CA. 93940

MAIN RESIDENCE HVAC PLAN

DATE:	6/9/2025
SCALE:	AS NOTED
DRAWN:	MEG
CHECKED:	
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FILE NAME:	
SHEET:	M2.1
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MONTEREY ENERGY GROUP, INC



1 ADU HVAC PLAN

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ADU
HVAC PLAN

DATE:	6/9/2025
SCALE:	AS NOTED
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FILE NAME:	
SHEET:	M2.2
	SHEET OF SHEETS

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PIPE INSULATION THICKNESS TABLE

FLUID TEMPERATURE RANGE (°F)	CONDUCTIVITY RANGE (IN BTU-INCH PER HOUR SQUARE FOOT PER °F)	INSULATION MEAN RATING TEMPERATURE (°F)	NOMINAL PIPE DIAMETER (IN INCHES)				
			< 1	1 TO< 1.5	1.5 TO< 4.5	4 TO< 8	8 AND LARGER
			INSULATION THICKNESS REQUIRED (IN INCHES)				
SPACE HEATING, HOT WATER SYSTEMS (STEAM, STEAM CONDENSATE AND HOT WATER) AND SERVICE WATER HEATING SYSTEMS							
ABOVE 350	0.32-0.34	250	4.5	5.0	5.0	5.0	5.0
251-350	0.29-0.32	200	3.0	4.0	4.5	4.5	4.5
201-250	0.27-0.30	150	2.5	2.5	2.5	3.0	3.0
141-200	0.25-0.29	125	1.5	1.5	2.0	2.0	2.0
105-140	0.22-0.28	100	1.0	1.5	1.5	1.5	1.5
SPACE COOLING SYSTEMS (CHILLED WATER, REFRIGERANT AND BRINE)							
40-60	0.21-0.27	75	0.75	0.75	1.0	1.0	1.0
BELOW 40	0.20-0.26	50	1.0	1.5	1.5	1.5	1.5

FROM TABLE 120.3-A 2022 CEC

CAL GREEN FIXTURE CONNECTION TABLE

DESCRIPTION	MIN BRANCH SIZE				TRAP	MAX GPM	COMMENTS
	W	V	CW	HW			
WATER CLOSET	3"	2"	1/2"	NA	3"		1
KITCHEN/LAUNDRY SINK	2"	1-1/2"	1/2"	1/2"	1-1/2"	1.8 @ 60 PSI	
TUB/SHOWER COMBO	2"	1-1/2"	3/4"	3/4"	1-1/2"	1.8 @ 80 PSI	2 4
BATH TUB ONLY	2"	1-1/2"	3/4"	3/4"	1-1/2"		
LAVATORY	1-1/2"	1-1/2"	1/2"	1/2"	1-1/2"	1.2 @ 60 PSI	
CLOTHES WASHER	2"	1-1/2"	3/4"	3/4"	2"		
SHOWER	2"	1-1/2"	3/4"	3/4"	2"	1.8 @ 80 PSI	2 4

NOTES:
1. Dual-Flush or equal to or less than 1.28 gallon per flush
2. Individual control valves of the pressure balance or thermostatic mixing valve type shall be provided.
3. Plumbing fixtures shall meet the standard referenced in CGBSC Table 4.303.3
4. When a shower is served by more than one showerhead, the combined flow rate of all showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to allow only one shower to be in operation at a time. (Note: hand-held shower is to be considered a showerhead)

GAS WATER HEATERS

MARK	LOCATION	GAL CAP	KBH IN	ELECT KW	ELECT V/PH	RECOVERY AT 67°F RISE	LBS FULL	MANUFACTURER AND MODEL	COMMENTS
WH-1	OUTSIDE	--	199.9	--	120/1	5.6 GPM	77	NAVIEN NPE-240A2	
WH-2	MECH	--	199.9	--	120/1	5.6 GPM	77	NAVIEN NPE-240A2	

PLUMBING ABBREVIATIONS

ARCH — ARCHITECT
AFS — AUTOMATIC FIRE SPRINKLERS
BTU/H — BRITISH THERMAL UNITS PER HOUR
CD — CONDENSATE DRAIN
CIRC — CIRCULATION
CLG — CEILING
CONC — CONCRETE
CONT — CONTINUATION
COORD — COORDINATION
COTG — CLEAN-OUT TO GRADE
CW — COLD WATER
ø — DIAMETER
DF — DRINKING FOUNTAIN
DN — DOWN
DWGS — DRAWINGS
(E) — EXISTING
ELECT — ELECTRICAL
°F — DEGREES FAHRENHEIT
FCW — FILTERED COLD WATER
FLA — FULL LOAD AMPS
FLEX — FLEXIBLE
FPM — FEET PER MINUTE
FS — FLOOR SINK
FTR — FLUE THRU ROOF
G — GAS
GALV — GALVANIZED
GPM — GALLONS PER MINUTE
HB — HOSE BIBB
HP — HORSE POWER
HPG — HIGH PRESSURE GAS
HW — HOT WATER
HWR — HOT WATER RETURN
KBTUH — 1000 BTU/H
LAV — LAVATORY
LBS — POUNDS
LRA — LOCKED ROTOR AMPS
MAX — MAXIMUM
MPG — MEDIUM PRESSURE GAS
MFR — MANUFACTURER
MIN — MINIMUM
(N) — NEW
NC — NORMALLY CLOSED
NIC — NOT IN CONTRACT
NO — NORMALLY OPEN
POC — POINT OF CONNECTION
PSI — POUNDS PER SQUARE INCH
REQS — REQUIREMENTS
RM — ROOM
RPM — REVOLUTIONS PER MINUTE
SH — SHOWER
STM — STEAM
STRUCT — STRUCTURAL
$ SW — SWITCH
SS — SANITARY SEWER
TYP — TYPICAL
UL — UNDERWRITERS LABORATORY
UON — UNLESS OTHERWISE NOTED
V — VENT
VTR — VENT THRU ROOF
W — WASTE
W/ — WITH
WC — WATER CLOSET
WT — WEIGHT

SYMBOLS

SYMBOL	ABREVIATION	IDENTIFICATION
		MANIFOLD
	WCO	WALL C.O.
	COTG/FCO	C.O. TO GRADE/FLOOR C.O.
	GC	GAS COCK
		PRESSURE/TEMPERATURE PLUG
	BV	BALL VALVE
	CHVA	CHECK VALVE
	OS&Y	OUTSIDE SCREW & YOKE GATE VALVE
	BV/SOV	BALANCING/SHUT-OFF VALVE
	GV	GATE VALVE
	T&PRV	TEMP & PRESS RELIEF VALVE
	WHA	WATER HAMMER ARRESTOR
		SOLENOID VALVE
	DCBP	DOUBLE CHECK BACKFLOW PREVENTER
		UNION
		PRESSURE GAUGE
		CENTRIFUGAL WATER PUMP
	FC	FLEXIBLE CONNECTION
		HYDROSTATIC RELIEF VALVE
	RPBP	REDUCE PRESS BACKFLOW PREVENTER
	HB	HOSE BIB
	MH	MANHOLE
		THERMOMETER
	P.O.C.	POINT OF CONNECTION
		CENTERLINE
	GPR	GAS REDUCING VALVE

PLUMBING SPECIFICATIONS

A. General Conditions
1. All work shall be in conformance with the 2022 CPC, NFPA and all applicable codes, local jurisdictional amendments and agencies.
2. Work Included:
   A. Domestic hot and cold water systems.
   B. Fuel gas piping.
   C. Installation of all new plumbing fixtures.
   D. Complete waste and vent piping system.
3. It shall be the contractors responsibility to visit the project site and acquaint himself with all existing conditions, as well as ascertain the extent of the work involved. By submitting a bid, the contractor shall be deemed to have made such an examination, to have accepted such conditions and to have made all necessary allowances in preparing his proposal.
4. A structural member weakened or impaired by cutting, notching, or otherwise shall be reinforced, repaired, or replaced so as to be left in a safe structural condition in accordance with the requirements of the building code.
5. All work and materials shall comply with governing codes, safety orders and regulations.
6. Plumbing contractor shall deliver to the architect a written one year guarantee on all workmanship, equipment and materials; repair or replace any such defective items during this period.
7. Provide Hanger and supports per table 313.3 2022 CPC

Horizontal		Vertical
Cast Iron	18" of joint	Each Floor max 15'
Copper Pipe	< 1- 1/2 " 6' > 10'	Each Floor max 10'
PVC and ABS	all max 4'	Base, each floor, provide mid-story guides
Pex	< 1" at 32" > 4'	Base, each floor, provide mid-story guides
Steel for gas ½ - 6':	¾" to 1'-8 >10'	Same

B. Utilities and Site Work:
1. Prior to commencing work, plumbing contractor shall consult representatives of local utilities concerning locations and availability of utilities. Plumbing contractor shall be responsible for any damage to existing utility lines.
2. Plumbing contractor shall reroute any existing utility lines in conflict with new construction.
3. Plumbing contractor shall confirm locations and elevations of all existing new and rerouted mains and meters on job record drawings.
4. Piping in the ground shall be laid on a firm bed for its entire length.
5. Backfilling trenches with piping shall be made with clean earth, no stones, boulders, cinder fill, frozen earth, construction debris, or other materials that will damage or cause corrosion.

C. Drain, Waste and Vent:
1. All waste piping below 1st floor shall be schedule 40 ABS or schedule 40 PVC DWV.
2. All waste piping serving 2nd floor fixtures shall be no-hub cast-iron. (Note: p-trap and trap-arm shall be cast-iron. Note: transitions from ABS to no-hub piping for upstairs baths shall be beneath floor at 1st floor and transitions back to ABS shall be above 2nd floor plate line.)
3. All vent piping shall be schedule 40 ABS or schedule 40 PVC DWV.
4. Vents shall be combined to minimize roof penetration where possible. Confirm roof penetration locations with architect prior to installing.
5. Plumber shall provide waste for softener location.
6. Domestic dishwashing machines shall discharge indirectly through an air gap fitting in accordance with section 807.3 into a waste receptor, a wye branch fitting on the tailpiece of a kitchen sink, or dishwashing food waste grinder.
7. Cleanouts are required at each horizontal drainage piping upper terminal; each branch line over 5 feet from main, no greater than 100 feet in developed length from each cleanout; Over 135 degrees in horizontal change of direction.
8. Sinks and urinals require cleanouts.
9. Cleanout clearances in front shall be <=2' – 12 inches. <2'- 18 inches. Cleanouts shall extend to finished floors or outside the building.
10. No clothes washer standpipe shall extend more than 30 inches or not less than 18 inches above its trap. The trap shall be roughed in not less than 6 inches nor greater than 18 inches above the floor.
11. Condensate waste from air conditioning coils discharges by direct connection to a lavatory or approved bathtub overflow, the connection shall be located in the area controlled by the same person controlling the air conditioning space.
12. Horizontal waste piping shall have a minimum 2% slope, unless otherwise specified.

PLUMBING SPECIFICATIONS

D. Water Supply Piping:
1. All underground water supply piping shall be schedule 40 PVC. Provide tracer wire at all underground utilities.
2. Water service line to dwelling shall be buried at a minimum depth of 18 inches. Where service enters building, service shall have a stop (ball valve), waste (drain cock), and pressure regulating valve if necessary.
3. Plastic and copper piping penetrating framing members within 1 inch of the exposed framing shall be protected by a steel nail plated not less than 18 gauge in thickness. Extend nail plate 1 ½ inched beyond the outside diameter of the pipe
4. Plumber shall provide water treatment loop.
5. All water supply piping within building shall be approved PEX.
6. Hot and cold supplies to all tubs shall be 3/4" minimum.
7. The maximum hot water temperature of discharging from the bathtub and whirlpool bathtub filler shall be limited to 120 degrees F by a device that is in accordance with ASSE 1070 or CSA B 125.3. Water heater thermostats do not comply.
8. Discharge from a relief valve into a water heater pan shall be prohibited.
9. Plastic water supply piping, underground outside a building, shall have a blue insulated copper tracer wire installed adjacent to the piping. The tracer wire shall terminate above grade and be not less than 18 awg.
10. Pex piping shall not be installed within the first 18 inches of piping connected to a water heater. Water heater flexes shall not be greater than 24 inches.
11. Where water pressure exceeds 80 Psi an approved type pressure regulator shall be installed. An approved expansion shall be installed in the cold water distribution piping downstream of each regulator.
12. All piping in hot water system shall be insulated per CPC insulation schedule.
13. All copper tubing shall be isolated from framing members with polyethylene isolators or 1/4" felt.
14. Water supply to refrigerators shall be ½" PEX.
15. Stub out height for water closet supplies to be coordinated with baseboard detail; confirm with architect before installation.
16. No (2) fixtures shall be served with 1/2" supply piping.
17. Water supply system mains and branches shall be properly sized to deliver adequate water pressure and volume as per the CPC, and to minimize friction generated noise; no 1/2" ID piping shall be installed in walls or ceilings adjacent to living or sleeping areas; piping shall be sized so that flow velocities do not exceed 8'/second CW & 5'/second HW.
18. All building water systems in which quick acting valves are installed shall be provided with water hammer arrestors per 609.11. Arrestors shall be installed as close as possible to these valve types.
19. Automatic fire sprinkler demand has not been included in sizing of the site main domestic water supply. Coord W/FS contractor for upsizing requirements for combination feed from single meters.

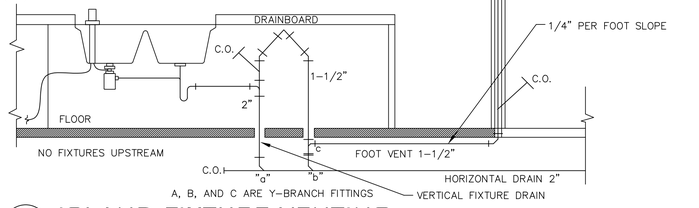
E. Gas Piping:
1. Underground natural gas piping from meter shall be run in polyethylene pipe with tracer wire.
2. Gas piping within house shall be run in black iron pipe with galvanized fittings.
3. Threaded joints shall be made up with teflon paste, rector seal #1, teflon tape or other approved joint compound material (Note: no pipe dope shall be applied to female threads).
4. All gas piping shall be fully reamed as per CPC.
5. Exterior piping shall be protected by approved, machine applied protective coating. Field wrapping shall be limited to sections at joints and shall provide equivalent protection to the machine applied coating.

F. Tub, Shower and Pan Installation:
1. Plumbing contractor shall receive written specification for tile & float thickness for tubs and showers; rough-in valve accordingly.
2. Shower drains shall be Frank Pattern #20SD.
3. Roman tub shall be set in mortarbase with 15# paper beneath mortar with 6 mil visqueen between mortar and tub.

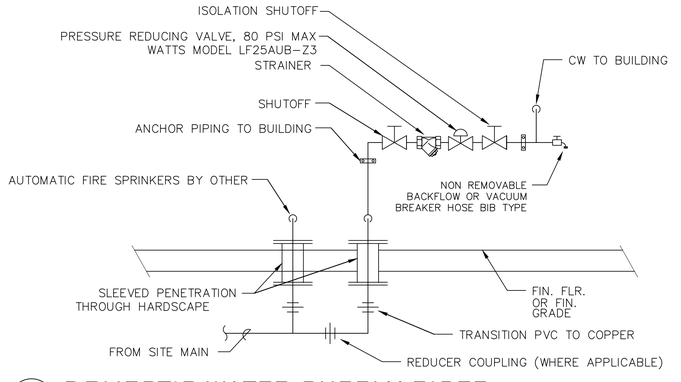
G. Trim:
1. Plumbing contractor shall be responsible for protection of all finished work by other trades; plumbers working on finished floors shall use clean quilted drops.
2. Hot and cold water stubouts beneath sinks shall have brass T's and separate stops when supplies are to be run to dishwasher, refrigerator or other accessory.
3. Recirc system shall be properly balanced with Nibco globe valves; circulation return shall have a check valve installed in the line, before its connection back to the hot water source.
4. Water heaters: indirect by radiant heating contractor
5. Plumbing contractor shall thoroughly flush all water supply lines.

SPECIAL VENTING FOR ISLAND FIXTURES:

TRAPS FOR ISLAND SINKS AND SIMILAR EQUIPMENT SHALL BE ROUGHED IN ABOVE THE FLOOR AND MAY BE VENTED BY EXTENDING THE VENT AS HIGH AS POSSIBLE, BUT NOT LESS THAN DRAIN BOARD HEIGHT. THE VENT IS THEN RETURNED DOWNWARD AND CONNECTED TO THE HORIZONTAL DRAIN THROUGH A WYE BRANCH FITTING (SEE "b") AND SHALL IN ADDITION BE PROVIDED WITH A FLOOR VENT TAKEN OFF THE VERTICAL FIXTURE VENT BY MEANS OF A WYE BRANCH FITTING IMMEDIATELY BELOW THE FLOOR. THIS FOOT VENT EXTENDS TO THE NEAREST PARTITION AND THENCE THROUGH THE ROOF TO THE OPEN AIR, OR MAY BE CONNECTED TO THE OTHER VENTS AT A POINT NOT LESS THAN (6") ABOVE THE FLOOD RIM LEVEL OF THE FIXTURES SERVED.



1 ISLAND FIXTURE VENTING
SCALE: [NONE]



2 DOMESTIC WATER SUPPLY RISER
SCALE: NONE

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ABRAHAM STALLCUP
No. M31607
EXP. MAR 31, 2027
MECHANICAL
STATE OF CALIFORNIA

GERHARDY RESIDENCE
PROJECT STREET ADDRESS
PROJECT CITY, STATE

LEGENDS, SCHEDULES, NOTES & DETAILS

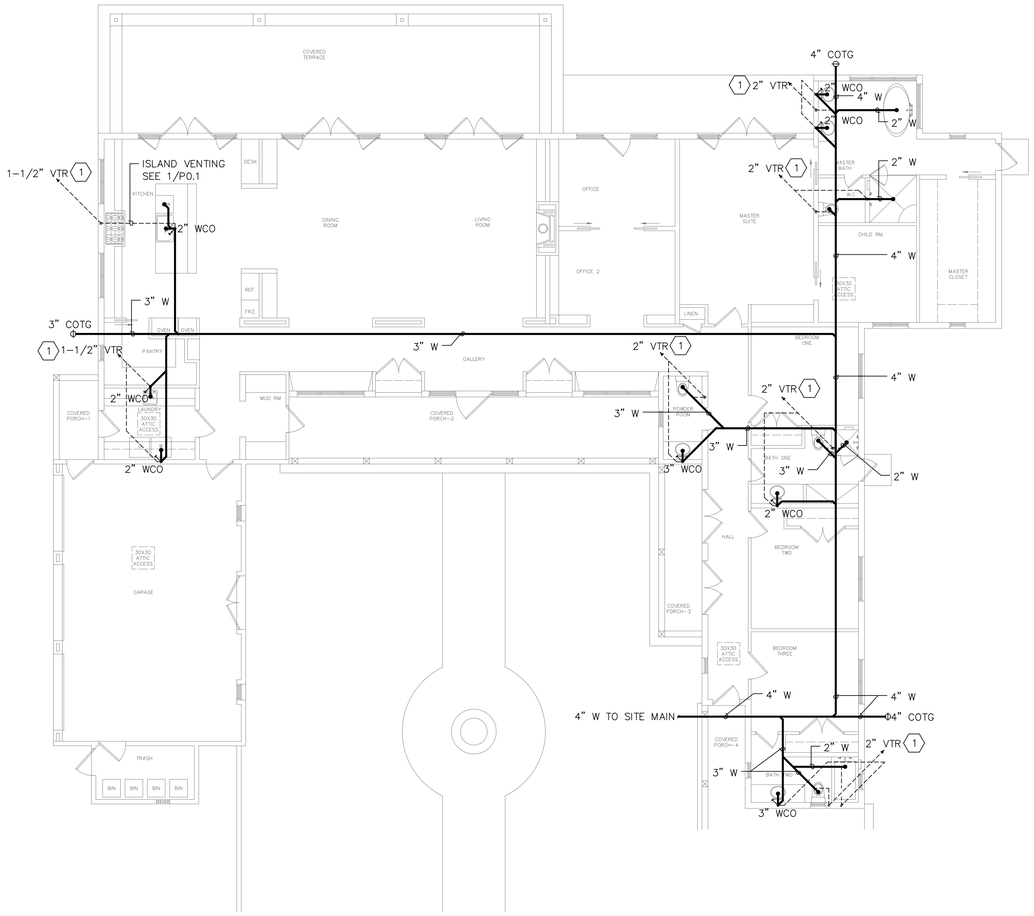
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SHEET NOTES

1. NOTE: GROUP ALL VENTS WHERE PRACTICAL TO MINIMIZE PENETRATIONS THROUGH ROOF.PLUMBING CONTRACTOR SHALL OBTAIN APPROVAL FROM ARCHITECT FOR ALL VENT TERMINATION
2. PROVIDE APPROVED AIR GAP FITTING ON THE DISCHARGE SIDE OF THE DISHWASHING MACHINE WHEN DIRECTLY CONNECTED TO A DRAINAGE SYSTEM OR FOOD DISPOSER.
3. PROVIDE TRAP PRIMERS AT ALL FLOOR DRAINS & FLOOR SINKS.
4. COORD ALL PIPING LAYOUTS W/DUCT SYSTEM AND ALL TRADES.
5. COORD FOUNDATION PENETRATIONS.
6. NO COMBUSTION CONDENSATE SHALL DRAIN INTO A CAST IRON PIPE.



1 MAIN RESIDENCE WASTE & VENT PLAN

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

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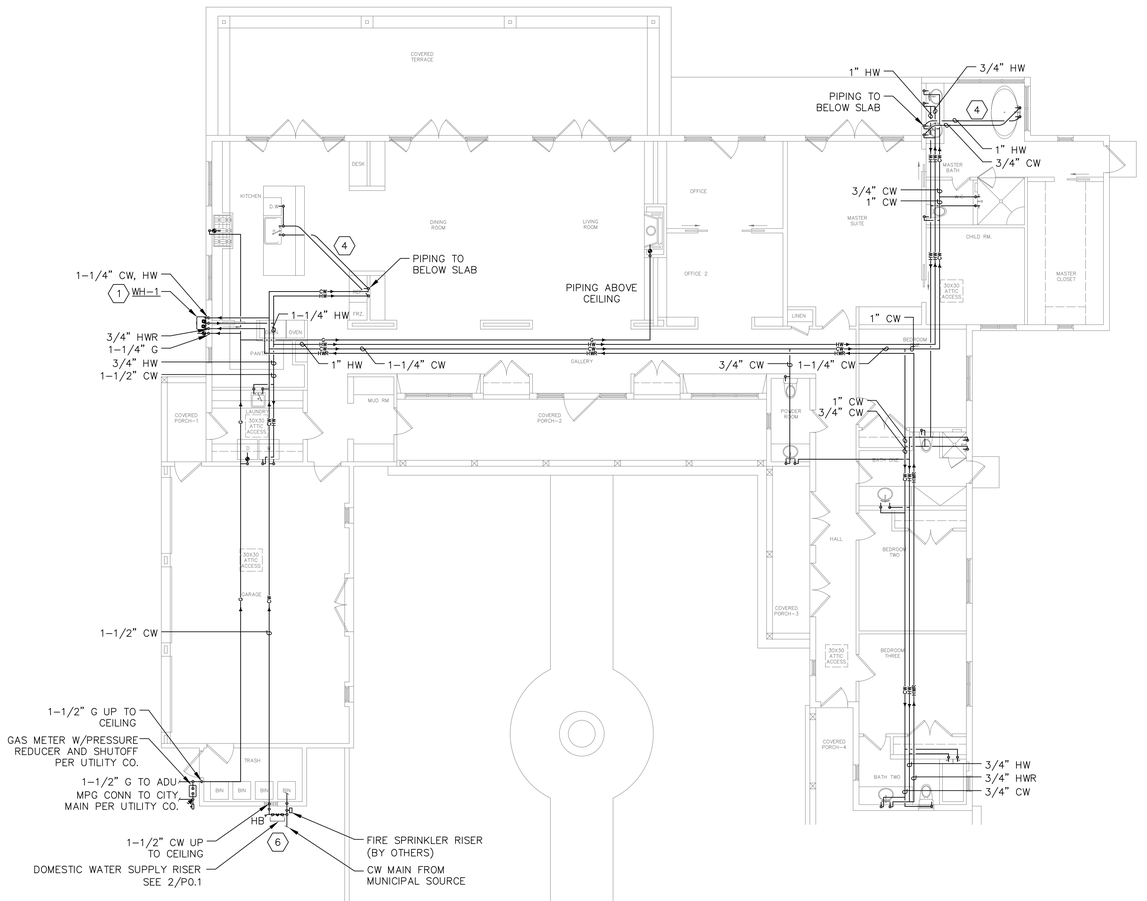
MAIN RESIDENCE
WASTE & VENT PLAN

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SHEET NOTES

1. NAVIEN NPE-240A2 WATER HEATER INCLUDES INTERNAL HOT WATER RECIRCULATION PUMP.
2. PROVIDE TRAP PRIMERS AT ALL FLOOR DRAINS & FLOOR SINKS.
3. COORD ALL PIPING LAYOUTS W/DUCT SYSTEM AND ALL TRADES
4. NOTE: ALL HOT AND COLD WATER PIPING BELOW SLAB SHALL BE TYPE K SOFT COPPER OR APPROVED PEX. NO JOINTS SHALL BE PERMITED BELOW SLAB. INSULATE WITH APPROVED BELOW SLAB INSULATION.
5. NOTE: ALL GAS PIPING BELOW SLAB OR IN CONCEALED SPACES SHALL BE APPROVED FLEX TYPE APPROVED FOR APPLICATION, TRAC PIPE OR EQUAL. NO JOINTS SHALL BE PERMITTED BELOW SLAB.
6. SITE MAIN & METER SIZE TO BE DETERMINED BASED ON COMBINED FIRE SPRINKLER DEMAND, DOMESTIC DEMAND AND IRRIGATION DEMAND. DOMESTIC DEMAND = 30 GPM @ 46 TO 60 PSI @ -250 FT COLUMN.



1 MAIN RESIDENCE DOMESTIC WATER & GAS PLAN

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

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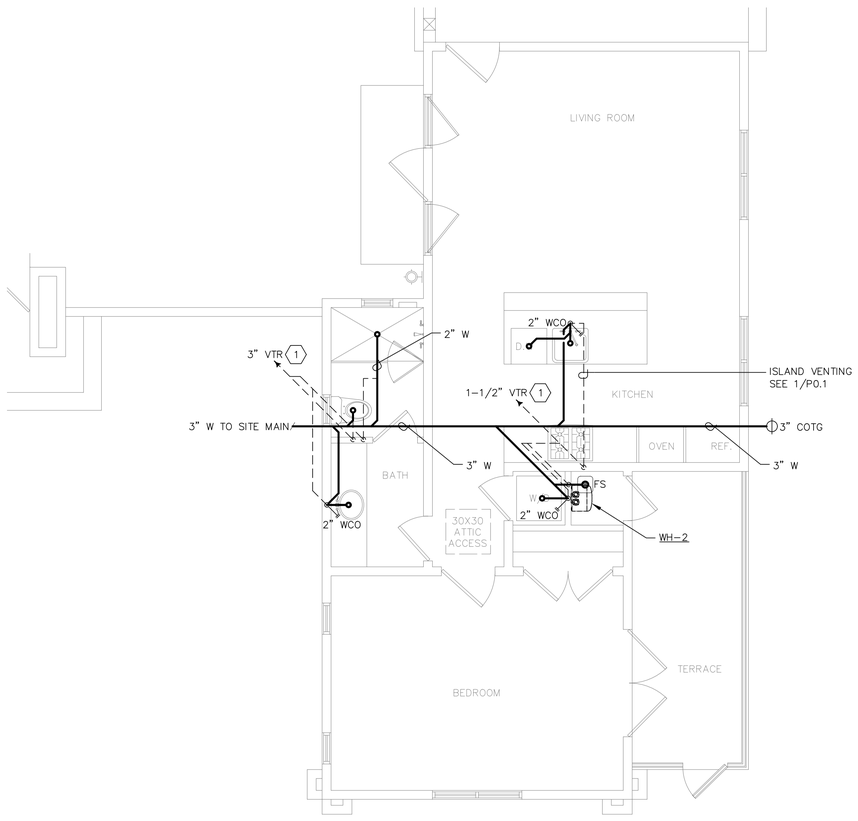
MAIN RESIDENCE
DOMESTIC WATER
& GAS PLAN

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SHEET NOTES

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3. PROVIDE TRAP PRIMERS AT ALL FLOOR DRAINS & FLOOR SINKS.
4. COORD ALL PIPING LAYOUTS W/DUCT SYSTEM AND ALL TRADES.
5. COORD FOUNDATION PENETRATIONS.
6. NO COMBUSTION CONDENSATE SHALL DRAIN INTO A CAST IRON PIPE.

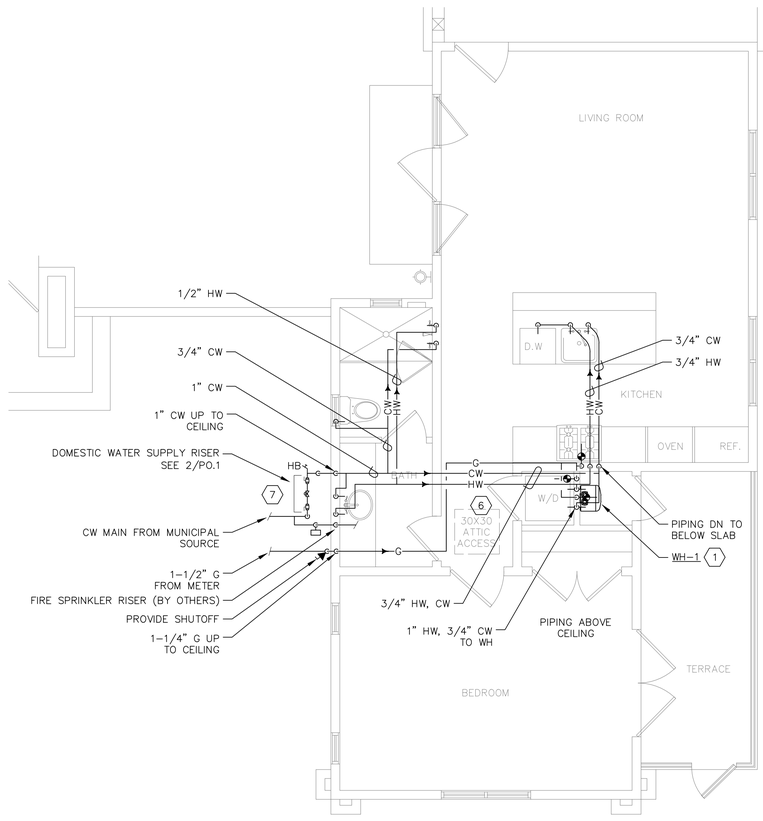


1 ADU WASTE & VENT PLAN

SCALE: 1/4" = 1'-0"

SHEET NOTES

1. NAVIEN NPE-240A2 WATER HEATER INCLUDES INTERNAL HOT WATER RECIRCULATION PUMP.
2. PROVIDE TRAP PRIMERS AT ALL FLOOR DRAINS & FLOOR SINKS.
3. COORD ALL PIPING LAYOUTS W/DUCT SYSTEM AND ALL TRADES
4. NOTE: ALL HOT AND COLD WATER PIPING BELOW SLAB SHALL BE TYPE K SOFT COPPER OR APPROVED PEX. NO JOINTS SHALL BE PERMITED BELOW SLAB. INSULATE WITH APPROVED BELOW SLAB INSULATION.
5. NOTE: ALL GAS PIPING BELOW SLAB OR IN CONCEALED SPACES SHALL BE APPROVED FLEX TYPE APPROVED FOR APPLICATION, TRAC PIPE OR EQUAL. NO JOINTS SHALL BE PERMITTED BELOW SLAB.
6. PROVIDE 100 SQ. IN. NET FREE AREA FOR DRYER EXHAUST MAKEUP / COMBUSTION AIR PATH BY LOUVERED DOOR OR TRANSFER GRILL.
7. SITE MAIN & METER SIZE TO BE DETERMINED BASED ON COMBINED FIRE SPRINKLER DEMAND, DOMESTIC DEMAND AND IRRIGATION DEMAND. DOMESTIC DEMAND = 10 GPM @ 46 TO 60 PSI. SIZING IS BELOW 200FT THEREFORE SIZING IS BASED ON VELOCITY LIMITS FOR COPPER PIPING, 8 FT/SEC FOR CW AND 5 FT/SEC FOR HW.



2 ADU DOMESTIC WATER & GAS PLAN

SCALE: 1/4" = 1'-0"

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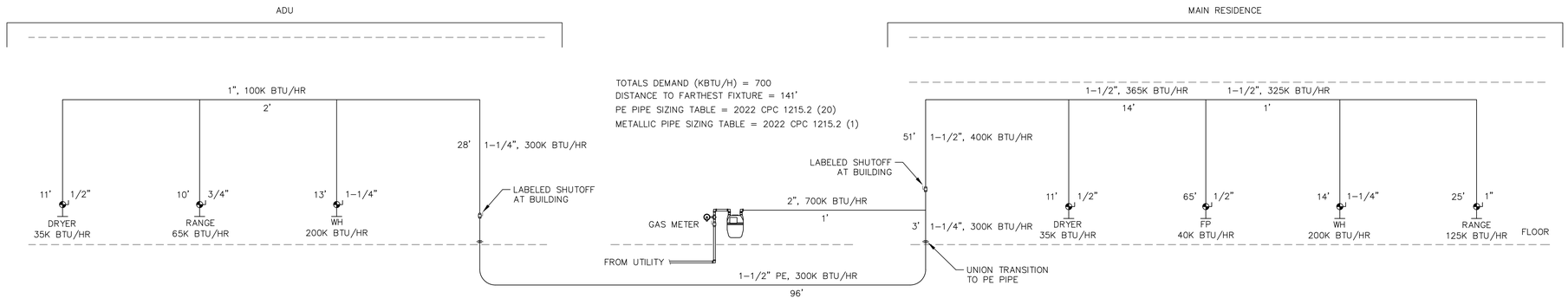
GERHARDY RESIDENCE

PROJECT STREET ADDRESS
PROJECT CITY, STATE

ADU
PLUMBING PLAN

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1 GAS LINE SCHEMATIC

SCALE: NO SCALE

REVISIONS:	BY:

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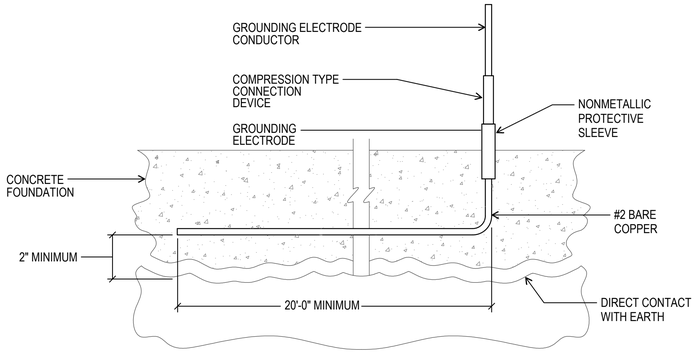
GAS LINE SCHEMATIC

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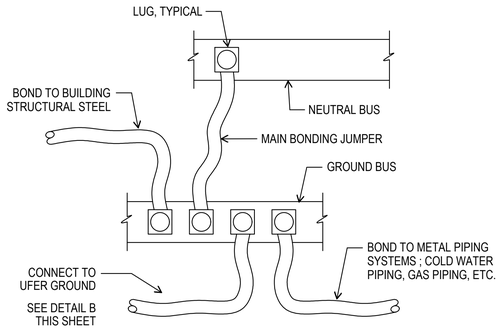
ELECTRICAL LOAD CALCULATION

Item #	DESCRIPTION	QTY.	VA	%VA	TOTAL VA
A.	**Lighting & Receptacle, Required Appliance and Laundry Loads**				
	1. Lighting & Receptacles: ENTER QTY. IN SQ. FT . =>	5,405	3		**16,215**
	2. Small Appliance Circuits:	4	1,500		**6,000**
	3. Laundry Circuits:	2	1,500		**3,000**
	SUBTOTAL				**25,215**
	N.E.C. Demand for above loads (per N.E.C. Table 220-11)				
	1. First 3,000 VA @ 100%		**3,000**	**100%**	**3,000**
	2. Next 117,000 VA @ 35%		**22,215**	**35%**	**7,775**
	3. Remaining Load @ 25%		**0**	**25%**	**0**
	SUBTOTAL FOR ITEM A:				**10,775**
B.	**Fixed appliances**				
	Range Hood Fan	2	100	75%	**150**
	Microwave	2	800	75%	**1,200**
	Refrigerator	2	850	75%	**1,275**
	Bath Fan	4	200	75%	**600**
	Disposal	2	1,000	75%	**1,500**
	Dishwasher	2	1,000	75%	**1,500**
	Freezer	1	1,200	75%	**900**
	Wine Cooler	1	3,000	75%	**2,250**
	U/C Refrigerator	1	650	75%	**488**
				75%	**0**
				75%	**0**
				100%	**0**
				100%	**0**
	SUBTOTAL FOR ITEM B:				**9,863**
C.	**AC Units**	4	3,200	100%	**12,800**
D.	**Hot Tub**	1	5,000	100%	**5,000**
E.	**Garage Door Opener**	3	300	100%	**900**
F.	**EV CHARGER**	1	7,200	100%	**7,200**
G.	**Fan Coil Units**	4	300	100%	**1,200**
H.	**Fountain**	1	500	100%	**500**
I.				100%	**0**
J.				100%	**0**
K.				100%	**0**
L.				100%	**0**
M.				100%	**0**
N.	**2 Electric Dryer Provisions**	2	5,000	100%	**10,000**
O.	**2 Heat Pump Water Heater Provision2**	2	4,500	100%	**9,000**
P.				100%	**0**
Q.	**2 Electric Range Provisions**	1	11,000	100%	**11,000**
	SUBTOTAL FOR ITEMS C THRU END::				**57,600**
	TOTAL DWELLING UNIT LOAD @ 120/240V, 1 PHASE				**78,238**
	TOTAL DWELLING UNIT LOAD IN AMPS (TOTAL LOAD / 240V)				**326.0**

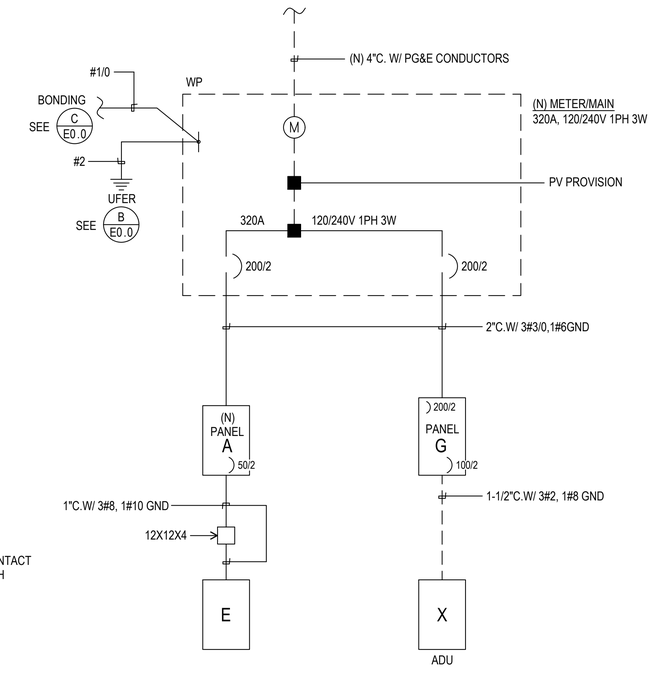


THE GROUNDING SYSTEM SHALL CONSIST OF A "UFER" TYPE 20' LONG OF #2 BARE COPPER CONDUCTOR EMBEDDED ALONG THE BOTTOM OF A CONCRETE FOOTING OR GRADE BEAM THAT IS IN DIRECT CONTACT WITH THE EARTH.

UFER GROUND DETAIL (B)



BONDING DIAGRAM (C)



SINGLE LINE DIAGRAM (A)

GENERAL NOTES

1. VISIT JOB SITE AND VERIFY EXISTING CONDITIONS PRIOR TO BID
2. THE ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE 2022 CALIFORNIA ELECTRICAL CODE AND ALL APPLICABLE LOCAL ORDINANCES. WHERE PLANS CALL FOR A HIGHER STANDARD THAN APPLICABLE CODES, THE PLANS SHALL GOVERN.
3. CONDUIT RUNS ARE SHOWN DIAGRAMMATICALLY. EXACT LOCATIONS SHALL BE DETERMINED IN THE FIELD TO SUIT FIELD CONDITIONS.
4. ALL ELECTRICAL EQUIPMENT, APPLIANCES AND LIGHTING FIXTURES SHALL BE LISTED BY A RECOGNIZED TEST LAB AND BEAR THAT LABEL OF APPROVAL.
5. CONTRACTOR SHALL FURNISH, INSTALL AND CONNECT ALL MATERIAL AND EQUIPMENT FOR THIS WORK UNLESS OTHERWISE NOTED.
6. FURNISH DISCONNECT SWITCHES AT REMOTE MOTORS.
7. ALL SPACES AS INDICATED ON PANELS OR SWITCHBOARDS SHALL BE COMPLETE WITH HARDWARE AND BUSSING FOR FUTURE BREAKER OR SWITCH.
8. CHECK ARCHITECTURAL PLANS FOR DOOR SWINGS BEFORE INSTALLING SWITCH OUTLETS.
9. GROUNDING AND BONDING SHALL BE PER CODE PLUS ANY ADDITIONAL PROVISIONS SPECIFIED OR SHOWN ON DRAWINGS.
10. ALL CONDUIT RUNS SHALL CONTAIN A CODE SIZED GREEN GROUND WIRE.
11. THESE PLANS ARE NOT COMPLETE UNTIL APPROVED BY THE AUTHORITY HAVING JURISDICTION.
12. ALL FEEDER CONDUCTORS SHALL BE IN CONDUIT. BRANCH CIRCUITS MAY BE NON-METALLIC SHEATHED CABLE.
13. ALL CONDUCTORS SHALL BE COPPER WITH TYPE THHN/THWN INSULATION.
14. COORDINATE WITH SERVING ELECTRICAL UTILITY COMPANY AND MAKE PROVISIONS FOR ELECTRICAL SERVICE ACCORDINGLY. INCLUDE ALL SERVICE COSTS AND UTILITY COMPANY CHARGES IN BID.
15. COORDINATE WITH SERVING TELEPHONE UTILITY COMPANY AND MAKE PROVISIONS FOR TELEPHONE SERVICE ACCORDINGLY. INCLUDE ALL SERVICE COSTS AND UTILITY COMPANY CHARGES IN BID.
16. COORDINATE WITH SERVING CABLE TELEVISION COMPANY AND MAKE PROVISIONS FOR TELEPHONE SERVICE ACCORDINGLY. INCLUDE ALL SERVICE COSTS AND UTILITY COMPANY CHARGES IN BID.
17. ALL PERMITS SHALL BE OBTAINED AND PAID FOR BY THE CONTRACTOR.
18. ALL 120-VOLT, SINGLE PHASE, 15 AND 20 AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES INSTALLED IN DWELLING UNIT KITCHEN, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT/BRANCH CIRCUIT INTERRUPTER, COMBINATION TYPE, A BRANCH/FEEDER TYPE, A LISTED SUPPLEMENTAL ARC PROTECTION CIRCUIT BREAKER INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. [CEC 210.12(A)(1)THROUGH(6)].
19. ALL NON-LOCKING TYPE 125-VOLT, 15 AND 20 AMPERE RECEPTACLES IN A DWELLING UNIT SHALL BE LISTED TAMPER-RESISTANT RECECTACLES. (EXCEPTIONS: (1)RECEPTACLE MORE THAN 5'-6" ABOVE THE FLOOR. (2)RECEPTACLES PART OF A LUMINAIRE OR APPLIANCE. (3)A SINGLE RECEPTACLE OR A DUPLEX RECEPTACLE FOR TWO APPLIANCES THAT ARE NOT EASILY MOVED AND LOCATED WITHIN DEDICATED SPACE AND ARE CORD-AND-PLUG CONNECTED AS PER CEC 400.10(A)(6),(A)(7) OR (A)(8), AND (4)NON-GROUNDING RECEPTACLES USED FOR REPLACEMENTS AS PERMITTED IN CEC 406.4(D)(2)(a),[CEC 406.12].
20. SMOKE DETECTORS SHALL BE 120V, PHOTOELECTRIC/ION COMBINATION UNITS WITH BATTERY BACK UP. THEY SHALL BE INTERCONNECTED.
21. HALLWAY DETECTORS SHALL BE COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR. THEY SHALL BE INTERCONNECTED WITH SMOKE DETECTORS.
22. LIGHT FIXTURES IN BATHTUB OR SHOWER AREAS SHALL BE MARKED AS "SUITABLE FOR DAMP LOCATIONS." CEC 410.10.
23. WP EXTERIOR RECEPTACLES SHALL HAVE HUBBELL #ML500 EXTRA DUTY COVERS OR EQUAL. ALL RECEPTACLES IN DAMP OR WET LOCATIONS (WP) SHALL BE LISTED WEATHER-RESISTANT TYPE AND BE GFCI.[CEC 406.9]
24. MANUFACTURER'S LITERATURE SHOWING THAT PROPOSED LIGHT FIXTURES ARE HIGH EFFICACY AND CALIFORNIA CERTIFIED IS TO BE ON SITE AT THE TIME OF FIELD INSPECTION. CALIFORNIA ENERGY CODE 150.
25. AT LEAST ONE FIXTURE INSTALLED IN GARAGES, CLOSETS, LAUNDRY ROOMS AND UTILITY ROOMS SHALL BE CONTROLLED BY A VACANCY SENSOR PER CALIFORNIA ENERGY CODE 150(K)2.
26. AT LEAST ONE LIGHT FIXTURE IN EACH BATHROOM SHALL BE CONTROLLED BY A VACANCY SENSOR PER CALIFORNIA ENERGY CODE 150(K)2.
27. TWO MINIMUM 1" DIAMETER METALLIC CONDUITS SHALL BE PROVIDED THAT ORIGINATE AT A READILY ACCESSIBLE ATTIC LOCATION WITH PROXIMITY TO A SOLAR ZONE AREA COMPLYING WITH CALIFORNIA ENERGY CODE, SECTION 110.10 AND TERMINATE AT A MINIMUM 4" FROM THE ELECTRICAL PANEL. THE ELECTRICAL JUNCTION BOX AND SEGMENT OF CONDUIT RUN IN THE ATTIC SHALL BE PERMANENTLY AND VISIBLY MARKED AS "FOR FUTURE SOLAR PHOTOVOLTAIC".
28. RECESSED LUMINARIES INSTALLED IN INSULATED CEILINGS SHALL HAVE AN I.C. RATING AND SHALL BE CERTIFIED AS AIR TIGHT.
29. LUMINARIES WITH SCREW BASE SOCKETS SHALL NOT BE RECESSED IN A CEILING.
30. LUMINARIES WITH SCREW BASE SOCKETS SHALL BE MARKED AS JA8-2019-E COMPLIANT AND SHALL ONLY CONTAIN JA8 COMPLIANT LAMPS.
31. ALL JA8 COMPLIANT LUMINARIES SHALL BE CONTROLLED BY DIMMERS OR VACANCY SENSORS.
32. WHERE BRANCH-CIRCUIT WIRING IS MODIFIED, REPLACED OR EXTENDED IN AREAS SPECIFIED IN CEC 210.12(A), THE BRANCH CIRCUIT SHALL BE PROTECTED BY EITHER A LISTED COMBINATION-TYPE AFCI LOCATED AT THE ORIGIN OF THE BRANCH CIRCUIT OR A LISTED OUTLET BRANCH-CIRCUIT TYPE AFCI LOCATED AT THE FIRST RECEPTACLE OF THE EXISTING BRANCH CIRCUIT. [CEC 210.12(D)]
33. ALL KITCHEN COUNTERTOP RECEPTACLES ARE TO BE GFCI PROTECTED. RECEPTACLES WITHIN 6 FEET FROM THE TOP INSIDE EDGE OF THE BOWL OF THE SINK, RECEPTACLES WITHIN 6 FEET OF THE OUTSIDE EDGE OF ANY BATHTUB OR SHOWER STALL, AND RECEPTACLES IN LAUNDRY AREAS ARE TO BE GFCI PROTECTED. [CEC 210.8].

SYMBOLS

	CONDUIT EXISTING
	CONDUIT CONCEALED IN WALL OR CEILING
	CONDUIT CONCEALED UNDER FLOOR OR BELOW GRADE
	CONDUIT STUBBED OUT AND CAPPED
	CONDUIT TURNED UP
	CONDUIT TURNED DOWN
	HATCH MARKS INDICATE NO. OF #12 WIRES IN CODE SIZED CONDUIT (3) MAX. IN 1/2" C., (5) MAX. IN 3/4" C., (8) MAX. IN 1"C., NO MARKS = 2#12
A-3	HOME RUN: LETTER INDICATES PANEL, NUMBER(S) INDICATES CIRCUIT(S).
	SAWCUT
	GROUND CONNECTION
	DISTRIBUTION SWITCHBOARD OR PANEL
	PANEL, BRANCH CIRCUIT TYPE, SURFACE AND FLUSH
	SIGNAL TERMINAL CABINET, SURFACE & FLUSH
	LINEAR SURFACE FIXTURE
2 a	OUTLET DATA: BAR INDICATES WALL MOUNT, LETTER INDICATES SWITCH CONTROL, NO. INDICATES CIRCUIT.
	SURFACE FIXTURE ON FLUSH OUTLET.
	RECESSED FIXTURE WITH JUNCTION BOX FOR THRU WIRING
	EXIT LIGHT WITH ARROWS AS SHOWN ON PLANS, WALL AND CEILING MOUNT.
	LOW LEVEL EXIT SIGN, +6" AFF, +4" FROM DOOR JAMB
A 100	LIGHT FIXTURE DESIGNATION, LETTER INDICATES TYPE, NO. INDICATES WATTAGE. SEE FIXTURE SCHEDULE.
FC 1	MECHANICAL EQUIPMENT DESIGNATION. SEE MECHANICAL DRAWINGS.
	SPECIAL RECEPTACLE - SEE PLAN
M	METER
	FLUSH FLOOR RECEPTACLE
	RECEPTACLE, DUPLEX, 15A, 125V, NEMA 5-15R +18" U.N.O.
	DUPLEX RECEPTACLE MTD. ABOVE BACKSPLASH
	DUPLEX RECEPTACLE W/LOWER HALF SWITCHED
GFI	GROUND FAULT CIRCUIT INTERRUPTING RECEPTACLE
	DOUBLE DUPLEX RECEPTACLE
	CEILING RECEPTACLE
	RECEPTACLE, DUPLEX, 20A, 125V, NEMA 5-20R +18" U.N.O.
J	JUNCTION BOX 4" SQUARE, 1-1/2" DEEP U.N.O.
T	THERMOSTAT F.B.O. +48"
2	MOTOR, NO. INDICATES HORSEPOWER
	CLOCK OUTLET +7'-6" U.N.O.
J	DISCONNECT SWITCH, NON-FUSED
F J	DISCONNECT SWITCH FUSED HORSEPOWER RATED OR SIZED AS NOTED
J	COMBINATION MAGNETIC STARTER WITH DISCONNECT SWITCH AND FUSES
	MAGNETIC MOTOR STARTER W/OVERLOADS IN EACH PHASE
D	DIMMER W/INTEGRAL "ON-OFF" SW.
	PUSHBUTTON
PC	PHOTOCELL
SD	SMOKE DETECTOR, INTERCONNECTED W/ BATTERY BACK-UP
SD	COMBINATION SMOKE AND CO DETECTOR, INTERCONNECTED W/ BATTERY BACK-UP
	TELEPHONE/COMPUTER/DATA OUTLET, TWO GANG BOX W/1 GANG COVERPLATE & GROMMETED OPENING +18" U.N.O.
	CABLE TV OUTLET +18" U.N.O.
M	MOTION SENSOR
$	EXISTING SWITCH
S	SINGLE POLE SWITCH
^{2}	DOUBLE POLE SWITCH
^{3}	THREE WAY SWITCH
^{P}	SWITCH W/PILOT LT.
^{M}	MANUAL MOTOR STARTER

(S, ^{2}, ^{3}, ^{P}: QUIET TOGGLE TYPE RATED AT 20A, 120/277V A.C. +42" U.N.O.)

FACP	FIRE ALARM CONTROL PANEL
GFI	GROUND FAULT CIRCUIT INTERRUPTING
LST	LABOR SAVING TANDEM
MLO	MAIN LUGS ONLY
w/	WITH
C.O.	CONDUIT ONLY
W.P.	WEATHERPROOF
F.B.O.	FURNISHED BY OTHERS, INSTALL & CONNECT
U.N.O.	UNLESS NOTED OTHERWISE
N.E.C.	NATIONAL ELECTRICAL CODE
N.I.C.	NOT IN CONTRACT
(E)	EXISTING
(N)	NEW
(R)	REMOVE
(RL)	RELOCATE
S/M	SURFACE MOUNT
U/G	UNDERGROUND
CWP	COLD WATER PIPE
AFF	ABOVE FINISHED FLOOR
HACR	HEATING AND AIR CONDITIONING RATED CIRCUIT BREAKER
N.L.	NIGHT LIGHT

NOTE: NOT ALL SYMBOLS SHOWN ARE USED ON THIS PROJECT.

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GEHARDY RESIDENCE

GENERAL NOTES
SYMBOLS
SINGLE LINE DIAGRAM

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(N) PANEL SCHEDULE "E"

SERVICE: 120/240V 1Φ 3W | MAIN BKR.: MLO | BUS: 100A | LOC.: SEE PLAN
ALL CIRCUIT BREAKERS SHALL BE AFCI | * = AFCI/GFCI | MTG.: FLUSH

REMARKS	LOAD ΦA	LOAD ΦB	REC	LTG	MISC	POLE	TRIP	CIRC		CIRC	TRIP	POLE	REC	LTG	MISC	LOAD ΦA	LOAD ΦB	REMARKS
SMALL APPLIANCE						1	20	1		2	20	1						PRIMARY BATH
"						1	20	3		4	20	1						PRIMARY BEDROOM
MICROWAVE						1	20	5		6	20	1						LIVING ROOM TV
REFRIGERATOR						1	20	7	*	8	20	1						SPARE
DISHWASHER						1	20	9	*	10	20	1						"
SPARE						1	20	11		12	20	1						"

AMPS= SEE ELECTRICAL LOAD CALCULATIONS | MINIMUM BKR | A.I.C. RATING= 10,000 AMPS SYM

(N) PANEL SCHEDULE "X"

SERVICE: 120/240V 1Φ 3W | MAIN BKR.: MLO | BUS: 225A | LOC.: ADU
ALL CIRCUIT BREAKERS SHALL BE AFCI | * = AFCI/GFCI | MTG.: FLUSH

REMARKS	LOAD ΦA	LOAD ΦB	REC	LTG	MISC	POLE	TRIP	CIRC		CIRC	TRIP	POLE	REC	LTG	MISC	LOAD ΦA	LOAD ΦB	REMARKS
SMALL APPLIANCE						1	20	1		2	50	2	1					ELECTRIC RANGE
"						1	20	3		4	X	X						"
REFRIGERATOR						1	20	5		6	30	2	1					ELECTRIC DRYER
DISHWASHER						1	20	7	*	8	X	X						"
DISPOSER						1	20	9	*	10	30	2			1			HP WH
MICROWAVE						1	20	11		12	X	X						"
SMOKE DETECTORS						1	20	13		14	30	2			1			HP F/C
BATHROOM CIRCUIT						1	20	15		16	X	X						"
LAUNDRY CIRCUIT						1	20	17		18	20	1						SPARE
GEN LTG						1	20	19		20	20	1						"
"						1	20	21		22	20	1						"
"						1	20	23		24	20	1						"
"						1	20	25		26	20	1						"
SPARE						1	20	27		28	20	1						"
"						1	20	29		30	20	1						"

AMPS= SEE ELECTRICAL LOAD CALCULATIONS. | MINIMUM BKR | A.I.C. RATING= 10,000 AMPS SYM

(N) PANEL SCHEDULE "A"

SERVICE: 120/240V 1Φ 3W | MAIN BKR.: MLO | BUS: 225A | LOC.: MAIN HOUSE
ALL CIRCUIT BREAKERS SHALL BE AFCI | * = AFCI/GFCI | MTG.: FLUSH

REMARKS	LOAD ΦA	LOAD ΦB	REC	LTG	MISC	POLE	TRIP	CIRC		CIRC	TRIP	POLE	REC	LTG	MISC	LOAD ΦA	LOAD ΦB	REMARKS
SMOKE DETECTORS						1	20	1		2	20	1			1			SPARE
GEN LIGHTING						1	20	3		4	20	1						"
"						1	20	5		6	50	2			1			BESS & PANEL "E"
"						1	20	7		8	X	X						"
"						1	20	9		10	30	2			1			HP-1/FC
"						1	20	11		12	X	X						"
"						1	20	13		14	30	2			1			HP-2/FC
"						1	20	15		16	X	X						"
LAUNDRY CIRCUIT						1	20	17		18	30	2	1					DRYER
BATHROOM CIRCUIT						1	20	19		20	X	X						"
"						1	20	21		22	50	2	1					RANGE
SPARE						1	20	23		24	X	X						"
"						1	20	25		26	30	2			1			HP WH
"						1	20	27		28	X	X						"
"						1	20	29		30								SPACE
LANDSCAPE LTS						1	20	31		32								"
LANDSCAPE CTROLS						1	20	33		34								"
EXT LTS						1	20	35		36								"
EXT LTS						1	20	37		38								"
EXT LTS						1	20	39		40	90	2			1			PANEL B
EXT LTS						1	20	41		42	X	X						"

AMPS= SEE ELECTRICAL LOAD CALCULATIONS | MINIMUM BKR | A.I.C. RATING= 10,000 AMPS SYM

(N) PANEL SCHEDULE "G"

SERVICE: 120/240V 1Φ 3W | MAIN BKR.: 200A-3P | BUS: 225A | LOC.: SEE PLAN
MTG.: FLUSH

REMARKS	LOAD ΦA	LOAD ΦB	REC	LTG	MISC	POLE	TRIP	CIRC		CIRC	TRIP	POLE	REC	LTG	MISC	LOAD ΦA	LOAD ΦB	REMARKS
PANEL P						1	2	100	1	2	40	2						EV CHARGER
"							X	X	3	4	X	X						"
PANEL X						1	2	100	5	6	20	1						GARAGE CIRCUIT
"							X	X	7	8	20	1						"
SPACE									9	10	20	1						"
"									11	12	20	1						GARAGE DOOR
"									13	14	20	1						"
"									15	16	20	1						"
"									17	18	20	1						EXT LTG
"									19	20	20	1						LANDSCAPE LTG
"									21	22	20	1						SPARE
"									23	24	20	1						"
"									25	26	20	1						"
"									27	28	20	1						"
"									29	30	20	1						"
TOTAL WATTS=		ΦA=							ΦB=									
AMPS=									MINIMUM BKR							A.I.C. RATING=		10,000 AMPS SYM

LED FIXTURE SCHEDULE

TYPE	MANUFACTURER AND CATALOG NUMBER	LED MODULE TYPE	LED MODULE COLOR TEMP	LED MODULE WATTS	DRIVER	OPTIC/LENS	REMARKS
A 16	JUNO IC4AL 10L 27K 90 NFL 120 FRPC	LED	2700K	16	DIMMING	DIFFUSE	4" LED ADJUSTABLE RECESSED DOWNLIGHT
B 60	F.B.O.	JA8	2700K	60	PER LAMP	GLASS	DECORATIVE PENDANT WITH CEC LISTED LAMP
C 60	F.B.O.	JA8	2700K	60	PER LAMP	GLASS	DECORATIVE SCONCE WITH CEC LISTED LAMP
D 10	JUNO SLIM FORM JSF 5 27K 90 120FRPC	LED	2700K	10	DIMMING	ACRYLIC	T-24 LISTED LED SURFACE MOUNT DOWNLIGHT
F 60	F.B.O.	JA8	2700K	60	PER LAMP	GLASS	DECORATIVE CEILING FIXTURE WITH CEC LISTED LAMP
H 16	JUNO IC4AL 10L 27K 90 NFL 120 FRPC/41LWH	LED	2700K	16	DIMMING	GLASS	WET LISTED LED DOWNLGHT
X	CUSTOM F.B.O.	JA8	2700K		PER LAMP	METAL/GLASS	EXTERIOR SCONCE WITH CEC LISTED LAMP
J 30	LITHONIA TRUN48LM 3000K 80CRI MVOLT		3000K	30	0-10V	DIFFUSE	4 FT S/M WRAP

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GEHARDY RESIDENCE

PANEL AND FIXTURE SCHEDULES

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REGISTERED PROFESSIONAL ENGINEER JAMES MALONEY E013083 EXP. 06/30/2025 ELECTRICAL STATE OF CALIFORNIA

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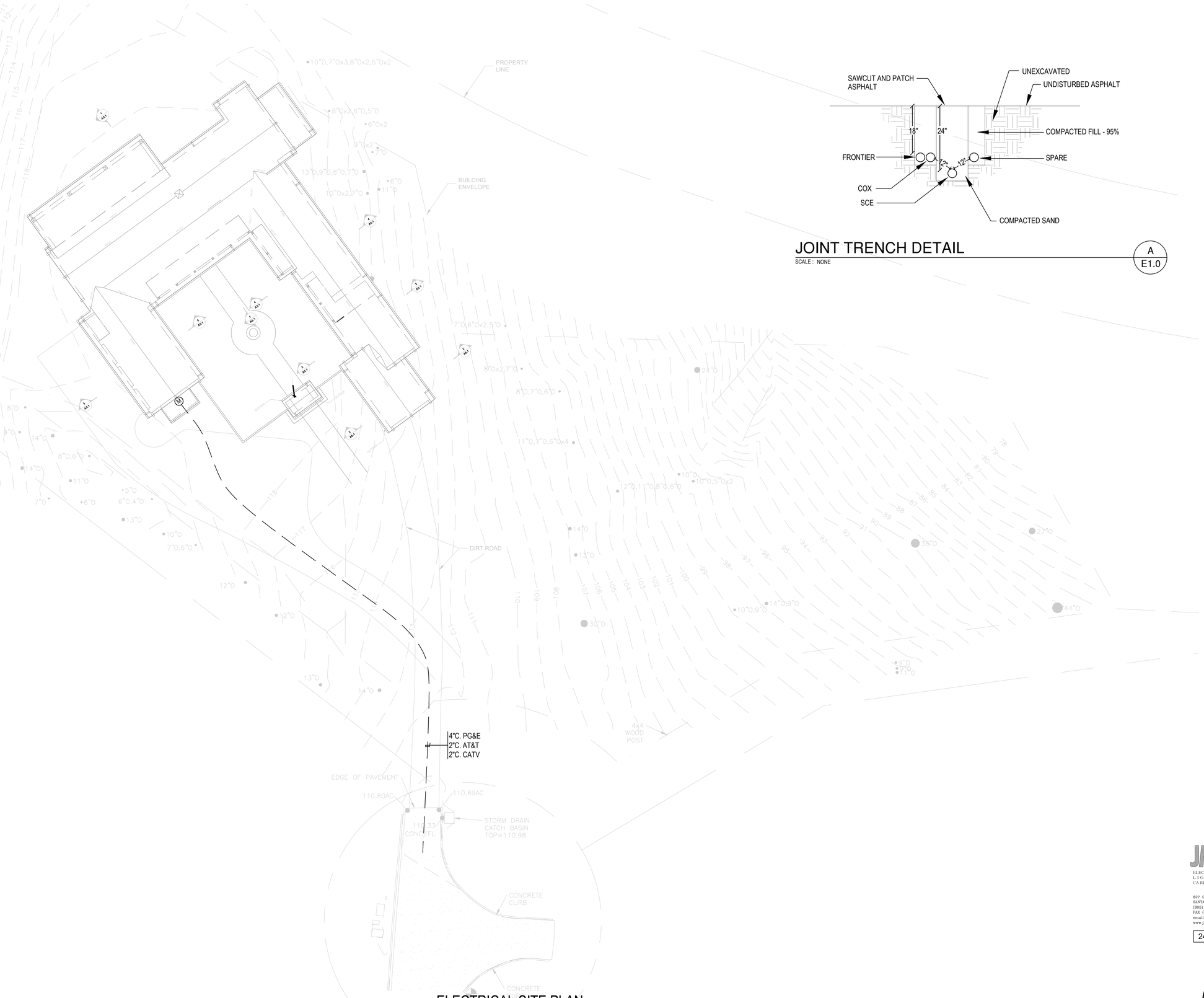
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JOINT TRENCH DETAIL

SCALE : NONE

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ELECTRICAL SITE PLAN

SCALE : 1/16" = 1'-0"

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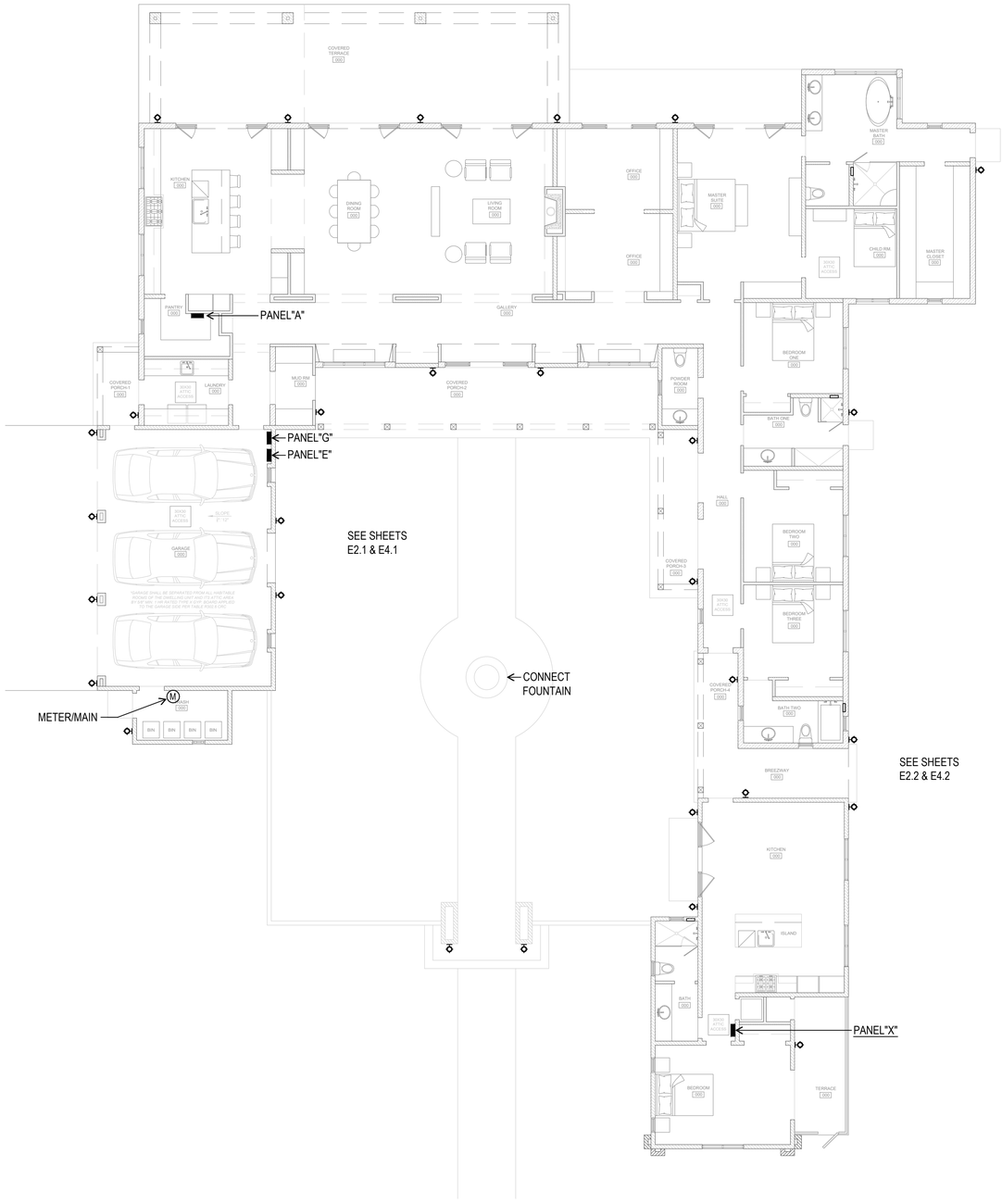
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FIRST FLOOR ELECTRICAL PLAN

SCALE : 1/16" = 1'-0"

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FIRST FLOOR ELECTRICAL PLAN

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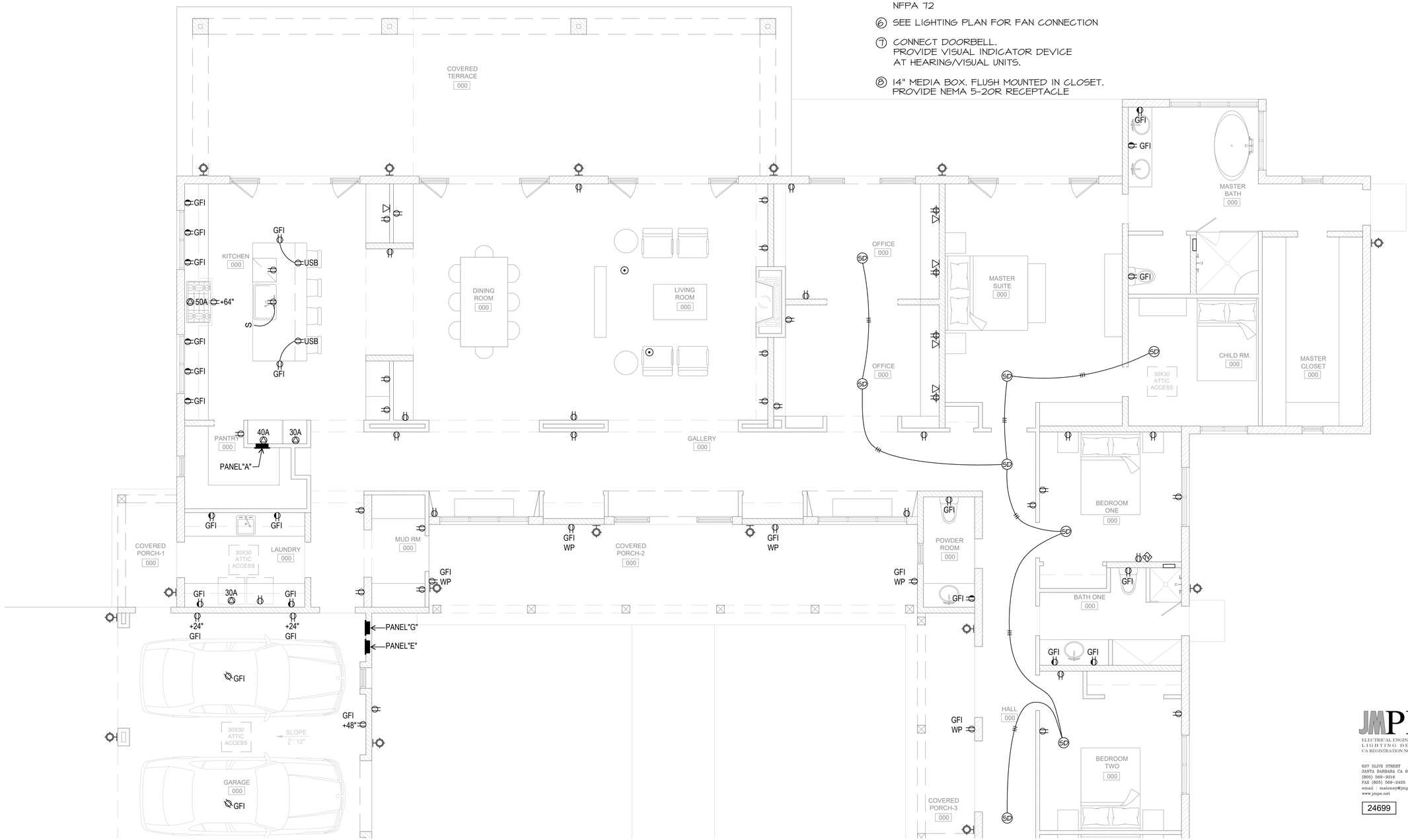
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ELECTRICAL NOTES

1. ALL OUTLETS IN DWELLING UNITS SHALL BE PROTECTED BY A LISTED ARC FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE PER CEC 210.12
2. TAMPER RESISTANCE RECEPTACLE SHALL BE INSTALLED IN DWELLING UNITS PER CEC 406.11
3. SMOKE DETECTORS SHALL BE 120V, INTERCONNECTED, PHOTOELECTRIC/ION UNITS WITH BATTERY BACK UP
4. HALLWAY DETECTORS SHALL BE COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR
5. RESIDENCE SHALL BE PROTECTED BY APPROVED FIRE WARNING SYSTEM PER NFPA 72
6. SEE LIGHTING PLAN FOR FAN CONNECTION
7. CONNECT DOORBELL. PROVIDE VISUAL INDICATOR DEVICE AT HEARING/VISUAL UNITS.
8. 14" MEDIA BOX. FLUSH MOUNTED IN CLOSET. PROVIDE NEMA 5-20R RECEPTACLE
9. #12/2 W/ #12GND, NON METALLIC SHEATHED CABLE SHALL BE USED FOR ALL 20AMP CIRCUIT.
10. #10P/2 W/ #10GND, NON METALLIC SHEATHED CABLE SHALL BE USED FOR WATER HEATER AND DRYER CIRCUITS.
11. CONNECT TO UNIT PANEL
12. OUTLET SHALL BE MOUNTED BELOW FAN COIL. FIELD VERIFY EXACT OUTLET HEIGHT.



PARTIAL FIRST FLOOR POWER PLAN

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

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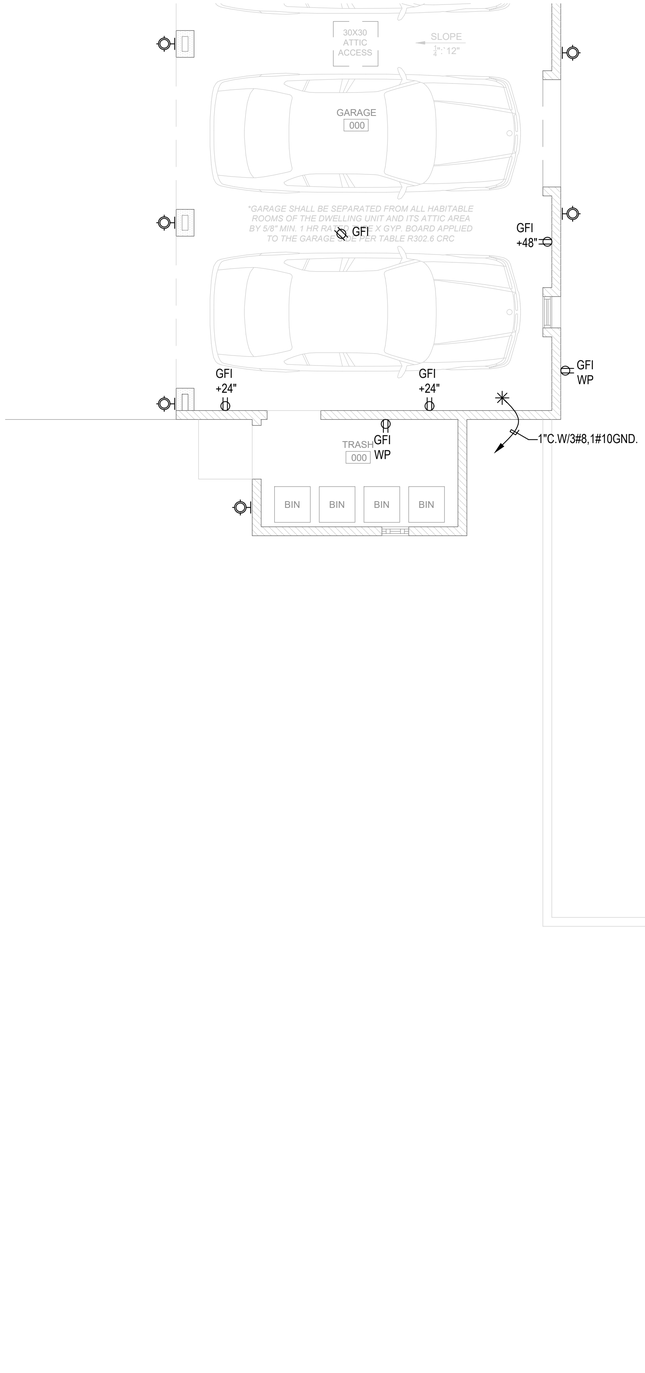
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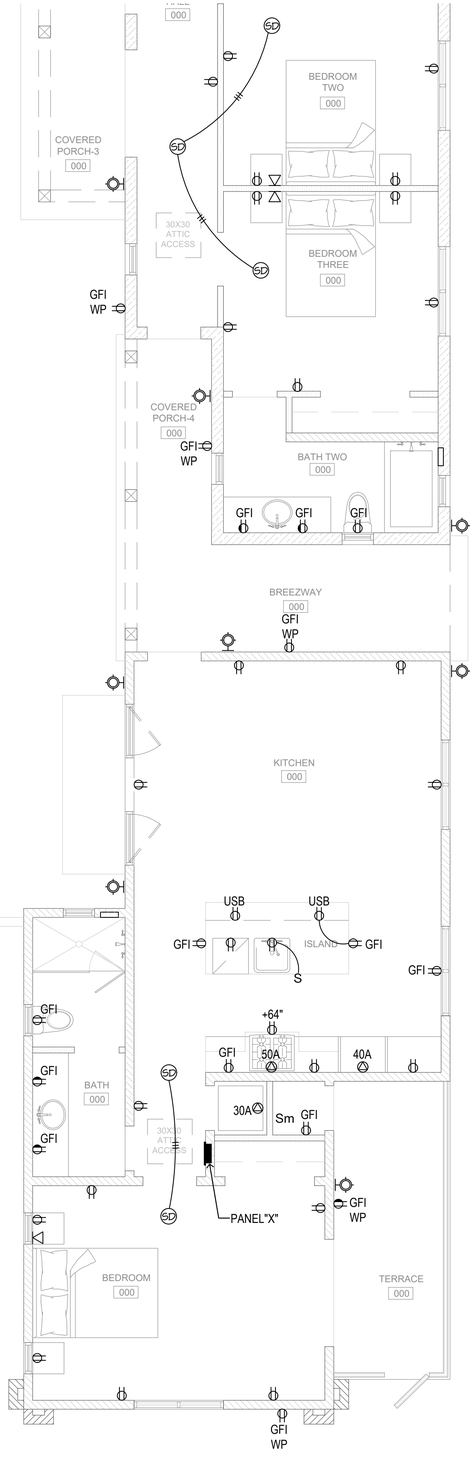
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PARTIAL FIRST FLOOR POWER PLAN

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

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GEHARDY RESIDENCE

PARTIAL FIRST
FLOOR POWER PLAN

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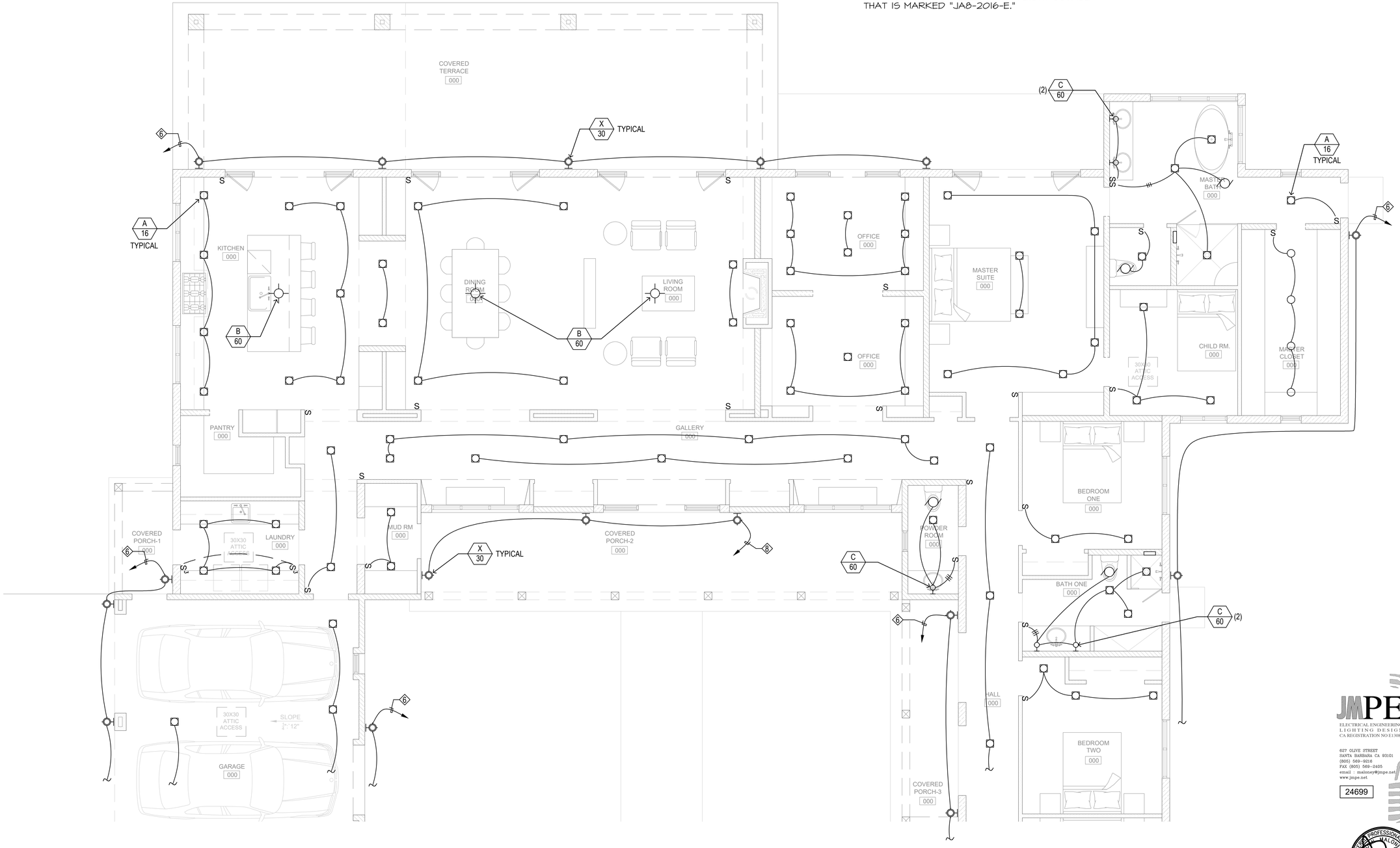
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LIGHTING PLAN NOTES

1. ALL INSTALLED LIGHTING TO BE HIGH EFFICACY PER REQUIREMENTS OF 2016 CEC SECTION 150.0(k) AND JOINT APPENDIX JA8.
2. BUILDER SHALL PROVIDE THE HOMEOWNER WITH A LUMINAIRE SCHEDULE THAT INCLUDES A LIST OF ALL INSTALLED LAMPS AND LUMINAIRES.
3. ANY JA8 COMPLIMENT LAMP MUST BE CONTROLLED BY A VACANCY SENSOR OR DIMMER BASED ON TYPE OF LUMINAIRE OR LAMP INSTALLED.
4. RECESSED FIXTURES SHALL BE IC RATED AND ASTM E283 CERTIFIED. RECESSED FIXTURES SHALL NOT CONTAIN A SCREW BASE SOCKET AND MUST BE INSTALLED WITH A LIGHT SOURCE THAT IS MARKED "JA8-2016-E."

5. IN BATHROOMS, LAUNDRY ROOMS, GARAGES, AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE SHALL BE CONTROLLED BY A VACANCY SENSOR.
6. DIMMER SWITCH PER LAMPING
7. HOMERUN VIA PHOTOCELL
8. TWO-POLE SENSOR SWITCH #WSX-PDT-2P-FAN-WH
9. EXHAUST FAN WITH MOTION AND HUMIDITY CONTROL
10. SENSOR SWITCH #WSX-PDT-WH
11. HOMERUN TO UNIT PANEL



PARTIAL FIRST FLOOR LIGHTING PLAN

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

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GEHARDY RESIDENCE

PARTIAL FIRST FLOOR LIGHTING PLAN

LICENSED ARCHITECT THOMAS MEANEY No. C14606 Renew 8/31/25 STATE OF CALIFORNIA

JMPE
ELECTRICAL ENGINEERING
LIGHTING DESIGN
CA REGISTRATION NO E13083
627 OLIVE STREET
SANTA BARBARA CA 93101
(805) 569-9216
FAX (805) 569-2405
email : malosey@jmpe.net
www.jmpe.net
24699

REGISTERED PROFESSIONAL ENGINEER JOHN MALOSEY No. E13083 EXP. 08/31/25 ELECTRICAL STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

Date NOVEMBER 25 2024
Scale
Drawn TALLON
Job # USE IF ISSUED
Sheet

E4.1

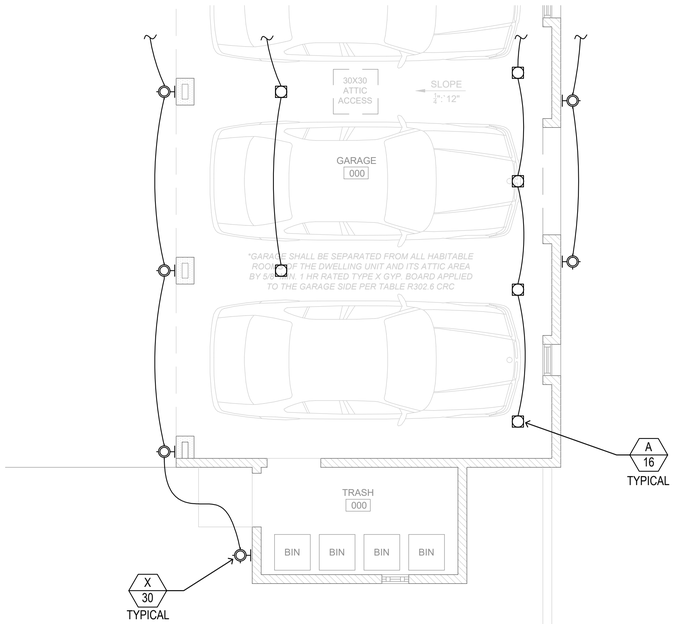
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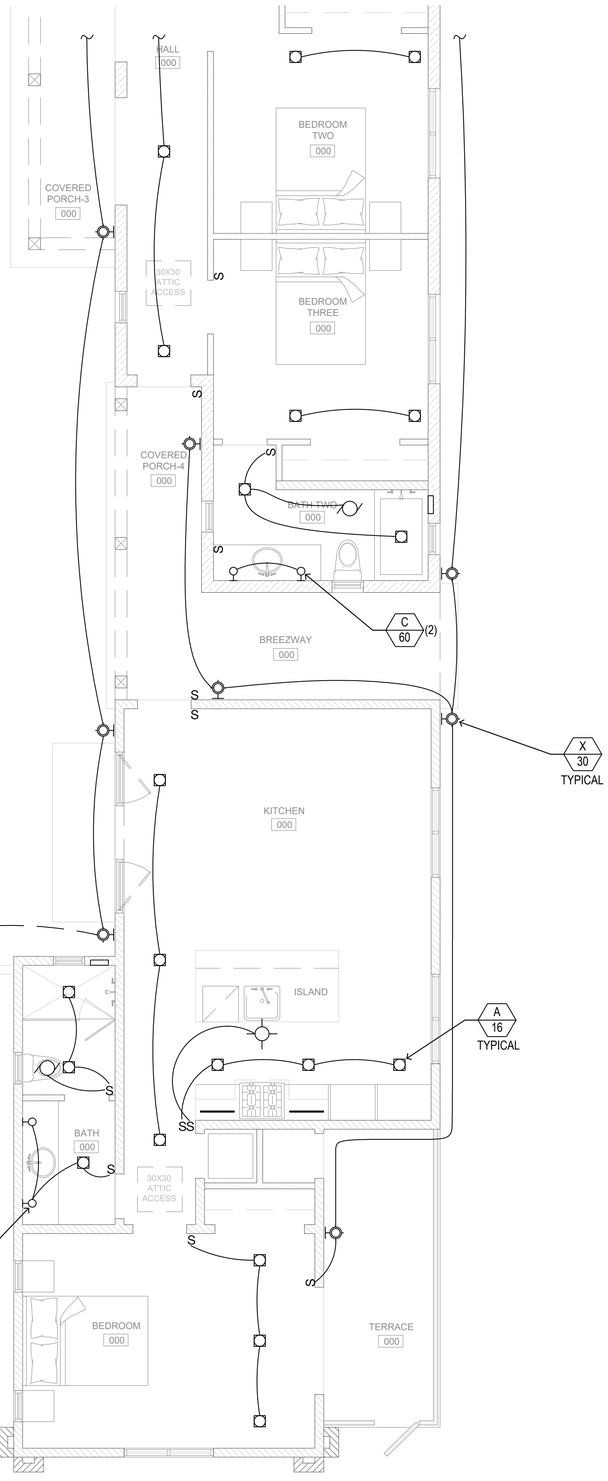
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REVISION SCHEDULE

NO.	DESCRIPTION	DATE
1		
2		

T M — TOM MEANEY — ARCHITECT
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LIGHTING PLAN NOTES

1. ALL INSTALLED LIGHTING TO BE HIGH EFFICACY PER REQUIREMENTS OF 2016 CEC SECTION 150.0(k) AND JOINT APPENDIX JA8.
2. BUILDER SHALL PROVIDE THE HOMEOWNER WITH A LUMINAIRE SCHEDULE THAT INCLUDES A LIST OF ALL INSTALLED LAMPS AND LUMINAIRES.
3. ANY JA8 COMPLIMENT LAMP MUST BE CONTROLLED BY A VACANCY SENSOR OR DIMMER BASED ON TYPE OF LUMINAIRE OR LAMP INSTALLED.
4. RECESSED FIXTURES SHALL BE IC RATED AND ASTM E283 CERTIFIED. RECESSED FIXTURES SHALL NOT CONTAIN A SCREW BASE SOCKET AND MUST BE INSTALLED WITH A LIGHT SOURCE THAT IS MARKED "JA8-2016-E."
5. IN BATHROOMS, LAUNDRY ROOMS, GARAGES, AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE SHALL BE CONTROLLED BY A VACANCY SENSOR.
6. DIMMER SWITCH PER LAMPING
7. HOMERUN VIA PHOTOCELL
8. TWO-POLE SENSOR SWITCH #WSX-PDT-2P-FAN-WH
9. EXHAUST FAN WITH MOTION AND HUMIDITY CONTROL
10. SENSOR SWITCH #WSX-PDT-WH
11. HOMERUN TO UNIT PANEL

PARTIAL FIRST FLOOR LIGHTING PLAN

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

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REGISTERED PROFESSIONAL ENGINEER
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No. E013083
EXP. 06/30/2026
ELECTRICAL
STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

GEHARDY RESIDENCE

PARTIAL FIRST FLOOR LIGHTING PLAN

LICENSED ARCHITECT
THOMAS MEANEY
No. C14606
Renew 8/31/25
STATE OF CALIFORNIA

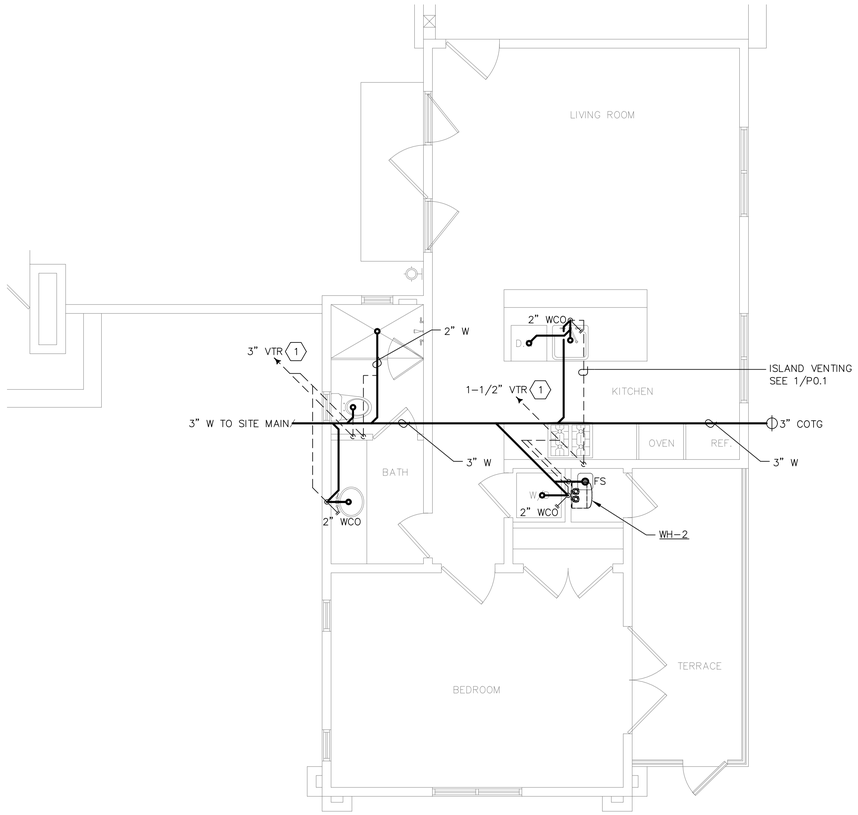
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Job #	USE IF ISSUED
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SHEET NOTES

1. NOTE: GROUP ALL VENTS WHERE PRACTICAL TO MINIMIZE PENETRATIONS THROUGH ROOF.PLUMBING CONTRACTOR SHALL OBTAIN APPROVAL FROM ARCHITECT FOR ALL VENT TERMINATION
2. PROVIDE APPROVED AIR GAP FITTING ON THE DISCHARGE SIDE OF THE DISHWASHING MACHINE WHEN DIRECTLY CONNECTED TO A DRAINAGE SYSTEM OR FOOD DISPOSER.
3. PROVIDE TRAP PRIMERS AT ALL FLOOR DRAINS & FLOOR SINKS.
4. COORD ALL PIPING LAYOUTS W/DUCT SYSTEM AND ALL TRADES.
5. COORD FOUNDATION PENETRATIONS.
6. NO COMBUSTION CONDENSATE SHALL DRAIN INTO A CAST IRON PIPE.

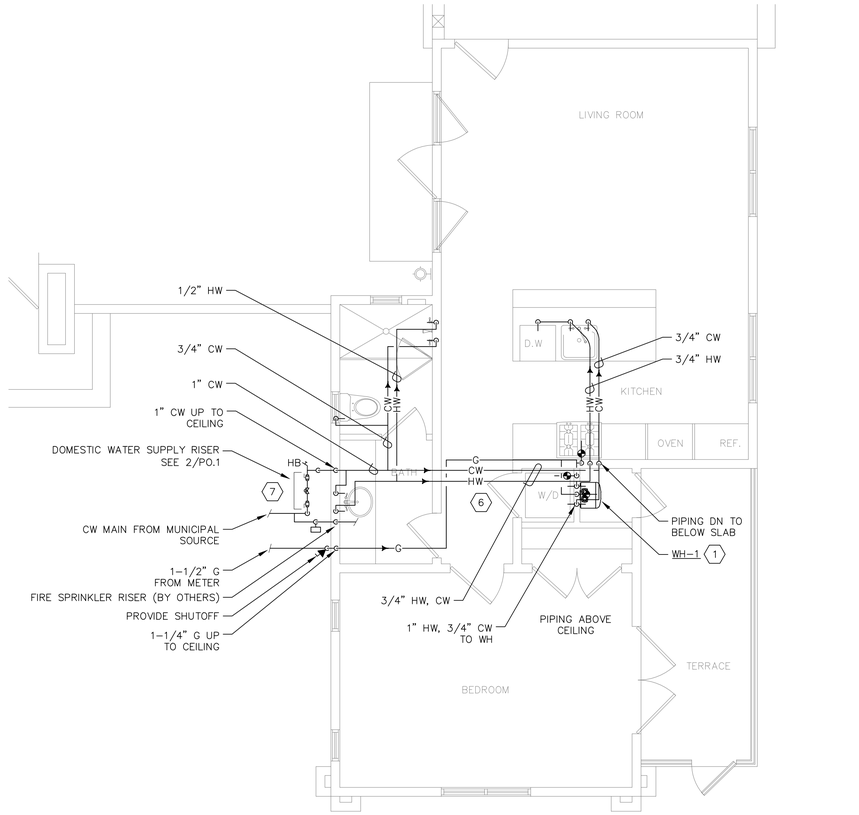


1 ADU WASTE & VENT PLAN

SCALE: 1/4" = 1'-0"

SHEET NOTES

1. NAVIEN NPE-240A2 WATER HEATER INCLUDES INTERNAL HOT WATER RECIRCULATION PUMP.
2. PROVIDE TRAP PRIMERS AT ALL FLOOR DRAINS & FLOOR SINKS.
3. COORD ALL PIPING LAYOUTS W/DUCT SYSTEM AND ALL TRADES
4. NOTE: ALL HOT AND COLD WATER PIPING BELOW SLAB SHALL BE TYPE K SOFT COPPER OR APPROVED PEX. NO JOINTS SHALL BE PERMITED BELOW SLAB. INSULATE WITH APPROVED BELOW SLAB INSULATION.
5. NOTE: ALL GAS PIPING BELOW SLAB OR IN CONCEALED SPACES SHALL BE APPROVED FLEX TYPE APPROVED FOR APPLICATION, TRAC PIPE OR EQUAL. NO JOINTS SHALL BE PERMITTED BELOW SLAB.
6. PROVIDE 100 SQ. IN. NET FREE AREA FOR DRYER EXHAUST MAKEUP / COMBUSTION AIR PATH BY LOUVERED DOOR OR TRANSFER GRILL.
7. SITE MAIN & METER SIZE TO BE DETERMINED BASED ON COMBINED FIRE SPRINKLER DEMAND, DOMESTIC DEMAND AND IRRIGATION DEMAND. DOMESTIC DEMAND = 10 GPM @ 46 TO 60 PSI. SIZING IS BELOW 200FT THEREFORE SIZING IS BASED ON VELOCITY LIMITS FOR COPPER PIPING, 8 FT/SEC FOR CW AND 5 FT/SEC FOR HW.



2 ADU DOMESTIC WATER & GAS PLAN

SCALE: 1/4" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION OR BUILDING DEPARTMENT SUBMITTAL OR REVIEW

REVISIONS:	BY:

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Consulting Mechanical Engineering
26465 Carmel Rancho Blvd. Suite 8, Carmel, CA 93923
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831-359-4173 FAX
www.montereyenergygroup.com
cad@meg4.com

GERHARDY RESIDENCE
PROJECT STREET ADDRESS
PROJECT CITY, STATE

ADU
PLUMBING PLAN

DATE:	05/15/25
SCALE:	AS NOTED
DRAWN:	MEG
CHECKED:	
CHECKED:	
FILE NAME:	

SHEET:
P2.3
SHEET OF SHEETS

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1 GAS LINE SCHEMATIC

SCALE: NO SCALE

PRELIMINARY - NOT FOR CONSTRUCTION OR BUILDING DEPARTMENT SUBMITTAL OR REVIEW

REVISIONS:	BY:

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GERHARDY RESIDENCE

PROJECT STREET ADDRESS
PROJECT CITY, STATE

GAS LINE SCHEMATIC

DATE:	05/15/25
SCALE:	AS NOTED
DRAWN:	MEG
CHECKED:	
CHECKED:	
FILE NAME:	
SHEET:	P2.4
	SHEET OF SHEETS

COLOR SAMPLES FOR PROJECT FILE NO. _____



Materials: Stone veneer Colors: Architect/representative
Description: Limestone



Materials: Windows Colors: Dark bronze
Description: Aluminium

SW 9180
Aged White

Materials: PAINT Colors: _____
Description: Exterior plaster

COLOR SAMPLES FOR PROJECT FILE NO. _____



Materials: scope includes site grading & drainage. Colors: Tobacco
Description: _____



Materials: Clay Roof Tiles Colors: Construction of (N) one story single family residence w/
Description: _____

Materials: _____ Colors: _____
Description: _____

Introduced: 9/23/2025 **Current Status:** Agenda Ready

Version: 1 **Matter Type:** Administrative Permit

PLN240243 - MOZINGO DENNIS L TR

Administrative hearing to consider the demolition of an existing 6,940 square foot single-story single-family dwelling and construction of 10,191 square foot two-story single-family dwelling with 728 square foot basement and an attached 1,632 square foot garage, and associated site improvements.

Project Location: 8320 Vista Monterra, Monterey, CA 93940

Proposed CEQA action: Find the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15302, and that none of the exceptions pursuant to section 15300.2 apply.

RECOMMENDATIONS

It is recommended that the HCD Chief of Planning adopt a resolution to:

a. Find that the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301(e), and there are no exceptions pursuant to section 15300.2; and
b. Approve an Administrative Permit and Design Approval to allow the demolition of an existing 6,940 square foot single-story single-family dwelling and construction of a 10,191 square foot two-story single-family dwelling with a 728 square foot basement and an attached 1,632 square foot square foot garage, and associated site improvements.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 5 conditions of approval.

PROJECT INFORMATION

Agent: Julie Paulson
Property Owner: Dennis Mozingo
APN: 259-211-005-000
Parcel Size: 2.687 acres
Zoning: Rural Density Residential, 10 acres per unit, Urban Reserve, and Visual Sensitivity, or "RDR/10-UR-VS"
Plan Area: Greater Monterey Peninsula Area Plan
Flagged and Staked: Yes
Project Planner: Jordan Evans-Polockow, Assistant Planner
Evans-PolockowJ@countyofmonterey.gov, (831)755-7065

SUMMARY

Staff is recommending approval of an Administrative Permit and Design Approval subject to the findings and evidence in the attached Resolution (see **Exhibit A**), and subject to the conditions of approval attached to the Resolution. Please read these carefully and contact the planner if you have any questions. Unless otherwise noted in the conditions, the applicant will be required to satisfy all permit conditions prior to the issuance of a building/grading permits and/or commencement of the approved use.

On October 1st, 2025, an administrative decision will be made. A public notice has been distributed for this project. The deadline for submittal of written comments in opposition to the project, its findings, or conditions, based on a substantive issue, is 5:00 p.m. on Tuesday, September 30th, 2025. The permit will be administratively approved the following day if we do not receive any written comments by the deadline. You will receive a copy of your approved permit in the mail. We will notify you as soon as possible in the event that we receive correspondence in opposition to your project or if the application is referred to a public hearing.

Note: This project will be referred to the Monterey County Zoning Administrator if a public hearing is necessary. The decision on this project is appealable to the Planning Commission.

OTHER AGENCY INVOLVEMENT

The following agencies have reviewed the project, have comments, and/or have recommended conditions:
HCD-Engineering Services
Environmental Health Bureau
HCD-Environmental Services
Monterey County Regional Fire Protection District

Prepared by: Jordan Evans-Polockow, Assistant Planner, x7065
Reviewed and approved by: Jacquelyn M. Nickerson, Principal Planner

The following attachments are on file with HCD:
Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Site Plans, Floor Plans & Elevations

Exhibit B - Vicinity Map

cc: Front Counter Copy; Monterey County Regional Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Jordan Evans-Polockow, Planner; Jacquelyn M. Nickerson, Principal Planner; Dennis Mozingo, Property Owner; Julie Paulson, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Planning File PLN240243.

County of Monterey

Item No.2

Administrative Permit

Legistar File Number: AP 25-052

October 01, 2025

Introduced: 9/23/2025
Version: 1
Current Status: Agenda Ready
Matter Type: Administrative Permit

PLN240243 - MOZINGO DENNIS L TR

Administrative hearing to consider the demolition of an existing 6,940 square foot single-story single-family dwelling and construction of 10,191 square foot two-story single-family dwelling with 728 square foot basement and an attached 1,632 square foot garage, and associated site improvements.

Project Location: 8320 Vista Monterra, Monterey, CA 93940

Proposed CEQA action: Find the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15302, and that none of the exceptions pursuant to section 15300.2 apply.

RECOMMENDATIONS

It is recommended that the HCD Chief of Planning adopt a resolution to:

a. Find that the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301(e), and there are no exceptions pursuant to section 15300.2; and
b. Approve an Administrative Permit and Design Approval to allow the demolition of an existing 6,940 square foot single-story single-family dwelling and construction of a 10,191 square foot two-story single-family dwelling with a 728 square foot basement and an attached 1,632 square foot square foot garage, and associated site improvements.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 5 conditions of approval.

PROJECT INFORMATION

Agent: Julie Paulson
Property Owner: Dennis Mozingo
APN: 259-211-005-000
Parcel Size: 2.687 acres
Zoning: Rural Density Residential, 10 acres per unit, Urban Reserve, and Visual Sensitivity, or "RDR/10-UR-VS"
Plan Area: Greater Monterey Peninsula Area Plan
Flagged and Staked: Yes
Project Planner: Jordan Evans-Polockow, Assistant Planner
Evans-PolockowJ@countyofmonterey.gov, (831)755-7065

SUMMARY

Staff is recommending approval of an Administrative Permit and Design Approval subject to the findings and evidence in the attached Resolution (see **Exhibit A**), and subject to the conditions of approval attached to the Resolution. Please read these carefully and contact the planner if you have any questions. Unless otherwise noted in the conditions, the applicant will be required to satisfy all permit conditions prior to the issuance of a building/grading permits and/or commencement of the approved use.

On October 1st, 2025, an administrative decision will be made. A public notice has been distributed for this project. The deadline for submittal of written comments in opposition to the project, its findings, or conditions, based on a substantive issue, is 5:00 p.m. on Tuesday, September 30th, 2025. The permit will be administratively approved the following day if we do not receive any written comments by the deadline. You will receive a copy of your approved permit in the mail. We will notify you as soon as possible in the event that we receive correspondence in opposition to your project or if the application is referred to a public hearing.

Note: This project will be referred to the Monterey County Zoning Administrator if a public hearing is necessary. The decision on this project is appealable to the Planning Commission.

OTHER AGENCY INVOLVEMENT

The following agencies have reviewed the project, have comments, and/or have recommended conditions:
HCD-Engineering Services
Environmental Health Bureau
HCD-Environmental Services
Monterey County Regional Fire Protection District

Prepared by: Jordan Evans-Polockow, Assistant Planner, x7065
Reviewed and approved by: Jacquelyn M. Nickerson, Principal Planner

The following attachments are on file with HCD:
Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Site Plans, Floor Plans & Elevations

Exhibit B - Vicinity Map

cc: Front Counter Copy; Monterey County Regional Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Jordan Evans-Polockow, Planner; Jacquelyn M. Nickerson, Principal Planner; Dennis Mozingo, Property Owner; Julie Paulson, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Planning File PLN240243.

Exhibit A

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DRAFT RESOLUTION

Before the Housing and Community Development Chief of Planning in and for the County of Monterey, State of California

In the matter of the application of:
MOZINGO DENNIS L TR (PLN240243)
RESOLUTION NO. ----
Resolution by the County of Monterey HCD Chief of Planning:

1) Finding that the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301; and
   a. Approving Administrative Permit and Design Approval to allow the demolition of an existing 6,940 square foot single-story single-family dwelling and construction of a 10,191 square foot two-story single-family dwelling with a 728 square foot basement and an attached 1,632 square foot square foot garage, and associated site improvements.

[PLN240243 Dennis L Mozingo TR, 8320 Vista Monterra, Monterey, Greater Monterey Peninsula Area Plan (APN: 259-211-005-000)]

The MOZINGO DENNIS L TR application (PLN240243) came on for an administrative decision hearing before the County of Monterey HCD Chief of Planning on October 1st, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented the County of Monterey HCD Chief of Planning finds and decides as follows:

FINDINGS

1. FINDING: **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

EVIDENCE:

a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
   - the 2010 Monterey County General Plan;
   - Greater Monterey Peninsula Area Plan (GMPAP);
   - Monterey County Zoning Ordinance (Title 21).

   No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

b) Allowed Use. The property is located at 8320 Vista Monterra, Monterey, Greater Monterey Peninsula Area Plan (APN: 259-211-005-000). The parcel is dual-zoned as Rural Density Residential,

10 acres a unit, with Urban Reserve and Visual Sensitivity overlay districts, or "RDR/10-UR-VS", which allows for the construction of the first single family dwelling on a legal lot of record as a principally allowed us (Title 21.16.030.A). However, Title 21 section 21.46.030.D.2, requires the granting of an Administrative Permit for development within the VS districts that do not have the potential to create a substantial adverse visual impact when view from a common public viewing area. As further described in evidence "h" below, the proposed development would not have the potential to create a substantial visual impact when viewed from a common public viewing area. Additionally, pursuant to Title 21 Chapter 21.44, the development in the underlying zoning district is also subject to a Design Approval. The proposed project includes modifications to an existing single-family dwelling of the demolition of the existing 6,940 square foot single-story single-family dwelling and construction of a 10,191 square foot two-story single-family dwelling with a 728 square foot basement and an attached 1,632 square foot square foot garage, and associated site improvements including 283 square foot terrace, motor court, and 123 square foot retaining wall. Therefore, the project is an allowed use for this site.

c) Lot Legality. The subject property (117,045.72 square feet, 2.687 acres), APN: 259-211-005-000, is identified in its current configuration as Lot No. 148 on a Final Map entitled "Tract No. 1419 Monterra Ranch, Phase 6", recorded on June 16th, 2004 (Vol. 22, Cities & Towns, Page 56). Therefore, the project is an allowed land use for this site.

d) Design/Neighborhood and Visual Sensitivity. Subject properties within a VS zoning district overlay are also subject to design standards outlined in Title 21, Chapter 21.44, which is intended to regulate the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character. Although the project will be demolishing more than 50% of the exterior walls of the existing single family dwelling, the project will construct the new single family dwelling with materials that matches the existing single-family dwelling, including Class 'A' tile roofing, copper gutters and downspouts, exterior stucco, rustic stone veneer, along with metal exterior doors and windows, simulated limestone surrounds, moldings and accents, and wrought iron railings. The existing landscape is to remain. The development blends in with the surrounding residential neighborhood and the natural colors and materials that exist in this community. A standard condition of approval (Condition No. 5) is included to ensure that all exterior lighting is down-lit, unobtrusive, and harmonious with the areas, in accordance with General Plan Policy LU- 1.13. The project, as designed and sited, assures protection of the public viewshed, is consistent with the neighborhood character, and assures visual integrity. Therefore, the proposed development is consistent with the neighborhood and community character.

GMPAP Figure 14, Scenic Highway Corridors and Visual Sensitivity Map identifies the subject property as "highly sensitive". Additionally, the project site and surrounding area are designated as a Visually Sensitive "VS" zoning district overlay, which is intended to regulate development that could potentially create adverse visual impacts when viewed from a common public viewing area such as Highway 68. The proposed colors and materials are to match the existing colors and materials which are consistent with the neighborhood and community character. The subject property is screen by mature existing vegetation along the back of the property that fronts along Highway 68. Additionally, the project will be sited and located in the same general footprint of the existing dwelling. The addition will increase the height to 30 feet from average natural grade; however, due to the topography and the subject property. The development cannot be seen nor will it have the potential to create a substantial adverse visual impact when viewed from a common public viewing area. Title 21 section 21.46.030.D.2 allows such development with the granting of an Administrative Permit provided the development is designed and constructed to minimize tree removal, grading, and visibility from common public viewing from common public viewing areas. The development is sited in the least visible portion of the property, does not include any tree removal, includes minimal grading for site improvements, and cannot be seen from Highway 68 or shopping centers along Highway 68. Therefore, the project complies with policies and regulations for development within a VS district.

e) Development Standards. The property is subject to the site development standards for the Rural Density Residential zoning district, which are identified in Title 21 section 21.16.040. Required Setbacks for main structures are 30 feet (front), 20 feet (side), and 20 feet (rear). As proposed and illustrated, the single-family dwelling and associated site improvements complies with these requirements. The allowed height for main structures is 30 feet. The proposed project addition increases the height and will result in 30 feet from average natural grade. Allowed maximum site coverage is 25% of 29,260 square feet, while the project will result in 10,050 square feet of coverage, or 8.6%. Therefore, the proposed project meets the required site development standards of the RDR zoning district.

f) Geologic Hazards. The project site is in an area of known geological hazard. According to the prepared Geologic Hazards Assessment (County of Monterey Library No. LIB250030), this site is suitable for the residential use this project proposes, there are no geological or seismic hazards that would preclude this property from being developed, and the proposed development is adequately setback from the known fault trace. See Finding 2, evidence "c".

g) Land Use Advisory Committee (LUAC) Review. Based on the LUAC guidelines, the project was not referred to the Greater Monterey Peninsula Advisory Committee (LUAC) for review because it does not involve a public hearing Design Approval, a Lot Line Adjustment, preparation of an Initial study, or a Variance.

h) The project planner conducted a virtual site inspection to verify that the project on the subject parcel conforms to the plans listed above.

i) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240243.

2. FINDING: **SITE SUITABILITY –** The site is physically suitable for the proposed development and/or use.

EVIDENCE: a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Monterey County Regional FPD. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.

b) The following reports have been prepared:

- "Pre-Construction Tree Impact Assessment for 8230 Vista Monterra" (LIB250055) prepared by Rob Thompson, Monterey, CA, February 10, 2025.
- "Updated Geotechnical Report and Geological Hazards Report" (LIB250030) prepared by Lawrence E. Grice of Grice Engineering Inc., Salinas, CA, December 30, 2024.

County staff independently reviewed these reports and concurs with their conclusions. There are no physical or environmental constraints that would indicate that the site is not suitable for the use. All development shall be in accordance with these reports.

c) An updated Geological and Geotechnical Report (County of Monterey Library No. 250030) was prepared for this project, where the qualified civil engineer made multiple recommendations for the development, including that all sub-grades be evaluated to determine suitability prior to further processing or placement of overlay structures, all loose and disturbed soils be process as engineered fill within the new building envelopes and for any portion of the development to receive on-grade engineered structures. In addition, the waterproof membrane should be placed over a capillarity break consisting of 4 inches of open graded rock, round and sub-round rock to prevent punctures of the membrane. Therefore, as proposed and designed, the site is found to be suitable for the development.

d) Staff conducted a virtual site inspection to verify that the site is suitable for this use.

e) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240243.

3. FINDING: **HEALTH AND SAFETY –** The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

EVIDENCE:

a) The project was reviewed by HCD-Planning, HCD- Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Monterey County Regional FPD. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

b) All necessary public facilities are available to the subject property. Domestic water and sewage services are currently, and will continue to be, provided by Canada Woods Water Company.

c) Staff conducted a virtual site inspection to verify that the site is suitable for this use.

d) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240243.

4. FINDING: **NO VIOLATIONS –** The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.

EVIDENCE:

a) Staff reviewed County of Monterey HCD-Planning and HCD-Building Services records and is not aware of any violations existing on subject property.

b) Staff conducted a virtual site inspection and researched County records to assess if any violation exists on the subject property.

c) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240243.

5. FINDING: **CEQA (Exempt) –** The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

EVIDENCE:

a) California Environmental Quality Act (CEQA) Guidelines Section 15301 categorically exempts projects that involve no expansion of use. The use will remain the same and the overall project development footprint will remain within the same footprint as the existing residence, and the area in which the project is located is not environmentally sensitive.

b) The project consists of the demolition of an existing single-family residence on an existing residentially zoned property and constructing a

new single family dwelling within the same general footprint, fitting with the intent CEQA Guidelines section 15301.

c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. There is no substantial evidence of an unusual circumstance because no feature or condition of the project distinguishes it from the exempt class. There is no significant effect on the environment due to unusual circumstances. No trees are proposed for removal and the proposed development is not visible from any scenic corridor or scenic highway. There is no cumulative impact without any prior successive projects of the same type in the same place, over time and no new land use is proposed. The site is not included on any list compiled pursuant to Section 65962.5 of the Government Code to be considered on a hazardous waste site. There is no substantial evidence to support a fair argument that the project has a reasonable possibility of having a significant effect on the environment or that it would result in a cumulative significant impact.

d) No adverse environmental effects were identified during staff review of the development application during virtual site visit.

e) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240243.

6. FINDING: **APPEALABILITY –** The decision on this project may be appealed to the Planning Commission.

EVIDENCE: a) Planning Commission. Pursuant to Title 21 section 21.80.040.A, the Planning Commission is the appeal authority to consider appeals from the discretionary decisions of the Director of Planning

DECISION

NOW, THEREFORE, based on the above findings and evidence, the HCD Chief of Planning does hereby:

a. Find that the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301(e), and there are no exceptions pursuant to section 15300.2; and

b. Approve an Administrative Permit and Design Approval to allow the demolition of an existing 6,940 square foot single-story single-family dwelling and construction of a 10,191 square foot two-story single-family dwelling with a 728 square foot basement and an attached 1,632 square foot square foot garage, and associated site improvements.

PASSED AND ADOPTED this 1st day of October 2025.

Melanie Beretti, AICP
HCD Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY OF THE PLANNING ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE _____.

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

   Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

   Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from Monterey County HCD-Planning and HCD-Building Services Department office in Salinas.

2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

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County of Monterey HCD Planning

DRAFT Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN240243

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Administrative Permit & Design Approval permit (PLN240243) allows the demolition of an existing 6,940 square foot single-story single-family dwelling and construction of a 10,191 square foot two-story single-family dwelling with a 728 square foot basement and an attached 1,632 square foot square foot garage, and associated site improvements. The property is located at 8320 Vista Monterra, Monterey, CA 93940 (Assessor's Parcel Number 259-211-005-000), Greater Monterey Peninsula Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an on-going basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"An Administrative Permit & Design Approval (Resolution Number _____) was approved by the Chief of Planning for Assessor's Parcel Number 259-211-005-000 on October 1st, 2025. The permit was granted subject to 5 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

Proof of recordation of this notice shall be furnished to the Director of HCD - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to the HCD - Planning.

3. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County HCD - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery.
(HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to this condition on an on-going basis.

Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County HCD - Planning and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered."

When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

4. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: The applicant shall submit a Construction Management Plan (CMP) to HCD-Planning and HCD-Engineering Services for
review and approval. The CMP shall include measures to minimize traffic impacts during the construction/grading phase
of the project.
CMP shall include, at a minimum, duration of the construction, hours of operation, truck routes, estimated number of
truck trips that will be generated, number of construction workers, and on-site/off-site parking areas for equipment and
workers and locations of truck staging areas. Approved measures included in the CMP shall be implemented by the
applicant during the construction/grading phase of the project. (Public Works)

Compliance or Monitoring Action to be Performed: 1. Prior to issuance of the Grading Permit or Building Permit, Owner/Applicant/Contractor shall prepare a CMP and shall
submit the CMP to the HCD-Planning and HCD- Engineering Services for review and approval.
2. On-going through construction phases Owner/Applicant/Contractor shall implement the approved measures during the
construction/grading phase of the project.

5. PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The lighting source shall be shielded and recessed into the fixture. The applicant shall submit three (3) copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the Director of HCD - Planning, prior to the issuance of building permits.
(HCD - Planning)

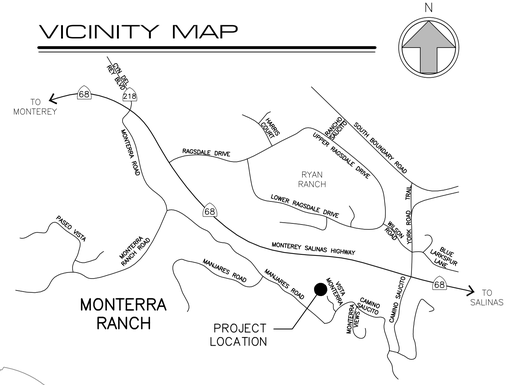
Compliance or Monitoring Action to be Performed: Prior to the issuance of building permits, the Owner/Applicant shall submit three copies of the lighting plans to HCD - Planning for review and approval. Approved lighting plans shall be incorporated into final building plans.

Prior to final/occupancy, the Owner/Applicant/Contractor shall submit written and photographic evidence demonstrating that the lighting has been installed according to the approved plan.

On an on-going basis, the Owner/Applicant shall ensure that the lighting is installed and maintained in accordance with the approved plan.

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VICINITY MAP



PLANNING INFO.

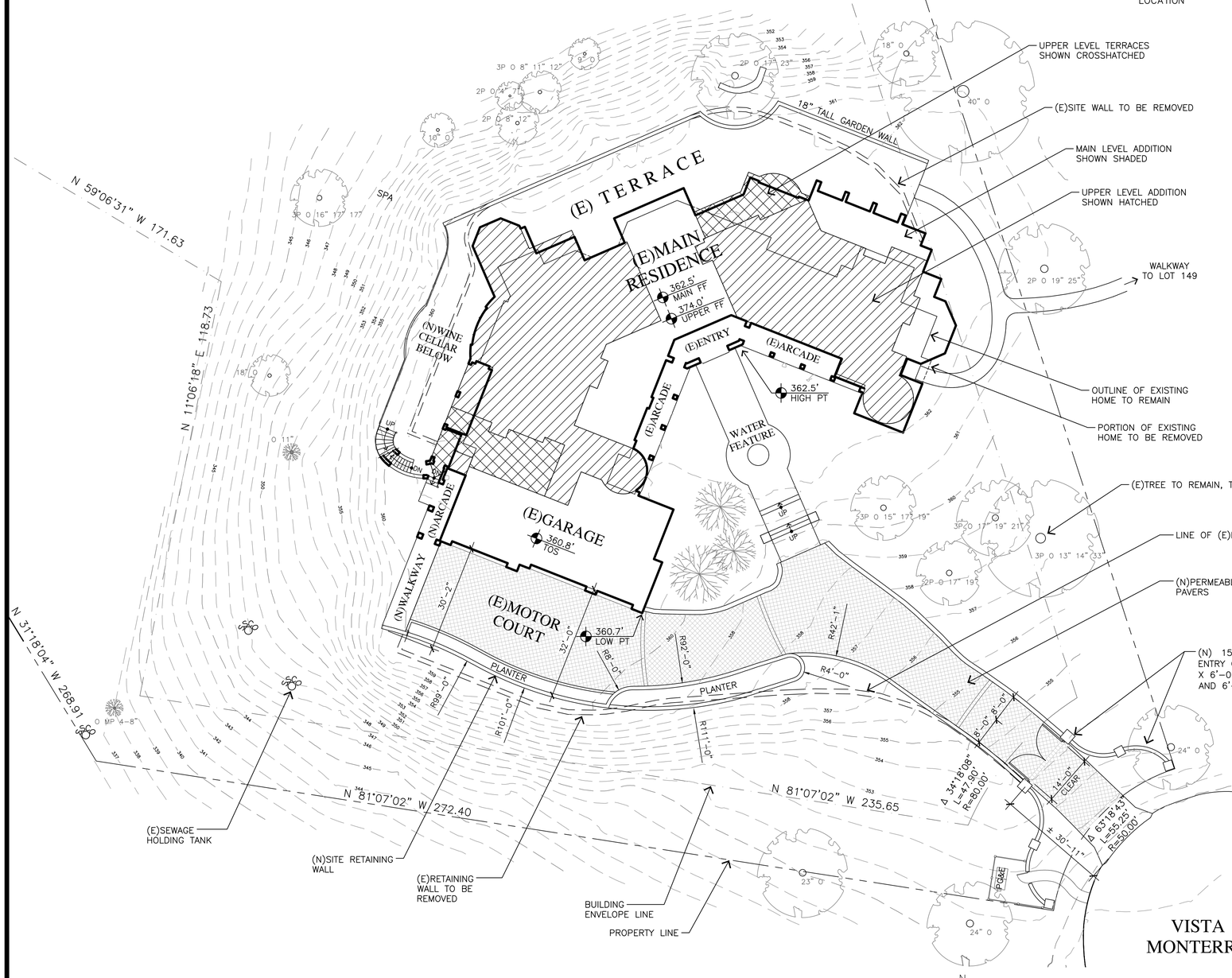
- PROPERTY OWNER:
  DENNIS MOZINGO
  8320 VISTA MONTERRA
  MONTEREY, CA 93940
  (408) 422-5702
- PROJECT ADDRESS:
  8320 VISTA MONTERRA
  MONTEREY, CA 93940
- PROJECT SCOPE:
  - ADD 5,611 SF INCLUDING A 4,126 SF SECOND-STORY ADDITION AND 728 SF BASEMENT TO AN EXISTING 6,940 SF SINGLE LEVEL HOME WITH AN EXISTING ATTACHED GARAGE.
  - SECOND-STORY ADDITION TO INCLUDE 833 SF OF UNCOVERED TERRACES.
  - SITE IMPROVEMENTS INCLUDE A NEW DRIVEWAY GATE WITH SITE WALLS, EXPANSION OF THE EXISTING TERRACE, AND A 123 LF RETAINING WALL.
- OCCUPANCY: R-3, U
- CONST. TYPE: V-B
- A.P.N. 259-211-005
- LEGAL DESC.: MONTERRA RANCH PHASE 6 SUBDIVISION TRACT 1419 LOT 148
- ZONE: RDR/10-UR-VS
- STORIES: 2 + BASEMENT
- MAX BLDG. HT: 30 FT MAIN HOUSE
- GRADING: TBD
- TREE REMOVAL: 0
- TOPOGRAPHY: SLOPING
- PROJECT CODE COMPLIANCE:
  2022 CBC, CMC, CPC, CFC, CEC, CALIFORNIA RESIDENTIAL CODE, CALIFORNIA GREEN BUILDING CODE & CALIFORNIA ENERGY CODE
- LOT AREA: 117,041 S.F. (2.687 AC)
- LOT COVERAGE CALCULATIONS:

	EXISTING	PROPOSED ADDITION	PROPOSED REMOVAL	PROPOSED TOTAL
BUILDINGS	7,803	1,976	12	9,767
TERRACES	0	283	0	283
TOTAL	7,803	2,259	12	**10,050**

- LOT COVERAGE ALLOWED: 29,260 SF (25.0 %)
- LOT COVERAGE PROPOSED: 10,050 SF (8.6 %)
- F.A.R. CALCULATIONS

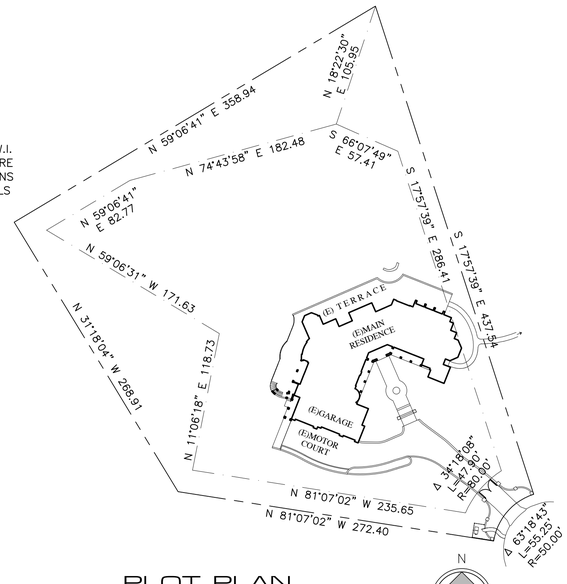
MAIN BUILDING	EXISTING	PROPOSED ADDITION	PROPOSED REMOVAL	PROPOSED TOTAL
MAIN LEVEL	5,283	1,619	109	6,793
UPPER LEVEL	0	4,126	0	4,126
GARAGE	1,657	64	89	1,632
BASEMENT (NIC)	0	(728)	0	(728)
TOTAL	6,940	5,809	198	**12,551**

- F.A.R. PROPOSED: 12,551 SF (10.7 %)



SITE PLAN

1/16"=1'-0"



PLOT PLAN

JUN A. SILLANO, AIA

IDG
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PACIFIC GROVE CA
93950

PH (831) 646-1261
FAX (831) 646-1290
EMAIL idg@idg-inc.net
WEB idg-inc.net

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PROJECT/CLIENT:

MOZINGO RESIDENCE

PROJECT ADDRESS:

8320 VISTA MONTERRA
MONTEREY, CA 93940

APN: 259-211-005

DATE: AUGUST 26, 2024
PLANNING SUBMITTAL

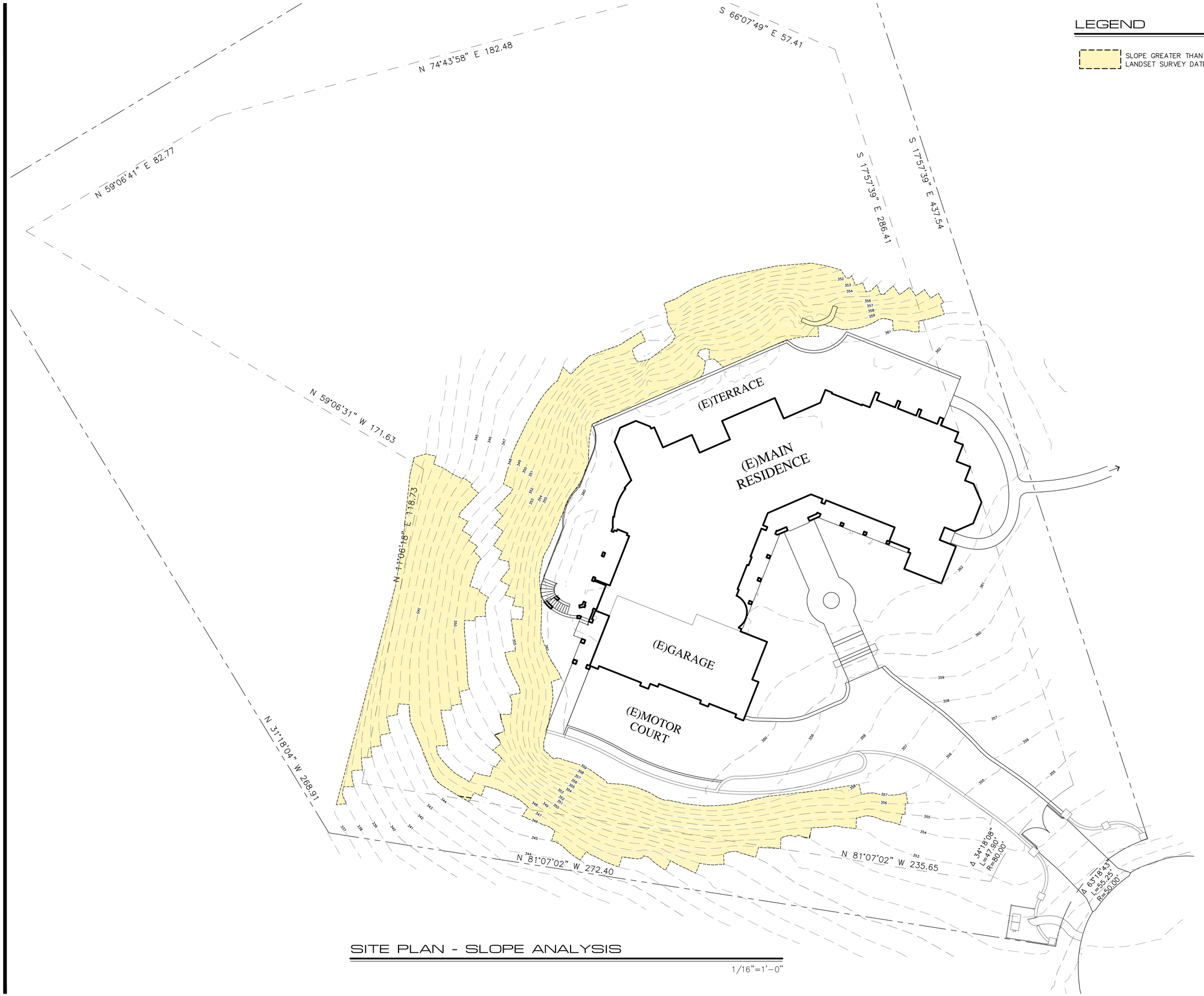
REVISIONS:

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SITE PLAN

SHEET NO.

A1.0



LEGEND

SLOPE GREATER THAN 25% PER LANDSET SURVEY DATED 02/07/2024

SITE PLAN - SLOPE ANALYSIS

1/16"=1'-0"

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8320 VISTA MONTERRA
MONTEREY, CA
93940

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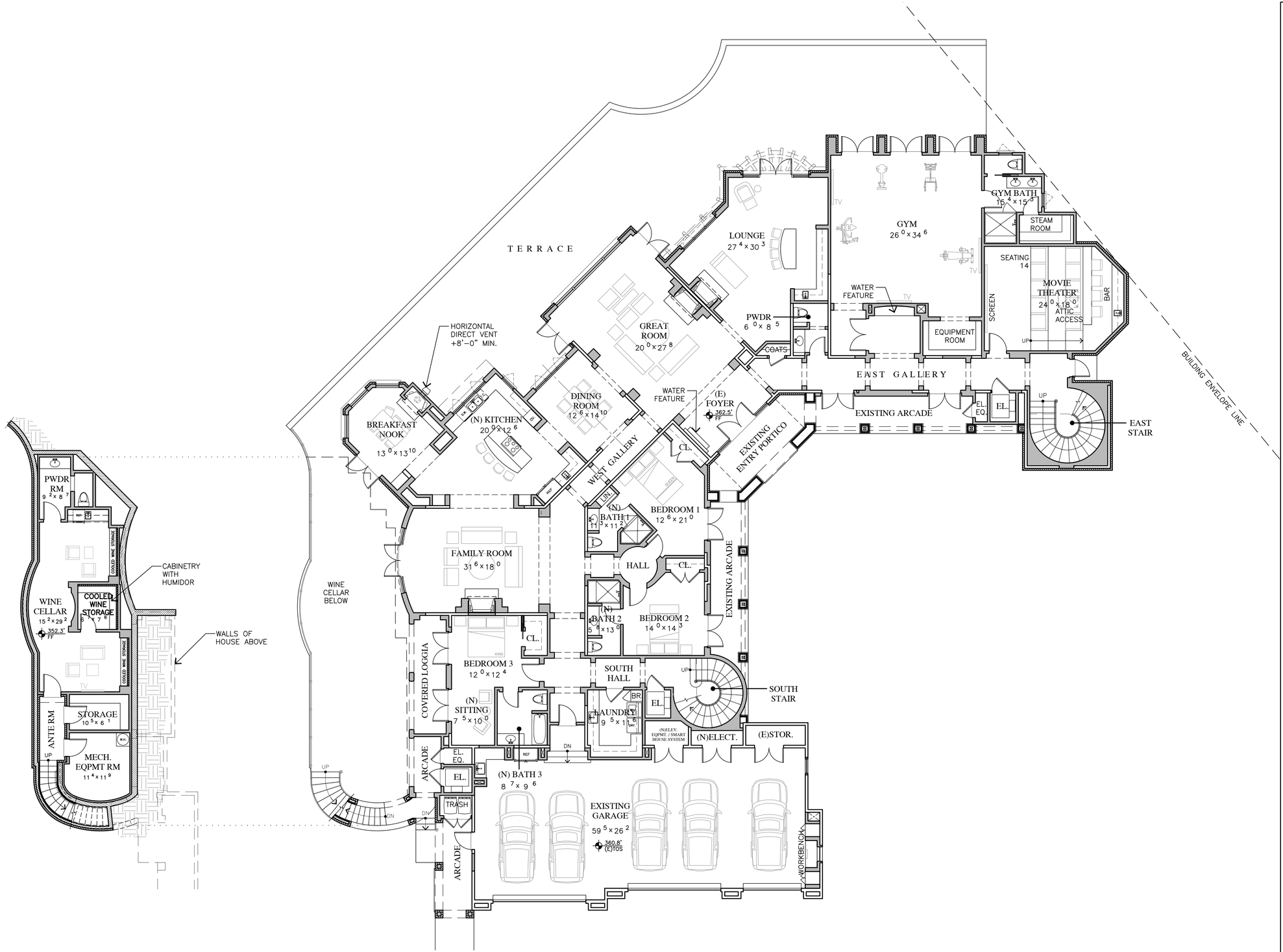
REVISIONS:

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SITE PLAN
SLOPE ANALYSIS

SHEET NO.

A1.1



LOWER LEVEL PLAN

1/8"=1'-0"

MAIN LEVEL PLAN

1/8"=1'-0"

N

WALL LEGEND

- 2X EXISTING WALL TO REMAIN
- 2X6 EXTERIOR STUD FRAMED WALL
- 2X4 INTERIOR STUD FRAMED WALL, U.O.N.
- STONE VENEER

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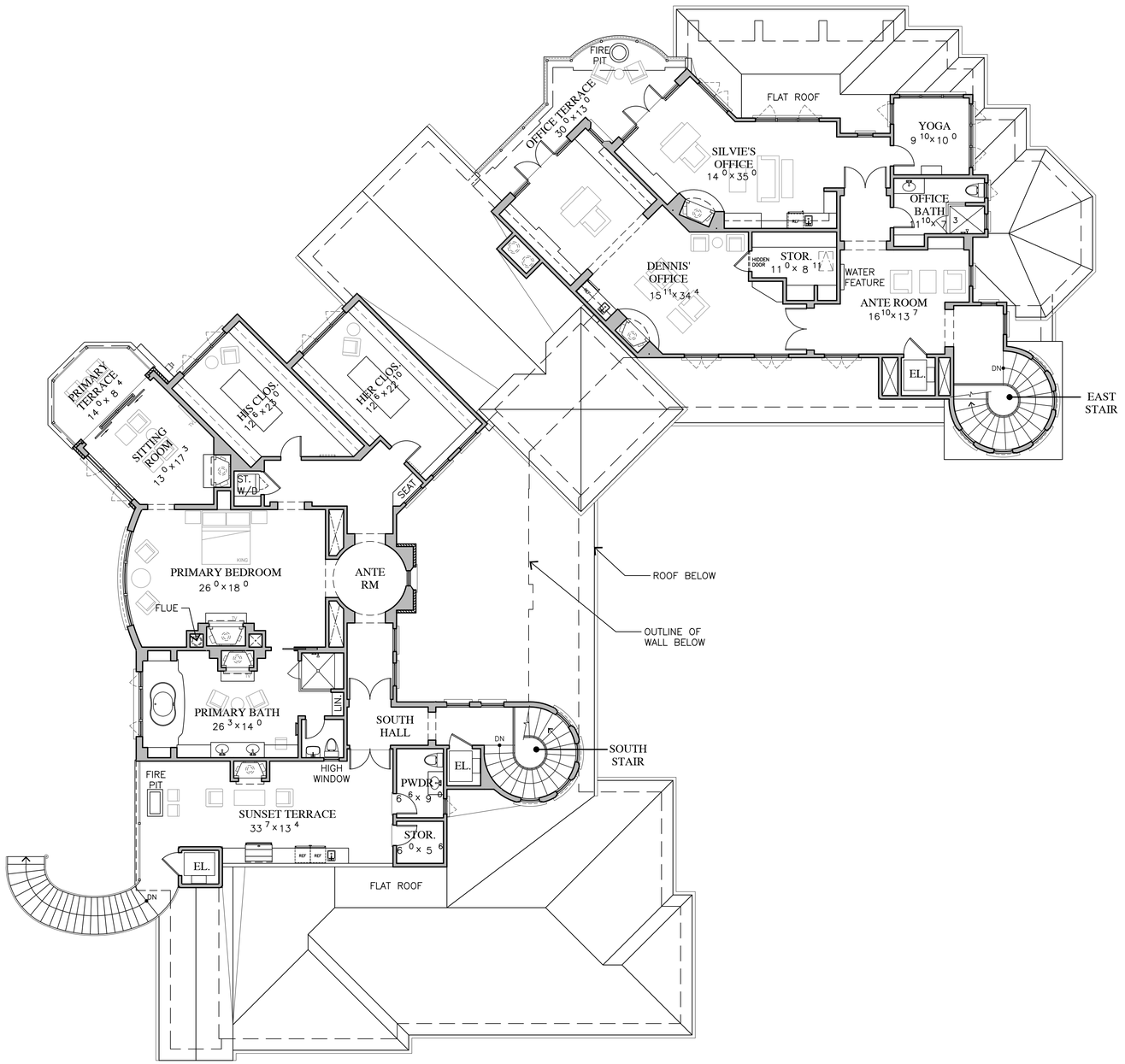
REVISIONS:

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MAIN HOUSE
MAIN LEVEL
FLOOR PLAN

SHEET NO.

A2.0



UPPER LEVEL PLAN

1/8"=1'-0"

N

WALL LEGEND

- 2X EXISTING WALL TO REMAIN
- 2X6 EXTERIOR STUD FRAMED WALL
- 2X4 INTERIOR STUD FRAMED WALL, U.O.N.
- STONE VENEER

JUN A. SILLANO, AIA

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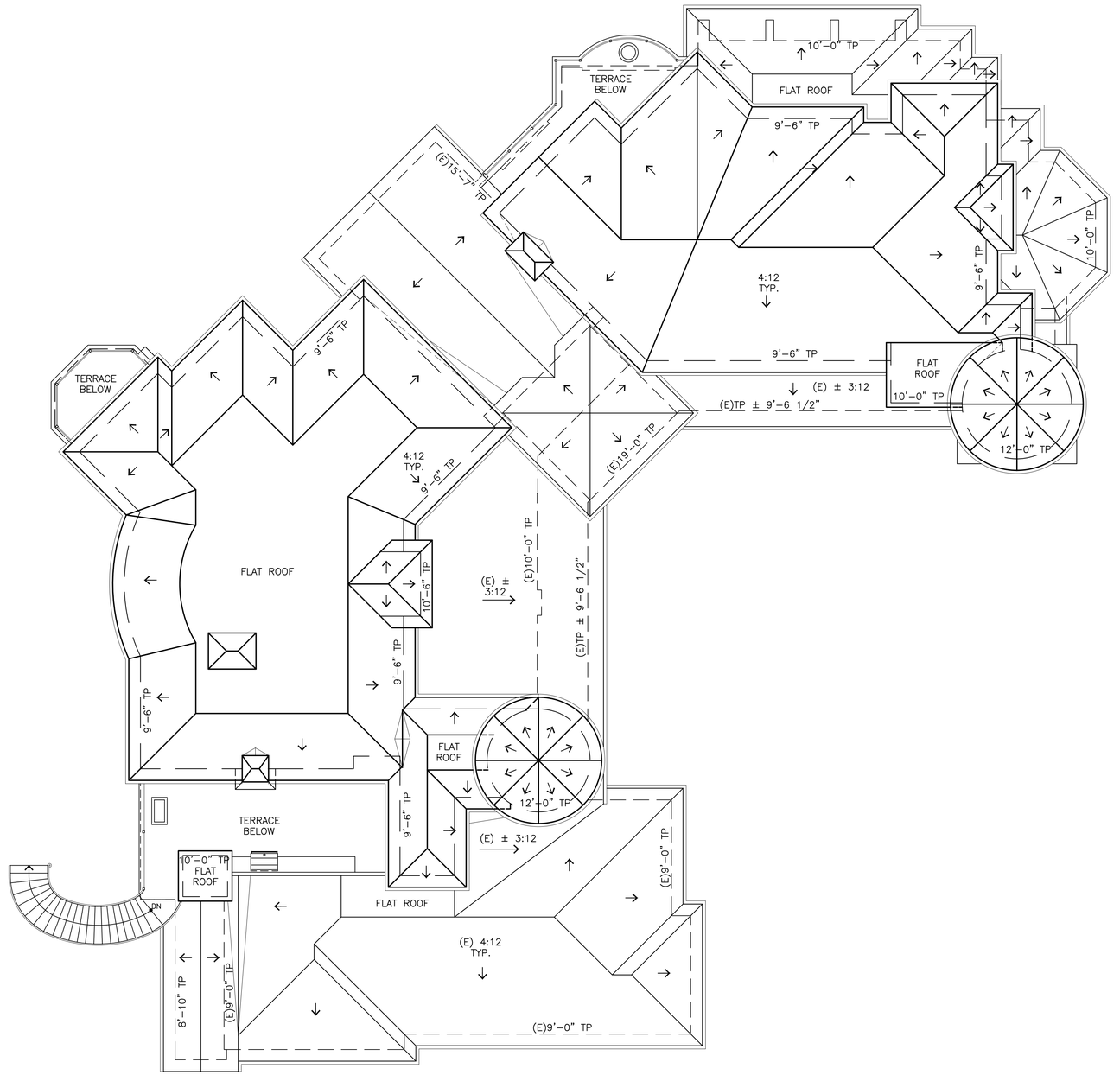
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MAIN HOUSE
UPPER LEVEL
FLOOR PLAN

SHEET NO.

A3.0



ROOF PLAN

1/8"=1'-0"

N

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PROJECT/CLIENT:

MOZINGO
RESIDENCE

PROJECT ADDRESS:

8320 VISTA
MONTERRA
MONTEREY, CA
93940

APN: 259-211-005

DATE: AUGUST 26, 2024
PLANNING SUBMITTAL

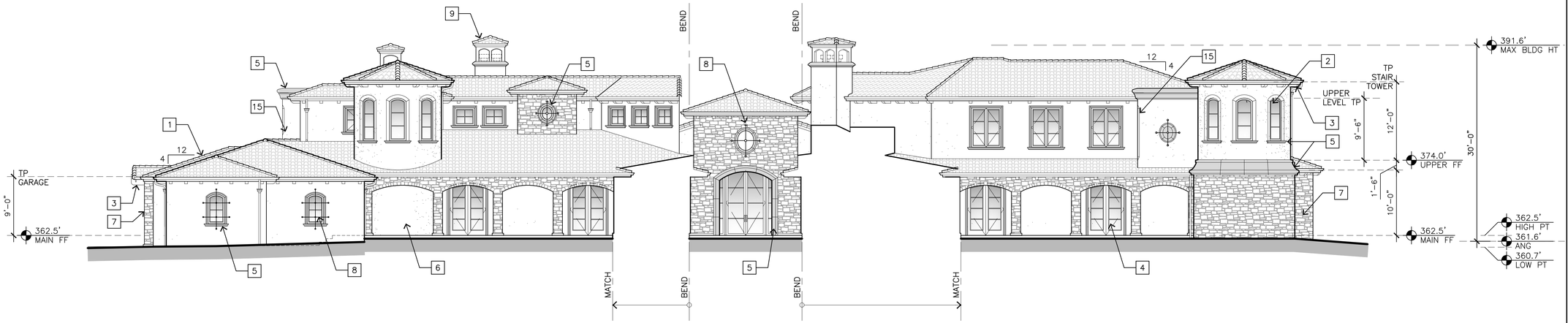
REVISIONS:

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MAIN HOUSE
ROOF
PLAN

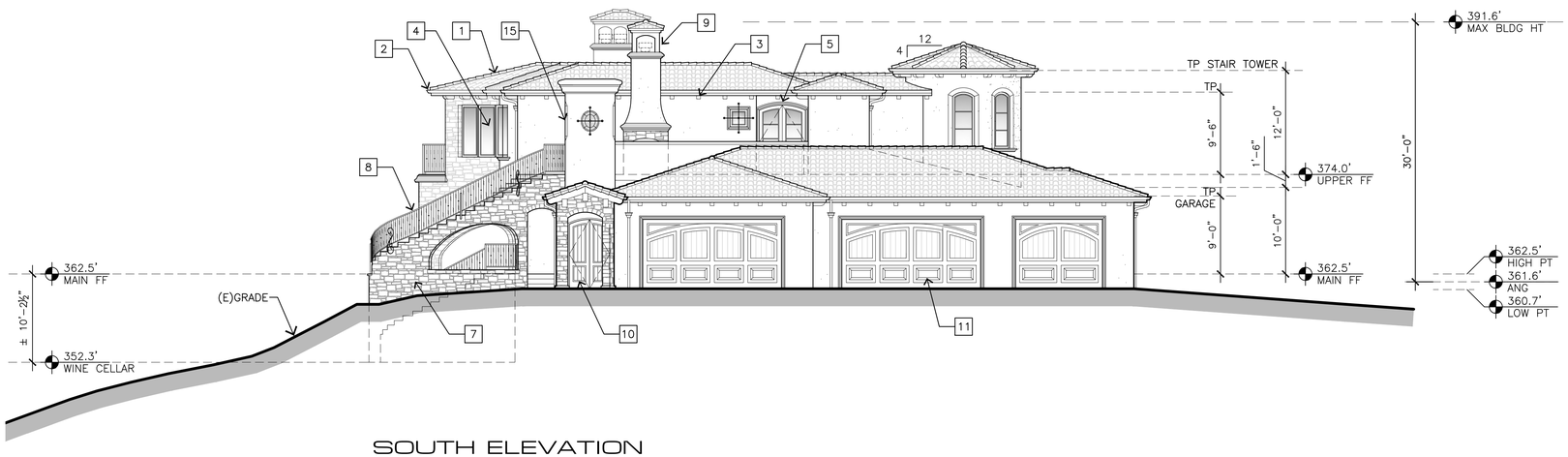
SHEET NO.

A5.0



SOUTHEAST ELEVATION

1/8"=1'-0"

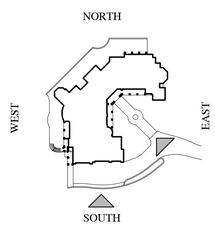


SOUTH ELEVATION

1/8"=1'-0"

EXTERIOR FINISH LEGEND

1. CLASS 'A' CLAY TILE ROOF, MATCH EXISTING
2. 5" O-GEE COPPER GUTTERS AND DOWNSPOUTS, MATCH EXISTING
3. 6X6 CEDAR RAFTER TAILS TO MATCH EXISTING, SEMI-SOLID STAIN
4. METAL EXTERIOR DOORS & WINDOWS, FACTORY FINISH
5. SIMULATED LIMESTONE SURROUND, MOULDINGS AND ACCENTS
6. 7/8" EXTERIOR STUCCO
7. RUSTIC RANDOM STONE VENEER
8. GALVANIZED WROUGHT IRON RAILINGS / GRILLE, PAINTED
9. CHIMNEY CAP
10. WOOD DOOR, SEMI-SOLID STAIN
11. GARAGE DOOR WOOD. SEMI-SOLID STAIN
12. FIREPLACE, SEE SHEET A2.4
13. STUCCO GARDEN WALL
14. BUILT-IN BBQ, SEE SHEET A2.4
15. CHAMFERED CORNER



JUN A. SILLANO, AIA
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STAMPS:

PROJECT/CLIENT:

MOZINGO
RESIDENCE

PROJECT ADDRESS:

8320 VISTA
MONTERRA
MONTEREY, CA
93940

APN: 259-211-005

DATE: AUGUST 26, 2024
PLANNING SUBMITTAL

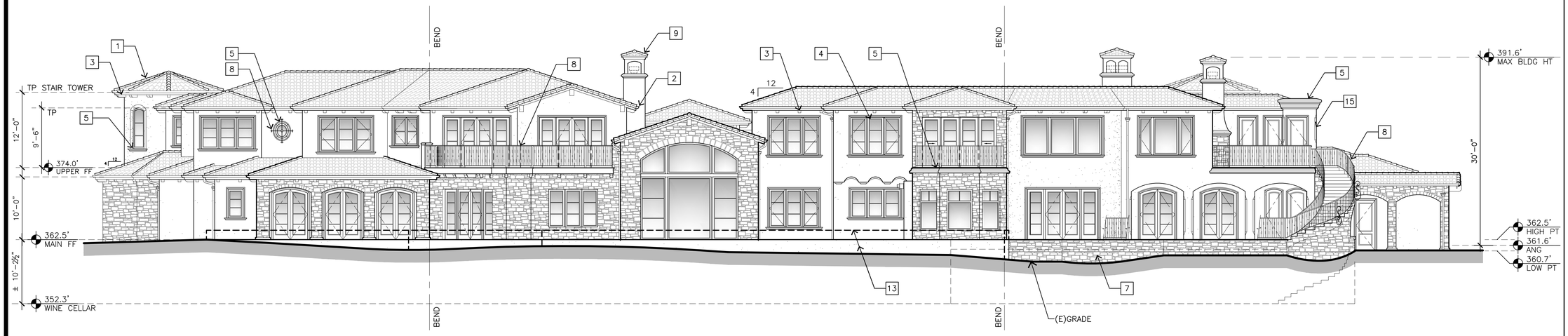
REVISIONS:

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MAIN HOUSE
EXTERIOR
ELEVATIONS

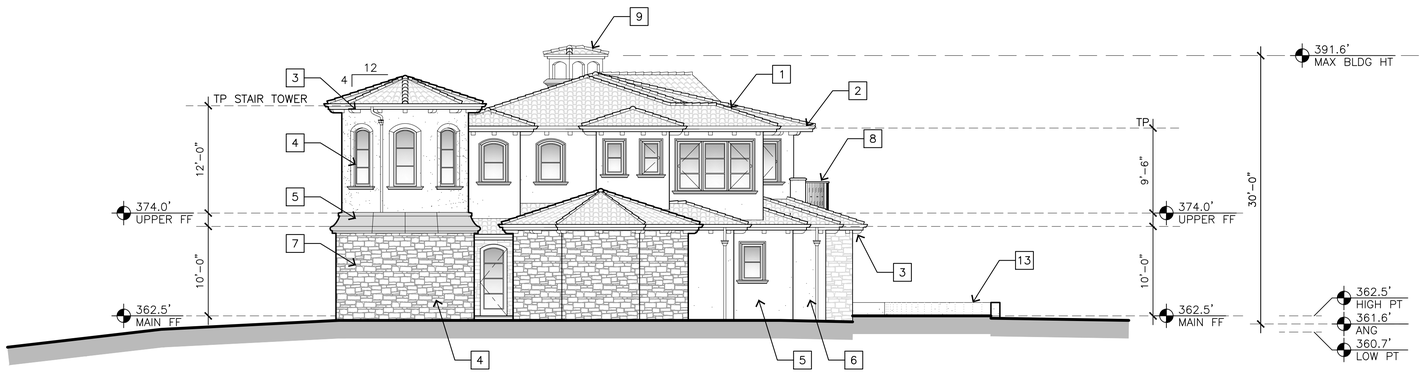
SHEET NO.

A6.0



NORTHWEST ELEVATION

1/8"=1'-0"

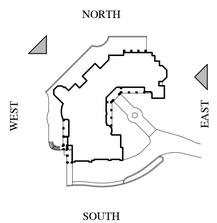


EAST ELEVATION

1/8"=1'-0"

EXTERIOR FINISH LEGEND

1. CLASS 'A' CLAY TILE ROOF, MATCH EXISTING
2. 5" O-GEE COPPER GUTTERS AND DOWNSPOUTS, MATCH EXISTING
3. 6X6 CEDAR RAFTER TAILS TO MATCH EXISTING, SEMI-SOLID STAIN
4. METAL EXTERIOR DOORS & WINDOWS, FACTORY FINISH
5. SIMULATED LIMESTONE SURROUND, MOULDINGS AND ACCENTS
6. 7/8" EXTERIOR STUCCO
7. RUSTIC RANDOM STONE VENEER
8. GALVANIZED WROUGHT IRON RAILINGS / GRILLE, PAINTED
9. CHIMNEY CAP
10. WOOD DOOR, SEMI-SOLID STAIN
11. GARAGE DOOR WOOD. SEMI-SOLID STAIN
12. FIREPLACE, SEE SHEET A2.4
13. STUCCO GARDEN WALL
14. BUILT-IN BBQ, SEE SHEET A2.4
15. CHAMFERED CORNER



JUN A. SILLANO, AIA
IDG
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721 LIGHTHOUSE AVE
PACIFIC GROVE CA
93950
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FAX ■ (831) 648-1290
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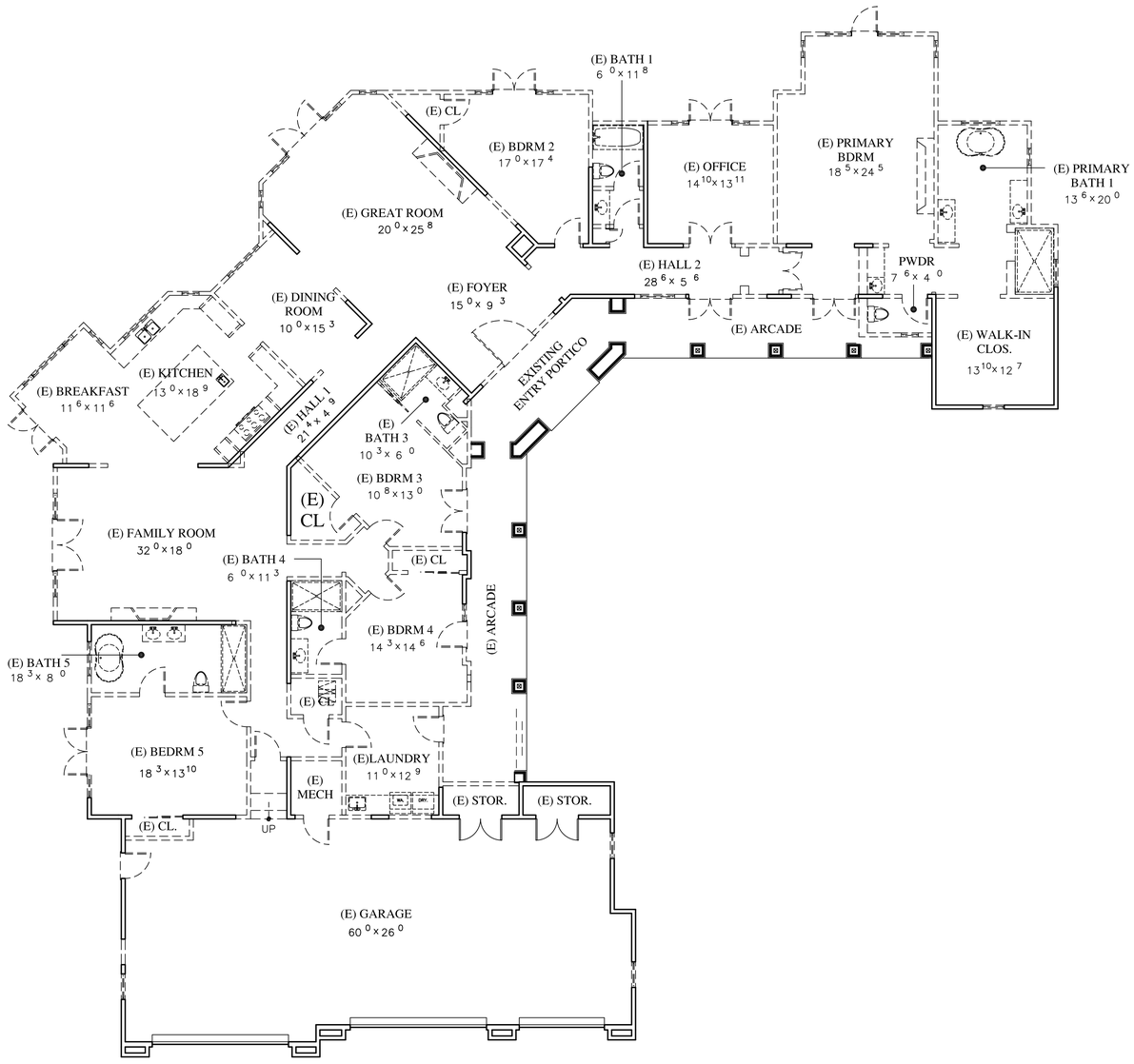
REVISIONS:

1. _____
2. _____
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MAIN HOUSE
EXTERIOR
ELEVATIONS

SHEET NO.

A 6.1



MAIN LEVEL EXISTING - DEMOLITION PLAN

1/8"=1'-0"

N

WALL LEGEND

- 2X EXISTING WALL TO REMAIN
- (E) DOOR OR WINDOW TO BE REMOVED
- 2X EXISTING WALL TO BE REMOVED

JUN A. SILLANO, AIA

IDG

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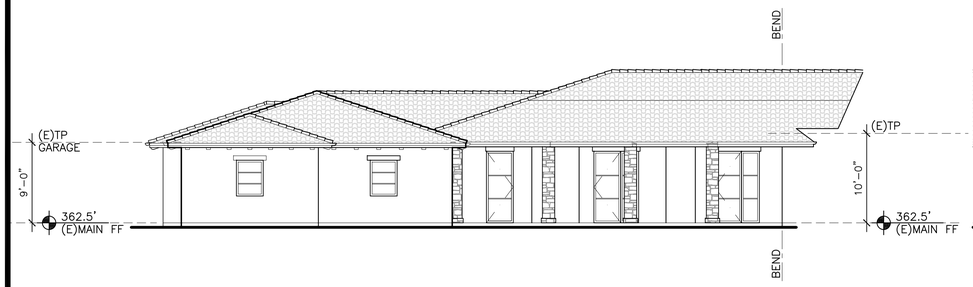
REVISIONS:

1 _____
2 _____
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4 _____
5 _____
6 _____

MAIN HOUSE
EXISTING /
DEMOLITION PLAN

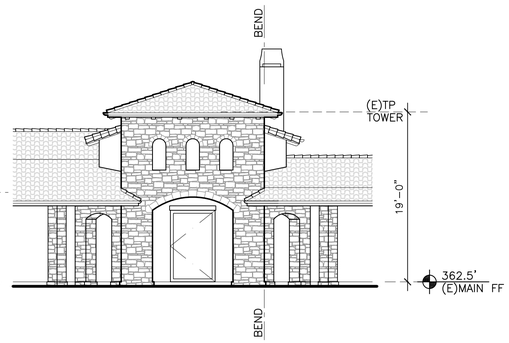
SHEET NO.

D2.0



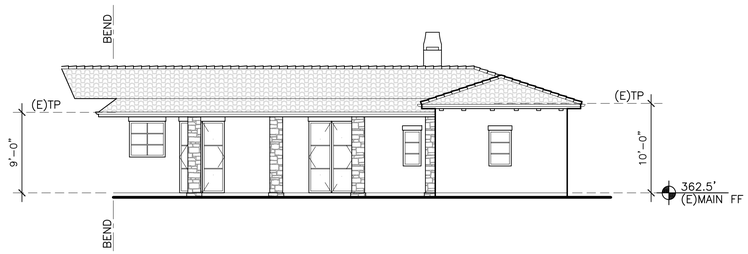
EAST COURTYARD ELEVATION

1/8"=1'-0"



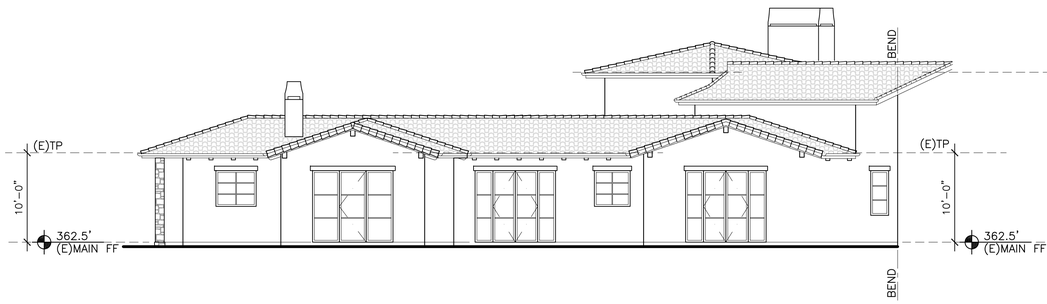
SOUTH-EAST ELEVATION

1/8"=1'-0"



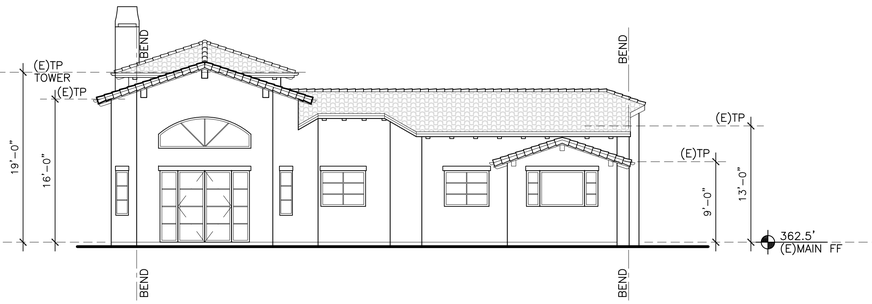
SOUTH COURTYARD ELEVATION

1/8"=1'-0"



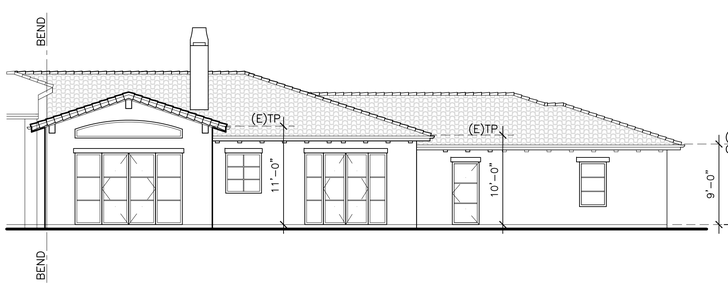
NORTH ELEVATION

1/8"=1'-0"



NORTH-WEST ELEVATION

1/8"=1'-0"



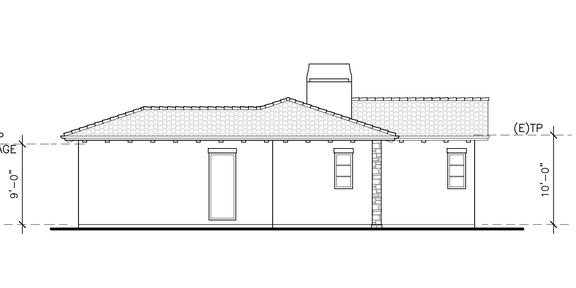
WEST ELEVATION

1/8"=1'-0"



SOUTH ELEVATION

1/8"=1'-0"



EAST ELEVATION

1/8"=1'-0"

JUN A. SILLANO, AIA
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PROJECT/CLIENT:

MOZINGO
RESIDENCE

PROJECT ADDRESS:

8320 VISTA
MONTERRA
MONTEREY, CA
93940

APN: 259-211-005

DATE: AUGUST 26, 2024
PLANNING SUBMITTAL

REVISIONS:

1 _____
2 _____
3 _____
4 _____
5 _____
6 _____

MAIN HOUSE
EXISTING
ELEVATIONS

SHEET NO.

D6.0

CONCEPTUAL GRADING, DRAINAGE & EROSION CONTROL PLAN

OF

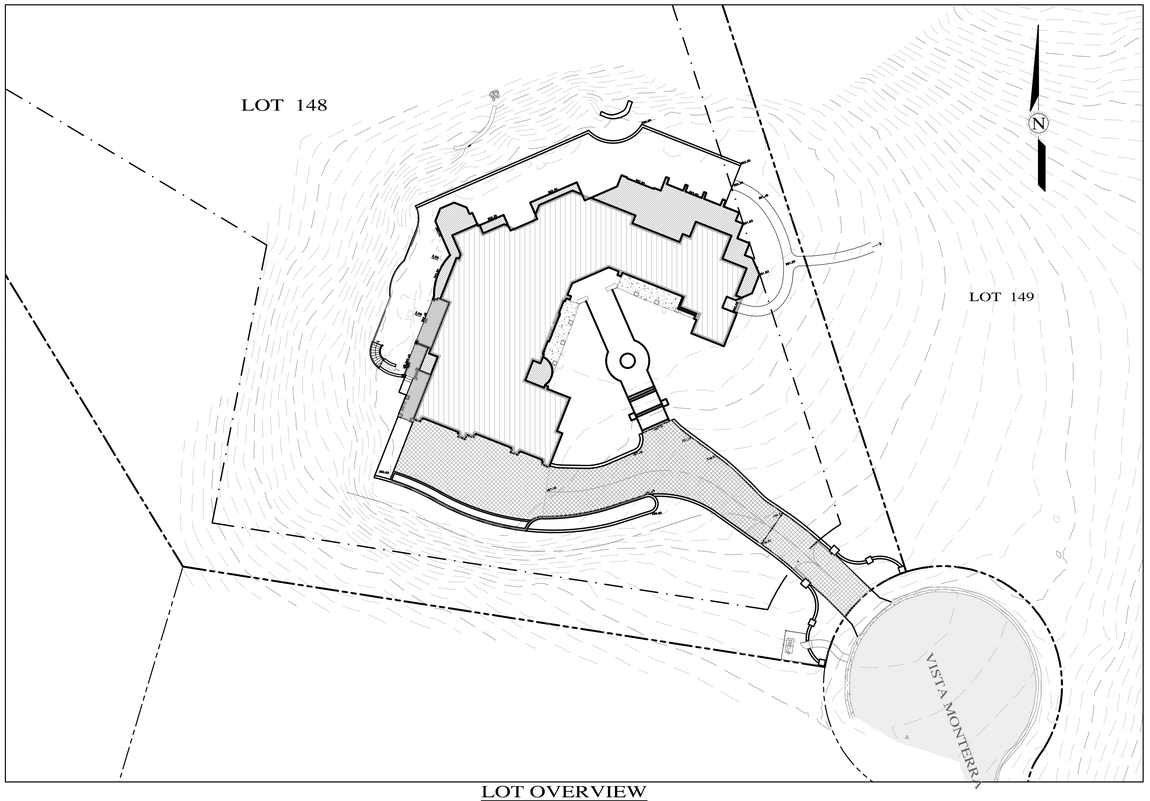
MOZINGO RESIDENCE

APN: 259-211-005

MONTEREY, MONTEREY COUNTY, CALIFORNIA



VICINITY MAP
NOT TO SCALE



LOT OVERVIEW
SCALE: 1"=30'

BUILDING ENVELOPE AREA = 73,007 SQ.FT.
NEW/REPLACE IMPERVIOUS AREA = 2,938 SQ.FT.
TOTAL AREA OF DISTURBANCE = 8,890 SQ.FT.

GRADING QUANTITIES:
CUT = 710 C.Y.
FILL = 10 C.Y.
NET = 700 C.Y. EXPORT

STORM WATER CONTROL NOTES:

1) THE PROJECT IS NOT LOCATED WITHIN THE MUNICIPAL GENERAL PERMIT BOUNDARY AS DEFINED BY THE CALIFORNIA STATE WATER QUALITY CONTROL BOARD ORDER No. 2013-0001-DWQ; THEREFORE, THE POST-CONSTRUCTION STORM WATER MANAGEMENT REQUIREMENTS (PCRs) FOR DEVELOPMENT PROJECTS IN THE CENTRAL COAST REGION DO NOT APPLY.

2) THIS PROJECT WILL CREATE AND/OR REPLACE COLLECTIVELY OVER THE ENTIRE PROJECT 2,938 SF OF IMPERVIOUS SURFACES AND WILL DISTURB A LAND AREA OF 8,890 SQ.FT.

INDEX TO SHEETS

SHEET C1	COVER SHEET
SHEET C2	GRADING, DRAINAGE & UTILITY PLAN
SHEET C3	GRADING SECTIONS
SHEET C4	EROSION & SEDIMENT CONTROL PLAN
SHEET C5	CONSTRUCTION MANAGEMENT PLAN

CONTACT INFORMATION:

PRIMARY: OWNER
MR. & MRS. DENNIS & SILVIE MOZINGO
8320 VISTA MONTERRA
MONTEREY, CA 93940

SECONDARY: ARCHITECT
INTERNATIONAL DESIGN GROUP
ATTN: MS. JULIE PAULSON
721 LIGHT HOUSE AVE.
PEBBLE BEACH, CA 93950
PH (831)646-1261

SITE LOCATION:
8320 VISTA MONTERRA
MONTEREY, CA 93940

" COVER SHEET "

APPROVED BY:
GUY R. GIRAUDO

LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-6970 Fax (831) 443-3801
www.landseteng.com

GRADING, DRAINAGE & EROSION CONTROL PLAN
OF
MOZINGO RESIDENCE
A.P.N.: 259-211-005
MONTEREY, MONTEREY COUNTY, CALIFORNIA
FOR
MR. & MRS. DENNIS & SILVIE MOZINGO

SCALE: AS SHOWN
DATE: JANUARY 2025
JOB NO. 2736-03

No.	DATE	BY	REVISION
	05/19/25	AMS	RELEASED TO CLIENT
	01/17/25	AMS	RELEASED TO CLIENT

SHEET C1
OF 5 SHEETS

L:\PROJ\2736-MOZINGO\2736-CIVIL\DWG\2736-GDECP.DWG,24x36C1

ENERGY DISSIPATOR/
DISPERSION TRENCH-3

CATCH BASIN(N)
GR=346.10
FL=344.60

AREA DRAIN(N)
GR=359.00
FL=352.00

RETAINING WALL(E)

TERRACE (N)

TRENCH DRAIN(N)
GR=362.20

RESIDENCE ADDITION
FF=362.50
FP=359.50

EXISTING MAIN RESIDENCE
(TO BE REMODELED)
FF=362.50 TO REMAIN

TERRACE (N)
(WINE CELLAR BELOW)

TRENCH DRAIN(N)
GR=362.20

RESIDENCE ADDITION
FF=362.50
FP=359.50

EXISTING GARAGE TO REMAIN
FF=360.80

RETAINING WALL(N)

EXISTING MOTOR COURT/DRIVEWAY TO REMAIN
(EXISTING SURFACE DRAINAGE TO REMAIN)

EROSION CONTROL &
ENERGY DISSIPATOR

ENERGY DISSIPATOR/
DISPERSION TRENCH-4

LANDSCAPE WALL(N)
3' MAX. HEIGHT

JUNCTION BOX(N)
GR=361.40

TRENCH DRAIN(N)
GR=362.20
FL=360.70

CATCH BASIN(N)
GR=361.80
FL=360.00

SHEET FLOW DRAINAGE
SAFELY AWAY FROM
BUILDING FOUNDATIONS
(TYPICAL)

STORM DRAIN LINE(N)
12" MIN. COVER
S=1.0% MIN.(TYP.)

AREA DRAIN(N)
GR=361.90

RAIN WATER LEADER(N)
RWL - 12" MIN. COVER
(TYPICAL)

CATCH BASIN(N)
GR=359.90
FL=350.50

LANDSCAPE WALLS(N)
5' MAX. HEIGHT

PLANTER (N)

10 0 5 10 20

PROFESSIONAL ENGINEER
GUY R. GIRAUDO
No. 58569
Exp. 06-30-25
CIVIL
STATE OF CALIFORNIA

APPROVED BY:
GUY R. GIRAUDO

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GRADING, DRAINAGE & EROSION CONTROL PLAN

OF

MOZINGO RESIDENCE
A.P.N.: 259-211-005
MONTEREY, MONTEREY COUNTY, CALIFORNIA
FOR
MR. & MRS. DENNIS & SILVIE MOZINGO

" GRADING, DRAINAGE & UTILITY PLAN "

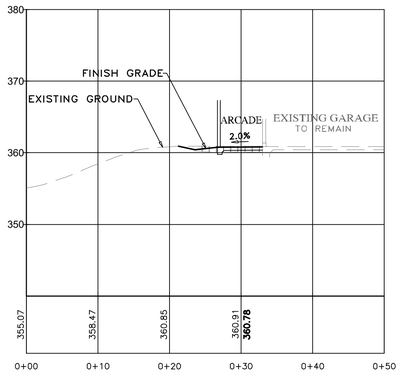
SCALE: 1"=10'
DATE: JANUARY 2025
JOB NO. 2736-03

SHEET C2

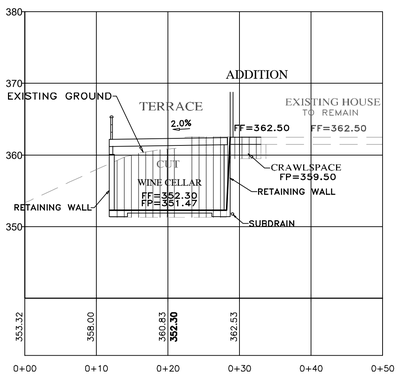
OF 5 SHEETS

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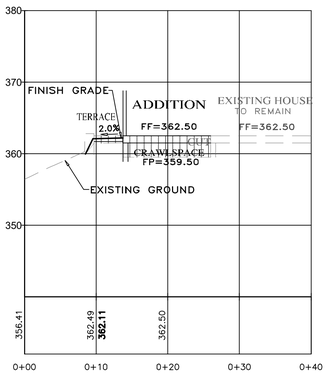
LSPROJ\2736-MOZINGO\2736-CIVIL\DWG\2736-GDECP.DWG/24x36C2



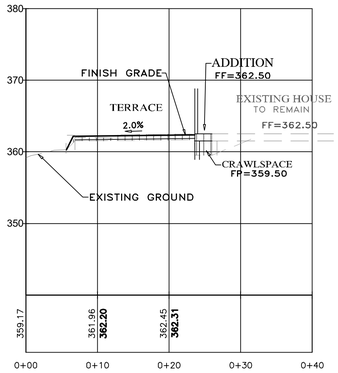
SECTION A-A
SCALE: 1"=10' H&V



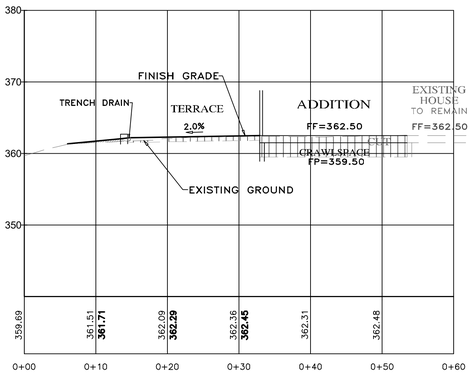
SECTION B-B
SCALE: 1"=10' H&V



SECTION C-C
SCALE: 1"=10' H&V



SECTION D-D
SCALE: 1"=10' H&V



SECTION E-E
SCALE: 1"=10' H&V

NOTES:

- ALL FILL MATERIAL SHALL BE STRUCTURAL FILL PER SOIL'S ENGINEERING INVESTIGATION REPORT
- SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR LAYOUT OF FOUNDATION COMPONENTS.
- OVEREXCAVATION ON BUILDING AREAS PER SOILS ENGINEERING INVESTIGATION REPORT
- FOR SECTION LOCATIONS, SEE SHEET C3 "GRADING, DRAINAGE & UTILITY PLAN".

" GRADING SECTIONS "

GRADING, DRAINAGE & EROSION CONTROL PLAN

OF

MOZINGO RESIDENCE

A.P.N.: 259-211-005

MONTEREY, MONTEREY COUNTY, CALIFORNIA

FOR

MR. & MRS. DENNIS & SILVIE MOZINGO

APPROVED BY:

GUY R. GIRAUDO

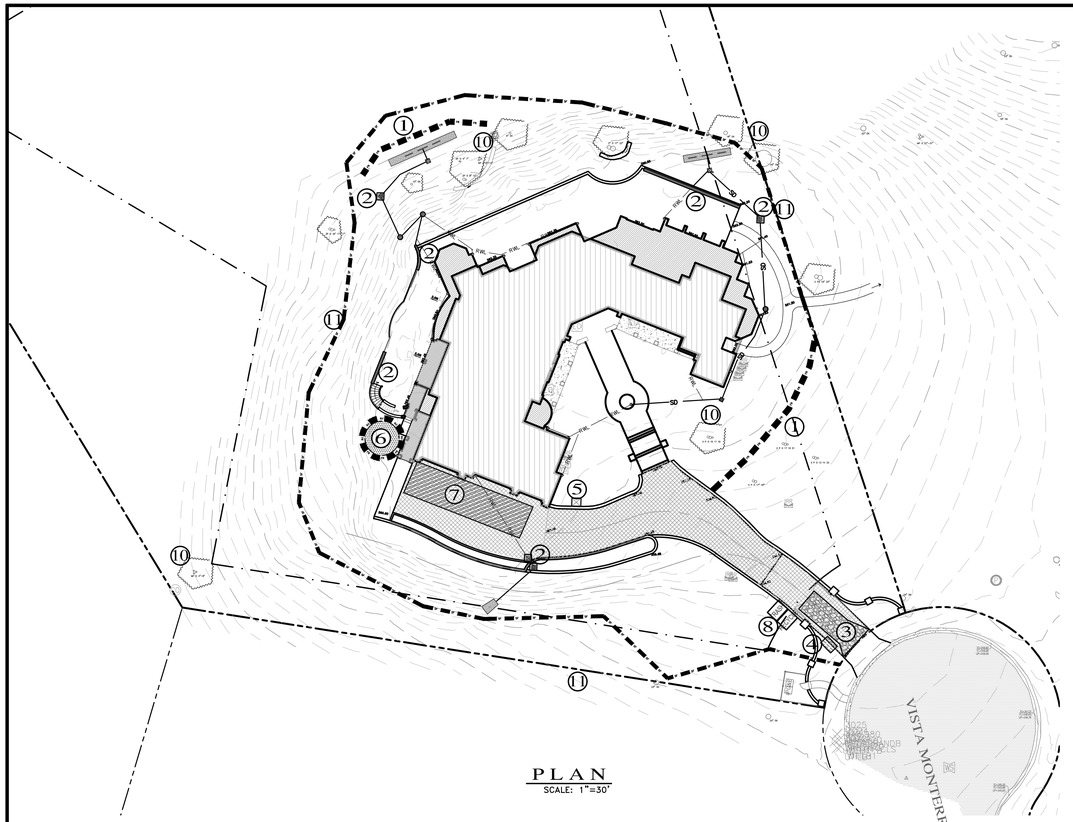
PROFESSIONAL ENGINEER * REGISTERED * STATE OF CALIFORNIA
Guy R. Giraudo
No. 56569
Exp. 08-30-25
Civil

LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
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Office (831) 443-9701 Fax (831) 443-3801
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SCALE: 1"=10' H&V
DATE: JANUARY 2025
JOB NO. 2736-03

SHEET C3
OF 5 SHEETS

No.	DATE	BY	REVISION
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	01/17/25	AMS	RELEASED TO CLIENT



PLAN
SCALE: 1"=30'

LEGEND:

① FR — FIBER ROLLS: THE CONTRACTOR SHALL MAINTAIN A STOCKPILE OF FIBER ROLLS ONSITE, AS THEY CAN BE USED ALONG ERODIBLE SLOPES, ALONG STOCKPILE PERIMETERS, DOWNSLOPE OF EXPOSED SOIL AREAS, AND TO DELINEATE/PROTECT STAGING AREAS. FIBER ROLLS MUST BE TRENCHED INTO THE SOIL AND STAKED (STAKES SPACED MAX. 4' ON CENTER), SEE DETAIL. INSTALL FIBER ROLLS ALONG LEVEL CONTOURS, AND TURN THE ENDS UPHILL. INSPECT WEEKLY AND REMOVE ACCUMULATED SEDIMENT REGULARLY.

② DRAIN INLET PROTECTION: PLACE GEOTEXTILE FILTER FABRIC BENEATH INLET GRATE AND SURROUND ENTIRE INLET WITH GRAVEL BAGS (OVERLAP THE BAGS AND PACK THEM TIGHTLY TOGETHER – SEE DETAIL). INSPECT ALL INLET PROTECTION WEEKLY. REMOVE ACCUMULATED SEDIMENT REGULARLY.

③ STABILIZED CONSTRUCTION ACCESS: INSTALL STABILIZED CONSTRUCTION ACCESS PRIOR TO COMMENCEMENT OF EARTH MOVING OPERATIONS (SEE DETAIL). INSPECT ENTRANCE DAILY, AND ADD ADDITIONAL STONE AS TOP-DRESSING WHEN REQUIRED. USE FENCING OR BARRICADES TO PREVENT VEHICLE TRAFFIC FROM DRIVING AROUND THE STABILIZED ACCESS.

④ CONCRETE WASHOUT: WASHOUT MUST BE LOCATED A MINIMUM OF 50 FEET FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES. DISCONTINUE USE WHEN WASHOUT WASTES REACH 75% OF THE WASHOUT CAPACITY. ALLOW WASHOUT WASTES TO HARDEN, BE BROKEN UP, AND THEN DISPOSED OF PROPERLY.

⑤ SANITARY/SEPTIC WASTE MANAGEMENT: PORTABLE TOILETS WILL BE PROVIDED AND MAINTAINED ONSITE FOR THE DURATION OF THE PROJECT. ALL PORTABLE TOILETS WILL BE EQUIPPED WITH A SECONDARY CONTAINMENT TRAY, AND SHALL BE LOCATED A MINIMUM OF 50' FROM ALL OPERATIONAL STORM DRAIN INLETS. WEEKLY MAINTENANCE SHALL BE PROVIDED AND WASTES LEGALLY DISPOSED OF OFF-SITE

⑥ STOCKPILE MANAGEMENT: SOIL STOCKPILES MUST BE COVERED OR STABILIZED (I.E. WITH SOIL BINDERS) IMMEDIATELY IF THEY ARE NOT SCHEDULED TO BE USED WITHIN 14 DAYS. ACTIVE SOIL STOCKPILES SHALL BE WATERED TWICE DAILY TO AVOID WIND EROSION. SURROUND ALL STOCKPILES WITH FIBER ROLLS OR SILT FENCE. STOCKPILES OF "COLD MIX", TREATED WOOD, AND BASIC CONSTRUCTION MATERIALS SHOULD BE PLACED ON AND COVERED WITH PLASTIC SHEETING OR COMPARABLE MATERIAL AND SURROUNDED BY A BERM.

⑦ CONTRACTOR'S STAGING AREA: THE CONTRACTOR'S STAGING AREA SHALL BE SURROUNDED BY FIBER ROLLS. THE STAGING AREA WILL BE USED TO STORE DELIVERED MATERIALS, AND FOR OVERNIGHT EQUIPMENT PARKING/FUELING. STORED CONSTRUCTION MATERIALS SHALL BE MAINTAINED IN THEIR ORIGINAL CONTAINERS, AND COVERED AT ALL TIMES. PETROLEUM PRODUCTS AND HAZARDOUS MATERIALS SHALL BE STORED WITHIN SECONDARY CONTAINMENT STRUCTURES OR A STORAGE SHED. EQUIPMENT FUELING AND MAINTENANCE WILL ONLY OCCUR WITHIN THE DESIGNATED STAGING AREA. DRIP PANS OR ABSORBENT PADS MUST BE USED DURING ALL FUELING OR MAINTENANCE ACTIVITIES. AN AMPLE SUPPLY OF SPILL CLEANUP MATERIALS SHALL BE MAINTAINED IN THE STAGING AREA AT ALL TIMES.

⑧ TRASH / RECYCLE — WASTE MANAGEMENT: SOLID WASTES WILL BE LOADED DIRECTLY ONTO TRUCKS FOR OFF-SITE DISPOSAL. WHEN ON-SITE STORAGE IS NECESSARY, SOLID WASTES WILL BE STORED IN WATERTIGHT DUMPSTERS IN THE GENERAL STORAGE AREA OF THE CONTRACTOR'S YARD. DUMPSTERS AND/OR TRASH BINS SHALL BE COVERED AT THE END OF EACH WORK DAY. HAZARDOUS WASTES SHALL NOT BE STORED ONSITE. CONSTRUCTION DEBRIS AND GENERAL LITTER WILL BE COLLECTED DAILY AND WILL NOT BE ALLOWED NEAR DRAINAGE INLETS OR DRAINAGE SYSTEMS.

⑨ FOR INFORMATION ONLY — GRAVEL BAG CHECK DAM: GRAVEL BAGS SHALL CONSIST OF WOVEN POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE FABRIC, MIN. UNIT WEIGHT OF 4OZ/SY. BAGS SHALL BE A MINIMUM OF 18" LONG X 12" WIDE X 3" THICK, FILLED WITH ½" – 1" CRUSHED ROCK. TIGHTLY ABUT BAGS AND CONSTRUCT CHECK DAM AT LEAST 3 BAGS WIDE X 2 BAGS HIGH. INSPECT CHECK DAM REGULARLY AND REMOVE ACCUMULATED SEDIMENT.

⑩ TREE PROTECTION: TREE PROTECTION SHALL CONSIST OF ORANGE PLASTIC MESH FENCING, AND SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF EARTH-MOVING OPERATIONS (SEE DETAIL). INSTALL FENCING ALONG THE DRIP LINE OF TREES, AND INSTRUCT EMPLOYEES AND SUBCONTRACTORS TO HONOR PROTECTIVE DEVICES. TREE INJURIES SHALL BE ATTENDED TO BE A LICENSED AND CERTIFIED ARBORIST.

⑪ SF — SILT FENCE: SILT FENCE SHALL CONSIST OF WOVEN GEOTEXTILE FABRIC WITH A MINIMUM WIDTH OF 36 INCHES. WOOD STAKES SHALL BE COMMERCIAL QUALITY LUMBER, SPACED A MAXIMUM OF 6' APART AND DRIVEN SECURELY INTO THE GROUND (SEE DETAIL). FENCING FABRIC SHALL BE KEYED INTO THE SOIL AS PER MANUFACTURER'S RECOMMENDATIONS. INSTALL SILT FENCE ALONG LEVEL CONTOURS. TURN THE ENDS OF THE SILT FENCE UPHILL TO PREVENT WATER FROM FLOWING AROUND THE FENCE. INSPECT SILT FENCE DAILY, AND MAKE REPAIRS IMMEDIATELY.

EROSION & SEDIMENT CONTROL NOTES:

1) ALL EROSION CONTROL MEASURES SHALL CONFORM WITH THE COUNTY OF MONTEREY EROSION CONTROL ORDINANCE.

2) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN EFFECT FOR ANY CONSTRUCTION DURING THE RAINY SEASON, APPROX. OCTOBER 15 TO APRIL 15. EROSION CONTROL PLAN SHALL BE PREPARED AND SUBMITTED FOR APPROVAL BY SEPT. 15 OF ANY OR EACH CALENDAR YEAR THAT CONSTRUCTION MAY EXTEND BEYOND OCTOBER 15.

3) ALL SLOPES SHALL BE PROTECTED WITH STRAW MULCH OR SIMILAR MEASURES TO PROTECT AGAINST EROSION UNTIL SUCH SLOPES ARE PERMANENTLY STABILIZED.

4) RUNOFF SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.

5) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.

6) EROSION CONTROL PLANTINGS AND MULCH SHALL BE CLOSELY MONITORED THROUGHOUT THE WINTER AND ANY RUNOFF PROBLEMS CORRECTED PROMPTLY. SEE LANDSCAPE ARCHITECT'S PLAN FOR PERMANENT PLANTINGS AND TREE SCHEDULES.

7) DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE GRADING OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.

8) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON THE DOWNHILL PROPERTIES.

9) DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS.

10) REVEGETATION SHALL CONSIST OF A MECHANICALLY APPLIED HYDROMULCH SLURRY OR HAND SEEDED WITH A STRAW MULCH COVER. MULCH SHALL BE ANCHORED BY AN APPROVED METHOD SUCH AS PUNCHING, TACKING, OR THE USE OF JUTE NETTING, AS DEEMED NECESSARY FOR THE SITE CONDITIONS TO ALLOW FOR GERMINATION AND ENABLE ADEQUATE GROWTH TO BE ESTABLISHED.

11) CHECK DAMS, SILT FENCES, FIBER ROLLS OR OTHER DESIGNS SHALL BE INCORPORATED TO CATCH ANY SEDIMENT UNTIL AFTER THE NEWLY EXPOSED AREAS ARE REVEGETATED SUFFICIENTLY TO CONTROL EROSION. EROSION CONTROL PLANTINGS AND MULCH SHALL BE CLOSELY MONITORED THROUGHOUT THE WINTER AND ANY RUNOFF PROBLEMS SHALL BE CORRECTED PROMPTLY. ALL EROSION AND/OR SLIPPAGE OF THE NEWLY EXPOSED AREAS SHALL BE REPAIRED BY THE PERMITTEE AT THEIR EXPENSE.

12) THE GRASS SEED SHALL BE PROPERLY IRRIGATED UNTIL ADEQUATE GROWTH IS ESTABLISHED AND MAINTAINED TO PROTECT THE SITE FROM FUTURE EROSION DAMAGE. ALL NEWLY EXPOSED (DISTURBED) AREAS SHALL BE SEEDED WITH THE FOLLOWING EROSION CONTROL MIX: BROMUS CARINATUS (CALIFORNIA BROME), VULPIA MICROSTACHYS (NUTTALL'S FESCUE), ELYMUS GLAUCUS (BLUE WILD RYE), HORDEUM BRACHYANTHERUM (MEADOW BARLEY), FESTUCA RUNRA'MOLATE BLUE AND A MIXTURE OF LOCALLY NATIVE WILDFLOWERS.

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

14) GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL BMP INSTALLATION AND MAINTENANCE AND SHALL PROVIDE FULL PARTICULARS TO COUNTY RMA-ENVIRONMENTAL SERVICES PRIOR TO BEG. WORK.

TABLE 1706.6 REQUIRED VERIFICATION AND INSPECTION OF SOILS

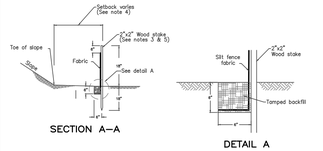
VERIFICATION AND INSPECTION TASK	CONTINUOUS DURING TASK LISTED	PERIODICALLY DURING TASK LISTED
1. Verify material below shallow foundations are adequate to achieve the design bearing capacity	--	X
2. Verify excavations are extended to proper depth and have reached proper material	--	X
3. Perform classification and testing of compacted fill materials	--	X
4. Verify use of proper materials, densities and lift sicknesses during placement and compaction of compacted fill.	X	--
5. Prior to placement of compacted fill, observe subgrade and verify that site has been prepared properly.	--	X

CONSTRUCTION INSPECTION REQUIREMENTS

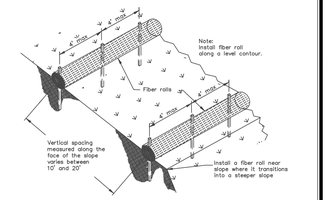
A-PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY GRADING AND EROSION CONTROL REGULATIONS.

B-DURING CONSTRUCTION THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO UPDATE COMPACTION TEST RECORDS, INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMP's INSTALLED, AS WELL AS, TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.

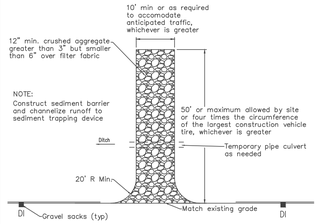
C-PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO CONDUCT A FINAL GRADING INSPECTION, COLLECT FINAL GEOTECHNICAL LETTER OF CONFORMANCE, ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.



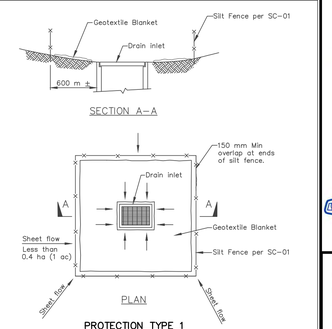
SILT FENCE SE-1
California Stormwater BMP Handbook Construction – CASQA



FIBER ROLLS SE-5
California Stormwater BMP Handbook Construction – CASQA



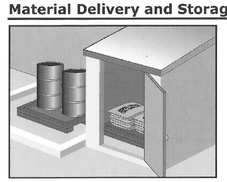
STABILIZED CONSTRUCTION ENTRANCE/EXIT TC-1
California Stormwater BMP Handbook Construction – CASQA



NOTES:
1. For use in areas where grading has been completed and final soil stabilization and seeding are pending.
2. Not applicable in paved areas.
3. Not applicable with concentrated flows.

STORM DRAIN INLET PROTECTION SE-10
California Stormwater BMP Handbook Construction – CASQA

Material Delivery and Storage WM-1



Description and Purpose
Prevent, reduce, or eliminate the discharge of pollutants from material delivery and storage to the stormwater system or watercourses by minimizing the storage of hazardous materials onsite, storing materials in watertight containers and/or a completely enclosed designated area, installing secondary containment, conducting regular inspections, and training employees and subcontractors.

This best management practice covers only material delivery and storage. For other information on materials, see WM-2, Material Use, or WM-4, Spill Prevention and Control. For information on wastes, see the waste management BMPs in this section.

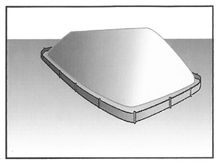
Categories	
EC	Erosion Control
SE	Sediment Control
TC	Tracking Control
WE	Wind Erosion Control
NS	Non-Stormwater Management Control
WM	Waste Management and Materials Pollution Control ☑

Legend: ☑ Primary Category ☒ Secondary Category

Targeted Constituents	
Sediment	☑
Nutrients	☑
Trash	☑
Metals	☑
Bacteria	
Oil and Grease	☑
Organics	☑

Potential Alternatives: None

Stockpile Management WM-3



Description and Purpose
Stockpile management procedures and practices are designed to reduce or eliminate air and stormwater pollution from stockpiles of soil, soil amendments, sand, paving materials such as portland cement concrete (PCC) rubble, asphalt concrete (AC), asphalt concrete rubble, aggregate base, aggregate sub base or pre-mixed aggregate, asphalt minder (so called "cold mix" asphalt), and pressure treated wood.

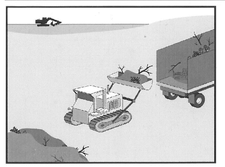
Categories	
EC	Erosion Control
SE	Sediment Control
TC	Tracking Control
WE	Wind Erosion Control
NS	Non-Stormwater Management Control ☒
WM	Waste Management and Materials Pollution Control ☑

Legend: ☑ Primary Category ☒ Secondary Category

Targeted Constituents	
Sediment	☑
Nutrients	☑
Trash	☑
Metals	☑
Bacteria	
Oil and Grease	☑
Organics	☑

Potential Alternatives: None

Solid Waste Management WM-5



Description and Purpose
Solid waste management procedures and practices are designed to prevent or reduce the discharge of pollutants to stormwater from solid or construction waste by providing designated waste collection areas and containers, arranging for regular disposal, and training employees and subcontractors.

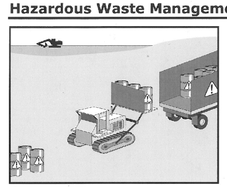
Categories	
EC	Erosion Control
SE	Sediment Control
TC	Tracking Control
WE	Wind Erosion Control
NS	Non-Stormwater Management Control
WM	Waste Management and Materials Pollution Control ☑

Legend: ☑ Primary Objective ☒ Secondary Objective

Targeted Constituents	
Sediment	☑
Nutrients	☑
Trash	☑
Metals	☑
Bacteria	
Oil and Grease	☑
Organics	☑

Potential Alternatives: None

Hazardous Waste Management WM-6



Description and Purpose
Prevent or reduce the discharge of pollutants to stormwater from hazardous waste through proper material use, waste disposal, and training of employees and subcontractors.

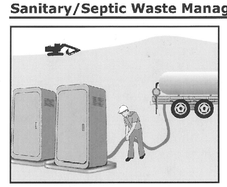
Categories	
EC	Erosion Control
SE	Sediment Control
TC	Tracking Control
WE	Wind Erosion Control
NS	Non-Stormwater Management Control
WM	Waste Management and Materials Pollution Control ☑

Legend: ☑ Primary Objective ☒ Secondary Objective

Targeted Constituents	
Sediment	
Nutrients	☑
Trash	☑
Metals	☑
Bacteria	☑
Oil and Grease	☑
Organics	☑

Potential Alternatives: None

Sanitary/Septic Waste Management WM-9



Description and Purpose
Proper sanitary and septic waste management prevent the discharge of pollutants to stormwater from sanitary and septic waste by providing convenient, well-maintained facilities, and arranging for regular service and disposal.

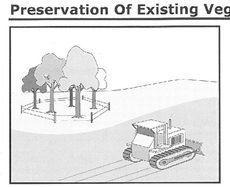
Categories	
EC	Erosion Control
SE	Sediment Control
TC	Tracking Control
WE	Wind Erosion Control
NS	Non-Stormwater Management Control
WM	Waste Management and Materials Pollution Control ☑

Legend: ☑ Primary Category ☒ Secondary Category

Targeted Constituents	
Sediment	
Nutrients	☑
Trash	☑
Metals	
Bacteria	☑
Oil and Grease	
Organics	☑

Potential Alternatives: None

Preservation Of Existing Vegetation EC-2



Description and Purpose
Carefully planned preservation of existing vegetation minimizes the potential of removing or injuring existing trees, vines, shrubs, and grasses that protect soil from erosion.

Categories	
EC	Erosion Control ☑
SE	Sediment Control
TC	Tracking Control
WE	Wind Erosion Control
NS	Non-Stormwater Management Control
WM	Waste Management and Materials Pollution Control

Legend: ☑ Primary Objective ☒ Secondary Objective

Targeted Constituents	
Sediment	☑
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	
Organics	

Potential Alternatives: None

APPROVED BY:
GUY R. GIRARDO
PROFESSIONAL ENGINEER * REGISTERED * STATE OF CALIFORNIA * Guy R. Girardo * No. 58569 * Exp. 06-30-25 * CIVIL
5/21/25

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GRADING, DRAINAGE & EROSION CONTROL PLAN

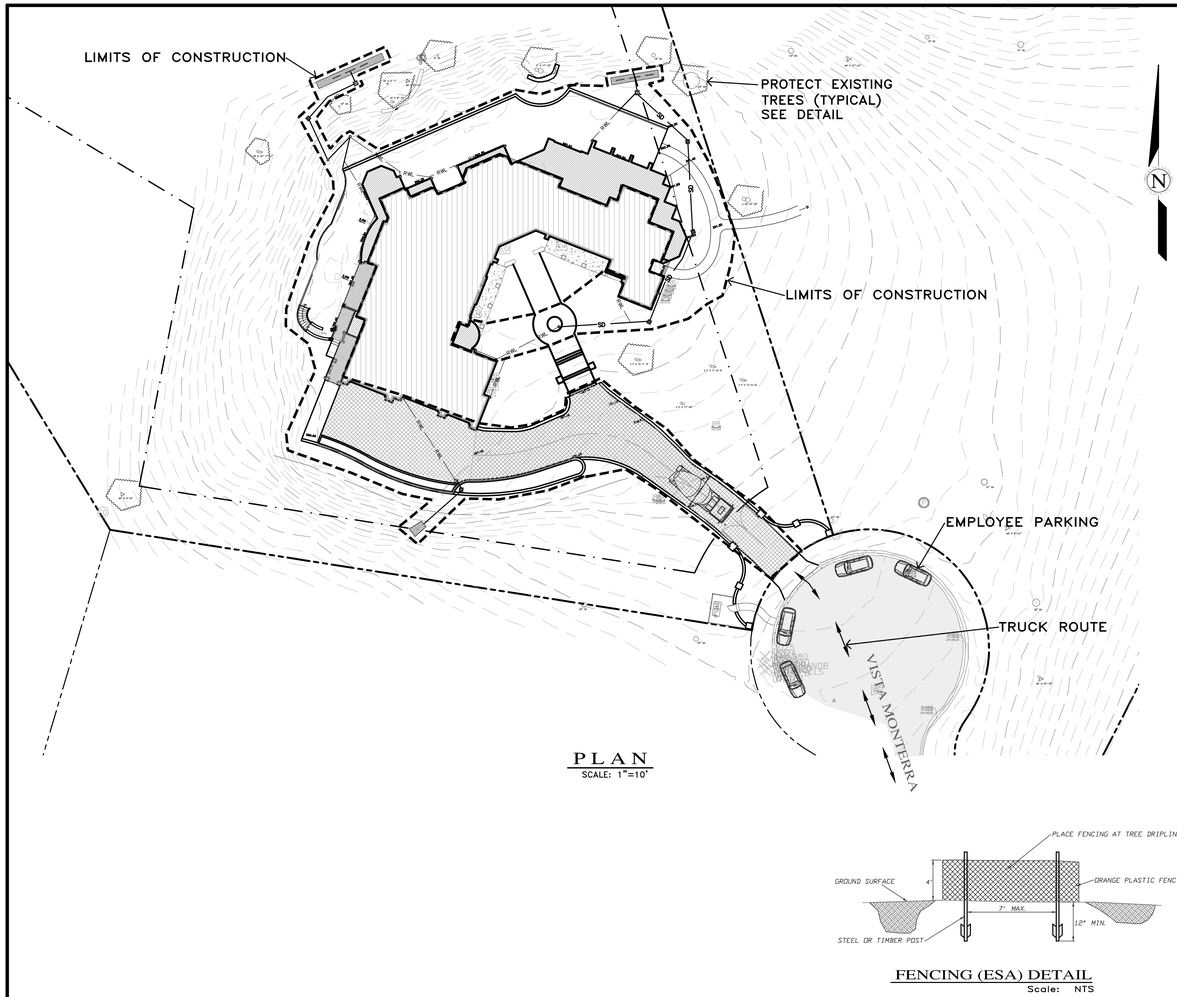
" EROSION & SEDIMENT CONTROL PLAN "

OF
MOZINGO RESIDENCE
A.P.N.: 259-211-005
MONTEREY, MONTEREY COUNTY, CALIFORNIA
FOR
MR. & MRS. DENNIS & SILVIE MOZINGO

SCALE: AS SHOWN
DATE: JANUARY 2025
JOB NO. 2736-03

No.	DATE	BY	REVISION
	05/19/25	AMS	RELEASED TO CLIENT
	01/17/25	AMS	RELEASED TO CLIENT

SHEET C4
OF 5 SHEETS



PLAN
SCALE: 1"=10'

FENCING (ESA) DETAIL
Scale: NTS

EARTHWORK QUANTITIES PER CIVIL ENGINEERING PLANS BY LANDSET ENGINEERS, INC.:
710 CY CUT
10 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 STRUCTURE ADDITIONS, AND INSTALL UNDERGROUND UTILITIES: EXISTING DRIVEWAY AREA TO BE USED FOR MATERIAL AND EQUIPMENT STAGING.

INSTALL NEW CONCRETE DRIVEWAY AND LANDSCAPING.

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

CONSTRUCTION EQUIPMENT AND MATERIALS SHALL NOT BE STAGED ON VISTA MONTERRA 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 CANYON DEL REY BLVD. TO MONTEREY-SALINAS HWY 68 TO CAMINO SAUCITO TO MONTERRA VIEWS TO VISTA MONTERRA. (HAUL TRUCKS EXIT IN THE SAME FASHION.) VEHICLES SHALL NOT BE LEFT UNATTENDED WHILE IN QUEUE (IF NECESSARY) ON VISTA MONTERRA. 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 PARK ALONG IN LEGAL SPACES ALONG THE VISTA MONTERRA CUL-DE-SAC, 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/CLEARING	4	4
GRADING & SOIL REMOVAL (EXPORT)	35	5
ENGINEERING MATERIALS (IMPORT)	2	1
TOTALS	41	10

TRUCK TRIP GENERATION NOTES:

1. TRUCK TRIPS FOR THE GRADING/SOIL REMOVAL IS BASED UPON 20 CUBIC YARDS PER TRUCKLOAD WITH AN AVERAGE OF 8 TRUCK LOADS PER DAY.
2. THERE ARE 700 C.Y. OF SURPLUS SOIL MATERIAL THAT WILL BE EXPORTED OFF THE SITE.
3. GRADING OPERATIONS SHALL TAKE APPROXIMATELY 7 WORKING DAYS TO COMPLETE.
4. THE AMOUNT OF GRADING PER DAY WILL VARY, THE AVERAGE BETWEEN 120 & 170 CUBIC YARDS.

NUMBER OF EMPLOYEES/DAY: 10-15

HOURS OF OPERATION/DAY: 8

PROJECT SCHEDULING: PROJECTED START DATE 9 JUNE 2025, 7 WORKING DAYS TO COMPLETE GRADING, MONDAY THRU FRIDAY, 8:00 A.M. - 4:30 P.M. TOTAL PROJECT DURATION IS APPROXIMATELY 12 MONTHS.

Ⓐ CONSTRUCTION STAGING PLAN



Ⓑ NEIGHBORHOOD TRUCK ROUTING PLAN



Ⓒ OVERALL TRUCK ROUTING PLAN
NOT TO SCALE

" CONSTRUCTION MANAGEMENT PLAN "

GRADING, DRAINAGE & EROSION CONTROL PLAN

OF

MOZINGO RESIDENCE
A.P.N.: 259-211-005
MONTEREY, MONTEREY COUNTY, CALIFORNIA
FOR
MR. & MRS. DENNIS & SILVIE MOZINGO

SCALE: AS SHOWN
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SHEET C5
OF 5 SHEETS

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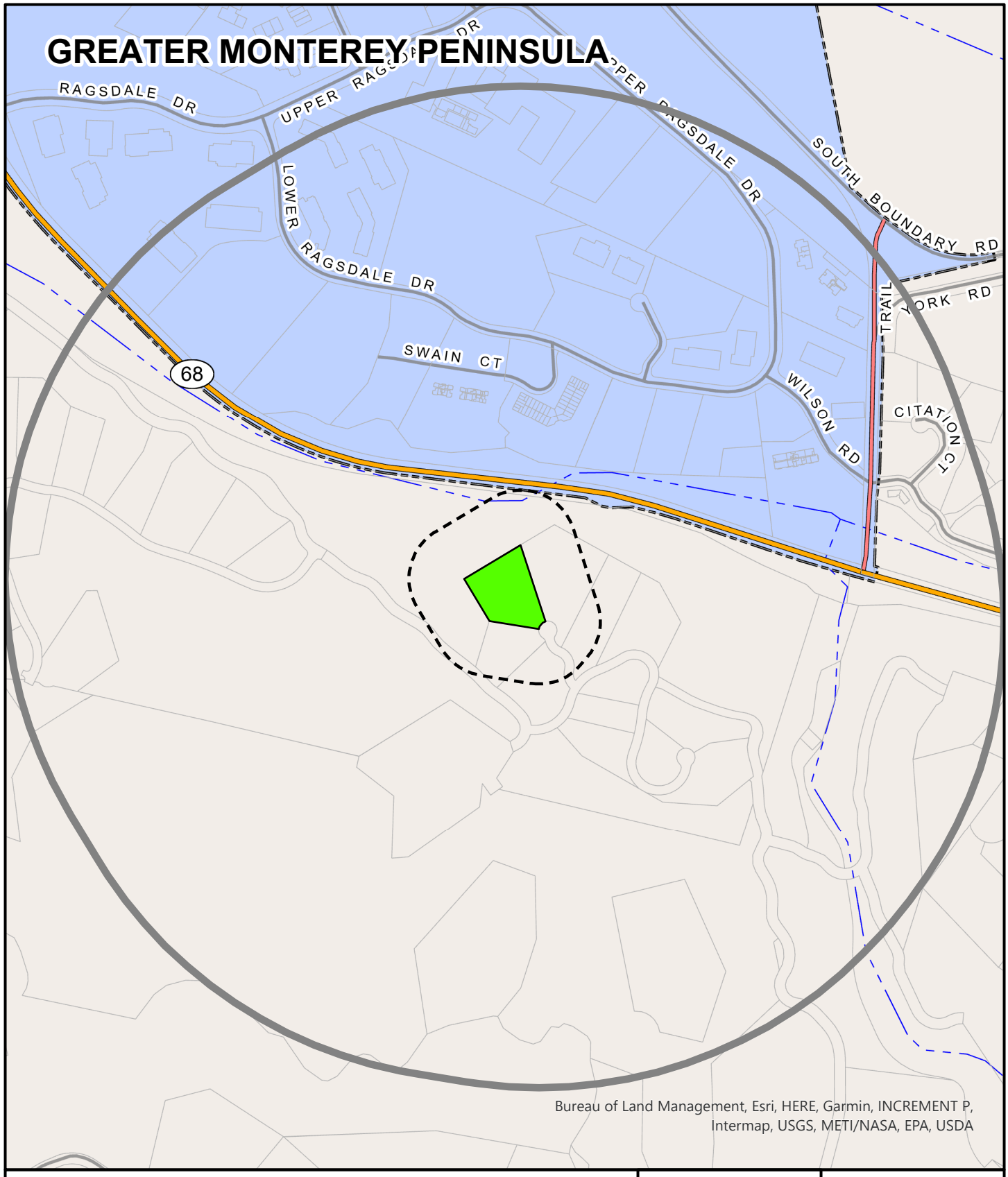
APPROVED BY:
GUY R. GIRAUDO

REGISTERED PROFESSIONAL ENGINEER
GUY R. GIRAUDO
No. 56589
Exp. 06-30-25
CIVIL
STATE OF CALIFORNIA

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526-B Crazy Horse Canyon Road
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Exhibit B

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APPLICANT: MOZINGO DENNIS L TR

APN: 259211005000 **FILE #** PLN240243

Project Site | 300 FT Buffer | 2500 FT Buffer

N

0 600

Feet

PLANNER: JORDAN EVANS

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Introduced: 9/24/2025 **Current Status:** Agenda Ready

Version: 1 **Matter Type:** Administrative Permit

PLN250029 - SCHERLING JOSHUA BRET & STACEY LAUREN

Administrative hearing to consider action on the construction of a 1,463 square foot detached workshop with a 777 square foot deck.

Project Location: 3150 Don Lane, Pebble Beach, Del Monte Forest Land Use Plan

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to Guidelines section 15300.2.

RECOMMENDATION:

It is recommended that the Chief of Planning adopt a resolution to:

a. Find that the project for new construction qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and that none of the exceptions set forth in Section 15300.2 apply; and
b. Approve a Coastal Administrative Permit and Design Approval to allow the construction of a 1,463 square foot detached workshop with a 777 square foot deck.

The attached draft resolution includes findings and evidence for consideration (**Exhibit B**). Staff recommends approval subject to 7 conditions of approval.

PROJECT INFORMATION:

Agent: Bradley Green
Property Owner: Joshua Bret & Stacey Lauren Scherling
APN: 008-361-026-000
Parcel Size: 1.35 acres
Zoning: Resource Conversation with a Design overlay and Low Density Residential with a maximum Density of 1.5 acres per unit and a Design overlay, Coastal Zone or "RC-D(CZ)|LDR/1.5-D(CZ)"
Plan Area: Del Monte Forest Land Use Plan
Flagged and Staked: No
Project Planner: Jade Mason, Assistant Planner
masonj@countyofmonterey.gov, (831) 755-3759

SUMMARY

Staff is recommending approval of an Administrative Permit and Design Approval subject to the findings and evidence in the attached Resolution (see **Exhibit A**), and subject to the conditions of approval attached to the Resolution. Please read these carefully and contact the planner if you have any questions. Unless otherwise noted in the conditions, the applicant will be required to satisfy all permit conditions prior to the issuance of a building/grading permits and/or commencement of the

approved use.

On October 1, 2025, an administrative decision will be made. A public notice has been distributed for this project. The deadline for submittal of written comments in opposition to the project, its findings, or conditions, based on a substantive issue, is 5:00 p.m. on Tuesday, September 30, 2025. The permit will be administratively approved the following day if we do not receive any written comments by the deadline. You will receive a copy of your approved permit in the mail. We will notify you as soon as possible in the event that we receive correspondence in opposition to your project or if the application is referred to a public hearing.

Note: This project will be referred to the Monterey County Zoning Administrator if a public hearing is necessary. The decision on this project is appealable to the Board of Supervisors.

OTHER AGENCY INVOLVEMENT

The following agencies have reviewed the project, have comments, and/or have recommended conditions:
HCD-Engineering Services
Environmental Health Bureau
HCD-Environmental Services
Pebble Beach Community Services District

Prepared by: Jade Mason, Assistant Planner
Reviewed and approved by: Jacquelyn M. Nickerson, Principal Planner

The following attachments are on file with HCD:
Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Site Plans, Floor Plans & Elevations

Exhibit B - Vicinity Map

cc: Front Counter Copy; Monterey County Regional Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Jade Mason, Planner; Jacquelyn M. Nickerson, Principal Planner; Joshua Bret & Stacey Lauren Scherling, Property Owners; Bradley Green, Agent; The Open Monterey Project; Land Watch (Executive Director); Lozeau Drury LLP; Planning File PLN250029

County of Monterey

Item No.3

Administrative Permit

Legistar File Number: AP 25-053

October 01, 2025

Introduced: 9/24/2025
Version: 1

Current Status: Agenda Ready
Matter Type: Administrative Permit

PLN250029 - SCHERLING JOSHUA BRET & STACEY LAUREN
Administrative hearing to consider action on the construction of a 1,463 square foot detached workshop with a 777 square foot deck.
Project Location: 3150 Don Lane, Pebble Beach, Del Monte Forest Land Use Plan
Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to Guidelines section 15300.2.

RECOMMENDATION:
It is recommended that the Chief of Planning adopt a resolution to:

a. Find that the project for new construction qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and that none of the exceptions set forth in Section 15300.2 apply; and
b. Approve a Coastal Administrative Permit and Design Approval to allow the construction of a 1,463 square foot detached workshop with a 777 square foot deck.

The attached draft resolution includes findings and evidence for consideration (**Exhibit B**). Staff recommends approval subject to 7 conditions of approval.

PROJECT INFORMATION:
Agent: Bradley Green
Property Owner: Joshua Bret & Stacey Lauren Scherling
APN: 008-361-026-000
Parcel Size: 1.35 acres
Zoning: Resource Conversation with a Design overlay and Low Density Residential with a maximum Density of 1.5 acres per unit and a Design overlay, Coastal Zone or "RC-D(CZ)|LDR/1.5-D(CZ)"
Plan Area: Del Monte Forest Land Use Plan
Flagged and Staked: No
Project Planner: Jade Mason, Assistant Planner
masonj@countyofmonterey.gov, (831) 755-3759

SUMMARY
Staff is recommending approval of an Administrative Permit and Design Approval subject to the findings and evidence in the attached Resolution (see **Exhibit A**), and subject to the conditions of approval attached to the Resolution. Please read these carefully and contact the planner if you have any questions. Unless otherwise noted in the conditions, the applicant will be required to satisfy all permit conditions prior to the issuance of a building/grading permits and/or commencement of the

approved use.

On October 1, 2025, an administrative decision will be made. A public notice has been distributed for this project. The deadline for submittal of written comments in opposition to the project, its findings, or conditions, based on a substantive issue, is 5:00 p.m. on Tuesday, September 30, 2025. The permit will be administratively approved the following day if we do not receive any written comments by the deadline. You will receive a copy of your approved permit in the mail. We will notify you as soon as possible in the event that we receive correspondence in opposition to your project or if the application is referred to a public hearing.

Note: This project will be referred to the Monterey County Zoning Administrator if a public hearing is necessary. The decision on this project is appealable to the Board of Supervisors.

OTHER AGENCY INVOLVEMENT

The following agencies have reviewed the project, have comments, and/or have recommended conditions:
HCD-Engineering Services
Environmental Health Bureau
HCD-Environmental Services
Pebble Beach Community Services District

Prepared by: Jade Mason, Assistant Planner
Reviewed and approved by: Jacquelyn M. Nickerson, Principal Planner

The following attachments are on file with HCD:
Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Site Plans, Floor Plans & Elevations

Exhibit B - Vicinity Map

cc: Front Counter Copy; Monterey County Regional Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Jade Mason, Planner; Jacquelyn M. Nickerson, Principal Planner; Joshua Bret & Stacey Lauren Scherling, Property Owners; Bradley Green, Agent; The Open Monterey Project; Land Watch (Executive Director); Lozeau Drury LLP; Planning File PLN250029

Exhibit A

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EXHIBIT A - DRAFT RESOLUTION
Before the Chief of Planning
in and for the County of Monterey, State of California

In the matter of the application of:
SCHERLING JOSHUA BRET & STACEY LAUREN (PLN250029)

RESOLUTION NO. 25-049
Resolution by the Monterey County Chief of Planning:

1) Finding that the project is Categorically Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to Guidelines section 15300.2; and
2) Approving a Coastal Administrative Permit and Design Approval to allow the construction of a 1,463 square foot detached garage with a 777 square foot deck.

[PLN250029, Scherling Joshua Bret & Stacey Lauren, 3150 Don Lane, Pebble Beach, Del Monte Forest Land Use Plan (APN: 008-361-026-000)]

The SCHERLING JOSHUA BRET & STACEY LAUREN application (PLN250029) came on for an administrative hearing before the Monterey of County Chief of Planning on October 1st, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the County of Monterey Chief of Planning finds and decides as follows:

FINDINGS

1. FINDING: **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

EVIDENCE:

a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
- the 1982 Monterey County General Plan;
- Del Monte Forest Land Use Plan (DMF LUP);
- Monterey County Coastal Implementation Plan, Part 5 (DMF CIP); and
- Monterey County Zoning Ordinance (Title 20).

No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

b) Allowed Use. The property is located at 3150 Don Lane, Pebble Beach (Assessor's Parcel Number 008-361-026-000), Del Monte Forest Land Use Plan, Coastal Zone. The parcel is split zoned Resource Conservation with a Design Overlay in the Coastal Zone and Low Density Residential with a maximum Density of 1.5 acres per unit and Design overlay in the Coastal Zone or "RC-D (CZ)|LDR/1.5-D(CZ)". The development is contained within the LDR/1.5-D(CZ) zoning portion of the parcel,

which allows for the construction non-habitable accessory structures to any principle use as a principally allowed use, subject to a Coastal Administrative Permit. Pursuant to Title 20 section 20.44, the development in the underlying zoning district is also subject to a Design Approval. Therefore, the project is an allowed land use for this site. The project involves the construction of a 1,463 square foot detached garage with a 777 square foot deck that is over 24 inches above grade. Therefore, the development is an allowed use for this site. Grading will involve approximately 540 cubic yards of cut and 3 cubic yards of fill. Therefore, the development is an allowed use for this site.

c) Lot Legality. The parcel (Assessor's Parcel Number 008-361-026-000, 1.35 acres, Lot 13) is shown in its current configuration in the 1964 El Pescadero RO Assessor's Map, Book 8, Page 36. Therefore, the County recognizes the subject property as a legal lot of record.

d) Design/Neighborhood and Community Character. Pursuant to Title 20, Chapter 20.44, the project site and surrounding area are designated as a Design Control Zoning District ("D" zoning overlay), which is intended to regulate the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character. Del Monte Forest Land Use Plan (DMF LUP) Policy 48 indicates that new development within visually prominent settings, as illustrated on the Del Monte Forest Visual Resources Map (Figure 3), shall be sited and designed in such a manner that will not take away the scenic value of the area. Policy 53 is enforced by DMF CIP section 20.147.070.B.3, adding that adequate setbacks and minimal tree removal shall be required, and that architectural design, material, and color be consistent with the nature of the Plan area. According to Figure 3, the subject property is designated as being in the viewshed from Point Lobos; however, the subject property is not seen from Point Lobos and is not visible from a common public viewing area due to intervening vegetation and topography. Residences within the Pebble Beach area are eclectic in architecture, ranging from modern to California-ranch and Spanish-style. The proposed finishes of grey concrete siding, brown metal non-reflected roofing, bronze trim, and wood deck blend with the surrounding environment and are consistent with the surrounding residential neighborhood character. Retained trees will also continue to surround the property and shield the development from any public views. The project, as designed and sited, assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity.

e) Development Standards and Impervious Coverage. Title 20 section 20.14.060 establishes the site development standards applicable to structures within the LDR zoning district. Pursuant to Title 20 section 20.14.060, the minimum setbacks include a 50-foot front setback, 6-foot front one-half of property; one foot on rear one-half of property, and a one-foot rear setback with a maximum height of 15-feet. As proposed, the accessory dwelling unit will meet the minimum setbacks and height requirements, as it has an over 50-foot front setback, over 6-foot side and rear setback, and a height of 15 feet. County standard condition of approval (Condition No. 4) has been incorporated to ensure the height

of the structure meets this requirement. Additionally, Title 20 section 20.14.060 there is a minimum distance between structures of 50-feet, which is met as the workshop and deck maintains a distance of 80 feet. There is a building site coverage of 15 percent, the addition of the accessory structures will be 10.2 percent. According to Monterey County Geographic Information System (GIS) records identifies the subject property to be within the Area of Drainage of Carmel Area. Pursuant to Del Monte Forest LUP Policy 77, the impervious surface of the proposed development shall not exceed 9,000 square feet of site coverage. As proposed, the development will contain 8,416 square feet of impervious surface. Therefore, the property complies with the required site development standards based on the applicable LDR zoning district.

f) Cultural Resources. According to Monterey County Geographic Information System (GIS) records identifies the subject property to be within a moderate archaeological sensitivity area and is not within a known or potential archaeological resource area. Therefore, an archaeological report is not required under the DMF CIP section 20.147.080.B.1. There is no evidence that any cultural resources would be disturbed, and the potential for inadvertent impacts to cultural resources is limited. This will be controlled by application of the County's standard project condition (Condition No. 3), which requires the contractor to stop work if previously unidentified resources are discovered during construction.

g) Public Access. As demonstrated in Finding 6, the development is consistent with public access policies of the DMF LUP.

h) Land Use Advisory Committee. The project does not involve a public hearing Design Approval, a Lot Line Adjustment in the Coastal Zone, preparation of an Initial Study, or a Variance. Therefore, the project was not referred to the North County Land Use Advisory Committee (LUAC) for review as outlined in the LUAC Guidelines contained in Board Order Resolution No. 15-043.

i) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250029.

2. FINDING: **SITE SUITABILITY –** The site is physically suitable for the proposed development and/or use.

EVIDENCE:

a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Pebble Beach Community Services District. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.

b) No reports have been prepared. County staff independently reviewed these reports and concurs with their conclusions. There are no physical

or environmental constraints that would indicate that the site is not suitable for the use.

c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250029.

3. FINDING: **HEALTH AND SAFETY –** The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

EVIDENCE:

a) The project was reviewed by HCD-Planning, HCD- Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Pebble Beach Community Services District. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

b) All necessary public facilities are available to the subject property. The subject parcel has an existing active connection to Pebble Beach Community Services District (PBCSD) for sewage disposal. The PBCSD wastewater collection and treatment system has adequate remaining capacity for sewage disposal. The subject parcel is located outside of any identified FEMA Flood Zones, floodways, and recharge areas. No graywater/rainwater catchment systems are proposed as part of the project. Potable water will be provided by the California American Water Company. A water entitlement from the Monterey Peninsula Water Management District was included in the application for the subject property for domestic water use.

c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250029.

4. FINDING: **NO VIOLATIONS –** The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.

EVIDENCE:

a) Staff reviewed Monterey County HCD-Planning and HCD-Building Services records and is not aware of any violations existing on subject property.

b) Staff conducted a virtual site inspection and researched County records to assess if any violation exists on the subject property.

c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250029.

5. FINDING: **CEQA (Exempt)** – The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

EVIDENCE:

a) California Environmental Quality Act (CEQA) Guidelines Section 15303 categorically exempts new construction including accessory structures.

b) This project qualifies for a Class 3 exemption as it consists of construction of a new accessory structure including a workshop and deck on a residentially zoned lot.

c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. There is no significant effect on the environment due to unusual circumstances. There is no cumulative impact without any prior successive projects of the same type in the same place, over time and no new land use is proposed. The site is not included on any list compiled pursuant to Section 65962.5 of the Government Code to be considered on a hazardous waste site.

d) No adverse environmental effects were identified during staff review of the development application.

e) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250029.

6. FINDING: **PUBLIC ACCESS –** The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and applicable Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

EVIDENCE:

a) No public access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in NC CIP Section 20.144.150 of the Monterey County Coastal Implementation Plan can be demonstrated.

b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.

c) The subject property is not described as an area where the Local Coastal Program requires visual or physical public access (Figure 6, North County General Plan Shoreline Access/Trails, in the NC LUP).

d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250029.

7. FINDING: **APPEALABILITY** – The decision on this project may be appealed to the Board of Supervisors.

EVIDENCE:

a) Board of Supervisors. Pursuant to Title 20, Section 20.86.030, an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.

b) Coastal Commission. This project is not appealable through the Coastal Commission as it is not fit the coastal permit descriptions described in 20.86.080.A.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Chief of Planning does hereby:

1. Find the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and that none of the exceptions pursuant to section 15300.2; and
2. Approve a Coastal Administrative Permit and Design Approval to allow the construction of a 1,463 square foot detached garage with a 777 square foot deck.

All of which are in general conformance with the attached sketch and subject to the attached conditions**,** all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 1st day of October 2025.

Fionna Jensen, AICP
HCD Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS. IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE _____.

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION-MAKING BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA.

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

   Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

   Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from Monterey County HCD-Planning and HCD-Building Services Department office in Salinas.

2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

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County of Monterey HCD Planning

DRAFT Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN250029

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Coastal Development Permit and Design Approval (PLN250029) allows the construction of a 1,463 square foot detached garage with a 777 square foot deck. The property is located at 3150 Don Lane (Assessor's Parcel Number 008-361-026-000), Del Monte Forest Land Use Plan, Coastal Zone. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an on-going basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Coastal Development Permit and Design Approval (Resolution Number _____) was approved by the Chief of Planning for Assessor's Parcel Number 008-361-026-000 on October 1, 2025. The permit was granted subject to 4 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

Proof of recordation of this notice shall be furnished to the Director of HCD - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to the HCD - Planning.

3. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County HCD - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery.
(HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to this condition on an on-going basis.

Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County HCD - Planning and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered."

When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

4. PD041 - HEIGHT VERIFICATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible on-site until final building inspection. The applicant shall provide evidence from a licensed civil engineer or surveyor to the Director of HCD - Building Services for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit associated with this project. (HCD - Planning and HCD - Building Services)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the Owner/Applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection.

Prior to the foundation pre-pour inspection, the Owner/Applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of HCD - Building Services for review and approval, that the height of first finished floor from the benchmark is consistent with what was approved on the building permit.

Prior to the final inspection, the Owner/Applicant/Engineer shall provide evidence from a licensed civil engineer or surveyor, to the Director of HCD - Building Services for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit.

GENERAL NOTES

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

THIS PROJECT SHALL COMPLY WITH CALIFORNIA CODE OF REGULATIONS TITLE 24, BUILDING STANDARD CODE, 2022 EDITION:
CRC - CALIFORNIA RESIDENTIAL CODE, PART 2.5
CBC - CALIFORNIA BUILDING CODE, PART 2, VOL 1 & 2
CEC - CALIFORNIA ELECTRICAL CODE, PART 3
CMC - CALIFORNIA MECHANICAL CODE, PART 4
CPC - CALIFORNIA PLUMBING CODE, PART 5
CENC - CALIFORNIA ENERGY CODE, PART 6
CFC - CALIFORNIA FIRE CODE, PART 9
CEBC - CALIFORNIA EXISTING BUILDING CODE, PART 10
CALGREEN - CALIFORNIA GREEN BUILDING REQUIREMENTS, PART 11

DURING THE COURSE OF CONSTRUCTION, THE PREVAILING BEST MANAGEMENT PRACTICE (BMP'S) SHALL BE OBSERVED.

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

ALL WRITTEN DIMENSIONS SHALL SUPERCEDE SCALED DIMENSIONS.

EXISTING CONDITIONS ARE SHOWN. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, MATERIALS, AND CONDITIONS PRIOR TO STARTING CONSTRUCTION.

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

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

CONTRACTOR TO PROTECT EXISTING CONDITIONS FROM DAMAGE, DUST, AND DEBRIS. MATERIALS PLANNED TO BE REUSED ARE TO BE PROTECTED FROM DAMAGE THROUGHOUT THE DEMOLITION PROCESS.

ADDRESS IDENTIFICATION:
PRIOR TO CONSTRUCTION, A LEGIBLE ADDRESS IDENTIFICATION SHALL BE PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING PROPERTY. ADDRESS IDENTIFICATION CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ALL ARABIC NUMBERS OR ALPHABETIC LETTERS. NUMBERS SHALL NOT BE SPELLED OUT. EACH CHARACTER SHALL NOT BE LESS THAN 4 INCHES IN HEIGHT WITH A STROKE WIDTH OF NOT LESS THAN 0.5 INCH. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS IDENTIFICATION SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. WHERE ACCESS IS BY MEANS OF PRIVATE ROAD AD THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE, OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS IDENTIFICATION SHALL BE MAINTAINED.

DISCOVERY OF PREHISTORIC OR ARCHAEOLOGICAL RESOURCES:
SHOULD CONCENTRATIONS OF ARCHAEOLOGICAL OR PALEONTOLOGICAL MATERIALS BE ENCOUNTERED DURING CONSTRUCTION OR GRADING OPERATIONS, ALL GROUND-DISTURBING WORK SHALL BE TEMPORARILY HALTED ON THE SITE AND MONTEREY COUNTY HOUSING & COMMUNITY DEVELOPMENT SHALL BE NOTIFIED. WORK NEAR THE ARCHAEOLOGICAL FINDS SHALL NOT BE RESUMED UNTIL A QUALIFIED ARCHAEOLOGIST HAS EVALUATED THE MATERIALS AND OFFERED RECOMMENDATIONS FOR FURTHER ACTION.

SHOULD HUMAN REMAINS BE UNCOVERED, ALL EXCAVATION SHALL BE HALTED IN THE IMMEDIATE AREA AND COUNTY CORONER SHALL BE CONTACTED IMMEDIATELY. SHOULD THE CORNER DETERMINE THAT HE REMAINS ARE LIKELY THOSE OF A NATIVE AMERICAN, THE CALIFORNIA NATIVE AMERICAN HERITAGE COMMISSION MUST BE CONTACTED WITHIN 24 HOURS OF IDENTIFICATION AND SHALL DETERMINE THE APPROPRIATE TREATMENT OF THE REMAINS.

ABBREVIATIONS

A.B.	ANCHOR BOLT	GA.	GAUGE	R.A.	RETURN AIR
ABV.	ABOVE	G.A.	GALVANIZED ALUMINUM	RAD.	RADIUS
A.C.	ASPHALTIC CONCRETE	G.I.	GALVANIZED IRON	RD.	ROUND
A/C	AIR CONDITIONING	GFI	GROUND FAULT INTERRUPTER	RECS.	RECESSED
ALUM.	ALUMINUM	GL OR GLS	GLASS	REF.	REFRIGERATOR
APPROX.	APPROXIMATE	GM	GAS METER	REINF.	REINFORCED/ING
ARCH.	ARCHITECTURAL	GND	GROUND	RES.	RESILIENT
ANOD.	ANODIZED	GYP. BD.	GYPSUM BOARD	RM.	ROOM
ASPH.	ASPHALT			R.O.	ROUGH OPENING
AWN.	AWNING	H.C.	HOLLOW CORE	REQ.	REQUIRED
		H.D.	HOLD DOWN	R.O.W.	RIGHT OF WAY
BA.	BATH	HDR.	HEADER	RWD.	REDWOOD
BD.	BOARD	HWD.	HARDWOOD	R.W.L.	RAINWATER LEADER
BLDG.	BUILDING	HORIZ.	HORIZONTAL		
BLKG.	BLOCKING	HR.	HOUR	SCHED.	SCHEDULE
BLW.	BELOW	H.B.	HOSE BIBB	S.C.	SOLID CORE
BM.	BEAM	HT.	HEIGHT	SECT.	SECTION
BOTT.	BOTTOM	HC.	HANDICAP	S.F.	SQUARE FOOT/FEET
BR.	BEDROOM	HVAC	HEATING VENTILATION & AIR CONDITIONING	SQ. FT.	SQUARE FOOT/FEET
				SH	SINGLE HUNG
CAB.	CABINET	HW	HOT WATER	SHT.	SHEET
CEM.	CEMENT			SHWR.	SHOWER
C.T.	CERAMIC TILE	I.D.	INSIDE DIAMETER	SIM.	SIMILAR
C.I.	CAST IRON	INS.	INSULATION	SLD	SLIDER
CLR.	CLEAR	INT.	INTERIOR	SLD. GL. DR.	SLIDING GLASS DOOR
CLST.	CLOSET			SLD. GLS. DR.	SLIDING GLASS DOOR
COMP.	COMPOSITION	J.B.	JUNCTION BOX	S & P	SHELF & POLE
CONC.	CONCRETE	JST.	JOIST	SPECS.	SPECIFICATIONS
CLG.	CEILING			SQ.	SQUARE
C.M.U.	CONCRETE MASONRY UNIT	KIT.	KITCHEN	SF OR SQ.FT.	SQUARE FEET
C.O.	CLEAN OUT	KP	KICKER POST	STD.	STANDARD
COL.	COLUMN	KS	KING STUD	STL.	STEEL
CONN.	CONNECTION			STOR.	STORAGE
CONST.	CONSTRUCTION	LAU.	LAUNDRY	STRUCT.	STRUCTURAL
CONT.	CASEMENT	LAV	LAVATORIES	S.S.D.	SEE STRUCTURAL DRAWINGS
C.W.	COLD WATER	L.F.	LINEAR FOOT/FEET	SS	STAINLESS STEEL
		LIN.	LINEN	SYM.	SYMMETRICAL
DBMT.	DOUBLE	LT.	LIGHT		
DET.	DETAIL			TB	TOWEL BAR
DF.	DOUGLAS FIR			TEL.	TELEPHONE
DIA. OR Ø	DIAMETER	MAT.	MATERIAL	TEMP.	TEMPERED
DIM.	DIMENSION	MAX.	MAXIMUM	THRSH.	THRESHOLD
D.S.	DOWNSPOUT	M.B.	MACHINE BOLT	T&G	TONGUE & GROOVE
DRY	DRYER	MECH.	MECHANICAL	T.O.F.	TOP OF FOOTING
DW.	DISHWASHER	M.A.	MEDICINE CABINET	T.O.	TOP OF
DWG.	DRAWING	MFR.	MANUFACTURER	T.O.P.	TOP OF PLATE
		MANUF.	MANUFACTURER	T.O.S.	TOP OF SLAB
EA.	EACH	MANUF.	MINIMUM	T.O.W.	TOP OF WALL
ELEC.	ELECTRICAL	MISC.	MISCELLANEOUS	TP	TOILET PAPER
ELEV.	ELEVATION	MTD.	MOUNTED	THRSH.	TYPICAL
EM	ELECTRIC METER				
ENCL.	ENCLOSURE	(N)	NEW	U.N.O.	UNLESS NOTED OTHERWISE
EQ	EQUAL	N.I.C.	NOT IN CONTRACT	U.C.	UNDER CABINET
EXH.	EXHAUST	NO. OR #	NUMBER		
EXP.	EXPANSION	N.T.S.	NOT TO SCALE	VERT.	VERTICAL
EXIST. OR (E)	EXISTING				
EXT.	EXTERIOR	O/	OVER	W/	WITH
		O.C.	ON CENTER	WASH.	WASHER
FBRGL.	FIBERGLASS	O.F.S.	OUTSIDE FACE OF STUD	WAINS	WAINSCOT
FD	FLOOR DRAIN	OPP.	OPPOSITE	WC	WATER CLOSET
FND.	FOUNDATION	O.A.	OUTSIDE DIAMETER	WD	WOOD
F.F.	FINISH FLOOR			W/D	WASHER & DRYER STACKED
F.G.	FINISH GRADE	℄	PLATE	WDW	WINDOW
F.S.	FINISH SLAB	P/L	PROPERTY LINE	WH	WATER HEATER
FLR.	FLOOR	PLAS.	PLASTER	W/O	WITH OUT
FL.	FLUORESCENT	PLY.	PLYWOOD	WP	WATERPROOF
F.O.C.	FACE OF CONCRETE	PNL.	PANEL	WWF	WELDED WIRE FABRIC
F.O.S.	FACE OF STUD	PR & S	POLE & SHELF		
FR. DR.	FRENCH DOOR	PT.	POINT		
FT.	FOOT OR FEET	PNR.	PAIR		
FTG.	FOOTING	P.R.	POWDER ROOM		
FX	FIXED				

PROJECT DIRECTORY

OWNER

Josh Scherling

3150 Don Lane
Pebble Beach, CA 93953
(831) 238-6296
joshua@scherlingproperties.com

APPLICANT

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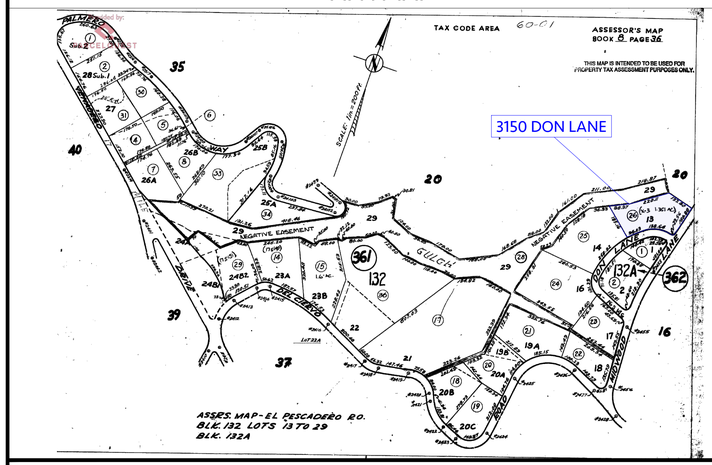
SURVEYOR

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dave@ccsurveyors.com

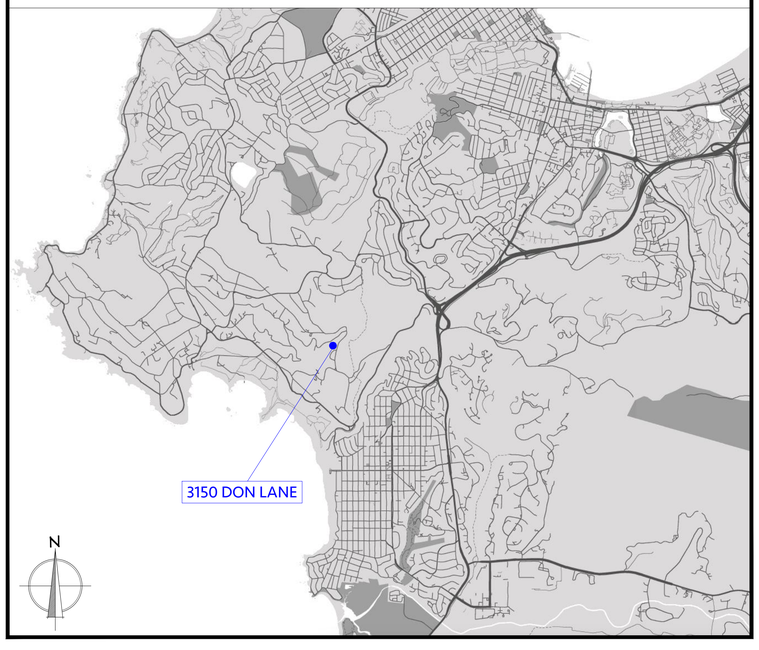
CIVIL

Jennifer Rudolph, P.E. QSD
C3 Engineering Inc.
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(831) 214-2201
jrudolph@c3engineering.net

APN MAP



VICINITY MAP



DRAWING INDEX

GENERAL

T1 Title Sheet

SURVEY

1 of 1 Topographic Map

CIVIL
C1 Title Sheet
C2 Grading Plan
C3 Stormtech Details
C4 Erosion Control Plan

ARCHITECTURAL

A1 Existing Site Plan
A2 Proposed Site Plan
A3 Forest Management Plan
A4 Proposed Floor Plan
A5 Proposed Elevations
A6 Proposed Elevations and Roof Plan

SCOPE OF WORK

New construction 1463 sq. ft. detached workshop with 777 sq. ft. deck and gravel courtyard; Accessory to existing 3432 sq. ft. single family residence with 750 sq. ft. attached garage.

PROJECT DATA

CODE DATA:

Codes:
2022 California Building Code
2022 California Residential Code
2022 California Mechanical Code
2022 California Plumbing Code
2022 California Fire Code
2022 California Electrical Code
2022 California Energy Code
2022 California Green Building Standards Code

Governing Jurisdiction: Monterey County Housing and Community Development

Occupancy: R-3

Construction Type: VB

Fire Sprinklers: Not Required

LOT DATA:

Project Address:	3150 Don Lane Pebble Beach, California, 93953
APN:	008-361-026-000
Zoning:	LDR / 1.5-D(CZ)
Parcel Size:	58,850 sq. ft. (1.350 Acres)
Built:	1985
Use:	Single Family Residential
Water:	California American
Sewer:	Pebble Beach Community Services District

BUILDING DATA:

	Existing:	*Proposed*
Footage:		
Main Residence (2-story):	2932 SQ. FT.	2932 SQ. FT.
Decks and Porch	195 SQ. FT.	195 SQ. FT.
Attached Garage:	750 SQ. FT.	750 SQ. FT.
Detached Workshop:	- - -	1463 SQ. FT.
Deck:	- - -	777 SQ. FT.
Total F.A.R.	3877 SQ. FT. or 6.5%	5340 SQ. FT. or 9.0%
		(Note: F.A.R. maximum 17.5% per title 20.14.060 and includes gross floor area of all floors per title 20.06.564)
Structure Site Coverage:		
Main Residence (Footprint):	3739 SQ. FT.	3739 SQ. FT.
Detached Workshop (Footprint):	- - -	2288 SQ. FT.
Total Site Coverage:	3739 SQ. FT. or 6.3%	6027 SQ. FT. or 10.2%
		(Note: 15% coverage allowed per title 20.14.060 and includes all area covered by a structure, structures or structure protrusions including decks twenty-four (24) inches or more above grade per title 20.06.250)
Impervious Site Coverage (Pescadero Watershed):		
Total:	6953 SQ. FT.	8416 SQ. FT.
		(Note: 9000 square feet maximum impervious coverage allowed)

Revision/Issue	Date

HASTINGS CONSTRUCTION, INC.
11 THOMAS OWENS WAY, SUITE 201 | MONTEREY, CA 93940
(831) 620-0920 | INFO@HASTINGSCONSTRUCTION.COM
LIC#: 791539 CLASS: A/B
Bradley Green

Drawing Title: TITLE SHEET
Job Title: SCHERLING RESIDENCE WORKSHOP
Project Address & APN: 3150 DON LANE, PEBBLE BEACH, CALIFORNIA 93953
APN: 008-361-026-000

Project: HC-24060	Sheet No. T1
Date: 7.8.2025	
Drawn By: BGREEN	
Scale: N.T.S.	

THESE PLANS ARE INTENDED ONLY FOR THE SITE FOR WHICH THEY WERE DESIGNED AND ARE PROPERTY OF HASTINGS CONSTRUCTION, INC. THESE PLANS MAY NOT BE REVISED OR REPRODUCED WITHOUT THE CONSENT OF HASTINGS CONSTRUCTION, INC.

DEL MONTE PROPERTIES COMPANY

N 62°15'00" E 98.97'

N 54°20'00" E 220.11'

S 75°51'00" E 137.90'

S 14°09'00" W 160.88'

N 50°00'00" W 185.16'

APN: 008-361-025

1.351 ACRE PARCEL
VOL. X-3 - SUR - PG. 24
APN: 008-361-026

TWO-STORY WOOD FRAME & STUCCO GARAGE

THRESHOLD ELEV.=415.0'

WOOD DECK

HEDGE

DIRT

PAVERS

A.C. PAVEMENT

CONC.

2-UTILITY RISERS

FOUND 3/4" IRON PIPE W/BRASS TAG STAMPED, "LS2689"

GENERATOR

SET MAG. NAIL & WASHER STAMPED, "CENTRAL COAST SURVEYORS" IN A.C. PAVEMENT
BENCHMARK
ELEV.=418.00'(APPROX. NAVD88)

Δ 51°21'15" L=138.64' R=154.68'

Δ 90°00'00" L=23.56' R=15.00'

Δ 12°47'45" L=96.03' R=430.00'

D O N L A N E
(A 40' WIDE PRIVATE ROAD)

M I D W O O D R O A D
(A 40' WIDE PRIVATE ROAD)

FOUND 3/4" IRON PIPE W/BRASS TAG STAMPED, "LS2689"

UTILITY POLE

GW ANCHOR

SANITARY SEWER MANHOLE

A.C. PAVEMENT

N

SCALE: 1" = XX

LEGEND:

GW	GUYWIRE
HB	HOSEBIB
ICV	IRRIGATION CONTROL VALVE
CONC.	DENOTES PORTLAND CEMENT CONCRETE
12"Q	DENOTES A 12" DIA. OAK TREE (TYP.)
12"P	DENOTES A 12" DIA. PINE TREE (TYP.)
	DENOTES PROTRACTED BOUNDARY
	DENOTES A STEP
	DENOTES A WROUGHT IRON RAILING
	DENOTES A WOOD FENCE
	DENOTES A CONCRETE WALL

NOTES:

1. ALL DISTANCES SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
2. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN ARE FROM THE RECORDS. THIS IS NOT A BOUNDARY SURVEY.
3. ELEVATIONS SHOWN ARE BASED ON AN ASSUMED DATUM THAT APPROXIMATES THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). PROJECT BENCHMARK IS A MAG. NAIL & STAINLESS STEEL WASHER STAMPED "CENTRAL COAST SURVEYORS" SET IN THE A.C. PAVEMENT OF DON LANE, A SHOWN.

   ELEVATION = 418.00 FEET (APPROX. NAVD88)
4. CONTOUR INTERVAL = ONE FOOT.
5. TREE TYPES ARE INDICATED WHEN KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES. TREES SMALLER THAN 5" ARE NOT SHOWN.

LICENSED LAND SURVEYOR
DAVID J. REDSON
No. 4974
STATE OF CALIFORNIA

TOPOGRAPHIC MAP

OF/OF A PORTION OF

THE 1.351 ACRE PARCEL
AS SHOWN ON THE MAP ENTITLED,
"DEL MONTE PROPERTIES COMPANY...
RECORD OF SURVEY..."
FILED IN, VOL. X-3 - SUR - PG. 24
OFFICIAL RECORDS OF MONTEREY COUNTY

PEBBLE BEACH COUNTY OF MONTEREY STATE OF CALIFORNIA

PREPARED FOR

Joshua Scherling

BY

CENTRAL COAST SURVEYORS
5 HARRIS COURT, SUITE N-11 MONTEREY, CALIFORNIA 93940
Phone: (831) 394-4930
Fax: (831) 394-4931

SCALE: 1" = 16' JOB No. 24-15 MARCH 2024

PREPARER: LLJS

APN 008-361-026

TREE UPDATE JANUARY 2025 - LLJS
TOPOGRAPHY UPDATE FEBRUARY 2025 - LLJS

GENERAL NOTES

1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THESE PLANS AND ACCOMPANYING SPECIFICATIONS, IN ADDITION ALL WORK SHALL ALSO CONFORM WITH THE FOLLOWING:
- LATEST REVISION OF THE COUNTY OF MONTEREY DESIGN STANDARDS AND SPECIFICATIONS
- THE LATEST REVISION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS (STATE SPECIFICATIONS)
- THE 2025 EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA ENERGY CODE (CEnC), CALIFORNIA ELECTRICAL CODE (CEC).

2. THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE PLANS, DETAILS, AND SPECIFICATIONS AND SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION. IN THE EVENT THAT THE CONTRACTOR FINDS ANY DISCREPANCIES, OMISSIONS, OR DEFICIENCIES IN THE PLANS, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER AND THE OWNER'S REPRESENTATIVE IMMEDIATELY.

3. IT IS THE CONTRACTORS RESPONSIBILITY TO SECURE ALL REQUIRED PERMITS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND THE MONTEREY COUNTY BUILDING SERVICES DEPARTMENT (COUNTY) AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION.

4. THE TOPOGRAPHY, LOCATIONS AND SIZE OF UNDERGROUND UTILITIES AND OR OTHER STRUCTURES SHOWN HEREON WERE OBTAINED FROM A FIELD SURVEY (BY OTHERS) AND OR FROM RECORD INFORMATION. NEITHER THE ENGINEER NOR THE OWNER MAKES ANY REPRESENTATION TO THE ACCURACY OF TOPOGRAPHY. SIZE AND OR LOCATION OF ANY OF THE UTILITIES OR STRUCTURES SHOWN ON THESE PLANS NOR FOR THE EXISTENCE OF ANY OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED THAT ARE NOT SHOWN ON THIS PLAN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE SIZE AND LOCATION OF EXISTING UNDERGROUND UTILITIES, SURFACE IMPROVEMENTS, AND OTHER STRUCTURES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THEM FROM DAMAGE DURING CONSTRUCTION.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING APPROPRIATE UTILITY COMPANIES AND REQUESTING VERIFICATION OF SERVICE POINTS, FIELD VERIFICATION OF LOCATION, SIZE, DEPTH, ETC. FOR ALL THEIR FACILITIES AND TO COORDINATE WORK SCHEDULES.

6. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AT (800) 227-2600 AT LEAST 48 HOURS PRIOR TO EXCAVATION TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES.

7. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ANY CURRENTLY APPLICABLE SAFETY LAW OF ANY JURISDICTIONAL BODY. FOR INFORMATION REGARDING THIS PROVISION, THE CONTRACTOR IS DIRECTED TO CONTACT THE STATE OF CALIFORNIA, DIVISION OF OCCUPATIONAL SAFETY AND HEALTH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES, AND THE CONTROL OF TRAFFIC WITHIN THE CONSTRUCTION AREA. FOR ALL TRENCH EXCAVATION FIVE (5) FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE DIVISION OF OCCUPATIONAL SAFETY AND HEALTH PRIOR TO BEGINNING ANY EXCAVATION. A COPY OF THIS PERMIT SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES.

8. EXISTING CURB, GUTTER, SIDEWALK, SURVEY MONUMENTS, AND OTHER IMPROVEMENTS WITHIN PROJECT SITE THAT ARE DAMAGED OR DISPLACED AS A RESULT OF THE CONTRACTOR'S ACTIVITIES SHALL BE REPLACED BY THE CONTRACTOR.

9. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS AND SAFETY OF ALL PERSONS AND PROPERTY DURING THE COURSE OF CONSTRUCTION OF THE PROJECT. THE CONTRACTOR AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND THE OWNER, THE ENGINEER, AND ALL DESIGN CONSULTANTS FROM ANY AND ALL LIABILITY, CLAIMS, LOSSES OR DAMAGES ARISING FROM THE PERFORMANCE OF THE WORK DESCRIBED HEREIN EXCEPT THOSE ARISING FROM THE SOLE NEGLIGENCE OF ANY OF THE PREVIOUSLY MENTIONED PEOPLE OR ENTITIES. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL LEAVE A 24-HOUR EMERGENCY TELEPHONE NUMBER WITH THE POLICE, FIRE DEPARTMENTS AND PRIVATE SECURITY COMPANY (IF APPLICABLE), AND KEEP THEM INFORMED DAILY REGARDING ANY CONSTRUCTION RELATED ACTIVITY IN THE PUBLIC RIGHT OF WAY.

10. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL, OFF-HAUL, AND PROPER DISPOSAL OF ALL ITEMS TO BE REMOVED INCLUDING BUT NOT LIMITED TO: CONCRETE, ASPHALT CONCRETE, STRIPING, ANY AND ALL OTHER DEBRIS FROM THE SITE, EXCESS MATERIAL FROM TRENCHING AND PAVEMENT CONSTRUCTION, TREES AND ROOT BALLS, FENCING AND SPOILS FROM EXCAVATION AT THE CONTRACTOR'S EXPENSE AND SHALL BE DISPOSED OF IN A LAWFUL MANNER.

11. IF, DURING THE COURSE OF CONSTRUCTION, CULTURAL, ARCHAEOLOGICAL, HISTORICAL OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED AT THE SITE (SURFACE OR SUBSURFACE RESOURCES) WORK SHALL BE HALTED IMMEDIATELY WITHIN 50 METERS (165 FEET) OF THE FIND UNTIL A QUALIFIED PROFESSIONAL ARCHAEOLOGIST CAN EVALUATE IT. MONTEREY COUNTY HCD - PLANNING AND A QUALIFIED ARCHAEOLOGIST (I.E., AN ARCHAEOLOGIST REGISTERED WITH THE REGISTER OF PROFESSIONAL ARCHAEOLOGISTS) SHALL BE IMMEDIATELY CONTACTED BY THE RESPONSIBLE INDIVIDUAL PRESENT ON-SITE. WHEN CONTACTED, THE PROJECT PLANNER AND THE ARCHAEOLOGIST SHALL IMMEDIATELY VISIT THE SITE TO DETERMINE THE EXTENT OF THE RESOURCES AND TO DEVELOP PROPER MITIGATION MEASURES REQUIRED FOR RECOVERY.

12. ALL REVISIONS TO THESE PLANS MUST BE APPROVED BY THE ENGINEER AS WELL AS THE OWNER PRIOR TO THEIR CONSTRUCTION AND SHALL BE ACCURATELY SHOWN ON RECORD DRAWINGS PRIOR TO THE ACCEPTANCE OF THE WORK AS COMPLETE. ANY CHANGES TO OR DEVIATIONS FROM THE PLANS MADE WITHOUT AUTHORIZATION SHALL BE AT THE CONTRACTOR'S SOLE RISK AND SHALL ABSOLVE THE ENGINEER OF ANY AND ALL RESPONSIBILITY ASSOCIATED WITH THE THE CHANGE OR DEVIATION.

13. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP THE SITE AND ADJACENT AREAS FREE FROM DIRT AND DEBRIS. SHOULD ANY DIRT OR DEBRIS BE DEPOSITED IN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL REMOVE IT IMMEDIATELY.

14. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
A) PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH
B) COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.
C) KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.
D) LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.

15. A COPY OF ALL FIELD REPORTS/COMPACTIONS TESTS AND FINAL GRADING REPORT SHALL BE SUBMITTED TO THE COUNTY AT SCHEDULED INSPECTIONS.

16. PAD ELEVATION/S SHALL BE CERTIFIED TO 0.1 FEET, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.

GRADING AND DRAINAGE

1. CONTRACTOR SHALL NOTIFY THE COUNTY 48 HOURS BEFORE STARTING ANY GRADING OPERATIONS.

2. ALL GRADING SHALL CONFORM TO THE COUNTY GRADING ORDINANCE (CHAPTER 16.08) AND THE EROSION CONTROL ORDINANCE (CHAPTER 16.12) AS APPLICABLE.

3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE THE REQUIRED PERMITS PRIOR TO THE COMMENCEMENT OF GRADING. RIGHT-OF-ENTRY, PERMISSION TO GRADE, AND ENCROACHMENT PERMIT(S) MAY BE REQUIRED PRIOR TO GRADING.

4. IT IS THE CONTRACTORS RESPONSIBILITY TO PREPARE THE GROUND SURFACE TO RECEIVE THE FILLS AND TO PLACE, SPREAD, MIX, WATER, AND COMPACT THE FILL. THE CONTRACTOR SHALL ALSO REMOVE ALL MATERIAL CONSIDERED UNSATISFACTORY.

5. WHERE UNSTABLE OR UNSUITABLE MATERIALS ARE ENCOUNTERED DURING SUBGRADE PREPARATION, THE AREA IN QUESTION SHALL BE OVER EXCAVATED AND BACKFILLED WITH SELECT MATERIAL.

6. MAXIMUM CUT AND FILL SLOPE SHALL BE 2 HORIZONTAL TO 1 VERTICAL.

7. ALL CUT SLOPES SHALL BE ROUNDED TO MEET EXISTING GRADES AND BLEND WITH SURROUNDING TOPOGRAPHY. ALL GRADED SLOPES SHALL BE PLANTED WITH SUITABLE GROUND COVER.

8. TREE REMOVAL SHALL INCLUDE REMOVAL OF TRUNKS, STUMPS, AND ROOTBALLS. THE REMAINING CAVITY SHALL BE CLEARED OF ALL ROOTS LARGER THAN 1/2" TO A DEPTH OF NOT LESS THAN 18" AND BACKFILLED WITH SUITABLE MATERIAL THEN COMPACTED TO CONFORM WITH THE EXISTING GROUND.

9. CONTRACTOR SHALL USE CAUTION WHEN GRADING AROUND AND/OR OVER EXISTING UNDERGROUND UTILITIES.

10. ALL SURFACE DRAINAGE SHALL MAINTAIN 2% SLOPE MINIMUM UNLESS NOTED OTHERWISE.

11. PERVIOUS SURFACES IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN 5% FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET OF HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED A MINIMUM OF 2% WHERE LOCATED WITHIN 10 FEET OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING.

12. DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15) THE FOLLOWING MEASURES MUST BE TAKEN:

A. DISTURBED SURFACES NOT INVOLVED IN IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.

B. ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON DOWNHILL PROPERTIES.

C. RUN-OFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.

D. DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGH THE LIFE OF THE PROJECT DURING WINTER OPERATIONS

13. VEGETATION REMOVAL. ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THAT AREA SHALL BE PLANTED.

14. NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED WHICH WILL RESULT IN SILTATION OF WATER COURSES OR UNCONTROLLABLE EROSION.

UNDERGROUND UTILITIES

1. CONTRACTOR SHALL EXPOSE AND VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES, INCLUDING STORM DRAINS, SANITARY SEWERS AND WATER LINES, BEFORE ORDERING MATERIALS AND/OR CONSTRUCTING NEW FACILITIES.

2. ALL EXISTING MANHOLES AND UTILITY BOXES WITHIN THE PROJECT AREA ARE TO BE SET FLUSH WITH FINISHED GRADE, UNLESS OTHERWISE NOTED.

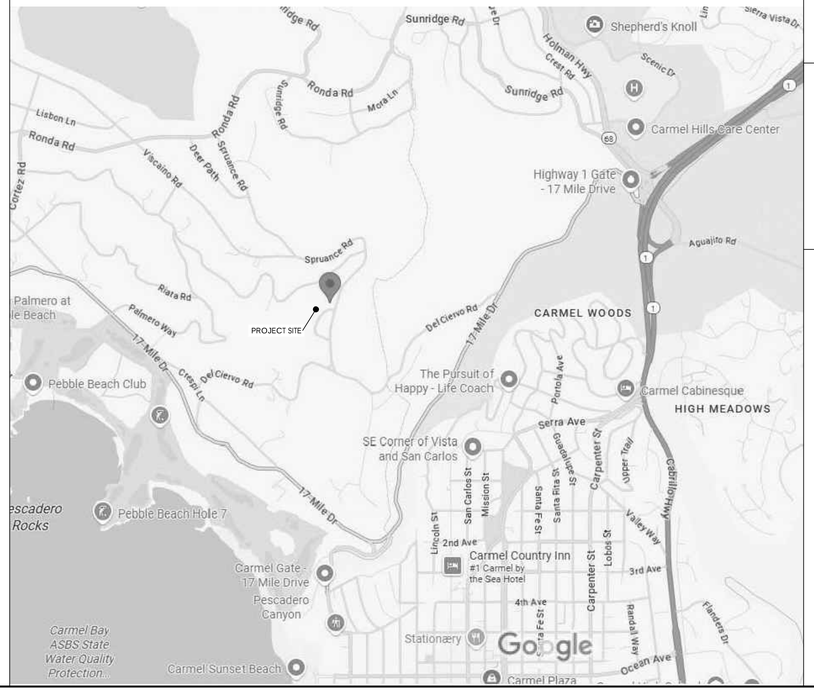
3. ALL TRENCHES AND EXCAVATIONS SHALL BE CONSTRUCTED IN STRICT COMPLIANCE WITH THE APPLICABLE SECTIONS OF CALIFORNIA AND FEDERAL O.S.H.A. REQUIREMENTS AND OTHER APPLICABLE SAFETY ORDINANCES, CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR TRENCH SHORING DESIGN AND INSTALLATION.

4. PIPE MATERIALS AND INSTALLATION PROCEDURE SHALL BE IN ACCORDANCE WITH APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS AND THE MANUFACTURER'S RECOMMENDATIONS.

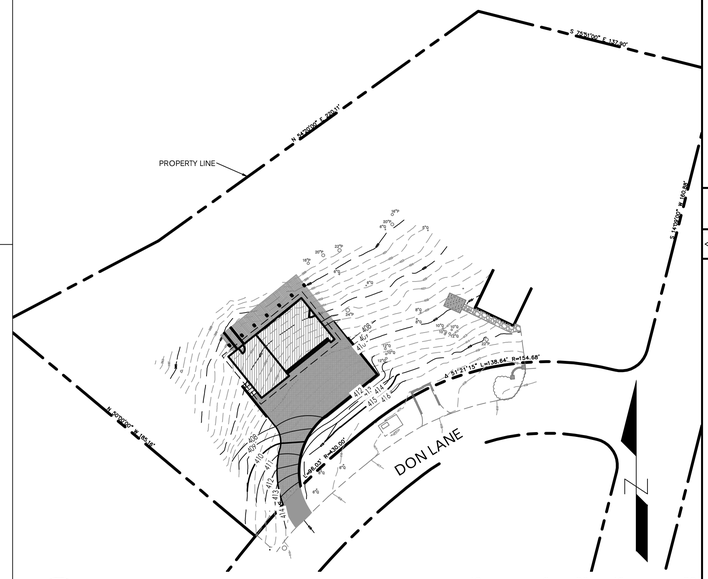
5. DAMAGE SHALL BE REPAIRED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE COUNTY.

Inspection:	When:	Who:	Inspection By:	Date of Inspection:
Inspect and test Keyway/Subexcavation/overexcavation:	1)Prior to backfilling	Soils Engineer		
	2)During backfill placement – ongoing	Soils Engineer		
Inspect and Test Building Pad Subgrade:	Prior to excavation footings or placement of slab-on-grade materials	Soils Engineer		
Inspect Slab-on-grade installation:	Prior to concrete placement	Soils Engineer		
Inspect Foundation and/or retaining wall footing excavations:	Prior to reinforcement placement	Soils Engineer		
Inspect and Test Retaining wall backfill:	During backfill placement – ongoing	Soils Engineer		
Inspect and Test Driveway Fill, Subgrade and Baserock Placement:	1)During fill placement	Soils Engineer		
	2)Subgrade, prior to baserock placement	Soils Engineer		
	3)Baserock prior to AC, Concrete or Pavement	Soils Engineer		
Inspect and Test Drainage Installation:	1)After pipe placement, prior to backfill placement	Soils Engineer		
	2)During backfill placement – ongoing	Soils Engineer		
Inspect site stripping and clearing	After clearing complete	Soils Engineer		
Inspect utility trench compaction	After utility trench backfill	Soils Engineer		

VICINITY MAP



GRADING PLAN FOR NEW WORKSHOP



A C1 OVERALL SITE PLAN
SCALE: 1"=40'

40 0 20 40 80
GRAPHIC SCALE

ABBREVIATIONS

(E)	EXISTING
FG	FINISH GROUND GRADE
FF	FINISH FLOOR
FL	FLOW LINE
FP	FINISH PAVEMENT GRADE
G	GROUND
M.E.	MATCH EXISTING
(N)	NEW
SD	STORM DRAIN
SS	SANITARY SEWER
TC	TOP OF CURB GRADE
(TYP)	TYPICAL
W	WATER

SHEET INDEX

C1	TITLE SHEET
C2	GRADING PLAN
C3	STORMTECH DETAILS
C4	EROSION CONTROL PLAN

LAND DISTURBANCE

LAND DISTURBANCE AREA = 7,375 SF

GRADING QUANTITIES

EARTHWORK QUANTITIES:

CUT = 540 CY
FILL = 3 CY

EARTHWORK QUANTITIES ARE ESTIMATES TO FINISH GRADE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ACTUAL EARTHWORK QUANTITIES. NO ALLOWANCE HAS BEEN MADE TO ACCOUNT FOR QUANTITIES FROM PAVEMENT OR TRENCHING FOR FOUNDATION, FOOTINGS, PIERS AND/OR UTILITIES TRENCHES.

LEGEND

EXISTING		PROPOSED
	BOUNDARY LINE	
	EASEMENT	
	DRAINAGE FLOW LINE	
50	MAJOR CONTOUR	50
49	MINOR CONTOUR	49
	RETAINING WALL (BY OTHERS)	
	FOUNDATION DRAINS (PERFORATED)	
	STORM DRAIN	SD
×105.46	SPOT ELEVATION	TC 49.99
	DRAINAGE FLOW	
	GRAVEL PAVEMENT	
	BUILDING (SEE ARCH PLANS)	

REV.	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			
6			
7			
8			

C3 ENGINEERING INCORPORATED
Civil Engineering Land Development Stormwater Control
126 Bonifacio Place, Suite C, Monterey, CA 93940
Phone: (831) 647-1192 Fax (831) 647-1194
mail@C3engineering.net

FOR REVIEW

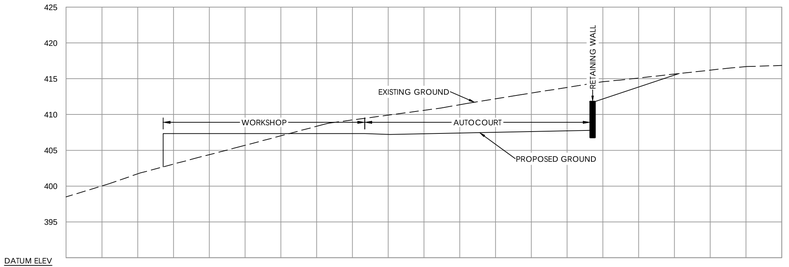
TITLE SHEET

SCHERLING RESIDENCE WORKSHOP
3150 DON LANE
PEBBLE BEACH, CA
APN 008-361-026-000

SCALE:	AS NOTED
DATE:	6/30/2025
DESIGN BY:	JPR
DRAWN BY:	JPR
CHECKED BY:	
SHEET NUMBER:	C1
OF 4 SHEETS	
PROJECT#	125114

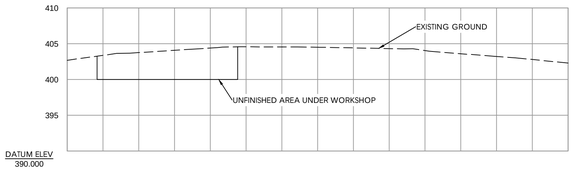
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Drawing file: Z:\Projects\125114 Hastings-Don Lane PB\dwg\125114 Grading Plan.dwg
Plotted: Jun 30, 2025 - 1:29pm



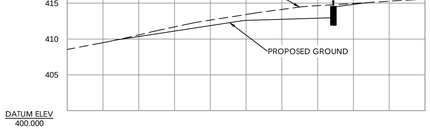
B/C2 SECTION 1
SCALE: 1"=10'

10 0 5 10 20
GRAPHIC SCALE



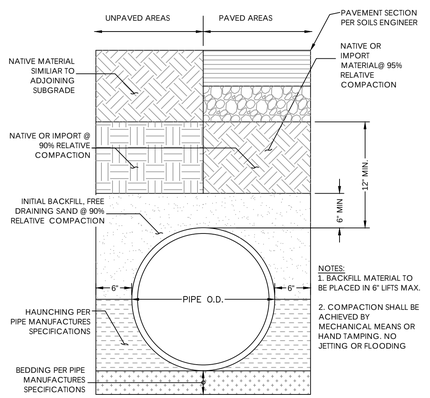
C/C2 SECTION 2
SCALE: 1"=10'

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GRAPHIC SCALE

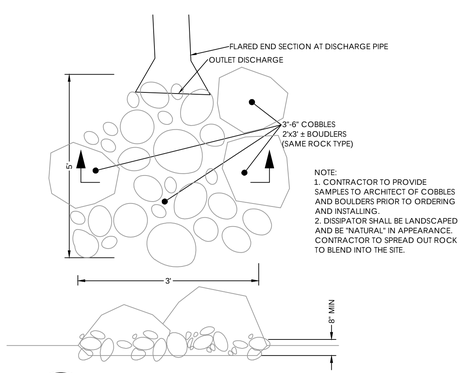


D/C2 SECTION 3
SCALE: 1"=10'

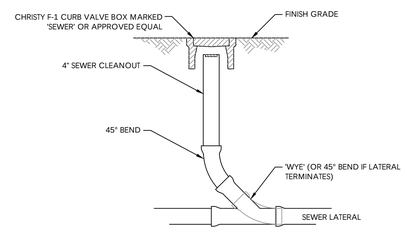
10 0 5 10 20
GRAPHIC SCALE



E/C2 UTILITY TRENCH
NTS



F/C2 ENERGY DISSIPATOR
NTS



G/C2 STORM DRAIN CLEANOUT
NTS

H/C2 NOT USED
SCALE: 1"=10'

STORM WATER MITIGATION

SUMMARY

TO MITIGATE THE ADDITION OF PROPOSED IMPERVIOUS AREAS THE PROJECT WILL INSTALL UNDERGROUND INFILTRATION CHAMBERS (STORMTECH SC-310) TO STORE THE 85TH PERCENTILE STORM EVENT. THE PROPOSED HARDSCAPE WILL DRAIN TO LANDSCAPE AREAS AND THE ROOF DOWNSPOUTS WILL BE PLUMBED TO A DIRECT CONNECTION TO THE CATCH BASIN AT THE HEAD OF THE INFILTRATION CHAMBERS. THE CATCH BASIN WILL FILL A SERIES OF UNDERGROUND CHAMBERS THAT WILL BE INSTALLED AS AN "ISOLATOR ROW" TO ALLOW FOR SEDIMENT CLEANUP. DURING LARGE STORM EVENTS, OVERFLOW FROM THE SYSTEM WILL FLOW UP THROUGH THE GRATE AND ACROSS AN ENERGY DISSIPATOR.

CALCULATIONS

PROPOSED IMPERVIOUS AREA = 1,508 SF

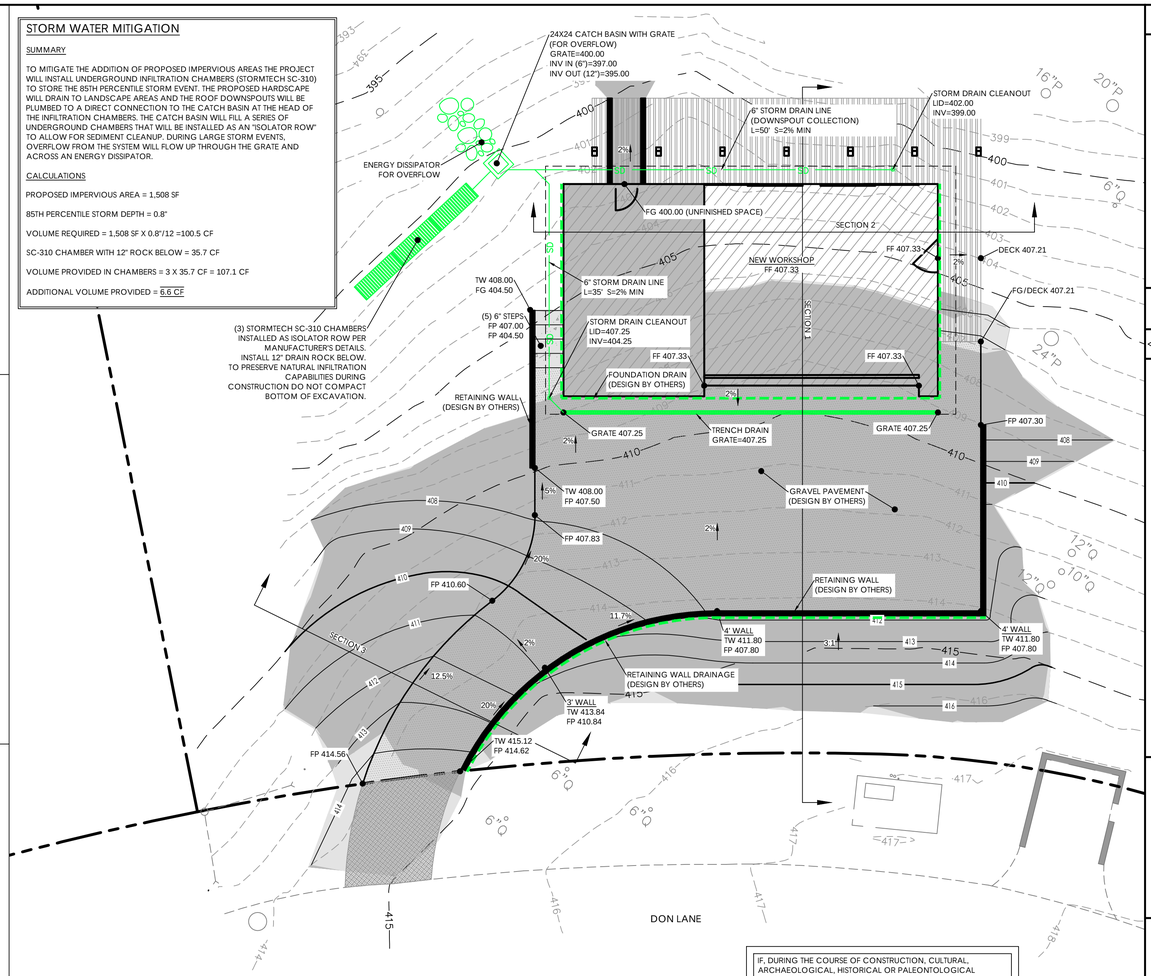
85TH PERCENTILE STORM DEPTH = 0.8"

VOLUME REQUIRED = 1,508 SF X 0.8"/12 =100.5 CF

SC-310 CHAMBER WITH 12" ROCK BELOW = 35.7 CF

VOLUME PROVIDED IN CHAMBERS = 3 X 35.7 CF = 107.1 CF

ADDITIONAL VOLUME PROVIDED = 6.6 CF



STORM DRAIN SYSTEM NOTES:

1. STORM DRAIN PIPE SHALL BE PVC SDR 35 (ASTM D3034). INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
2. SEE THIS SHEET FOR TRENCH BACKFILL.
3. CONTRACTOR SHALL MAINTAIN HORIZONTAL SEPARATION OF 5' BETWEEN JOINT TRENCH AND WET UTILITIES UNLESS NOTED OTHERWISE.
4. CONTRACTOR SHALL MAINTAIN HORIZONTAL SEPARATION OF 4' BETWEEN POTABLE WATER AND OTHER WET UTILITIES.
5. TRENCH DRAIN =ACO POWER DRAIN S200K. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. (CAST IRON FOR RUSTIC APPEARANCE)

IF, DURING THE COURSE OF CONSTRUCTION, CULTURAL, ARCHAEOLOGICAL, HISTORICAL OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED AT THE SITE (SURFACE OR SUBSURFACE RESOURCES) WORK SHALL BE HALTED IMMEDIATELY WITHIN 50 METERS (165 FEET) OF THE FIND UNTIL A QUALIFIED PROFESSIONAL ARCHAEOLOGIST CAN EVALUATE IT. MONTEREY COUNTY HCD - PLANNING AND A QUALIFIED ARCHAEOLOGIST (I.E., AN ARCHAEOLOGIST REGISTERED WITH THE REGISTER OF PROFESSIONAL ARCHAEOLOGISTS) SHALL BE IMMEDIATELY CONTACTED BY THE RESPONSIBLE INDIVIDUAL PRESENT ON-SITE. WHEN CONTACTED, THE PROJECT PLANNER AND THE ARCHAEOLOGIST SHALL IMMEDIATELY VISIT THE SITE TO DETERMINE THE EXTENT OF THE RESOURCES AND TO DEVELOP PROPER MITIGATION MEASURES REQUIRED FOR RECOVERY.

LEGEND
CUT AREA
FILL AREA

A/C2 GRADING PLAN
SCALE: 1"=10'

10 0 5 10 20
GRAPHIC SCALE

C3 ENGINEERING INCORPORATED
Civil Engineering Land Development Stormwater Control
126 Bonifacio Place, Suite C, Monterey, CA 93940
Phone: (831) 647-1192 Fax (831) 647-1194
mail@C3engineering.net

REV.	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			
6			
7			
8			

FOR REVIEW

GRADING PLAN

SCHERLING RESIDENCE WORKSHOP
3150 DON LANE
PEBBLE BEACH, CA
APN 008-361-026-000

SCALE:	AS NOTED
DATE:	6/30/2025
DESIGN BY:	JPR
DRAWN BY:	JPR
CHECKED BY:	
SHEET NUMBER:	C2
OF 4 SHEETS	
PROJECT#	125114

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Plotted: Jun 30, 2025 - 1:29pm

ADVANCED DRAINAGE SYSTEMS, INC.

STORMTECH CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTECH SC-740 OR SC-310.
2. CHAMBERS SHALL BE MANUFACTURED FROM VIRGIN POLYPROPYLENE OR POLYETHYLENE RESINS.
3. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORT PANELS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
4. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
5. CHAMBERS SHALL MEET ASTM F2922 (POLYETHYLENE) OR ASTM F2418-16 (POLYPROPYLENE), "STANDARD SPECIFICATION FOR THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
6. CHAMBERS SHALL BE DESIGNED AND ALLOWABLE LOADS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
7. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. THE CHAMBER MANUFACTURER SHALL SUBMIT THE FOLLOWING UPON REQUEST TO THE SITE DESIGN ENGINEER FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE:
   a. A STRUCTURAL EVALUATION SEALED BY A REGISTERED PROFESSIONAL ENGINEER THAT DEMONSTRATES THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY AASHTO FOR THERMOPLASTIC PIPE.
   b. A STRUCTURAL EVALUATION SEALED BY A REGISTERED PROFESSIONAL ENGINEER THAT DEMONSTRATES THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET. THE 50 YEAR CREEP MODULUS DATA SPECIFIED IN ASTM F2418 OR ASTM F2922 MUST BE USED AS PART OF THE AASHTO STRUCTURAL EVALUATION TO VERIFY LONG-TERM PERFORMANCE.
   c. STRUCTURAL CROSS SECTION DETAIL ON WHICH THE STRUCTURAL EVALUATION IS BASED.
8. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF THE SC-310/SC-740 SYSTEM

1. STORMTECH SC-310 & SC-740 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH SC-310 & SC-740 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
   - STONESHOOTER LOCATED OFF THE CHAMBER BED.
   - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
   - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
6. MAINTAIN MINIMUM - 6" (150 mm) SPACING BETWEEN THE CHAMBER ROWS.
7. EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE 3/4-2" (20-50 mm).
8. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
9. ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

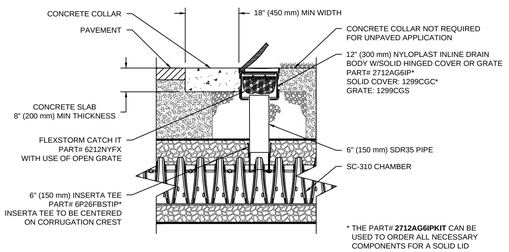
1. STORMTECH SC-310 & SC-740 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
2. THE USE OF CONSTRUCTION EQUIPMENT OVER SC-310 & SC-740 CHAMBERS IS LIMITED:
   - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
   - NO RUBBER TIRED LOADERS, DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
   - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
3. FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO THE CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-888-892-2694 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.



3 SC-310 ISOLATOR ROW DETAIL



* THE PART# **2712AG6IPKIT** CAN BE USED TO ORDER ALL NECESSARY COMPONENTS FOR A SOLID LID INSPECTION PORT INSTALLATION

4 SC-310 6" (150 mm) INSPECTION PORT DETAIL

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

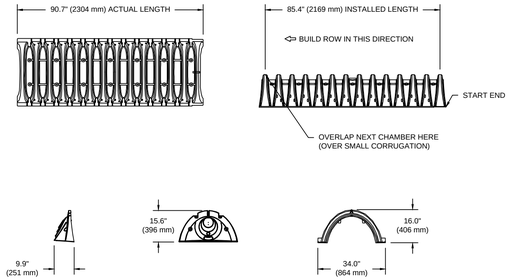
STEP 2) CLEAN OUT ISOLATOR ROW USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

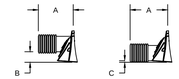
1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	34.0" X 16.0" X 85.4"	(864 mm X 406 mm X 2169 mm)
CHAMBER STORAGE	14.7 CUBIC FEET	(0.42 m³)
MINIMUM INSTALLED STORAGE*	31.0 CUBIC FEET	(0.88 m³)
WEIGHT	35.0 lbs.	(16.8 kg)

*ASSUMES 6" (152 mm) ABOVE, BELOW, AND BETWEEN CHAMBERS



PRE-FAB STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
PRE-FAB STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
PRE CORED END CAPS END WITH "PC"

PART #	STUB	A	B	C
SC310EPE06T / SC310EPE06TPC	6" (150 mm)	9.6" (244 mm)	5.8" (147 mm)	---
SC310EPE06B / SC310EPE06BPC			---	0.5" (13 mm)
SC310EPE08T / SC310EPE08TPC	8" (200 mm)	11.9" (302 mm)	3.5" (89 mm)	---
SC310EPE08B / SC310EPE08BPC			---	0.6" (15 mm)
SC310EPE10T / SC310EPE10TPC	10" (250 mm)	12.7" (323 mm)	1.4" (36 mm)	---
SC310EPE10B / SC310EPE10BPC			---	0.7" (18 mm)
SC310EPE12B	12" (300 mm)	13.5" (343 mm)	---	0.9" (23 mm)

ALL STUBS, EXCEPT FOR THE SC310EPE12B ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2694.

* FOR THE SC310EPE12B THE 12" (300 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 0.25" (6 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.

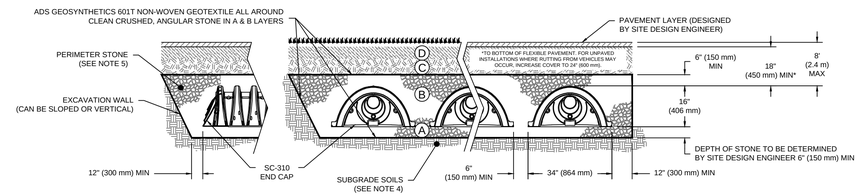
NOTE: ALL DIMENSIONS ARE NOMINAL

2 SC-310 TECHNICAL SPECIFICATIONS

ACCEPTABLE FILL MATERIALS: STORMTECH SC-310 CHAMBER SYSTEMS

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE (B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.



NOTES:

1. SC-310 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS", OR ASTM F2922 "STANDARD SPECIFICATION FOR POLYETHYLENE (PE) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-310 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
4. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
5. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
6. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.

1 SC-310 CROSS SECTION DETAIL

REV.	DATE	DESCRIPTION	BY
1	6/30/2025	ISSUED FOR PERMIT	JPR

C3 ENGINEERING INCORPORATED
Civil Engineering Land Development Stormwater Control
126 Bonifacio Place, Suite C, Monterey, CA 93940
Phone: (831) 647-1192 Fax (831) 647-1194
mail@C3Engineering.net

FOR REVIEW

STORMTECH DETAILS

SCHERLING RESIDENCE WORKSHOP
3150 DON LANE
PEBBLE BEACH, CA
APN 008-361-026-000

SCALE:	AS NOTED
DATE:	6/30/2025
DESIGN BY:	JPR
DRAWN BY:	JPR
CHECKED BY:	
SHEET NUMBER:	C3
OF 4 SHEETS	
PROJECT#	125114

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Drawing file: Z:\Projects\125114 Hastings-Don Lane PB\dwg\125114 Grading Plan.dwg
Plotted: Jun 30, 2025 - 1:29pm

GENERAL NOTES

1. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE TO NEIGHBORING PROPERTIES. THE CONTRACTOR SHALL CONFORM TO THE STANDARDS FOR DUST-CONTROL AS ESTABLISHED BY THE AIR QUALITY MAINTENANCE DISTRICT. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
A) PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH. SUFFICIENT WATERING TO CONTROL DUST IS REQUIRED AT ALL TIMES.
B) COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.
C) KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.
D) LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.
THE CONTRACTOR SHALL ASSUME LIABILITY FOR CLAIMS RELATED TO WIND BLOWN MATERIAL. IF THE DUST CONTROL IS INADEQUATE AS DETERMINED BY THE CITY, THE CONSTRUCTION WORK SHALL BE TERMINATED UNTIL CORRECTIVE MEASURES ARE TAKEN.
2. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP STREETS AND ROADS FREE FROM DIRT AND DEBRIS. SHOULD ANY DIRT OR DEBRIS BE DEPOSITED IN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL REMOVE IT IMMEDIATELY.
3. ALL CUT AND FILL SLOPES EXPOSED DURING CONSTRUCTION SHALL BE COVERED, SEEDED OR OTHERWISE TREATED TO CONTROL EROSION WITHIN 48 HOURS AFTER GRADING. CONTRACTOR SHALL REVEGETATE SLOPES AND ALL DISTURBED AREAS THROUGH AN APPROVED PROCESS AS DETERMINED BY THE CITY. THIS MAY CONSIST OF EFFECTIVE PLANTING OF RYE GRASS, BARLEY OR SOME OTHER FAST GERMINATING SEED.
4. DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15), THE FOLLOWING MEASURES MUST BE TAKEN:
A) VEGETATION REMOVAL SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS. DURING THIS PERIOD, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE. DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
B) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR THE DOWNHILL PROPERTIES.
C) RUN-OFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE DISTURBED AREA OR SITE. THESE DRAINAGE CONTROL MEASURES MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT.
D) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY CHECKED THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS. (GONZALES GRADING/EROSION ORD. 2806-16.12.090)
E) THE GRADING INSPECTOR MAY STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
5. IF VEGETATION REMOVAL TAKES PLACE PRIOR TO A GRADING OPERATION AND THE ACTUAL GRADING DOES NOT BEGIN WITHIN 30 DAYS FROM THE DATE OF REMOVAL, THEN THAT AREA SHALL BE PLANTED UNDER THE PROVISION OF SECTION 16.08.340 TO CONTROL EROSION. NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED WHICH WILL RESULT IN SILTATION OF WATER COURSES OR UNCONTROLLABLE EROSION.
6. ALL POLLUTANTS AND THEIR SOURCES, INCLUDING SOURCES OF SEDIMENT ASSOCIATED WITH CONSTRUCTION, CONSTRUCTION SITE EROSION AND ALL OTHER ACTIVITIES ASSOCIATED WITH CONSTRUCTION ACTIVITY ARE CONTROLLED;
7. ALL NON-STORM WATER DISCHARGES ARE IDENTIFIED AND EITHER ELIMINATED, CONTROLLED, OR TREATED;
8. SITE BMPS ARE TO BE EFFECTIVE AND RESULT IN THE REDUCTION OR ELIMINATION OF POLLUTANTS IN STORM WATER DISCHARGES AND AUTHORIZED NON-STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITY
9. STABILIZATION BMPS INSTALLED TO REDUCE OR ELIMINATE POLLUTANTS AFTER CONSTRUCTION IS COMPLETED.
10. BEST MANAGEMENT PRACTICES (BMPS) TO BE IMPLEMENTED BY THE PROJECT ARE LISTED BY CATEGORY. FACT SHEETS, AND DETAILS FOR THE BMPS SELECTED FOR THIS PROJECT, CAN BE FOUND IN THE CASQA STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK.

MONTEREY COUNTY INSPECTIONS

1. PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY REGULATIONS.
2. DURING CONSTRUCTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT 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 NECESSARY GEOTECHNICAL INSPECTIONS HAVE BEEN COMPLETED TO THAT POINT.
3. PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT 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.

GOOD SITE MANAGEMENT "HOUSEKEEPING"

1. POLLUTANTS IN STORM WATER DISCHARGES FROM THE PROJECT DURING CONSTRUCTION MAY ORIGINATE FROM THE DAILY OPERATION OF EQUIPMENT, GRADING OPERATIONS, AND STOCKPILING OF MATERIALS.
-DISCHARGERS SHALL IMPLEMENT GOOD HOUSEKEEPING MEASURES ON THE CONSTRUCTION SITE TO CONTROL THE AIR DEPOSITION OF SITE MATERIALS AND FROM SITE OPERATIONS. SUCH PARTICULATES CAN INCLUDE, BUT ARE NOT LIMITED TO, SEDIMENT, NUTRIENTS, TRASH, METALS, BACTERIA, OIL AND GREASE AND ORGANICS.

WASTE MANAGEMENT POLLUTION CONTROL

1. THE DISCHARGER SHALL PREVENT DISPOSAL OF ANY RINSE OR WASH WATERS OR MATERIALS ON IMPERVIOUS OR PERVIOUS SITE SURFACES OR INTO THE STORM DRAIN SYSTEM.
2. THE DISCHARGER SHALL ENSURE THE CONTAINMENT OF SANITATION FACILITIES (E.G., PORTABLE TOILETS) TO PREVENT DISCHARGES OF POLLUTANTS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER. THE SANITATION FACILITIES SHALL BE CLEANED, REPLACED, AND INSPECTED REGULARLY FOR LEAKS AND SPILLS.
3. WASTE DISPOSAL CONTAINERS SHALL BE COVERED AT THE END OF EVERY BUSINESS DAY AND DURING A RAIN EVENT. NO DISCHARGES FROM WASTE DISPOSAL CONTAINERS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER SHALL BE ALLOWED.
4. STOCKPILED MATERIAL SHALL BE CONTAINED AND SECURELY PROTECTED FROM WIND AND RAIN AT ALL TIMES UNLESS ACTIVELY BEING USED.
5. PROCEDURES SHALL BE DEVELOPED THAT EFFECTIVELY ADDRESS HAZARDOUS AND NONHAZARDOUS SPILLS. EQUIPMENT AND MATERIALS FOR CLEANUP OF SPILLS SHALL BE AVAILABLE ON SITE. SPILLS AND LEAKS SHALL BE CLEANED UP IMMEDIATELY AND DISPOSED OF PROPERLY.
6. CONCRETE WASHOUT AREAS SHALL BE CONTAINED SO THERE IS NO DISCHARGE INTO THE UNDERLYING SOIL AND ONTO THE SURROUNDING AREAS.
7. DISCHARGER SHALL MAINTAIN VEHICLES TO PREVENT OIL, GREASE, OR FUEL TO LEAK IN TO THE GROUND, STORM DRAINS OR SURFACE WATERS. ALL EQUIPMENT OR VEHICLES SHALL BE FUELED, MAINTAINED AND STORED IN A DESIGNATED AREA FITTED WITH APPROPRIATE BMPS. LEAKS SHALL BE CLEANED IMMEDIATELY AND DISPOSED OF PROPERLY.
8. IN ADDITION TO THE ABOVE, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE WASTE MANAGEMENT POLLUTION CONTROL WHERE APPLICABLE:
WM-1, MATERIAL DELIVERY AND STORAGE
WM-2, MATERIAL USE
WM-3, STOCKPILE MANAGEMENT
WM-4, SPILL PREVENTION AND CONTROL
WM-5, SOLID WASTE MANAGEMENT
WM-6, HAZARDOUS WASTE MANAGEMENT
WM-7 CONTAMINATED SOIL MANAGEMENT
WM-8, CONCRETE WASTE MANAGEMENT
WM-9, SANITARY/SEPTIC WASTE MANAGEMENT
WM-10, LIQUID WASTE MANAGEMENT
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)
9. THE CONTRACTOR SHALL REVIEW CONSTRUCTION ACTIVITIES TO IDENTIFY AND QUANTIFY LIKELY CONSTRUCTION MATERIALS AND WASTES. SPECIAL NOTICE SHALL BE MADE OF MATERIALS AND WASTES WITH SPECIAL HANDLING OR DISPOSAL REQUIREMENTS; SUCH AS LEAD CONTAMINATED SOILS, CONCRETE SAW-CUTTING LIQUIDS, WASTE CHEMICALS AND EMPTY CHEMICAL CONTAINERS. THE CONTRACTOR SHALL FOLLOW ALL MANUFACTURERS' STORAGE AND HANDLING RECOMMENDATIONS AND FOLLOW ALL FEDERAL, STATE, AND LOCAL REGULATIONS. WHERE POSSIBLE, CONTRACTOR SHALL USE SAFER AND LESS POLLUTING PRODUCTS.

EROSION CONTROL (SOIL STABILIZATION)

1. SUFFICIENT EROSION CONTROL MATERIALS WILL BE MAINTAINED ON-SITE TO ALLOW FOR IMMEDIATE DEPLOYMENT BEFORE THE ONSET OF RAIN.
2. DISCHARGERS SHALL PROVIDE EFFECTIVE SOIL COVERS FOR INACTIVE AREAS (MORE THAN 14 DAYS UN-DISTURBED) AND ALL FINISHED SLOPES, OPEN SPACE, UTILITY BACKFILL, AND COMPLETED LOTS.
3. DISCHARGERS SHALL LIMIT THE USE OF PLASTIC MATERIALS WHEN MORE SUSTAINABLE, ENVIRONMENTALLY FRIENDLY ALTERNATIVES EXIST. WHERE PLASTIC MATERIALS ARE DEEMED NECESSARY, THE DISCHARGER SHALL CONSIDER THE USE OF PLASTIC MATERIALS RESISTANT TO SOLAR DEGRADATION.
4. IN ADDITION TO THE ABOVE, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE TEMPORARY AND FINAL EROSION CONTROL DURING CONSTRUCTION WHERE APPLICABLE:
EC-1, SCHEDULING
EC-2, PRESERVATION OF EXISTING VEGETATION
EC-3, HYDRAULIC MULCH
EC-4, HYDROSEEDING
EC-5, SOIL BINDERS
EC-6, STRAW MULCH
EC-7, GEOTEXTILES AND MATS
EC-8, WOOD MULCHING
EC-9, EARTH DIKES AND DRAINAGE SWALES
EC-10, VELOCITY DISSIPATION DEVICES
EC-11, SLOPE DRAINS
EC-12, STREAMBANK STABILIZATION
EC-13, POLYACRYLAMIDE
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)
5. SPECIAL CARE SHALL BE TAKEN SO THAT NO FILL MATERIALS SHALL BE PLACED, SPREAD, OR ROLLED DURING UNFAVORABLE WEATHER CONDITIONS.

SEDIMENT CONTROL

1. SUFFICIENT QUANTITIES OF TEMPORARY SEDIMENT CONTROL MATERIALS WILL BE MAINTAINED ON-SITE THROUGHOUT THE DURATION OF THE PROJECT, TO ALLOW IMPLEMENTATION OF TEMPORARY SEDIMENT CONTROLS IN THE EVENT OF PREDICTED RAIN AND FOR RAPID RESPONSE TO FAILURES OR EMERGENCIES.
2. DISCHARGERS SHALL ESTABLISH AND MAINTAIN EFFECTIVE PERIMETER CONTROLS AND STABILIZE ALL CONSTRUCTION ENTRANCES AND EXITS TO SUFFICIENTLY CONTROL EROSION AND SEDIMENT DISCHARGES FROM THE SITE.
3. DISCHARGERS SHALL EFFECTIVELY MANAGE ALL RUN-ON, ALL RUNOFF WITHIN THE SITE AND ALL RUNOFF THAT DISCHARGES OFF THE SITE. RUN-ON FROM OFF-SITE SHALL BE DIRECTED AWAY FROM ALL DISTURBED AREAS OR SHALL COLLECTIVELY BE IN COMPLIANCE WITH THE EFFLUENT LIMITATION OF THIS PERMIT.
4. DISCHARGERS SHALL APPLY LINEAR SEDIMENT CONTROLS ALONG THE TOE OF THE SLOPE, FACE OF THE SLOPE, AND AT THE GRADE BREAKS OF EXPOSED SLOPES.
5. DISCHARGERS SHALL ENSURE THAT CONSTRUCTION ACTIVITY TRAFFIC TO AND FROM THE PROJECT IS LIMITED TO ENTRANCES AND EXITS THAT EMPLOY EFFECTIVE CONTROLS TO PREVENT OFFSITE TRACKING OF SEDIMENT.
6. DISCHARGERS SHALL ENSURE THAT ALL STORM DRAIN INLETS AND PERIMETER CONTROLS, RUNOFF CONTROL BMPS, AND POLLUTANT CONTROLS AT ENTRANCES AND EXITS (E.G. TIRE WASHOFF LOCATIONS) ARE MAINTAINED AND PROTECTED FROM ACTIVITIES THAT REDUCE THEIR EFFECTIVENESS.
7. DISCHARGERS SHALL INSPECT ON A DAILY BASIS ALL IMMEDIATE ACCESS ROADS DAILY.
8. AT A MINIMUM DAILY (WHEN NECESSARY) AND PRIOR TO ANY RAIN EVENT, THE DISCHARGER SHALL REMOVE ANY SEDIMENT OR OTHER CONSTRUCTION ACTIVITY RELATED MATERIALS THAT ARE DEPOSITED ON THE ROADS (BY VACUUMING OR SWEEPING).
9. IN ADDITION TO THE ABOVE, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE TEMPORARY AND FINAL SEDIMENT CONTROL DURING CONSTRUCTION WHERE APPLICABLE:
SE-1, SILT FENCE
SE-2, SEDIMENT BASIN
SE-3, SEDIMENT TRAP
SE-4, CHECK DAMS
SE-5, FIBER ROLLS
SE-6, GRAVEL BAG BERM
SE-7, STREET SWEEPING AND VACUUMING
SE-8, SANDBAG BARRIER
SE-9, STRAW BALE BARRIER
SE-10, STORM DRAIN INLET PROTECTION
SE-11, CHEMICAL TREATMENT
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)

TRACKING CONTROL

1. TRACKING CONTROLS SHALL BE IMPLEMENTED AND MAINTAINED YEAR-ROUND AND THROUGHOUT THE DURATION OF THE PROJECT, AT ALL ACCESS (INGRESS/EGRESS) POINTS TO THE PROJECT SITE WHERE VEHICLES AND/OR EQUIPMENT MAY TRACK SEDIMENT FROM THE CONSTRUCTION SITE ONTO PUBLIC OR PRIVATE ROADWAYS.
2. IN GENERAL, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE TRACKING CONTROL DURING CONSTRUCTION WHERE APPLICABLE:
TC-1, STABILIZED CONSTRUCTION ENTRANCE/EXIT
TC-2, STABILIZED CONSTRUCTION ROADWAY
TC-3, ENTRANCE/OUTLET TIRE WASH
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)

WIND EROSION CONTROL

1. WIND EROSION CONTROL BMPS SHALL BE IMPLEMENTED AND MAINTAINED YEAR-ROUND AND THROUGHOUT THE DURATION OF THE PROJECT ON ALL DISTURBED SOILS ON THE PROJECT SITE THAT ARE SUBJECT TO WIND EROSION, AND WHEN SIGNIFICANT WIND AND DRY CONDITIONS ARE ANTICIPATED DURING PROJECT CONSTRUCTION. THE OBJECTIVE OF WIND CONTROLS IS TO PREVENT THE TRANSPORT OF SOIL FROM DISTURBED AREAS OF THE PROJECT SITE BY WIND.
2. IN GENERAL, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE WIND EROSION CONTROL DURING CONSTRUCTION WHERE APPLICABLE:
WE-1, WIND EROSION CONTROL
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)

NON-STORMWATER MANAGEMENT POLLUTION CONTROL

1. NON-STORM WATER DISCHARGES CONSIST OF ALL DISCHARGES TO/FROM A MUNICIPAL STORM WATER CONVEYANCE, WHICH DO NOT ORIGINATE FROM PRECIPITATION EVENTS (I.E., ALL DISCHARGES FROM A CONVEYANCE SYSTEM OTHER THAN STORM WATER).
2. DISCHARGERS SHALL IMPLEMENT MEASURES TO CONTROL ALL NON-STORM WATER DISCHARGES DURING CONSTRUCTION.
3. DISCHARGERS SHALL WASH VEHICLES IN SUCH A MANNER AS TO PREVENT NON-STORM WATER DISCHARGES.
4. DISCHARGERS SHALL CLEAN STREETS IN SUCH A MANNER AS TO PREVENT UNAUTHORIZED NON-STORM WATER DISCHARGES.
5. IN ADDITION TO THE ABOVE, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE NON-STORMWATER MANAGEMENT POLLUTION CONTROL WHERE APPLICABLE:
NS-1, WATER CONSERVATION PRACTICES
NS-2, DEWATERING OPERATIONS
NS-3, PAVING AND GRINDING OPERATIONS
NS-4, TEMPORARY STREAM CROSSING
NS-5, CLEAR WATER DIVERSION
NS-6, ILLICIT CONNECTION/ILLEGAL DISCHARGE DETECTION AND REPORTING
NS-7, POTABLE WATER / IRRIGATION
NS-8, VEHICLE AND EQUIPMENT CLEANING
NS-9, VEHICLE AND EQUIPMENT FUELING
NS-10, VEHICLE AND EQUIPMENT MAINTENANCE
NS-11, PILE DRIVING OPERATIONS
NS-12, CONCRETE CURING
NS-13, MATERIALS AND EQUIPMENT USE OVER WATER
NS-14, CONCRETE FINISHING
NS-15, STRUCTURE DEMOLITION/REMOVAL
NS-16, TEMPORARY BATCH PLANTS
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)

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Drawing file: Z:\Projects\125114 Hastings-Don Lane PBV.dwg\125114 Grading Plan.dwg
Plotted: Jun 30, 2025 - 1:29pm

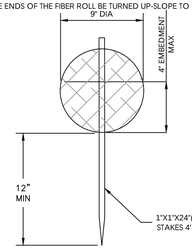
INSTALLATION
1. USE 1"X1"X2' OR 1"X1"X3' WOOD STAKES, DEPENDING ON THE SOIL AND SLOPE CONDITIONS. USE LONGER STAKES IN LOOSE SOIL, SHORTER STAKES IN DENSER SOILS.

2. CASQA RECOMMENDS IF MORE THAN ONE FIBER ROLL IS PLACED IN A ROW, THE ROLLS SHOULD BE OVERLAPPED, NOT ABUTTED.IF CONTRACTOR DESIRES TO POSITION FIBER ROLLS END-TO-END, THEY SHALL TIE THE BUTTED ENDS TOGETHER WITH STRONG TWINE TO ENSURE A GOOD CONNECTION.

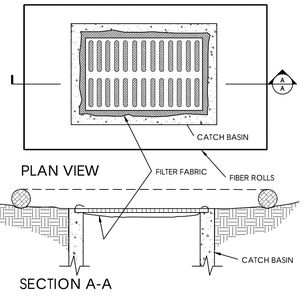
3. PLACE FIBER ROLLS SECURELY IN THE TRENCH SO THAT SILT LADEN RUN-OFF PASSES OVER OR THROUGH, NOT UNDER THE FIBER ROLL.

4. CONSTRACTOR SHALL REVIEW CASQA MANUAL FOR INSTALLATION GUIDANCE. (SE-5)

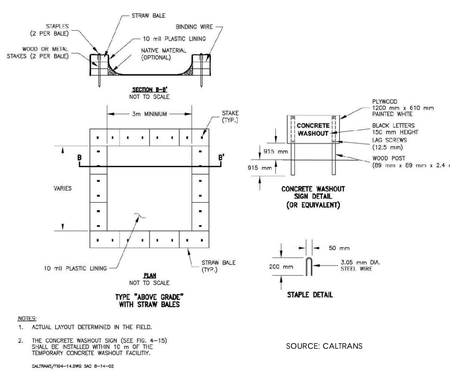
5. CASQA RECOMMENDS THE ENDS OF THE FIBER ROLL BE TURNED UP-SLOPE TO PREVENT RUNOFF FROM GOING AROUND THE ROLL.



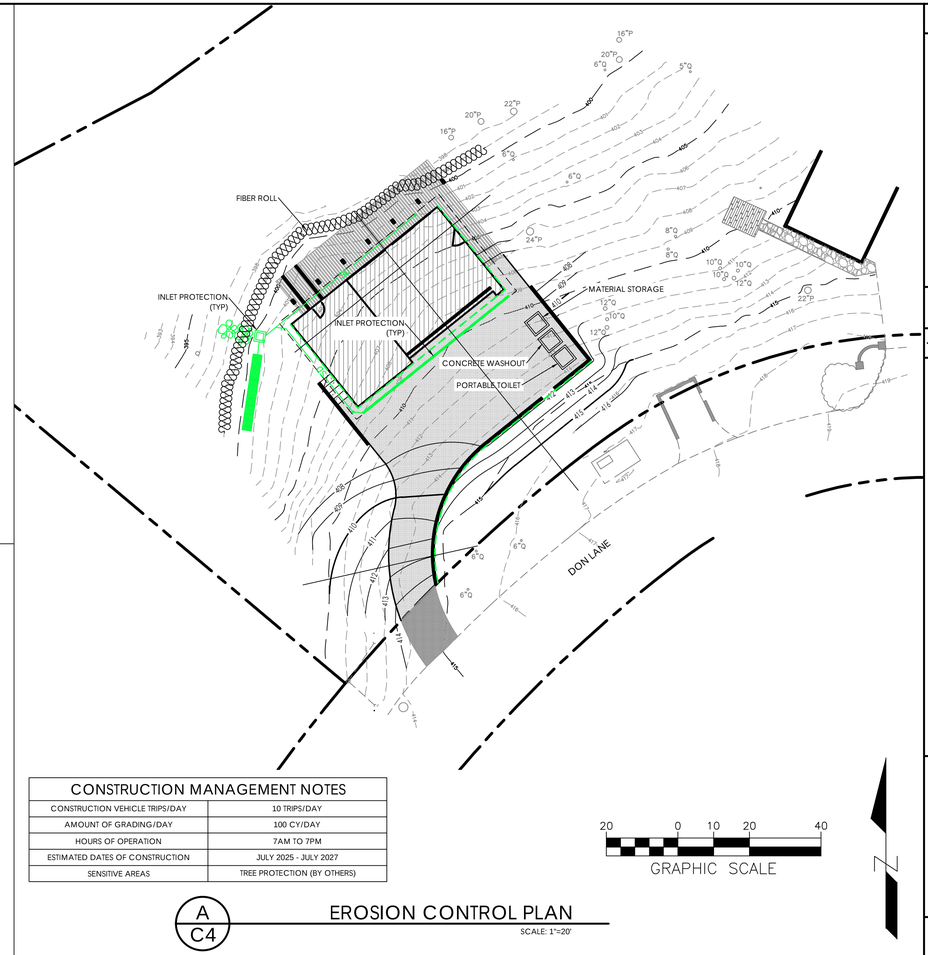
B / C4 — FIBER ROLL
NTS



C / C4 — INLET PROTECTION
NTS



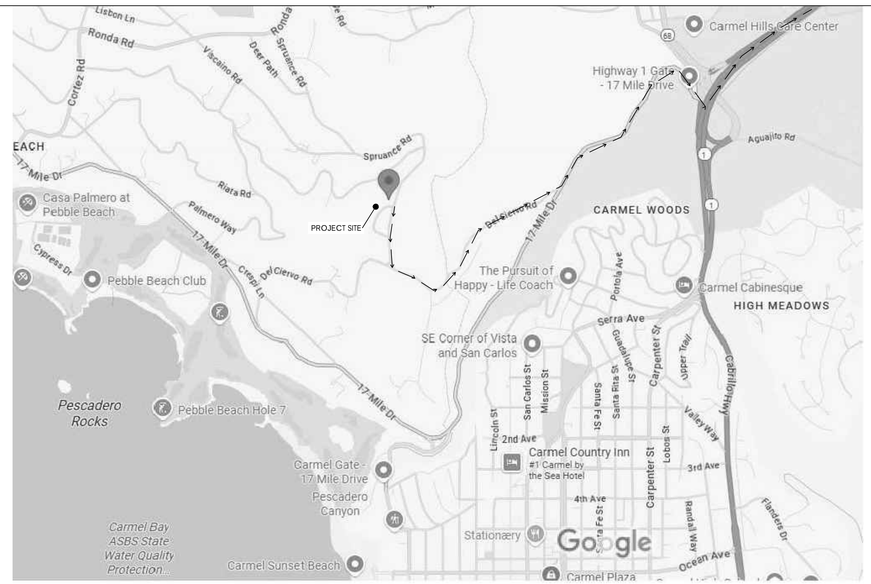
D / C4 — CONCRETE WASHOUT
NTS



CONSTRUCTION MANAGEMENT NOTES	
CONSTRUCTION VEHICLE TRIPS/DAY	10 TRIPS/DAY
AMOUNT OF GRADING/DAY	100 CY/DAY
HOURS OF OPERATION	7AM TO 7PM
ESTIMATED DATES OF CONSTRUCTION	JULY 2025 - JULY 2027
SENSITIVE AREAS	TREE PROTECTION (BY OTHERS)

20 0 10 20 40
GRAPHIC SCALE

A / C4 — EROSION CONTROL PLAN
SCALE: 1"=20'



F / C4 — CONSTRUCTION HAUL ROUTE
NTS

REV.	DATE	DESCRIPTION	BY

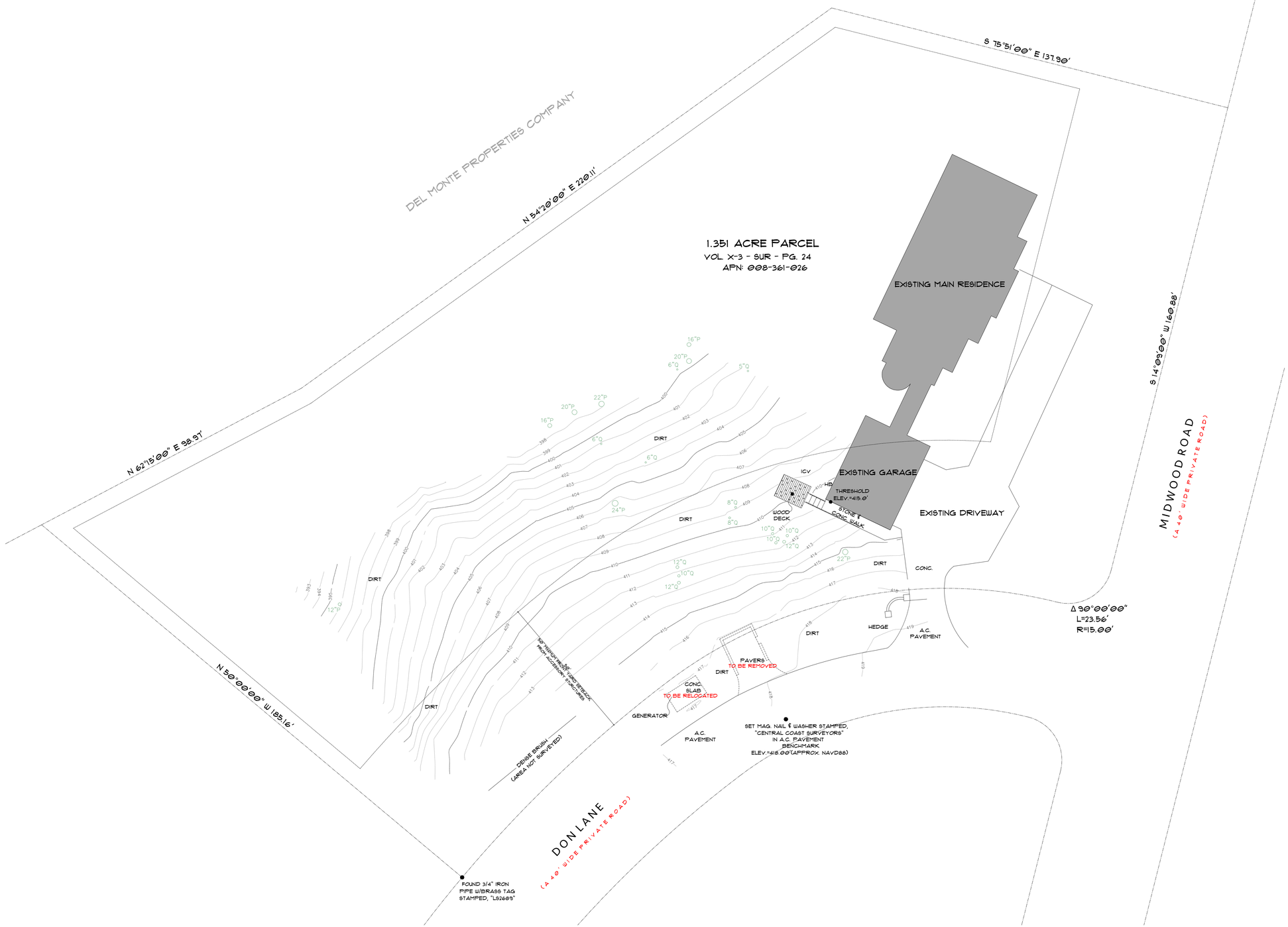
C3 ENGINEERING INCORPORATED
Civil Engineering Land Development Stormwater Control
126 Bonifacio Place, Suite C, Monterey, CA 93940
Phone: (831) 647-1192 Fax (831) 647-1194
mail@C3engineering.net

FOR REVIEW

EROSION CONTROL PLAN

SCHERLING RESIDENCE WORKSHOP
3150 DON LANE
PEBBLE BEACH, CA
APN 008-361-026-000

SCALE:	AS NOTED
DATE:	6/30/2025
DESIGN BY:	JPR
DRAWN BY:	JPR
CHECKED BY:	
SHEET NUMBER:	C4
OF 4 SHEETS	
PROJECT#	125114



EXISTING SITE PLAN

SCALE: 1/16" = 1'-0"

Revision/Issue	Date

HASTINGS CONSTRUCTION, INC.
11 THOMAS OWENS WAY, SUITE 201 | MONTEREY, CA 93940
(831) 620-0920 | INFO@HASTINGSCONSTRUCTION.COM
LIC#: 791539 CLASS: A/B

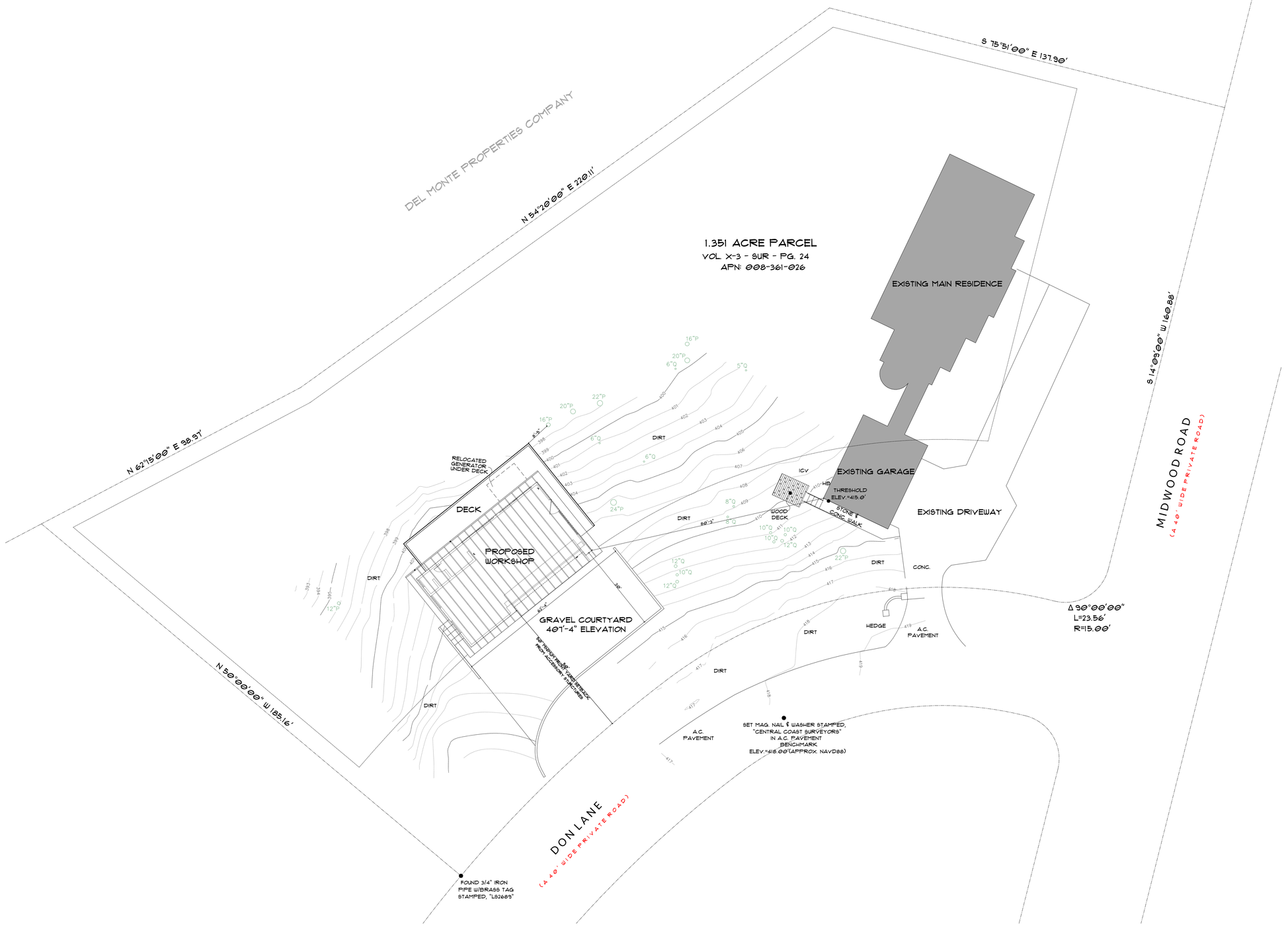
Drawing Title: EXISTING SITE PLAN

Job Title: SCHERLING RESIDENCE WORKSHOP

Project Address & APN: 3150 DON LANE, PEBBLE BEACH, CALIFORNIA 93953
APN: 008-361-026-000

Project: HC-24060	Sheet No. A1
Date: 7.8.2025	
Drawn By: BGREEN	
Scale: 1/16" = 1'-0"	

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PROPOSED SITE PLAN

SCALE: 1/16" = 1'-0"

N

Revision/Issue	Date

HASTINGS CONSTRUCTION, INC.
11 THOMAS OWENS WAY, SUITE 201 | MONTEREY, CA 93940
(831) 620-0920 | INFO@HASTINGSCONSTRUCTION.COM
LIC#: 791539 CLASS: A/B

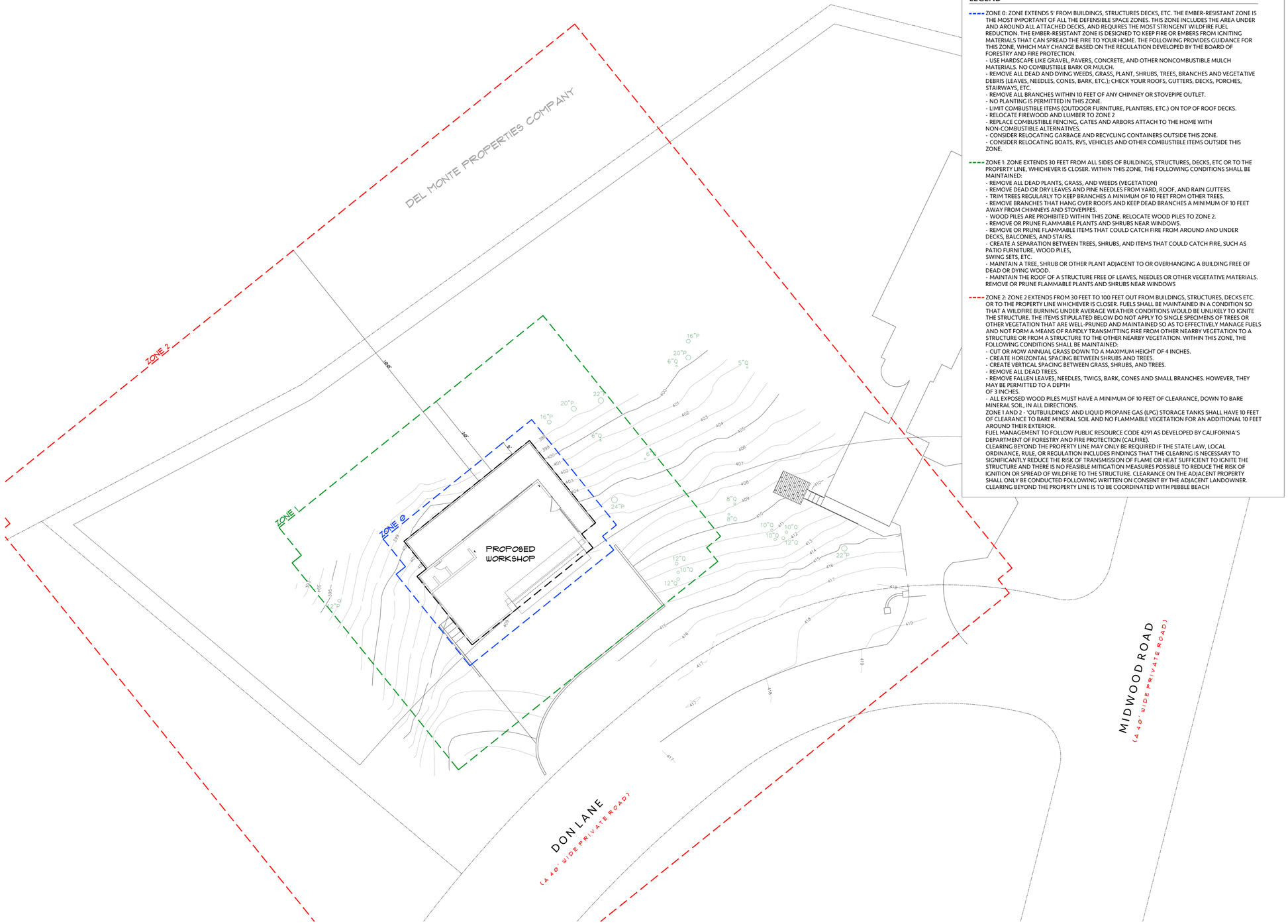
Drawing Title: PROPOSED SITE PLAN

Job Title: SCHERLING RESIDENCE WORKSHOP

Project Address & APN: 3150 DON LANE, PEBBLE BEACH, CALIFORNIA 93953
APN: 008-361-026-000

Project: HC-24060	Sheet No. A2
Date: 7.8.2025	
Drawn By: BGREEN	
Scale: 1/16" = 1'-0"	

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LEGEND

ZONE 0: ZONE EXTENDS 5' FROM BUILDINGS, STRUCTURES DECKS, ETC. THE EMBER-RESISTANT ZONE IS THE MOST IMPORTANT OF ALL THE DEFENSIBLE SPACE ZONES. THIS ZONE INCLUDES THE AREA UNDER AND AROUND ALL ATTACHED DECKS, AND REQUIRES THE MOST STRINGENT WILDFIRE FUEL REDUCTION. THE EMBER-RESISTANT ZONE IS DESIGNED TO KEEP FIRE OR EMBERS FROM IGNITING MATERIALS THAT CAN SPREAD THE FIRE TO YOUR HOME. THE FOLLOWING PROVIDES GUIDANCE FOR THIS ZONE, WHICH MAY CHANGE BASED ON THE REGULATION DEVELOPED BY THE BOARD OF FORESTRY AND FIRE PROTECTION.
- USE HARDSCAPE LIKE GRAVEL, PAVERS, CONCRETE, AND OTHER NONCOMBUSTIBLE MULCH MATERIALS. NO COMBUSTIBLE BARK OR MULCH.
- REMOVE ALL DEAD AND DYING WEEDS, GRASS, PLANT, SHRUBS, TREES, BRANCHES AND VEGETATIVE DEBRIS (LEAVES, NEEDLES, CONES, BARK, ETC.); CHECK YOUR ROOFS, GUTTERS, DECKS, PORCHES, STAIRWAYS, ETC.
- REMOVE ALL BRANCHES WITHIN 10 FEET OF ANY CHIMNEY OR STOVEPIPE OUTLET.
- NO PLANTING IS PERMITTED IN THIS ZONE.
- LIMIT COMBUSTIBLE ITEMS (OUTDOOR FURNITURE, PLANTERS, ETC.) ON TOP OF ROOF DECKS.
- RELOCATE FIREWOOD AND LUMBER TO ZONE 2
- REPLACE COMBUSTIBLE FENCING, GATES AND ARBORS ATTACH TO THE HOME WITH NON-COMBUSTIBLE ALTERNATIVES.
- CONSIDER RELOCATING GARBAGE AND RECYCLING CONTAINERS OUTSIDE THIS ZONE.
- CONSIDER RELOCATING BOATS, RVS, VEHICLES AND OTHER COMBUSTIBLE ITEMS OUTSIDE THIS ZONE.

ZONE 1: ZONE EXTENDS 30 FEET FROM ALL SIDES OF BUILDINGS, STRUCTURES, DECKS, ETC OR TO THE PROPERTY LINE, WHICHEVER IS CLOSER. WITHIN THIS ZONE, THE FOLLOWING CONDITIONS SHALL BE MAINTAINED:
- REMOVE ALL DEAD PLANTS, GRASS, AND WEEDS (VEGETATION)
- REMOVE DEAD OR DRY LEAVES AND PINE NEEDLES FROM YARD, ROOF, AND RAIN GUTTERS.
- TRIM TREES REGULARLY TO KEEP BRANCHES A MINIMUM OF 10 FEET FROM OTHER TREES.
- REMOVE BRANCHES THAT HANG OVER ROOFS AND KEEP DEAD BRANCHES A MINIMUM OF 10 FEET AWAY FROM CHIMNEYS AND STOVEPIPES.
- WOOD PILES ARE PROHIBITED WITHIN THIS ZONE. RELOCATE WOOD PILES TO ZONE 2.
- REMOVE OR PRUNE FLAMMABLE PLANTS AND SHRUBS NEAR WINDOWS.
- REMOVE OR PRUNE FLAMMABLE ITEMS THAT COULD CATCH FIRE FROM AROUND AND UNDER DECKS, BALCONIES, AND STAIRS.
- CREATE A SEPARATION BETWEEN TREES, SHRUBS, AND ITEMS THAT COULD CATCH FIRE, SUCH AS PATIO FURNITURE, WOOD PILES, SWING SETS, ETC.
- MAINTAIN A TREE, SHRUB OR OTHER PLANT ADJACENT TO OR OVERHANGING A BUILDING FREE OF DEAD OR DYING WOOD.
- MAINTAIN THE ROOF OF A STRUCTURE FREE OF LEAVES, NEEDLES OR OTHER VEGETATIVE MATERIALS. REMOVE OR PRUNE FLAMMABLE PLANTS AND SHRUBS NEAR WINDOWS

ZONE 2: ZONE 2 EXTENDS FROM 30 FEET TO 100 FEET OUT FROM BUILDINGS, STRUCTURES, DECKS ETC. OR TO THE PROPERTY LINE WHICHEVER IS CLOSER. FUELS SHALL BE MAINTAINED IN A CONDITION SO THAT A WILDFIRE BURNING UNDER AVERAGE WEATHER CONDITIONS WOULD BE UNLIKELY TO IGNITE THE STRUCTURE. THE ITEMS STIPULATED BELOW DO NOT APPLY TO SINGLE SPECIMENS OF TREES OR OTHER VEGETATION THAT ARE WELL-PRUNED AND MAINTAINED SO AS TO EFFECTIVELY MANAGE FUELS AND NOT FORM A MEANS OF RAPIDLY TRANSMITTING FIRE FROM OTHER NEARBY VEGETATION TO A STRUCTURE OR FROM A STRUCTURE TO THE OTHER NEARBY VEGETATION. WITHIN THIS ZONE, THE FOLLOWING CONDITIONS SHALL BE MAINTAINED:
- CUT OR MOW ANNUAL GRASS DOWN TO A MAXIMUM HEIGHT OF 4 INCHES.
- CREATE HORIZONTAL SPACING BETWEEN SHRUBS AND TREES.
- CREATE VERTICAL SPACING BETWEEN GRASS, SHRUBS, AND TREES.
- REMOVE ALL DEAD TREES.
- REMOVE FALLEN LEAVES, NEEDLES, TWIGS, BARK, CONES AND SMALL BRANCHES. HOWEVER, THEY MAY BE PERMITTED TO A DEPTH OF 3 INCHES.
- ALL EXPOSED WOOD PILES MUST HAVE A MINIMUM OF 10 FEET OF CLEARANCE, DOWN TO BARE MINERAL SOIL, IN ALL DIRECTIONS.

ZONE 1 AND 2 - 'OUTBUILDINGS' AND LIQUID PROPANE GAS (LPG) STORAGE TANKS SHALL HAVE 10 FEET OF CLEARANCE TO BARE MINERAL SOIL AND NO FLAMMABLE VEGETATION FOR AN ADDITIONAL 10 FEET AROUND THEIR EXTERIOR.

FUEL MANAGEMENT TO FOLLOW PUBLIC RESOURCE CODE 4291 AS DEVELOPED BY CALIFORNIA'S DEPARTMENT OF FORESTRY AND FIRE PROTECTION (CALFIRE).

CLEARING BEYOND THE PROPERTY LINE MAY ONLY BE REQUIRED IF THE STATE LAW, LOCAL ORDINANCE, RULE, OR REGULATION INCLUDES FINDINGS THAT THE CLEARING IS NECESSARY TO SIGNIFICANTLY REDUCE THE RISK OF TRANSMISSION OF FLAME OR HEAT SUFFICIENT TO IGNITE THE STRUCTURE AND THERE IS NO FEASIBLE MITIGATION MEASURES POSSIBLE TO REDUCE THE RISK OF IGNITION OR SPREAD OF WILDFIRE TO THE STRUCTURE. CLEARANCE ON THE ADJACENT PROPERTY SHALL ONLY BE CONDUCTED FOLLOWING WRITTEN ON CONSENT BY THE ADJACENT LANDOWNER. CLEARING BEYOND THE PROPERTY LINE IS TO BE COORDINATED WITH PEBBLE BEACH

FUEL MANAGEMENT PLAN

0 8 16 32 48

SCALE: 1/16" = 1'-0"

N

Revision/Issue	Date

HASTINGS CONSTRUCTION, INC.
11 THOMAS OWENS WAY, SUITE 201 | MONTEREY, CA 93940
(831) 620-0920 | INFO@HASTINGSCONSTRUCTION.COM
LIC#: 791539 CLASS: A/B

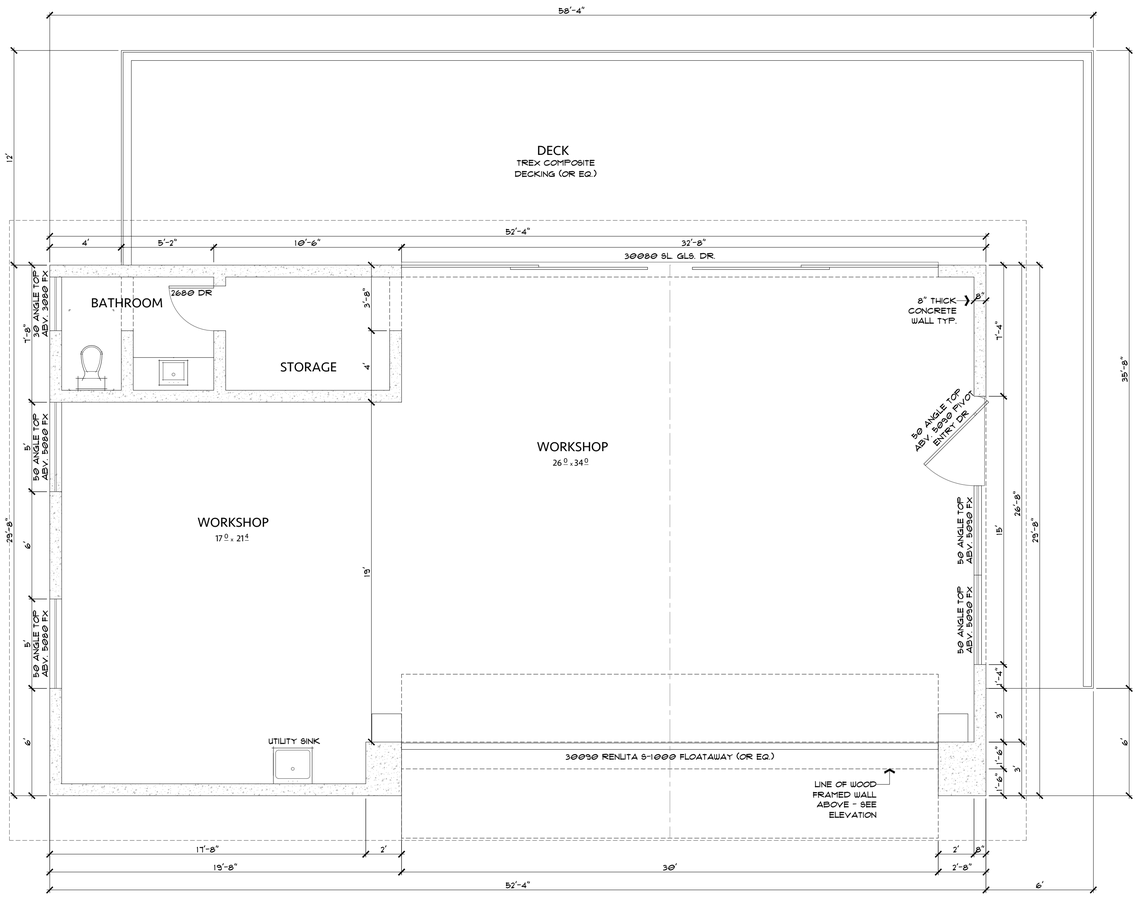
Drawing Title: FUEL MANAGEMENT PLAN

Job Title: SCHERLING RESIDENCE WORKSHOP

Project Address & APN: 3150 DON LANE, PEBBLE BEACH, CALIFORNIA 93953
APN: 008-361-026-000

Project: HC-24060	Sheet No. A3
Date: 7.8.2025	
Drawn By: BGREEN	
Scale: 1/16" = 1'-0"	

THESE PLANS ARE INTENDED ONLY FOR THE SITE FOR WHICH THEY WERE DESIGNED AND ARE PROPERTY OF HASTINGS CONSTRUCTION, INC. THESE PLANS MAY NOT BE REVISED OR REPRODUCED WITHOUT THE CONSENT OF HASTINGS CONSTRUCTION, INC



PROPOSED FLOOR PLAN

0 2 4 8 12

SCALE: 1/4" = 1'-0"

N

FLOOR AREA TABLE

WORKSHOP	1463 SQ. FT.
DECK	777 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

Revision/Issue	Date

HASTINGS CONSTRUCTION, INC.
11 THOMAS OWENS WAY, SUITE 201 | MONTEREY, CA 93940
(831) 620-0920 | INFO@HASTINGSCONSTRUCTION.COM
LIC#: 791539 CLASS: A/B

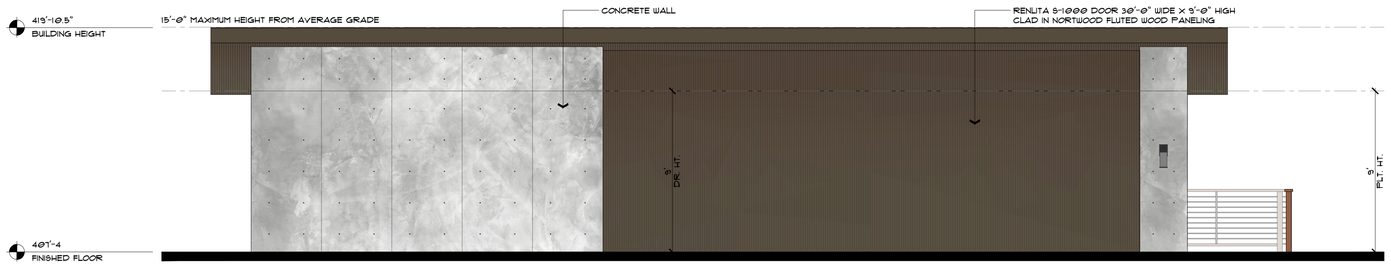
Drawing Title: PROPOSED FLOOR PLAN

Job Title: SCHERLING RESIDENCE WORKSHOP

Project Address & APN: 3150 DON LANE, PEBBLE BEACH, CALIFORNIA 93953
APN: 008-361-026-000

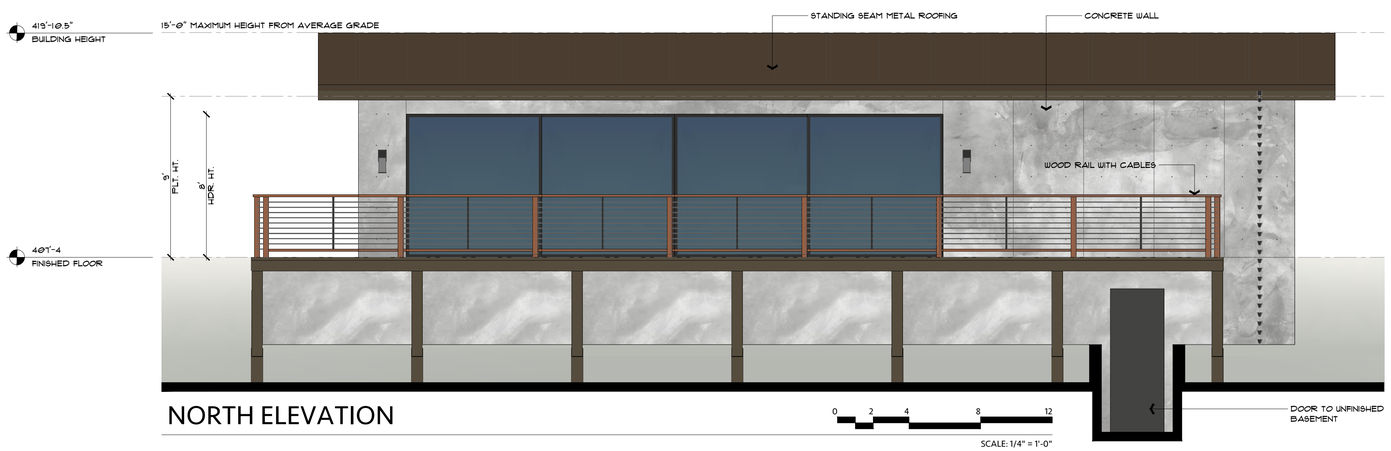
Project: HC-24060	Sheet No. A4
Date: 7.8.2025	
Drawn By: BGREEN	
Scale: 1/4" = 1'-0"	

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SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



NORTH ELEVATION

SCALE: 1/4" = 1'-0"



EXTERIOR SIDING
BOARD FORM CONCRETE
NATURAL FINISH



ROOFING
METAL SALES 1" MINI BATTEN (OR EQ.)
WEATHERED COPPER



EAVE AND TRIM
PAINTED FASCIA
SHERWIN WILLIAMS ENDURING BRONZE (SW 7055)



RENLITA DOOR CLADDING
NORTWOOD FLUTED PANELING - ECO 25 (OR EQ.)
COLOR: BRAZIL IPE



DECK RAILING
FEENEY CABLE RAIL (OR EQ.)
NATURAL WOOD WITH METAL CABLES (OR EQ.)



EXTERIOR LIGHTING
HINKLEY LIGHTING (OR EQ.)
ARIA SMALL WALL MOUNT LANTERN (OR EQ.)

Revision/Issue	Date

HASTINGS CONSTRUCTION, INC.
11 THOMAS OWENS WAY, SUITE 201 | MONTEREY, CA 93940
(831) 620-0920 | INFO@HASTINGSCONSTRUCTION.COM
LIC#: 791539 CLASS: A/B

Drawing Title: ELEVATIONS

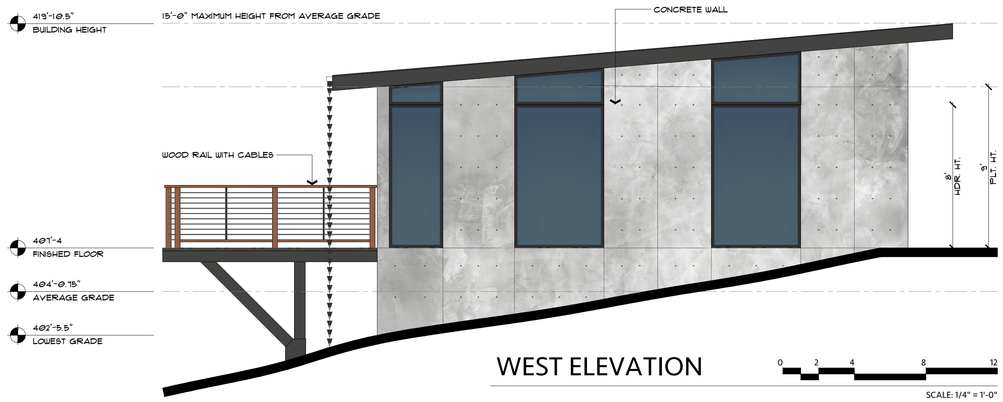
Job Title: SCHERLING RESIDENCE WORKSHOP

Project Address & APN: 3150 DON LANE, PEBBLE BEACH, CALIFORNIA 93953
APN: 008-361-026-000

Project:	HC-24060
Date:	7.8.2025
Drawn By:	BGREEN
Scale:	1/4" = 1'-0"

Sheet No. A5

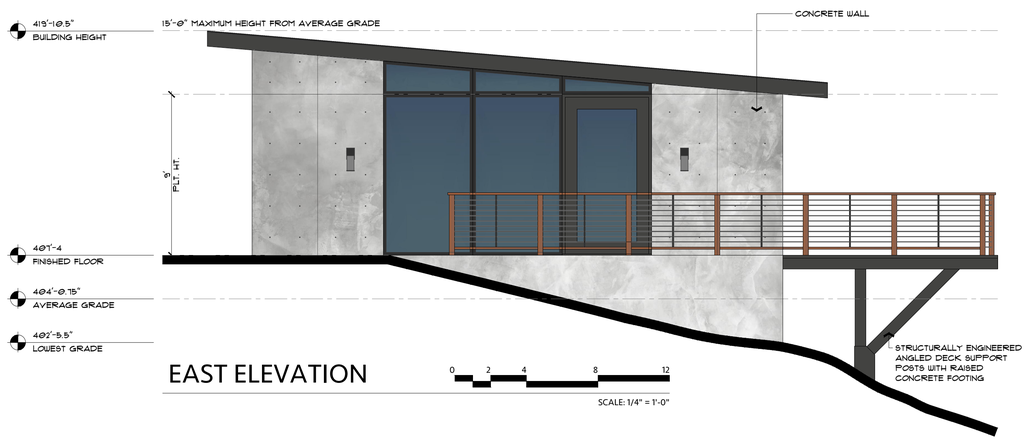
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WEST ELEVATION

0 2 4 8 12

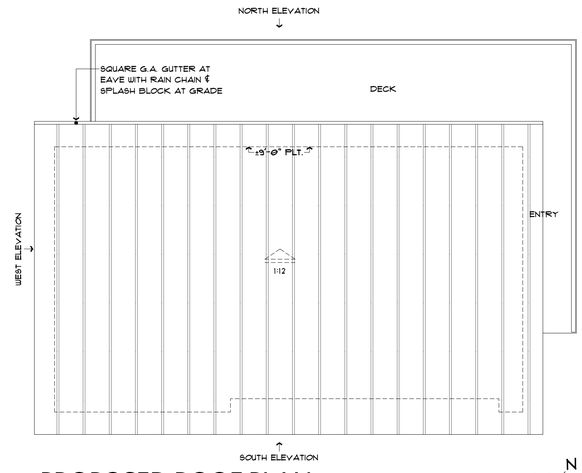
SCALE: 1/4" = 1'-0"



EAST ELEVATION

0 2 4 8 12

SCALE: 1/4" = 1'-0"



PROPOSED ROOF PLAN

0 2 4 8

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

N

ROOF SLOPE: 1:12
RAKE OVERHANG: 30"
EAVE OVERHANG: 30"
ROOF MATERIAL: STANDING SEAM METAL
METAL SALES - 1" MINI BATTEN (OR EQ.)

Revision/Issue	Date

HASTINGS CONSTRUCTION, INC.
11 THOMAS OWENS WAY, SUITE 201 | MONTEREY, CA 93940
(831) 620-0920 | INFO@HASTINGSCONSTRUCTION.COM
LIC#: 791539 CLASS: A/B

Drawing Title: ELEVATIONS

Job Title: SCHERLING RESIDENCE WORKSHOP

Project Address & APN: 3150 DON LANE, PEBBLE BEACH, CALIFORNIA 93953
APN: 008-361-026-000

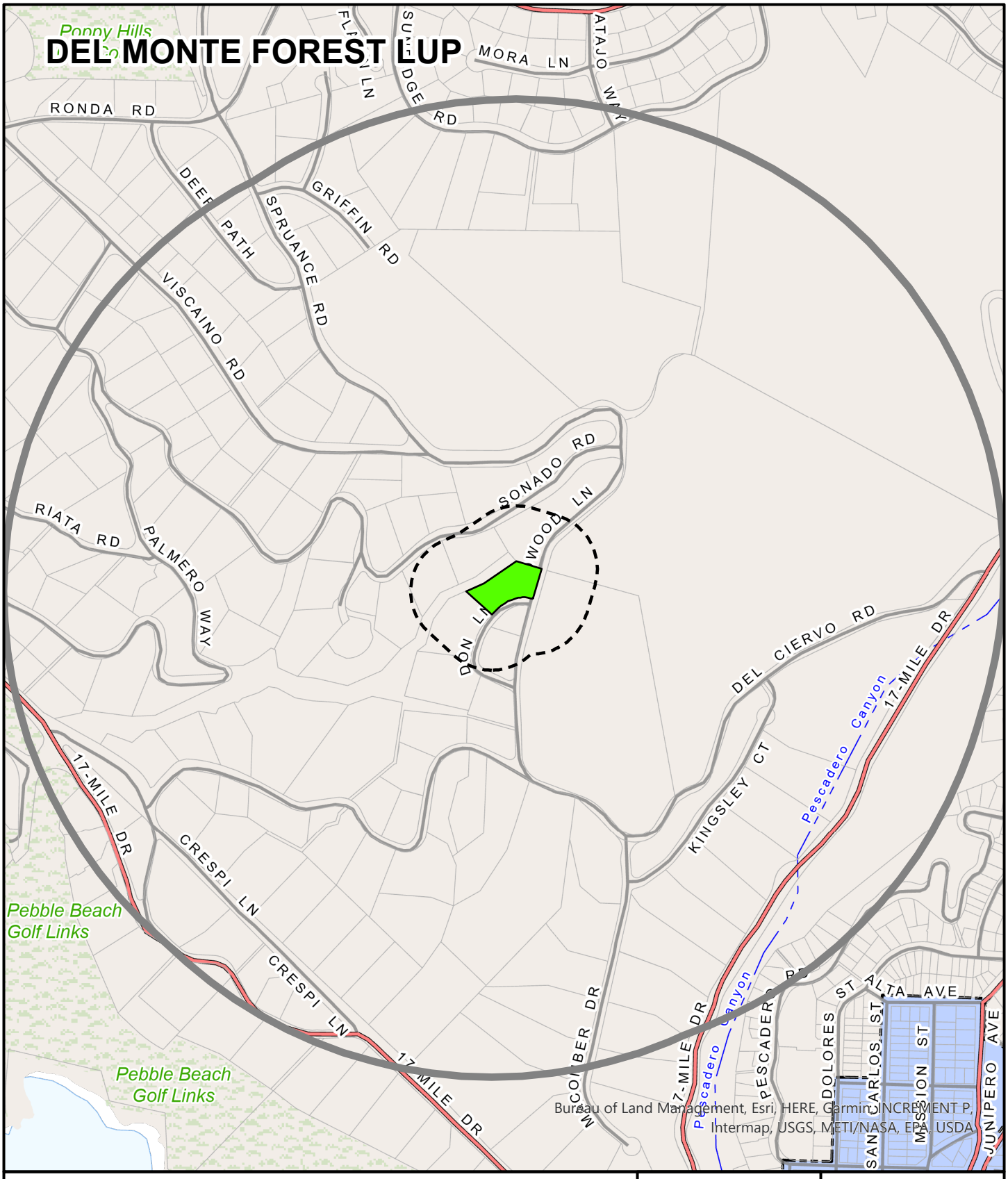
Project: HC-24060	Sheet No. A6
Date: 7.8.2025	
Drawn By: BGREEN	
Scale: 1/4" = 1'-0"	

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Exhibit B

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DEL MONTE FOREST LUP



APPLICANT: SCHERLING JOSHUA BRET & STACEY LAUREN

APN: 008361026000 **FILE #** PLN250029

Project Site | 300 FT Buffer | 2500 FT Buffer

N

0 600

Feet

PLANNER: JADE MASOI

Introduced: 9/25/2025 **Current Status:** Agenda Ready

Version: 1 **Matter Type:** Administrative Permit

PLN250015 - CAMPBELL NASON & NICOLE

Administrative hearing to consider action on the demolition of an existing single-story residence, barn, and detached garage; and construction of a 4,601 square foot single-story residence with an attached 1,342 square foot garage room, a 2,400 square foot detached barn, and associated site improvements, to clear Code Enforcement Case No. 24CE00399.

Project Location: 451 Corral De Tierra, Salinas, Toro Area Plan

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301, and there are no exceptions pursuant to Guidelines section 15300.2.

RECOMMENDATION:

It is recommended that the Chief of Planning adopt a resolution to:

a. Find that the project for new construction qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and that none of the exceptions set forth in Section 15300.2 apply; and
b. Approve an Administrative Permit and Design Approval to clear Code Enforcement violation (24CE00399) to allow the demolition of an existing single-story residence, barn, and detached garage; and construction of a 4,601 square foot single story residence with an attached 1,342 square foot garage/mechanical room, 2,400 square foot detached barn, and associated site improvements.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 5 conditions of approval.

PROJECT INFORMATION:

Agent: John Moore
Property Owner: Nason & Nicole Campbell
APN: 416-401-003-000
Parcel Size: 1.05 acres
Zoning: Resource Conversation with a maximum Density of 10 units an acre and a Visual Sensitivity overlay or "RC/10-VS"
Plan Area: Toro Area Plan
Flagged and Staked: No
Project Planner: Jade Mason, Assistant Planner
masonj@countyofmonterey.gov, (831) 755-3759

SUMMARY

Staff is recommending approval of an Administrative Permit and Design Approval subject to the findings and evidence in the attached Resolution (see **Exhibit A**), and subject to the conditions of approval attached to the Resolution. Please read these carefully and contact the planner if you have any questions. Unless otherwise noted in the conditions, the applicant will be required to satisfy all permit conditions prior to the issuance of a building/grading permits and/or commencement of the approved use.

On October 1, 2025, an administrative decision will be made. A public notice has been distributed for this project. The deadline for submittal of written comments in opposition to the project, its findings, or conditions, based on a substantive issue, is 5:00 p.m. on Tuesday, September 30, 2025. The permit will be administratively approved the following day if we do not receive any written comments by the deadline. You will receive a copy of your approved permit in the mail. We will notify you as soon as possible in the event that we receive correspondence in opposition to your project or if the application is referred to a public hearing.

Note: This project will be referred to the Monterey County Zoning Administrator if a public hearing is necessary. The decision on this project is appealable to the Board of Supervisors.

OTHER AGENCY INVOLVEMENT

The following agencies have reviewed the project, have comments, and/or have recommended conditions:
HCD-Engineering Services
Environmental Health Bureau
HCD-Environmental Services
Monterey County Regional Fire Protection District

Prepared by: Jade Mason, Assistant Planner
Reviewed and approved by: Jacquelyn M. Nickerson, Principal Planner

The following attachments are on file with HCD:
Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Site Plans, Floor Plans & Elevations

Exhibit B - Vicinity Map

cc: Front Counter Copy; Monterey County Regional Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Jade Mason, Planner; Jacquelyn M. Nickerson, Principal Planner; Nason & Nicole Campbell, Property Owners; John Moore, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Planning File PLN250015

County of Monterey

Item No.4

Administrative Permit

Legistar File Number: AP 25-054

October 01, 2025

Introduced: 9/25/2025
Version: 1

Current Status: Agenda Ready
Matter Type: Administrative Permit

PLN250015 - CAMPBELL NASON & NICOLE

Administrative hearing to consider action on the demolition of an existing single-story residence, barn, and detached garage; and construction of a 4,601 square foot single-story residence with an attached 1,342 square foot garage room, a 2,400 square foot detached barn, and associated site improvements, to clear Code Enforcement Case No. 24CE00399.

Project Location: 451 Corral De Tierra, Salinas, Toro Area Plan

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301, and there are no exceptions pursuant to Guidelines section 15300.2.

RECOMMENDATION:

It is recommended that the Chief of Planning adopt a resolution to:

a. Find that the project for new construction qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and that none of the exceptions set forth in Section 15300.2 apply; and
b. Approve an Administrative Permit and Design Approval to clear Code Enforcement violation (24CE00399) to allow the demolition of an existing single-story residence, barn, and detached garage; and construction of a 4,601 square foot single story residence with an attached 1,342 square foot garage/mechanical room, 2,400 square foot detached barn, and associated site improvements.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 5 conditions of approval.

PROJECT INFORMATION:

Agent: John Moore
Property Owner: Nason & Nicole Campbell
APN: 416-401-003-000
Parcel Size: 1.05 acres
Zoning: Resource Conversation with a maximum Density of 10 units an acre and a Visual Sensitivity overlay or "RC/10-VS"
Plan Area: Toro Area Plan
Flagged and Staked: No
Project Planner: Jade Mason, Assistant Planner
masonj@countyofmonterey.gov, (831) 755-3759

SUMMARY

Staff is recommending approval of an Administrative Permit and Design Approval subject to the findings and evidence in the attached Resolution (see **Exhibit A**), and subject to the conditions of approval attached to the Resolution. Please read these carefully and contact the planner if you have any questions. Unless otherwise noted in the conditions, the applicant will be required to satisfy all permit conditions prior to the issuance of a building/grading permits and/or commencement of the approved use.

On October 1, 2025, an administrative decision will be made. A public notice has been distributed for this project. The deadline for submittal of written comments in opposition to the project, its findings, or conditions, based on a substantive issue, is 5:00 p.m. on Tuesday, September 30, 2025. The permit will be administratively approved the following day if we do not receive any written comments by the deadline. You will receive a copy of your approved permit in the mail. We will notify you as soon as possible in the event that we receive correspondence in opposition to your project or if the application is referred to a public hearing.

Note: This project will be referred to the Monterey County Zoning Administrator if a public hearing is necessary. The decision on this project is appealable to the Board of Supervisors.

OTHER AGENCY INVOLVEMENT

The following agencies have reviewed the project, have comments, and/or have recommended conditions:
HCD-Engineering Services
Environmental Health Bureau
HCD-Environmental Services
Monterey County Regional Fire Protection District

Prepared by: Jade Mason, Assistant Planner
Reviewed and approved by: Jacquelyn M. Nickerson, Principal Planner

The following attachments are on file with HCD:
Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Site Plans, Floor Plans & Elevations

Exhibit B - Vicinity Map

cc: Front Counter Copy; Monterey County Regional Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Jade Mason, Planner; Jacquelyn M. Nickerson, Principal Planner; Nason & Nicole Campbell, Property Owners; John Moore, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Planning File PLN250015

Exhibit A

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EXHIBIT A
DRAFT RESOLUTION

Before the Housing and Community Development Chief of Planning in and for the County of Monterey, State of California

In the matter of the application of:
CAMPBELL NASON & NICOLE (PLN250015)
RESOLUTION NO. 25-050
Resolution by the Monterey County HCD Chief of Planning:

1) Finding that the project is Categorically Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to Guidelines section 15300.2; and
2) Approving an Administrative Permit and Design Approval to allow demolition of an existing single-story residence, barn, and detached garage; and construction of a 4,601 square foot single-story residence with an attached 1,342 square foot garage room, a 2,400 square foot detached barn, and associated site improvements, to clear Code Enforcement Case No. 24CE00399.

[PLN250015 Nason & Nicole Campbell, 451 Corral De Tierra, Salinas, Toro Area Plan (APN: 416-401-003-000)]

The CAMPBELL NASON & NICOLE application (PLN250015) came on for an administrative decision hearing before the Monterey County HCD Chief of Planning on October 1, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented the Monterey County HCD Chief of Planning finds and decides as follows:

FINDINGS

1. FINDING: **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

EVIDENCE:

a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
- the 2010 Monterey County General Plan (General Plan);
- Toro Area Plan (TAP); and
- Monterey County Zoning Ordinance (Title 21).

No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

b) Allowed Use. The property is located at 451 Corral De Tierra in Salinas, located in the Toro Area Plan (APN: 416-401-003-000). The parcel is

zoned Resource Conservation with a maximum Density of one unit for per 10 acres and a Visual Sensitivity overlay or "RC/10-VS", which allows a single-family dwelling and non-habitable accessory structures uses to any permitted use as principally allowed uses. However, Title 21 section 21.46.030.D.2, requires the granting of an Administrative Permit for development within the VS districts that do not have the potential to create a substantial adverse visual impact when view from a common public viewing area. As further described in evidence "h" below, the proposed development would not have the potential to create a substantial visual impact when viewed from a common public viewing area. Additionally, pursuant to Title 21 Chapter 21.44, the development in the underlying zoning district is also subject to a Design Approval. This project includes the demolition of the existing single-family dwelling, barn, and detached garage, for the construction of a 4,601 square foot one-story single-family dwelling, a 1,342 square foot attached garage, a 2,400 square foot barn and associated site improvements consisting of: 1,509 square feet of entry, patio, and terrace, and a septic tank system.

c) Lot Legality. The parcel (Assessor's Parcel Number 416-401-003-000) is shown in its current configuration as 42.02 acres and is identified as Parcel "A" in Volume 10, Page 90 of a Record of Survey map. Therefore, the County recognizes the subject property as a legal lot of record.

d) Design/Neighborhood and Community Character. Subject properties within a VS zoning district overlay are also subject to design standards outlined in Title 21, Chapter 21.44, which is intended to regulate the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character. The topography of the subject property slopes down towards Corral de Tierra Road but as discussed in evidence "e" and "h" below, the development is properly sited and is within the least visible portion of the property. The development blends in with the surrounding residential neighborhood and the natural colors and materials that exist in this community. A standard condition of approval (Condition No. 5) is included to ensure that all exterior lighting is down-lit, unobtrusive, and harmonious with the areas, in accordance with General Plan Policy LU- 1.13. The project, as designed and sited, assures protection of the public viewshed, is consistent with the neighborhood character, and assures visual integrity. Therefore, the proposed development is consistent with the neighborhood and community character.

e) Development Standards. Title 21 section 21.36.060 establishes the site development standards applicable to structures with the RC zoning district. Pursuant to Title 21 section 21.36.060.C, the main structure shall have setbacks of a minimum of a 30-foot front setback, a 20-foot side and rear setback, and a maximum height of 30 feet. The property is subject to a 100-foot building setback pursuant to Toro Area Plan policy T-3.3, as it is located adjacent to a designated scenic route (Corral De Tierra), shown on Toro Scenic Highway Corridors and Visual Sensitivity Map (Figure 16). The accessory structure (barn) is subject to a 50-foot front setback, 20-foot side and rear setback, and 20-foot

setback from the single-family dwelling. The single-family dwelling, attached garage, and detached barn maintains over 100-feet for the front, side, and back setbacks and has a height of 19 feet. The parcel is subject to a building site coverage of 25 percent or 440,936 square feet, the project lot coverage will be 0.5 percent or 9,852 square feet. Therefore, the property complies with the required site development standards based on the applicable RC zoning district.

f) Cultural Resources. The Monterey County Geographic Information System (GIS) records identified the property to be within a high archaeological sensitivity area. Pursuant to Title 21 section 21.66.050.C, Phase I archaeological report is required for parcels mapped as high sensitivity on the Monterey County GIS records. The results of the Phase I survey were negative as no precolonial cultural activity or historical activity were observed. These results are consistent with a previous Phase I report conducted in 1988, that concluded negative study results. The Phase I assessment of the subject parcel indicate the proposed project would have no effect on cultural resources resulting in no adverse impacts to the environment. Pursuant to Title 21 section 21.66.050.G and the recommendations from the archaeologist, construction must stop if archaeological resources are discovered and the archaeologist must be contacted. This is reflected in Condition No.3 of the Recommended Conditions of Approval.

g) Violations. As demonstrated in Finding 4, the development contains a violation under 24CE00399. The project as described herein will abate the violation.

h) Visual Sensitivity. The project site and surrounding area are designated as a Visually Sensitive "VS" zoning district, which is intended to regulate development that could potentially create adverse visual impacts when viewed from a common public viewing area such as Corral De Tierra, Laureles Grade, San Benancio Road, Highway 68 or shopping centers along Highway 68. The subject property fronts along Corral De Tierra; however, due to the topography and siting of the development, it does not create a substantially adverse visual impact. The project is designed and sited with colors and materials subordinate to the surrounding area (see evidence "d" and "e" above). Toro Area Plan Policy T-3.1 indicates that new development within "visually sensitive" on the Toro Scenic Highway Corridors and Visual Sensitivity Map (Figure 16) may be permitted if it is sited to enhance the area's scenic value. Policy T-3.1 continues to state that the architectural design of new development shall be consistent with the rural nature of the Toro Area, encouraging soft whites, greens, and browns. The proposed exterior colors and materials for the single-family dwelling and attached garage will consist of a black shingle roof, country cottage stone, cloud white paint, a soft black paint trim, and pane wood windows. The development cannot be seen from other viewpoints such as Laureles Grade, San Benancio Road, Highway 68 or shopping centers along Highway 68. Title 21 section 21.46.030.D.2 allows such development with the granting of an Administrative Permit provided the development is designed and constructed to minimize tree removal, grading, and visibility from common public viewing from common public viewing

areas. The development is sited in the least visible portion of the property, does not include any tree removal, includes minimal grading for site improvements, and cannot be seen from Corral De Tierra, Laureles Grade, San Benancio Road, Highway 68 or shopping centers along Highway 68. Therefore, the project complies with policies and regulations for development within a VS district,

i) Geologic Hazards. The project site is in an area of known geological hazard. According to the prepared Geologic Hazards Assessment (County of Monterey Library No. LIB250215), this site is suitable for the residential use this project proposes, there are no geological or seismic hazards that would preclude this property from being developed, and the proposed development is adequately setback from the known fault trace. See Finding 2, evidence "c".

j) Land Use Advisory Committee. The project does not involve a public hearing Design Approval, a Lot Line Adjustment in the Coastal Zone, preparation of an Initial Study, or a Variance. Therefore, the project was not referred to the North County Land Use Advisory Committee (LUAC) for review as outlined in the LUAC Guidelines contained in Board Order RES 15-043 Exhibit A.

k) The project planner conducted a virtual site inspection to verify that the project on the subject parcel conforms to the plans listed above.

l) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250015.

2. FINDING: **SITE SUITABILITY –** The site is physically suitable for the proposed development and/or use.

EVIDENCE:

a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and North County Fire Protection District. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.

b) The following reports have been prepared:

- "Phase I Archaeological Assessment in Support if the 451 Corral De Tierra Road Project" (LIB250060) prepared by Susan Morley, Marina, CA on January 1, 2025.
- "Phase I Historic Assessment for 451 Corral De Tierra Rd." (LIB250061) prepared by Seth Bergstein, Pacific Grove, CA on March 3, 2025.
- "Geotechnical and Geological Hazards Report for the proposed Campbell Residential Estate" (LIB250215) prepared by Grice Engineering, Salinas, CA on February 1, 2025.

County staff independently reviewed this report and concurs with their conclusions. There are no physical or environmental constraints that would indicate that the site is not suitable for the use. All development shall be in accordance with these reports.

c) Geological Hazards. According to Monterey County GIS, the subject property is located within 660 feet of active or potentially active faults. Pursuant to General Plan Policy S-1.7 and Title 21 section 21.66.040.C, a Geological Hazards Assessment and Geotechnical Report were prepared to address the property's known geological hazards. Per the geologist's research, site reconnaissance, review of previous subsurface data, there was no evidence indicative of active faults at or immediately adjacent to the building envelope areas. The nearest active fault is the Monterey Bay-Tularcitos fault which is approximately 3.7 miles southwest of the subject property. However, the property is located 551 feet northeast of the presumed location of a concealed portion of the Corral De Tierra Fault. This fault trace runs through the northeast and southeast portions of the subject property. The site inspection performed by the geologist did not reveal any surface features indicating a fault rupture has occurred at the site. The existing structures, driveways and roads do not reveal any strains. Policy S-1.8 of the 2010 General Plan requires that new development only be approved if it can be demonstrated that the site is physically suitable and the development will neither create nor significantly contribute to geologic instability or geologic hazards. According to the prepared Geologic Hazards Assessment (County of Monterey Library No. LIB250215), this site is suitable for the residential use this project proposes, and there are no geological or seismic hazards that would preclude this property from being developed. All recommendations of the Geological Hazards Assessment and Geotechnical Report shall be incorporated into final construction plans pursuant to Title 16 section 16.08.110.D.

d) Staff conducted a virtual site inspection on to verify that the site is suitable for this use.

e) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250015.

3. FINDING: **HEALTH AND SAFETY –** The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

EVIDENCE: a) The project was reviewed by HCD-Planning, HCD- Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Monterey County Regional Fire District. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

b) All necessary public facilities are available to the subject property. Sewer service will be provided by the installation of an Onsite Wastewater Treatment System. The existing single-family dwelling is served by a public water system (LPA ID: 270-0535 – Jost Post WA) and the well is located on the property. The reconstructed single-family

dwelling will continue to be served by the same public water system. No new connections proposed.

c) Staff conducted a virtual site inspection to verify that the site is suitable for this use.

d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250015.

4. FINDING: **VIOLATIONS –** The subject property is not in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. Issuance of this permit will partially abate the existing code violation.

EVIDENCE:

a) Staff reviewed County of Monterey HCD-Planning and HCD-Building Services records and is aware of a violation existing on subject property. Code Enforcement Case No. 24CE00399 cites the property for unpermitted construction and grading; new entry deck and roofing, complete remodel of single-family dwelling, garage remodel, replacement of furnace, water heater, and air conditioner. HCD-Building Services File No. 25CP01324 was issued to abate this violation that will permit the demolition of an existing 1,427 square foot single family dwelling, 284 square foot barn, and a 644 square foot detached garage. The construction and rebuild of the new 4,601 square foot single-family dwelling, 1,342 square foot garage, 1,509 square foot covered entry and rear terrace, new concrete pad for a future detached barn, and other site improvements will all be under a separate building permit. HCD-Building Services File No. 25CP01324 will partially clear 24CE00399 for after the fact grading in the amount of 380 cut and 545 fill. The interior of the residence was demolished and rebuilt without obtaining the necessary discretionary and ministerial permits. Issuance of this Administrative Permit and Design Approval allows for after-the-fact construction of the replacement single-family dwelling. Upon issuance and final inspection of a construction permit, this property will come into compliance with applicable Monterey County Code.

b) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250015.

5. FINDING: **CEQA (Exempt) –** The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

EVIDENCE:

a) California Environmental Quality Act (CEQA) Guidelines Section 15303 categorically exempts new construction of a s single family dwelling and accessory structures.

b) Although there is an existing single-family dwelling, detached garage, and barn, the proposed construction is sited and constructed in a new location further towards the back of the property. Therefore, the project is classified as new construction qualifying it as exempt under Section 15303.

c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, unusual circumstances that would result in a significant effect, or development that would result in a cumulative significant impact. The project site does not contain environmentally sensitive habitat. Additionally, no scenic resources, such as trees, rock outcroppings, and historical buildings, within the scenic highway will be impacted by the proposed project. As demonstrated in Finding 2, evidence "c", the site is physically suitable, and the development will neither create nor significantly contribute to geologic instability or geologic hazards. There is no substantial evidence that would support a fair argument that the project has a reasonable possibility of having a significant effect on the environment or that it would result in a cumulative significant impact.

d) No adverse environmental effects were identified during staff review of the development application.

e) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250015.

6. FINDING: **APPEALABILITY –** The decision on this project may be appealed to the Board of Supervisors.

EVIDENCE: a) Board of Supervisors. Pursuant to Title 20, Section 20.86.030, an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.

b) Coastal Commission. This project is not appealable through the Coastal Commission as it is not fit the coastal permit descriptions described in 20.86.080.A.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the HCD Chief of Planning does hereby:

1. Find the additions to an existing structure qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15302;

2. Approve the Administrative Permit and Design Approval to clear Code Enforcement violation (24CE00399) to allow the demolition of a single-story residence, barn and detached garage; and construction of a 4,601 square foot single story residence with an attached 1,342 square foot garage/mechanical room, 2,400 square foot detached barn, new 1,462 square foot covered entry & rear terrace and new septic system.

All of which are in general conformance with the attached sketch and subject to the attached conditions**,** all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 1st of October 2025.

Fionna Jensen, AICP
HCD Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS. IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE _____.

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

   Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

   Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from Monterey County HCD-Planning and HCD-Building Services Department office in Salinas.

2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

County of Monterey HCD Planning

DRAFT Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN250015

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Administrative Permit and Design Approval (PLN250015) allows the demolition of an existing single-story residence, barn, and detached garage; and construction of a 4,601 square foot single-story residence with an attached 1,342 square foot garage room, a 2,400 square foot detached barn, and associated site improvements, to clear Code Enforcement Case No. 24CE00399. The property is located at 451 Corral De Tierra (Assessor's Parcel Number 416-401-003-000), Toro Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an on-going basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"An Administrative Permit and Design Approval (Resolution Number _____) was approved by the Chief of Planning for Assessor's Parcel Number 416-401-003-000 on October 1, 2025. The permit was granted subject to 5 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

Proof of recordation of this notice shall be furnished to the Director of HCD - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to the HCD - Planning.

3. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County HCD - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery.
(HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to this condition on an on-going basis.

Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County HCD - Planning and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered."

When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

4. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: The applicant shall submit a Construction Management Plan (CMP) to HCD-Planning and HCD-Engineering Services for
review and approval. The CMP shall include measures to minimize traffic impacts during the construction/grading phase
of the project.
CMP shall include, at a minimum, duration of the construction, hours of operation, truck routes, estimated number of
truck trips that will be generated, number of construction workers, and on-site/off-site parking areas for equipment and
workers and locations of truck staging areas. Approved measures included in the CMP shall be implemented by the
applicant during the construction/grading phase of the project. (Public Works)

Compliance or Monitoring Action to be Performed: 1. Prior to issuance of the Grading Permit or Building Permit, Owner/Applicant/Contractor shall prepare a CMP and shall
submit the CMP to the HCD-Planning and HCD- Engineering Services for review and approval.
2. On-going through construction phases Owner/Applicant/Contractor shall implement the approved measures during the
construction/grading phase of the project.

5. PD014(B) - LIGHTING-EXTERIOR LIGHTING PLAN (VS & RIDGELINE)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. Exterior lighting shall have recessed lighting elements. Exterior light sources that would be directly visible from when viewed from a common public viewing area, as defined in Section 21.06.195, are prohibited. The applicant shall submit three (3) copies of exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the Director of HCD - Planning, prior to issuance of building permits.
(HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of building permits, the Owner/Applicant shall submit three copies of the lighting plans to HCD - Planning for review and approval. Approved lighting plans shall be incorporated into final building plans.

Prior to final/occupancy, staff shall conduct a site visit to ensure that the lighting has been installed according to the approved plan.

On an on-going basis, the Owner/Applicant shall ensure that the lighting is installed and maintained in accordance with the approved plan.

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THE CAMPBELL RESIDENCE

451 CORRAL DE TIERRA SALINAS, CA

GENERAL BUILDING NOTES

1. All dimensions are to the face of stud or c.m.u. unless otherwise noted.
2. Contractor is to verify all dimensions and notify the designer of any discrepancies before proceeding.
3. All projects with waterproof decks will require periodic maintenance. owner shall be responsible to seal, caulk, or otherwise maintain or replace sealant as recommended by manufacturer of waterproofing surface.

FIRE PROTECTION NOTES:

1. Provide fireblocking at 10' intervals in the wall both horizontally and vertically per (CRC R302.11).
2. The openings around gas vents, ducts, pipes, chimneys, and fireplaces at the ceiling and floor levels shall be fireblocked with noncombustible materials. (CRC R 302.11.4).
3. Fireblocking is required at the opening between the attic space and the chimney chase for the factory-built chimneys. (CRC R1003.19).
4. If a fire alarm system is integrated into a security system, the fire alarm system drawings must be submitted to the local fire jurisdiction for approval prior to installation.
5. The State of California requires ***smoke and carbon monoxide alarms*** to be installed in all residential buildings. (california residential code) sections R314.3.2 and R314.3.3 require a 10-year lifespan for smoke alarms/detectors: units that are older than 10-years need to be replaced. battery type units must have a 10-year battery life. smoke, carbon monoxide or multiple-purpose alarms (carbon monoxide and smoke alarms) must be approved and listed by the state fire marshal. The devices must be installed per the manufacturer's instructions. **In new construction** each smoke detector shall be installed per manufacturer's instructions with house wiring as the primary power source with battery back-up.; **In remodels** each smoke detector may be powered by battery only. smoke detectors shall sound an audible alarm in all sleeping areas of the dwelling unit in which they are located.

ALARM LOCATION REQUIREMENTS

SMOKE ALARMS MUST BE INSTALLED:

A) In each room used for sleeping purposes
B) In each hallway outside of the sleeping room(s)
C) On each level of the dwelling, including basements

CARBON MONOXIDE ALARMS MUST BE INSTALLED:

A) Outside of each sleeping room in the immediate vicinity of the bedroom(s)
B) On each level of the dwelling, including basements

PLUMBING & BATHROOM NOTES:

1. Contractor is to verify that the project when completed shall comply with the water permit issued by the governing jurisdiction.
2. Accessible under floor areas shall be provided with an 18"x24" min. access within 20' of all plumbing cleanouts (CBC 1209.1 & CPC 707.10)
3. Shower heads with a flow rate shall not exceed 1.8 gallons per minute @ 80 p.s.i. Control valves and showerheads shall be located on the sidewall of shower compartments or otherwise arranged so that the showerhead does not discharge directly at the entrance to the compartment so that the bather can adjust the valves prior to stepping into the shower spray. [CPC 408.9]
4. (E) Toilets with a flow rate that exceeds 1.6 gpf need to be upgraded (or any new toilet) with a max. flow of 1.28 gpf.
5. (E) Lavatory faucets with a flow rate that exceeds 2.2 gpm need to be upgraded (or any new faucet) with a max. flow rate at no more than 1.2 gallon-per-minute.
6. (E) Kitchen faucets with a flow rate that exceeds 2.2 gpm need to be upgraded (or any new faucet) with a max. flow rate at no more than 1.8 gpm.
7. Water pressure in the building shall be limited to 50 p.s.i. or less.
8. Provide pressure absorbing devices, either an air chamber or approved mechanical devices that will absorb high pressure resulting from the quick closing of quick- acting valves. (CPC 609.10)
9. All shower compartments, regardless of shape, shall have a minimum interior floor area of 1,024 sq. in., and also capable of encompassing 30" diameter circle (CPC 411.7)
10. Provide 30" width clear in the toilet compartment and 24" clear in front of the bowl to the wall (CPC 407.5).
11. Provide non-removable backflow prevention devices on all exterior hose bibs.
12. Maximum hot water temperature discharging from bathtubs & showers shall be limited to 120°f.(CPC 414.5 & 418.0)
13. SHOWER AND TUB-shower combinations shall be provided with individual control valves of the pressure balance, thermostatic, or combination pressure balance/thermostatic mixing valve controls type and installed in a 2x6 stud wall.(CPC 418.0)
14. IN NEW CONSTRUCTION - all hot water fixtures that have more than 10' of pipe from the fixture to the hot water heater serving the fixture shall be equipped with a hot water recirculating system.
15. Plumbing lines utilized as grounds are prohibited.
16. VENTING FOR ISLAND FIXTURES shall be designed per CPC 909.0. Traps for island sinks and similar equipment shall be roughed in above the floor and may be vented by extending the vent as high as possible, but not less than the drain board height. The vent is then returned downward and connected to the horizontal sink drain immediately downstream from the vertical fixture drain. The return vent shall be connected to the horizontal drain through a y-branch fitting, and shall in addition be provided with a foot vent taken off the vertical fixture vent by means of a y-branch fitting immediately, below the floor. This foot vent extends to the nearest partition and thence through the roof to the open air, or may be connected to other vents at a point not less than (6) inches above the flood level rim of the fixture served.

JACUZZI/WHIRLPOOL TUBS-

1. PRovide min. 12"x12" removable access panel or utility space without obstruction so as to make concealed slip-joint connections accessible for inspection and repair (CPC 404.2).
2. The circulation pump shall be located above the crown weir of the trap.
3. The pump and circulation piping shall be self draining to minimize water retention in accordance with standards referenced in CPC TABLE 14-1.
4. Suction fittings on the whirlpool baths shall comply with the listed standards (CPC 414.4).

MECHANICAL NOTES:

1. FURNACE OR WATER HEATERS located in the crawl space or attic shall have a min 30"x30" access opening located within 20' of the equipment and a min 24" wide continuous solid walkway from access to unit (CMC 904.11). Where an under-floor furnace is supported from above, a minimum 6" clearance shall be provided from finished grade (CMC 904.3.1.2)
2. Minimum 30"x30" unobstructed level working space in front of F.A.U. (CMC 904.11)
3. A permanent 120-volt receptacle outlet and a lighting fixture shall be installed near the appliance. the switch controlling the the lighting fixture shall be located at the entrance to the passageway (CMC 904.11.5 & NFPA 54:9.5.2)
4. FURNACES LOCATED IN THE GARAGE- all air ducts that penetrate the garage/residence fire separation wall shall be constructed of 26 gauge steel with no openings in the garage.
5. WATER HEATERS or cooling units located in the attic shall have a second watertight pan installed beneath the unit per (CMC 310.2)
6. Appliances which generate a glow, spark, or flame (such as water heater and furnace) shall be located a minimum of 18 inches above garage floor.
7. Where it is required to move under ducts for access to areas of the crawlspace, a minimum vertical clearance of 18" shall be provided (CMC 604.1).
8. KITCHEN HOOD - a ducted residential exhaust hood is required. a metal, smooth interior surface duct required on vent hood or down draft exhaust vent. aluminum flex duct not approved. provide back draft damper. CMC504.2 minimum 30" vertical clearance to combustibles from cook top surface. CMC504.2. Kitchen local exhaust ventilation requires a minimum rate of 100cfm meeting the requirements of ASHRA 62.2. this includes a maximum sound rating of 3 sone @ 100cfm.

GENERAL CONDITIONS

1. Examination of the site and portions thereof which will affect this work shall be made immediately by the contractor, who shall compare it with the drawings and satisfy himself to conditions under which work is to be performed. He shall at such time ascertain and check locations of the existing structures and equipment which may affect his work.
2. Contractor shall provide a complete cost breakdown and schedule of construction for this project for owner approval prior to commencement of work.
3. Contractor shall be responsible to obtain and all necessary permits inspections, certificates, lien releases, final inspections, etc. Contractor to coordinate payment of permits with owner.
4. Contractor shall protect owner's area, new and/or existing materials and finishes from damage which may occur from construction, demolition, dust, water, etc., and shall provide and maintain temporary barricades, closure walls, etc., as required to protect the public and owner during the period of construction. Damage to new and existing materials, finishes, structures, and equipment shall be repaired or replaced. Contractor shall coordinate temporary barricades with owner prior to commencement of work as necessary.
5. Materials that are specified by their brand names establish standards of quality and performance. any request for substitution shall be submitted to Moore Design llc and owner for review for equal quality and performance and shall not be purchased or installed without their written approval. All non-specified products shall conform to requirements set forth by code compliance or industry standards and contractor shall submit a list of products and manufacturers being used for review by the designer prior to purchase or installation.
6. All construction work, architectural, mechanical, plumbing, elecrtical, etc., as may be required, shall conform to the latest edition of the California Building Code/ California Residential Code and the latest edition of all governing codes and regulations as adopted by the governing jurisdiction. All work shall be done in a thorough, workmanlike manner and equal to the best standards of the practice.
7. All dimensions on constructions drawings are face of stud (f.o.s.), face of cmu, unless otherwise noted to be the center line of mullion, partition, or column, etc.
8. All dimensions take precedence over scale. Any discrepancies shall be brought immediately to the attention of Moore Design. Contractors shall not scale drawings. Questions regarding dimensions shall be brought to the designer or owner prior to any start of work.
9. All construction documents are complementary, and what is called for by any will be binding as if called for by all. Any work shown or referred to on any construction documents shall be provided as though on all related documents. Discrepancies shall be brought immediately to the attention of the designer for clarification.
10. All work listed, shown or implied on any construction document shall be supplied and installed by the contractor except where noted. The contractor shall closely coordinate his work with that of other contractors or vendors to assure that all schedules are met and that all work is done in conformance with manufacturer's requirements. Work required under this contract shall include all labor, materials, equipment, etc. necessary to complete this project. All materials shall be new and unused, unless specifically noted and be a quality acceptable by industry standards.
11. The use of the word 'provide' in connection with any item specified is intended to mean that such shall be furnished, installed, and connected where so required, except as noted.
12. The contractor shall submit shop drawings for fabricated items, cut sheets of all fixtures and equipment, and samples of all finishes called for by the designer and owner for approval prior to construction and/or installation.
13. The contractor shall maintain a current and complete set of construction documents on the job site during all phases of construction for use of all trades and shall provide all subcontractors with current construction documents as required. The contractor, in assuming responsibility for the work indicated, shall comply with the spirit as well as with the letter in which they were drawn.
14. The contractor shall remove all rubbish and waste materials of all subcontractors and trades on a regular basis, and shall exercise strict control over job cleaning to prevent any dirt, debris or dust from affecting, in any way, finished areas in or outside the job site.
15. The construction documents are provided to illustrate the design and general type of construction desired and imply the finest quality of construction, material and workmanship throughout.
16. All electrical, mechanical, and plumbing work and materials shall be in full accordance with the latest rules and regulations of the national board of fire underwriters, the state fire marshall, the safety orders of the division of industrial safety, and any applicable state or local laws and ordinances. Nothing on these drawings is to be construed to permit work not conforming to these codes.
17. Work which is obviously required to be performed in order to provide a completely operable installation within the limits and scope of work, but which may not be specifically included in the plans, shall be performed by contractor and included in his bid.
18. All work shall be guaranteed against defects in design, installation and material for a minimum period of one year from date of completion.
19. Contractor shall personally supervise and direct the work or shall keep a competent employee, authorized to receive instructions and act on the contractor's behalf, continuously on site during working hours.
20. Trees adjacent to structures and over driveways shall be trimmed to clear structures and provide 15' clearance over drives. Protect other trees during construction (see forest mgt. plan). No tree shall be removed unless called for in the plans and a permit is first issued by the local jurisdiction.

SHEET INDEX

ARCHITECTURAL	
A0.1	COVER SHEET
A1.0	OVERALL SITE PLAN
A1.1	ENLARGED SITE PLAN
C1	RESIDENCE GRADING, DRAINAGE, AND UTILITY PLAN
C2	BARN GRADING, DRAINAGE, AND UTILITY PLAN
C3	GRADING SECTIONS
C4	EROSION CONTROL PLAN
C5	CONSTRUCTION MANAGEMENT PLAN
C-1.0	OWTS - SITE PLAN
C-2.0	OWTS - PROFILES & SECTIONS
C-3.0	OWTS - PROFILES & SECTIONS
C-4.0	OWTS - DETAILS & SPECIFICATIONS
A2.1	FLOOR PLAN
A2.2	BARN PLANS
A2.3	ROOF PLAN
A4.1	EXTERIOR ELEVATIONS
A4.2	BARN ELEVATIONS
L.1	IRRIGATION PLAN
L.2	LANDSCAPE PLAN

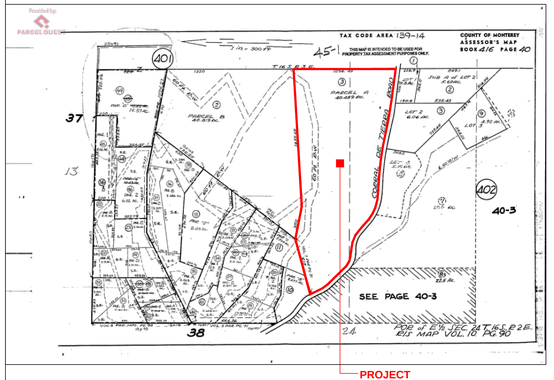
PROJECT DIRECTORY

OWNER:	NASON & NICOLE CAMPBELL 451 CORRAL DE TIERRA SALINAS,CA 93908 831-206-2403
DESIGNER:	MOORE DESIGN INC. CONTACT: JOHN MOORE 550 FIGUEROA STREET, SUITE B MONTEREY, CA. 93940 OFFICE: (831) 642-9732 CELL (831) 238-6868 EMAIL: john@mooredesign.org
GENERAL CONTRACTOR:	NASON CAMPBELL CONSTRUCTION, INC. CONTACT: NASON CAMPBELL 23002 MULETA PLACES SALINAS, CA 93908 TEL (831) 206-2403 LIC. # 942216 EMAIL: nason@ncconstructioninc.com
CIVIL ENGINEER:	LANDSET ENGINEERS, INC. CONTACT: GUY GIRAUDO 520 CRAZY HORSE RD. SALINAS, CA 93907 TEL (831) 443-6970 FAX (831) 443-3801 EMAIL: GGIRAUDO@LANDSETENG.COM
GEOTECHNICAL ENGINEER:	GRICE ENGINEERING, INC. CONTACT: SAM GRICE 561-A BRUNKEN AVE. SALINAS, CA 93901 TEL (831) 422-9619 FAX (831) 422-1896 EMAIL: SAMGE@SBCGLOBAL.NET
STRUCTURAL ENGINEER:	ESA DESIGN CONTACT: EFREN ABARADO 43082 BRIGHTON COMMON FREMONT, CA. 94538 TEL (510) 683-8914 FAX (510) 683-8941 EMAIL: efren@esastructural.com Lic. # C 62568
SURVEYOR:	CENTRAL COAST SURVEYORS CONTACT: DAVID EDSON 5 HARRIS COURT, SUITE N-11 MONTEREY, CA 93940 TEL (831) 394-4930 FAX (831) 394-4931
TITLE 24 CONSULTANT:	MONTEREY ENERGY GROUP CONTACT: DAVID KNIGHT 26465 CARMEL RANCHO BLVD., #8 CARMEL, CA 93923 TEL (831) 372-8328 FAX (831) 372-4613 EMAIL: dave@meg4.com
LANDSCAPE DESIGNER:	NINA CAPRIOLA LANDSCAPE DESIGN CONTACT: NINA CAPRIOLA TEL (831) 595-7053 EMAIL: NINACAPRIOLA@GMAIL.COM

PROJECT INFORMATION

PROJECT ADDRESS:	451 CORRAL DE TIERRA SALINAS, CA 93908
A.P.N.	416-401-003
PROJECT SCOPE:	DEMOLISH EXISTING SINGLE-STORY RESIDENCE, BARN & DETACHED GARAGE. NEW SINGLE-STORY RESIDENCE (4,601 SF), NEW ATTACHED GARAGE/MECH. ROOM (1,342 SF), NEW DETACHED BARN (2,400 SF), NEW COVERED ENTRY & REAR TERRACE (1,462 SF), NEW SEPTIC SYSTEM
PROJECT VALUATION:	$550,000
RELATED PERMIT	NONE
PROJECT CODE COMPLIANCE:	2022 - Title 24, California Residental Code (CRC), California Building Code (CBC), California Mechanical Code (CMC), California Plumbing Code (CPC), California Electrical Code (CEC), California Energy Code (CEnC), California Green Building Standards Code (CALGREEN), California Fire Code (CFC), Monterey Co. Code Local Amendments
ZONE:	RC/10-VS
YEAR CONSTRUCTED:	1974
MAX BLDG. HT:	15'-5" (30'-0" ALLOWED)
CONSTR. TYPE:	TYPE V-B
OCCUPANCY:	R-3 (RESIDENTIAL), U
FIRE SPRINKLERS	REQUIRED NFPA-13D
WATER SYSTEM:	WELL
SEWER SYSTEM:	SEPTIC
TREE REMOVAL:	(1) 10" ACACIA TREE
TOPOGRAPHY:	GENTLY SLOPING
GRADING:	CUT 380 C.Y., FILL 545 C.Y.
LOT SIZE:	40.49 ACRES / 1,763,744 SF
LOT COVERAGE CALCS:	
ALLOWED	25% = 440,936 SF
EXISTING RESIDENCE, GARAGE & BARN	2,357 SF (TO BE REMOVED)
PROPOSED RESIDENCE	4,601 SF
PROPOSED GARAGE/UNCONDITIONED	1,342 SF
PROPOSED DETACHED BARN	2,400 SF
COVERED ENTRY,PATIO, TERRACE	1,509 SF
NEW TOTAL	9,852 SF
FLOOR AREA CALCS:	
EXISTING TO BE DEMOLISHED	-2,357 SF
PROPOSED RESIDENCE	4,601 SF
NEW TOTAL	4,601 SF (CONDITIONED)
PROPOSED RESIDENCE MECH./STORAGE	93 SF
PROPOSED GARAGE	1249 SF
PROPOSED DETACHED BARN	2,400 SF
NEW TOTAL	3,742 SF (UNCONDITIONED)

VICINITY MAP



CAL GREEN NOTES

1. Irrigation Controllers- Automatic irrigation controllers installed at the time of final inspection shall be weathered-based. CGBC 4.304.1
2. Rodent Proofing- Protect annular spaces around pipes, electrical cables, conduits or other openings at exterior walls against passage of rodents. CGBC 4.406.1
3. Construction Waste Management- Recycle and/or salvage for reuse a minimum of 50% of the nonhazardous construction and demolition waste in accordance with the CGBC Sec. 4.408.1
4. Covering of Mechanical Equipment & Ducts- Cover duct openings and other air related air distribution component openings during storage, construction and until final start up with tape, plastic, or other acceptable method. CGBC 4.504.1
5. Adhesives, sealants and caulks- Adhesives, sealants and caulks used on the project shall be compliant with VOC and other toxic compound limits. CGBC 4.504.2.1
6. Paint and Coatings- Paint, stains and other coatings used on the project shall be compliant with VOC limits. CGBC 4.504.2.2
7. Aerosol paints and coatings- Aerosol paints and coatings used on the project shall be compliant with product weighted MIR limits for ROC and other toxic compounds. Documentation shall be provided to verify compliant VOC limit finish materials have been used. CGBC 4.504.2.3. Verification of compliance shall be provided.
8. Carpet Systems- All carpet and carpet systems installed shall be compliant with VOC limits. CGBC 4.504.3
9. Resilient Floor Systems- 80% of the floor area receiving resilient floorings shall comply with the VOC emission limits defined in the Collaborative for High Performance Schools (CHPS) low-emitting materials list or be certified under the Resilient Floor Covering Institute (RFCI) FloorScore program. CGBC 4.504.4
10. Composite Wood Products- Particleboard, Medium density fiberboard (MDF) and hardwood plywood used in interior finish systems shall comply with low formaldehyde emission standards. CGBC 4.504.5
11. Foundation: Capillary Break- A 4" thick of 1/2" or larger clean aggregate shall be installed with a vapor retarder in direct contact with concrete. CGBC 4.505.2.1
12. Moisture Content of Building Materials- Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19% moisture content. CGBC 4.505.3
13. Bathroom Exhaust Fans- Each bathroom shall be mechanically ventilated with an Energy Star exhaust fan and the fan must be controlled by a humidstat capable of adjustment between a relative humidity range of <50% to a maximum of 80%. CGBC 4.506.1
14. Heating and Air-Conditioning System Design- HVAC systems shall be sized, designed and their equipment sized per CGBC 4.507.2. HVAC system installer must be trained and certified and special inspectors employed by the enforcing agency must be qualified.

PLANNING CONDITIONS

PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County RMA - planning and a qualified archaeologist (i.e., an archaeologist registered with the register of professional archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted,the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery.

PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN

All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The lighting source shall be shielded and recessed into the fixture. The applicant shall submit three (3) copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 part 6. The exterior lighting plan shall be subject to approval by the director of RMA - Planning, prior to the issuance of building permits.

(RMA - PLANNING)

CONTRACTOR NOTES

1. Glu-lam certificates shall be copied to the building department.
2. At time of final inspection provide installation, operation and maintenance guides/manuals for all equipment and appliances including masonry veneer anchors, fireplace insert, and chimney flue acceptable to the enforcing agency shall be provided to the owner.
3. All construction shall be in accordance with soils investigations by Grice Engineering, Inc., project # 7943-24.11, dated 2-20-2025.
4. Contractor to provide two copies completed & signed of the CF2R-LTG-01-E form (where applicable) to the owner & field inspector prior to receiving the final.

ABBREVIATIONS AND SYMBOLS

APPROX.	APPROXIMATE	O.C.	ON CENTER
BLK.	BLOCK	O.D.	OUTSIDE DIAMETER
CLO.	CLOSET	PLYWD	PLYWOOD
CONC.	CONCRETE	REF	REFRIGERATOR
CONT.	CONTINUOUS	R.O.	ROUGH OPENING
DN.	DOWNSPOUT	SHWR	SHOWER
DW	DISHWASHER	SIM	SIMILAR
(E)	EXISTING	SL	SKYLIGHT
F.O.C.	FACE OF CONCRETE	T&G	TONGUE AND GROOVE
F.O.S.	FACE OF STUD	T.O.P.	TOP OF PLATE
GALV.	GALVANIZED	TYP.	TYPICAL
GYP.	GYPSUM	U.O.N.	UNLESS OTHERWISE
G.W.B.	GYPSUM WALLBOARD	NOTED	
FLR.	FLOOR	WP	WATERPROOF
HDWD	HARDWOOD	W/	WITH
N.I.C.	NOT IN CONTRACT	W/O	WITHOUT
N.T.S.	NOT TO SCALE	W.I.C.	WALK IN CLOSET

WALL LINE — NUMBERS VERTICAL, LETTERS HORIZONTAL

DOORS SYMBOL NUMBERS

WINDOW TYPE-NUMBERS

DETAIL NUMBER — SHEET WHERE DETAIL IS LOCATED

SHEET NOTE

SECTION — SECTION IDENTIFICATION, SHEET WHERE SECTION IS DRAWN

ELEVATION — ELEVATION IDENTIFICATION, SHEET WHERE ELEVATION IS DRAWN

REVISIONS-NUMBERS — CLOUD AROUND REVISION OPTIONAL

+8'-0" CEILING HEIGHT

PROJECT NAME:

CAMPBELL RESIDENCE

451 CORRAL DE TIERRA
SALINAS, CA.
93908

APN: 416-401-003
JOB NUMBER: 2417

MOORE DESIGN Inc.
RESIDENTIAL PLANNING & CONSTRUCTION ADMINISTRATION

550 FIGUEROA STREET, SUITE B
MONTEREY CA. 93940
831.642.9732 FAX 831.401.3292
john@mooredesign.org

DRAWING RECORD

DESCRIPTION	ISSUED
PLN SUBMIT	3/12/2025

PRINT DATE: 3/10/2025

MEMBER AIBD AMERICAN INSTITUTE of BUILDING DESIGN

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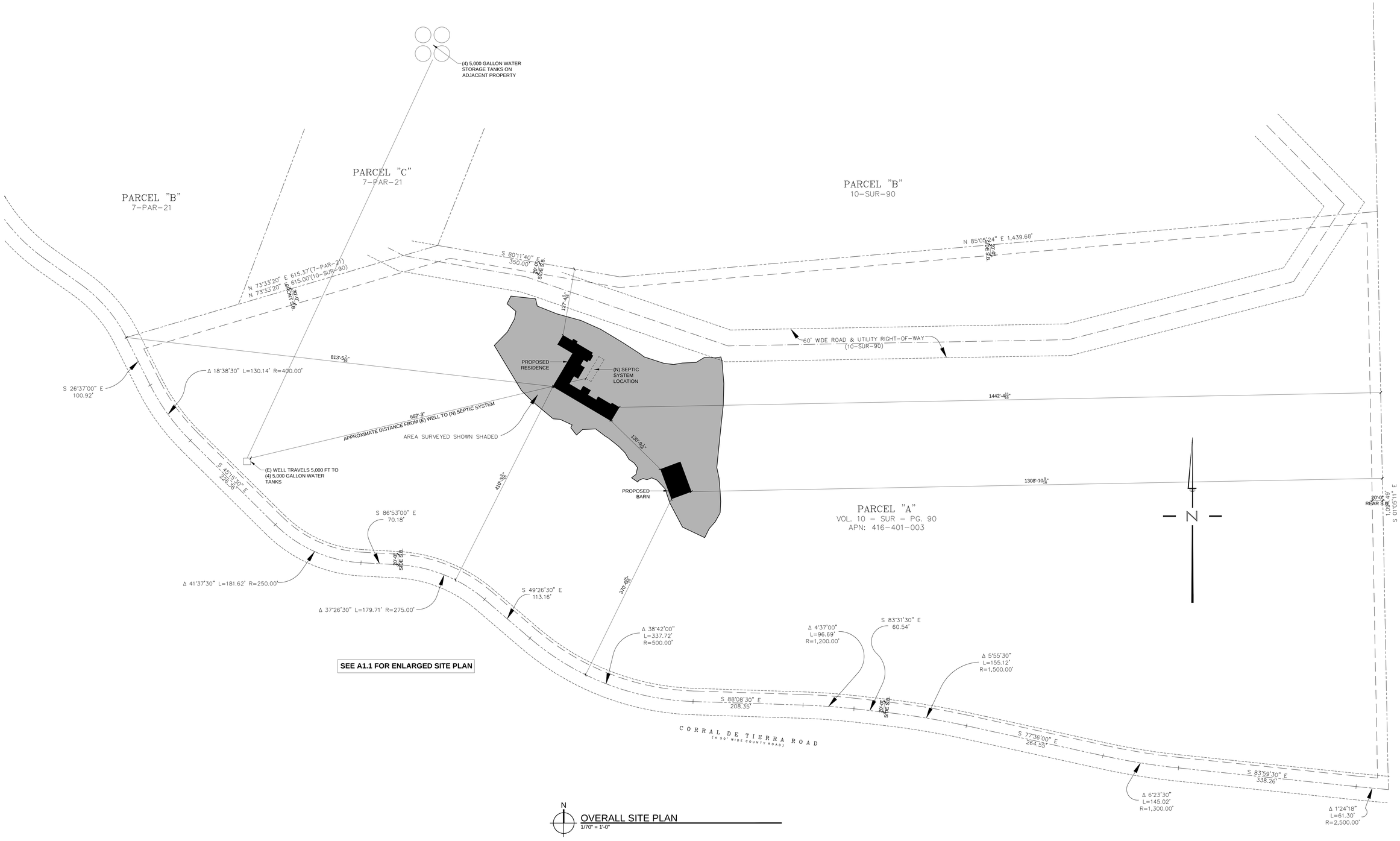
Drawings are not to be scaled. Written dimensions on these drawings shall have precedence over scale dimensions.

SHEET TITLE:

COVER SHEET / PROJECT INFO

SHEET NUMBER:

A0.1



SEE A1.1 FOR ENLARGED SITE PLAN

OVERALL SITE PLAN
1/70" = 1'-0"

PROJECT NAME:

CAMPBELL RESIDENCE

451 CORRAL DE TIERRA
SALINAS, CA.
93908

APN: 416-401-003
JOB NUMBER: 2417

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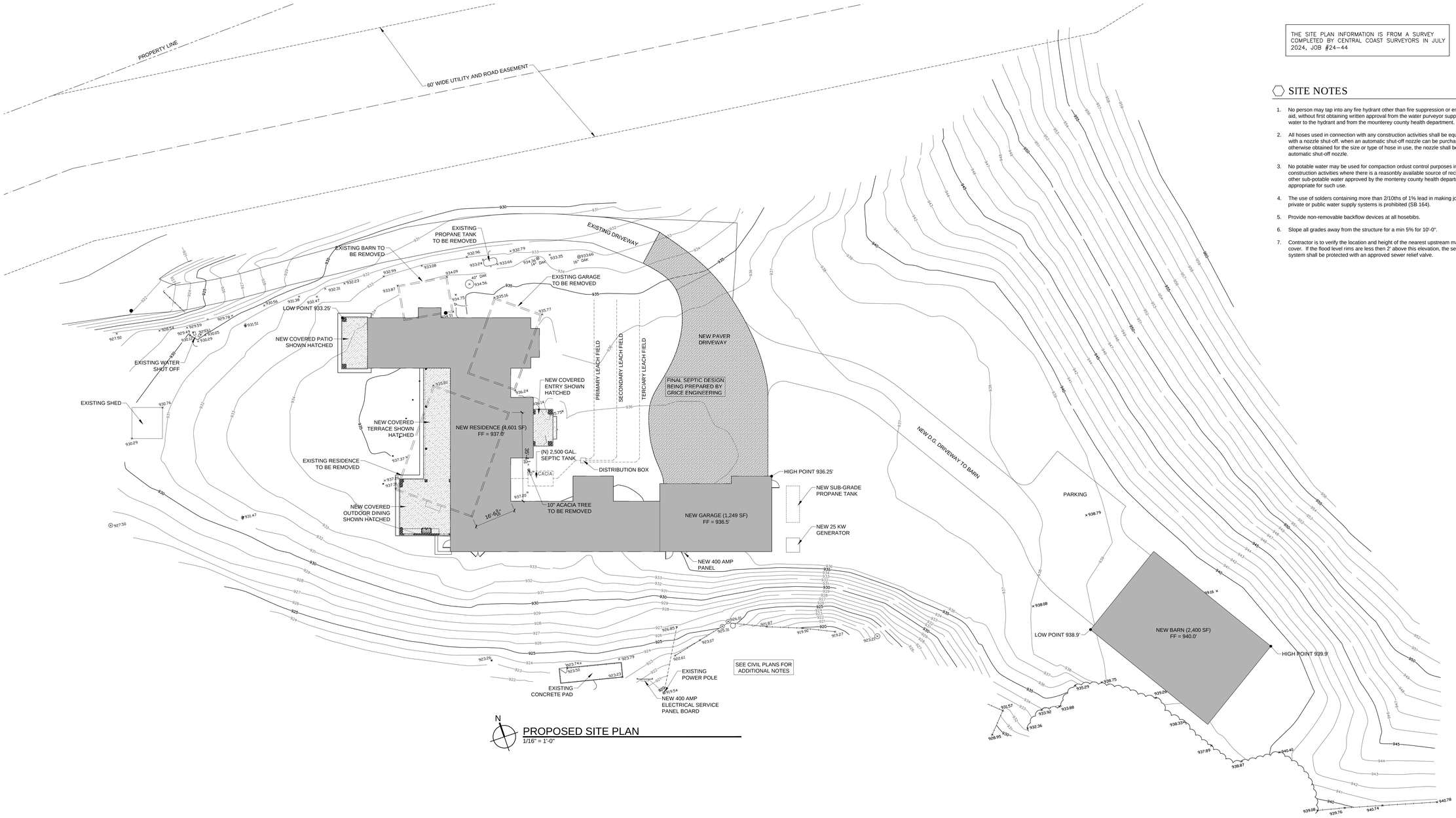
Drawings are not to be scaled. Written dimensions on these drawings shall have precedence over scale dimensions.

SHEET TITLE:

OVERALL SITE PLAN

SHEET NUMBER:

A1.0



PROPOSED SITE PLAN
1/16" = 1'-0"

THE SITE PLAN INFORMATION IS FROM A SURVEY COMPLETED BY CENTRAL COAST SURVEYORS IN JULY 2024, JOB #24-44

SITE NOTES

1. No person may tap into any fire hydrant other than fire suppression or emergency aid, without first obtaining written approval from the water purveyor supplying water to the hydrant and from the mounterey county health department.
2. All hoses used in connection with any construction activities shall be equipped with a nozzle shut-off. when an automatic shut-off nozzle can be purchased or otherwise obtained for the size or type of hose in use, the nozzle shall be an automatic shut-off nozzle.
3. No potable water may be used for compaction ordust control purposes in construction activities where there is a reasonbly available source of reclaimed or other sub-potable water approved by the monterey county health department and appropriate for such use.
4. The use of solders containing more than 2/10ths of 1% lead in making joints on private or public water supply systems is prohibited (SB 164).
5. Provide non-removable backflow devices at all hosebibs.
6. Slope all grades away from the structure for a min 5% for 10'-0".
7. Contractor is to verify the location and height of the nearest upstream manhole cover. If the flood level rims are less then 2' above this elevation, the sewer system shall be protected with an approved sewer relief valve.

PROJECT NAME:

CAMPBELL RESIDENCE

451 CORRAL DE TIERRA
SALINAS, CA.
93908

APN: 416-401-003
JOB NUMBER: 2417

MOORE DESIGN Inc.
RESIDENTIAL PLANNING & CONSTRUCTION ADMINISTRATION

550 FIGUEROA STREET, SUITE B
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831.642.9732 FAX 831.401.3292
john@mooredesign.org

DRAWING RECORD

DESCRIPTION	ISSUED
PLN SUBMIT	3/12/2025

PRINT DATE: 3/10/2025

MEMBER AIBD
AMERICAN INSTITUTE of BUILDING DESIGN

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Drawings are not to be scaled. Written dimensions on these drawings shall have precedence over scale dimensions.

SHEET TITLE:

ENLARGED SITE PLAN

SHEET NUMBER:

A1.1

DISPERSION TRENCH/ENERGY DISSIPATOR-1
20LF. x 3'WIDE x 3'DEEP = 72.0 C.F.
INFILTRATION ON 24 HRS. = 187.2 C.F.
DISPERSION PIPE FL=929.00

DISPERSION TRENCH/ENERGY DISSIPATOR-2
20LF. x 3'WIDE x 3'DEEP = 72.0 C.F.
INFILTRATION ON 24 HRS. = 187.2 C.F.
DISPERSION PIPE FL=928.20

JUNCTION BOX-1
LID=933.60
FL=931.60

JUNCTION BOX-2
LID=930.60
FL=928.60

SHEET FLOW DRAINAGE SAFELY AWAY FROM BUILDING FOUNDATIONS (TYPICAL)

EXISTING AC PAVEMENT TO REMAIN

PAVEMENT CONFORM LINE

ROOF DOWNSPOUT W/SPLASH BLOCK (TYPICAL)

CATCH BASIN-1
GR=935.60
FL=932.60

STORM DRAIN LINE (TYP.)
12" MIN.COVER-S=1.0%MIN.

EROSION CONTROL & ENERGY DISSIPATOR

EARTH DRAINAGE SWALE FLOW LINE

APPROX. SEPTIC LEACH FIELD AREA

RESIDENCE
FF=937.00
FP=936.17

COVERED PATIO

COVERED TERRACE

COVERED OUTDOOR DINING

COVERED ENTRY

COURTYARD

SEPTIC TANK

CATCH BASIN-2
GR=936.10
FL=933.50

AREA DRAIN-1
LID=936.20
FL=933.50

MOTOR COURT
PERMEABLE PAVERS

DRIVEWAY
PERMEABLE PAVERS

GARAGE
FF=936.50
FP=935.67

BOAT GARAGE
FF=936.50
FP=935.67

CATCH BASIN-3
GR=935.90
FL=934.40

SEE SHEET C2 FOR BARN & ACCESS PLAN

TOP OF SLOPE

3:1 FILL SLOPE

AREA DRAIN-2
LID=936.20
FL=934.40

DEVELOPMENT ON 25% SLOPE
A=199 S.F.

EXISTING AREAS WITH SLOPES 25% OR GREATER (TYPICAL)

RAIN WATER LEADER
RWL - 12" MIN. COVER
(TYPICAL)

EARTH DRAINAGE SWALE FLOW LINE

60' WIDE ROAD & UTILITY RIGHT-OF-WAY (10-SUR-90)

A.C. DRIVEWAY

DIRT

SHED

4-PRONG TREE

MULTI-PRONG TREE

12" ACACIA

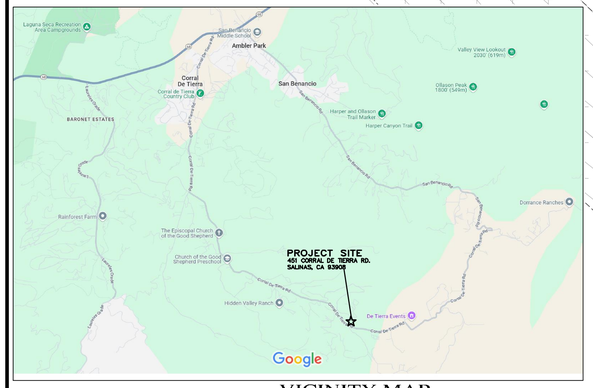
CONC.

CHAINLINK FENCE

TOTAL LOT AREA = 1,763,744 SQ.FT.
TOTAL IMPERVIOUS AREA = 9,551 SQ.FT.
TOTAL AREA OF DISTURBANCE = 32,230 SQ.FT.

GRADING QUANTITIES:
CUT = 380 C.Y.
FILL = 545 C.Y.
NET = 165 C.Y. IMPORT

10 0 5 10 20



VICINITY MAP
NOT TO SCALE

STORM WATER CONTROL NOTES:

1) THE PROJECT IS NOT LOCATED WITHIN THE MUNICIPAL GENERAL PERMIT BOUNDARY AS DEFINED BY THE CALIFORNIA STATE WATER QUALITY CONTROL BOARD ORDER No. 2013-0001-DWQ; THEREFORE, THE POST-CONSTRUCTION STORM WATER MANAGEMENT REQUIREMENTS (PCRs) FOR DEVELOPMENT PROJECTS IN THE CENTRAL COAST REGION DO NOT APPLY.

2) THIS PROJECT WILL CREATE AND/OR REPLACE COLLECTIVELY OVER THE ENTIRE PROJECT 9,551 SF OF IMPERVIOUS SURFACES AND WILL DISTURB A LAND AREA OF 32,230 SQ.FT.

INDEX TO SHEETS

SHEET C1	CONCEPTUAL RESIDENCE GRADING, DRAINAGE & UTILITY PLAN
SHEET C2	CONCEPTUAL BARN GRADING, DRAINAGE & UTILITY PLAN
SHEET C3	GRADING SECTIONS
SHEET C4	EROSION CONTROL PLAN
SHEET C5	CONSTRUCTION MANAGEMENT PLAN

CONTACT INFORMATION:

PRIMARY: OWNER
MR. & MRS. NASON & NICOLE CAMPBELL
451 CORRAL DE TIERRA
SALINAS, CA 93908

SECONDARY: ARCHITECT
MOORE DESIGN
ATTN: MR. JOHN MOORE
550 FIGUEROA STREET, SUITE B
MONTEREY, CA 93940
PH (831)642-9732

SITE LOCATION:
451 CORRAL DE TIERRA
SALINAS, CA 93908

No.	DATE	BY	REVISION
	07/01/25	AMS	MO.CO. HCD COMMENTS
	12/26/24	AMS	RELEASED TO CLIENT

REGISTERED PROFESSIONAL ENGINEER * GUY R. GIRAUDO * No. 58569 * Exp. 06-30-27 * CIVIL * STATE OF CALIFORNIA

APPROVED BY:
GUY R. GIRAUDO

LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-6970 Fax (831) 443-3801
www.landseteng.com

GRADING, DRAINAGE & EROSION CONTROL PLAN

OF

CAMPBELL RESIDENCE
A.P.N.: 416-401-003
SALINAS, MONTEREY COUNTY, CALIFORNIA
FOR
MR. & MRS. NASON & NICOLE CAMPBELL

" CONCEPTUAL RESIDENCE GRADING, DRAINAGE & UTILITY PLAN "

SCALE: 1"=10'
DATE: DECEMBER 2024
JOB NO. 2858-01

SHEET C1
OF 5 SHEETS

L:\PROJ\2858-CAMPBELL\2858-CIVIL\DWG\2858-GDECP.DWG/24x36C1

SEE SHEET C1 FOR RESIDENCE PLAN

EROSION CONTROL & ENERGY DISSIPATOR

DRIVEWAY
PERMEABLE PAVERS

EARTH DRAINAGE SWALE FLOW LINE

BARN ACCESS
DECOMPOSED GRANITE

PARKING
DECOMPOSED GRANITE

CATCH BASIN-3
GR=935.90

GARAGE
FF=936.50
FP=935.67

BOAT GARAGE
FF=936.50
FP=935.67

BARN
FF=940.00
FP=939.17

ROOF DOWNSPOUT W/SPLASH BLOCK (TYPICAL)

DRIPLINE

BARBED WIRE FENCE

SCRUB OAK

GUYWIRE

UTILITY POLE @919.54

CONC.

PARCEL A
VOL. 20 CSUR - PG. 90
APN: 416-401-003

10 0 5 10 20

" CONCEPTUAL BARN GRADING, DRAINAGE & UTILITY PLAN "

GRADING, DRAINAGE & EROSION CONTROL PLAN

OF

CAMPBELL RESIDENCE
A.P.N.: 416-401-003
SALINAS, MONTEREY COUNTY, CALIFORNIA
FOR
MR. & MRS. NASON & NICOLE CAMPBELL

APPROVED BY:

GUY R. GIRAUDO

REGISTERED PROFESSIONAL ENGINEER
GUY R. GIRAUDO
No. 58569
Exp. 06-30-27
CIVIL
STATE OF CALIFORNIA

LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-9771 Fax (831) 443-3801
www.landseteng.com

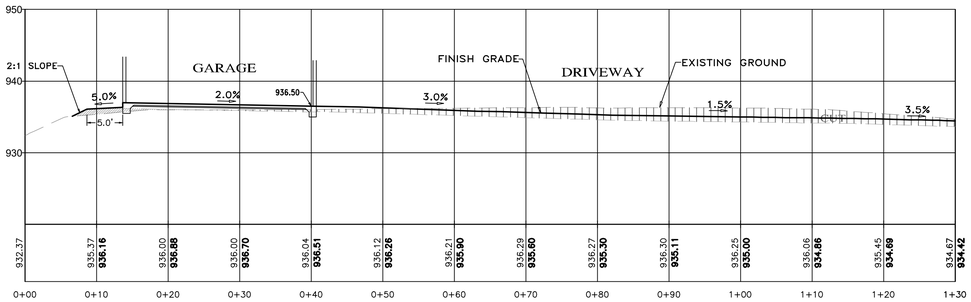
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DATE: DECEMBER 2024
JOB NO. 2858-01

SHEET C2

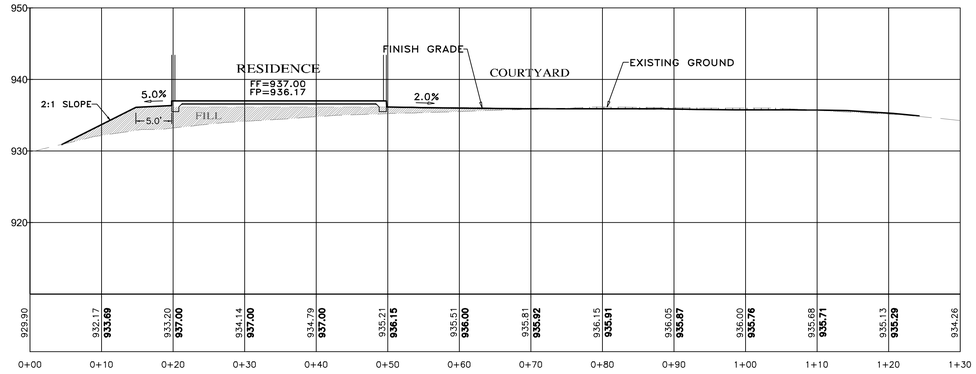
OF 5 SHEETS

No.	DATE	BY	REVISION
	07/01/25	AMS	MO.CO. HCD COMMENTS
	12/26/24	AMS	RELEASED TO CLIENT

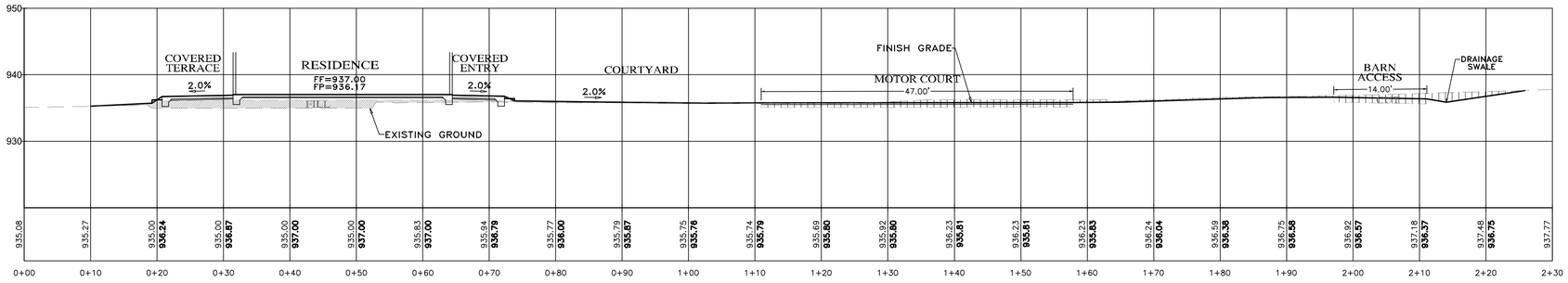
L:\SPROJ\2858-CAMPBELL\2858-CIVIL\DWG\2858-GDECP.DWG/24x36C2



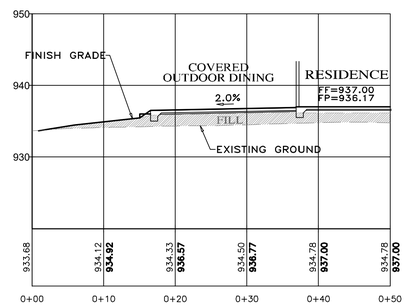
SECTION A-A
SCALE: 1"=10' H&V



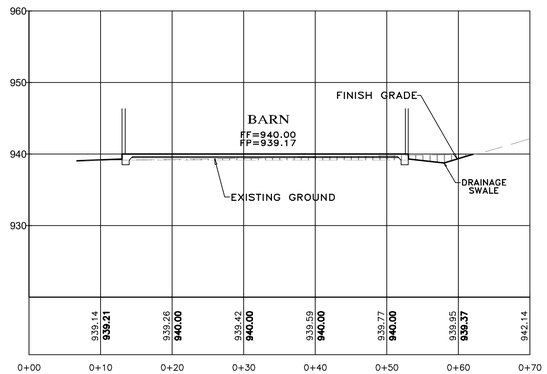
SECTION B-B
SCALE: 1"=10' H&V



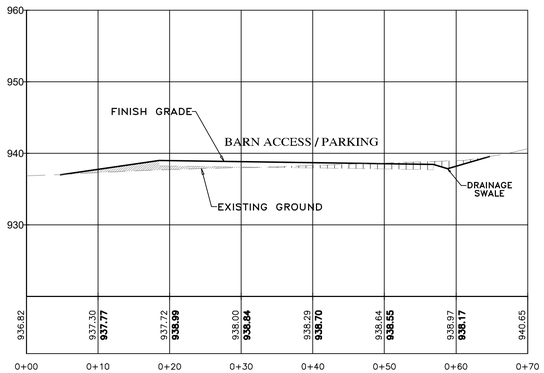
SECTION C-C
SCALE: 1"=10' H&V



SECTION D-D
SCALE: 1"=10' H&V



SECTION E-E
SCALE: 1"=10' H&V



SECTION F-F
SCALE: 1"=10' H&V

NOTES:

- ALL FILL MATERIAL SHALL BE STRUCTURAL FILL PER SOIL'S ENGINEERING INVESTIGATION REPORT
- SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR LAYOUT OF FOUNDATION COMPONENTS.
- OVEREXCAVATION ON BUILDING AREAS PER SOILS ENGINEERING INVESTIGATION REPORT
- FOR SECTION LOCATIONS, SEE SHEET C3 "GRADING, DRAINAGE & UTILITY PLAN".

" GRADING SECTIONS "

GRADING, DRAINAGE & EROSION CONTROL PLAN

OF

CAMPBELL RESIDENCE

A.P.N.: 416-401-003

SALINAS, MONTEREY COUNTY, CALIFORNIA

FOR

MR. & MRS. NASON & NICOLE CAMPBELL

CC

PROFESSIONAL ENGINEER * REGISTERED * GUY R. GIRADO No. 56569 Exp. 08-30-27 Civil * STATE OF CALIFORNIA

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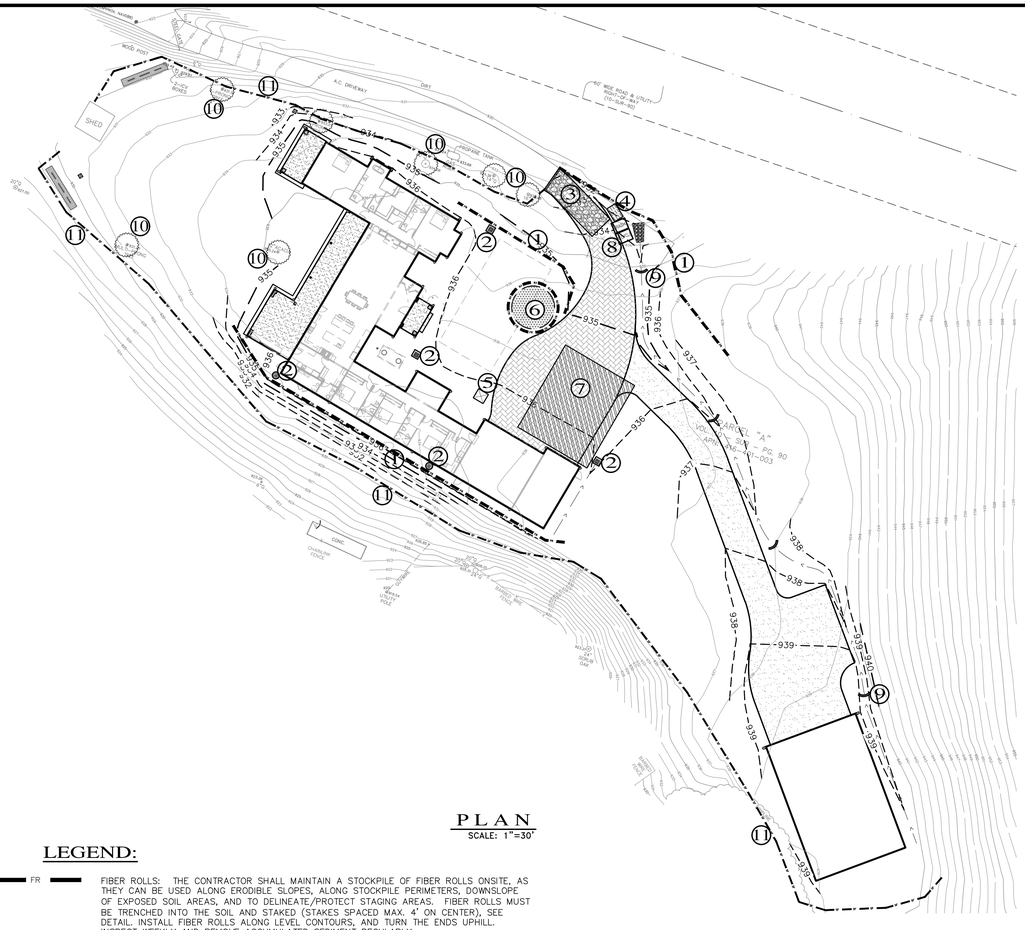
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JOB NO. 2858-01

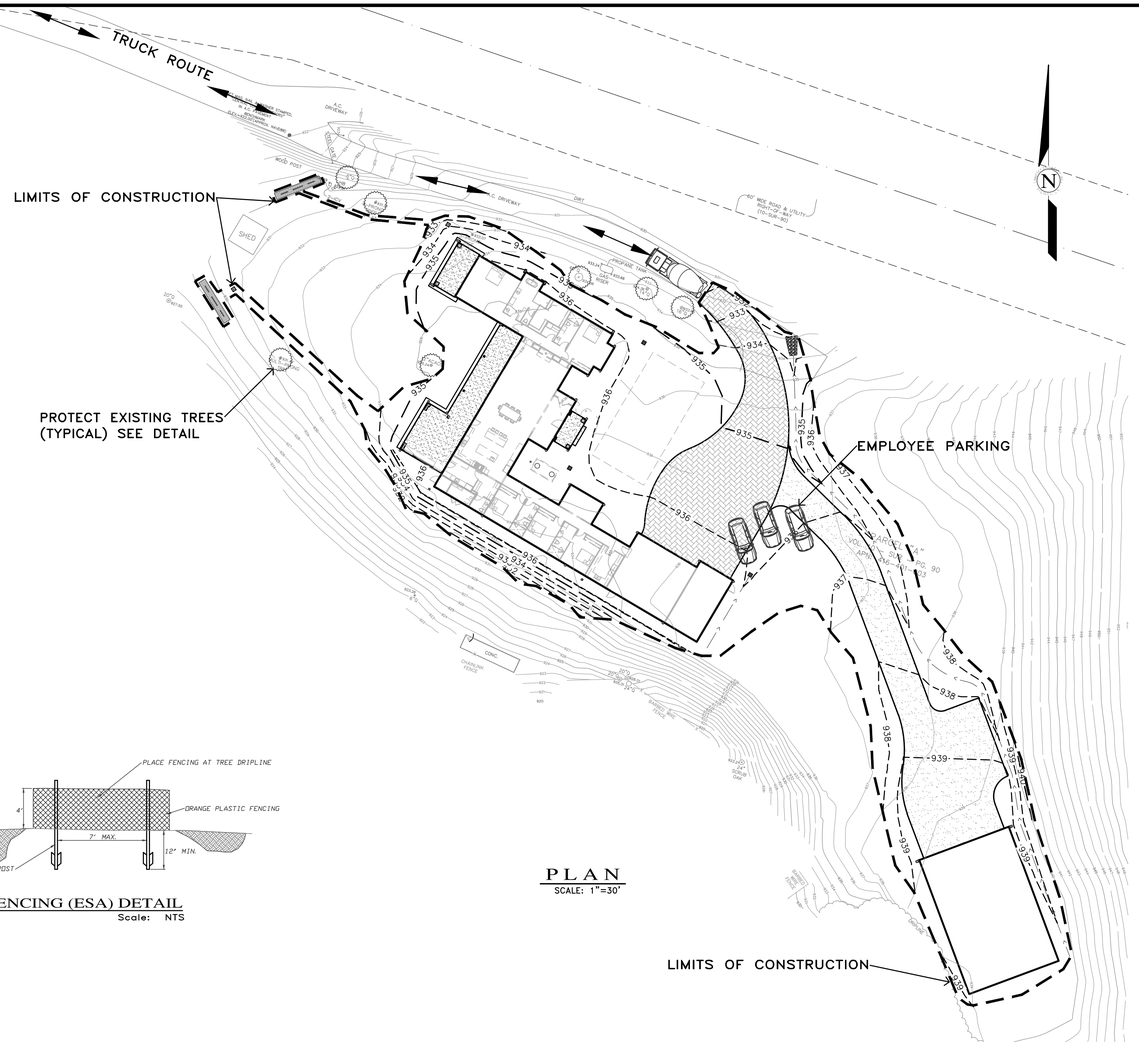
SHEET C3

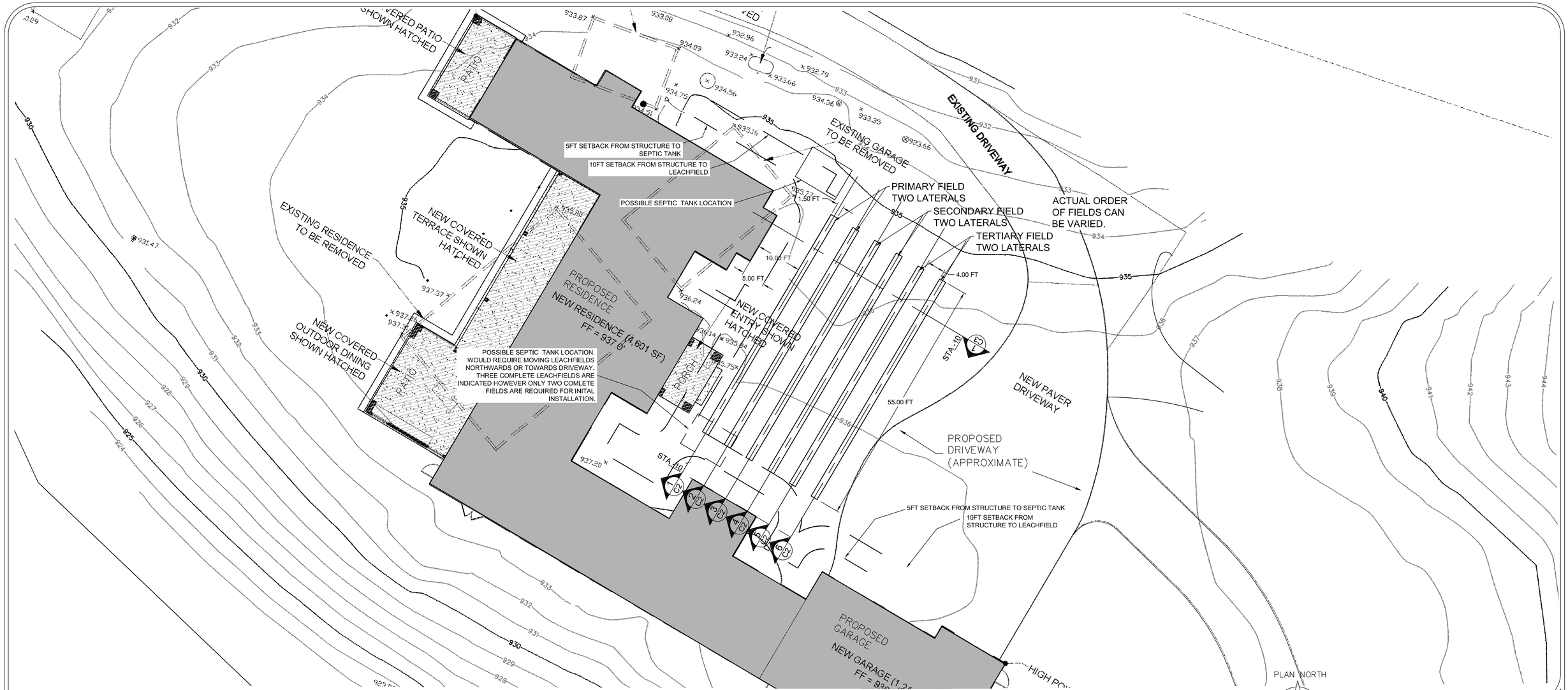
OF 5 SHEETS

No.	DATE	BY	REVISION
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LSPROJ\2858-CAMPBELL\2858-CIVIL\DWG\2858-GDECP.DWG/24x36C3


SHED
A.C. DRIVEWAY
WOOD POST
WOOD FENCE
WOOD POST & UTILITY POLE
CONC. WALK
LONG
CHARLOTTE
WOOD FENCE
WOOD POST & WIRE
WOOD FENCE
WOOD POST & WIRE
WOOD FENCE
WOOD POST & WIR


TRUCK ROUTE
LIMITS OF CONSTRUCTION
PROTECT EXISTING TREES (TYPICAL) SEE DETAIL
EMPLOYEE PARKING
N
SHED
DRIVEWAY
ACCESS
DRIVEWAY
ACCESS
ACCESS
DRIVEWAY
ACCESS
DRIVEWAY
ACCESS
DRIVEWAY



PROPERTY AND SYSTEM INFORMATION:
SITE ADDRESS: 451 CORRAL DE TIERRA ROAD, SALINAS, CALIFORNIA
A.P.N.: 416-401-003-000
AREA OF PARCEL: 40.04 ACRES

NITROGEN BALANCE

EXISTING STRUCTURE: 3 BEDROOM RESIDENCE (TO BE DEMOLISHED)

PROPOSED STRUCTURE: 5 BEDROOM SINGLE FAMILY RESIDENCE

TOTAL NUMBER OF OCCUPANTS: 6 TOTAL

PER TABLE 2 MCEH ORD 15.20 (06/13/23):
ALLOWABLE APPLIED NITROGEN PER ACRE: 40 GRAMS
ALLOWABLE APPLIED NITROGEN ON PARCEL: 1,541.6 GRAMS

EXISTING APPLIED NITROGEN ON PARCEL: 40 GRAMS

PROPOSED APPLIED NITROGEN ON PARCEL: 60 GRAMS

EXCESS APPLIED NITROGEN: 00.00 GRAMS

OWTS DESIGN FOR SINGLE FAMILY RESIDENCE

PER TABLE 6 MCEH ORD 15.20 (06/13/23):
PEAK DAILY FLOW: 525 GALLONS
SEPTIC TANK SIZE: WITHOUT GARBAGE GRINDER 2,000 GALLONS
WITH GARBAGE GRINDER 2,500 GALLONS

PER MC-OWTS-2018 TABLE 5-4 AND SECTION 5.9.2
SEE OWTS REPORT FOR COMPLETE INFORMATION

SHALLOW TEST	TEST DEPTH FEET BELOW GRADE	STABALIZED TAFT RATE MINUTES per INCH	APPLICATION RATE GALLONS per SQUARE FOOT per DAY
B-8 & B-12	0.8 TO 9	3.95 TO 6.44	1.2
B-11	0.0 TO 4.0	12.35	0.8
B-11	4.0 TO 6.0	6.8	0.43

PREFERABLE MATERIALS FOR EFFLUENT DISPERSAL ARE A RELATIVELY CLEAN, MODERATELY GRADED, DENSE SAND. SOILS OF LOW PERMEABILITY ARE PRESENT ON THE PARCEL AS SUCH OBSERVATIONS DURING INSTALLATION FOR SUITABLE MATERIALS ARE PREFERABLE. REFER TO THE PUBLISHED OWTS REPORT.

DEPTH TO GROUND WATER:
GREATER THAN 35 FEET (ELEVATION 988.80± FEET)

GROUNDWATER SETBACK PER TABLE 5-6 MCEH OWTS: 20 FEET

LOWEST PROBABLE ELEVATION OF LEACHFIELD BOTTOM: ELEVATION 930 FEET

FOR INSTALLATION IN MATERIALS AS ENCOUNTERED @ BORES 6, 7, 8, & 12
INFILTRATION AREA REQUIRED: 437.5 SQUARE FEET

LEACHFIELD TYPE: SHALLOW TRENCH, 2FT DEEP X 1.5FT WIDE
EFFECTIVE WALL AREA: 4 SQUARE FEET PER LINEAR FOOT

TOTAL LENGTH OF TRENCH REQUIRED PER FIELD: 109.375 LINEAR FEET

PRIMARY FIELD: 2 LATERALS; 2 FEET DEEP, 1.5 FEET WIDE, 55 FEET LONG
440 SQUARE FEET OF INFILTRATION AREA

SECONDARY FIELD: 2 LATERALS; 2 FEET DEEP, 1.5 FEET WIDE, 54.6875 FEET LONG
440 SQUARE FEET OF INFILTRATION AREA.

TERTIARY FIELD: 2 LATERALS; 2 FEET DEEP, 1.5 FEET WIDE, 54.6875 FEET LONG
440 SQUARE FEET OF INFILTRATION AREA.

ACTUAL ORDER OF LEACHFIELDS CAN VARY. SOME CONSIDERATION OF LOCATING SEPTIC TANK WILL BE NECESSARY.

OTHER LEACHFIELD LATERAL ALIGNMENTS ARE POSSIBLE. SOILS OF LOW PERMEABILITY ARE PRESENT AS SUCH ATTENTION DURING INSTALLATION OF LEACHFIELDS IS NECESSARY.

AREA IS OF NATURAL FORM WITH GRASS COVER AND LIGHT BRUSH. TREES ARE PRESENT ALONG MARGIN OF LEACHFIELD AREA.
PROPERTY BOUNDARY TO BE DETERMINED PRIOR TO LEACHFIELD INSTALLATION TO ENSURE 10 FT SETBACK MINIMUM.

NOTE: TRACER WIRE SHALL BE INSTALLED PER DETAILS ON SHEET C3.

THIS PLAN SET CONSISTING OF SHEETS C-1, C-2, C-3 AND C-4 DETAILS THE PROPOSED LATERALS OF THE PRIMARY AND SECONDARY LEACHFIELDS FOR THE ONSITE WASTEWATER TREATMENT SYSTEM.

NOT ALL EXISTING OR PROPOSED SITE FEATURES ARE SHOWN. REFER TO PROJECT PLANS BY ARCHITECT FOR FURTHER DETAILS. SURVEY PROVIDED BY ARCHITECT.

REVISION DATES

PUB. 03/03/25

GRICE ENGINEERING INC
ENGINEERING • GEOTECHNICS • HYDROLOGY • SOILS • FOUNDATIONS • EARTH STRUCTURES
561A Brunken Avenue Salinas, California Salinas: (831) 422-9619 Monterey: (831) 375-1198 FAX: (831) 422-1896

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LAWRENCE E. GRICE, P.E. ; R.C.E. 66857

PREPARED FOR:

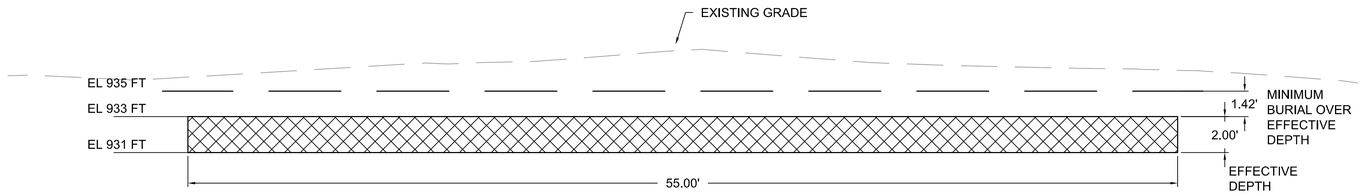
NASON and NICOLE CAMPBELL
23002 MULETA PLACE
SALINAS, CALIFORNIA 93908

CAMPBELL RESIDENCE ; A.P.N. 416-401-003-000
451 CORRAL DE TIERRA ROAD, SALINAS, CALIFORNIA 93908

ONSITE WASTEWATER TREATMENT SYSTEM
SITE PLAN

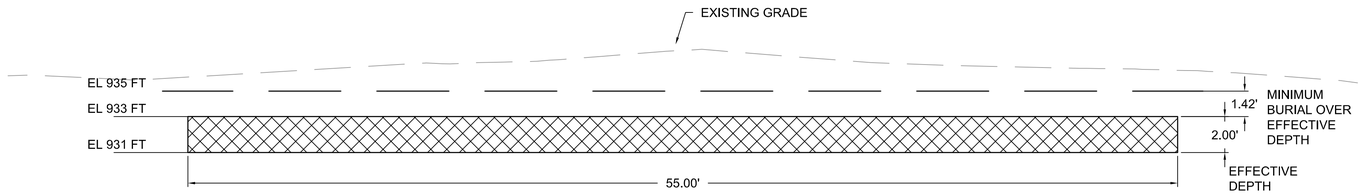
C-1.0
Date Plotted: Mar 05, 2025

CAMPBELL RESIDENCE
FILE NO. 7943-24.11



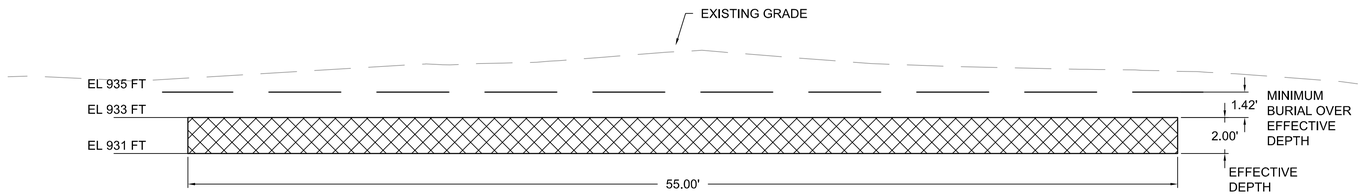
1 PROFILE OF LEACHFIELD LATERAL - PRIMARY FIELD LATERAL 1 OF 2

SCALE 1" = 5'



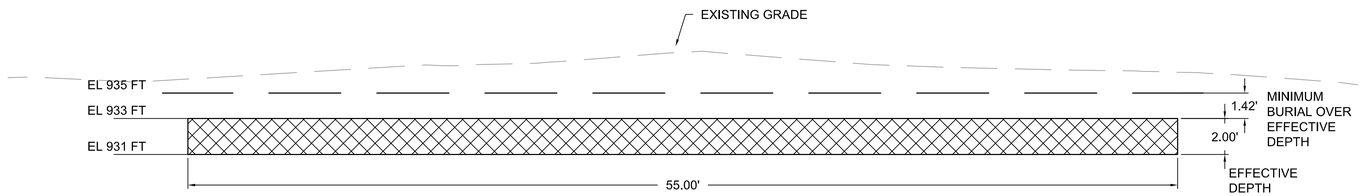
2 PROFILE OF LEACHFIELD LATERAL - PRIMARY FIELD LATERAL 2 OF 2

SCALE 1" = 5'



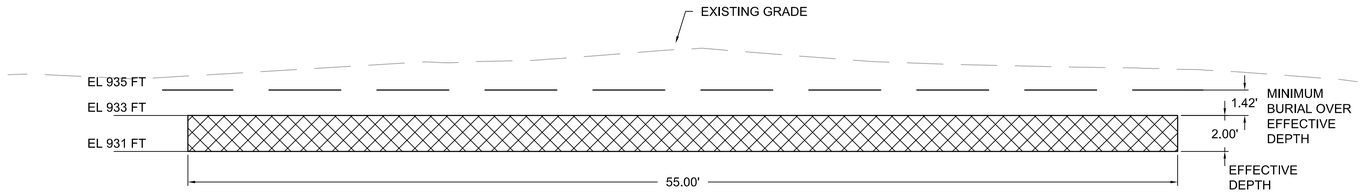
3 PROFILE OF LEACHFIELD LATERAL - SECONDARY FIELD LATERAL 1 OF 2

SCALE 1" = 5'



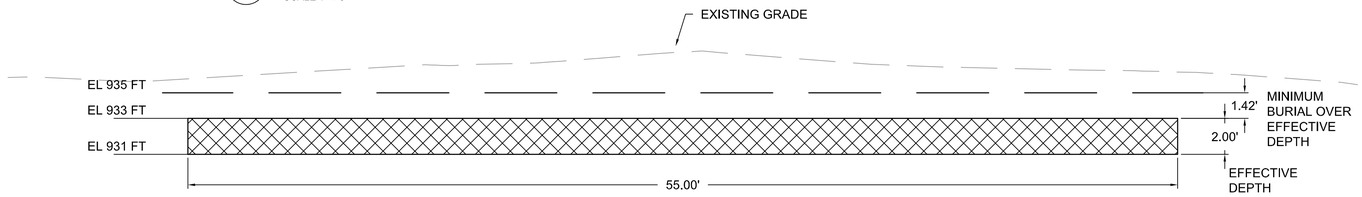
4 PROFILE OF LEACHFIELD LATERAL - SECONDARY FIELD LATERAL 2 OF 2

SCALE 1" = 5'



5 PROFILE OF LEACHFIELD LATERAL - TERTIARY FIELD LATERAL 1 OF 2

SCALE 1" = 5'



6 PROFILE OF LEACHFIELD LATERAL - TERTIARY FIELD LATERAL 2 OF 2

SCALE 1" = 5'

REVISION DATES

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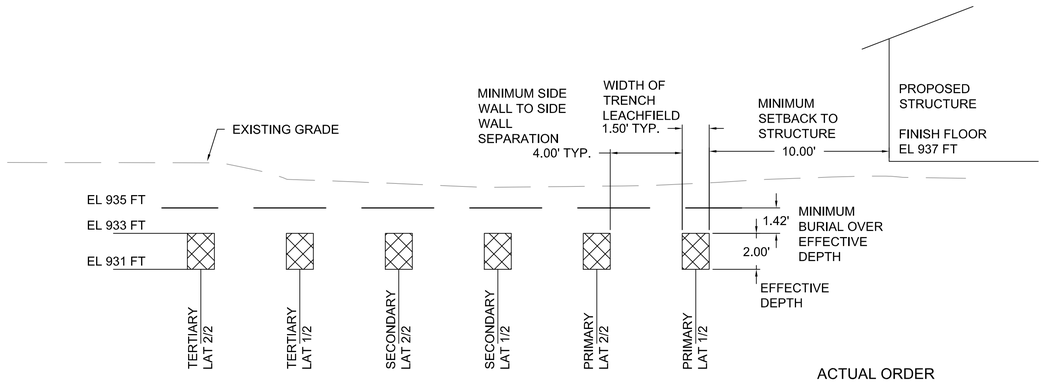
NASON and NICOLE CAMPBELL
23002 MULETA PLACE
SALINAS, CALIFORNIA 93908

CAMPBELL RESIDENCE ; A.P.N. 416-401-003-000
451 CORRAL DE TIERRA ROAD, SALINAS, CALIFORNIA 93908

ONSITE WASTEWATER TREATMENT SYSTEM
PROFILES AND SECTIONS

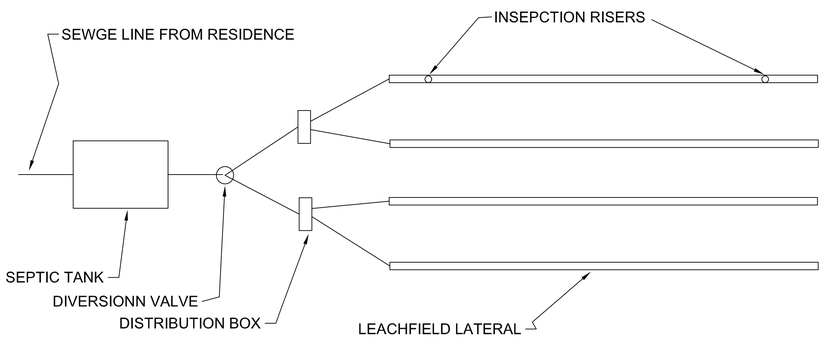
C-2.0
Date Plotted: Mar 05, 2025

CAMPBELL RESIDENCE
FILE NO. 7943-24.11



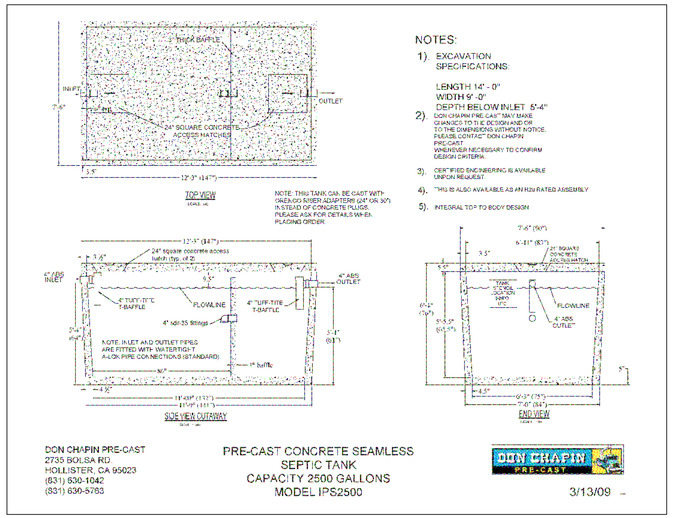
1 SECTION THROUGH ALL LEACHFIELD LATERALS

SCALE 1" = 4'



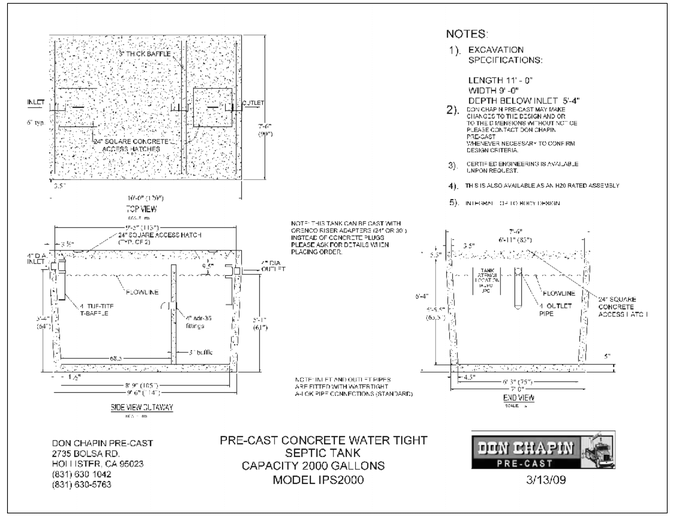
4 TYPICAL SYSTEM SCHEMATIC

SCALE NONE



3 SEPTIC TANK - GARAGE GRINDER INSTALLED

SCALE NONE



2 SEPTIC TANK - NO GARAGE GRINDER

SCALE NONE

REVISION DATES

PUB. 03/03/25

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LAWRENCE E. GRICE, P.E. ; R.C.E. 66857

PREPARED FOR:

NASON and NICOLE CAMPBELL
23002 MULETA PLACE
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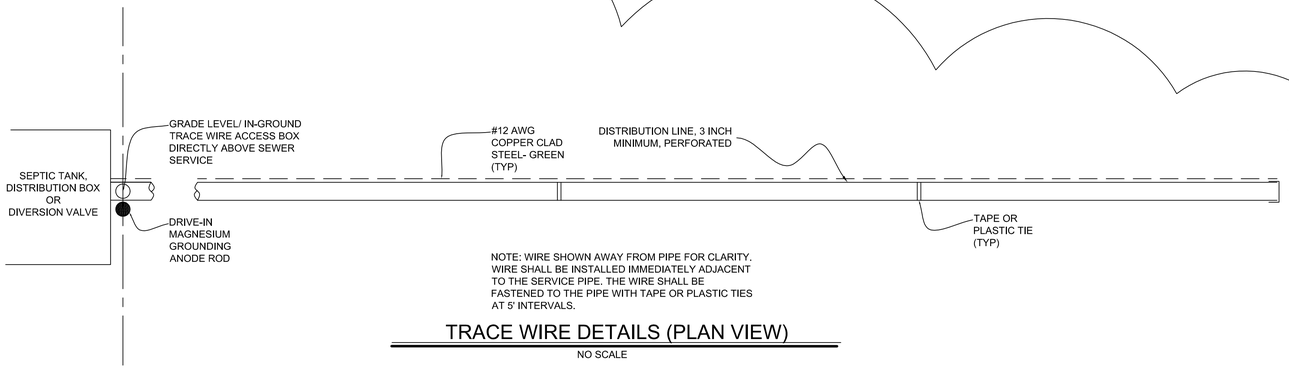
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ONSITE WASTEWATER TREATMENT SYSTEM
PROFILES AND SECTIONS

C-3.0

Date Plotted: Mar 05, 2025

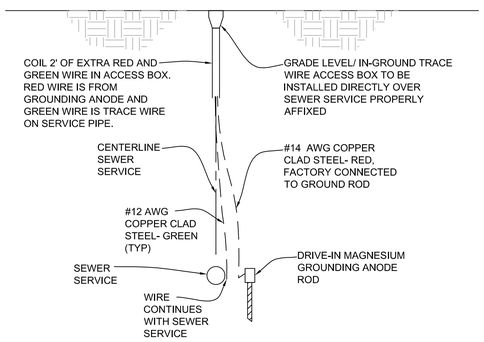
CAMPBELL RESIDENCE
FILE NO. 7943-24.11



NOTE: WIRE SHOWN AWAY FROM PIPE FOR CLARITY. WIRE SHALL BE INSTALLED IMMEDIATELY ADJACENT TO THE SERVICE PIPE. THE WIRE SHALL BE FASTENED TO THE PIPE WITH TAPE OR PLASTIC TIES AT 5' INTERVALS.

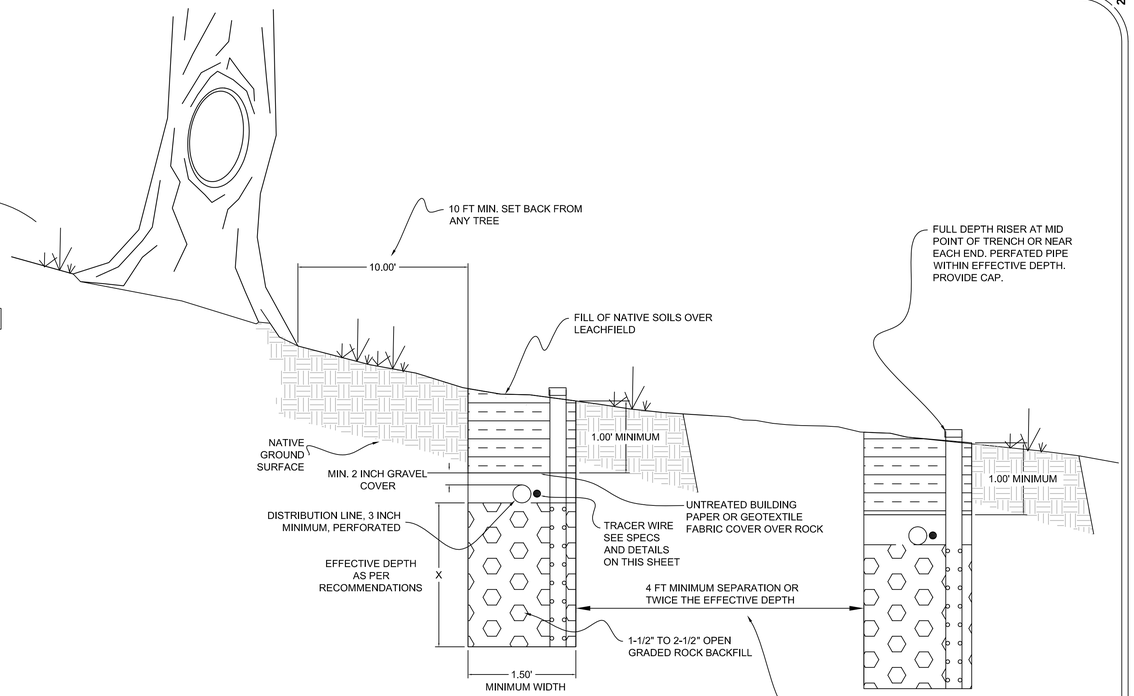
TRACE WIRE DETAILS (PLAN VIEW)

NO SCALE



TRACE WIRE DETAILS (SECTION VIEW)

NO SCALE



TYPICAL TRENCH DETAIL

NO SCALE

TRACE WIRE SPECIFICATIONS

MATERIALS- GENERAL

ALL TRACE WIRE AND TRACE WIRE PRODUCTS SHALL BE DOMESTICALLY MANUFACTURED.

ALL TRACE WIRE SHALL HAVE HDPE INSULATION INTENDED FOR DIRECT BURY, COLOR COATED PER APWA STANDARD FOR THE SPECIFIC UTILITY BEING MARKED.

CONNECTORS

DIRECT BURY WIRE CONNECTORS, INCLUDING 3-WAY LOCKABLE CONNECTOR: SNAKEBITE 3- WAY DIRECT BURY LUG: COPPERHEAD PART # 3WB-01. MAIN LINE SPLICE TO SERVICE LINE CONNECTION SHALL BE SPECIFICALLY MANUFACTURED FOR USE IN UNDERGROUND TRACE WIRE INSTALLATION, SHALL BE DIELECTRIC SILICON FILLED TO SEAL

OUT MOISTURE AND CORROSION, AND SHALL BE INSTALLED IN A MANNER SO AS TO PREVENT ANY UNINSULATED WIRE EXPOSURE.

TERMINATION/ACCESS

ALL TRACE WIRE TERMINATION POINTS MUST UTILIZE AN APPROVED TRACE WIRE ACCESS BOX (ABOVE GROUND OR GRADE LEVEL/IN-GROUND AS APPLICABLE), SPECIFICALLY MANUFACTURED FOR THIS PURPOSE. A MINIMUM OF 2 FT. OF EXCESS WIRE IS REQUIRED IN ALL GRADE LEVEL TRACE WIRE ACCESS BOXES AFTER SETTING AT FINAL GRADE.

- SERVICE LATERALS ON PRIVATE PROPERTY - TRACE WIRE MUST TERMINATE AT AN APPROVED ABOVE-GROUND TRACE WIRE ACCESS BOX, PROPERLY AFFIXED TO THE BUILDING EXTERIOR, DIRECTLY ABOVE WHERE THE UTILITY ENTERS THE BUILDING, AT AN ELEVATION NOT GREATER THAN 5 VERTICAL FEET ABOVE GRADE OR TERMINATE AT AN APPROVED GRADE LEVEL/IN-GROUND TRACE WIRE ACCESS BOX, LOCATED WITHIN 2 LINEAR FEET OF THE BUILDING BEING SERVED BY THE UTILITY.
- ON LONG-RUNS, IN EXCESS OF 500 LINEAR FEET WITHOUT SERVICE LATERALS OR HYDRANTS, TRACE WIRE ACCESS MUST BE PROVIDED UTILIZING AN APPROVED IN-GROUND TRACE WIRE ACCESS BOX, LOCATED AT THE EDGE OF THE ROAD RIGHT-OF-WAY, AND OUT OF THE ROADWAY. THE IN-GROUND TRACE WIRE ACCESS BOX SHALL BE DELINEATED USING A POLYETHYLENE MARKER POST, COLOR CODED PER APWA STANDARD FOR THE SPECIFIC UTILITY BEING MARKED.

GROUNDING

- TRACE WIRE MUST BE PROPERLY GROUNDED AT ALL DEAD ENDS/STUBS
- GROUNDING OF TRACE WIRE SHALL BE ACHIEVED BY USE OF A DRIVE-IN MAGNESIUM GROUNDING ANODE ROD WITH A MINIMUM OF 20FT OF #14 HDPE COPPER CLAD WIRE CONNECTED TO ANODE (MINIMUM 1.0 LB.) SPECIFICALLY MANUFACTURED FOR THIS PURPOSE, AND BURIED AT THE SAME ELEVATION AS THE UTILITY. DRIVE IN MAGNESIUM ANODE: COPPERHEAD PART # ANO-1005

INSTALLATION-GENERAL

- TRACE WIRE INSTALLATION SHALL BE PERFORMED IN SUCH A MANNER THAT ALLOWS PROPER ACCESS FOR CONNECTION OF LINE TRACING EQUIPMENT, PROPER LOCATING OF WIRE WITHOUT LOSS OR DETERIORATION OF LOW FREQUENCY (512HZ) SIGNAL FOR DISTANCES IN EXCESS OF 1,000 LINEAR FEET, AND WITHOUT DISTORTION OF

SIGNAL CAUSED BY MULTIPLE WIRES BEING INSTALLED IN CLOSE PROXIMITY TO ONE ANOTHER.
- TRACE WIRE SYSTEM MUST BE INSTALLED AS A CONTINUOUS SINGLE WIRE. NO LOOPING OR COILING OF WIRE IS ALLOWED.
- ANY DAMAGE OCCURRING DURING INSTALLATION OF THE TRACE WIRE MUST BE IMMEDIATELY REPAIRED IN AN APPROVED WATERPROOF METHOD. TAPING AND/OR SPRAY COATING SHALL NOT BE ALLOWED.
- TRACE WIRE ON ALL SERVICE LATERALS/STUBS MUST TERMINATE AT AN APPROVED TRACE WIRE ACCESS BOX DIRECTLY ABOVE THE UTILITY, USING COLOR CODED ACCESS BOXES, LOCATED AT THE EDGE OF THE ROAD RIGHTOF-WAY, BUT OUT OF THE ROADWAY. (SEE TRACE WIRE TERMINATION/ACCESS)
- ALL MAINLINE DEAD-ENDS SHALL GO TO GROUND USING AN APPROVED WATERPROOF CONNECTION TO A DRIVE-IN MAGNESIUM GROUNDING ANODE ROD, BURIED AT THE SAME DEPTH AS THE TRACE WIRE. THE ANODE WILL BE BURIED ON THE OPPOSITE SIDE OF THE UTILITY AT THE FURTHEST MOST POINT. THE ANODE WIRE WILL BE CONNECTED IN THE TRACE WIRE ACCESS BOX TO THE TRACE WIRE UTILIZING THE CONNECTION POINT IN THE ACCESS BOX.
- MAINLINE TRACE WIRE SHALL NOT BE CONNECTED TO EXISTING CONDUCTIVE PIPES. TREAT AS A MAINLINE DEAD-END, GROUND USING AN APPROVED WATERPROOF CONNECTION TO A GROUNDING ANODE, BURIED AT THE SAME DEPTH AS THE TRACE WIRE.
- ALL SERVICE LATERAL TRACE WIRES SHALL BE CONNECTED TO THE MAINLINE WITH A SINGLE WIRE, (NO LOOPING WILL BE ALLOWED) USING A MAINLINE TO LATERAL LUG CONNECTOR, INSTALLED WITHOUT CUTTING/SPLICING THE MAINLINE TRACE WIRE.
- IN OCCURRENCES WHERE EXISTING TRACE WIRE IS ENCOUNTERED ON AN EXISTING UTILITY THAT IS BEING EXTENDED OR TIED INTO, THE NEW AND EXISTING TRACE WIRE SHALL BE CONNECTED USING APPROVED SPLICE CONNECTORS, SHALL BE PROPERLY GROUNDED AT THE SPLICE LOCATION AS SPECIFIED AND BE COMPLETELY WATERPROOF TO PROHIBIT CORROSION AND LOSS OF CONDUCTIVITY.

INSTALLATION - SANITARY SEWER SYSTEM

- LAY MAINLINE TRACE WIRE CONTINUOUSLY, BY-PASSING AROUND THE OUTSIDE OF MANHOLES/STRUCTURE ON THE NORTH OR EAST SIDE.
- TRACE WIRE ON ALL SANITARY LATERALS MUST TERMINATE AT AN APPROVED TRACE WIRE ACCESS BOX COLOR CODED GREEN AND LOCATED DIRECTLY ABOVE THE SERVICE LATERAL AT THE ROAD RIGHT OF WAY. FOLLOW GROUNDING SPECIFICATION AND CONNECTIONS.

TRACE WIRE SPECIFICATIONS (CONTINUED)

PROHIBITED PRODUCTS AND METHODS

THE FOLLOWING PRODUCTS AND METHODS SHALL NOT BE ALLOWED OR ACCEPTABLE

- UNINSULATED TRACE WIRE
- TRACE WIRE INSULATIONS OTHER THAN HDPE
- TRACE WIRES NOT DOMESTICALLY MANUFACTURED
- TWIST-ON WIRE CONNECTORS
- BRASS OR COPPER GROUND RODS
- WIRE CONNECTIONS UTILIZING TAPING OR SPRAY-ON WATERPROOFING
- LOOPED WIRE OR CONTINUOUS WIRE INSTALLATIONS, THAT HAS MULTIPLE WIRES LAID SIDE-BY-SIDE OR IN CLOSE PROXIMITY TO ONE ANOTHER
- BRASS FITTINGS WITH TRACE WIRE CONNECTION LUGS
- WIRE TERMINATIONS WITHIN THE ROADWAY, I.E. IN VALVE BOXES, CLEANOUTS, MANHOLES, ETC.
- CONNECTING TRACE WIRE TO EXISTING CONDUCTIVE UTILITIES: EXPLANATION, TO PREVENT CORROSION AT EXISTING GROUNDING OPTIONS ON CORPS OR CURB STOPS OR SPLICES. ANODE GROUNDING WILL PREVENT THE WIRE FROM CORRODING.

TESTING

ALL NEW TRACE WIRE INSTALLATIONS SHALL BE LOCATED USING TYPICAL LOW FREQUENCY (512HZ) LINE TRACING EQUIPMENT, WITNESSED BY THE CONTRACTOR, ENGINEER AND FACILITY OWNER AS APPLICABLE, PRIOR TO ACCEPTANCE OF OWNERSHIP.

THIS VERIFICATION SHALL BE PERFORMED UPON COMPLETION OF ROUGH GRADING AND AGAIN PRIOR TO FINAL ACCEPTANCE OF THE PROJECT.

CONTINUITY TESTING IN LIEU OF ACTUAL LINE TRACING SHALL NOT BE ACCEPTED.

REVISION DATES

PUB. 03/03/25

GRICE ENGINEERING INC
ENGINEERING • GEOTECHNICS • HYDROLOGY • SOILS • FOUNDATIONS • EARTH STRUCTURES
561A Brunken Avenue Salinas, California Salinas: (831) 422-9619 Monterey: (831) 375-1198 FAX: (831) 422-1896

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LAWRENCE E. GRICE, P.E. ; R.C.E. 66857

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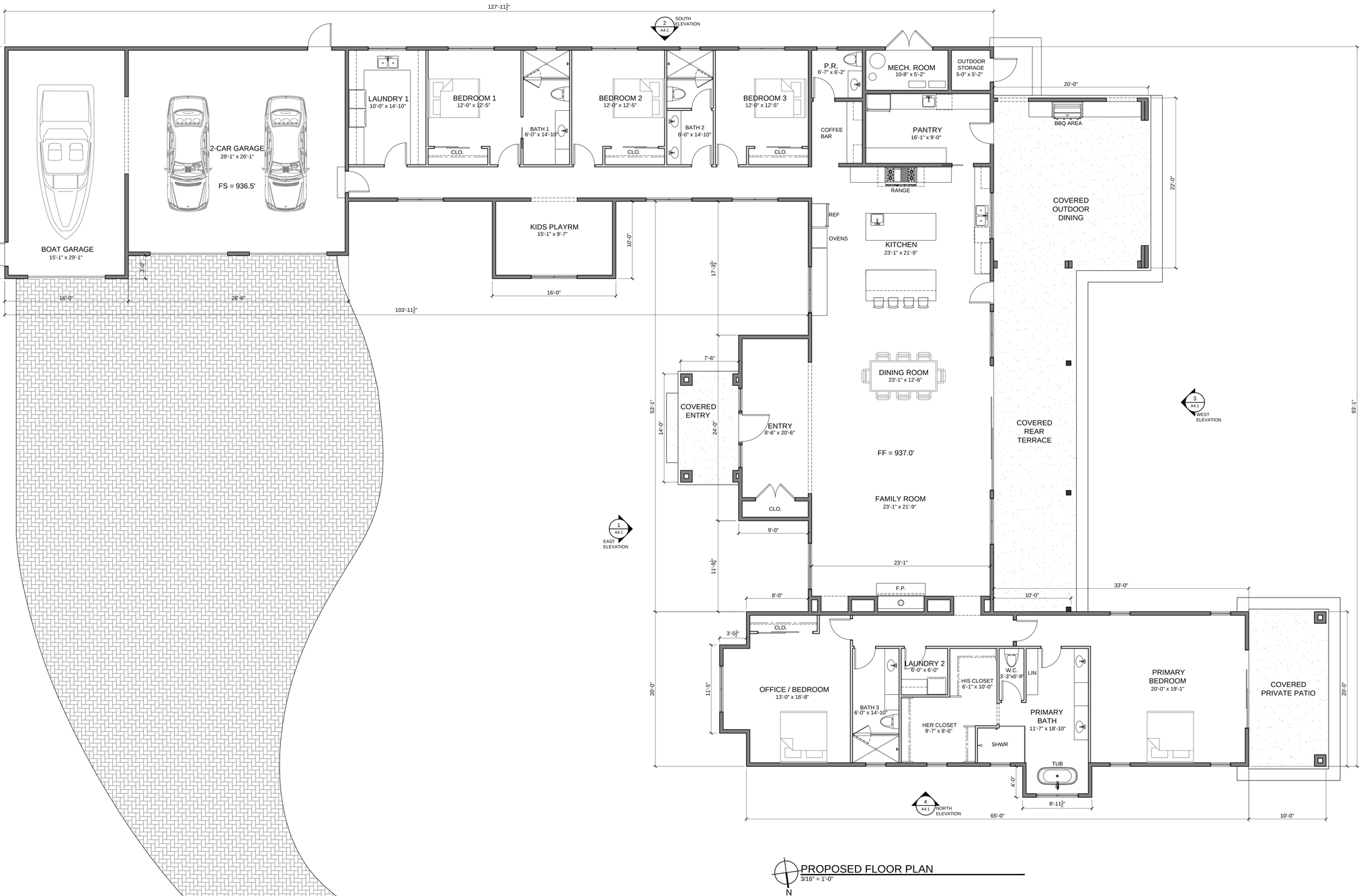
NASON and NICOLE CAMPBELL
23002 MULETA PLACE
SALINAS, CALIFORNIA 93908

CAMPBELL RESIDENCE ; A.P.N. 416-401-003-000
451 CORRAL DE TIERRA ROAD, SALINAS, CALIFORNIA 93908

ONSITE WASTEWATER TREATMENT SYSTEM
DETAILS AND SPECIFICATIONS

C-4.0
Date Plotted: Mar 07, 2025

CAMPBELL RESIDENCE
FILE NO. 7943-24.11



PROPOSED FLOOR PLAN

3/16" = 1'-0"

N

WALL LEGEND

NEW 2x4 WALLS

NEW 2x6 WALLS

1. EXTERIOR WALLS- 2x6 STUDS @ 16" OC U.O.N. CEMENT PLASTER ON EXTERIOR FACE WITH 5/8" TYPE 'X' GWB ON THE INTERIOR.
2. INTERIOR WALL- 2x4 STUDS @ 16" OC WITH 5/8" TYPE 'X' GWB ON BOTH SIDES.
3. SHOWER AND TUB WALLS SHALL HAVE FLOOR TO CEILING GLASS MAT GYPSUM PANELS, FIBER-REINFORCED GYPSUM PANELS, NON-ASBESTOS FIBER-CEMENT BACKER BOARD, OR NON-ASBESTOS FIBER-CEMENT REINFORCED CEMENTITIOUS BACKER UNITS INSTALLED IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS[R702.4.2]
4. ALL DIMENSIONS ARE TO FACE OF STUD, UNLESS OTHERWISE NOTED.
5. CONTRACTOR TO SEE ARCHITECTURTAL & STRUCTURAL WALL DETAILS FOR ADDITIONAL NOTES REGARDING INSULATION, SHEAR, SOUND, ETC.
6. SEE BUILDING SECTIONS SHEET FOR INSULATION SCHEDULE.
7. PROVIDE BLOCKING AND/OR BACKING AT ALL TOWEL BAR LOCATIONS.

AGING-IN-PLACE DESIGN & FALL PREVENTION

IN NEW CONSTRUCTION

1. PROVIDE REINFORCING FOR FUTURE GRAB BARS IN AT LEAST ONE RESTROOM ON THE ENTRY LEVEL. [R327.1.1] REINFORCEMENT SHALL BE NOT LESS THAN 2X8 BLOCKING LOCATED BETWEEN 32" AND 39-1/4" ABOVE FINISHED FLOOR, FLUSH WITH THE WALL FRAMING. [R327.1.1 #2]
2. ALL RECEPTACLE OUTLET, SWITCH AND CONTROL HEIGHTS SHALL BE NO MORE THAN 48" ABOVE FINISHED FLOOR AND NO LESS THAN 15" ABOVE FINISHED FLOOR. [R327.1.2]
3. AT LEAST ONE BATHROOM AND ONE BEDROOM ON THE ENTRY LEVEL SHALL PROVIDE A NET CLEAR OPENING OF NOT LESS THAN 32" MEASURED WITH THE DOOR POSITION AT AN ANGLE OF 90 DEGREES FROM THE CLOSED POSITION.
4. DOORBELL BUTTONS, WHEN INSTALLED, SHALL EXCEED MORE THAN 48" ABOVE THE EXTERIOR FLOOR OR LANDING. [R327.1.4]

PROJECT NAME:

CAMPBELL RESIDENCE

451 CORRAL DE TIERRA
SALINAS, CA.
93908

APN: 416-401-003
JOB NUMBER: 2417

MOORE DESIGN Inc.
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john@mooredesign.org

DRAWING RECORD

DESCRIPTION	ISSUED
PLN SUBMIT	3/12/2025

PRINT DATE: 3/10/2025

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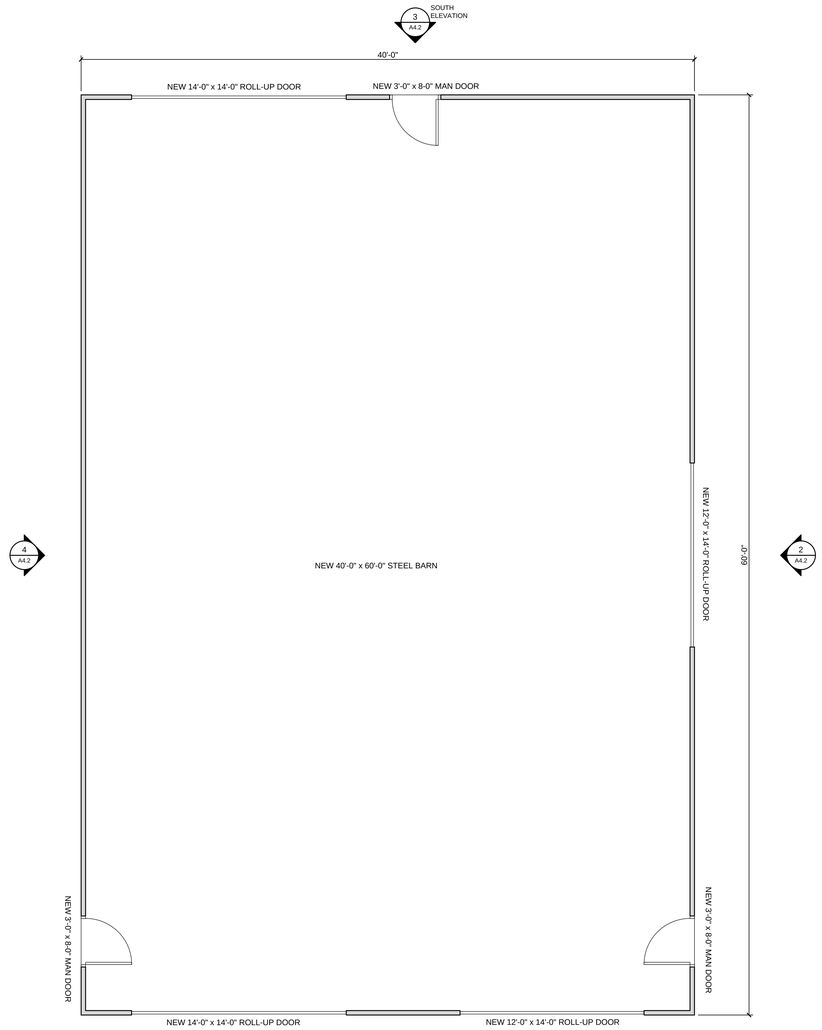
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SHEET TITLE:

FLOOR PLAN

SHEET NUMBER:

A2.1

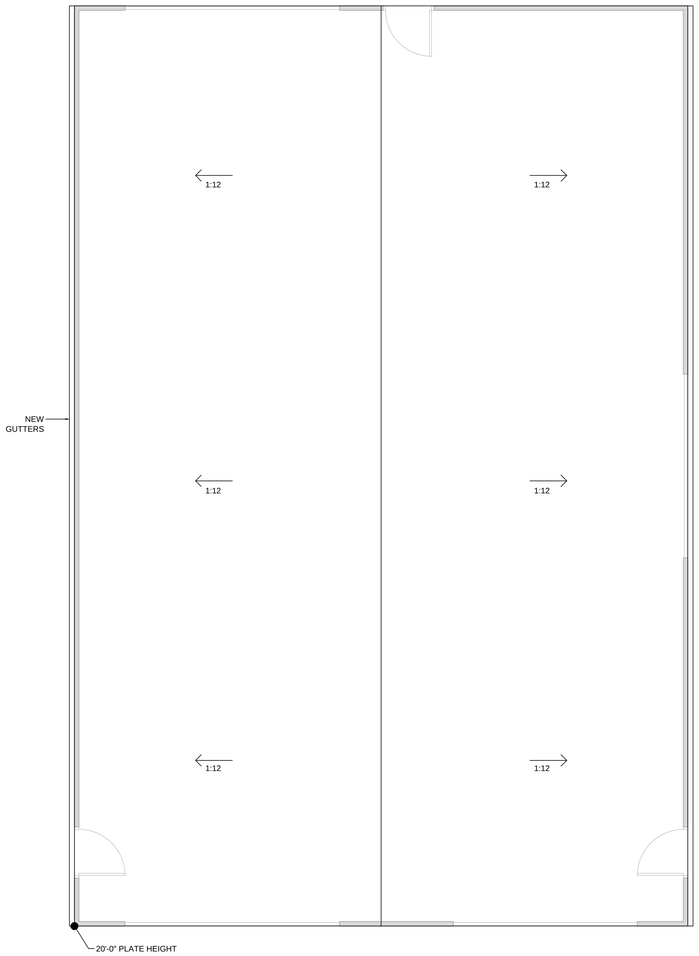


N

PROPOSED BARN FLOOR PLAN

1/4" = 1'-0"

A4.2
1



N

PROPOSED BARN ROOF PLAN

1/4" = 1'-0"

PROJECT NAME:

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RESIDENCE

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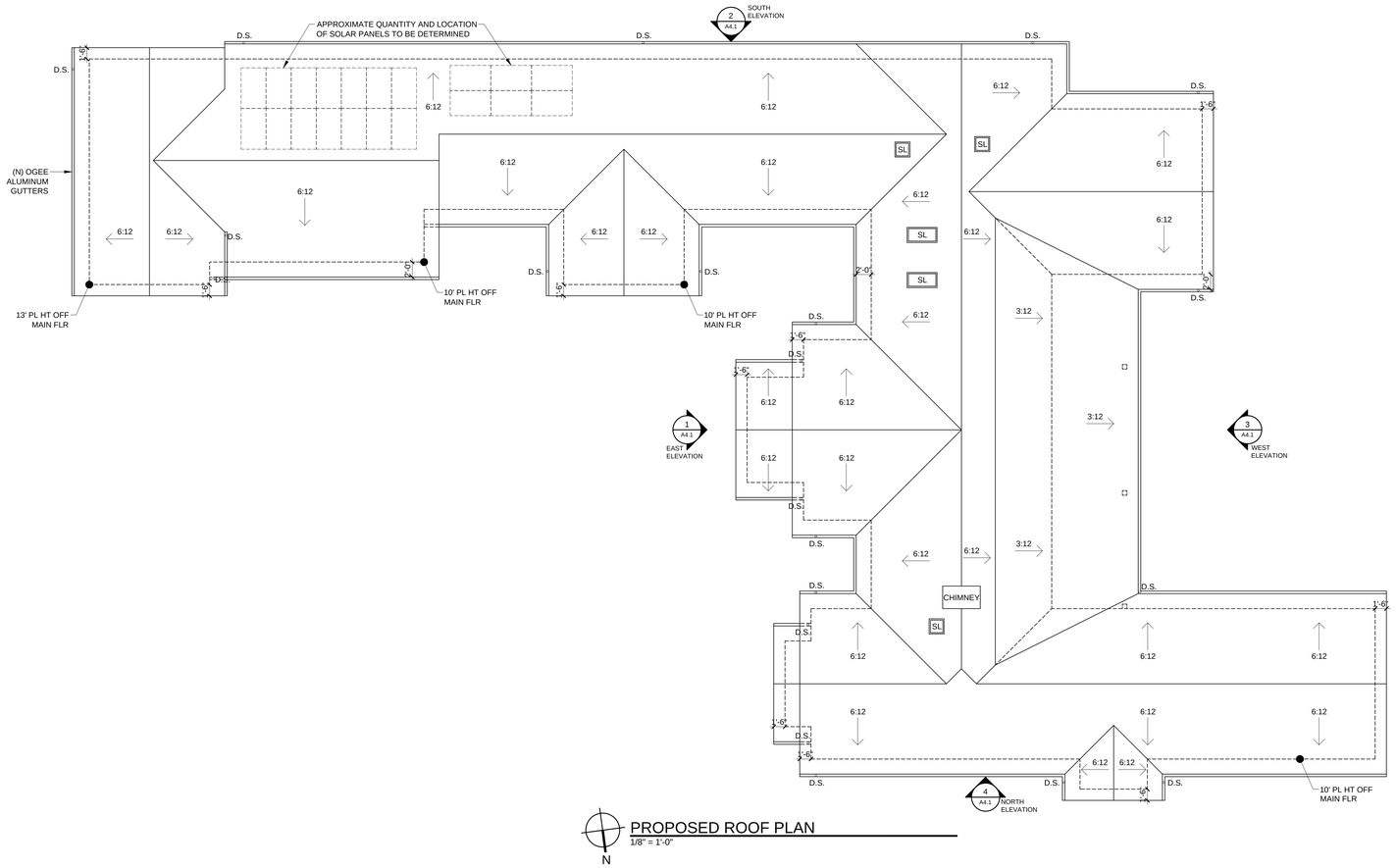
BARN PLANS

SHEET NUMBER:

A2.2

GENERAL ROOF & CHIMNEY NOTES

1. Roof Material = Certainteed Landmark TL (moire black)
2. Field verify with owner and/or Designer color and/or blend of roofing units prior to installation
3. Roof Slope = 6/12 unless otherwise noted
4. Overhang = 24" unless otherwise noted
5. Ogee gutters with (round or square) downspouts
6. Gang all vent stacks to minimize quantity of roof jacks and locate roof jacks in least visible location
6. SPARK ARRESTER: Net free area of spark arrester shall not be less than four times the net free outlet of the chimney flue it serves. arresstor screen shall have heat and corrosion resistance equal to 12 gage wire, 19 gage galvanized steel or 24 gage stainless steel (CRC R1003.9.1).
7. CHIMNEY TERMINATION: Chimeys shall extend a least 2' higher than any portionof a building within 10' horizontally, but shall not be less than 3' above the highest point where the chimney passes through the roof (CRC R1003.9).
8. Masonry or concrete chimneys shall be anchored at each floor, ceiling or roof line more than 6' above grade with (2) 3/16" x 1" metal straps hooked around the outer bars and extend 6" beyond the bend. Each strap shall be fastened to not less than four floor ceiling or floor joists or rafters with two 1/2-inch bolts per CRC R1001.4.1



PROPOSED ROOF PLAN

1/8" = 1'-0"

N

PROJECT NAME:

CAMPBELL RESIDENCE

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93908

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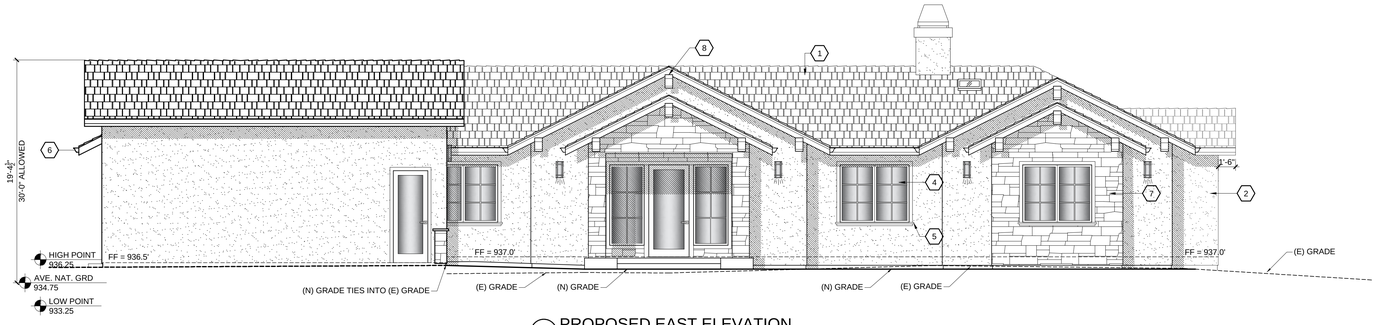
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SHEET TITLE:

ROOF PLAN

SHEET NUMBER:

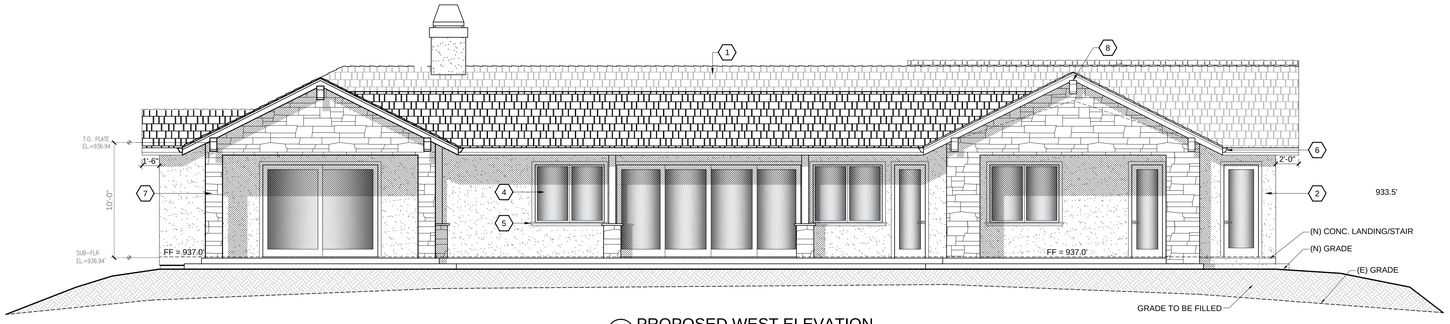
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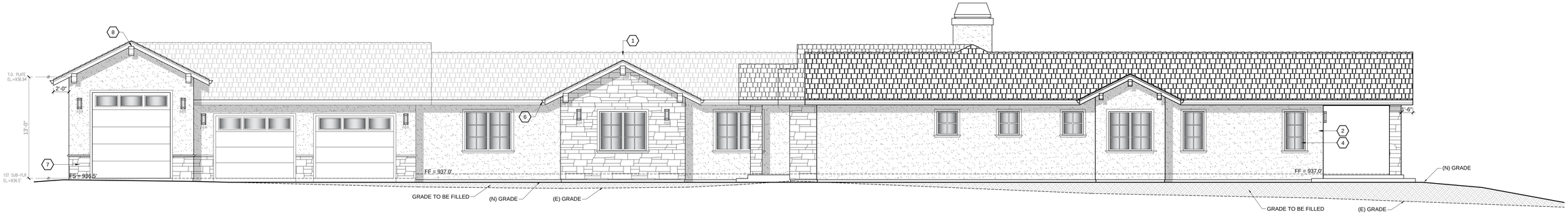
1 PROPOSED EAST ELEVATION
3/16" = 1'-0"



2 PROPOSED SOUTH ELEVATION
3/16" = 1'-0"



3 PROPOSED WEST ELEVATION
3/16" = 1'-0"



4 PROPOSED NORTH ELEVATION
3/16" = 1'-0"

SHEET NOTES

1. ROOF - CERTAINTEED LANDMARK TL (MOIRE BLACK)
2. WALLS - TWO COATS EXTERIOR PAINT, BODY COLOR - CLOUD WHITE, TRIM COLOR - ONYX, OVER 7/8" CEM. PLASTER W/ EXP. METAL LATH & PLASTESIZER ADDITIVE (3 COAT PER CBC 2508.1) 0/2 LAYERS GRADE 'D' BLDG. PAPER.
3. EAVE DETAIL - NONE
4. WINDOWS - KOLBE VISTALUX ALUMINUM CLAD DOUBLE PANE (BLACK)
5. WINDOW DETAIL - WOOD TRIM WITH SILL AND APRON
6. GUTTERS - OGEE GUTTERS
7. WALL ACCENTS - STONE VENEER (K2 COUNTRY COTTAGE)
8. CORBEL DETAIL - STAINED WOOD CORBEL

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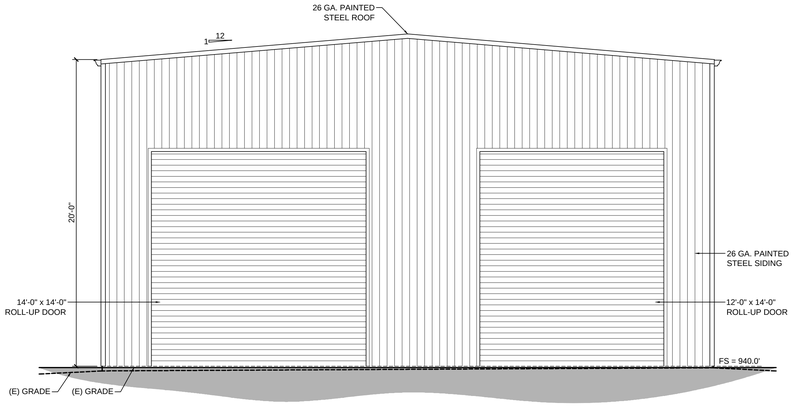
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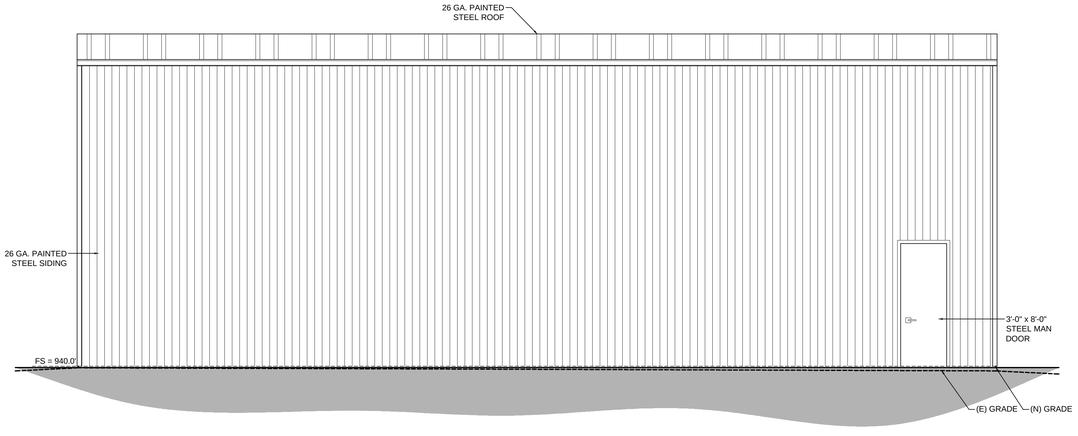
ELEVATIONS

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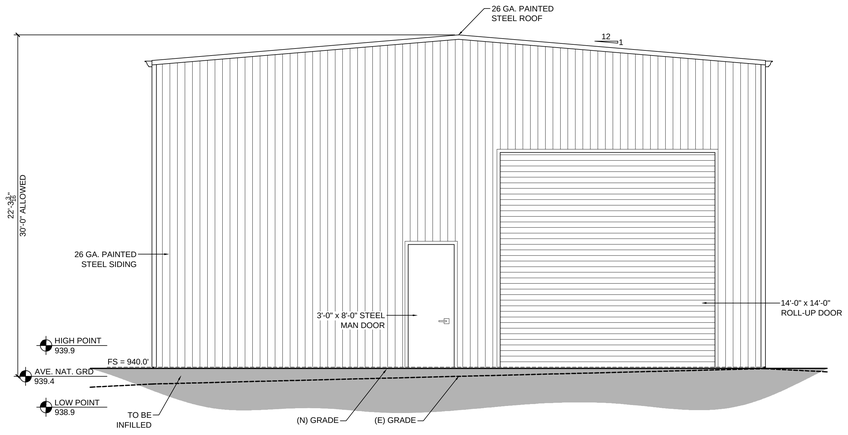
A4.1



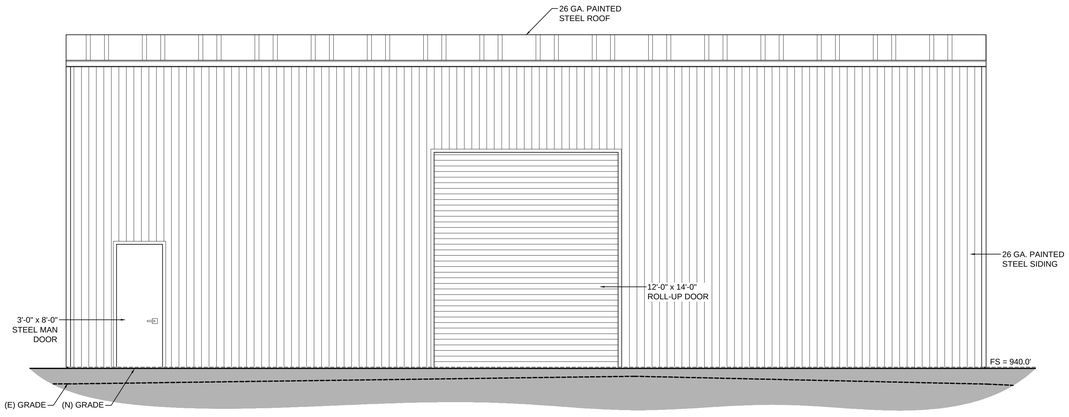
1 PROPOSED BARN NORTH ELEVATION
1/4" = 1'-0"



2 PROPOSED BARN WEST ELEVATION
1/4" = 1'-0"



3 PROPOSED BARN SOUTH ELEVATION
1/4" = 1'-0"



4 PROPOSED BARN EAST ELEVATION
1/4" = 1'-0"

PROJECT NAME:

CAMPBELL
RESIDENCE

451 CORRAL DE TIERRA
SALINAS, CA.
93908

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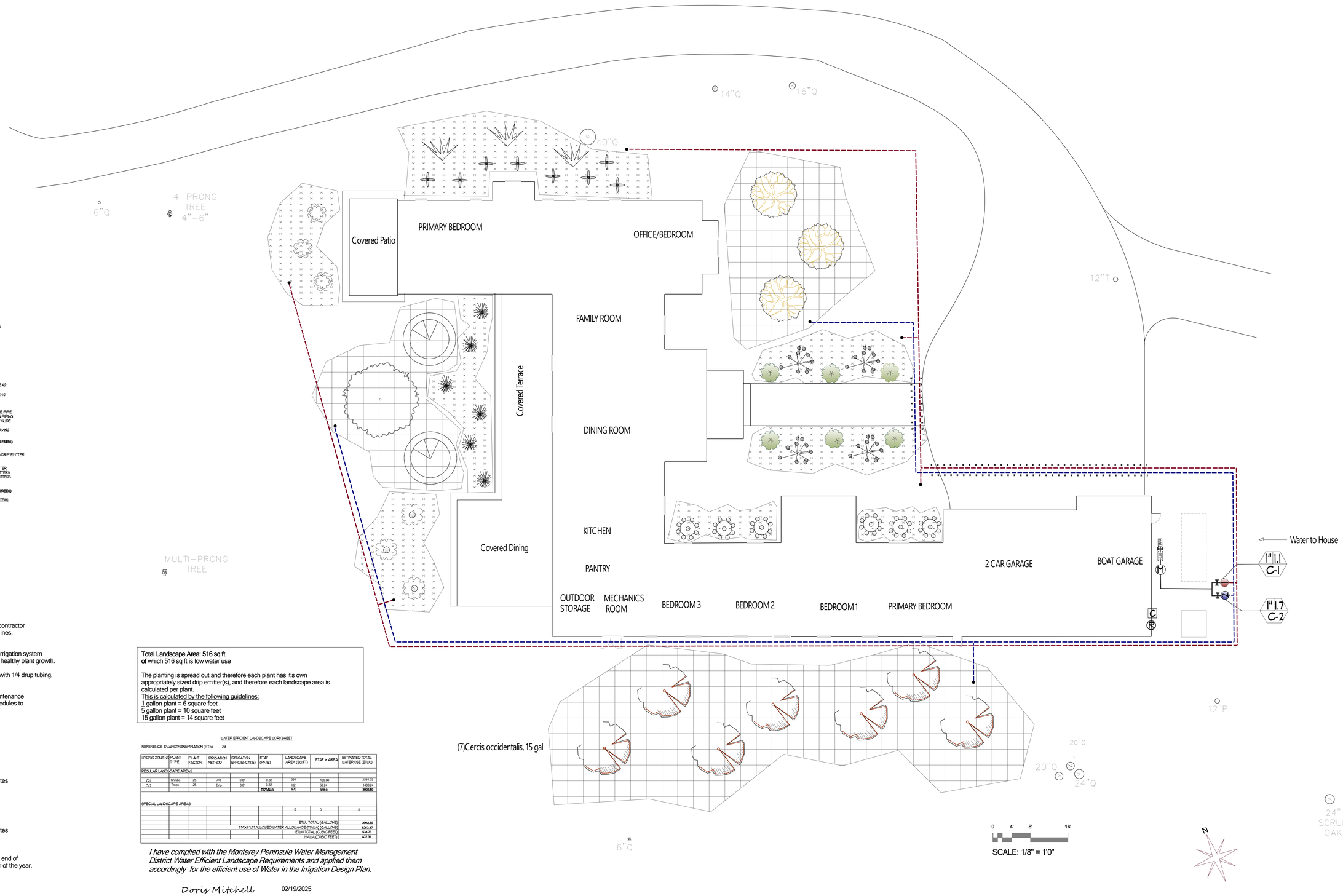
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SHEET TITLE:

BARN
ELEVATIONS

SHEET NUMBER:

A4.2



IRRIGATION LEGEND

- POC — POINT OF CONNECTION
- BALL VALVE, SCHEDULE 80
- 1" SLIDING 975 XL III BRASS ASSEMBLY BACK FLOW PREVENTER
- C — WEATHERMATIC 6 STATION MODULAR SMART CONTROLLER OR EQUIVALENT
- R — WEATHERMATIC WIRELESS RAIN/SENSOR OR EQUIVALENT
- 1" REMOTE CONTROL VALVE WITH AGRIFIM 1" FILTER/PRESET PRESSURE REGULATOR COMBO
- M — MASTER VALVE, 1" REMOTE CONTROL VALVE
- CONVERSION POINT FROM 1" PVC (SCH40) TO 5/8 PE DRIP LINE
- ## / # — REMOTE CONTROL VALVE SIZE / APPROXIMATE GALLONS PER MINUTE / CONTROLLER STATION AND ZONE NUMBER
- MAIN IRRIGATION MAIN LINE, 1" PVC SCHEDULE 40
- IRRIGATION LATERAL LINE, 1" PVC SCHEDULE 40
- PIPE SLEEVE PVC SCHEDULE 40 — TYPICAL PIPE SLEEVE FOR IRRIGATION PIPE. PIPE SLEEVE SIZE SHALL ALLOW FOR IRRIGATION FITTING AND THEIR RELATED COUPLINGS TO EASILY SLIDE THROGH SLEEVING MATERIAL. EXTEND SLEEVES 12" BEYOND EDGES OF PAVING OR CONSTRUCTION
- AREA TO RECEIVE DRIP IRRIGATION, **C-1 (SHRUBS)** — RAINBIRD XERI-BUG-VP (QV SERIES) INSIDE, OUTLET PRESSURE COMPENSATING DRIP EMITTER BARBED INLET, RED 2.0 GPH
  - 1 GAL PLANT TO RECEIVE 1 X 2.0 GPH EMITTER
  - 5 GAL PLANT TO RECEIVE 2 X 2.0 GPH EMITTERS
  - 15 GAL PLANT TO RECEIVE 3 X 2.0 GPH EMITTERS
- AREA TO RECEIVE DRIP IRRIGATION , **C-2 (TREES)** — RAINBIRD HALF CIRCLE MICRO BUBBLER (YBH) WITH 1/4 N FITTING STAKE
  - 15 GAL TREE TO RECEIVE 2 BUBBLERS POINT WATER STREAM AWAY FROM TRUNK

Irrigation Notes:

1. Landscape contractor to coordinate with general contractor to place PVC sleeves as necessary to bring lateral lines, main lines and drip lines into planting areas.

2. Landscape contractor is responsible for installing irrigation system in a manner that provides adequate water to insure healthy plant growth.

3. Connect emitters and bubblers to 5/8 PE drip line with 1/4 drup tubing. Do not connect emitters directly to 5/8 PE line.

4. After house is occupied, owner and/or garden maintenance personel are responsible for adjusting watering schedules to accomodate changes in weather.

Watering schedule for C-1(drip- shrubs)

To establish: 3 x per week for 10 minutes
Dry season: 2 x per week for 10 minutes
Wet season drought year: 1 x per week for 10 minutes
Wet season: no water

Watering schedule for C-2 (bubblers- trees):

To establish: 2 x per week for 15 minutes
Dry season: 1 x per week for 15 minutes
Wet season drought year: 1 x per week for 10 minutes
Wet season: no water
After 2 full seasonal cycles only as needed

Wet Season is generally (but not always) from the end of November to March . "Dry season" is the remainder of the year.

Total Landscape Area: 516 sq ft
of which 516 sq ft is low water use

The planting is spread out and therefore each plant has it's own appropriately sized drip emitter(s), and therefore each landscape area is calculated per plant.
This is calculated by the following guidelines:
1 gallon plant = 6 square feet
5 gallon plant = 10 square feet
15 gallon plant = 14 square feet

WATER EFFICIENT LANDSCAPE WORKSHEET

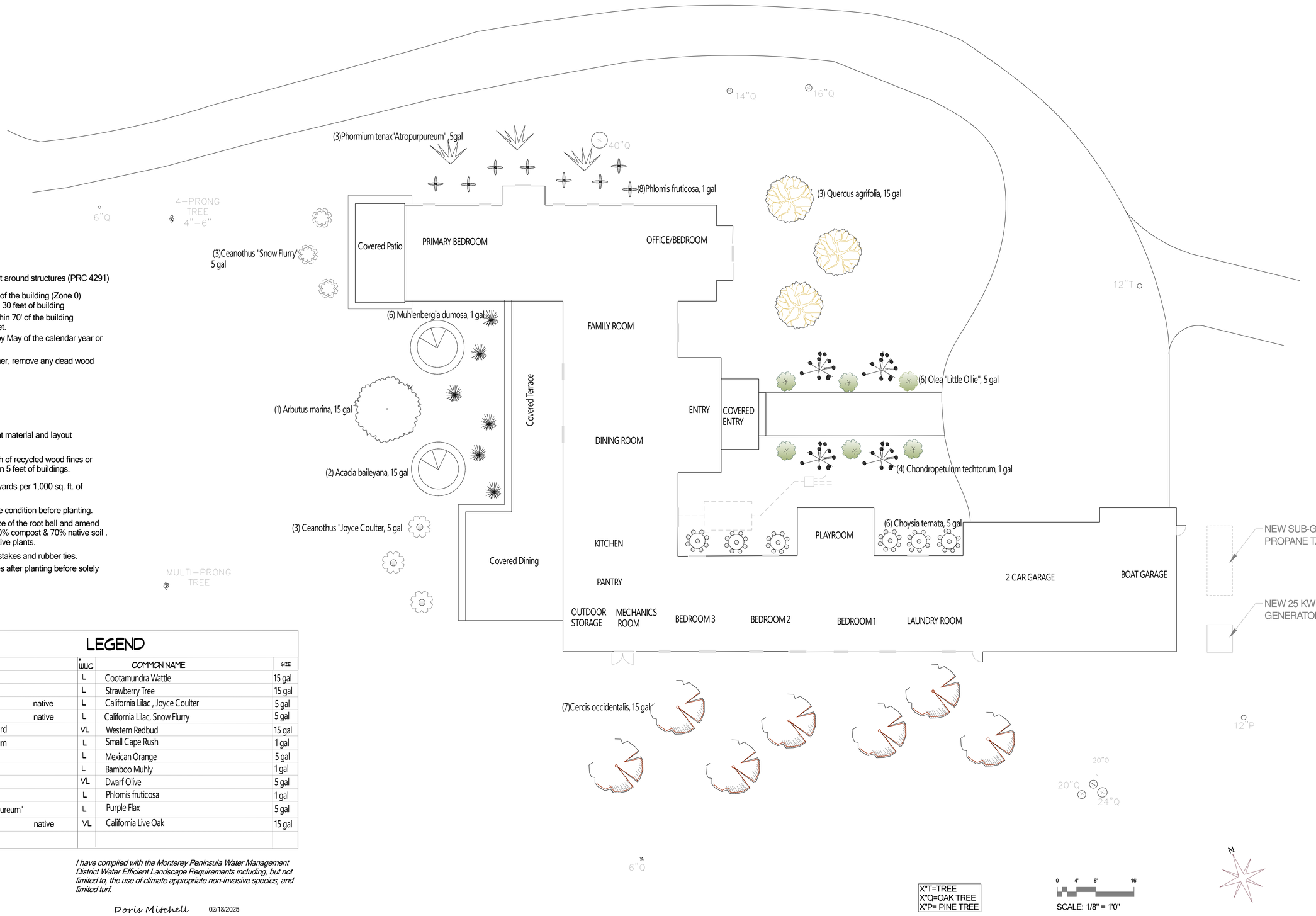
REFERENCE EVAPOTRANSPIRATION (ETo) 35

HYDRO ZONE NO	PLANT TYPE	PLANT FACTOR	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	LANDSCAPE AREA (SQ FT)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)
REGULAR LANDSCAPE AREAS								
C-1	Shrubs	.25	Drip	0.81	0.32	334	106.88	2584.95
C-2	Trees	.25	Drip	0.81	0.32	183	58.24	1408.24
					TOTALS	570	368.9	3992.59
SPECIAL LANDSCAPE AREAS								
						0	0	0
							ETWU TOTAL (GALLONS)	3992.59
						MAXIMUM ALLOWED WATER ALLOWANCE (MAWA) (GALLONS)		6263.47
							ETWU TOTAL (CUBIC FEET)	533.73
							MAWA (CUBIC FEET)	837.31

I have complied with the Monterey Peninsula Water Management District Water Efficient Landscape Requirements and applied them accordingly for the efficient use of Water in the Irrigation Design Plan.

Doris Mitchell 02/19/2025

Sheet Number: L.1	Sheet Title: Irrigation Plan	Date: 02/18/2025 Scale: 1/8"= 1'-0" Drawn by: NC, DM		Client/Project : CAMPBELL RESIDENCE 451 CORRAL DE TIERRA SALINAS, CA 93908 APN: 416-401-003	Capriola & Mitchell Landscape Design Services Nina Capriola 831.595.7053 Ninacaprioladesign.com Doris Mitchell 831.595.5205 CSCL 1117798



FIRE PROTECTION NOTES:

Maintain a defensable space of 100 feet around structures (PRC 4291)

1. No flamable materials within 5 feet of the building (Zone 0)
2. Remove flamable vegetation within 30 feet of building
3. All lower tree branches of trees within 70' of the building to be removed from ground to 6 feet.
4. Remove any seasonal vegetation by May of the calendar year or cut down with a line trimmer to 3"
5. Maintain all plants in a healty manner, remove any dead wood

LANDSCAPE NOTES:

1. Landscape designer to approve plant material and layout BEFORE planting commences
2. Mulch: Install a minimum of 3" mulch of recycled wood fines or similar in planted areas except within 5 feet of buildings.
3. Compost: Compost min. of 4 cubic yards per 1,000 sq. ft. of permeable area to a depth of 6".
4. Transform compacted soils to friable condition before planting.
5. Prepare planting hole double the size of the root ball and amend with organic compost at a ratio of 30% compost & 70% native soil . Do not amend planting holes for native plants.
6. Trees shall be staked with 2-3 tree stakes and rubber ties.
7. Water plants by hand at least 3 times after planting before solely usnif the irrigation system.

LEGEND

SYMBOL	QTY	BOTANICAL NAME		*WUC	COMMON NAME	SIZE
	2	Acacia baileyana		L	Cootamundra Wattle	15 gal
	1	Arbutus marina		L	Strawberry Tree	15 gal
	3	Ceanothus "Joyce Coulter	native	L	California Lilac , Joyce Coulter	5 gal
	3	Ceanothus "Snow Flurry"	native	L	California Lilac, Snow Flurry	5 gal
	7	Cercis occidentalis, standard		VL	Western Redbud	15 gal
	4	Chondropetulum techtorum		L	Small Cape Rush	1 gal
	6	Choysia ternata		L	Mexican Orange	5 gal
	6	Muhlenbergia dumosa		L	Bamboo Muhly	1 gal
	6	Olea "Little Ollie"		VL	Dwarf Olive	5 gal
	8	Phlomis fruticosa		L	Phlomis fruticosa	1 gal
	3	Phormium tenax"Atropurpureum"		L	Purple Flax	5 gal
	3	Quercus agrifolia	native	VL	California Live Oak	15 gal

* FROM : WATER USE CLASSIFICATION OF LANDSCAPE SPECIES
A GUIDE TO THE WATER NEEDS OF LANDSCAPE PLANTS (WUCOLS)

M MODERTE WATER NEEDES
L LOW WATER NEEDES
VL LOW WATER NEEDES

I have complied with the Monterey Peninsula Water Management District Water Efficient Landscape Requirements including, but not limited to, the use of climate appropriate non-invasive species, and limited turf.

Doris Mitchell 02/18/2025

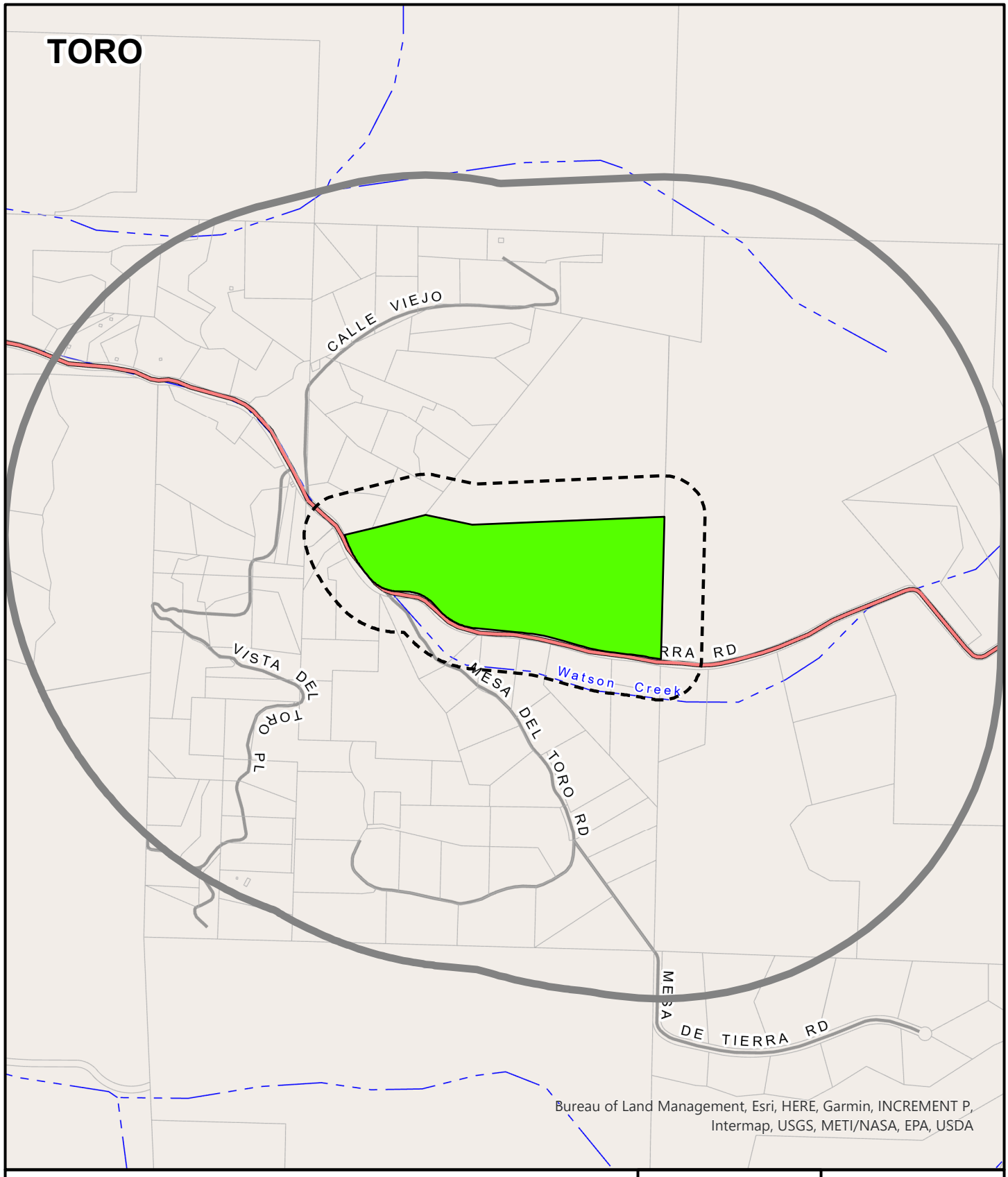
X"T=TREE
X"Q=OAK TREE
X"P= PINE TREE

Sheet Number: L.1	Sheet Title: Landscape Plan	Date: 02/18/2025 Scale: 1/8"= 1'-0" Drawn by: NC, DM		Client/Project : CAMPBELL RESIDENCE 451 CORRAL DE TIERRA SALINAS, CA 93908 APN: 416-401-003	Capriola & Mitchell Landscape Design Services Nina Capriola 831.595.7053 Ninacaprioladesign.com Doris Mitchell 831.595.5205 CSCL # 1117798

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Exhibit B

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APPLICANT: CAMPBELL NASON & NICOLE

APN: 416401003000 **FILE #** PLN250015

Project Site | 300 FT Buffer | 2500 FT Buffer

N

0 600

Feet

PLANNER: JADE MASOI

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