Exhibit A

This page intentionally left blank.

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 purpose without the written permission of 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

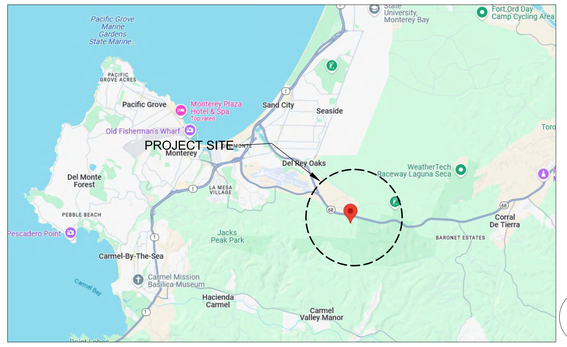
PLUMBING

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

SURVEY
L&S ENGINEERING & SURVEYING INC.
2460 Garden Rd. Suite-G
Monterey, CA 93940
ph: 831.655.2723

GEOTECHNICAL
Soil Surveys Group
103 Church Street
Salinas, Ca. 93901

LANDSCAPE
Seven Springs Studios
2548 Empire Grade
Santa Cruz, CA 95060
ph: 831.466.9617

MECHANICAL / PLUMBING
Monterey Energy Group
26465 Carmel Rancho Blvd Suite #8
Carmel, CA 93923
831.250.0328

CIVIL
C3 Engineering Inc.
126 Bonifacio Place, Ste. C
Monterey, Ca. 93940
(831) 647-1192

ELECTRICAL
JMPE
627 Olive Street
Santa Barbara, CA 93101
PH: 805.569.9216

STRUCTURAL
Studio Engineers, Inc.
1108 De La Vina St.
Santa Barbara, CA. 93101
(805) 962-2780

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

All ideas, designs and plans indicated or represented by these drawings are owned by and are the property of Thomas Meaney 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.

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

SPECIFICATIONS & NOTES

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

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

A0.1

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. None of such ideas, designs, or plans shall be used for any purpose without the written permission of Thomas Meaney.

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
GIRDER AND 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 EGRES

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 CONFOR

All ideas, designs and plans indicated or represented by these drawings are owned by and are the property of Thomas Meaney 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.

REVISION SCHEDULE

NO.	DESCRIPTION	DATE
1		
2		

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

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.

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

SPECIFICATIONS & NOTES

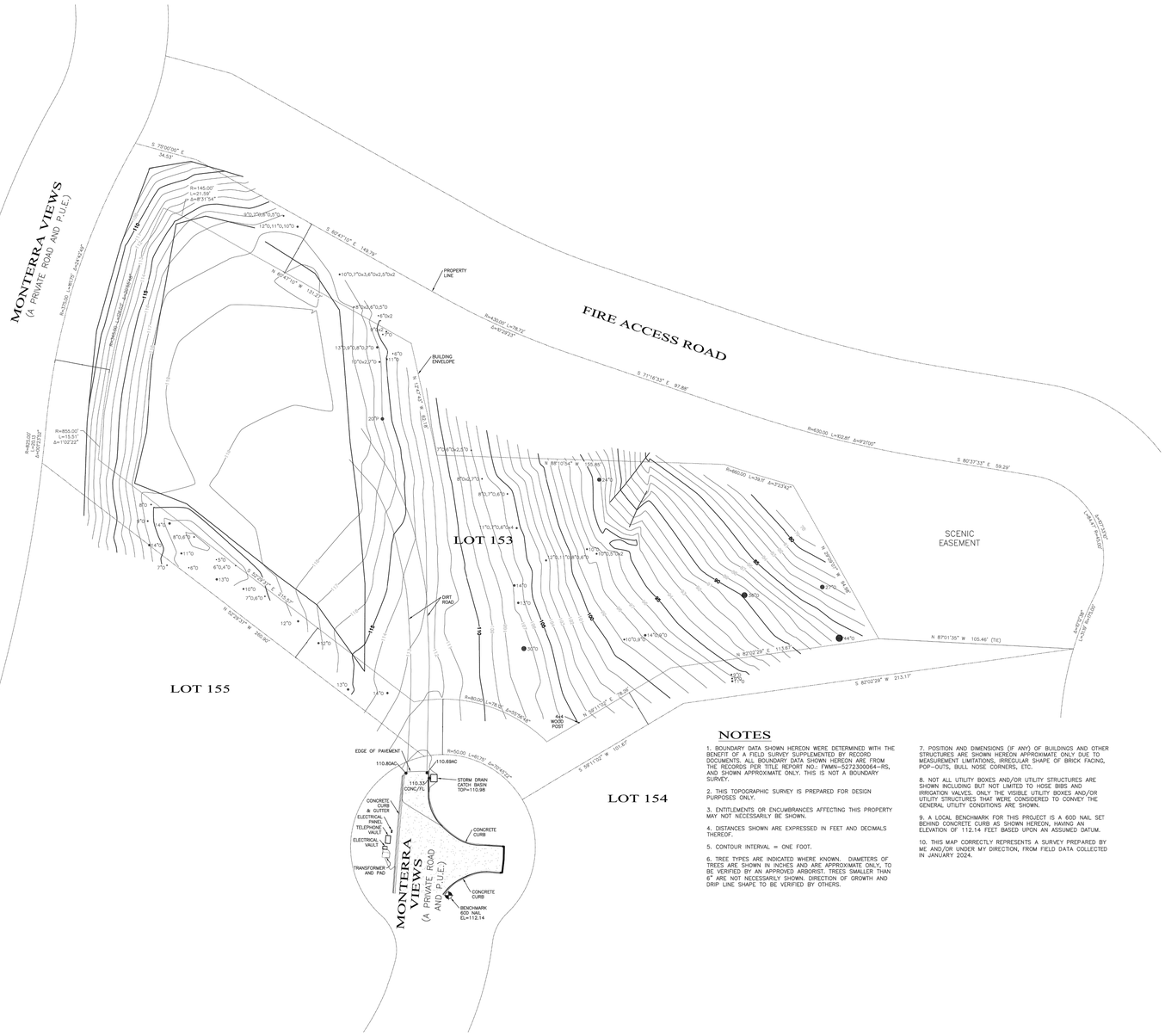
LICENSED ARCHITECT THOMAS MEANEY No. C14606 Renew 8/31/25 STATE OF CALIFORNIA

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

A0.3

All ideas, designs and plans indicated or represented by these drawings are owned by and are the property of Thomas Meaney and were created and developed for use in conjunction with the specified project. None of such ideas, designs, or plans shall be used for any purpose without the written permission of Thomas Meaney. Copyright © 2019 All rights reserved. Thomas Meaney Architect, Inc.

All ideas, designs and plans indicated or represented by these drawings are owned by and are the property of Thomas Meaney Inc. and were created and developed for use in conjunction with the specified project. None of such ideas, designs, or plans shall be used for any purpose without the written permission of Thomas Meaney. Copyright © 2019 All rights reserved. Thomas Meaney Architect, Inc.



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

All ideas, designs and plans indicated or represented by these drawings are owned by and are the property of Thomas Meaney 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.

REVISION SCHEDULE

NO.	DESCRIPTION	DATE
1		
2		

TM 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 8/31/25
STATE OF CALIFORNIA

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

A1.0

All ideas, designs and plans indicated or represented by those drawings are owned by and are the property of Thomas Meaney 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.

LEGEND

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

REVISION SCHEDULE

NO.	DESCRIPTION	DATE
1		
2		



SITE PLAN

SCALE: 1'= 250'

N

TM 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 8/31/25 STATE OF CALIFORNIA

Date	JUNE 2, 2025
Scale	1'-0" = 250'
Drawn	TALLON
Job #	USE IF ISSUED
Sheet	

A1.1

All ideas, designs and plans indicated or represented by those drawings are owned by and are the property of Thomas Meaney Inc. and were created and developed for use in conjunction with the specified project. None of such ideas, designs, or plans shall be used for any purpose without the written permission of Thomas Meaney. Copyright © 2019 All rights reserved. Thomas Meaney Architect, Inc.

All ideas, designs and plans indicated or represented by these drawings are owned by and are the property of Thomas Meaney 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.

REVISION SCHEDULE

NO.	DESCRIPTION	DATE
1		
2		

T M
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

ENLARGED SITE PLAN

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

Date	JUNE 2, 2025
Scale	1"=150'
Drawn	TALLON
Job #	USE IF ISSUED
Sheet	

A1.2

ENLARGED SITE PLAN
SCALE: 1" = 150'

All ideas, designs and plans indicated or represented by these drawings are owned by and are the property of Thomas Meaney and were created and developed for use in conjunction with the specified project. None of such ideas, designs, or plans shall be used for any purpose without the written permission of Thomas Meaney. Copyright © 2019 All rights reserved. Thomas Meaney Architect, Inc.

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.

All ideas, designs and plans indicated or represented by these drawings are owned by and are the property of Thomas Meaney 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

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"

REVISION SCHEDULE

NO.	DESCRIPTION	DATE
1		
2		

T M
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
MONTERREY, CA 93940

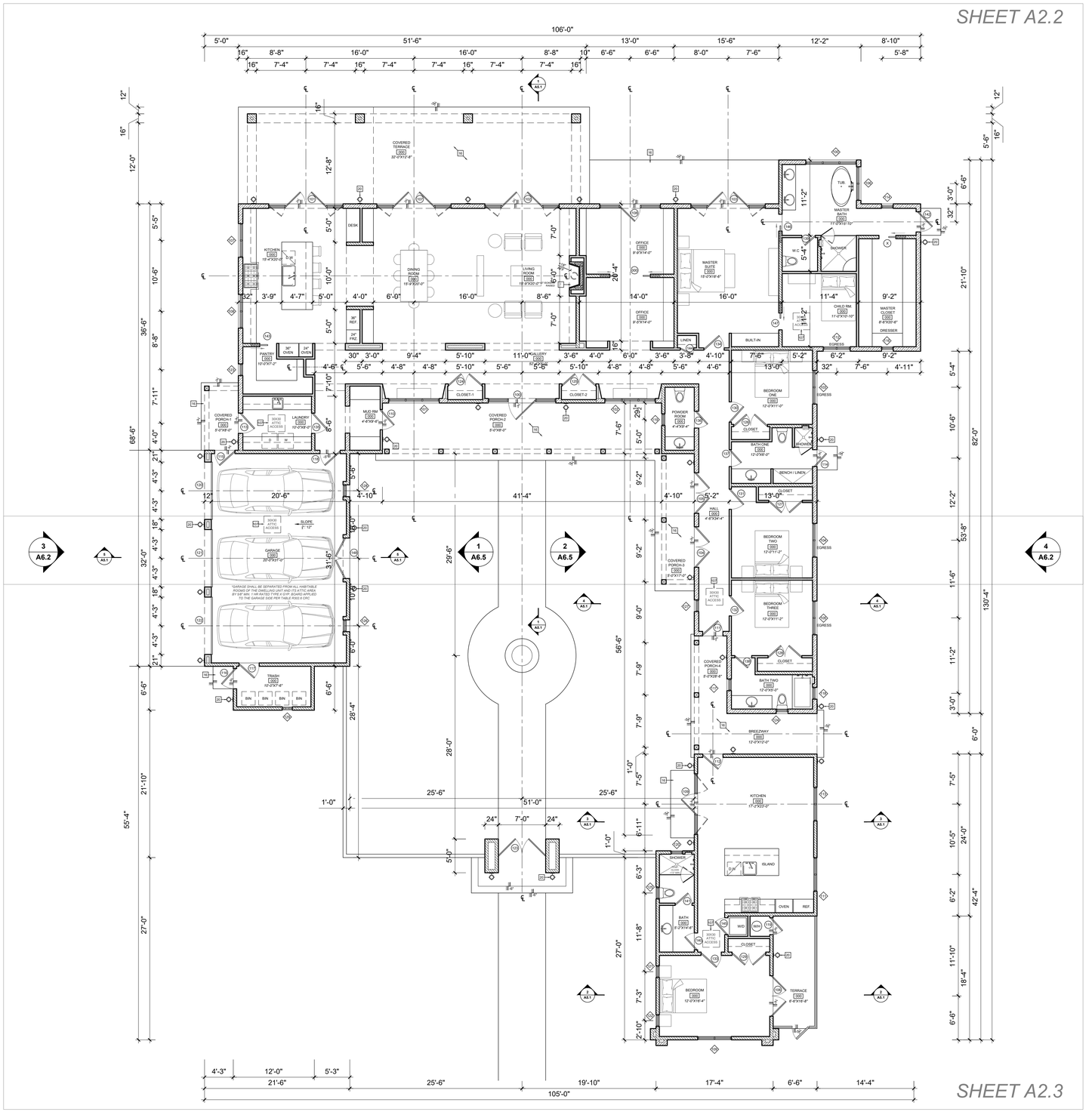
FIRST FLOOR PLAN

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
Sheet	

A2.1

SHEET A2.2



SHEET A2.3

FIRST FLOOR PLAN

SCALE 1/8" = 1'-0"

N

All ideas, designs and plans indicated or represented by these drawings are owned by and are the property of Thomas Meaney 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

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"

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
MONTERREY, CA 93940

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
Job #	USE IF ISSUED
Sheet	

A2.2

PARTIAL FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

All ideas, designs and plans indicated or represented by these drawings are owned by and are the property of Thomas Meaney. Copyright © 2019 All rights reserved. Thomas Meaney Architect, Inc.

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.

All ideas, designs and plans indicated or represented by these drawings are owned by and are the property of Thomas Meaney 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

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" — 4 / A5.1

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

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
Job #	USE IF ISSUED
Sheet	

A2.3

PARTIAL FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

N

All ideas, designs and plans indicated or represented by these drawings are owned by and are the property of Thomas Meaney 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 parry shall hold Thomas Meaney Inc. harmless.

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
MONTERREY, CA 93940

ROOF PLAN

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

A3.1

All ideas, designs and plans indicated or represented by these drawings are owned by and are the property of Thomas Meaney and were created and developed for use in conjunction with the specified project. None of such ideas, designs, or plans shall be used for any purpose without the written permission of Thomas Meaney. Copyright © 2019 All rights reserved. Thomas Meaney Architect, Inc.

ROOF PLAN

SCALE 1/8" = 1'-0"

N

All ideas, designs and plans indicated or represented by these drawings are owned by and are the property of Thomas Meaney 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.

REVISION SCHEDULE

NO.	DESCRIPTION	DATE
1		
2		

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

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

RESIDENCE
RCP

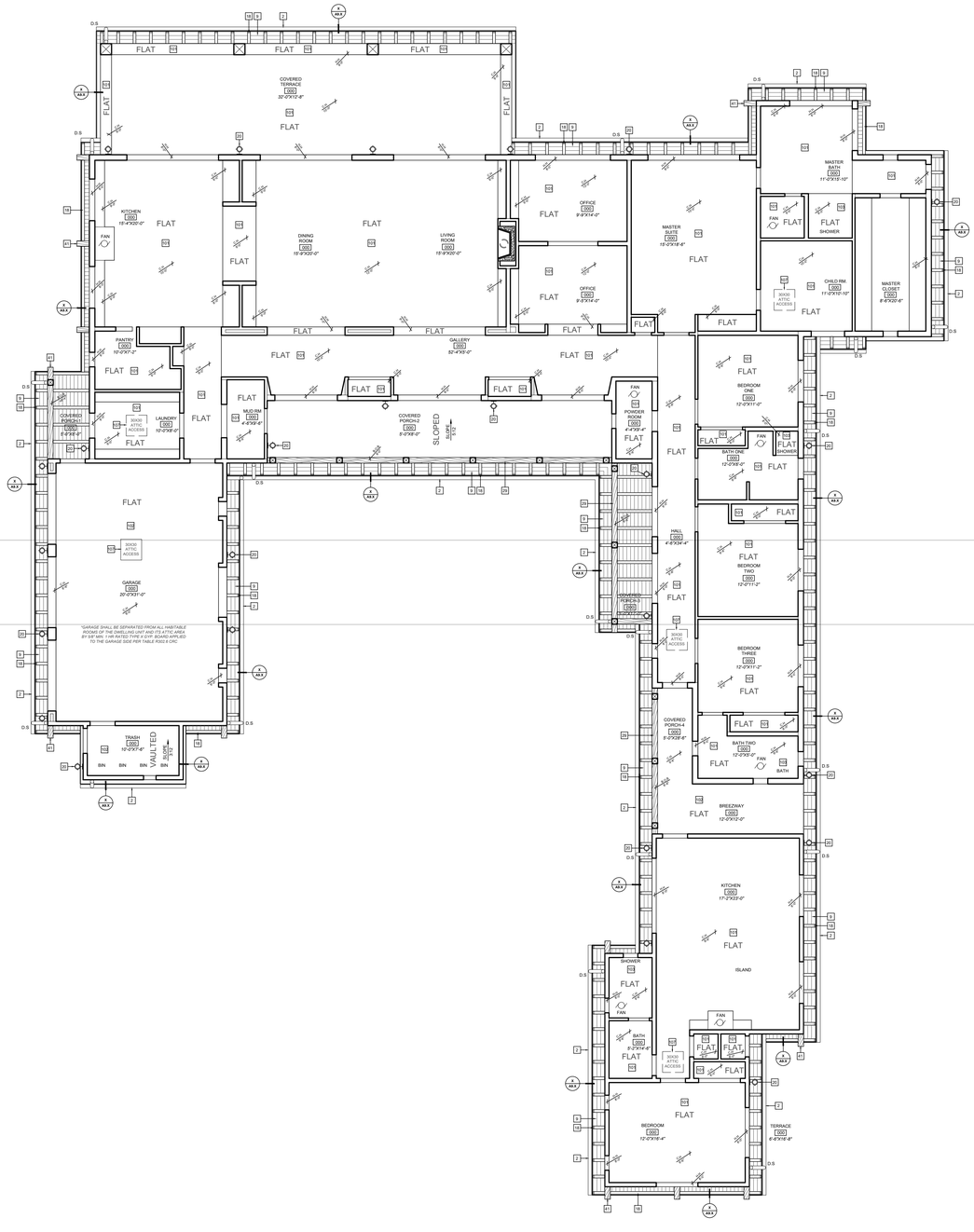


Date	JUNE 2, 2025
Scale	1/8" = 1'-0"
Drawn	TALLON
Job #	USE IF ISSUED
Sheet	

A4.1

All ideas, designs and plans indicated or represented by these drawings are owned by and are the property of Thomas Meaney and were created and developed for use in conjunction with the specified project. None of such ideas, designs, or plans shall be used for any purpose without the written permission of Thomas Meaney. Copyright © 2019 All rights reserved. Thomas Meaney Architect, Inc.

SHEET A2.2



RCP

SCALE 1/8" = 1'-0"

N

SHEET A2.3

All ideas, designs and plans indicated or represented by these drawings are owned by and are the property of Thomas Meaney 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.

REVISION SCHEDULE

NO.	DESCRIPTION	DATE
1		
2		

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

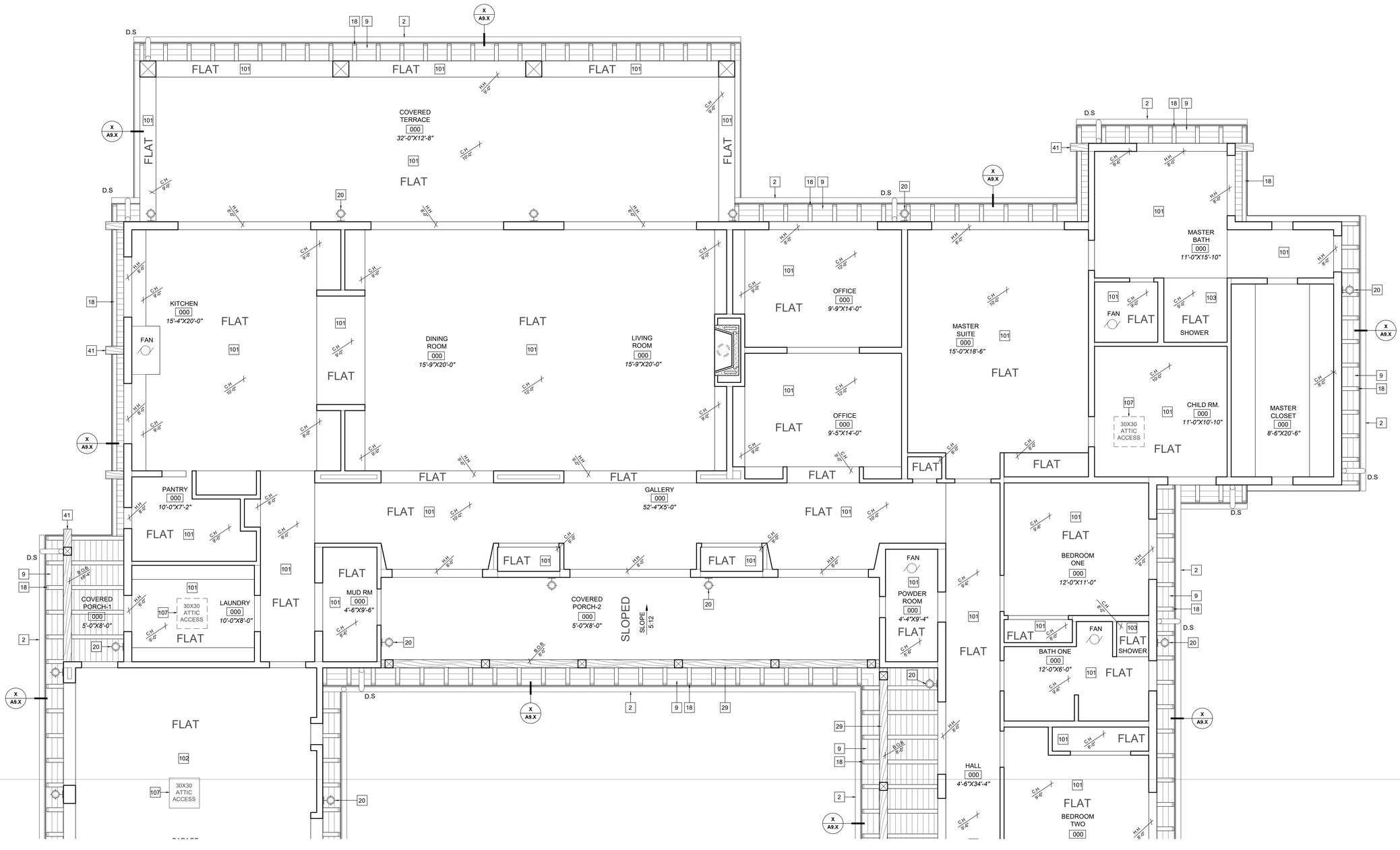
GERHARDY RESIDENCE
MONTERRA LOT 153
8390 MONTERRA VIEWS
MONTERREY, CA 93940

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

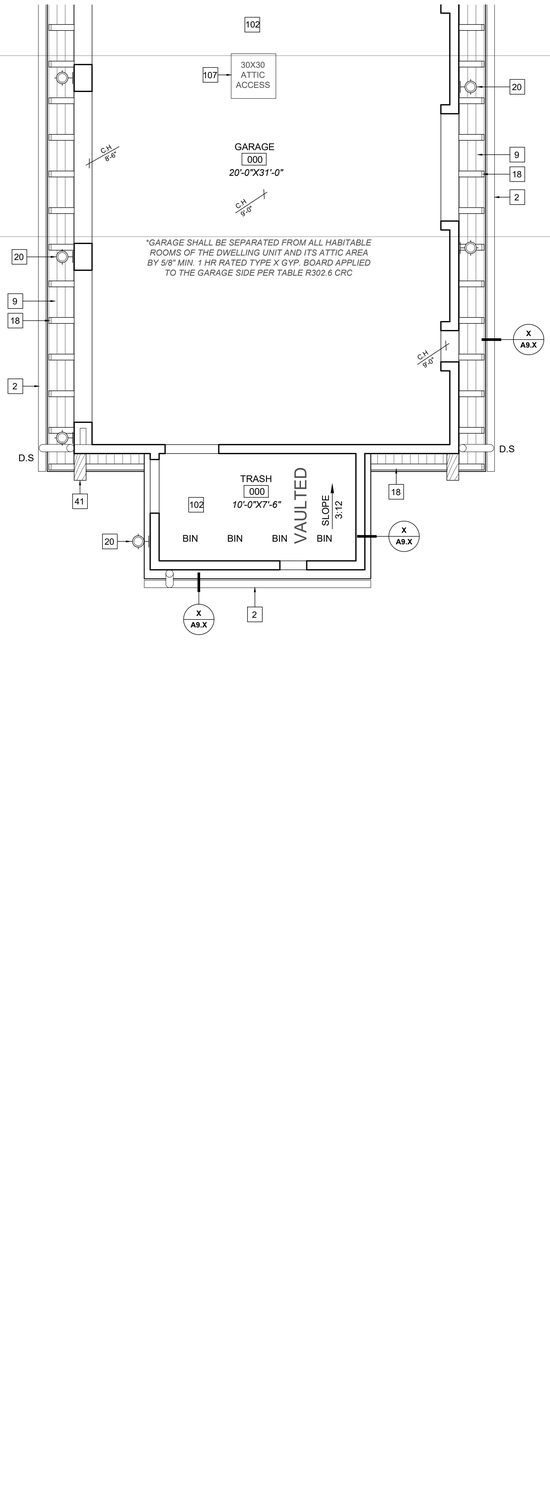


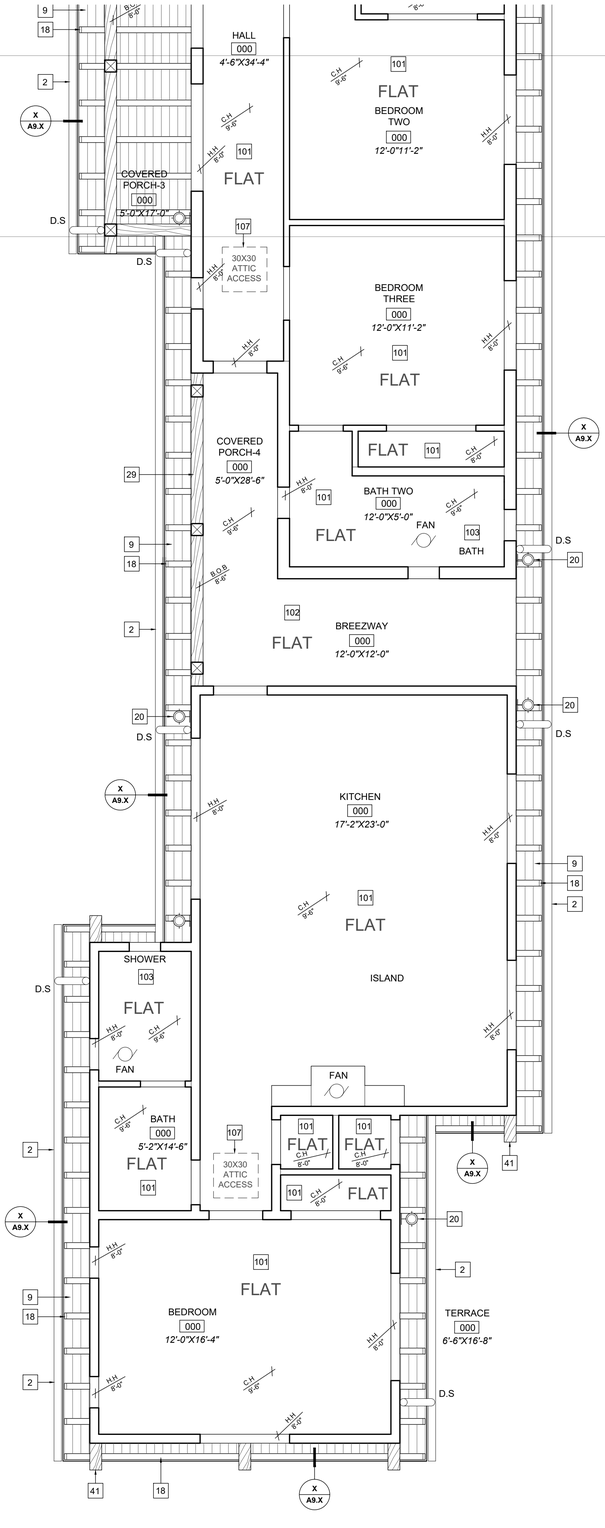
PARTIAL RCP

SCALE 1/4" = 1'-0"

N

All ideas, designs and plans indicated or represented by these drawings are owned by and are the property of Thomas Meaney Inc. per the Architectural Works Protection Act. None of such ideas, designs, or plans shall be used for any purpose without the written permission of Thomas Meaney. Copyright © 2019 All rights reserved. Thomas Meaney Architect, Inc.





PARTIAL RCP

SCALE 1/4" = 1'-0"

All ideas, designs and plans indicated or represented by these drawings are owned by and are the property of Thomas Meaney and were created and developed for use in conjunction with the specified project. None of such ideas, designs, or plans shall be used for any purpose without the written permission of Thomas Meaney. Copyright © 2019 All rights reserved. Thomas Meaney Architect, Inc.

All ideas, designs and plans indicated or represented by these drawings are owned by and are the property of Thomas Meaney 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.

REVISION SCHEDULE

NO.	DESCRIPTION	DATE
1		
2		

TM ARCHITECT
TOM MEANEY
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

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	

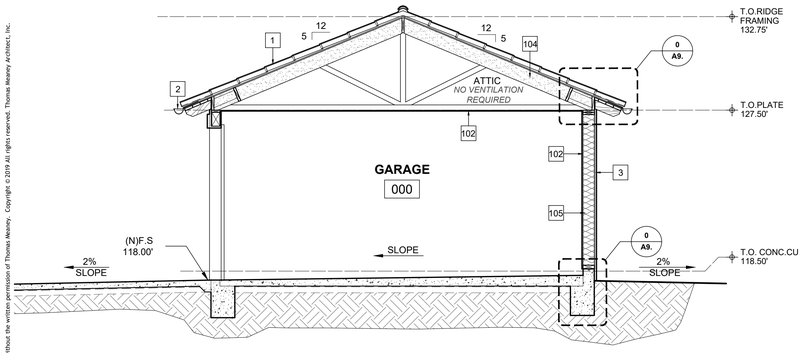
A4.3

All ideas, designs and plans indicated or represented by these drawings are owned by and are the property of Thomas Meaney 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 parry shall hold Thomas Meaney Inc. harmless.

REVISION SCHEDULE

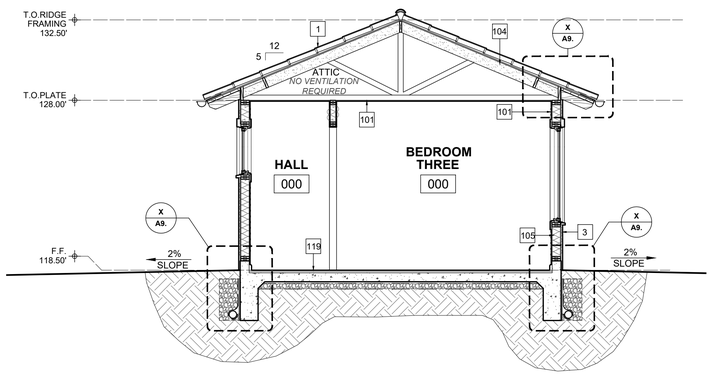
NO.	DESCRIPTION	DATE
1		
2		

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



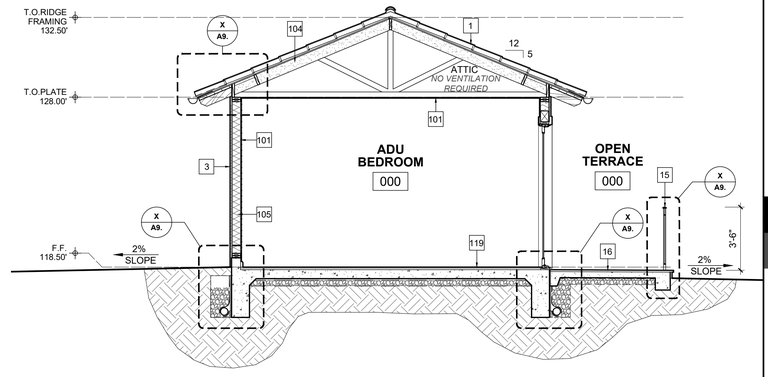
BUILDING SECTION @ ADU KITCHEN 05

SCALE 1/4"=1'-0"



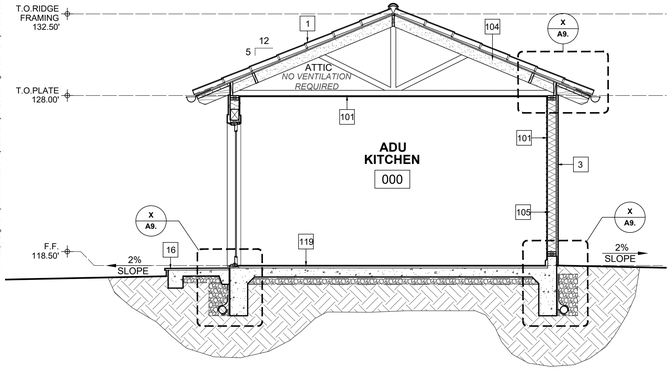
BUILDING SECTION @ BEDROOM THREE 04

SCALE 1/4"=1'-0"



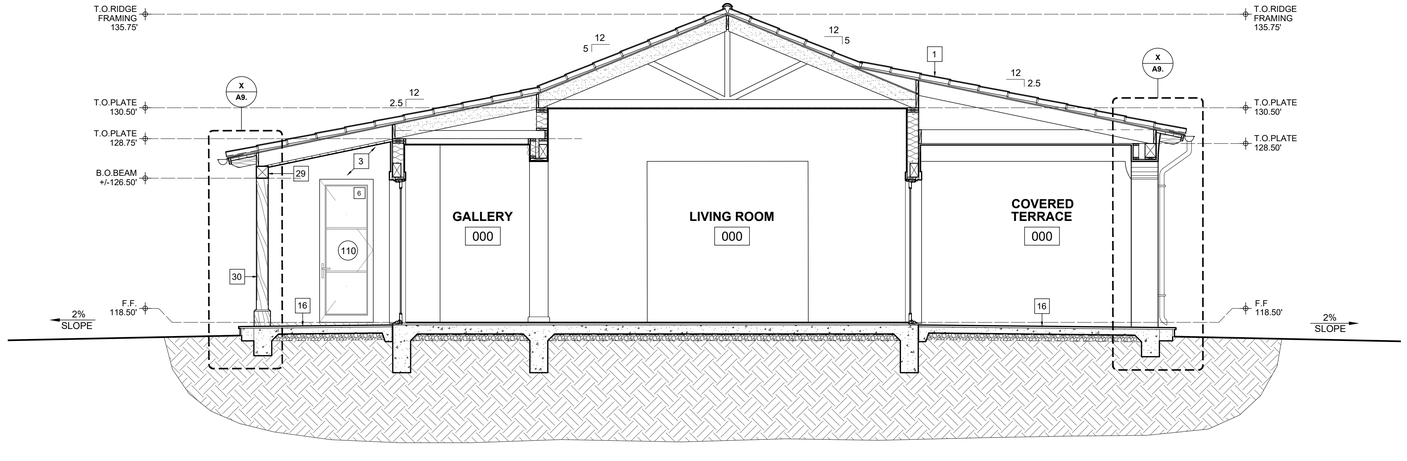
BUILDING SECTION @ ADU KITCHEN 03

SCALE 1/4"=1'-0"



BUILDING SECTION @ ADU KITCHEN 02

SCALE 1/4"=1'-0"



BUILDING SECTION @ ENTRY 01

SCALE 1/4"=1'-0"

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

RESIDENCE SECTIONS

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

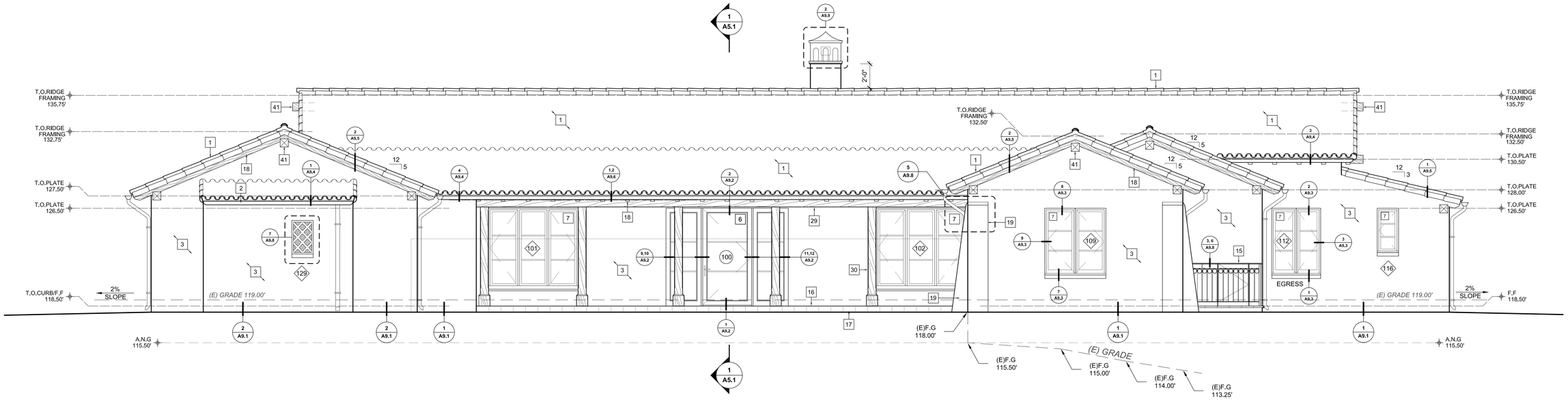
Date	JUNE 2, 2025
Scale	1/4" = 1'-0"
Drawn	TALLON
Job #	USE IF ISSUED
Sheet	

A5.1

All ideas, designs and plans indicated or represented by these drawings are owned by and are the property of Thomas Meaney 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 parry shall hold Thomas Meaney Inc. harmless.

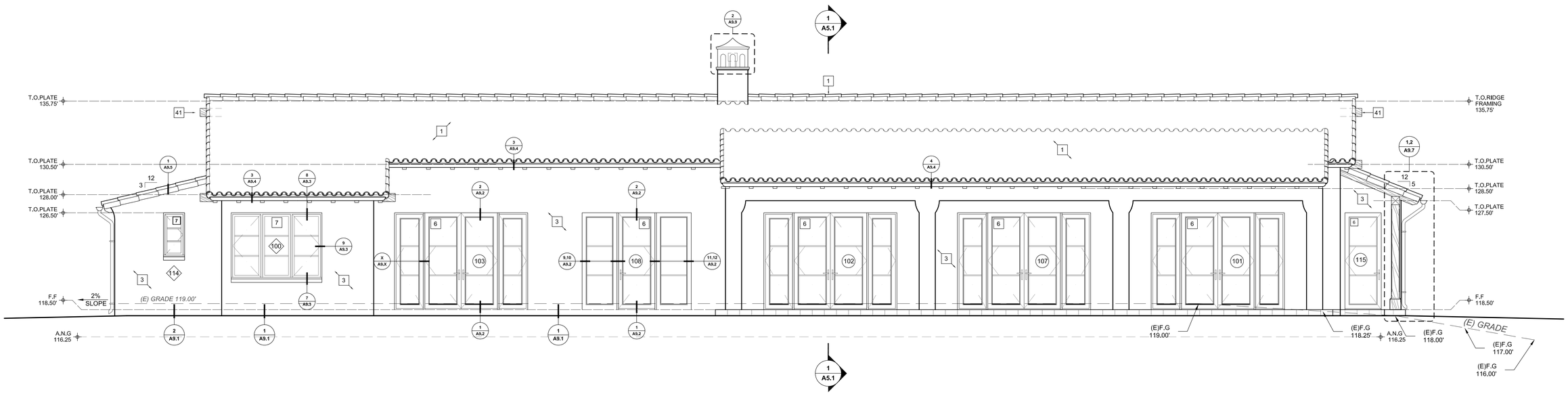
REVISION SCHEDULE

NO.	DESCRIPTION	DATE
1		
2		



EXTERIOR ELEVATION - SOUTH

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



EXTERIOR ELEVATION - NORTH

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

All ideas, designs and plans indicated or represented by these drawings are owned by and are the property of Thomas Meaney and were created and developed for use in conjuction with the specified project. None of such Ideas, designs, or plans shall be used for any purpose without the written permission of Thomas Meaney. Copyright © 2019 All rights reserved. Thomas Meaney Architect, Inc.

T M 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

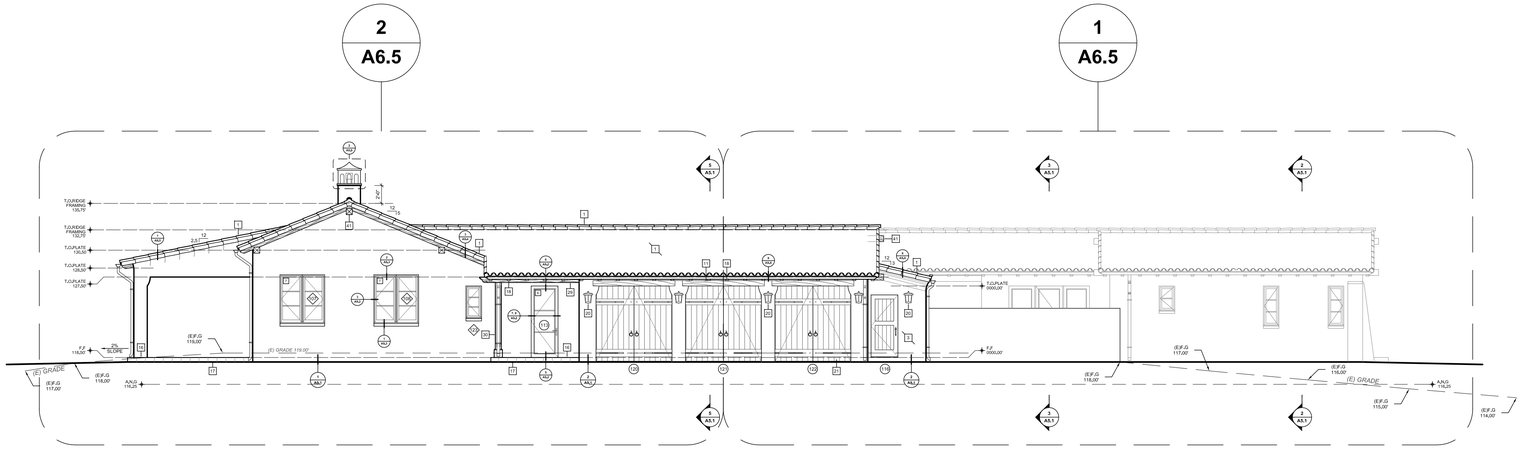
EXTERIOR ELEVATIONS

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	

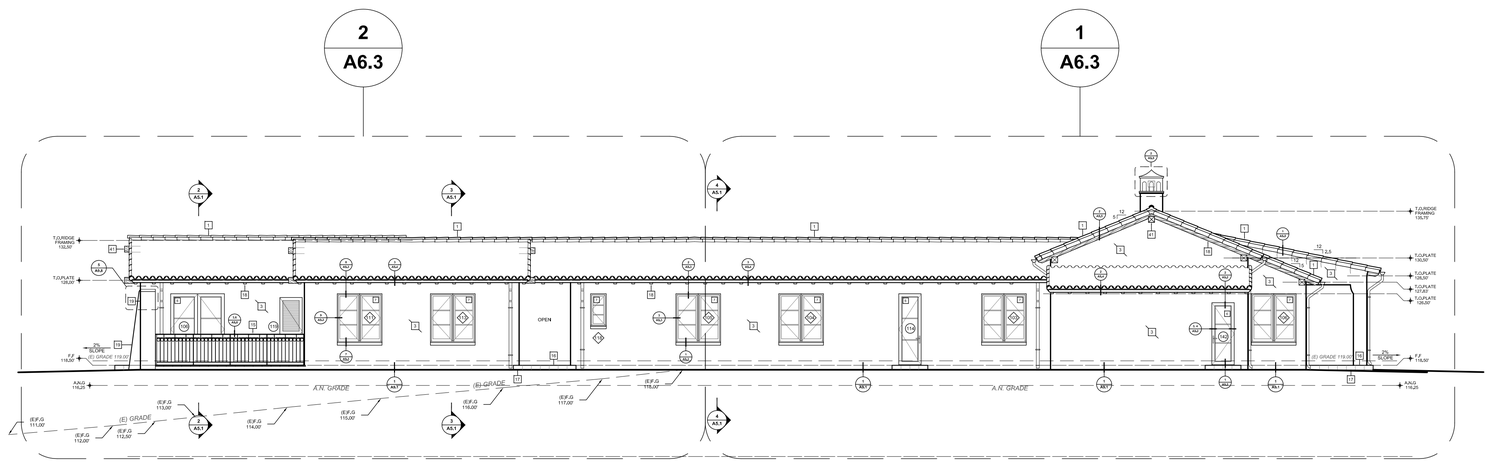
A6.1

All ideas, designs and plans indicated or represented by these drawings are owned by and are the property of Thomas Meaney and were created and developed for use in conjunction with the specified project. None of such ideas, designs, or plans shall be used for any purpose without the written permission of Thomas Meaney. Copyright © 2019 All rights reserved. Thomas Meaney Architect, Inc.



EXTERIOR ELEVATION - WEST

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



EXTERIOR ELEVATION - EAST

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

All ideas, designs and plans indicated or represented by these drawings are owned by and are the property of Thomas Meaney 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.

REVISION SCHEDULE

NO.	DESCRIPTION	DATE
1		
2		

TM
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
MONTERREY, CA 93940

EXTERIOR ELEVATIONS

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

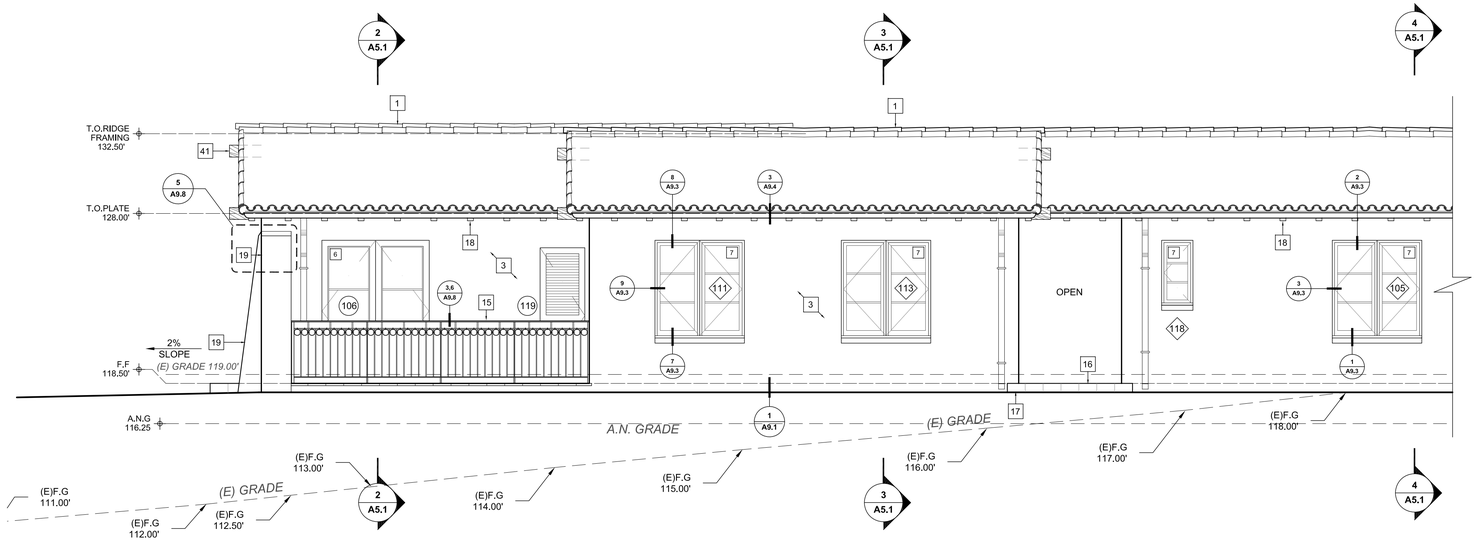
Date	JUNE 2, 2025
Scale	1/8" = 1'-0"
Drawn	TALLON
Job #	USE IF ISSUED
Sheet	

A6.2

All ideas, designs and plans indicated or represented by these drawings are owned by and are the property of Thomas Meaney 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.

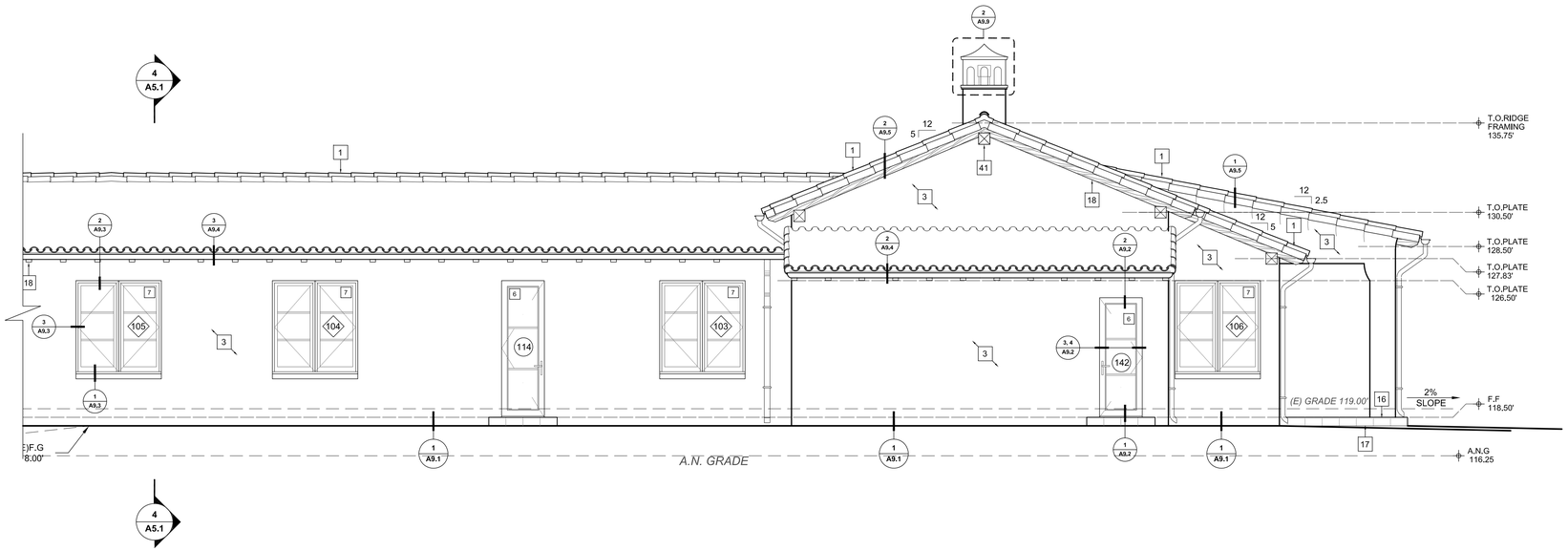
REVISION SCHEDULE

NO.	DESCRIPTION	DATE
1		
2		



EXTERIOR ELEVATION - PARTIAL EAST

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



EXTERIOR ELEVATION - PARTIAL EAST

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

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

EXTERIOR ELEVATIONS

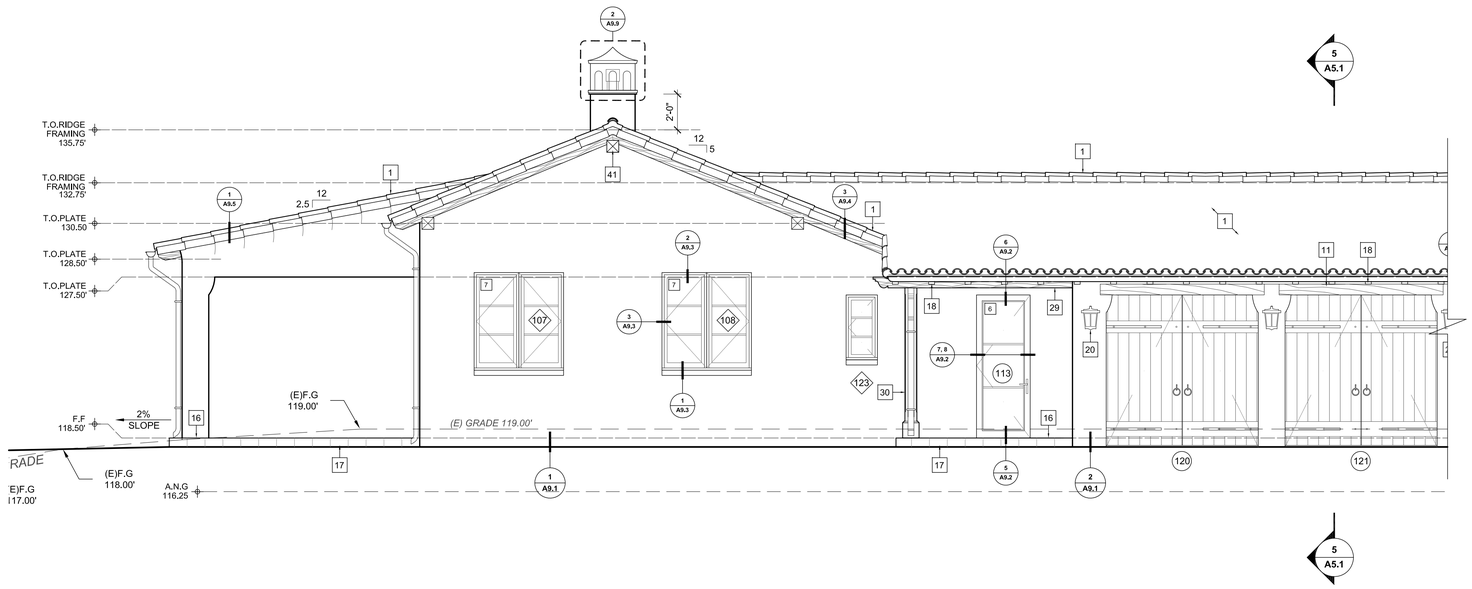
LICENSED ARCHITECT THOMAS MEANEY No. C14606 Renew 8/31/25 STATE OF CALIFORNIA

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

A6.3

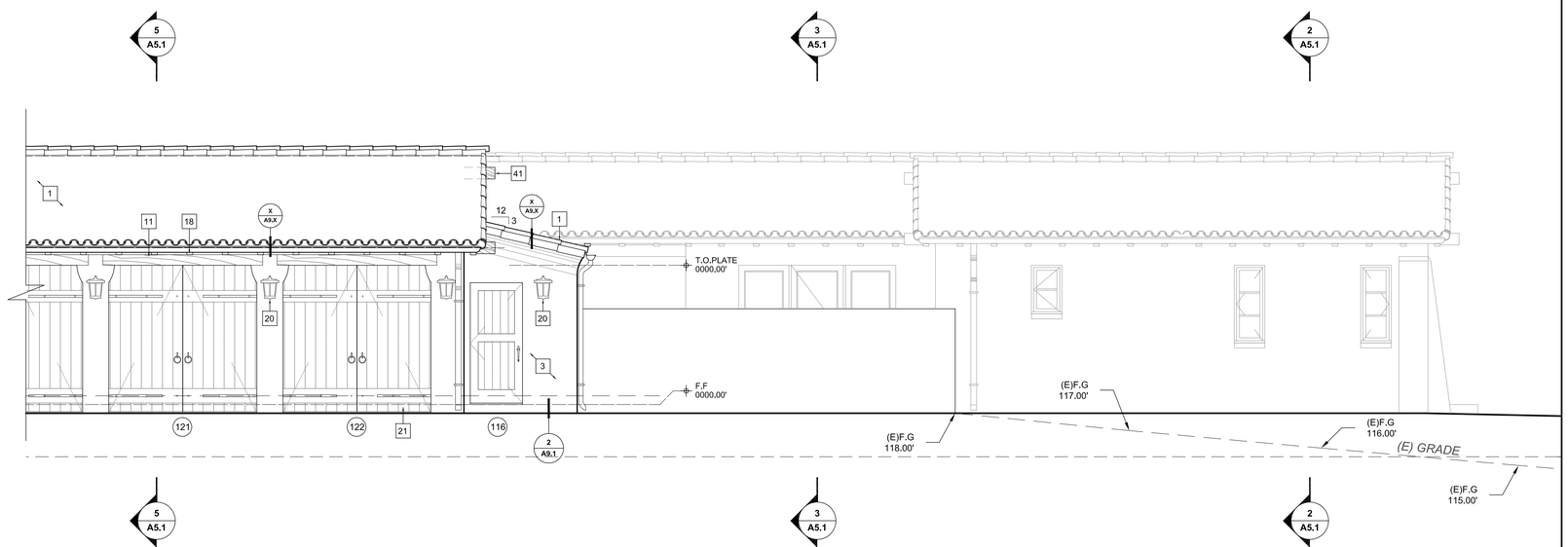
All ideas, designs and plans indicated or represented by these drawings are owned by and are the property of Thomas Meaney and were created and developed for use in conjunction with the specified project. None of such Ideas, designs, or plans shall be used for any purpose without the written permission of Thomas Meaney. Copyright © 2019 All rights reserved. Thomas Meaney Architect, Inc.

All ideas, designs and plans indicated or represented by these drawings are owned by and are the property of Thomas Meaney and were created and developed for use in conjunction with the specified project. None of such ideas, designs, or plans shall be used for any purpose without the written permission of Thomas Meaney. Copyright © 2019 All rights reserved. Thomas Meaney Architect, Inc.



EXTERIOR ELEVATION - PARTIAL WEST

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



EXTERIOR ELEVATION - PARTIAL WEST

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

All ideas, designs and plans indicated or represented by these drawings are owned by and are the property of Thomas Meaney 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.

REVISION SCHEDULE

NO.	DESCRIPTION	DATE
1		
2		

TM 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
MONTERREY, CA 93940

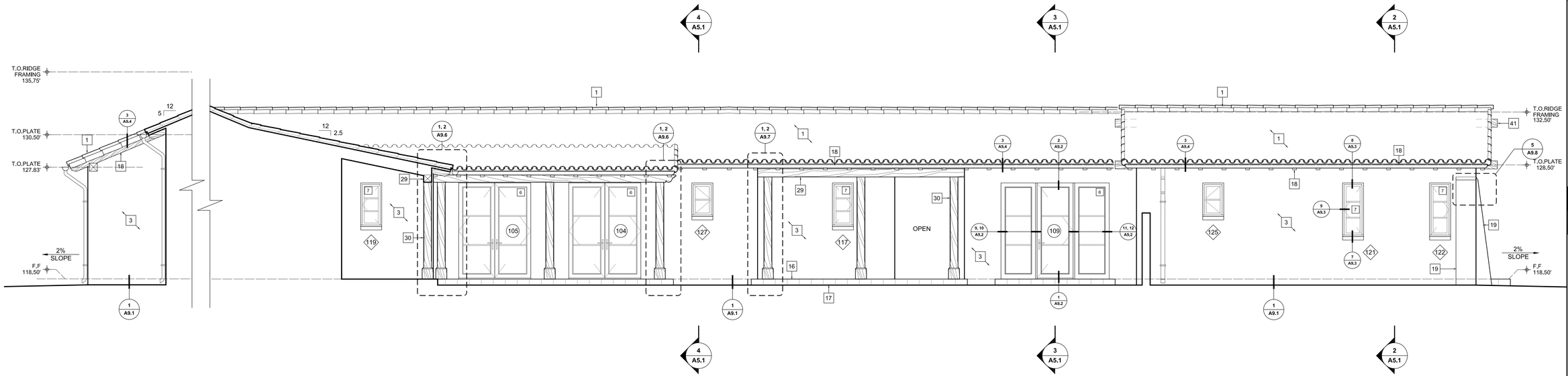
EXTERIOR ELEVATIONS

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	

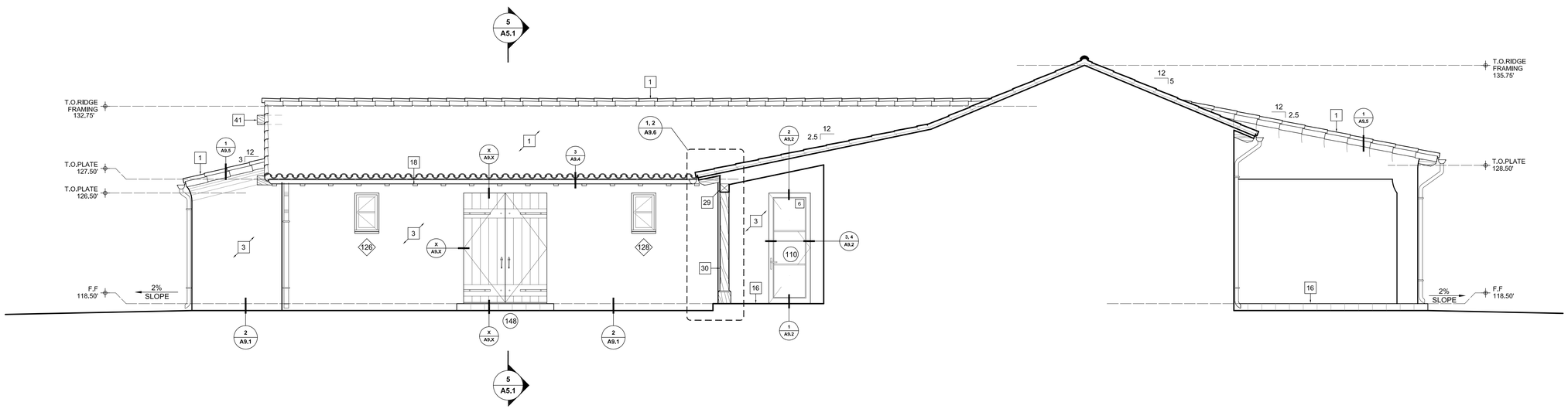
A6.4

All ideas, designs and plans indicated or represented by these drawings are owned by and are the property of Thomas Meaney and were created and developed for use in conjunction with the specified project. None of such ideas, designs, or plans shall be used for any purpose without the written permission of Thomas Meaney. Copyright © 2019 All rights reserved. Thomas Meaney Architect, Inc.



EXTERIOR ELEVATION - PARTIAL WEST COURT YARD

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



EXTERIOR ELEVATION - PARTIAL EAST COURTYARD

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

All ideas, designs and plans indicated or represented by these drawings are owned by and are the property of Thomas Meaney and were created and developed for use in conjunction with the specified project. 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.

REVISION SCHEDULE

NO.	DESCRIPTION	DATE
1		
2		

TM 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

EXTERIOR ELEVATIONS

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	

A6.5



1 ROOF TILE



ES Evaluation Service

ICC-ES Evaluation Report **ESR-4395**

Reissued May 2021
This report is subject to renewal April 2022.

www.icc-es.org | (800) 423-6587 | (562) 699-0543 *A Subsidiary of the International Code Council®*

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: CAMBRIDGE, 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 kiln-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 (16.8 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 13⅛ inches (340 mm) long, 10½ inches (267 mm) wide and ½ inch (12.7 mm) to ⅝ 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.

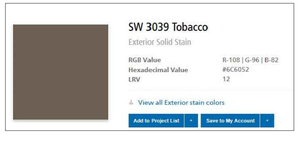
ICC-ES Evaluation Reports are not to be construed as representing aesthetics or any other attributes not specifically addressed, nor are they to be construed as an endorsement of the subject of the report or a recommendation for its use. There is no warranty by ICC Evaluation Service, LLC, express or implied, as to any finding or other matter in this report, or as to any product covered by the report.

Copyright © 2021 - ICC Evaluation Service, LLC. All rights reserved. Page 1 of 9



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*

All ideas, designs and plans indicated or represented by these drawings are owned by and are the property of Thomas Meaney 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.

REVISION SCHEDULE

NO.	DESCRIPTION	DATE
1		
2		

TM THOMAS 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
MONTERREY, CA 93940

FINISH SCHEDULE

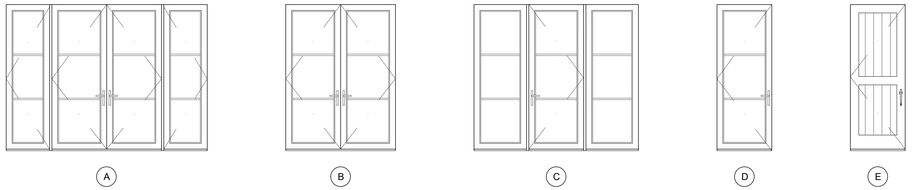
LICENSED ARCHITECT THOMAS MEANEY No. C14606 Renew 8/31/25 STATE OF CALIFORNIA

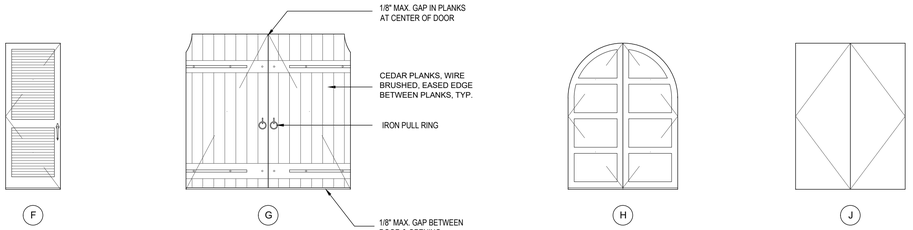
Date	JUNE 2, 2025
Scale	
Drawn	TALLON
Job #	USE IF ISSUED
Sheet	

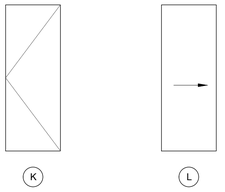
A8.1

All ideas, designs and plans indicated or represented by these drawings are owned by and are the property of Thomas Meaney and were created and developed for use in conjunction with the specified project. None of such ideas, designs, or plans shall be used for any purpose without the written permission of Thomas Meaney. Copyright © 2019 All rights reserved. Thomas Meaney Architect, Inc.

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.

All ideas, designs and plans indicated or represented by these drawings are owned by and are the property of Thomas Meaney and were created and developed for use in conjunction with the specified project. None of such ideas, designs, or plans shall be used for any purpose without the written permission of Thomas Meaney. Copyright © 2019 All rights reserved. Thomas Meaney Architect, Inc.

All ideas, designs and plans indicated or represented by these drawings are owned by and are the property of Thomas Meaney 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.

REVISION SCHEDULE

NO.	DESCRIPTION	DATE
1		
2		

TM 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

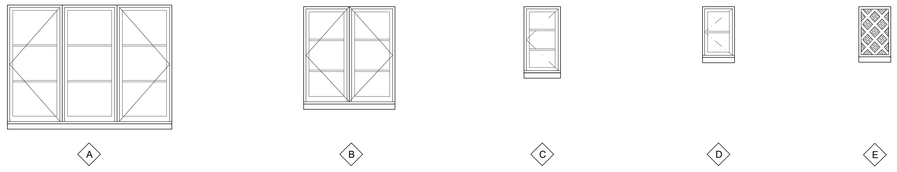
DOOR SCHEDULE

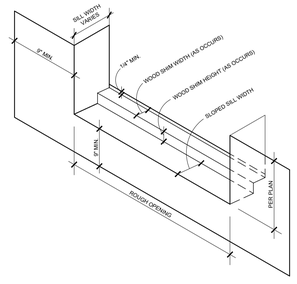
LICENSED ARCHITECT THOMAS MEANEY No. C14606 Renew 8/31/25 STATE OF CALIFORNIA

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

A8.3

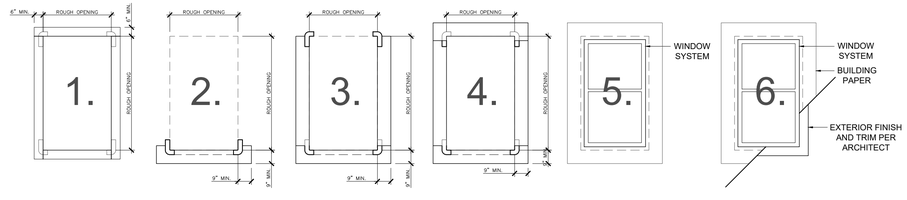
WINDOW TYPES





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.

All ideas, designs and plans indicated or represented by these drawings are owned by and are the property of Thomas Meaney 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.

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

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	

A8.4

All ideas, designs and plans indicated or represented by these drawings are owned by and are the property of Thomas Meaney and were created and developed for use in conjunction with the specified project. None of such ideas, designs, or plans shall be used for any purpose without the written permission of Thomas Meaney. Copyright © 2019 All rights reserved. Thomas Meaney Architect, Inc.

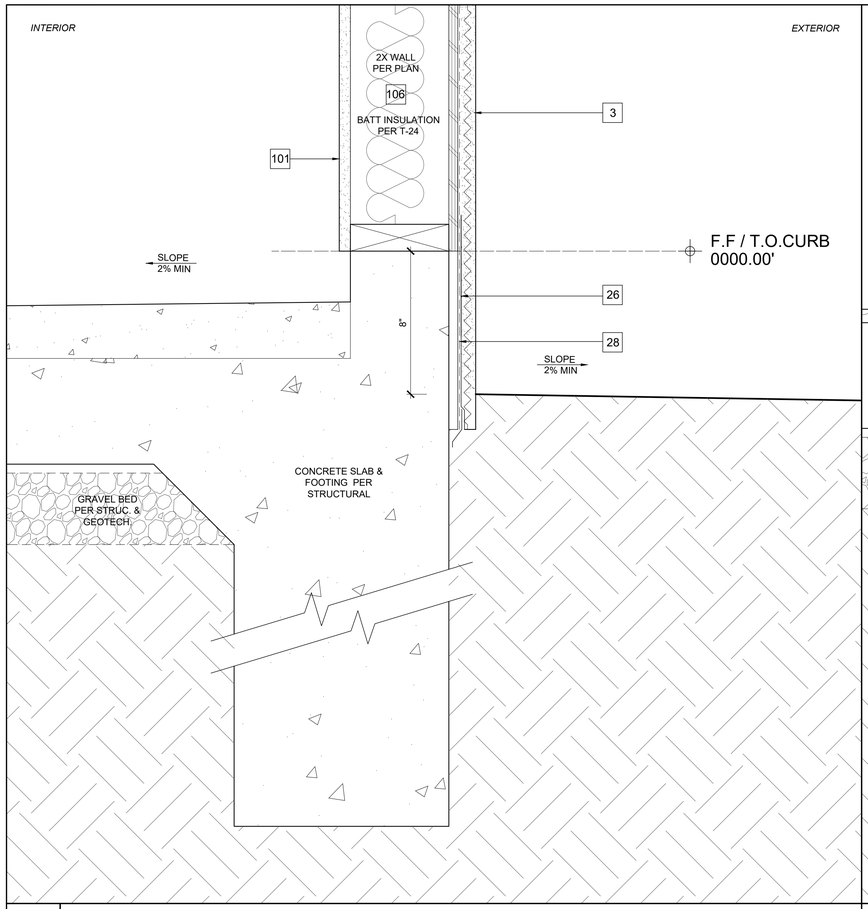
All ideas, designs and plans indicated or represented by these drawings are owned by and are the property of Thomas Meaney Inc. per the Architectural Works Protection Act. None of such ideas, designs, or plans shall be used for any purposes without written permission by Thomas Meaney Inc. These plans 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 parry shall hold Thomas Meaney Inc. harmless.

REVISION SCHEDULE

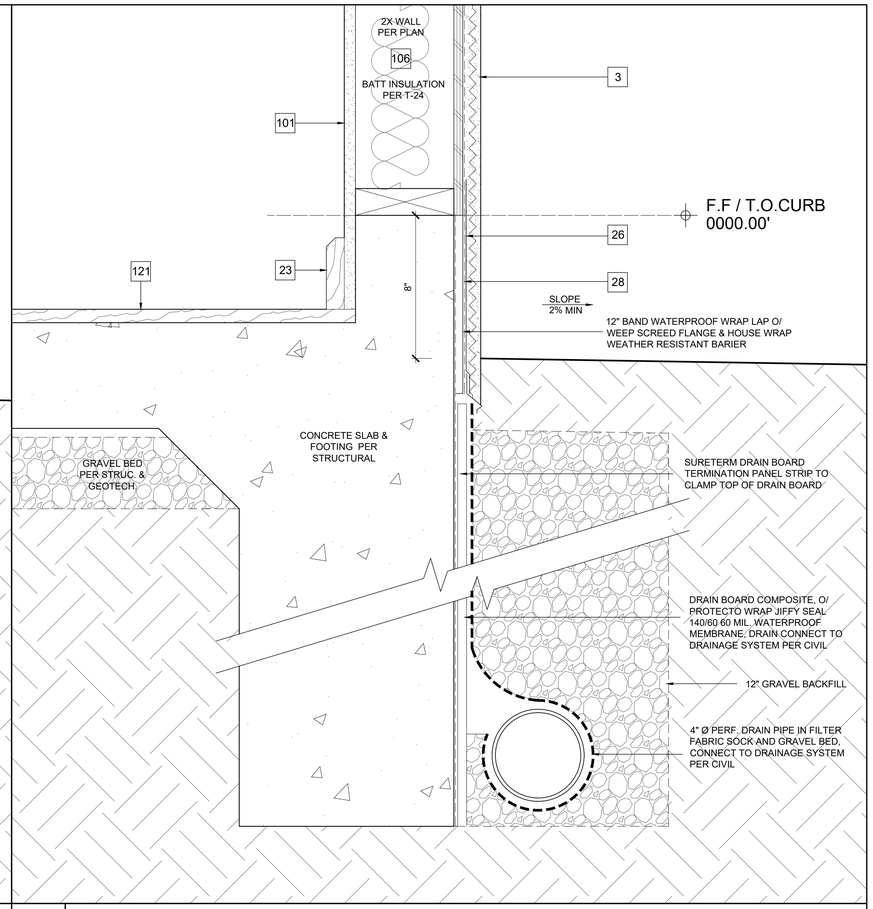
NO.	DESCRIPTION	DATE
1		
2		

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

All ideas, designs and plans indicated or represented by these drawings are owned by and are the property of Thomas Meaney and were created and developed for use in conjunction with the specified project. None of such ideas, designs, or plans shall be used for any purpose without the written permission of Thomas Meaney. Copyright © 2019 All rights reserved. Thomas Meaney Architect, Inc.



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

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

A9.1

All ideas, designs and plans indicated or represented by these drawings are owned by and are the property of Thomas Meaney 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.

REVISION SCHEDULE

NO.	DESCRIPTION	DATE
1		
2		

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

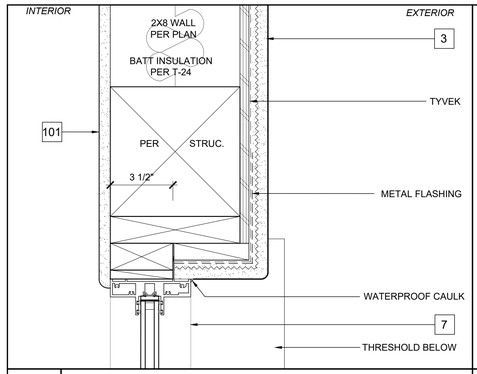
GERHARDY RESIDENCE
MONTERRA LOT 153
8390 MONTERRA VIEWS
MONTERREY, CA 93940

DOOR DETAILS

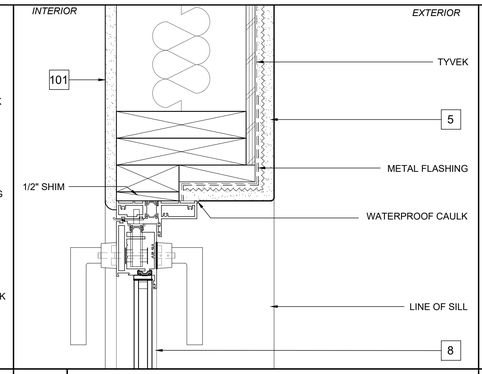
LICENSED ARCHITECT THOMAS MEANEY No. C14606 Renew 8/31/25 STATE OF CALIFORNIA

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

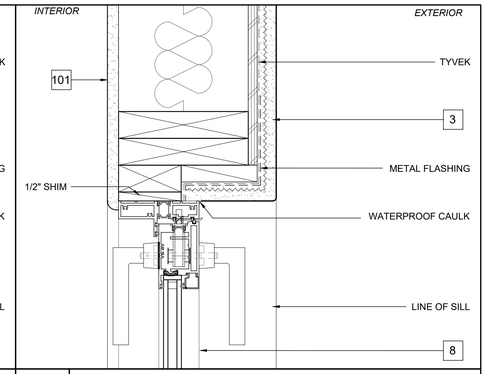
A9.2



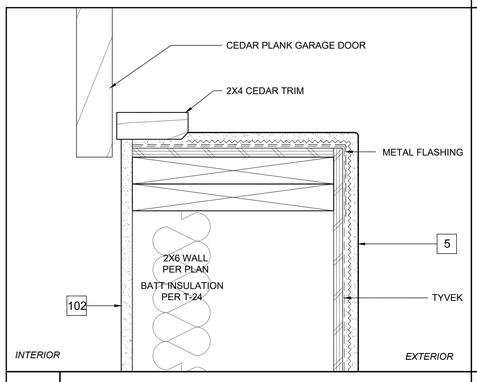
12 SIDE LITE JAMB SCALE: 3"=1'-0"



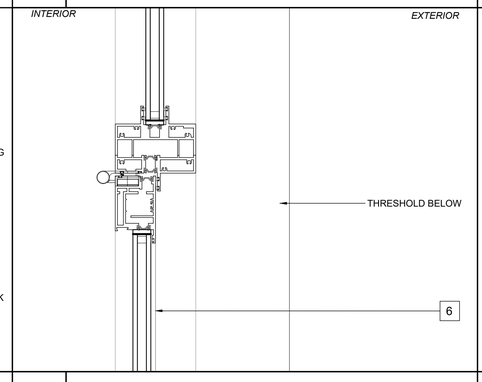
8 DOOR JAMB SCALE: 3"=1'-0"



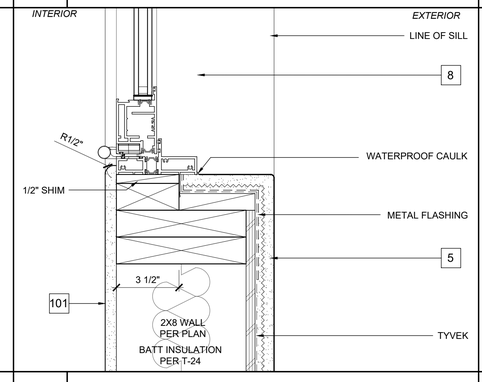
4 DOOR JAMB SCALE: 3"=1'-0"



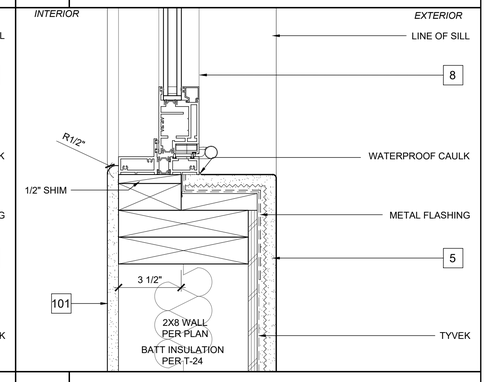
15 GARAGE DOOR JAMB SCALE: 3"=1'-0"



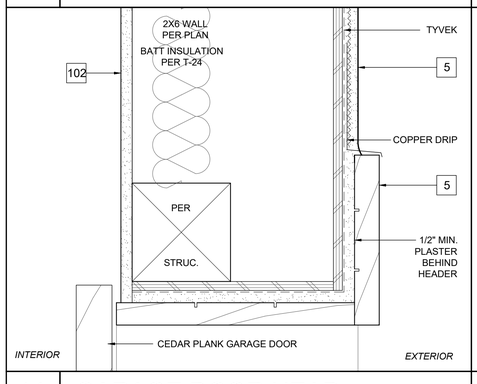
11 DOOR JAMB @ SIDELITE SCALE: 3"=1'-0"



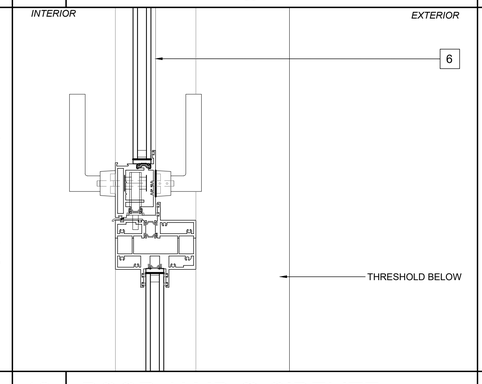
7 DOOR JAMB SCALE: 3"=1'-0"



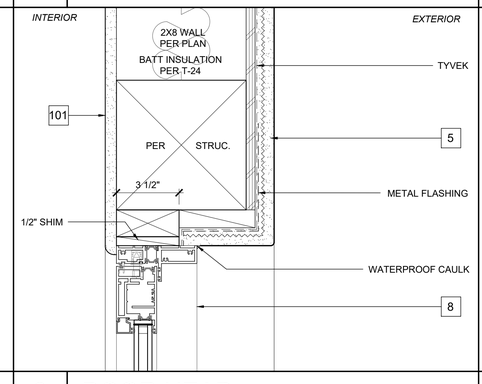
3 DOOR JAMB SCALE: 3"=1'-0"



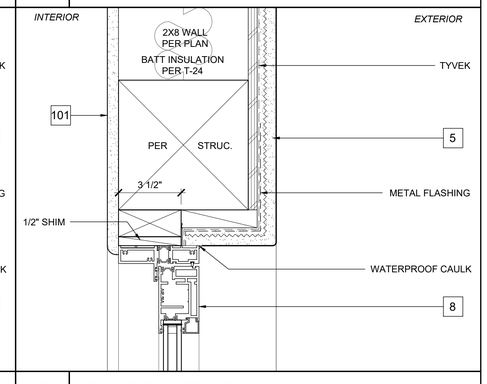
14 GARAGE DOOR HEAD SCALE: 3"=1'-0"



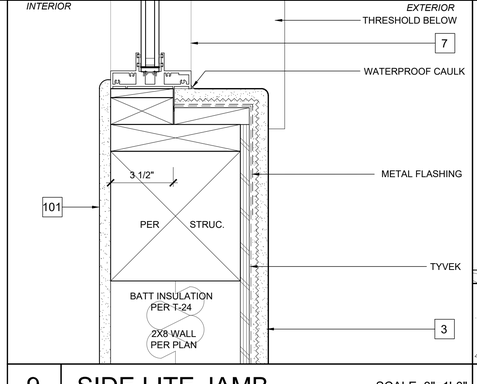
10 DOOR JAMB @ SIDELITE SCALE: 3"=1'-0"



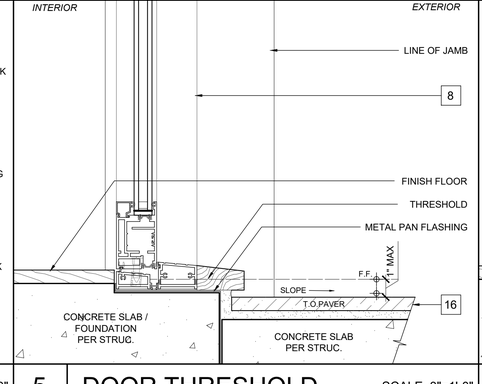
6 DOOR HEAD SCALE: 3"=1'-0"



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

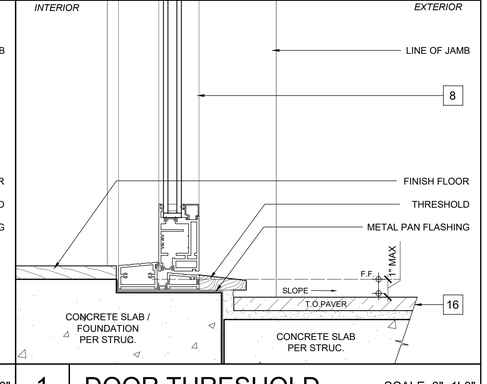


9 SIDE LITE JAMB SCALE: 3"=1'-0"



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

IN-SWING



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

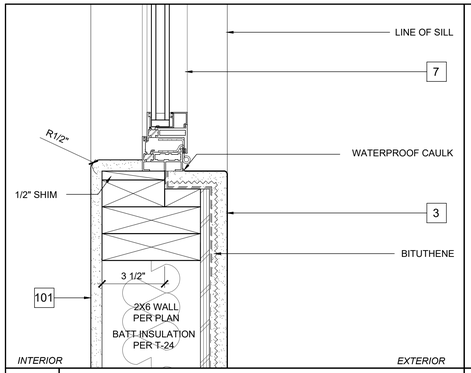
OUT-SWING

All ideas, designs and plans indicated or represented by these drawings are owned by and are the property of Thomas Meaney 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 parry shall hold Thomas Meaney Inc. harmless.

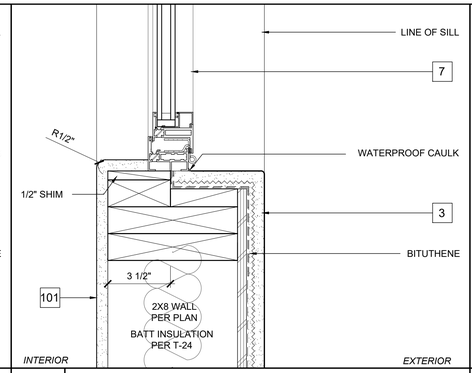
REVISION SCHEDULE

NO.	DESCRIPTION	DATE
1		
2		

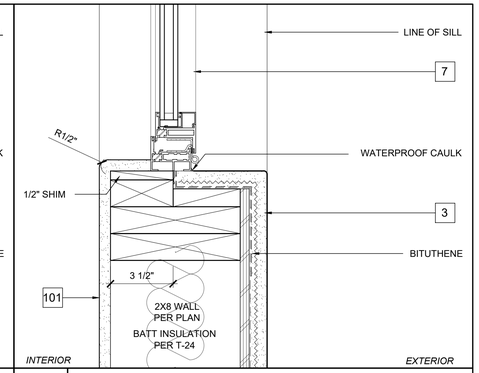
TM | ARCHITECT
TOM MEANEY
629 STATE STREET • SUITE 240 • SANTA BARBARA • CA • 93101
805.895.2836 • TOM@TOMMEANEY.COM • WWW.TOMMEANEY.COM



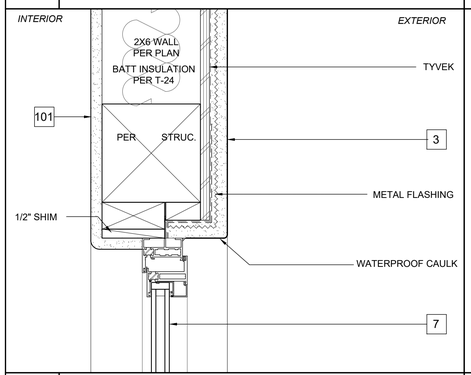
9 WINDOW JAMB SCALE: 3"=1'-0"



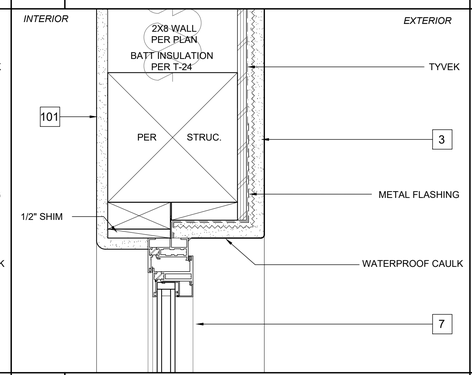
6 WINDOW JAMB SCALE: 3"=1'-0"



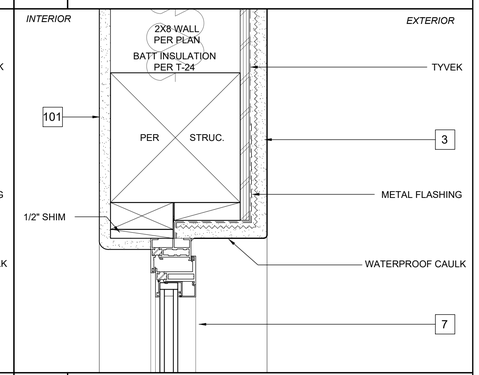
3 WINDOW JAMB SCALE: 3"=1'-0"



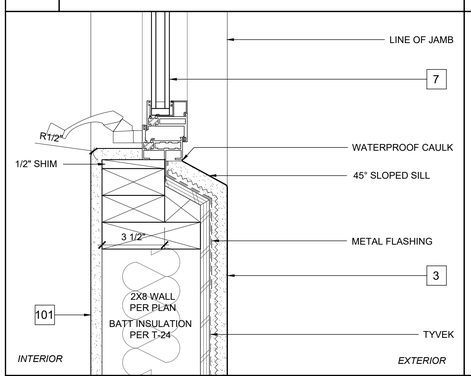
8 WINDOW HEAD SCALE: 3"=1'-0"



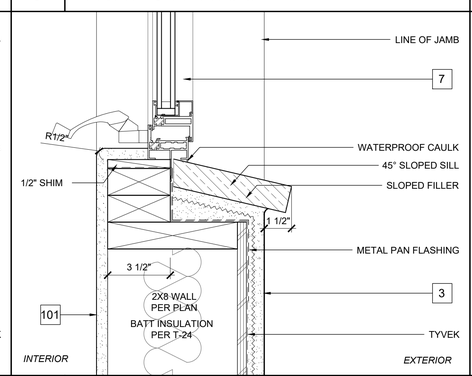
5 WINDOW HEAD SCALE: 3"=1'-0"



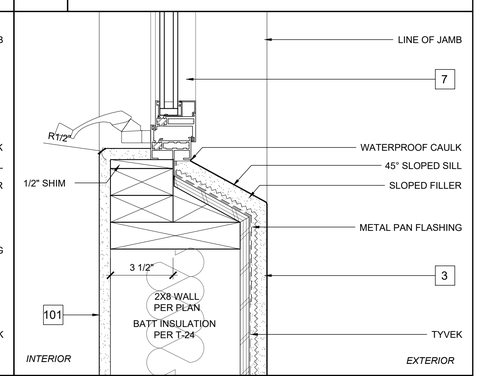
2 WINDOW HEAD SCALE: 3"=1'-0"



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



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



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

GERHARDY RESIDENCE
MONTERRA LOT 153
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
Sheet	

A9.3

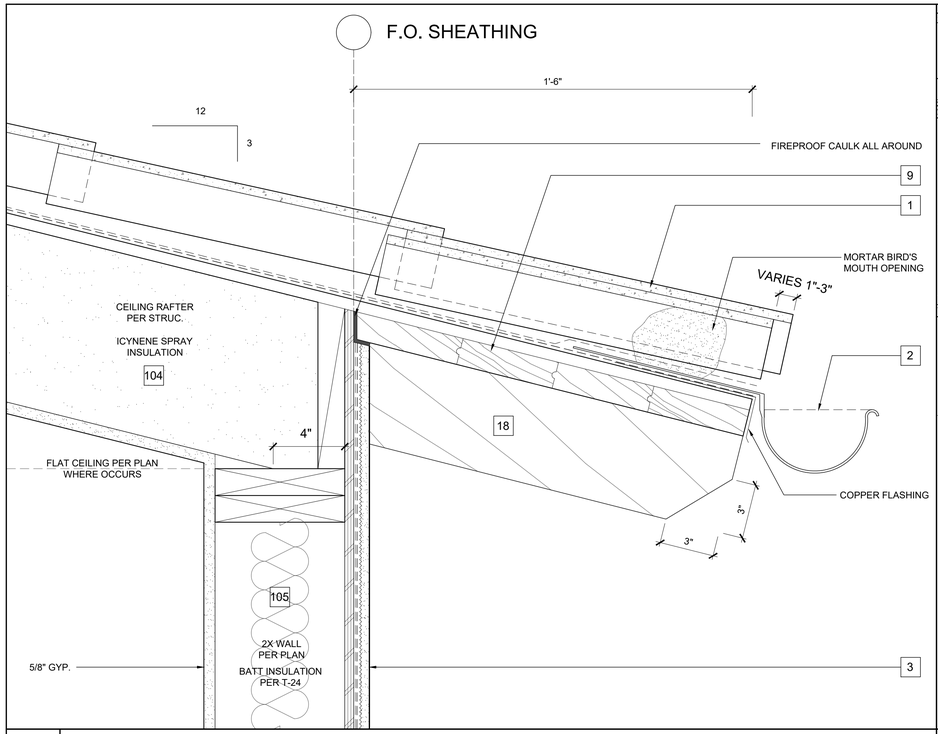
All ideas, designs and plans indicated or represented by these drawings are owned by and are the property of Thomas Meaney and were created and developed for use in conjunction with the specified project. None of such ideas, designs, or plans shall be used for any purpose without the written permission of Thomas Meaney. Copyright © 2019 All rights reserved. Thomas Meaney Architect, Inc.

All ideas, designs and plans indicated or represented by these drawings are owned by and are the property of Thomas Meaney 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 parry shall hold Thomas Meaney Inc. harmless.

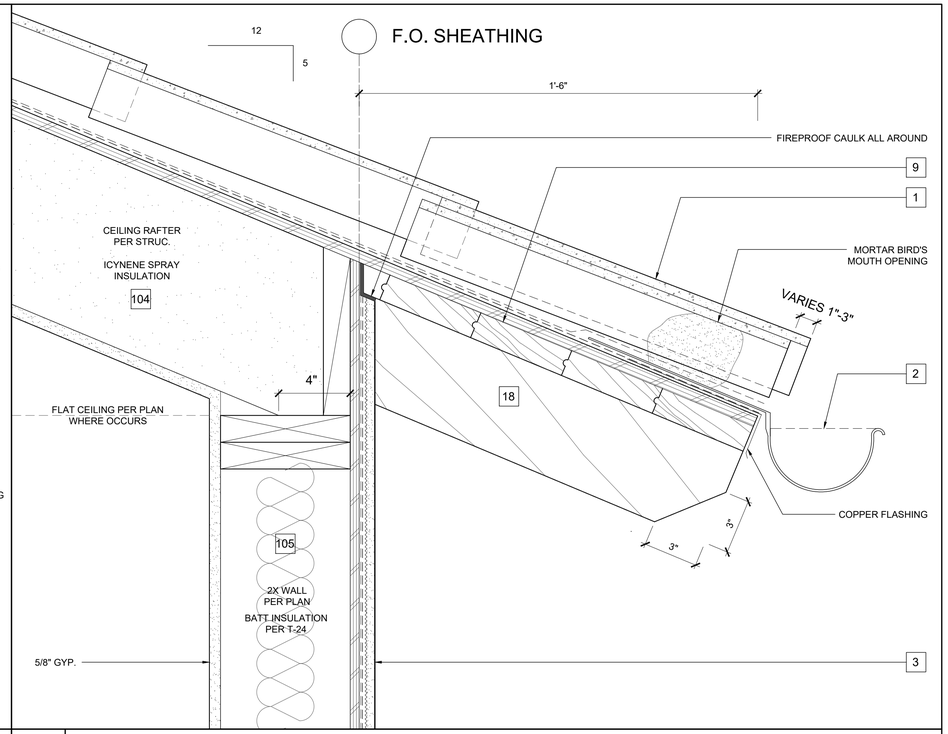
REVISION SCHEDULE

NO.	DESCRIPTION	DATE
1		
2		

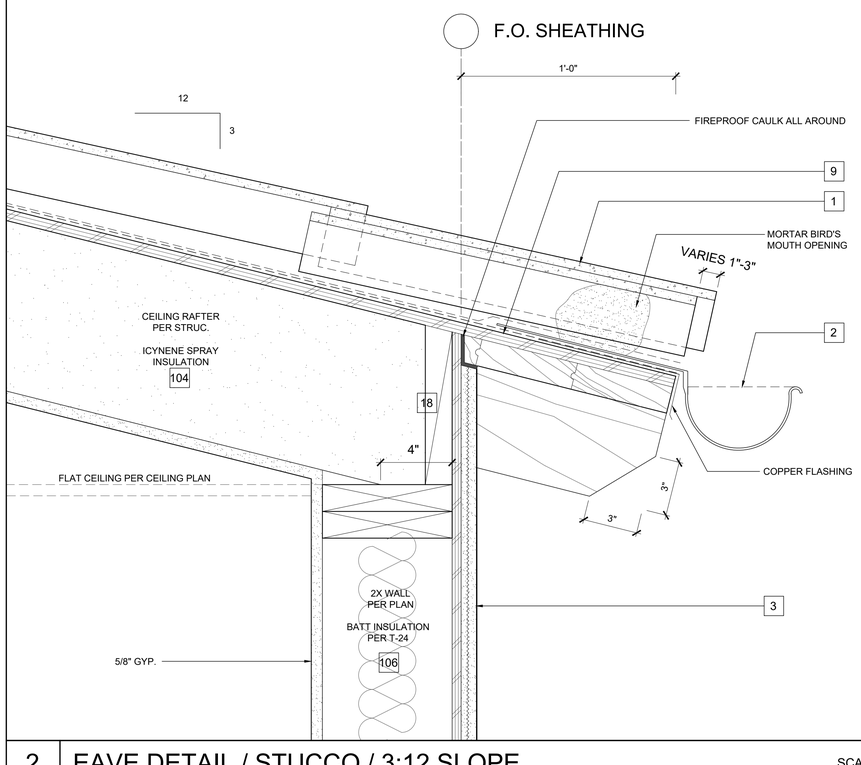
T M ARCHITECT
TOM MEANEY
629 STATE STREET • SUITE 240 • SANTA BARBARA • CA • 93101
805.895.2836 • TOM@TOMMEANEY.COM • WWW.TOMMEANEY.COM



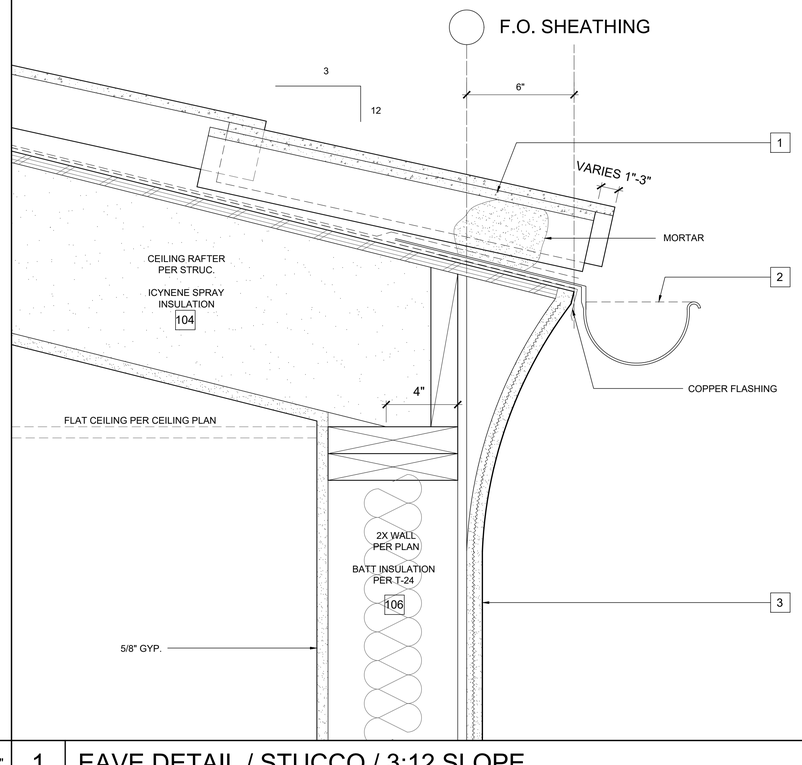
4 EAVE DETAIL / STUCCO VENEER / 3:12 SLOPE SCALE: 3"=1'-0"



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
MONTERRA LOT 153
8390 MONTERRA VIEWS
MONTEREY, 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
Job #	USE IF ISSUED
Sheet	

A9.4

All ideas, designs and plans indicated or represented by these drawings are owned by and are the property of Thomas Meaney and were created and developed for use in conjunction with the specified project. None of such ideas, designs, or plans shall be used for any purpose without the written permission of Thomas Meaney. Copyright © 2019 All rights reserved. Thomas Meaney Architect, Inc.

All ideas, designs and plans indicated or represented by these drawings are owned by and are the property of Thomas Meaney and were created and developed for use in conjunction with the specified project. None of such ideas, designs, or plans shall be used for any purpose without the written permission of Thomas Meaney. Copyright © 2019 All rights reserved. Thomas Meaney Architect, Inc.

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

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

All ideas, designs and plans indicated or represented by these drawings are owned by and are the property of Thomas Meaney 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.

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
MONTERREY, CA 93940

RAKE DETAILS

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

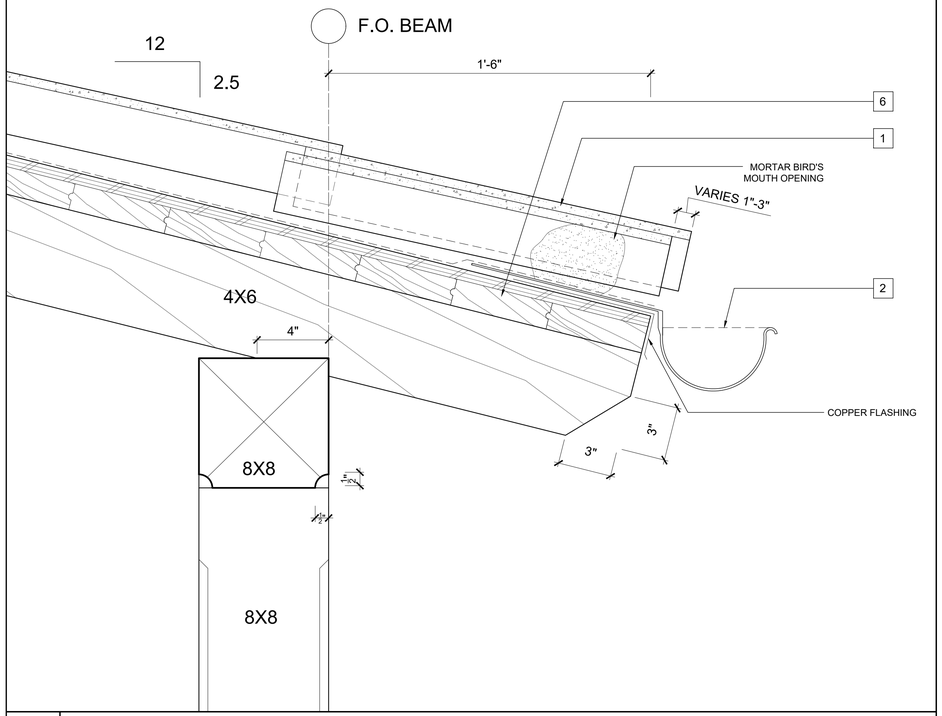
Date	JUNE 2, 2025
Scale	3"= 1'-0"
Drawn	TALLON
Job #	USE IF ISSUED
Sheet	

A9.5

All ideas, designs and plans indicated or represented by these drawings are owned by and are the property of Thomas Meaney 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.

REVISION SCHEDULE

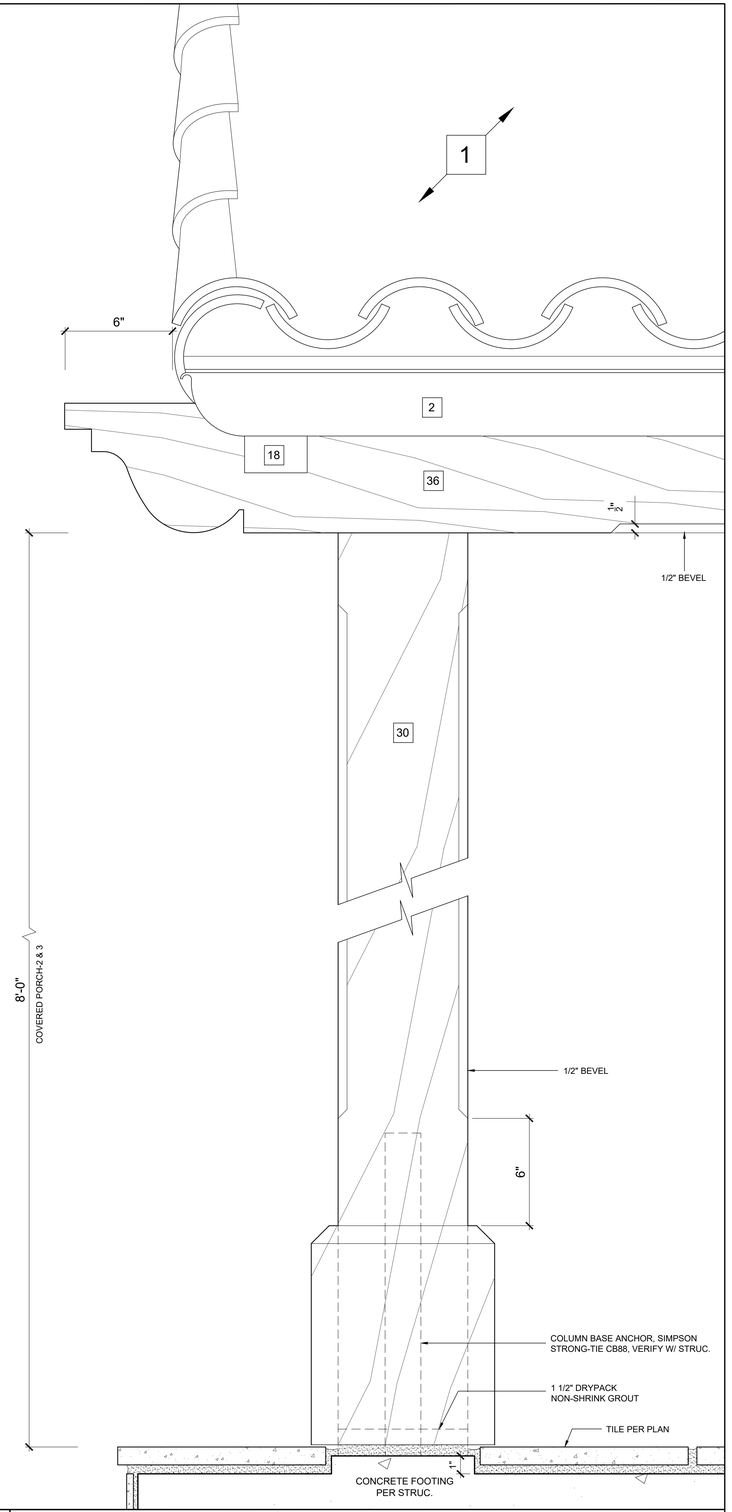
NO.	DESCRIPTION	DATE
1		
2		



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"

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

POST & BEAM 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
Sheet	

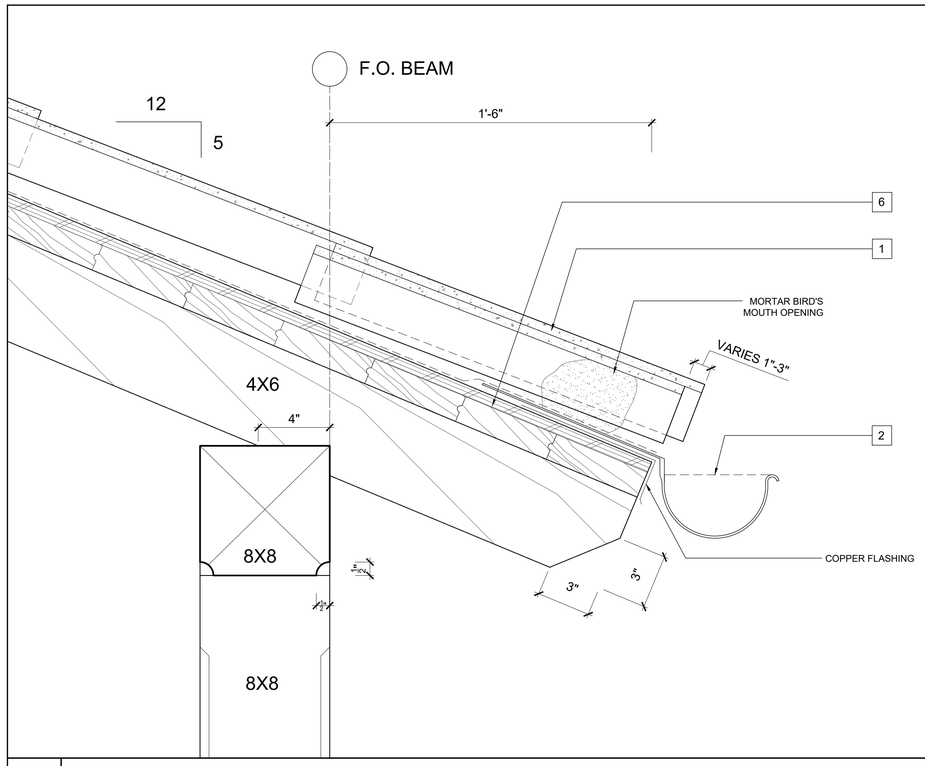
A9.6

All ideas, designs and plans indicated or represented by these drawings are owned by and are the property of Thomas Meaney and were created and developed for use in conjunction with the specified project. None of such ideas, designs, or plans shall be used for any purpose without the written permission of Thomas Meaney. Copyright © 2019 All rights reserved. Thomas Meaney Architect, Inc.

All ideas, designs and plans indicated or represented by these drawings are owned by and are the property of Thomas Meaney 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.

REVISION SCHEDULE

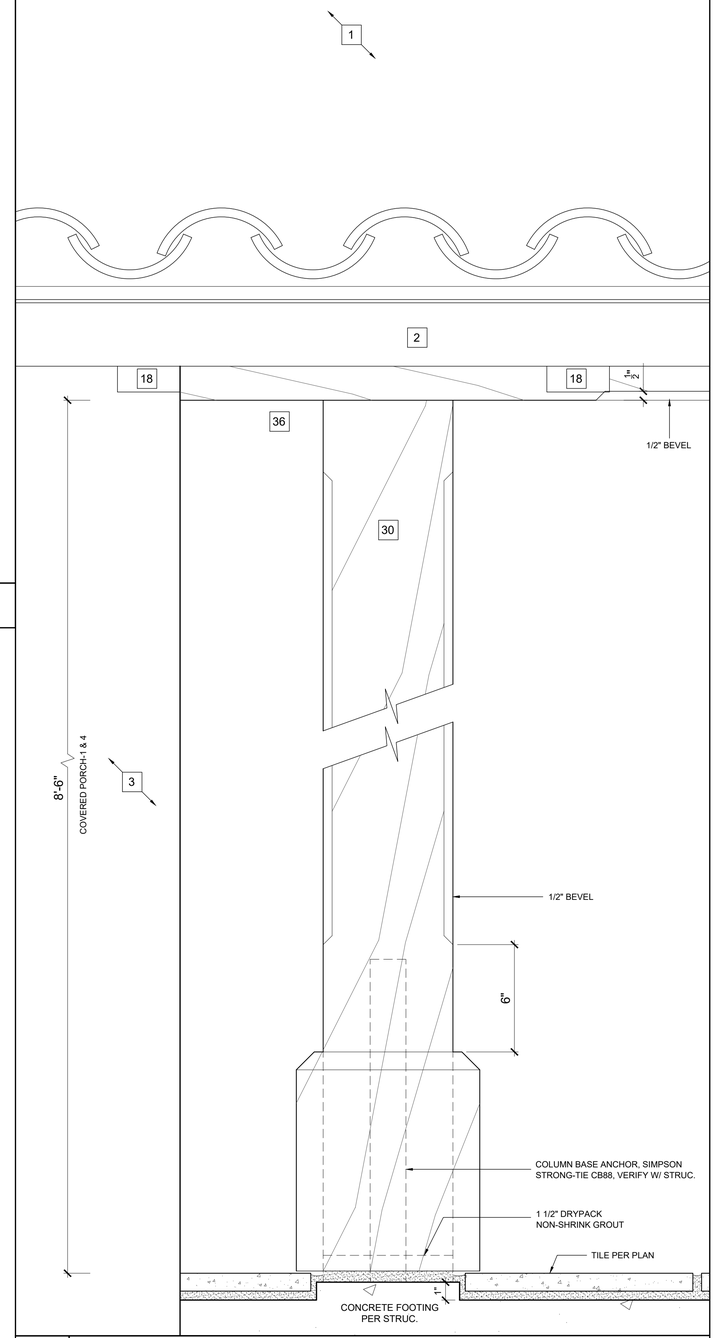
NO.	DESCRIPTION	DATE
1		
2		



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"

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
MONTERREY, CA 93940

POST & BEAM 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
Sheet	

A9.7

All ideas, designs and plans indicated or represented by these drawings are owned by and are the property of Thomas Meaney and were created and developed for use in conjunction with the specified project. None of such ideas, designs, or plans shall be used for any purpose without the written permission of Thomas Meaney. Copyright © 2019 All rights reserved. Thomas Meaney Architect, Inc.

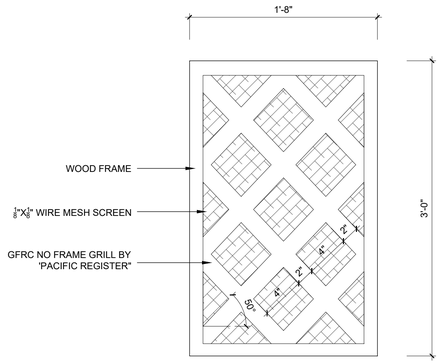
All ideas, designs and plans indicated or represented by these drawings are owned by and are the property of Thomas Meaney Inc. per the Architectural Works Protection Act. None of such ideas, designs, or plans shall be used for any purposes without written permission by Thomas Meaney Inc. These plans 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 parry shall hold Thomas Meaney Inc. harmless.

REVISION SCHEDULE

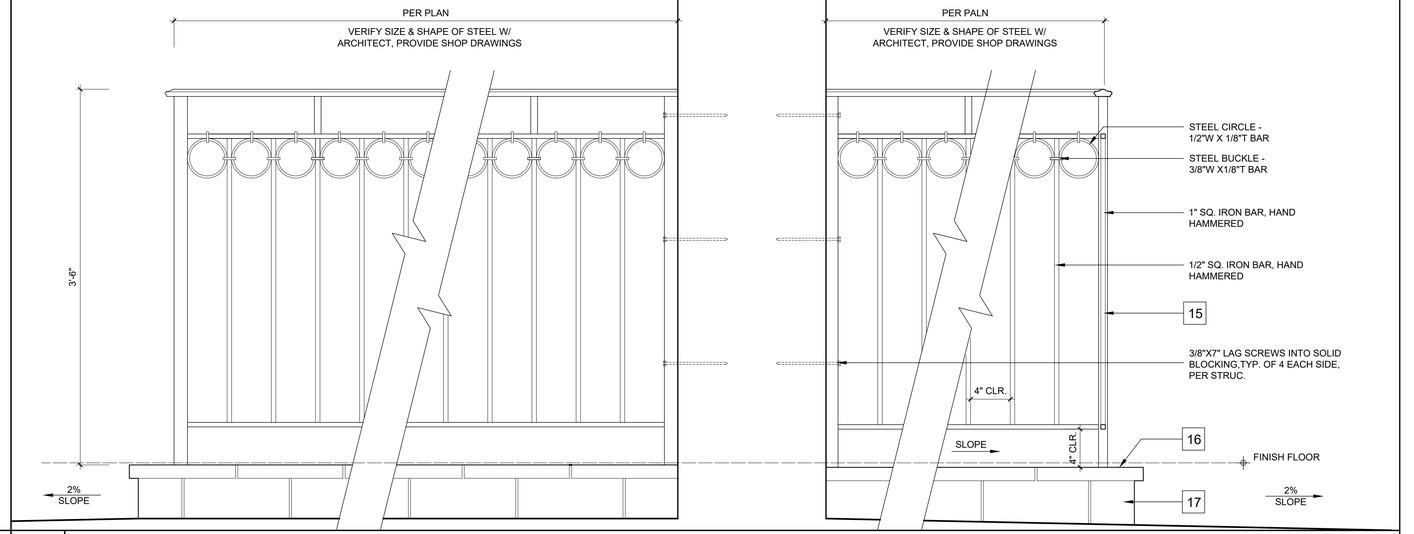
NO.	DESCRIPTION	DATE
1		
2		

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

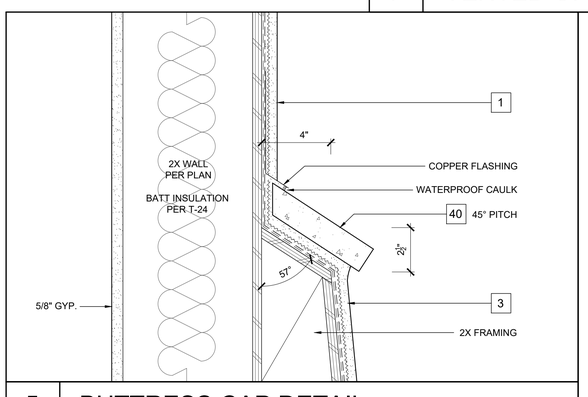
All ideas, designs and plans indicated or represented by these drawings are owned by and are the property of Thomas Meaney Inc. per the Architectural Works Protection Act. None of such ideas, designs, or plans shall be used for any purpose without the written permission of Thomas Meaney. Copyright © 2019 All rights reserved. Thomas Meaney Architect, Inc.



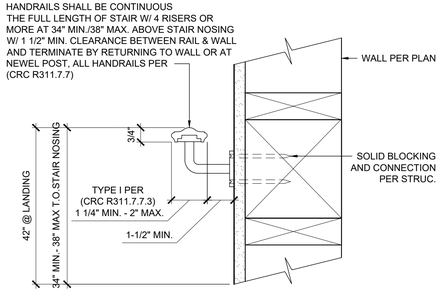
7 VENTED OPENING SCALE: 1½"=1'-0"



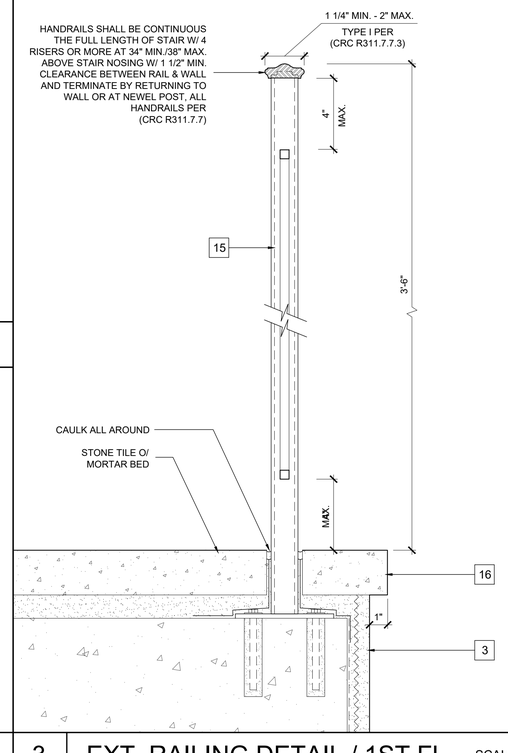
6 IRON RAILING / ADU TERRACE SCALE: 1-1/2"=1'-0"



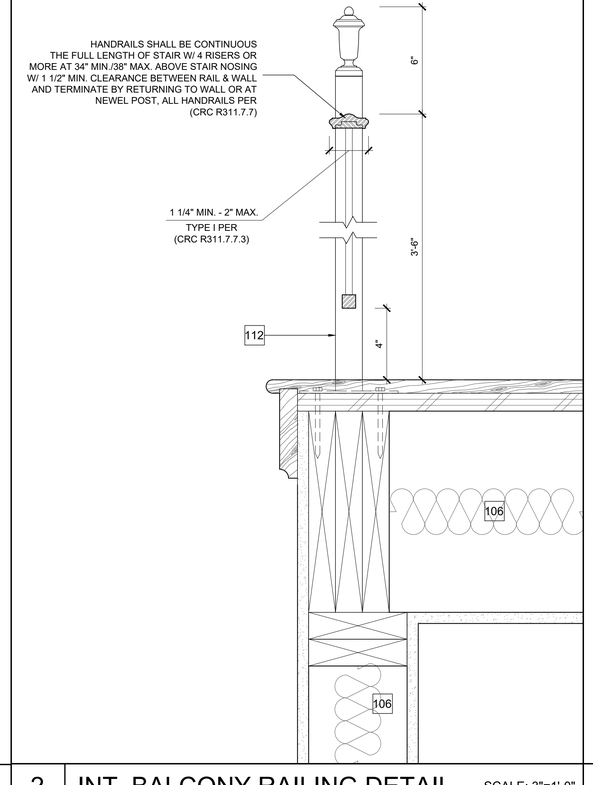
5 BUTTRESS CAP DETAIL SCALE: 3"=1'-0"



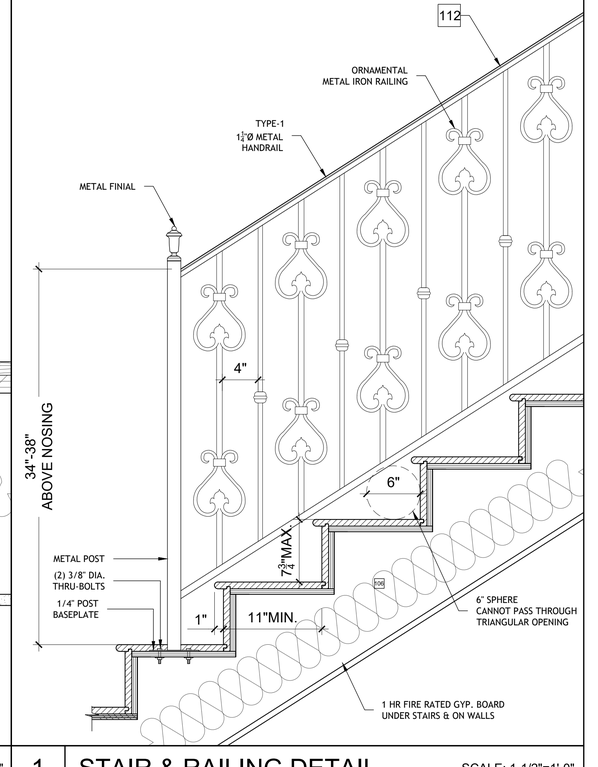
4 EXT. RAILING DETAIL SCALE: 3"=1'-0"



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
Job #	USE IF ISSUED
Sheet	

A9.8

All ideas, designs and plans indicated or represented by these drawings are owned by and are the property of Thomas Meaney 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.

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

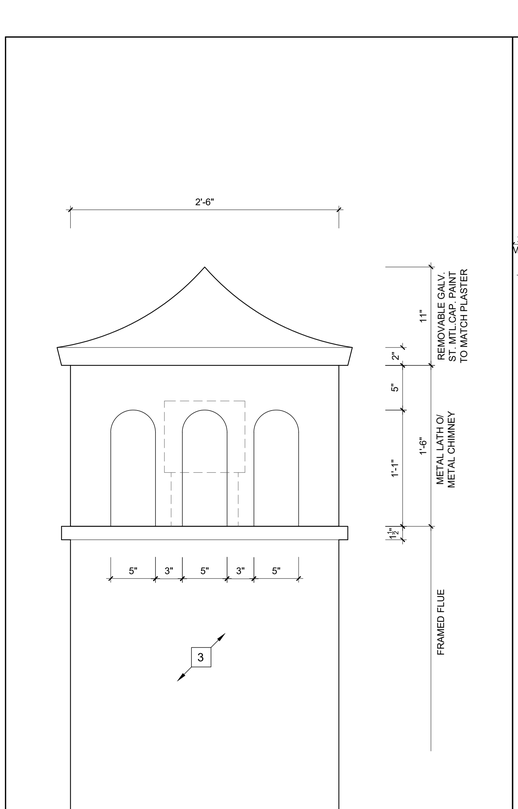
GERHARDY RESIDENCE
MONTERRA LOT 153
8390 MONTERRA VIEWS
MONTEREY, CA 93940

IRON RAILING DETAILS

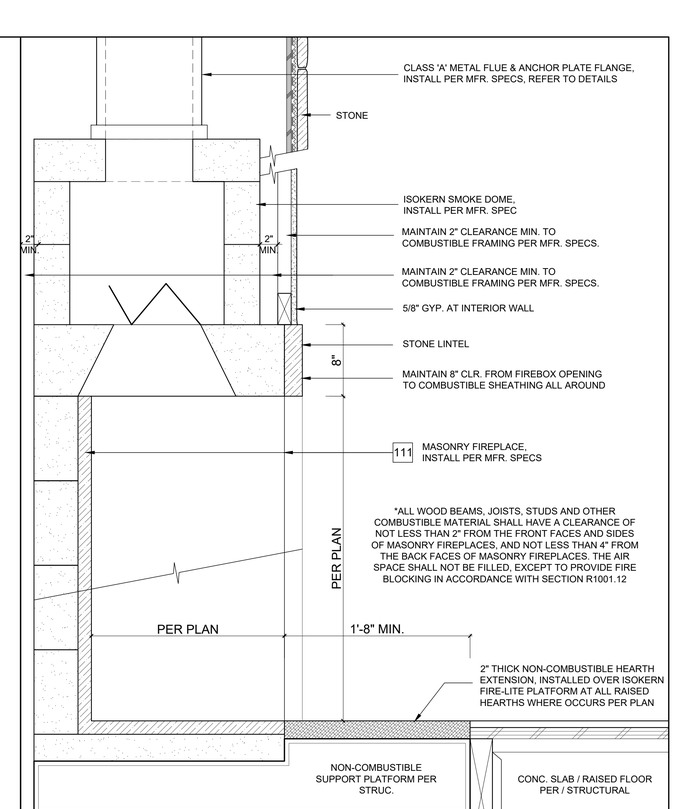
LICENSED ARCHITECT — THOMAS MEANEY — No. C14606 Renew 8/31/25 — STATE OF CALIFORNIA

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

A9.9



2 CHIMNEY CAP SCALE: 1½"=1'-0"



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

All ideas, designs and plans indicated or represented by these drawings are owned by and are the property of Thomas Meaney and were created and developed for use in conjunction with the specified project. None of such ideas, designs, or plans shall be used for any purpose without the written permission of Thomas Meaney. Copyright © 2019 All rights reserved. Thomas Meaney Architect, Inc.

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.)

All ideas, designs and plans indicated or represented by these drawings are owned by and are the property of Thomas Meaney 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.

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

GREEN BUILDING STANDARDS

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

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

G2.0

All ideas, designs and plans indicated or represented by these drawings are owned by and are the property of Thomas Meaney. Copyright © 2019 All rights reserved. Thomas Meaney Architect, Inc.

Y	N/A	RESPON. PARTY

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.

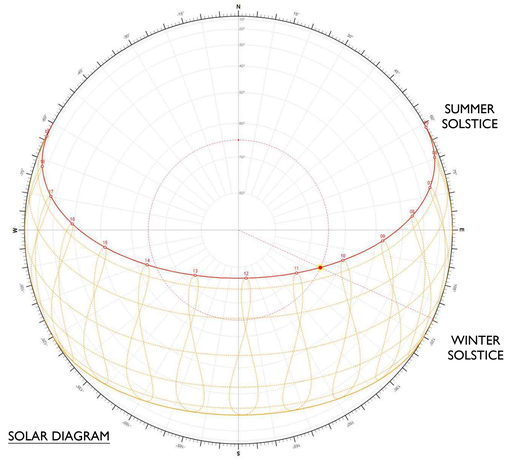
5.503.1.1 Woodstoves. Woodstoves and pellet stoves shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits.

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



SOLAR DIAGRAM

SHEET INDEX

SHEET NO:	CONTENTS:
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

TREE REMOVAL LIST

TREE # PER ARBORIST REPORT	SPECIES	DBH
TREE REMOVAL - 6" - 23"		
	OAK	8"
	PINE	20"
SUBTOTAL		2

REVIEW AND APPROVAL FOR UTILITY CONNECTIONS MUST BE OBTAINED FROM THE UTILITY PROVIDERS AND NOTICE OF APPROVAL WILL BE SUBMITTED TO THE COMMITTEE REPRESENTATIVE.

SEVEN SPRINGS STUDIO
LANDSCAPE ARCHITECTS

2548 EMPIRE GRADE
SANTA CRUZ, CA 95060
831.466.9617

LICENSED LANDSCAPE ARCHITECT
JACOB PHILLIPS 6043
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:

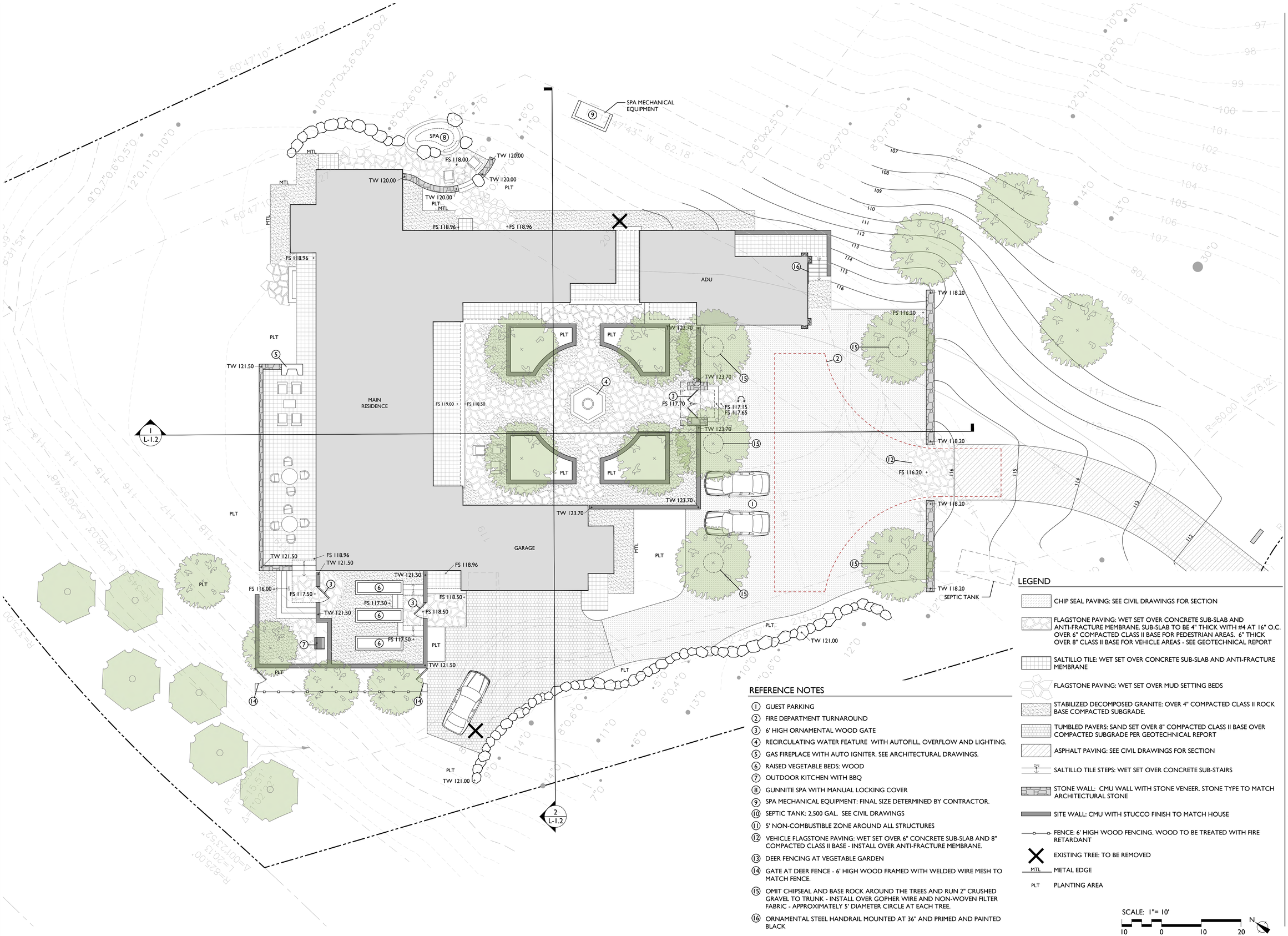
OVERALL SITE PLAN

SHEET NO:

L-1.0

SCALE: 1/16"= 1'-0"
16 0 16 32
N

G:\.shortcut-targets-by-id\1iil0gXe8W8dAeZB9MnxhXwR2XQi8KOD\2024\2024-24 Gerhardy Residence Monterra\CAD\24-24_L-1.0 Construction.dwg 5/9/2025



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

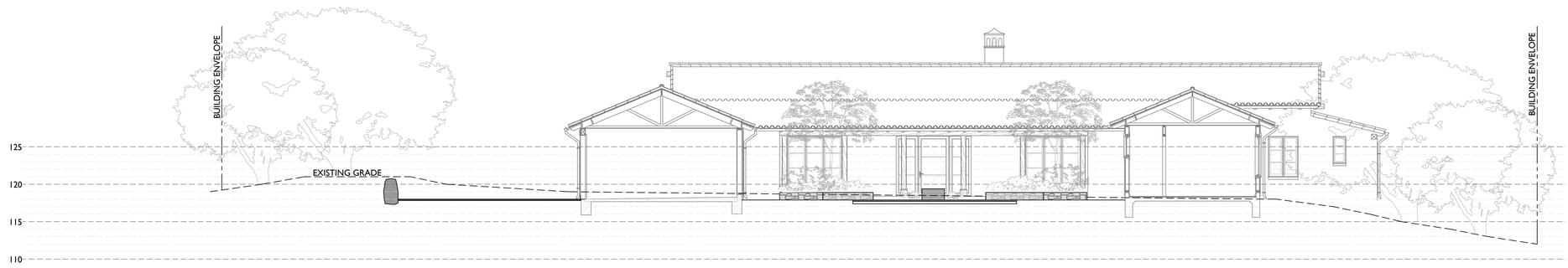
SHEET NAME:

SITE PLAN

SHEET NO:

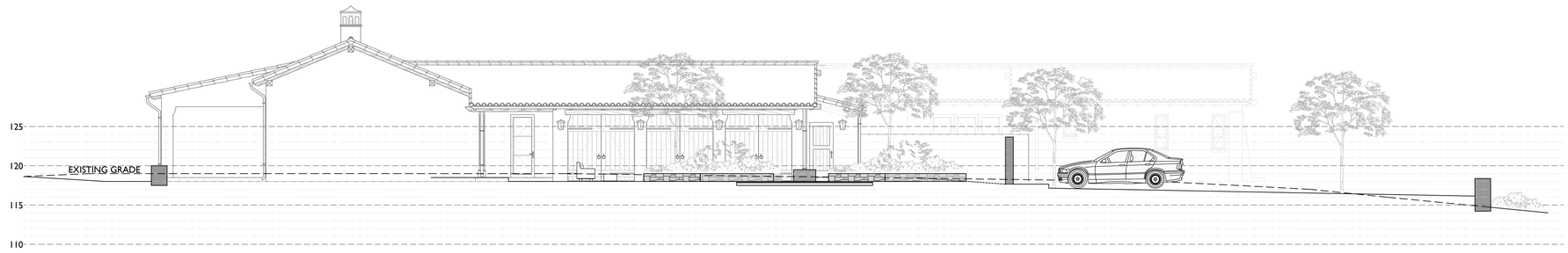
L-1.1

G:\shortcut-targets-by-id\1il0gXe9WRdA6ZB9MnxhXwR2XQi9KOD\B\2024\2024-24 Gerhardy Residence Monterra\CAD\24-24_L-1.0 Construction.dwg 5/11/2025



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
JAMES 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

G:\.shortcut-targets-by-id\1iillGgXe9lW8d4eZB9MnxhXwR2XOi9KOD\2024\2024-24 Gerhardy Residence Monterra\CAD\24-24_L-1.0 Construction.dwg 5/9/2025

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

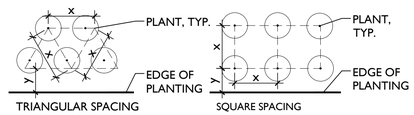
PLANT LEGEND

*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

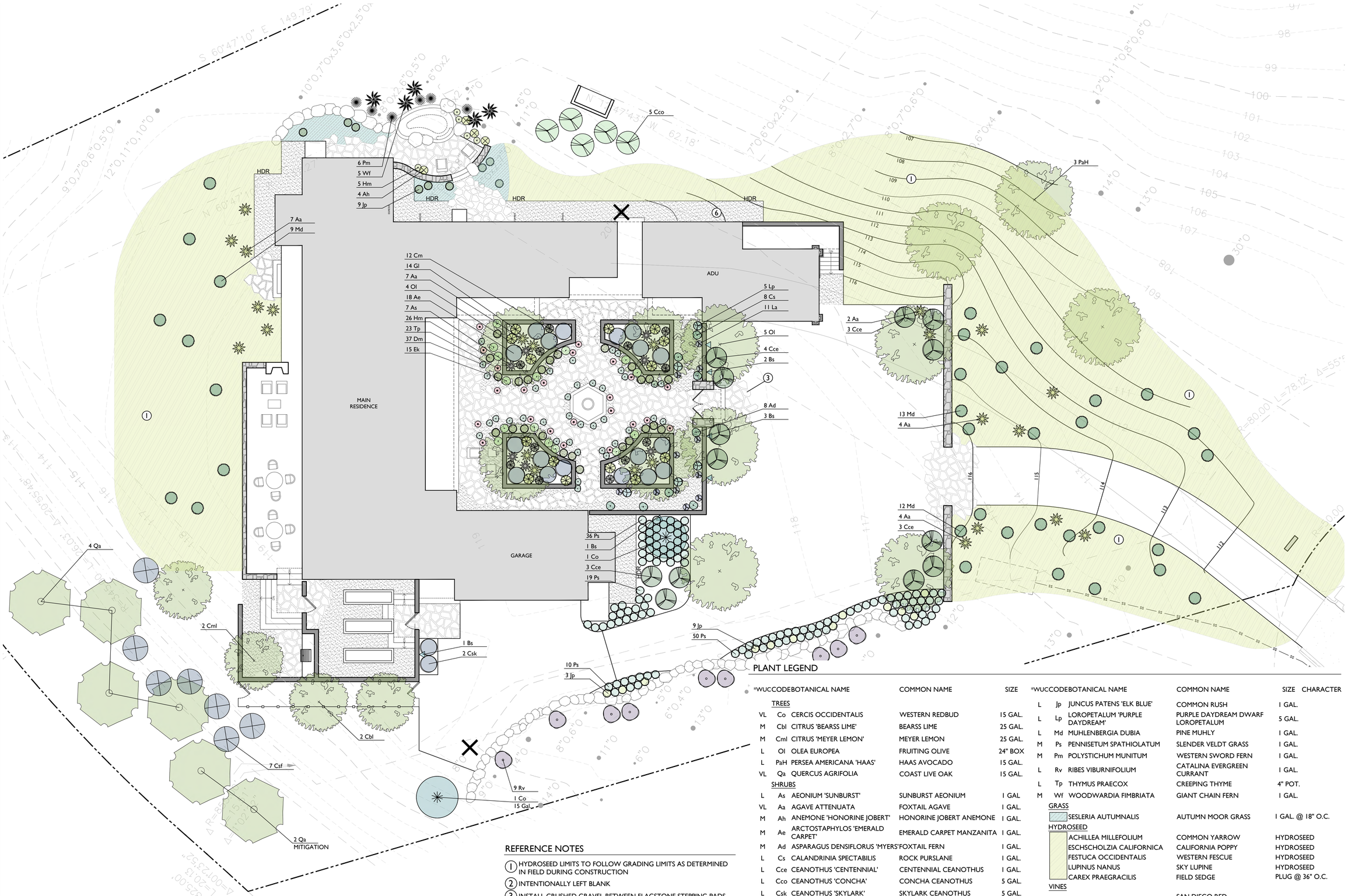
SHEET NAME:

PLANTING NOTES

SHEET NO:

L-3.0

G:\.shortcut-targets-by-id\1iIlOgXe9W8dAeZB9MnxhXwR2XOd9KODB\2024\2024-24 Gerhardy Residence Monterra\CAD\24-24_L-3.0 Planting.dwg 5/9/2025



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

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.
M	Cml CITRUS 'MEYER LEMON'	MEYER LEMON	25 GAL.
L	Ol OLEA EUROPEA	FRUITING OLIVE	24" BOX
L	PaH PERSEA AMERICANA 'HAAS'	HAAS AVOCADO	15 GAL.
VL	Qa QUERCUS AGRIFOLIA	COAST LIVE OAK	15 GAL.
	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
LANDSCAPE ARCHITECTS

2548 EMPIRE GRADE
SANTA CRUZ, CA 95060
831.466.9617

LICENSED LANDSCAPE ARCHITECT
CHRIS PHILLIPS 10-6432
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:

PLANTING PLAN

SHEET NO:

L-3.1

G:\shortcut-targets-by-id\1iII0gXe9W8dAeZB9MnxhXwR2XOi9KOJD\2024\2024-24 Gerhardy Residence Monterra\CAD\24-24_L-3.0 Planting.dwg 5/9/2025

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	Name	CLA#	Date
	Simon Phillips	4532	05-09-2025

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	Name	CLA#	Date
	Simon Phillips	4532	05-09-2025

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.
		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

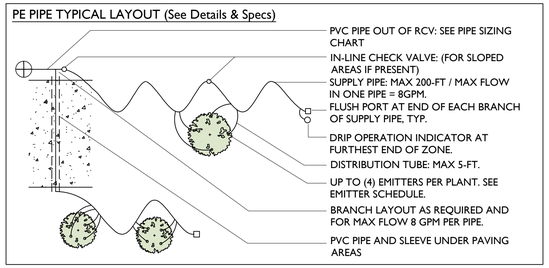
SYM	MANUFACTURER	DESCRIPTION
ZONE DESIGNATION (ZONE 00)		POINT-SOURCE: 3/4" I.D. PE SUPPLY PIPE & 1/4" I.D. PE DISTRIBUTION TUBES. SEE SPECS. SEE IRRIGATION DETAILS. EMITTERS: 2.0 GPH PRESSURE COMPENSATING W/ BUG/DUST CAP. RAINBIRD XERI-BUG / TORO NGE / NETAFIM WPC. SEE EMITTER SCHEDULE. MANUAL FLUSH 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)



SEVEN SPRINGS STUDIO
LANDSCAPE ARCHITECTS

2548 EMPIRE GRADE
SANTA CRUZ, CA 95060
831.466.9617

LICENSED LANDSCAPE ARCHITECT — SIMON PHILLIPS — NO. 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

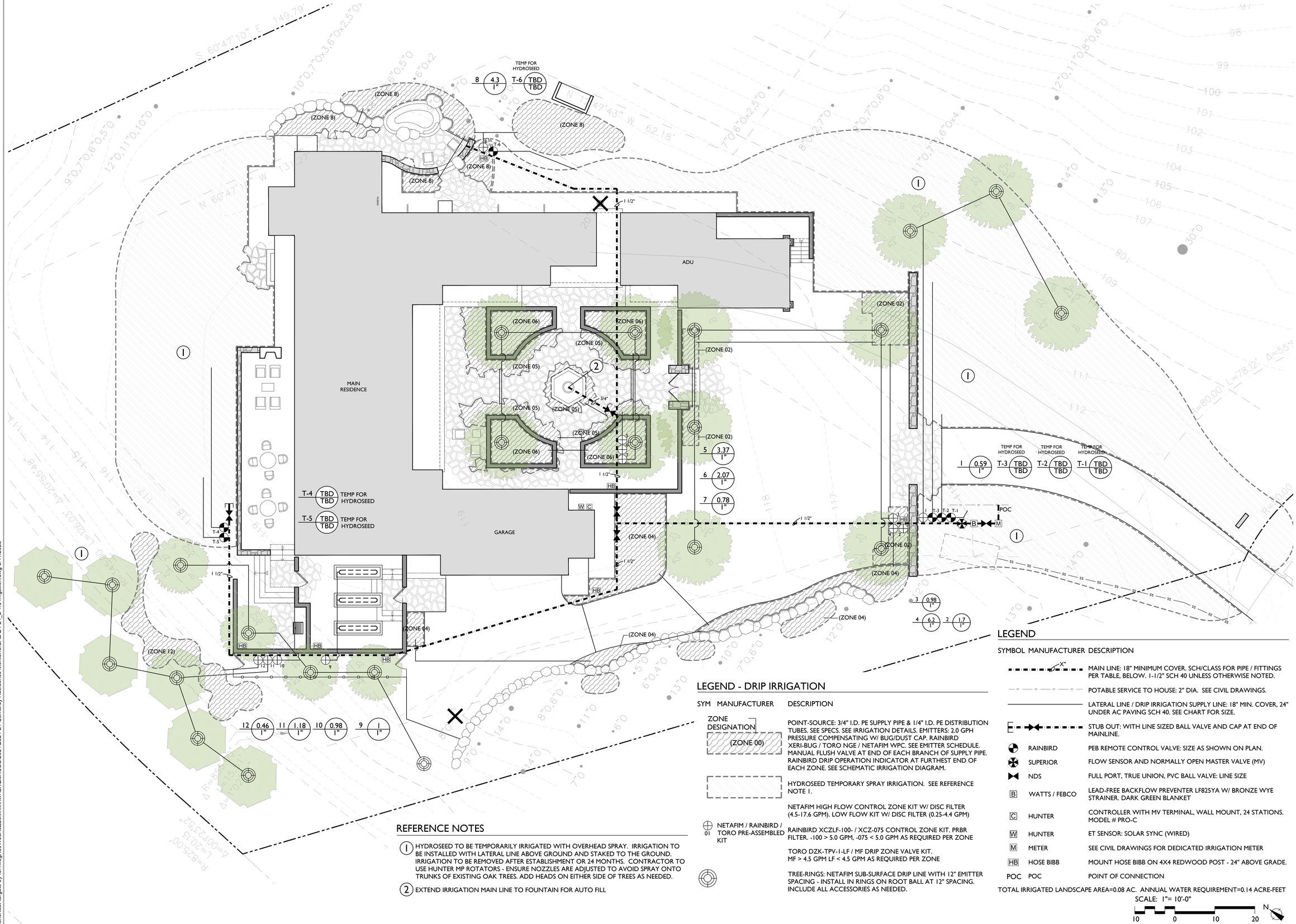
SHEET NAME:

IRRIGATION NOTES

SHEET NO:

L-4.0

G:\shortcut-targets-by-id\1iIl0gXe9W8dAeZB9MnxtXwR2XOj9KODB\2024\2024-24 Gerhardy Residence Monterra\CAD\24-24_L-4.0 Irrigation.dwg 5/9/2025



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 10-6521
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

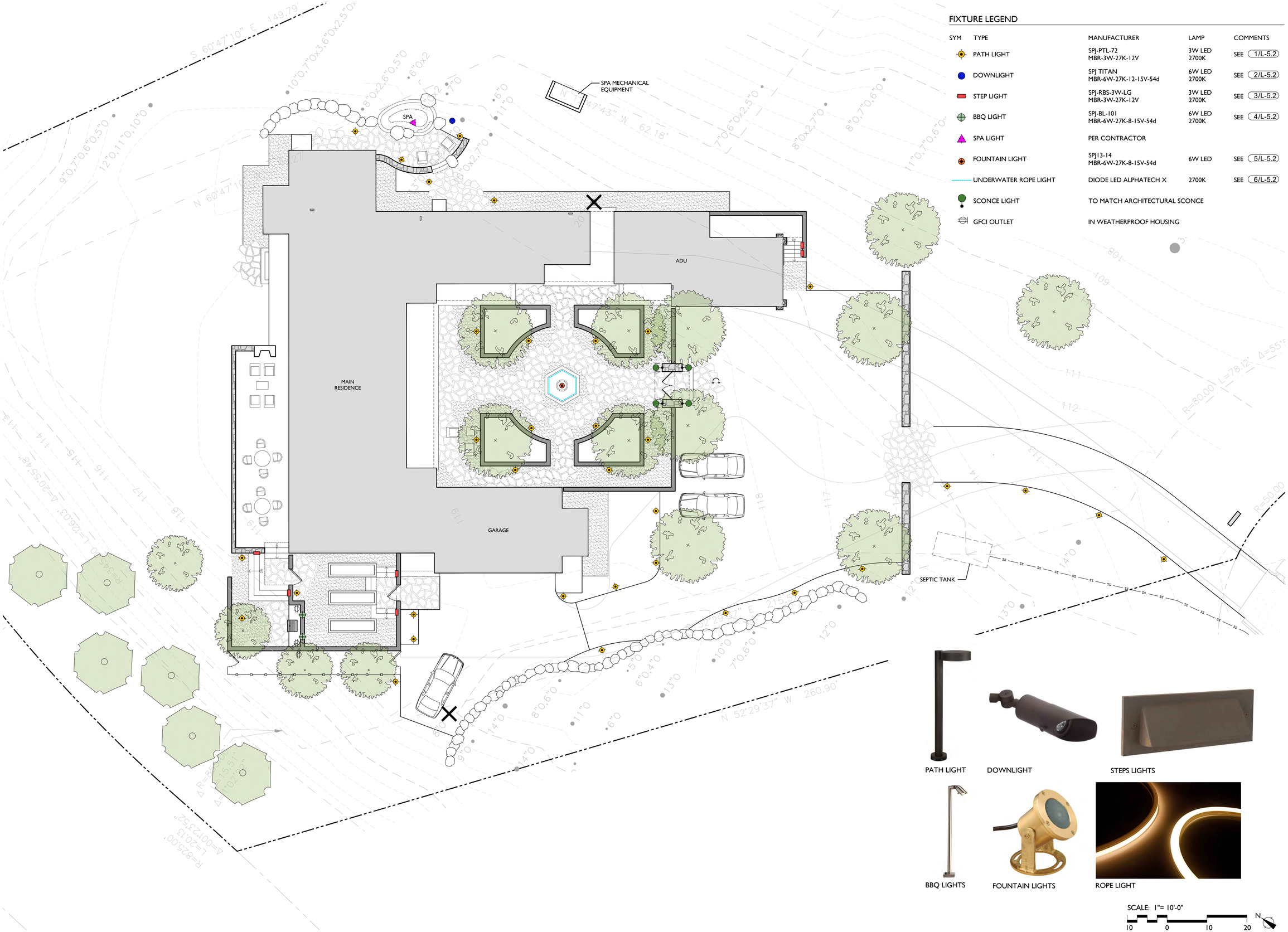
SHEET NAME:

IRRIGATION PLAN

SHEET NO:

L-4.1

G:\.shortcut-targets-by-id\1iil0gXe8W8dAeZB9MnxhXwR2XQi9KODB\2024\2024-24 Gerhardy Residence Monterra\CAD\24-24_L-4.0 Irrigation.dwg 5/11/2025



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
JESS PHILLIPS 6043
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

G:\.shortcut-targets-by-id\1iil0gXe8W8dAeZB9MnxhXwR2XQi9KODB\2024\2024-24 Gerhardy Residence Monterra\CAD\24-24_L-5.0 Lighting.dwg 5/9/2025

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



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	No	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



BEND OPTIONS



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

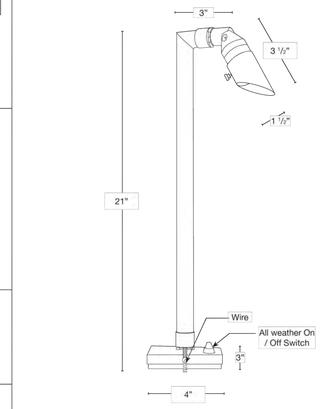
Custom lumen packages are available upon request

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



Wet Listed

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

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

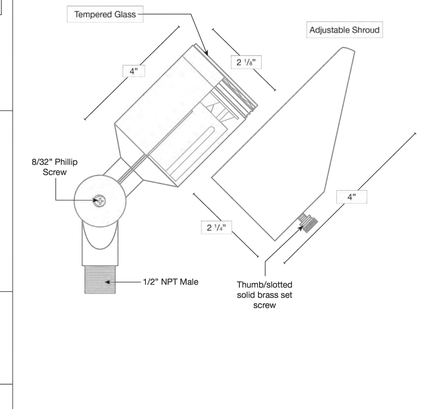
Custom lumen packages are available upon request

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



Wet Listed

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

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)

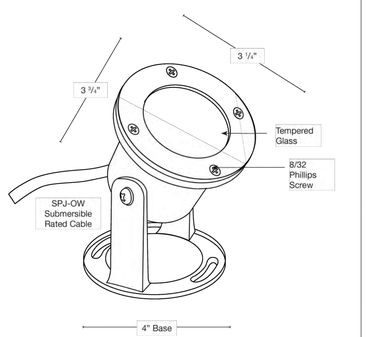
PVD PREMIUM
- ☐ PVD Polished (PVDP)
- ☐ PVD Satin (PVDS)
- ☐ PVD Graphite (PVDG)
- ☐ PVD Bronze (PVDBZ)
- ☐ PVD Black (PVDBLI)

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



Wet Listed

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

5 FOUNTAIN LIGHT

NTS

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)

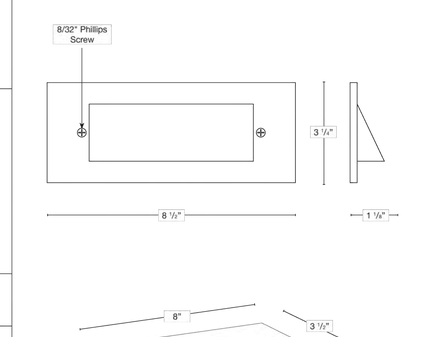
WATTAGE	LUMENS
☐ 3W	350

Custom lumen packages are available upon request

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

Custom options are available

ELECTRICAL
- ☐ 12V ☐ 120V



Wet Listed

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

3 STEP LIGHT

NTS

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)

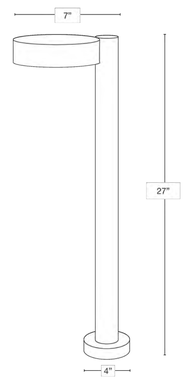
WATTAGE	LUMENS
☐ 2W	150
☐ 3W	350

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



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. 6132
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

G:\.shortcut-targets-by-id\1 IiIlOgXe9W8daAeZ59MnxhXvxR2XO\9KODB\2024\2024-24 Gerhardy Residence Monterra\CAD\24-24_L-5.0 Lighting.dwg 5/12/2025

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

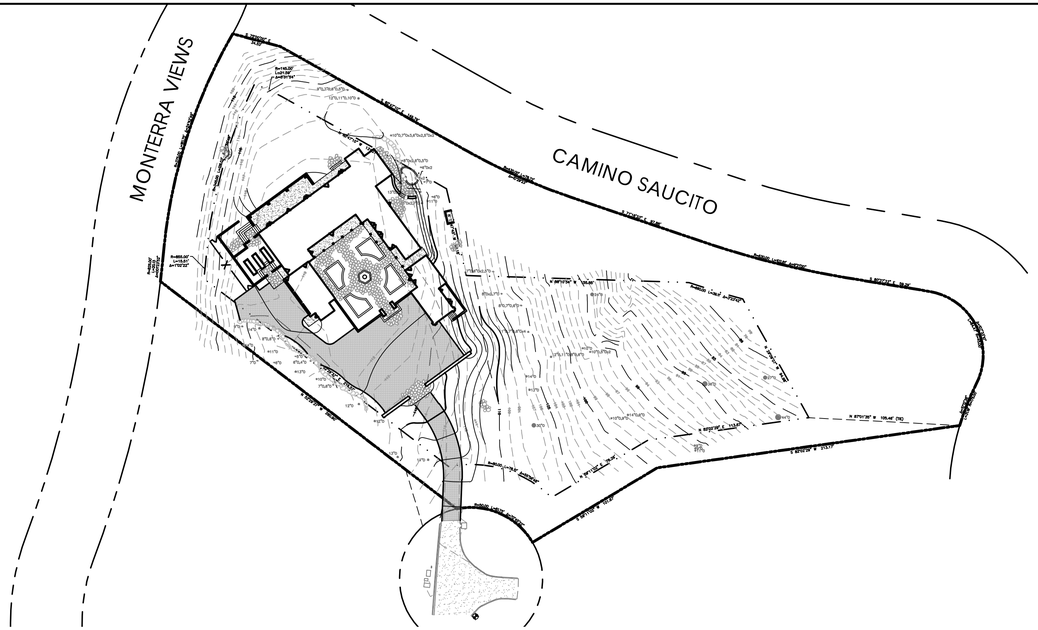
1. CONTRACTOR SHALL NOTIFY THE COUNTY 48 HOURS BEFORE STARTING ANY GRADING OPERATIONS.
2. ALL GRADING SHALL CONFORM TO THE COUNTY GRADING ORDINANCE (#2535) AND THE EROSION CONTROL ORDINANCE (#2806).
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE THE REQUIRED PERMITS PRIOR TO THE COMMENCEMENT OF GRADING. 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.

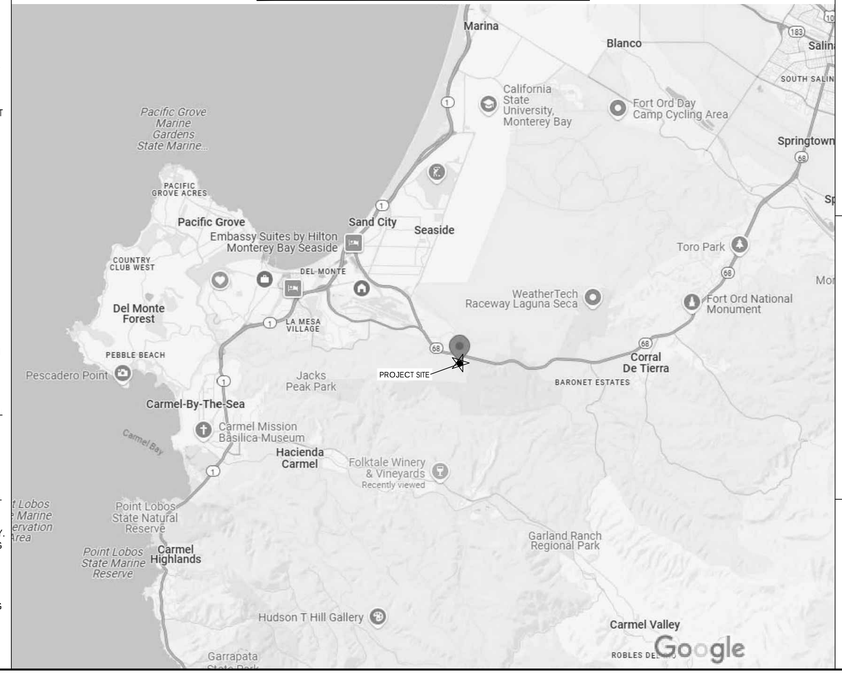
SHEET INDEX

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



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	

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

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		

REV.	DATE	DESCRIPTION	BY
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

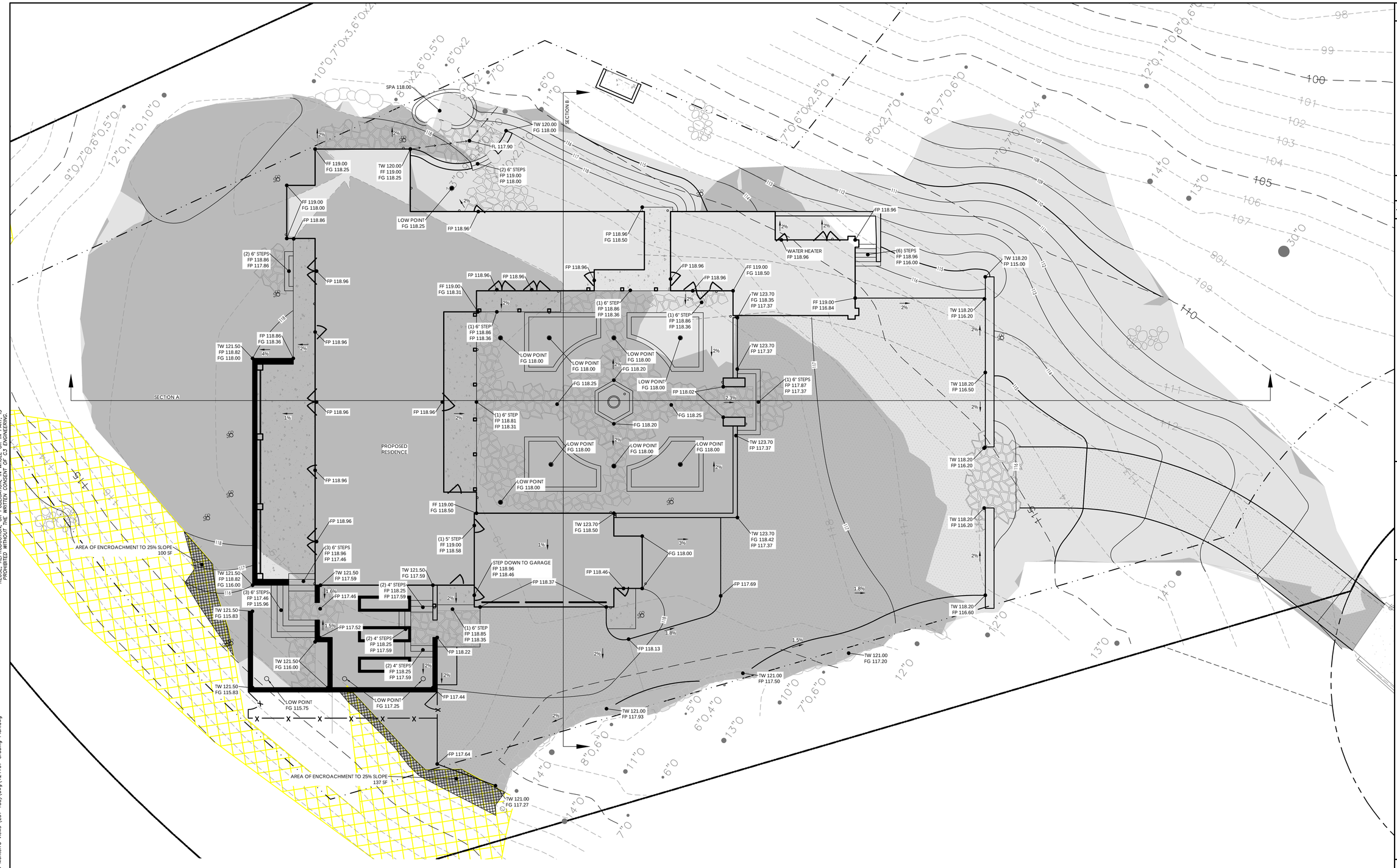
TITLE SHEET

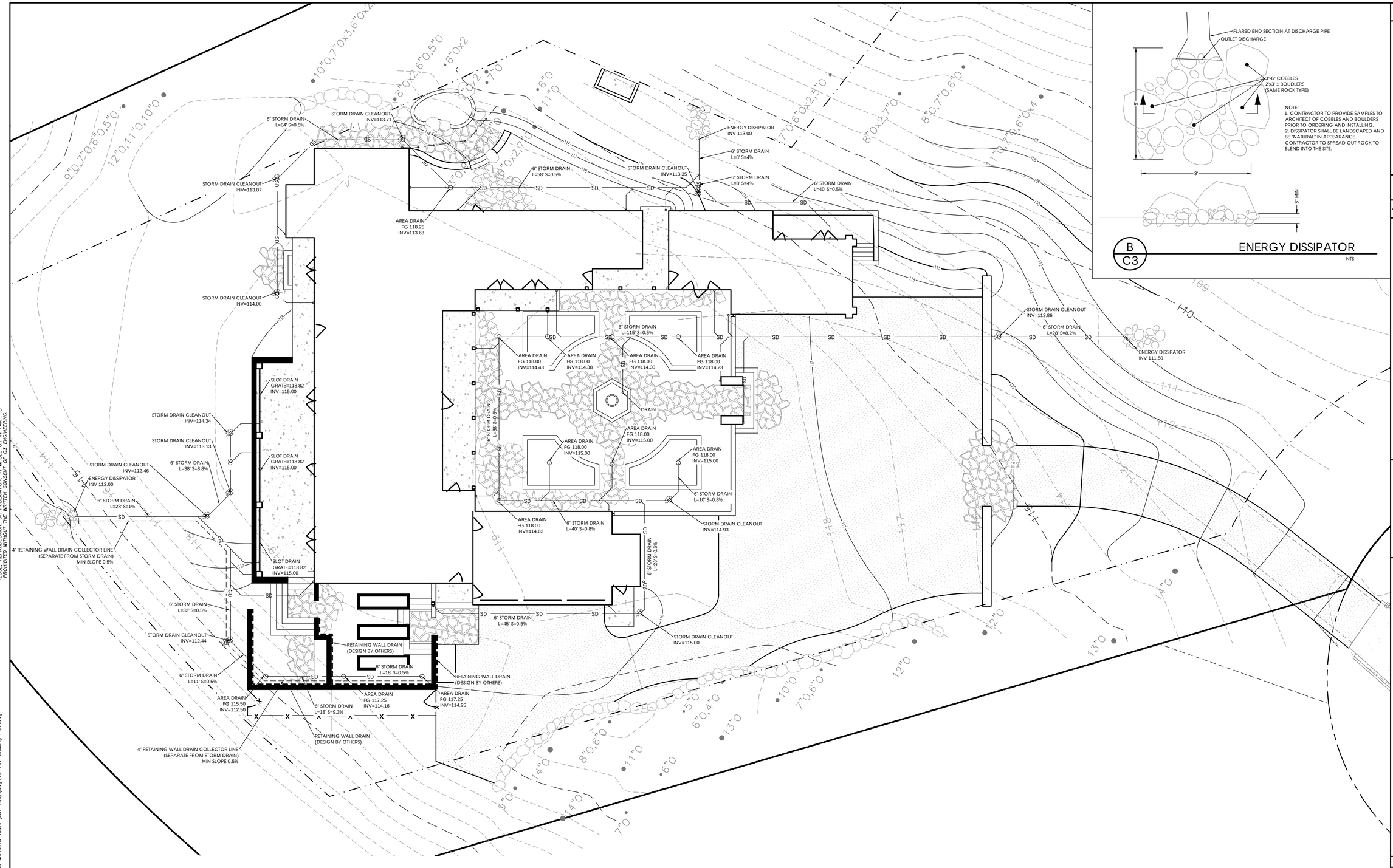
GERHARDY RESIDENCE
8390 MONTERRA VIEWS
MONTEREY, CA 93940

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

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


SPA 118.00
TW 120.00
FG 118.00
FL 117.90
SECTION B
FF 119.00
FG 118.25
TW 120.00
FF 119.00
FG 118.25
(2) 6" STEPS
FP 119.00
FP 118.00
LOW POINT
FG 118.25
FP 118.96
FF 119.00
FG 118.00
FP 118.86
(2) 6" STEPS
FP 118.86
FP 117.86
FP 118.96
FP 118.96
FG 118.50
FP 118.96
FP 118.96
FP 118.96
WATER HEATER
FP 118.96
(6) STEPS
FP 118.96
FP 116.00
TW 118.20
FP 115.00
FF 119.00
FG 118.31
FP 118.96
FP 118.96
FF 119.00
FG 118.50
TW 123.70
FG 118.35
FP 117.37
FF 119.00
FP 116.84
TW 118.20
FP 116.20
(1) 6" STEP
FP 118.86
FP 118.36
(1) 6" STEP
FP 118.86
FP 118.36
(1) 6" STEP
FP 118.86
FP 118.36
TW 121.50
FP 118.82
FG 118.00
FP 118.86
FG 118.36
FP 118.96
LOW POINT
FG 118.00
LOW POINT
FG 118.00
LOW POINT
FG 118.00
FG 118.20
LOW POINT
FG 118.00
TW 123.70
FP 117.37
FG 118.25
FP 118.02
(1) 6" STEPS
FP 117.87
FP 117.37
SECTION A
FP 118.96
(1) 6" STEP
FP 118.81
FP 118.31
FG 118.20
FG 118.25
TW 123.70
FP 117.37
TW 118.20
FP 116.50
PROPOSED
RESIDENCE
LOW POINT
FG 118.00
LOW POINT
FG 118.00
LOW POINT
FG 118.00
TW 118.20
FP 116.20
LOW POINT
FG 118.00
FF 119.00
FG 118.50
TW 123.70
FG 118.50
(1) 5" STEP
FP 119.00
FP 118.58
TW 123.70
FG 118.42
FP 117.37
FG 118.00
TW 118.20
FP 116.20
AREA OF ENCROACHMENT TO 25% SLOPE
100 SF
(3) 6" STEPS
FP 118.96
FP 117.46
STEP DOWN TO GARAGE
FP 118.96
FP 118.46
FP 118.37
FP 118.46
FP 117.69
TW 121.50
FP 118.82
FG 116.00
TW 121.50
FP 117.59
TW 121.50
FG 117.59
(2) 4" STEPS
FP 118.25
FP 117.59
(3) 6" STEPS
FP 117.46
FP 115.96
FP 117.46
TW 118.20
FP 116.60
TW 121.50
FG 115.83
FP 117.52
(1) 6" STEP
FP 118.85
FP 118.35
(2) 4" STEPS
FP 118.25
FP 117.59
FP 118.13
FP 118.22
TW 121.50
FG 116.00
(2) 4" STEPS
FP 118.25
FP 117.59
TW 121.00
FG 117.20
TW 121.00
FP 117.50
TW 121.50
FG 115.83
LOW POINT
FG 115.75
LOW POINT
FG 117.25
FP 117.44
TW 121.00
FP 117.93
FP 117.64
AREA OF ENCROACHMENT TO 25% SLOPE
137 SF
TW 121.00
FG 117.27
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
6'0
11'0
7'0,6'0x2,5'0
8'0x2,7'0
8'0,7'0,6'0
12'0,11'0,8'0,6'0
7'0,7'0,6'0x4
14'0
13'0
30'0
98
99
100
101
102
103
104
105
106
107
108
109
110
111
112
113
114
115
116
117
118
SLT
SLT
SLT



B / C3 ENERGY DISSIPATOR
NTS

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.

STORM DRAIN SYSTEM NOTES:
1. ATRIUM DRAIN= NDS LOW PROFILE HOUSING 932 WITH 9x9 ATRIUM GRATE 981 CONNECTED TO 6" PVC STORM DRAIN RISER.
2. COURTYARD DRAIN= NDS LOW PROFILE HOUSING 932 WITH 9x9 SQUARE GRATE 913 CONNECTED TO 6" PVC STORM DRAIN RISER.
3. STORM DRAIN PIPE SHALL BE PVC SDR 35 (ASTM D3034). INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
4. SEE SHEET C5 FOR TRENCH BACKFILL.
5. CONTRACTOR SHALL MAINTAIN HORIZONTAL SEPARATION OF 5' BETWEEN JOINT TRENCH AND WET UTILITIES UNLESS NOTED OTHERWISE.
6. CONTRACTOR SHALL MAINTAIN HORIZONTAL SEPARATION OF 4' BETWEEN POTABLE WATER AND OTHER WET UTILITIES.
7. SLOT DRAIN =NDS 3" PRO SERIES CHANNEL DRAIN. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. (CAST IRON FOR RUSTIC APPEARANCE)

A / C3 DRAINAGE PLAN
SCALE: 1"=10'

10 0 5 10 20
GRAPHIC SCALE

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

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

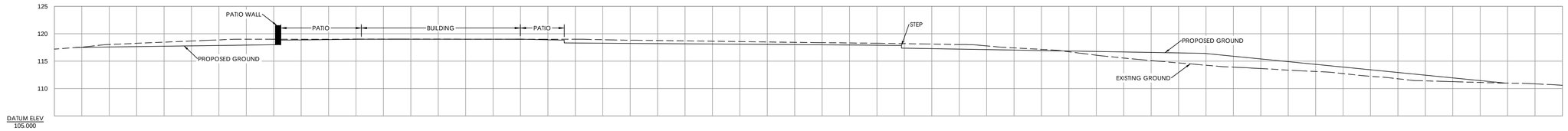
C3 ENGINEERING INCORPORATED
Civil Engineering Land Development Stormwater Control
126 Bonifacio Place, Suite C, Monterey, CA 93940
Phone: (831) 647-1192 Fax (831) 647-1194
mail@C3engineering.net

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

DRAINAGE PLAN

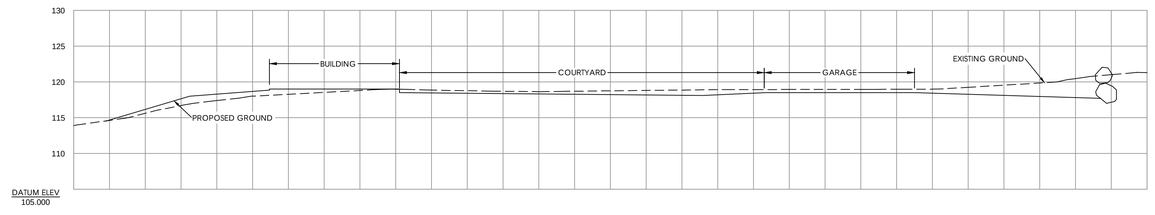
GERHARDY RESIDENCE
8390 MONTERRA VIEWS
MONTEREY, CA 93940

SCALE:	AS NOTED
DATE:	6/4/2025
DESIGN BY:	JPR
DRAWN BY:	JPR
CHECKED BY:	
SHEET NUMBER:	C3
OF	6 SHEETS
PROJECT#	124167



A / C4 — SITE SECTION A

SCALE: 1"=10'

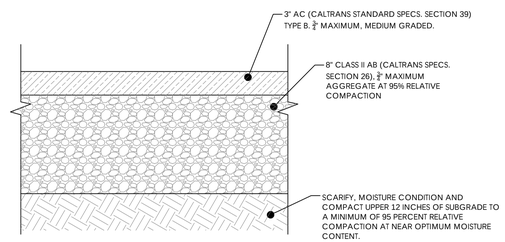


B / C4 — SITE SECTION B

SCALE: 1"=10'

C / C4 — NOT USED

NTS



D / C4 — ASPHALT PAVEMENT SECTION

NTS

E / C4 — NOT USED

NTS

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

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:	

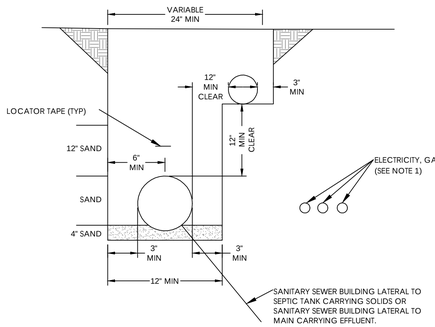
SHEET NUMBER: C4

OF 6 SHEETS

PROJECT# 124167

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.

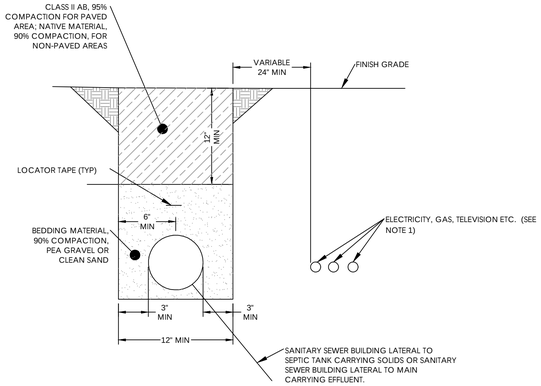
Drawing file: Z:\Projects\124167 Meaney-8390 Monterra Views (LOT 153)\dwg\124167 Grading Plan.dwg
Plotted: Jun 04, 2025 - 4:02pm



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

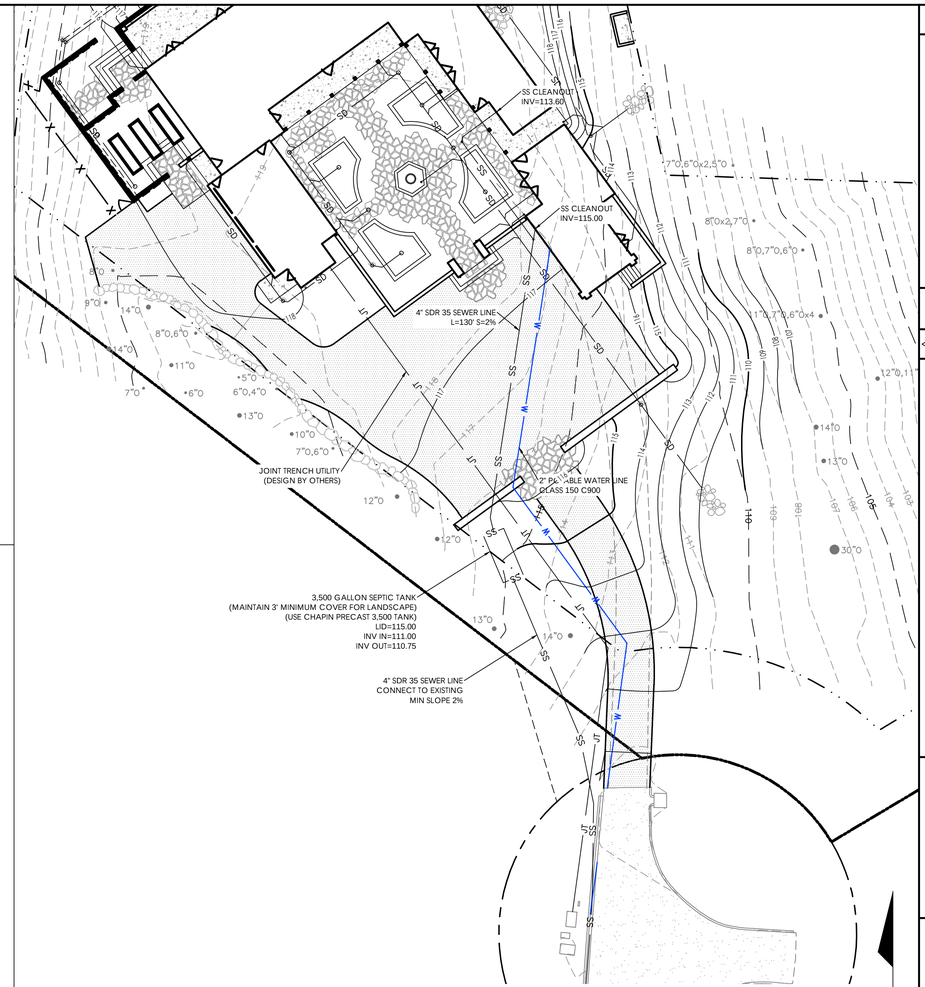
NTS



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

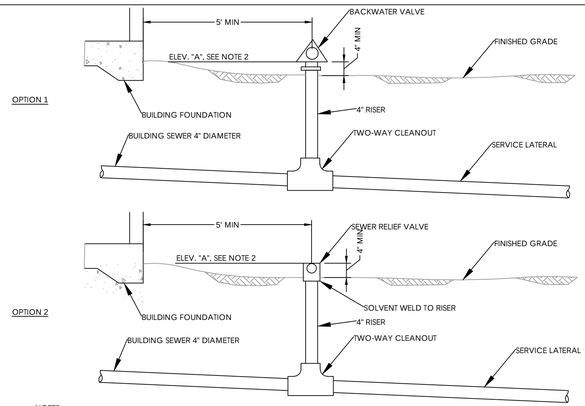
NTS



A / C5 UTILITY PLAN

SCALE: 1"=20'

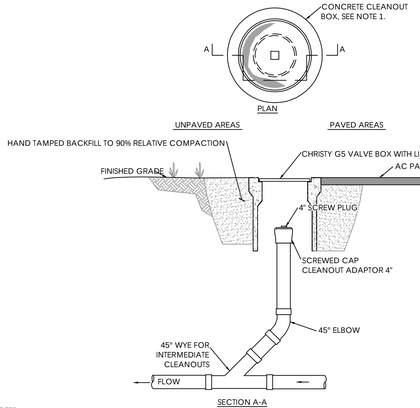
GRAPHIC SCALE (20 0 10 20 40)



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

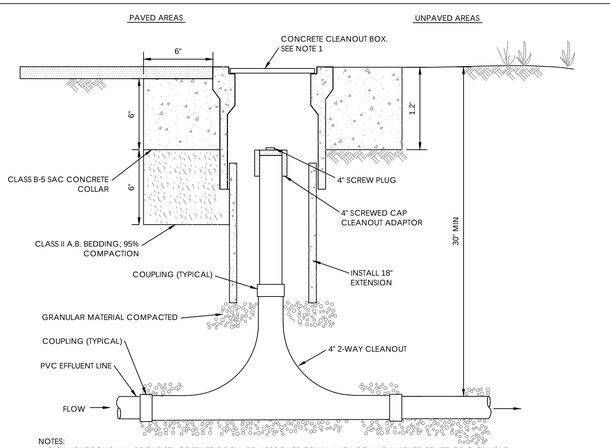
NTS



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

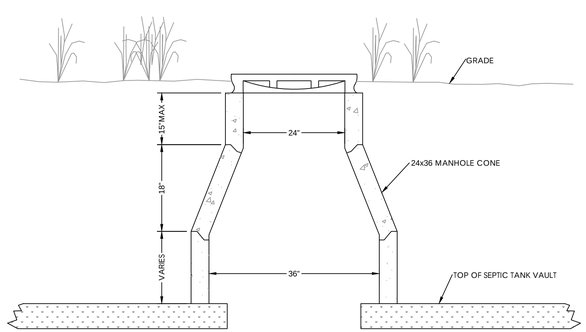
NTS



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

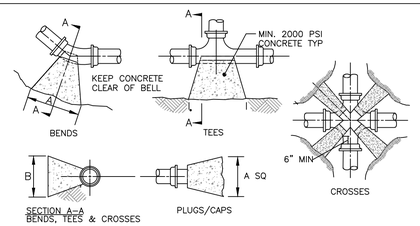
F / C5 CWWC 2-WAY CLEANOUT

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.
			1
			2
			3
			4
			5
			6
			7
			8
			9

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. RUDDER
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

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 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

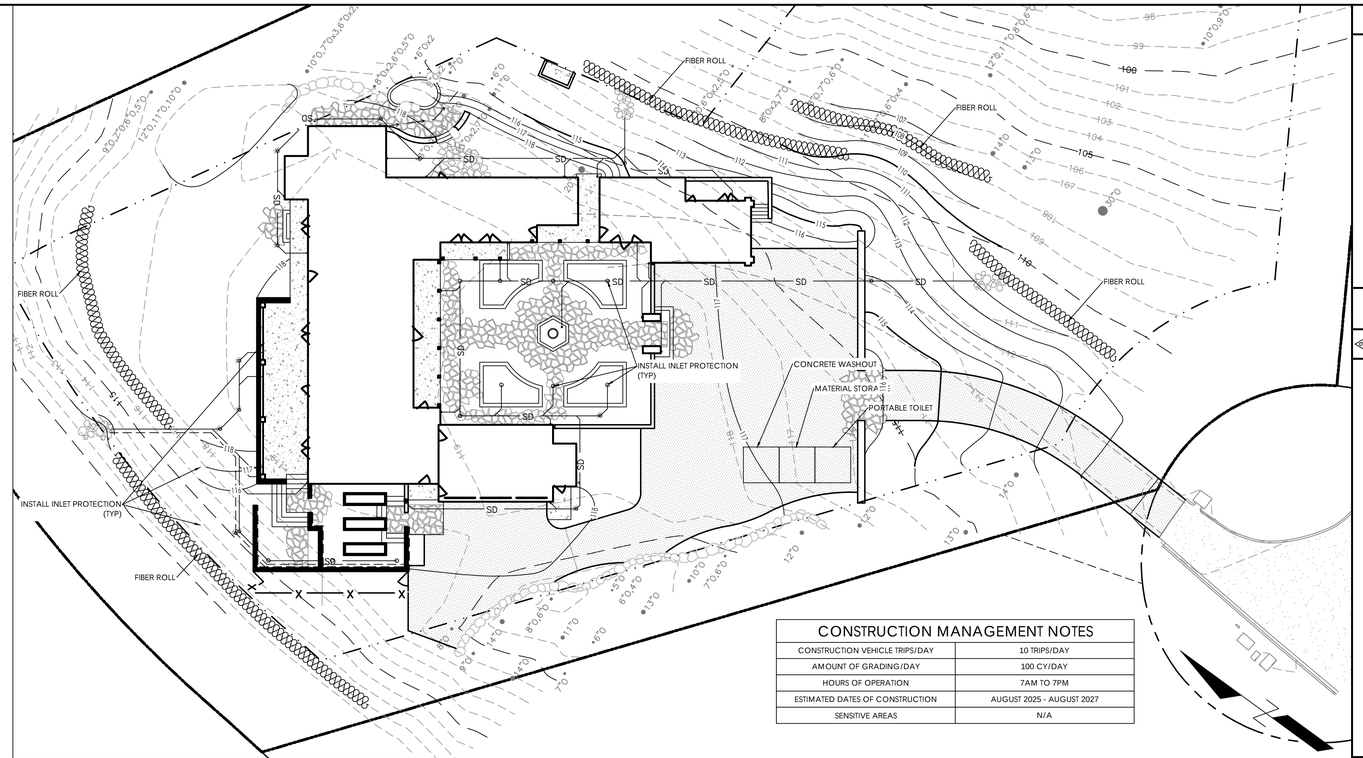
1. WIND EROSION CONTROL BMPS SHALL BE IMPLEMENTED AND MAINTAINED YEAR-ROUND AND THROUGHOUT THE DURATION OF THE PROJECT ON ALL DISTURBED SOILS ON THE PROJECT SITE THAT ARE SUBJECT TO WIND EROSION, AND WHEN SIGNIFICANT WIND AND DRY CONDITIONS ARE ANTICIPATED DURING PROJECT CONSTRUCTION. THE OBJECTIVE OF 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


FIBER ROLL
FIBER ROLL
FIBER ROLL
INSTALL INLET PROTECTION (TYP)
INSTALL INLET PROTECTION (TYP)
CONCRETE WASHOUT
MATERIAL STORA
PORTABLE TOILET
SD
SD
SD

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

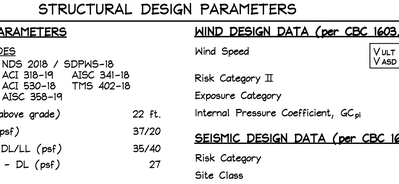
\## Design Forces Obtained w/ Most Stringent R-value of 6.5 For Plywood Shearwalls.

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

SCALE: N.T.S. 1

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 OUTSANDING
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 OUTSANDING	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	PL	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 S1 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", 53.1 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. ANG 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 DOCUMENT

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
EXTERIOR/STRUCTURAL I
32/16 XXXX INCH
EXPOSURE 1
PS 1-09

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 FIELD APPLIED 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 I
   (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 PRESSURE 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
LEAN CONCRETE (4

All ideas, designs and plans indicated or represented by these drawings are owned by and are the property of Thomas Mackey and were created and developed for use in conjunction with the specified project. None of such ideas, designs, or plans shall be used for any purpose without the written permission of Thomas Mackey. Copyright © 2018 all rights reserved. Thomas Mackey architect, inc.

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 CERTIFIED 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

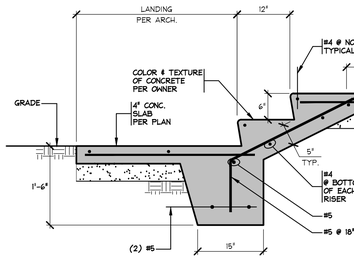
sie inc.
studio engineers inc.
structural consultants
11 W. Figueroa Street
Santa Barbara, Ca 93101
p: 805.962.2780
f: 805.962.2768
e: jtasca@studioengineersinc.com
w: www.studioengineersinc.com

LICENSED PROFESSIONAL ENGINEER
JASON ANTHONY TASCA
C 83131
EXP. 09-31-2027
CIVIL
STATE OF CALIFORNIA

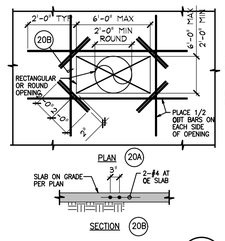
Date 06-05-2025
Scale
Drawn JAT
Job Number SEI #25-004
Sheet

S1.1c

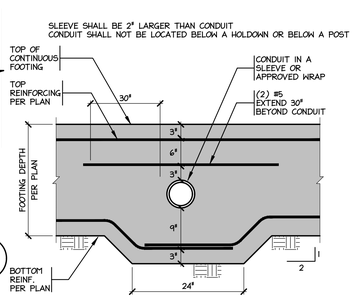
All ideas, designs and plans indicated or represented by these drawings are owned by and are the property of Thomas Mawley and were created and developed for use in conjunction with the specified project. None of such ideas, designs, arrangements or plans shall be used for any purpose without the written permission of Thomas Mawley. Copyright © 2018 All rights reserved. Thomas Mawley Architect, Inc.



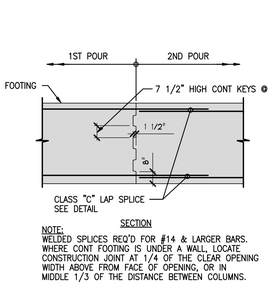
TYPICAL CONCRETE STEPS 17



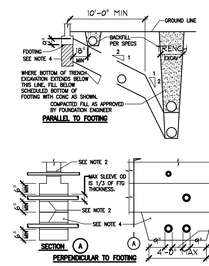
OPENING IN SLAB ON GRADE 12

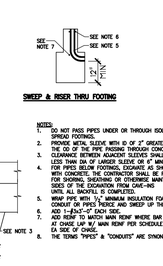


PIPE THRU CONTINUOUS FOOTING SCALE: N.T.S. 9



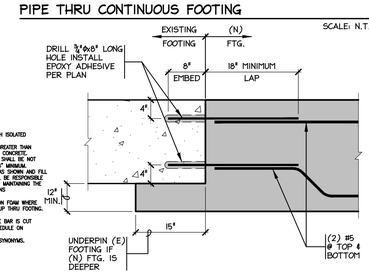
NOTE:
WELDED SPLICES REQ'D FOR #14 & LARGER BARS. WHERE CONT FOOTING IS UNDER A WALL, LOCATE CONSTRUCTION JOINT AT 1/4 OF THE CLEAR OPENING WIDTH ABOVE FROM FACE OF OPENING, OR IN MIDDLE 1/3 OF THE DISTANCE BETWEEN COLUMNS.



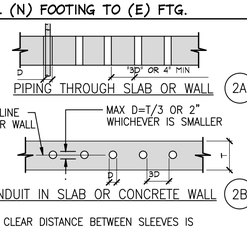


NOTES:
1. DO NOT PASS PIPES UNDER OR THROUGH ISOLATED SPREAD FOOTINGS.
2. PROVIDE METAL SLEEVE WITH ID OF 1" GREATER THAN OD OF PIPE OR CONDUIT PASSING THROUGH CONCRETE.
3. CLEARANCE BETWEEN ADJACENT SLEEVES SHALL BE NOT LESS THAN DIA OF LARGER SLEEVE OR 6" MINIMUM.
4. FOR PIPES BELOW FOOTINGS, EXCAVATE 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 MINIMUM INSULATION FOAM WHERE CONDUITS PASS THROUGH AND SWEEP UP THRU FOOTING.
6. ADD 1-#4O-4" EACH SIDE.
7. ADD REINF TO MATCH MAIN REINF WHERE BAR IS CUT AT CHASE.LAY 'A' MAIN REINF PER SCHEDULE ON EA SIDE OF CHASE.
8. THE TERMS "PIPES" & "CONDUITS" ARE SYNONYMS.

PIPE TRENCHES AND PENETRATIONS AT FOOTINGS AND GRADE BEAMS 7

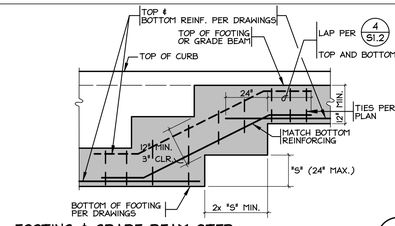


TYPICAL (N) FOOTING TO (E) FTG. SCALE: N.T.S. 10

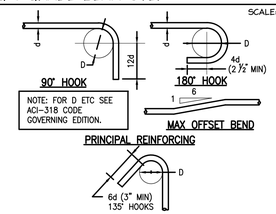


NOTE:
WHERE CLEAR DISTANCE BETWEEN SLEEVES IS IMPOSSIBLE, THIS AREA SHALL BE TREATED AS A SLAB OPENING PER TYPICAL DETAIL "REINFORCING AROUND STRUCTURAL SLAB OPENINGS" FOR SLABS AND "MINIMUM REINFORCING AT CONCRETE WALL" AT WALLS

PIPE AND CONDUIT IN OR THROUGH STRUCTURAL SLAB OR CONCRETE WALL 11



FOOTING & GRADE BEAM STEP SCALE: N.T.S. 6



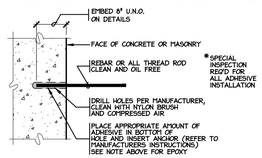
NOTES: 1. ALL BENDS SHALL BE MADE COLD
2. #14 & #18 BARS SHALL BE BEND-TESTED AND APPROVED PRIOR TO BENDING

BAR BENDS SCALE: N.T.S. 4

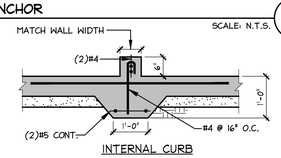
NOTE:
1. THIS DETAIL MAY NOT BE USED FOR NEW CONSTRUCTION OFSSIONS UNLESS APPROVED IN ADVANCE BY THE STRUCTURAL ENGINEER.
2. HOLE SIZE VARIES BETWEEN MANUFACTURERS. VERIFY HOLE SIZE.

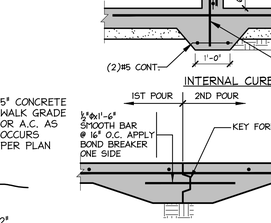
ADHESIVE THAT MAY BE USED ON THIS PROJECT		
MANUFACTURER	PRODUCT	ICC-ES REPORT NO.
HILTI	HIT HY-200	3187
SIMPSON STRONG-TIE	SET-XP	2505

THE ADHESIVE USED MUST BE CARTRIDGE TYPE. BULK EPOXY IS NOT ALLOWED

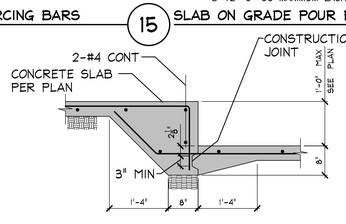


ADHESIVE ANCHOR SCALE: N.T.S. 8



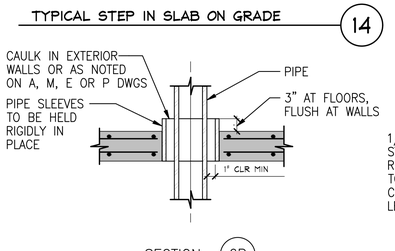


SLAB CONSTRUCTION SCALE: 1"=1'-0" 12



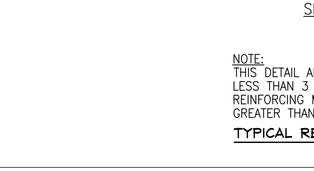
SLAB ON GRADE POUR PATTERN 15

(OVER 4" TO 1'-0")



STRIP POUR PATTERN

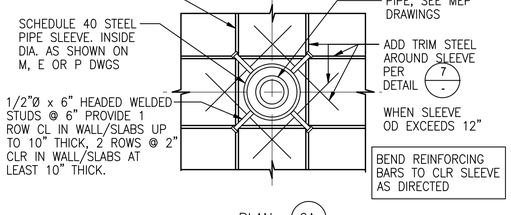
NOTES: 1. THERE SHALL BE A MINIMUM OF 24 HOURS BETWEEN POURS 1 & 2.
2. CONSTRUCTION JOINTS MUST BE USED AT THE END OF THE DAY'S WORK AND AT EVERY 120 FT.
3. WHERE STRIP POUR PATTERN IS NOT USED (SLAB POURED MONOLITHICALLY), PROVIDE CONTROL JOINTS @ 12'-0" OC MAXIMUM EACH WAY.



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

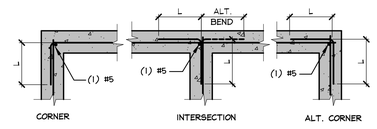
TYPICAL STEP IN SLAB ON GRADE 14



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.

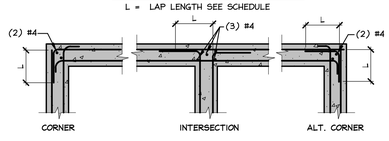
TYPICAL REINFORCING AT WALL AND SLAB PIPE SLEEVES 16

NOTE: ALL HORIZONTAL BARS IN FOOTINGS, GRADE BEAM AND BOND BEAMS SHALL BE CONT. AROUND CORNERS AND INTERSECTIONS.



SINGLE LAYER OF REINFORCMENT

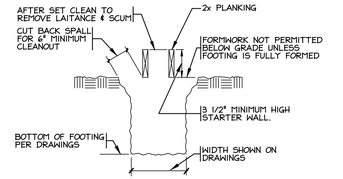
L = LAP LENGTH SEE SCHEDULE



DOUBLE LAYER OF REINFORCMENT

L = LAP LENGTH SEE SCHEDULE

TYPICAL CORNER REINFORCEMENT (FOOTINGS, GRADE BEAMS AND WALLS) SCALE: N.T.S. 3

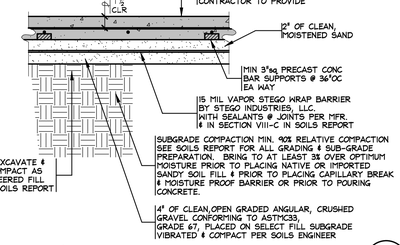


NOTES:
1. 3 1/2" MINIMUM STARTER WALL REQUIRED FOR FOOTINGS
2. FORMWORK SPECIFICATIONS APPLICABLE
3. FOOTINGS MAY BE POURED IN OPEN TRENCHES IN LIEU OF FORMED FOUNDATIONS WHEN SPECIFICALLY APPROVED BY THE STRUCTURAL ENGINEER
4. STAKES ARE NOT PERMITTED WITHIN FOOTING SECTION.

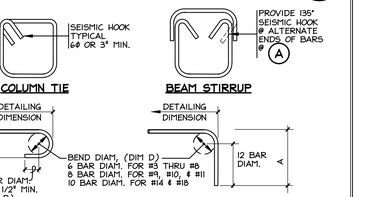
MINIMUM MANDATORY FORMWORK SCALE: N.T.S. 5

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.



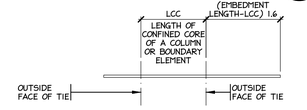
SLAB ON GRADE SCALE: N.T.S. 1



180 DEGREE / 90 DEGREE

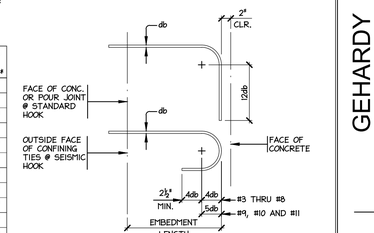
BAR SIZE	DIM. D	DIM. J	DIM. A
#3	2 ½"	3"	6"
#4	3"	4"	8"
#5	3 ¾"	5"	10"
#6	4 ½"	6"	12"
#7	5 ¼"	7"	1'-2"
#8	6"	8"	1'-4"
#9	9 ½"	11 ¾"	1'-7"
#10	10 ¾"	1'-1 ¼"	1'-10"
#11	12"	1'-2 ¾"	2'-0"
#14	1'-6 ½"	1'-9 ¾"	2'-7"
#18	2'-0"	2'-4 ½"	3'-5"

STANDARD REINFORCING HOOKS SCALE: N.T.S. 2



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)

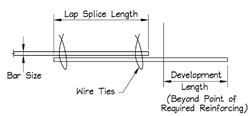


NOTES:
1. ALL HOOKED BARS SHALL EXTEND AS FAR AS POSSIBLE TO THE OPPOSITE FACE WITH A MINIMUM 2" END COVER AND EMBEDMENT NOT LESS THAN THE SCHEDULE.
2. MINIMUM SIDE COVER = 2½"
3. FOR WALL FOOTING DOWEL EMBEDMENT LENGTHS SEE "TYPICAL CONCRETE WALL DOWEL EMBEDMENT AND LAP SCHEDULE"

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.

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 ≥db	3000					54	42	65	50	94	72	107	83	121	93	136	105	151	115
			4000					47	36	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	66	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		8		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

GEHARDY RESIDENCE
NEW SINGLE FAMILY RESIDENCE
8390 MONTERRA VIEWS
APN 259-211-010
MONTEREY,CA.

TYPICAL DETAILS

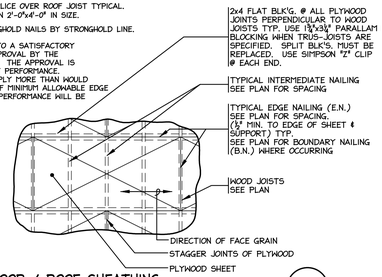
sle inc.
studio engineers inc.
structural consultants
11 W. Figueroa Street
Santa Barbara, Ca 93101
p: 805.962.2760
f: 805.962.2768
e: jtaco@studioengineersinc.com
w: www.studioengineersinc.com

LICENSED PROFESSIONAL ENGINEER JOSEPH ANTHONY TACO 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

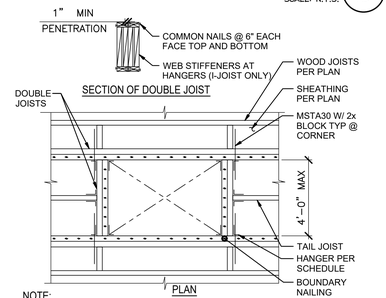
All ideas, designs and plans indicated or represented by these drawings are owned by and are the property of Thomas Mawley and were created and developed for use in conjunction with the specified project. None of such ideas, designs, or plans shall be used, or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of Thomas Mawley. Copyright © 2018 all rights reserved. Thomas Mawley Architect, Inc.

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

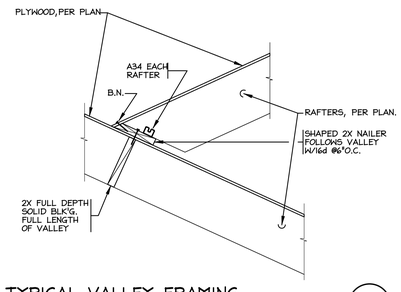
SCALE: N.T.S. — 16



NOTE:
SEE ARCH, PLUMBING, MECHANICAL AND ELECTRICAL DRAWINGS FOR SIZE AND LOCATION OF OPENINGS

TYP FLOOR AND ROOF OPENING

17



TYPICAL VALLEY FRAMING

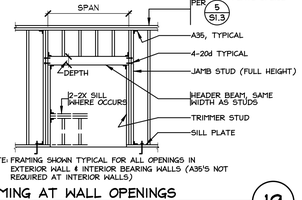
SCALE: N.T.S. — 18

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

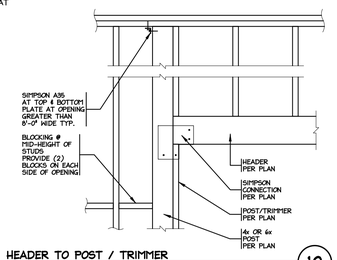
NOTES:
1. USE (2) TRIMMERS AND (2) KING STUDS WHEN SPAN EXCEEDS 6'-0"



NOTE: FRAMING SHOWN TYPICAL FOR ALL OPENINGS IN EXTERIOR WALL & INTERIOR BEARING WALLS (A35'S NOT REQUIRED AT INTERIOR WALLS)

FRAMING AT WALL OPENINGS

SCALE: N.T.S. — 19



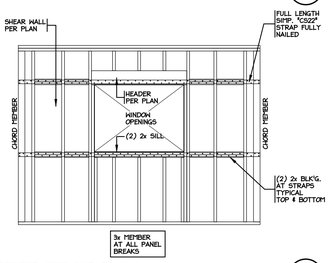
HEADER TO POST / TRIMMER

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.

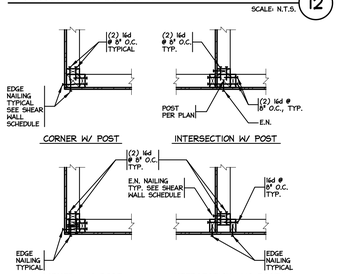
CEILING JOIST

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

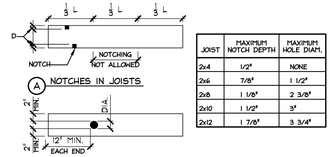
SCALE: N.T.S. — 14

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" (204mm 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



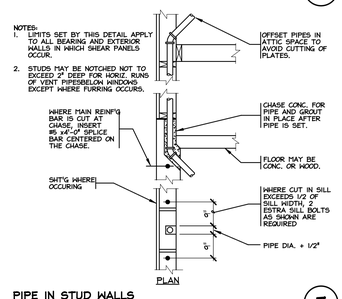
JOIST	MAXIMUM NOTCH DEPTH	MAXIMUM HOLE DIAM.
2x4	1/2"	NONE
2x6	7/8"	1 1/2"
2x8	1 1/8"	2 3/8"
2x10	1 1/2"	3"
2x12	1 7/8"	3 3/4"

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

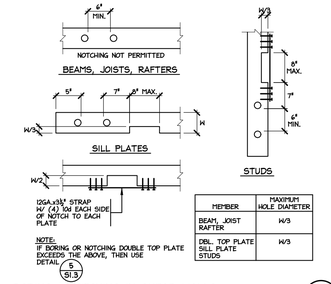
SCALE: N.T.S. — 6



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

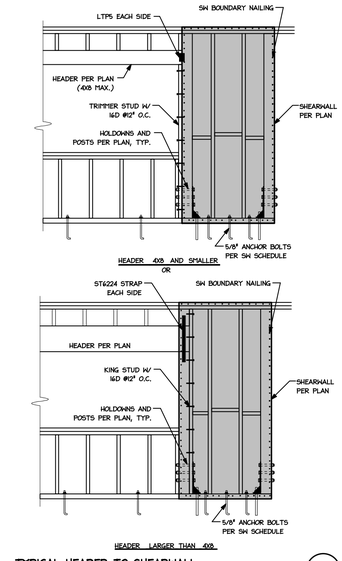


NOTE:
IF BORING OR NOTCHING DOUBLE TOP PLATE EXCEEDS THE ABOVE, THEN USE DETAIL 5/S1.3

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

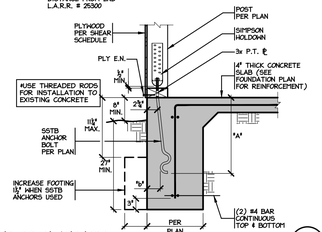
DOUBLE TOP PLATE SPLICE

SCALE: N.T.S. — 5

NOTE: SEE BELOW FOR CODE REPORTS:
HDU2-SDS2.5 TO HDU4-SDS2.5 ESR-2611, LARR 25720
HDU8-SDS3 ESR-2611, LARR 25640, 25720, ER-5926

HOLDOWN SCHEDULE				
HOLDOWN MARK	SSTB ANCHOR BOLT	MINIMUM EMBEDMENT 'A'	EDGE DISTANCE 'B'	FASTENER TO WOOD MEMBER
HDU2-SDS 2.5	SSTB20	17"	4"	(10) SDS ¼"x3"
HDU4-SDS 2.5	SSTB24	21"	4"	(14) SDS ¼"x3"
HDU8-SDS 2.5	SSTB36	29"	5"	(18) SDS ¼"x3"
HDU11-SDS 2.5	SSTB36	29"	6"	(24) SDS ¼"x3"
HDU14-SDS 2.5	SSTB36	29"	6"	(24) SDS ¼"x3"
HD0A	SSTB36	29"	6"	(24) SDS ¼"x3"
HDU5-SDS 2.5	SSTB34	29"	4"	(16) SDS ¼"x2½"

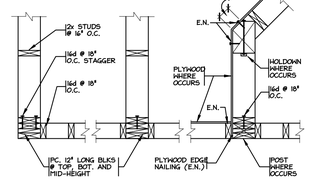
SSTB ANCHOR BOLTS TO BE A MINIMUM OF 5" DISTANCE FROM END
L.A.R.R. # 25300



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 @ 18" O.C. STAGGERED.



PLAN VIEWS

TYPICAL STUD @ INTERSECTIONS

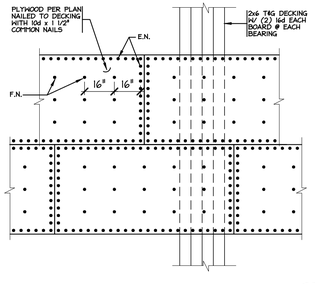
SCALE: N.T.S. — 2

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.

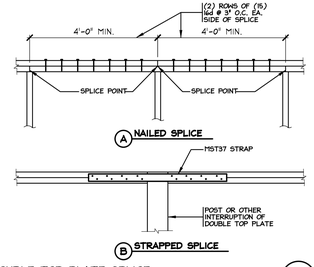
TYPICAL LAG SCREW INSTALLATION

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.

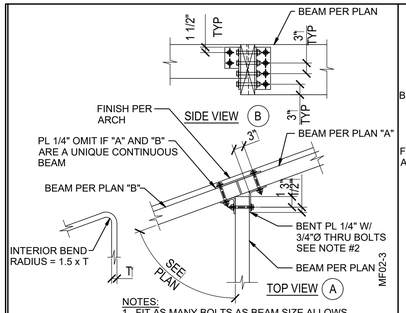
TYPICAL DETAILS

sie inc.
studio engineers inc.
structural consultants
11 W. Figueroa Street
Santa Barbara, Ca 93101
p: 805.962.2780
f: 805.962.2768
e: jtaylor@studioengineersinc.com
w: www.studioengineersinc.com

LICENSED PROFESSIONAL ENGINEER JOSEPH ANTHONY TAYLOR C 63131 EXP. 03-31-2027 CIVIL STATE OF CALIFORNIA

Date 06-05-2025
Scale
Drawn JAT
Job Number SEI #25-004
Sheet S1.3

All ideas, designs and plans indicated or represented by these drawings are owned by and are the property of Thomas Mackey and were created and developed for use in conjunction with the specified project. None of such ideas, designs or plans shall be used for any purpose without the written permission of Thomas Mackey. Copyright © 2018 all rights reserved. Thomas Mackey architect, Inc.

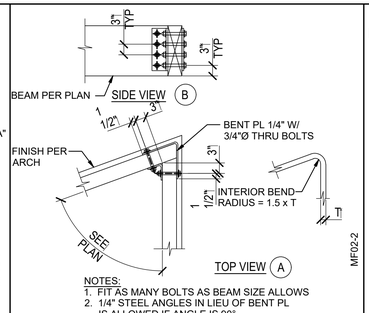


NOTES:
1. FIT AS MANY BOLTS AS BEAM SIZE ALLOWS
2. 1/4" STEEL ANGLES IN LIEU OF BENT PL IS ALLOWED IF ANGLE IS 90°

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°

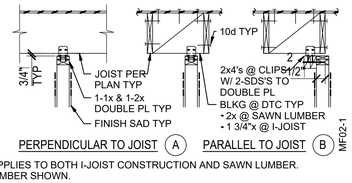
WOOD BEAM "L" CONNECTION

SCALE: 3/4" = 1'-0"

2

TYP 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"

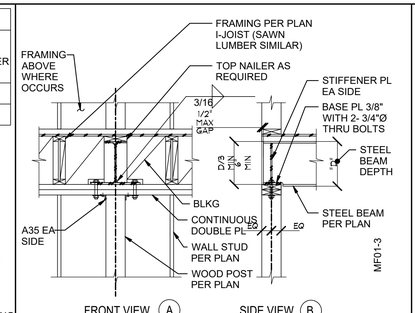


NOTES:
1. DETAIL APPLIES TO BOTH I-JOIST CONSTRUCTION AND SAWN LUMBER. SAWN LUMBER SHOWN.
2. FOR WALL ASSEMBLIES OTHER THAN WHAT SHOWN ON THE SCHEDULE INCLUDING STONE VENEER CONTACT STRUCTURAL ENGINEER TO CONFIRM CLIP SPACING

TOP CONNECTION @ NON-LOAD BEARING WALL

SCALE: 3/4" = 1'-0"

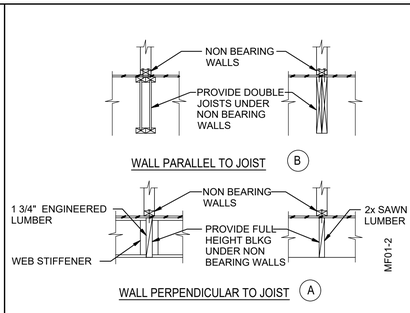
1



STEEL BM TO WOOD POST WITHIN WALL CONN

SCALE: 3/4" = 1'-0"

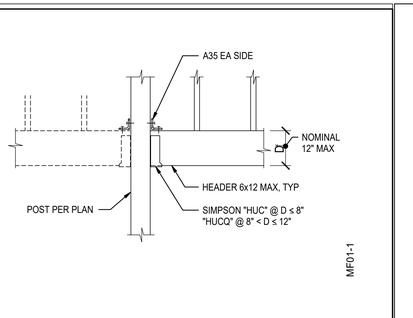
3



FRAMING AT NON BEARING WALLS

SCALE: 3/4" = 1'-0"

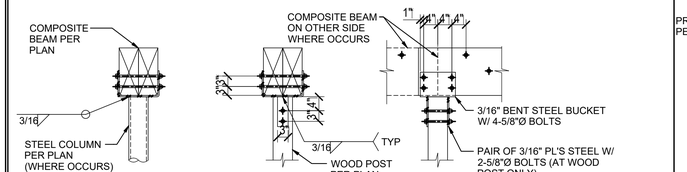
2



HEADER LOW BM TO POST CONN (FACE MOUNTED)

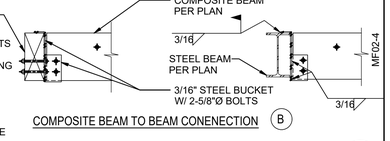
SCALE: 3/4" = 1'-0"

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"

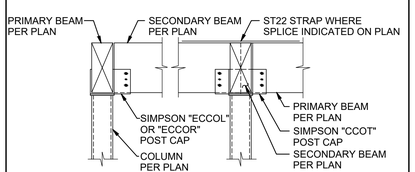
CUTOM MADE BUCKETS PER THIS DETAIL CAN BE SUBSTITUTED BY SIMPSON PRODUCTS IF AVAILABLE



BUCKETS OF BUILTUP BEAMS

SCALE: 3/4" = 1'-0"

4

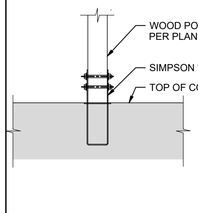


NOTE:
THE COLUMN CAP SHALL BE SELECTED SUCH THAT THE LARGER BEAM IS THE PRIMARY BEAM VERIFY CONNECTION WITH ENGINEER OF RECORD IF NOT POSSIBLE

CONNECTION TO TUBE STEEL

SCALE: 3/4" = 1'-0"

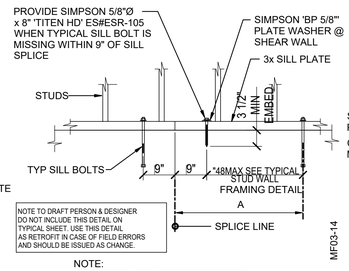
9



ISOLATED WOOD POST ON CONCRETE

SCALE: 3/4" = 1'-0"

10

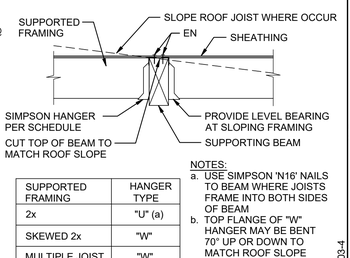


NOTE:
THIS DETAIL REQUIRED WHEN "A" IS GREATER THAN 9".

SPECIAL CONDITION AT SILL SPLICE

SCALE: 3/4" = 1'-0"

14



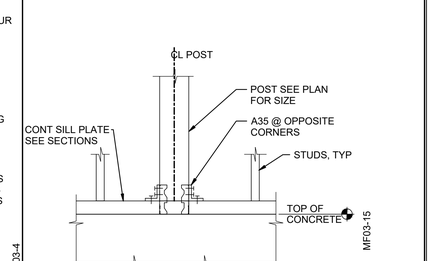
SUPPORTED FRAMING	HANGER TYPE
2x	"U" (a)
SKEWED 2x	"W"
MULTIPLE JOIST	"W"
3x AND LARGER	"W"

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"

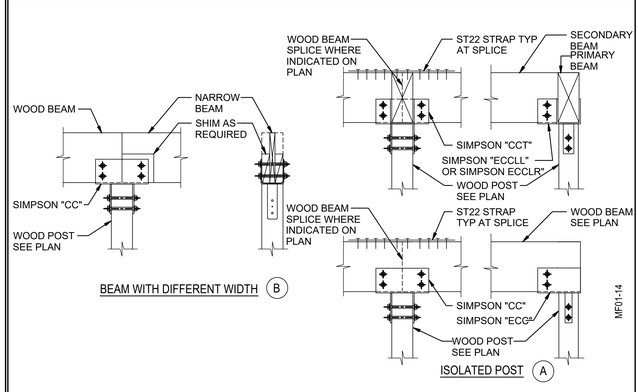
4



WOOD POST ON SILL PLATE

SCALE: 3/4" = 1'-0"

15



TYP WOOD BEAM TO WOOD COLUMN

SCALE: 3/4" = 1'-0"

14

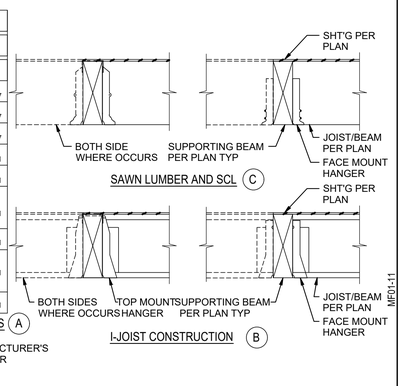
HANGER SCHEDULE - MANUFACTURE: SIMPSON STRONGTIE					
TOP MOUNT HANGER (SEE NOTE)1			FACE MOUNT HANGER (SEE NOTE)1		
JOIST/BEAM SIZE	HANGER TYPE		JOIST/BEAM SIZE	HANGER TYPE	
ALL SAWN LUMBER UNO	SIMPSON HUTF	ESR2553-COLA RR25800	ALL SAWN LUMBER UNO	SIMPSON HU	ESR2549-COLA RR25807
2x6 THRU 2x16	SIMPSON 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

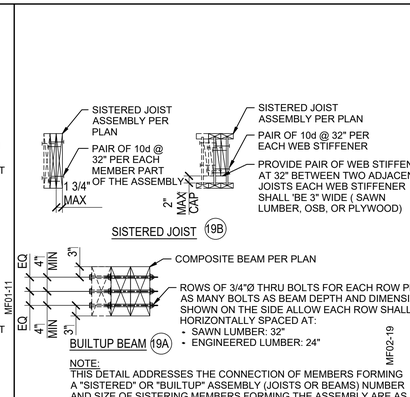
NOTES:
1. HANGERS SHALL BE USED TO SUPPORT BEAM OR JOIST FROM A SUPPORTING BEAM
2. TOP OR FACE MOUNT HANGERS SHALL BE SELECTED AT CONTRACTOR'S DISCRETION EXCEPT THAT MANUFACTURER'S REQUIREMENTS OF SUPPORTING MEMBERS SHALL BE MET SUCH AS BUT NOT LIMITED TO MIN THICKNEES FOR FASTENER EMBEDMENT MIN EDGE 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



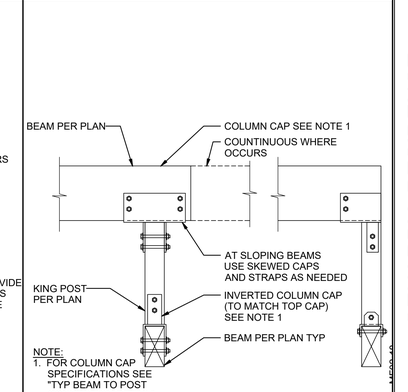


NOTE:
THIS DETAIL ADDRESSES THE CONNECTION OF MEMBERS FORMING A "SISTERED" OR "BUILTUP" ASSEMBLY (JOISTS OR BEAMS) NUMBER AND SIZE OF SISTERING MEMBERS FORMING THE ASSEMBLY ARE AS SPECIFIED ON PLAN

BUILTUP BEAM / SISTERED JOIST

SCALE: 3/4" = 1'-0"

19

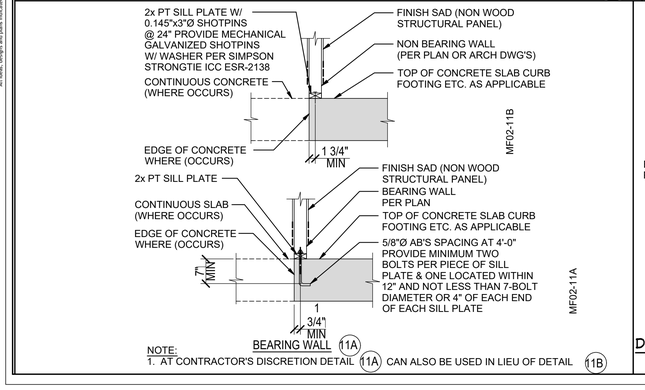


NOTE:
1. FOR COLUMN CAP SPECIFICATIONS SEE "TYP BEAM TO POST CONNECTION DETAIL"

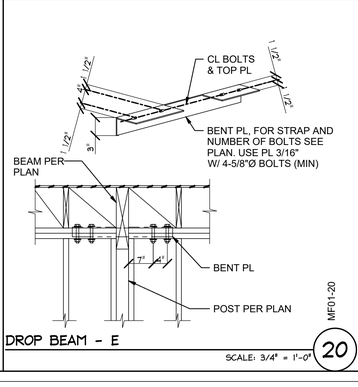
TYP KING POST DETAIL

SCALE: 3/4" = 1'-0"

18



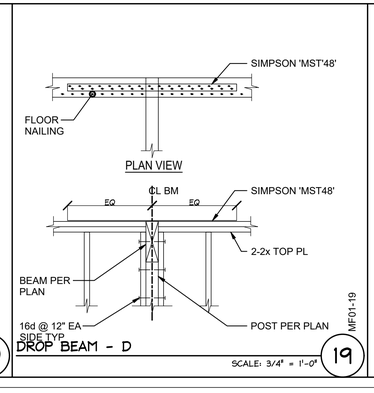
NOTE:
1. AT CONTRACTOR'S DISCRETION DETAIL (11A) CAN ALSO BE USED IN LIEU OF DETAIL (11B)



DROP BEAM - E

SCALE: 3/4" = 1'-0"

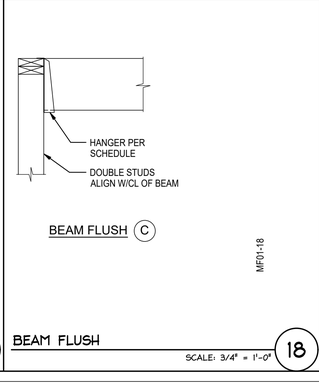
20



DROP BEAM - D

SCALE: 3/4" = 1'-0"

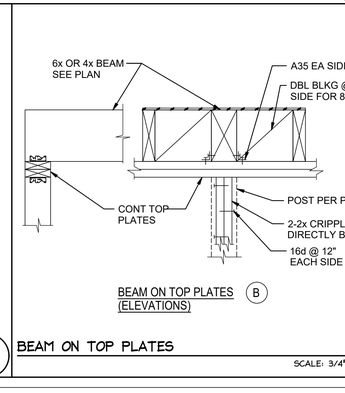
19



BEAM FLUSH

SCALE: 3/4" = 1'-0"

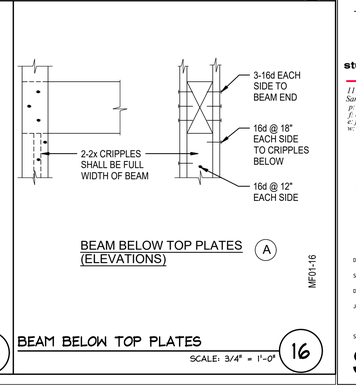
18



BEAM ON TOP PLATES

SCALE: 3/4" = 1'-0"

17



BEAM BELOW TOP PLATES

SCALE: 3/4" = 1'-0"

16

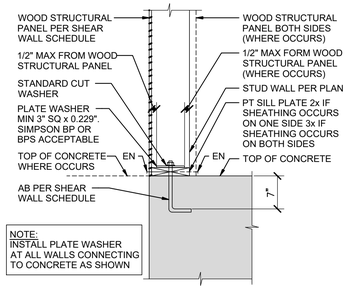
GEHARDY RESIDENCE
NEW SINGLE FAMILY RESIDENCE
8390 MONTERRA VIEWS
APN 259-211-010
MONTEREY,CA.

TYPICAL DETAILS

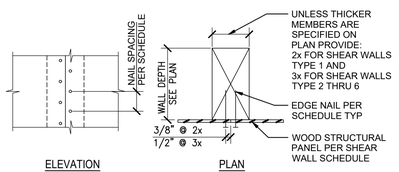
sei inc.
studio engineers inc.
structural consultants
11 W. Figueroa Street
Santa Barbara, Ca 93101
p: 805.962.2780
f: 805.962.2768
e: jtaylor@studioengineersinc.com
w: www.studioengineersinc.com

LICENSED PROFESSIONAL ENGINEER JOSEPH ANTHONY TAYLOR C 63131 EXP. 03-31-2027 CIVIL STRUCTURAL

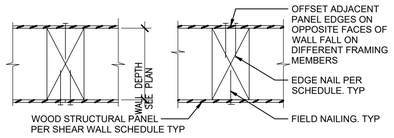
Date 06-05-2025
Scale
Drawn JAT
Job Number SEI #25-004
Sheet S1.4



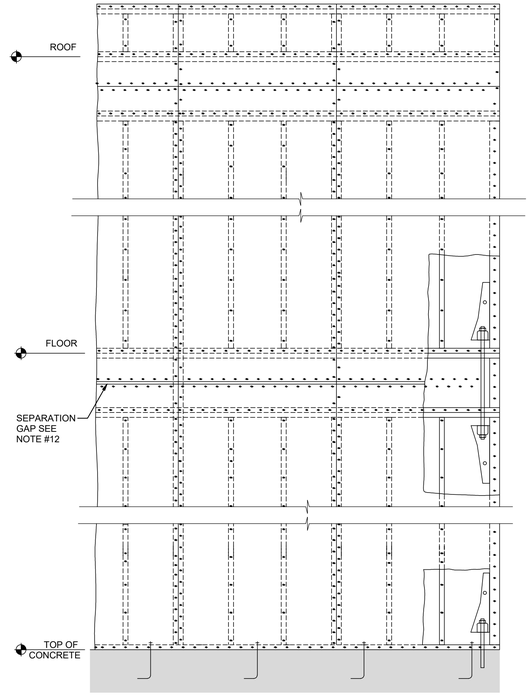
SILL PLATE CONNECTION TO CONCRETE 16C



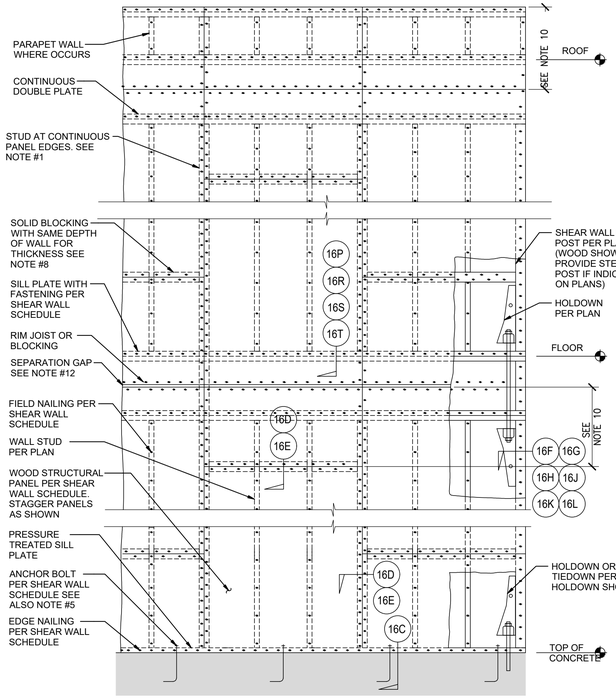
FRAMING AT ADJACENT PANEL EDGES 16D



FRAMING AT DOUBLE SIDED WALL 16E



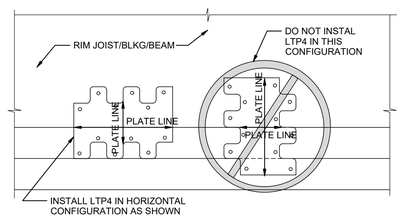
ALTERNATIVE WOOD STRUCTURAL PANEL TILING 16B



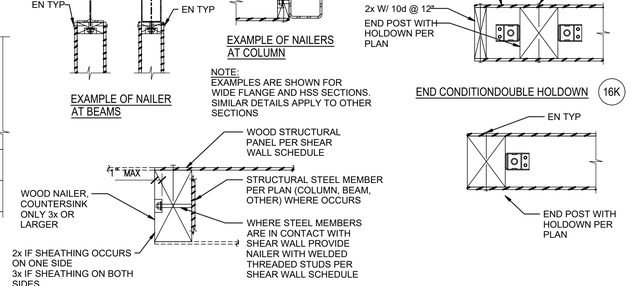
TYPICAL SHEAR WALL ELEVATION 16A

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.

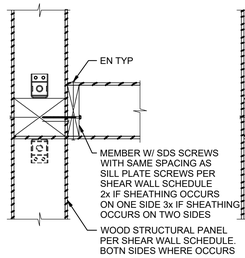


LPT4 INSTALL - ELEVATION VIEW 16N

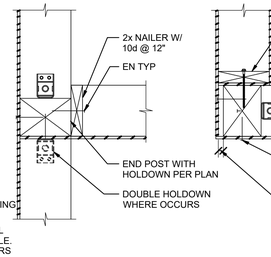


NAILER @ STEEL MEMBERS AND SHEAR WALLS 16M

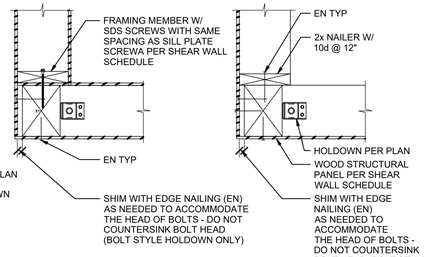
END CONDITIONDOUBLE HOLDOWN 16K



END CONDITION SINGLE HOLDOWN 16L



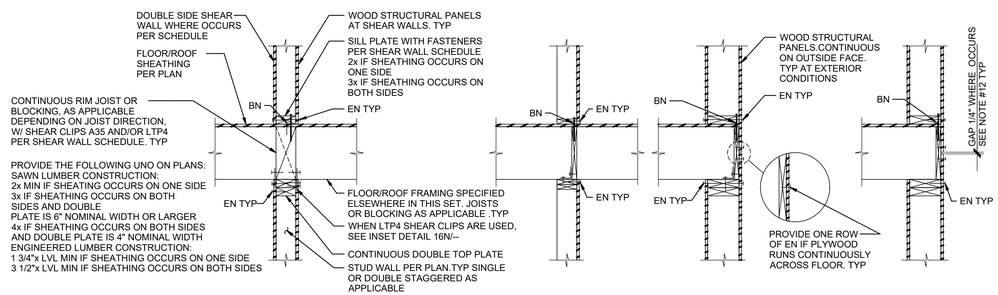
END CONDITION INTERSECTION 16J



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

se 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

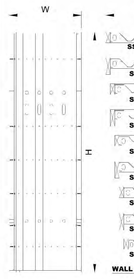
LICENSED PROFESSIONAL ENGINEER JOSEPH ANTHONY TARCEL C 83131 EXP. 03-31-2027 CIVIL STATE OF CALIFORNIA

Date 06-05-2025
Scale
Drawn JAT
Job Number SEI #25-004
Sheet
S1.5

All ideas, designs and plans indicated or represented by these drawings are owned by and are the property of Thomas Maloney and were created and developed for use in conjunction with the specified project. None of such ideas, designs, or plans shall be used for any purpose without the written permission of Thomas Maloney. Copyright © 2018 all rights reserved. Thomas Maloney architect, Inc.

All ideas, designs and plans indicated or represented by these drawings are owned by and are the property of Thomas Heavey and were created and developed for use in conjunction with the specified project. None of such ideas, designs, or plans shall be used for any purpose without the written permission of Thomas Heavey. Copyright © 2018 All rights reserved. Thomas Heavey Architect, Inc.

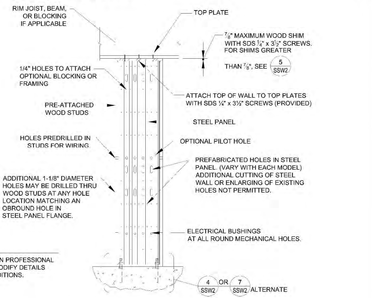
STEEL STRONG-WALL MODELS



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. SDS1/4" x 3½" SCREWS PROVIDED WITH WALL.
2. SEE SHEET SSW1 FOR ANCHORAGE SOLUTIONS.

STEEL STRONG-WALL MODELS 1



REGISTERED DESIGN PROFESSIONAL IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

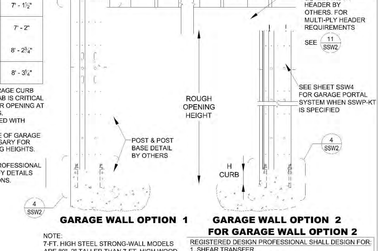
SINGLE-STORY SSW ON CONCRETE 2

GARAGE HEADER ROUGH OPENING HEIGHT

MODEL No.	H CURB	ROUGH OPENING HEIGHT
SSW12x7	5½"	7' - 1½"
SSW15x7		
SSW18x7		
SSW21x7	6"	7' - 2"
SSW24x7		
SSW12x8	5½"	8' - 2½"
SSW15x8		
SSW18x8	6"	8' - 3½"
SSW21x8		
SSW24x8		

1. THE HEIGHT OF THE GARAGE CURB ABOVE THE GARAGE SLAB IS CRITICAL FOR THE ROUGH HEADER OPENING AT GARAGE RETURN WALLS.
2. SHIMS ARE NOT PROVIDED WITH STEEL STRONG-WALL.
3. FURRING ON UNDERSIDE OF GARAGE HEADER MAY BE NECESSARY FOR LESSER ROUGH OPENING HEIGHTS.

REGISTERED DESIGN PROFESSIONAL IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

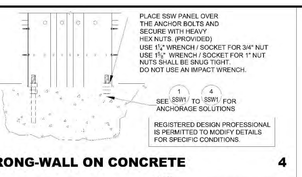


GARAGE WALL OPTION 1 GARAGE WALL OPTION 2

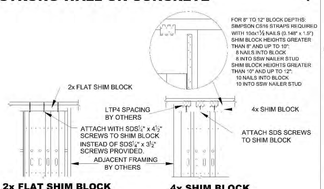
NOTE:
7-FT. HIGH STEEL STRONG-WALL MODELS ARE 80", 2" TALLER THAN 7-FT. HIGH WOOD STRONG-WALL SHEARWALLS

REGISTERED DESIGN PROFESSIONAL SHALL DESIGN FOR:
1. SHEAR TRANSFER
2. OUT OF PLANE LOADING EFFECT
3. INCREASED OVERTURNING AND DRIFT DUE TO ADDITIONAL HEIGHT.

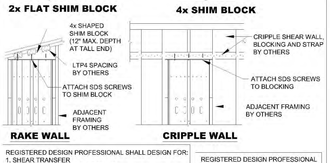
ALTERNATE GARAGE WALL OPTIONS 3



STRONG-WALL ON CONCRETE 4



2x FLAT SHIM BLOCK 4x SHIM BLOCK

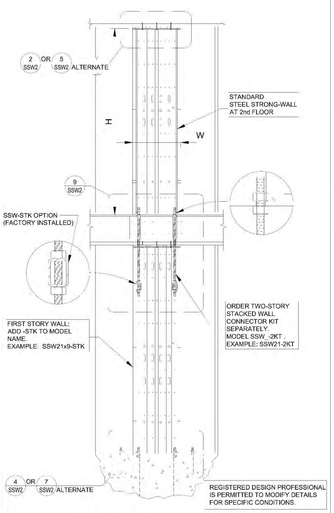


RAKE WALL CRIPPLE WALL

REGISTERED DESIGN PROFESSIONAL SHALL DESIGN FOR:
1. SHEAR TRANSFER
2. OUT OF PLANE LOADING EFFECT
3. INCREASED OVERTURNING AND DRIFT DUE TO ADDITIONAL HEIGHT.

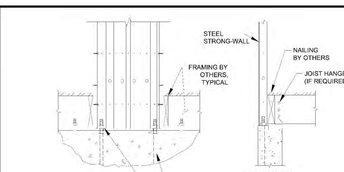
REGISTERED DESIGN PROFESSIONAL IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

TOP OF WALL HEIGHT ADJUSTMENTS 5



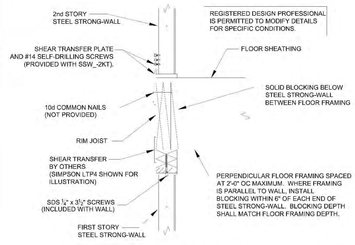
REGISTERED DESIGN PROFESSIONAL IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

TWO-STORY STACKED 6

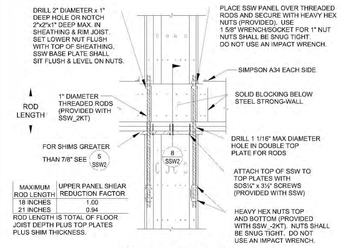


SECTION

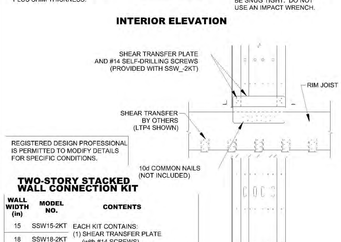
ALTERNATE 1ST FLOOR WOOD FRAMING 7



TWO-STORY STACKED FLOOR SECTION 8



INTERIOR ELEVATION

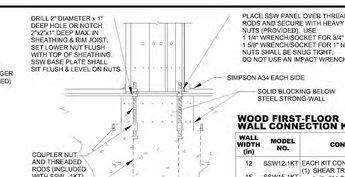


TWO-STORY STACKED WALL CONNECTION KIT

WALL WIDTH (in)	MODEL NO.	CONTENTS
15	SSW15-2KT	EACH KIT CONTAINS: (1) SHEAR TRANSFER PLATE (with #14 SCREWS) (2) 3/4"x18" or 1" x 18" THREADED RODS (ASTM A36) (2) COUPLER NUTS (2) HEAVY HEX NUTS INSTALLATION INSTRUCTIONS
18	SSW18-2KT	
21	SSW21-2KT	
24	SSW24-2KT	

EXTERIOR ELEVATION

TWO-STORY STACKED FLOOR FRAMING 9

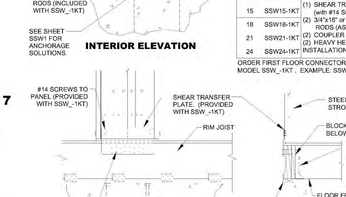


INTERIOR ELEVATION

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) (2) 3/4"x18" or 1" x 18" THREADED RODS (ASTM A36) (2) COUPLER NUTS (2) HEAVY HEX NUTS INSTALLATION INSTRUCTIONS
15	SSW15-1KT	
18	SSW18-1KT	
21	SSW21-1KT	
24	SSW24-1KT	

ORDER FIRST FLOOR CONNECTOR KIT SEPARATELY. MODEL SSW_-1KT . EXAMPLE: SSW21-1KT

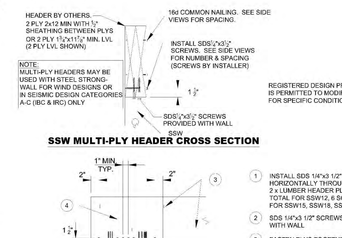


EXTERIOR ELEVATION SECTION

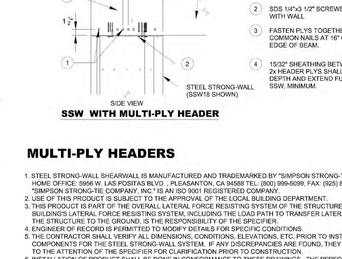
FIRST FLOOR AT WOOD FRAMING NOTES:
1. USE WOOD FIRST-FLOOR ALLOWABLE LOAD TABLES FROM THE STRONG-WALL CATALOG FOR THIS INSTALLATION.
2. USE ALTERNATE DETAIL 7 SSW2 TO ACHIEVE MAXIMUM ON-CONCRETE ALLOWABLE LOADS.
3. FOR TWO-STORY STACKED STEEL STRONG-WALLS WITH WOOD FIRST FLOOR, USE ALTERNATE DETAIL 8 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.

FIRST FLOOR AT WOOD FRAMING 10



SSW MULTI-PLY HEADER CROSS SECTION

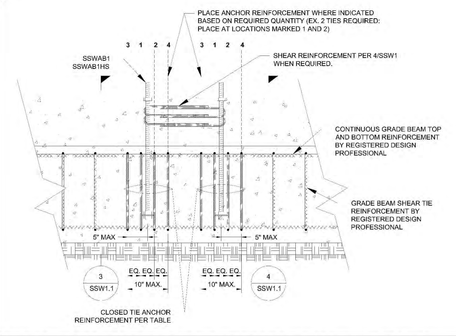


SSW WITH MULTI-PLY HEADER

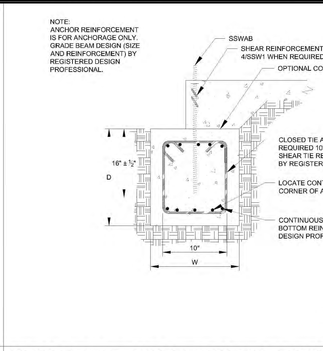
MULTI-PLY HEADERS 11

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 SSE 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

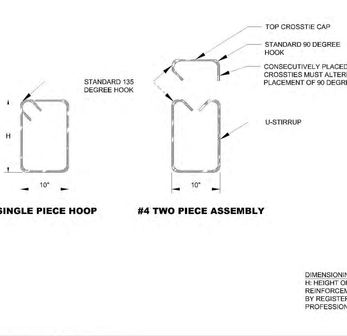


GRADE BEAM ELEVATION AT 18", 21" AND 24" WALL MODELS 1



GRADE BEAM SECTION AT ANCHOR REINFORCEMENT 3

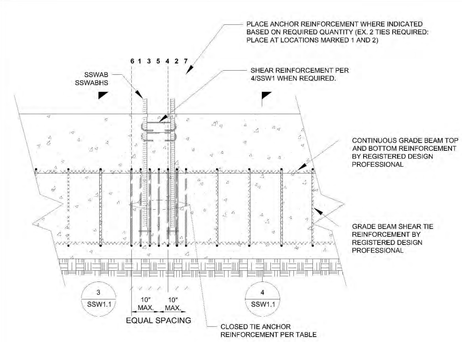
DIMENSIONING NOTES:
D: DEPTH BY REGISTERED DESIGN PROFESSIONAL (24" MIN).
W: WIDTH BY REGISTERED DESIGN PROFESSIONAL (18" MIN).



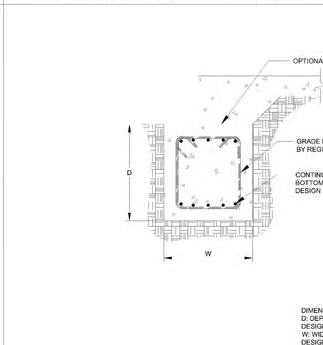
#4 SINGLE PIECE HOOP #4 TWO PIECE ASSEMBLY

CLOSED TIE ANCHOR REINFORCEMENT 6

DIMENSIONING NOTES:
H: HEIGHT OF ANCHOR REINFORCEMENT ASSEMBLY BY REGISTERED DESIGN PROFESSIONAL



GRADE BEAM ELEVATION AT 12" AND 15" WALL MODELS 2



GRADE BEAM SECTION AWAY FROM ANCHOR REINFORCEMENT 4

DIMENSIONING NOTES:
D: DEPTH BY REGISTERED DESIGN PROFESSIONAL (24" MIN).
W: WIDTH BY REGISTERED DESIGN PROFESSIONAL (18" MIN).

SSW GRADE BEAM ANCHOR REINFORCEMENT

STEEL STRONG-WALL WIDTH (in.)	ANCHOR MODEL NO.	ANCHOR DIAMETER (in.)	ANCHOR REINFORCEMENT FOR WIND AND SEISMIC[2,6,8,9]		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 SSW1.1	5- #4 CLOSED TIES PER 2 SSW1.1	16,700	23,000
15" MODEL	SSWAB1 SSWAB1HS	1	4- #4 CLOSED TIES PER 2 SSW1.1	7- #4 CLOSED TIES PER 2 SSW1.1	37,000	44,000
18" MODEL			2- #4 CLOSED TIES PER 1 SSW1.1	4- #4 CLOSED TIES PER 1 SSW1.1	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/0.7) 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/0.6) 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

NO	DATE	DESCRIPTION
1	10/27/2014	2003 IBC REVISIONS
2	4/1/2014	2012 IBC REVISIONS
3	8/08/2016	2015 IBC REVISIONS

SIMPSON STRONG-TIE COMPANY, INC.
5956 W. LAS POSITAS BLVD.
PLEASANTON, CA 94588
LINE OF SIGHT
LINE OF SIGHT

STEEL STRONG-WALL
STEEL STRONG-WALL FRAMING DETAILS
ENGINEERED DESIGNS

SIMPSON Strong-Tie
5956 W. LAS POSITAS BLVD. PLEASANTON, CA 94588

NAME
DATE 8-8-2018
SCALE N.T.S.
DRAWN
CHECKED
SHEET **SSW2**
OF SHEETS
JOB NO.

NO	DATE	DESCRIPTION
0	10/27/2014	FOR PERMIT ISSUE
1	06/08/2016	2015 IBC REVISIONS

SIMPSON STRONG-TIE COMPANY, INC.
5956 W. LAS POSITAS BLVD.
PLEASANTON, CA 94588
LINE OF SIGHT
LINE OF SIGHT

STEEL STRONG-WALL
ALTERNATE ANCHORAGE DETAILS
ENGINEERED DESIGNS

SIMPSON Strong-Tie
5956 W. LAS POSITAS BLVD. PLEASANTON, CA 94588

NAME
DATE 8-8-2018
SCALE N.T.S.
DRAWN
CHECKED
SHEET **SSW1.1**
OF SHEETS
JOB NO.

GEHARDY RESIDENCE
NEW SINGLE FAMILY RESIDENCE

8390 MONTERRA VIEWS
APN 259-211-010
MONTEREY,CA.

LICENSED PROFESSIONAL ENGINEER
CIVIL
No. C 58131
REGISTERED
Steven Eric Jat
FOR CALIFORNIA
Sheet S1.6
Date 06-05-2025
Drawn JAT
Job Number SEI #25-004
studio se inc.
structural consultants
J.J.M. Espinosa Street
Salinas, CA 93901
P. (831) 422-7300
F. (831) 422-7303
E. info@studioseinc.com
W. www.studioseinc.com
STEEL STRONG
TYPICAL DETAILS



FIGURE 1: VICINITY MAP

1=24000

Soil Surveys Group, Inc.
119 Central Avenue
Salinas, CA 93901
831 757-3175

Job # 8492



Figure 2b

Base: ©2016 Nearmap (Aerial Photography)
©2016 Google (Labeling)
1307 Pacific Grove
Salinas, CA 93901
Map Prep by Tom Weaver, Architect, September 23, 2016 - Job #8492

All titles, designs and plans indicated or represented by these drawings are owned by and are the property of Thomas Mackey and were created and developed for use in connection with the specified project. None of such titles, designs, or plans shall be used for any purpose without the written permission of Thomas Mackey. Copyright © 2016 all rights reserved. Thomas Mackey Architect, Inc.

B. CONTRACTION:
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.

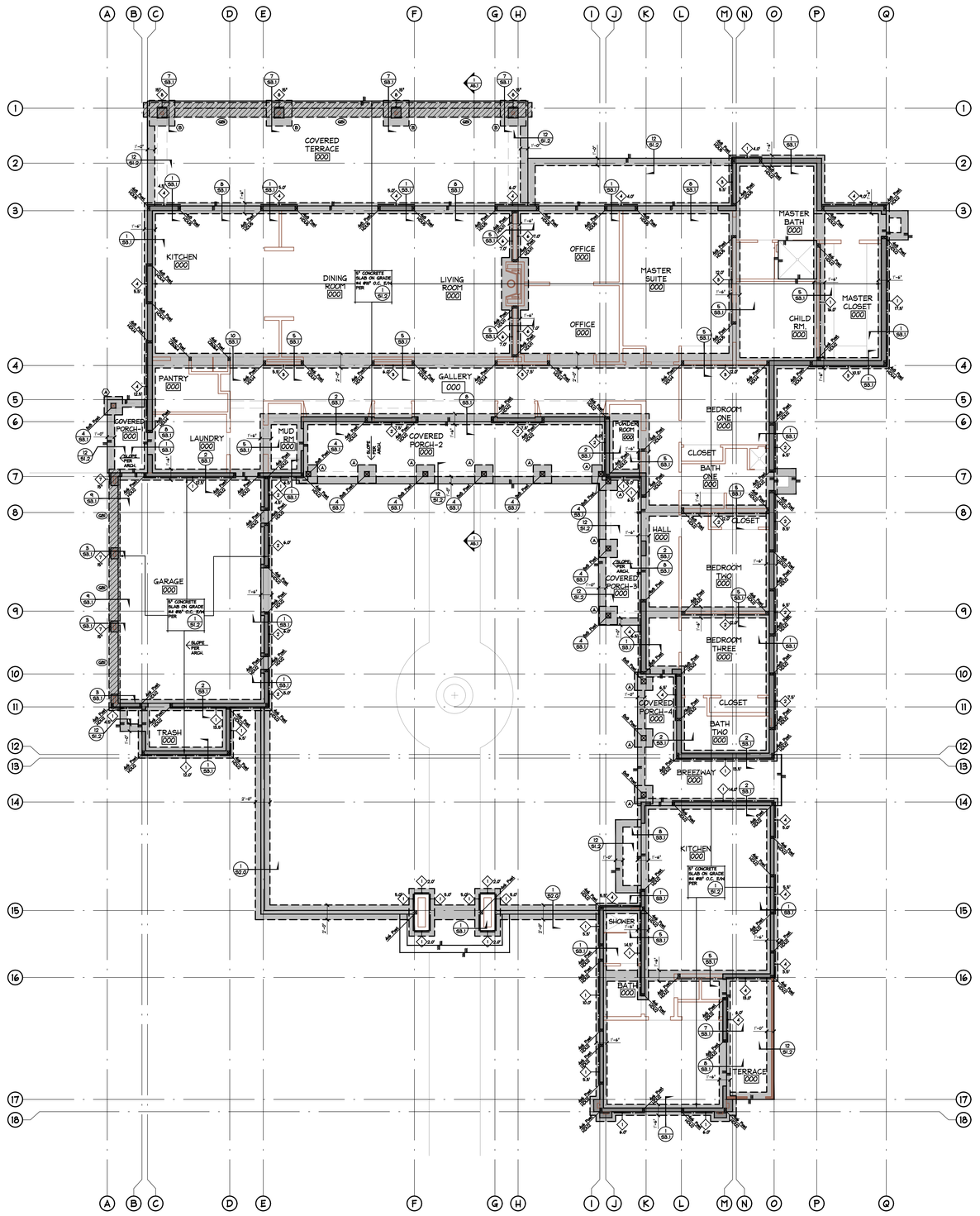
C. CONCRETE FLOOR SLABS ON GRADE:
Subgrade to encompassed soil under any new concrete floor slabs on grade shall be brought to at least 2% above optimum moisture content and maintained at that moisture content at the time concrete is placed. Soil moisture shall be tested by a Geotechnical Engineer or a representative thereof for a qualified break consisting of:

- a set of three, open graded rock, four inches thick, shall be placed over the finished soil subgrade.
- a minimum 15-mil water proof membrane such as Stego Wrap Moisture Guard shall be placed over the open graded rock.
- a 2 inch sand layer (sand) shall be placed between the water proof membrane and the bottom of the concrete floor slab. The recommended sand will help control the membrane and will assist in equalizing the concrete curing rate as moisture discharge cracking.

Class II Aggregate Base (crushed rock) may be used as the capillary break material. Capillary break material shall comply with and be installed according to the following:

1. MATERIALS:
Capillary break aggregate for use under the floor slabs shall consist of 3 inches minus, uncoated, or uncrushed gravel, quarry waste, or a combination of the above. The aggregate shall be free of debris, vegetable matter, lumps, balls, clay and other deleterious materials. A dark by of sand sample

All ideas, designs and plans indicated or represented by these drawings are owned by and are the property of Thomas Mackey and were created and developed for use in conjunction with the specified project. None of such ideas, designs, or plans shall be used for any purpose without the written permission of Thomas Mackey. Copyright © 2016 all rights reserved. Thomas Mackey architect, Inc.



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

studio engineers inc.
structural consultants
11 W. Figueroa Street
Santa Barbara, Ca 93101
p: 805.962.2780
f: 805.962.2768
e: jtaylor@studioengineersinc.com
w: www.studioengineersinc.com

REGISTERED PROFESSIONAL ENGINEER
JOSEPH ANTHONY TAYLOR
C 83131
EXP. 03-31-2027
CIVIL
STATE OF CALIFORNIA

Date 06-05-2025
Scale
Drawn JAT
Job Number SEI #25-004
Sheet
S2.1

All ideas, designs and plans indicated or represented by these drawings are owned by and are the property of Thomas Mahaney and were created and developed for use in conjunction with the specified project. None of such ideas, designs, or plans shall be used for any purpose without the written permission of Thomas Mahaney. Copyright © 2018 all rights reserved. Thomas Mahaney architect, Inc.

COVERED TERRACE 000

KITCHEN 000

DINING ROOM 000

LIVING ROOM 000

5" CONCRETE SLAB ON GRADE #4 @18" O.C. E/W PER 1 S1.2

OFFICE 000

MASTER SUITE 000

OFFICE 000

MASTER BATH 000

MASTER CLOSET 000

CHILD RM. 000

PANTRY 000

GALLERY 000

COVERED PORCH-1 000

LAUNDRY 000

MUD RM 000

COVERED PORCH-2 000

POWDER ROOM 000

HALL 000

CLOSET

BATH ONE 000

CLOSET

BEDROOM ONE 000

BEDROOM TWO 000

BEDROOM THREE

GARAGE 000

5" CONCRETE SLAB ON GRADE #4 @18" O.C. E/W PER 1 S1.2

SLOPE PER ARCH.

SLOPE PER ARCH.

SLOPE PER ARCH.

SLOPE PER ARCH.

FOUNDATION PLAN NORTH

SCALE: 1/4" =1'-0"

N

GEHARDY RESIDENCE
NEW SINGLE FAMILY RESIDENCE
8390 MONTERRA VIEWS
APN 259-211-010
MONTEREY,CA.

FOUNDATION PLAN NORTH

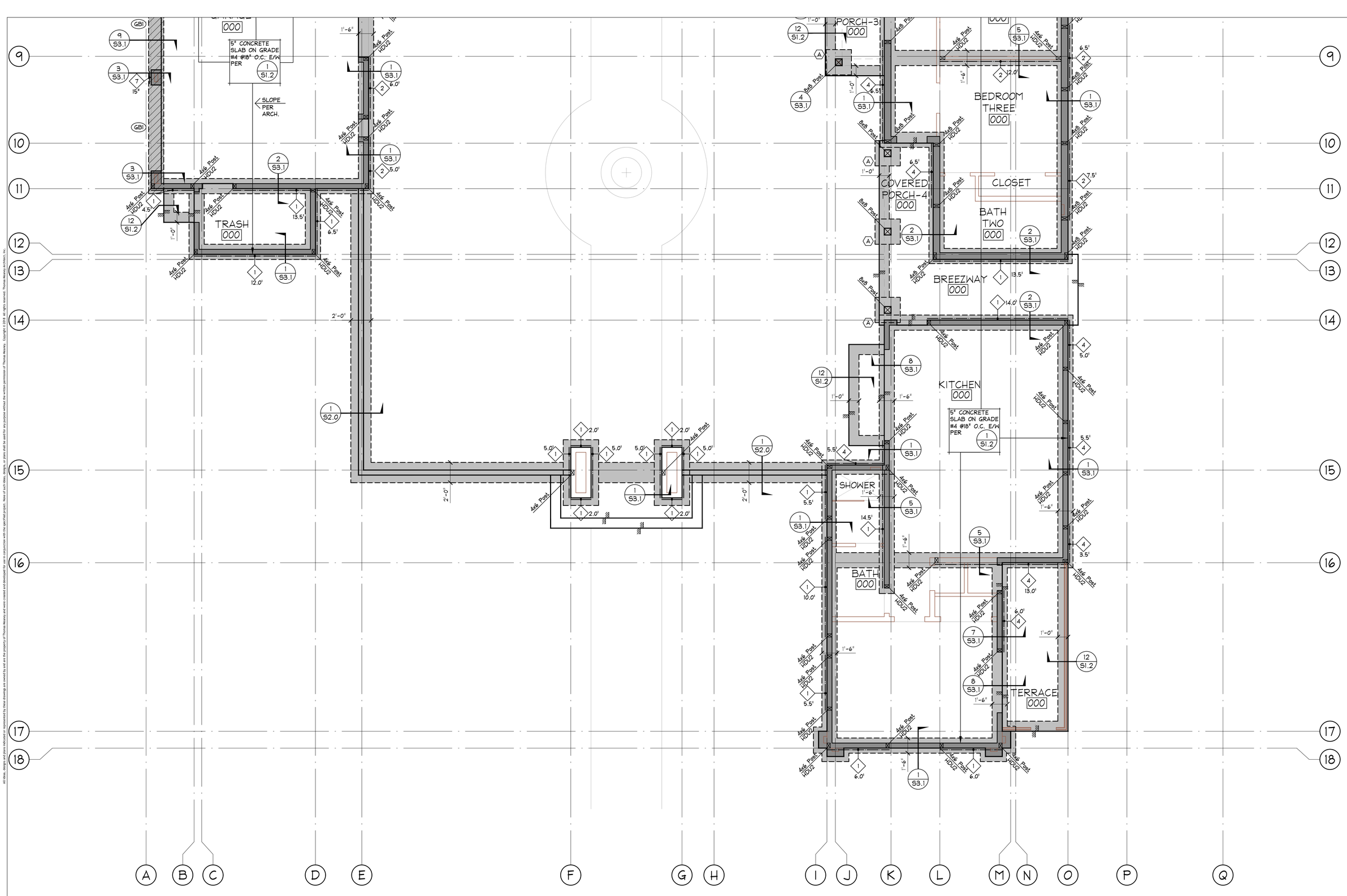
sei inc.
studio engineers inc.
structural consultants
11 W. Figueroa Street
Santa Barbara, Ca 93101
p: 805.962.2760
f: 805.962.2768
e: jtaco@studioengineersinc.com
w: www.studioengineersinc.com

LICENSED PROFESSIONAL ENGINEER
JOSEPH ANTHONY TACO
C 83131
EXP. 03-31-2027
CIVIL
STATE OF CALIFORNIA

Date 06-05-2025
Scale
Drawn JAT
Job Number SEI #25-004

Sheet S2.1.1

All Ideas, designs and plans indicated or represented by these drawings are owned by and are the property of Thomas Mackey and were created and developed for use in connection with the specified project. None of such Ideas, designs, or plans shall be used for any purpose without the written permission of Thomas Mackey. Copyright © 2018. All rights reserved. Thomas Mackey Architect, Inc.



FOUNDATION PLAN SOUTH

SCALE: 1/4" =1'-0"

N

GEHARDY RESIDENCE
NEW SINGLE FAMILY RESIDENCE
8390 MONTERRA VIEWS
APN 259-211-010
MONTEREY, CA.

FOUNDATION PLAN SOUTH

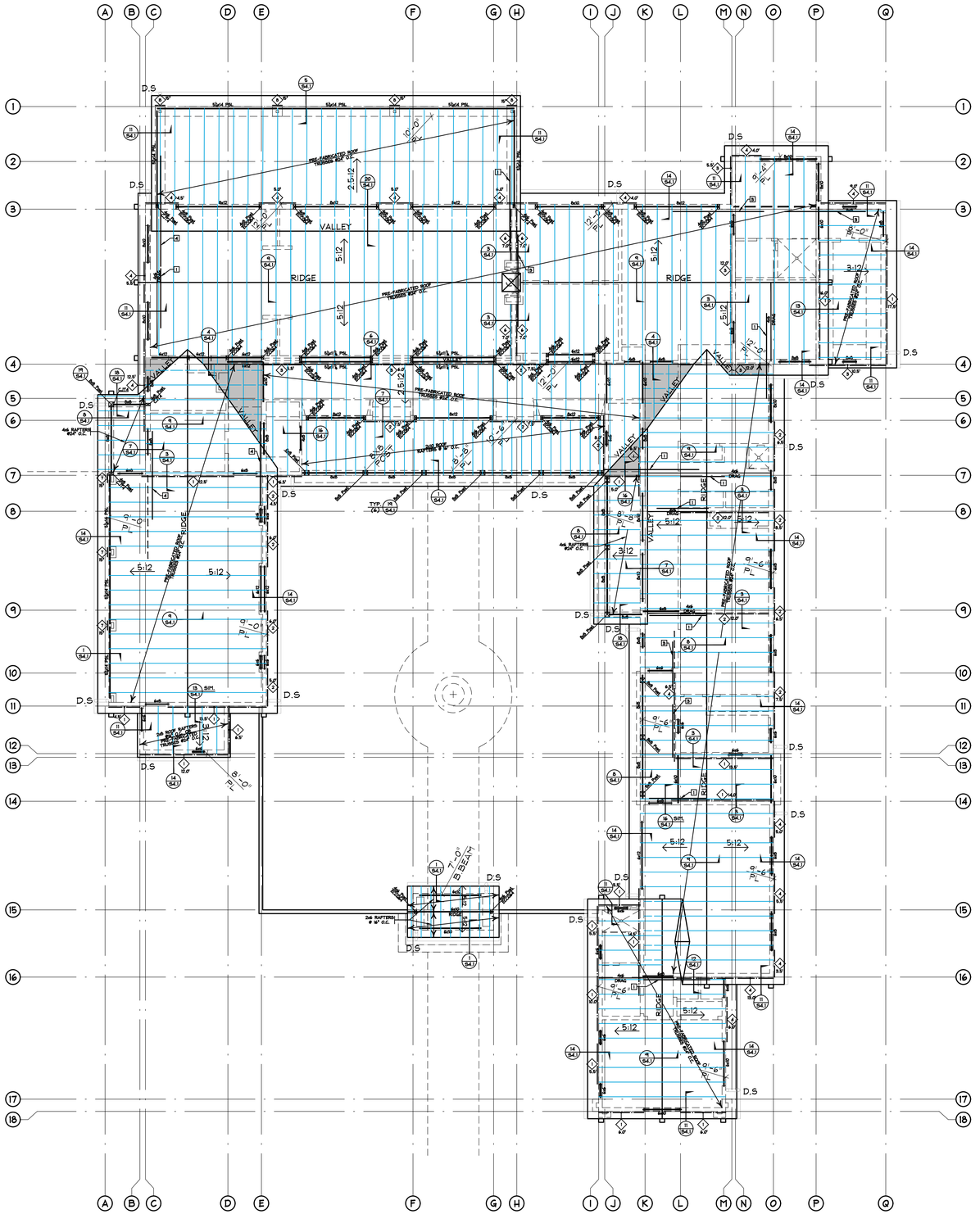
sie inc.
studio engineers inc.
structural consultants
11 W. Figueroa Street
Santa Barbara, Ca 93101
p: 805.962.2786
f: 805.962.2765
e: jtaca@studioengineersinc.com
w: www.studioengineersinc.com

LICENSED PROFESSIONAL ENGINEER
JOSEPH ANTHONY TACA
C 83131
EXP. 09-31-2027
CIVIL
STATE OF CALIFORNIA

Date 06-05-2025
Scale
Drawn JAT
Job Number SEI #25-004
Sheet

S2.1.2

All titles, designs and plans indicated or represented by these drawings are owned by and are the property of Thomas Mackey and were created and developed for use in conjunction with the specified project. None of such titles, designs or plans shall be used for any purpose without the written permission of Thomas Mackey. Copyright © 2018 all rights reserved. Thomas Mackey architect, Inc.


D.S
VALLEY
RIDGE
5:12
3:12
2:12
TYP. (4) 2x6 RAFTERS @ 24" O.C.
7'-0" B BEAM
2x6 RAFTERS @ 16" O.C.
8'-0" FL
10'-0" FL
6'-0" FL
2'-0" FL
PRE-FABRICATED ROOF TRUSSES @24" O.C.
2x6 RAFTERS @ 24" O.C.
2x8 RAFTERS @ 16" O.C.
2x6 RAFTERS @ 16" O.C.
2x6 RAFTERS @ 24" O.C.
2x6 RAFTERS @ 12" O.C.
2x6 RAFTERS @ 8" O.C.
2x6 RAFTERS @ 32" O.C.
2x6 RAFTERS @ 48" O.C.
2x6 RAFTERS @ 6" O.C.
2x6 RAFTERS @ 4" O.C.
2x6 RAFTERS @ 2" O.C.
2x6 RAFTERS @ 1" O.C.
2x6 RAFTERS @ 0.5" O.C.
2x6 RAFTERS @ 0.25" O.C.
2x6 RAFTERS @ 0.125" O.C.
2x6 RAFTERS @ 0.0625" O.C.
2x6 RAFTERS @ 0.03125" O.C.
2x6 RAFTERS @ 0.015625" O.C.
2x6 RAFTERS @ 0.0078125" O.C.
2x6 RAFTERS @ 0.00390625" O.C.
2x6 RAFTERS @ 0.001953125" O.C.
2x6 RAFTERS @ 0.0009765625" O.C.
2x6 RAFTERS @ 0.00048828125" O.C.
2x6 RAFTERS @ 0.000244140625" O.C.
2x6 RAFTERS @ 0.0001220703125" O.C.
2x6 RAFTERS @ 0.00006103515625" O.C.
2x6 RAFTERS @ 0.000030517578125" O.C.
2x6 RAFTERS @ 0.0000152587890625" O.C.
2x6 RAFTERS @ 0.00000762939453125" O.C.
2x6 RAFTERS @ 0.000003814697265625" O.C.
2x6 RAFTERS @ 0.0000019073486328125" O.C.
2x6 RAFTERS @ 0.00000095367431640625" O.C.
2x6 RAFTERS @ 0.000000476837158203125" O.C.
2x6 RAFTERS @ 0.0000002384185791015625" O.C.
2x6 RAFTERS @ 0.00000011920928955078125" O.C.
2x6 RAFTERS @ 0.000000059604644775390625" O.C.
2x6 RAFTERS @ 0.0000000298023223876953125" O.C.
2x6 RAFTERS @ 0.00000001490116119384765625" O.C.
2x6 RAFTERS @ 0.000000007450580596923828125" O.C.
2x6 RAFTERS @ 0.0000000037252902984619140625" O.C.
2x6 RAFTERS @ 0.0000000018626451492309570312" O.C.
2x6 RAFTERS @ 0.0000000009313225746154785156" O.C.
2x6 RAFTERS @ 0.0000000004656612873077392578" O.C.
2x6 RAFTERS @ 0.0000000002328306436538696289" O.C.
2x6 RAFTERS @ 0.0000000001164153218269348145" O.C.
2x6 RAFTERS @ 0.0000000000582076609134674072" O.C.
2x6 RAFTERS @ 0.0000000000291038304567337036" O.C.
2x6 RAFTERS @ 0.0000000000145519152283668518" O.C.
2x6 RAFTERS @ 0.0000000000072759576141834259" O.C.
2x6 RAFTERS @ 0.0000000000036379788070917129" O.C.
2x6 RAFTERS @ 0.0000000000018189894035458565" O.C.
2x6 RAFTERS @ 0.0000000000009094947017729282" O.C.
2x6 RAFTERS @ 0.0000000000004547473508864641" O.C.
2x6 RAFTERS @ 0.0000000000002273736754432321" O.C.
2x6 RAFTERS @ 0.0000000000001136868377216160" O.C.
2x6 RAFTERS @ 0.0000000000000568434188608080" O.C.
2x6 RAFTERS @ 0.0000000000000284217094304040" O.C.
2x6 RAFTERS @ 0.0000000000000142108547152020" O.C.
2x6 RAFTERS @ 0.0000000000000071054273576010" O.C.
2x6 RAFTERS @ 0.0000000000000035527136788005" O.C.
2x6 RAFTERS @ 0.0000000000000017763568394002" O.C.
2x6 RAFTERS @ 0.0000000000000008881784197001" O.C.
2x6 RAFTERS @ 0.0000000000000004440892098500" O.C.
2x6 RAFTERS @ 0.0000000000000002220446049250" O.C.
2x6 RAFTERS @ 0.0000000000000001110223024625" O.C.
2x6 RAFTERS @ 0.0000000000000000555111512312" O.C.
2x6 RAFTERS @ 0.0000000000000000277555756156" O.C.
2x6 RAFTERS @ 0.0000000000000000138777878078" O.C.
2x6 RAFTERS @ 0.0000000000000000069388939039" O.C.
2x6 RAFTERS @ 0.0000000000000000034694469520" O.C.
2x6 RAFTERS @ 0.0000000000000000017347234760" O.C.
2x6 RAFTERS @ 0.0000000000000000008673617380" O.C.
2x6 RAFTERS @ 0.0000000000000000004336808690" O.C.
2x6 RAFTERS @ 0.0000000000000000002168404345" O.C.
2x6 RAFTERS @ 0.0000000000000000001084202172" O.C.
2x6 RAFTERS @ 0.0000000000000000000542101086" O.C.
2x6 RAFTERS @ 0.0000000000000000000271050543" O.C.
2x6 RAFTERS @ 0.0000000000000000000135525271" O.C.
2x6 RAFTERS @ 0.0000000000000000000067762636" O.C.
2x6 RAFTERS @ 0.0000000000000000000033881318" O.C.
2x6 RAFTERS @ 0.0000000000000000000016940659" O.C.
2x6 RAFTERS @ 0.0000000000000000000008470330" O.C.
2x6 RAFTERS @ 0.0000000000000000000004235165" O.C.
2x6 RAFTERS @ 0.0000000000000000000002117583" O.C.
2x6 RAFTERS @ 0.0000000000000000000001058792" O.C.
2x6 RAFTERS @ 0.0000000000000000000000529396" O.C.
2x6 RAFTERS @ 0.0000000000000000000000264698" O.C.
2x6 RAFTERS @ 0.0000000000000000000000132349" O.C.
2x6 RAFTERS @ 0.0000000000000000000000066175" O.C.
2x6 RAFTERS @ 0.0000000000000000000000033087" O.C.
2x6 RAFTERS @ 0.0000000000000000000000016544" O.C.
2x6 RAFTERS @ 0.0000000000000000000000008272" O.C.
2x6 RAFTERS @ 0.0000000000000000000000004136" O.C.
2x6 RAFTERS @ 0.0000000000000000000000002068" O.C.
2x6 RAFTERS @ 0.0000000000000000000000001034" O.C.
2x6 RAFTERS @ 0.0000000000000000000000000517" O.C.
2x6 RAFTERS @ 0.0000000000000000000000000259" O.C.
2x6 RAFTERS @ 0.0000000000000000000000000130" O.C.
2x6 RAFTERS @ 0.0000000000000000000000000065" O.C.
2x6 RAFTERS @ 0.0000000000000000000000000033" O.C.
2x6 RAFTERS @ 0.0000000000000000000000000016" O.C.
2x6 RAFTERS @ 0.0000000000000000000000000008" O.C.
2x6 RAFTERS @ 0.0000000000000000000000000004" O.C.
2x6 RAFTERS @ 0.0000000000000000000000000002" O.C.
2x6 RAFTERS @ 0.0000000000000000000000000001" O.C.
2x6 RAFTERS @ 0.0000000000000000000000000000

All ideas, designs, and plans indicated or represented by these drawings are owned by and are the property of Thomas Mackey and were created and developed for use in conjunction with the specified project. None of such ideas, designs, or plans shall be used for any purpose without the written permission of Thomas Mackey. Copyright © 2018. All rights reserved. Thomas Mackey architect, Inc.

ROOF FRAMING PLAN NORTH

SCALE: 1/4" =1'-0"

N

GEHARDY RESIDENCE
NEW SINGLE FAMILY RESIDENCE
8390 MONTERRA VIEWS
APN 259-211-010
MONTEREY,CA.

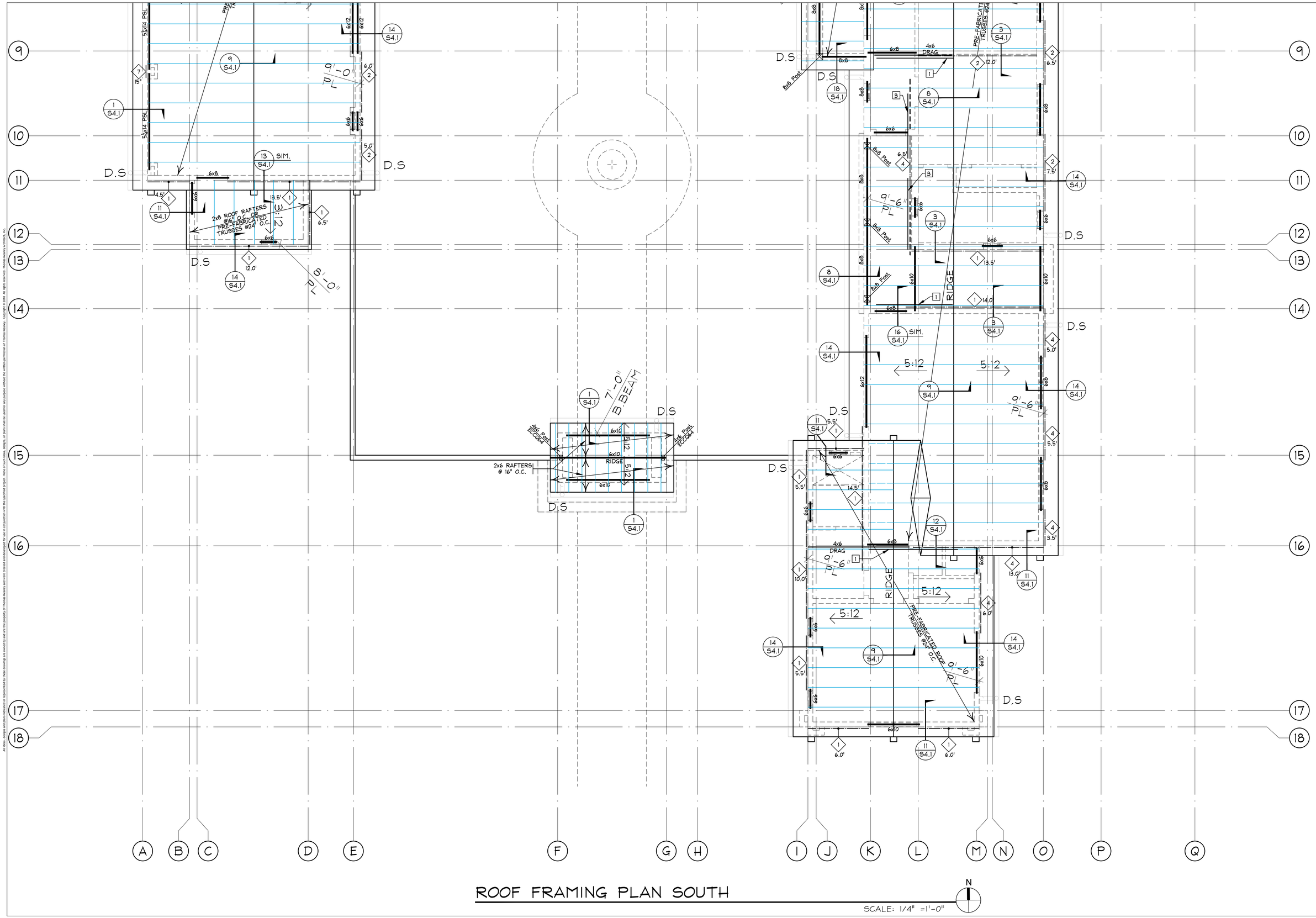
ROOF FRAMING PLAN NORTH

sei inc.
studio engineers inc.
structural consultants
11 W. Figueroa Street
Santa Barbara, Ca 93101
p: 805.962.2780
f: 805.962.2788
e: jtasca@studioengineersinc.com
w: www.studioengineersinc.com

LICENSED PROFESSIONAL ENGINEER
JASON ANTHONY TASCA
C 83131
EXP. 03-31-2027
CIVIL
STATE OF CALIFORNIA

Date 06-05-2025
Scale
Drawn JAT
Job Number SEI #25-004

Sheet
S2.2.1



ROOF FRAMING PLAN SOUTH

SCALE: 1/4" =1'-0"

N

GEHARDY RESIDENCE
NEW SINGLE FAMILY RESIDENCE
8390 MONTERRA VIEWS
APN 259-211-010
MONTEREY,CA.

ROOF FRAMING
PLAN SOUTH

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

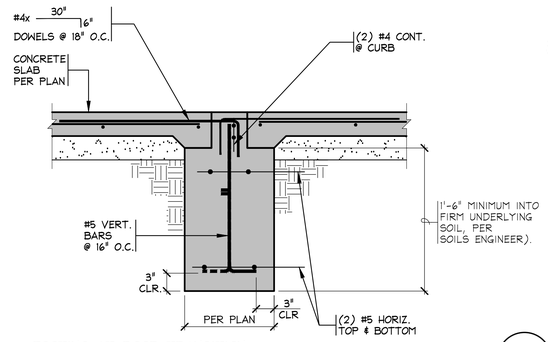
LICENSED PROFESSIONAL ENGINEER
JOSEPH ANTHONY TASCA
C 83131
EXP: 03-31-2027
CIVIL
STATE OF CALIFORNIA

Date 06-05-2025
Scale
Drawn JAT
Job Number SEI #25-004
Sheet

S2.2.2

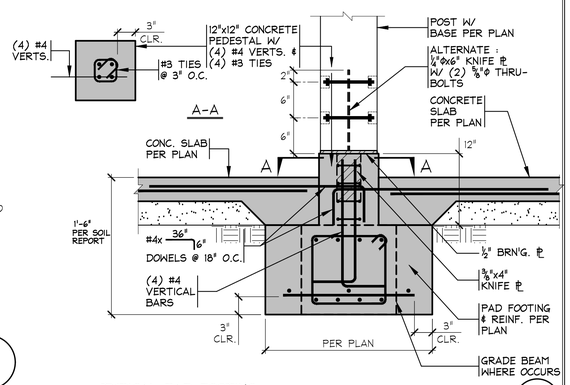
All Ideas, designs and plans indicated or represented by these drawings are owned by and are the property of Thomas Mackey and were created and disclosed for use in conjunction with the specified project. None of such Ideas, designs, or plans shall be used for any purpose without the written permission of Thomas Mackey. Copyright © 2016 all rights reserved. Thomas Mackey architect, Inc.

All titles, designs, and plans indicated or represented by these drawings are and were created and developed for use in connection with the specified project. None of such titles, designs, or plans shall be used for any purpose without the written permission of Thomas Mackey. Copyright © 2018 all rights reserved. Thomas Mackey architect, Inc.



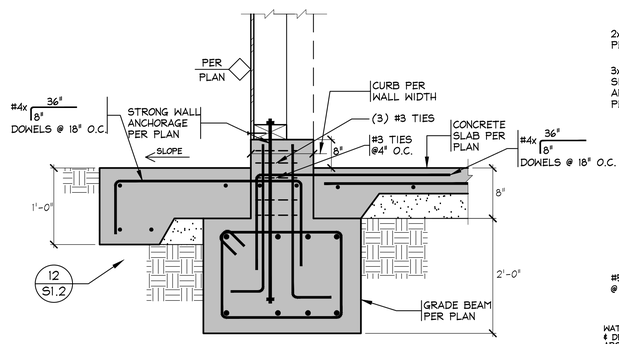
FOOTING AT DOOR TRANSITION

SCALE: 1"=1'-0" 8



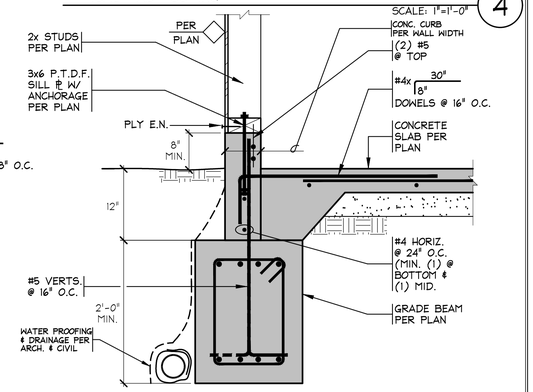
TYPICAL PAD FOOTING

SCALE: 1"=1'-0" 4



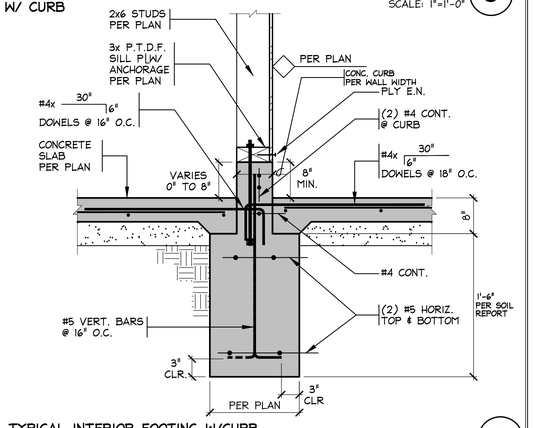
GRADE BEAM AT PATIO EDGE

SCALE: 1"=1'-0" 7



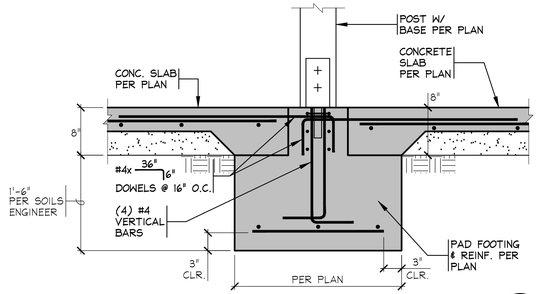
TYPICAL GRADE BEAM AT EXTERIOR CONDITION W/ CURB

SCALE: 1"=1'-0" 3



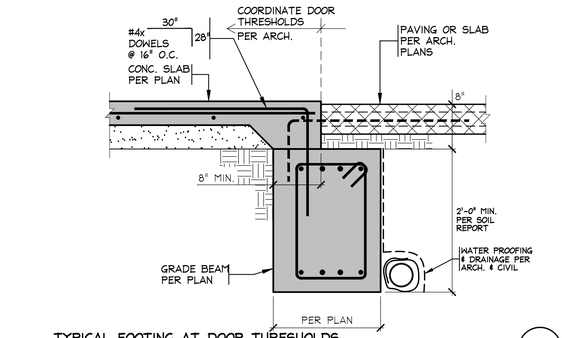
TYPICAL INTERIOR FOOTING W/CURB

SCALE: 1"=1'-0" 2



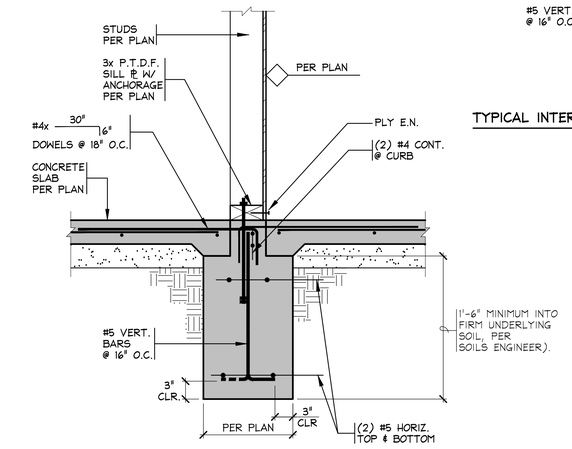
TYPICAL INTERIOR PAD FOOTING

SCALE: 1"=1'-0" 10



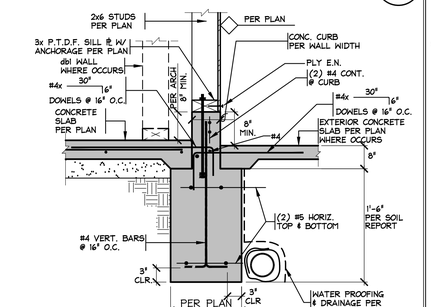
TYPICAL FOOTING AT DOOR THRESHOLDS

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

8390 MONTERRA VIEWS
APN 259-211-010
MONTEREY, CA.

FOUNDATION DETAILS

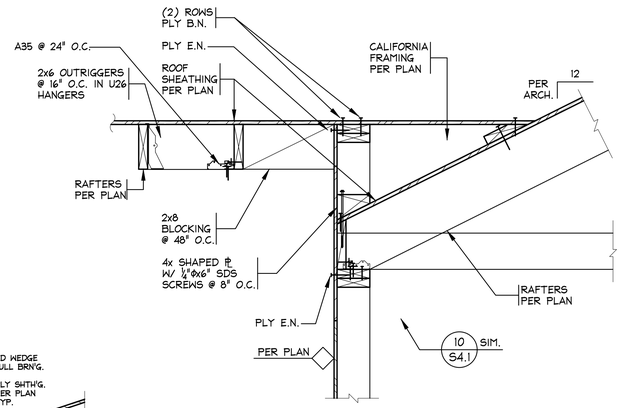
sei inc.
studio engineers inc.
structural consultants
11 W. Figueroa Street
Santa Barbara, Ca 93101
p: 805.962.2760
f: 805.962.2765
e: jtasci@studioengineersinc.com
w: www.studioengineersinc.com

LICENSED PROFESSIONAL ENGINEER
JOSEPH ANTHONY TASCI
C 83131
EXP. 03-31-2027
CIVIL
STATE OF CALIFORNIA

Date 06-05-2025
Scale
Drawn JAT
Job Number SEI #25-004
Sheet

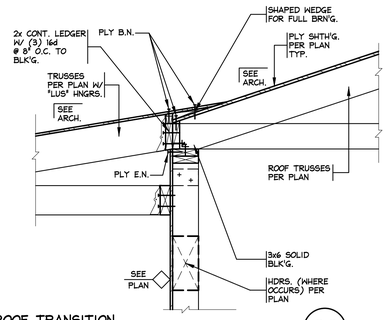
S3.1

All ideas, designs and plans indicated or represented by these drawings are owned by and are the property of Thomas Mackey and were created and developed for use in conjunction with the specified project. None of such ideas, designs, or plans shall be used for any purpose without the written permission of Thomas Mackey. Copyright © 2018 All rights reserved. Thomas Mackey Architect, Inc.



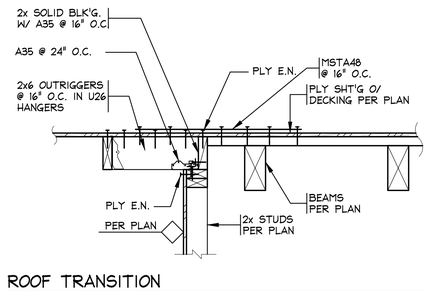
ROOF TRANSITION

SCALE: 1"=1'-0" — 17



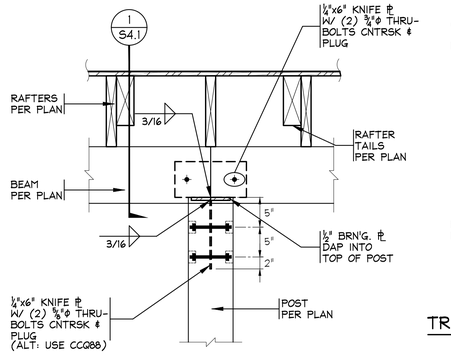
ROOF TRANSITION

SCALE: 1"=1'-0" — 20



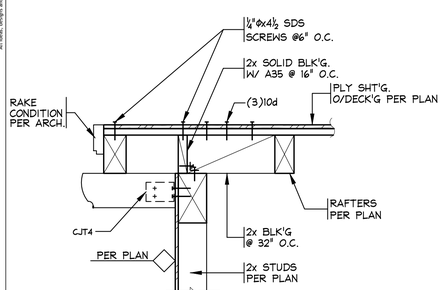
ROOF TRANSITION

SCALE: 1"=1'-0" — 16



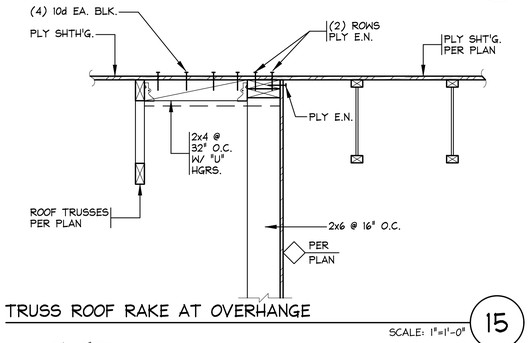
POST TO BEAMS

SCALE: 1"=1'-0" — 19



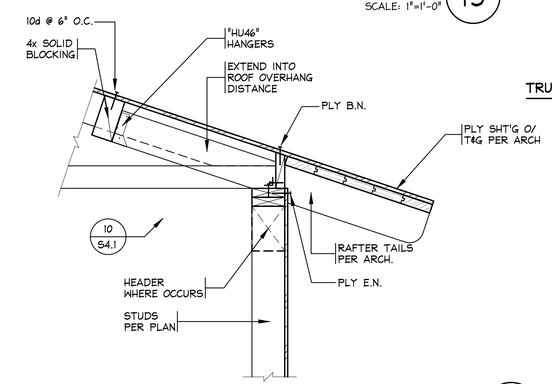
RAKE CONDITION

SCALE: 1"=1'-0" — 18



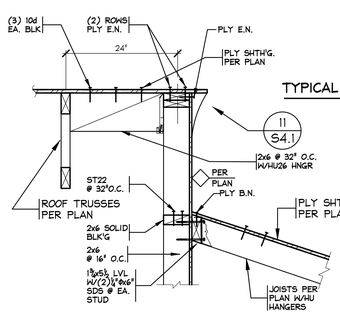
TRUSS ROOF RAKE AT OVERHANGE

SCALE: 1"=1'-0" — 15



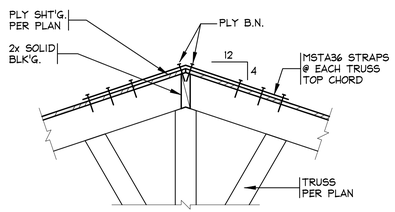
RAFTER TAILS AT TYPICAL TRUSS EAVE

SCALE: 1"=1'-0" — 14



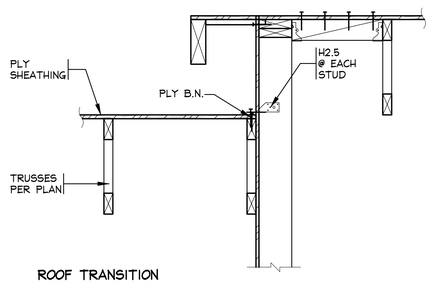
SHEAR TRANSFER @ LOWER ROOF

SCALE: 1"=1'-0" — 13



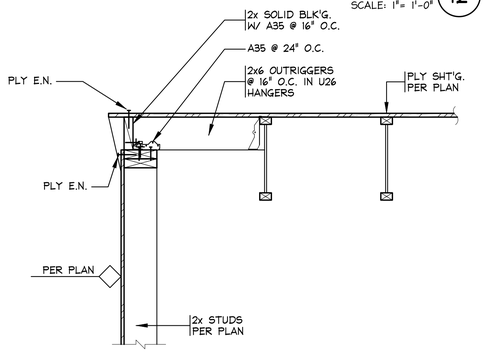
TYPICAL TRUSS @ RIDGE LINE

SCALE: 1"=1'-0" — 9



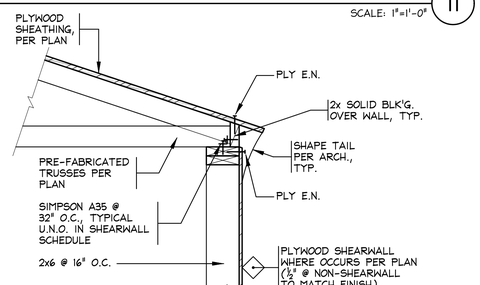
ROOF TRANSITION

SCALE: 1"= 1'-0" — 12



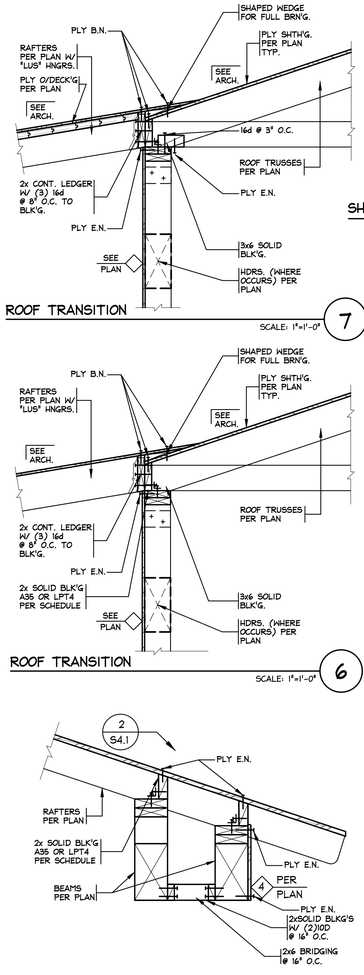
TRUSS @ RAKE

SCALE: 1"=1'-0" — 11



TYPICAL EAVE DETAIL

SCALE: 1"=1'-0" — 10



ROOF TRANSITION

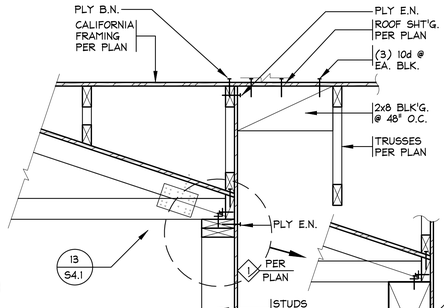
SCALE: 1"=1'-0" — 7

ROOF TRANSITION

SCALE: 1"=1'-0" — 6

SUPPORT AT SLIDING DOOR

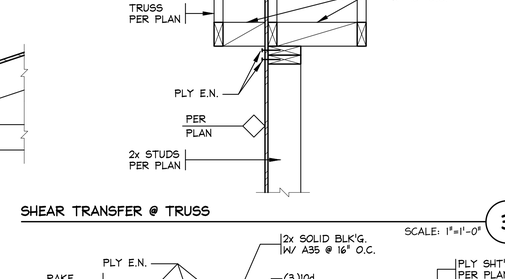
SCALE: 1"=1'-0" — 5



@ SIMILAR CONDITION

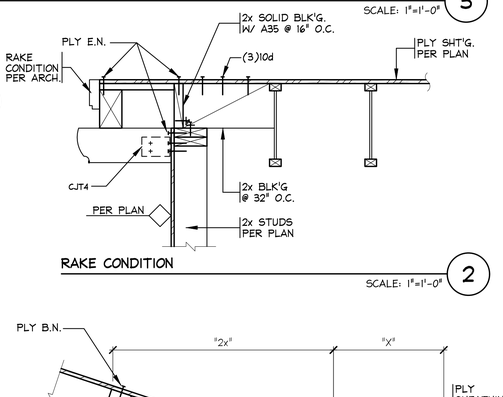
ROOF TRANSITION

SCALE: 1"=1'-0" — 4



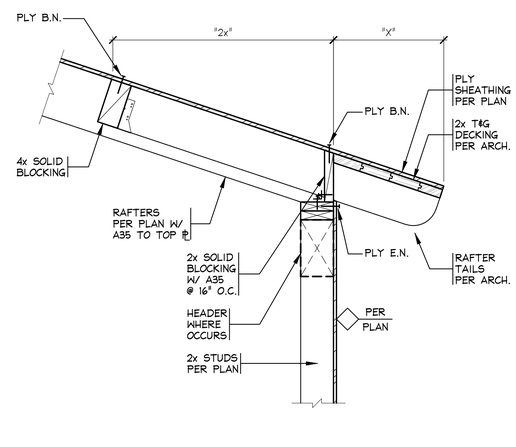
SHEAR TRANSFER @ TRUSS

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

sie inc.
studio engineers inc.
structural consultants
11 W. Figueroa Street
Santa Barbara, Ca 93101
p: 805.962.2760
f: 805.962.2768
e: jtascal@studioengineersinc.com
w: www.studioengineersinc.com

LICENSED PROFESSIONAL ENGINEER JOSEPH ANTHONY TASCA 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

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.
MONTEREY ENERGY GROUP, INC.

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 horizontal 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.

REVISIONS:	BY:

MONTEREY ENERGY GROUP
Consulting Mechanical Engineering
26465 Carmel Rancho Blvd. Suite 8, Carmel, CA 93923
831-372-8328 VOICE
831-359-4173 FAX
www.montereyenergygroup.com
cad@meg4.com

REGISTERED PROFESSIONAL ENGINEER
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

THE USE OF THESE DRAWINGS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY MEANS, IN WHOLE OR IN PART, IS PROHIBITED.

THE USE OF THESE DRAWINGS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY MEANS, IN WHOLE OR IN PART, IS PROHIBITED. 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

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 (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)	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

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 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

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 3 of 14)**

Calculation Description: Title 24 Analysis **Input File Name:** 25-224 Gerhardy Res..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	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**		

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 4 of 14)**

Calculation Description: Title 24 Analysis **Input File Name:** 25-224 Gerhardy Res..ribd22x

ENERGY USE INTENSITY				
	Standard Design (kBtu/ft² - yr)	Proposed Design (kBtu/ft² - yr)	Margin (kBtu/ft² - 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

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 5 of 14)**

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 (ft²)	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 (ft²)	Avg. Ceiling Height	Water Heating System 1	Status
Entire Main Res.	Conditioned	Heat Pumps1	3917	12.75	DHW Sys 1	New

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 6 of 14)**

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 (ft²)	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 (ft²)	Skylight Area (ft²)	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

MONTEREY ENERGY GROUP
Consulting Mechanical Engineering
26465 Carmel Rancho Blvd. Suite 8, Carmel, CA 93923
831-372-8328 VOICE
831-359-4173 FAX
www.montereyenergygroup.com
cad@merg4.com

REGISTERED PROFESSIONAL ENGINEER
GRAHAM STALLCUP
No. M31607
EXP. MAR 31, 2027
MECHANICAL
STATE OF CALIFORNIA

REVISIONS:	BY:

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: M0.2
SHEET OF SHEETS

MONTEREY ENERGY GROUP

THE USE OF 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

THE USE OF THESE DRAWINGS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY MEANS, IN WHOLE OR IN PART, IS PROHIBITED.

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 7 of 14)**

Calculation Description: Title 24 Analysis **Input File Name:** 25-224 Gerhardy Res..ribd22x

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

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 8 of 14)**

Calculation Description: Title 24 Analysis **Input File Name:** 25-224 Gerhardy Res..ribd22x

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

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 9 of 14)**

Calculation Description: Title 24 Analysis **Input File Name:** 25-224 Gerhardy Res..ribd22x

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

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 10 of 14)**

Calculation Description: Title 24 Analysis **Input File Name:** 25-224 Gerhardy Res..ribd22x

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)

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 11 of 14)**

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

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 12 of 14)**

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

REVISIONS:	BY:

MONTEREY ENERGY GROUP
Consulting Mechanical Engineering
26465 Carmel Rancho Blvd. Suite 8, Carmel, CA 93923
831-372-8328 VOICE
831-359-4173 FAX
www.montereyenergygroup.com
cad@meg4.com

REGISTERED PROFESSIONAL ENGINEER
GRAHAM 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.
THE USE OF THESE DRAWINGS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY MEANS, IN WHOLE OR IN PART, IS PROHIBITED.

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 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 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 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 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 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:

MONTEREY ENERGY GROUP
Consulting Mechanical Engineering
26465 Carmel Rancho Blvd. Suite 8, Carmel, CA 93923
831-372-8328 VOICE
831-359-4173 FAX
www.montereyenergygroup.com
cal@meg4.com

REGISTERED PROFESSIONAL ENGINEER
CALHAM STALLCUP
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

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

THE USE OF THESE DRAWINGS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY MEANS, IN WHOLE OR IN PART, IS PROHIBITED.

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:

MONTEREY ENERGY GROUP
Consulting Mechanical Engineering
26465 Carmel Rancho Blvd. Suite 8, Carmel, CA 93923
831-372-8328 VOICE
831-359-4173 FAX
www.montereyenergygroup.com
cad@mteg4.com

REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER A. STALLCUP
No. M31607
EXP. MAR 31, 2027
MECHANICAL
STATE OF CALIFORNIA

GERHARDY RESIDENCE & ADU

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 ALIVING	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.

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(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:

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.

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

I, 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

NOTICE: This document has been generated by California Home Energy Efficiency Rating Services (CHEERS) using information uploaded by third parties not affiliated with or related to CHEERS. Therefore, CHEERS is not responsible for, and cannot guarantee, the accuracy or completeness of the information contained in this document.

CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Report Generated: 2025-06-04 14:31:23

Schema Version: rev 20220901

THE USE OF THESE DRAWINGS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY MEANS, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO THESE DRAWINGS AND SPECIFICATIONS REMAINS WITH THE ENGINEER WITHOUT PREJUDICE. ALL RIGHTS RESERVED.

MONTEREY ENERGY GROUP
Consulting Mechanical Engineering
26465 Carmel Rancho Blvd. Suite 8, Carmel, CA 93923
831-372-8328 VOICE
831-359-4173 FAX
www.montereyenergygroup.com
cad@meg4.com

REVISIONS: BY:

REGISTERED PROFESSIONAL ENGINEER — BENJAMIN STALLCUP — No. M31607 — EXP. MAR 31, 2027 — MECHANICAL — STATE OF CALIFORNIA

GERHARDY RESIDENCE & ADU

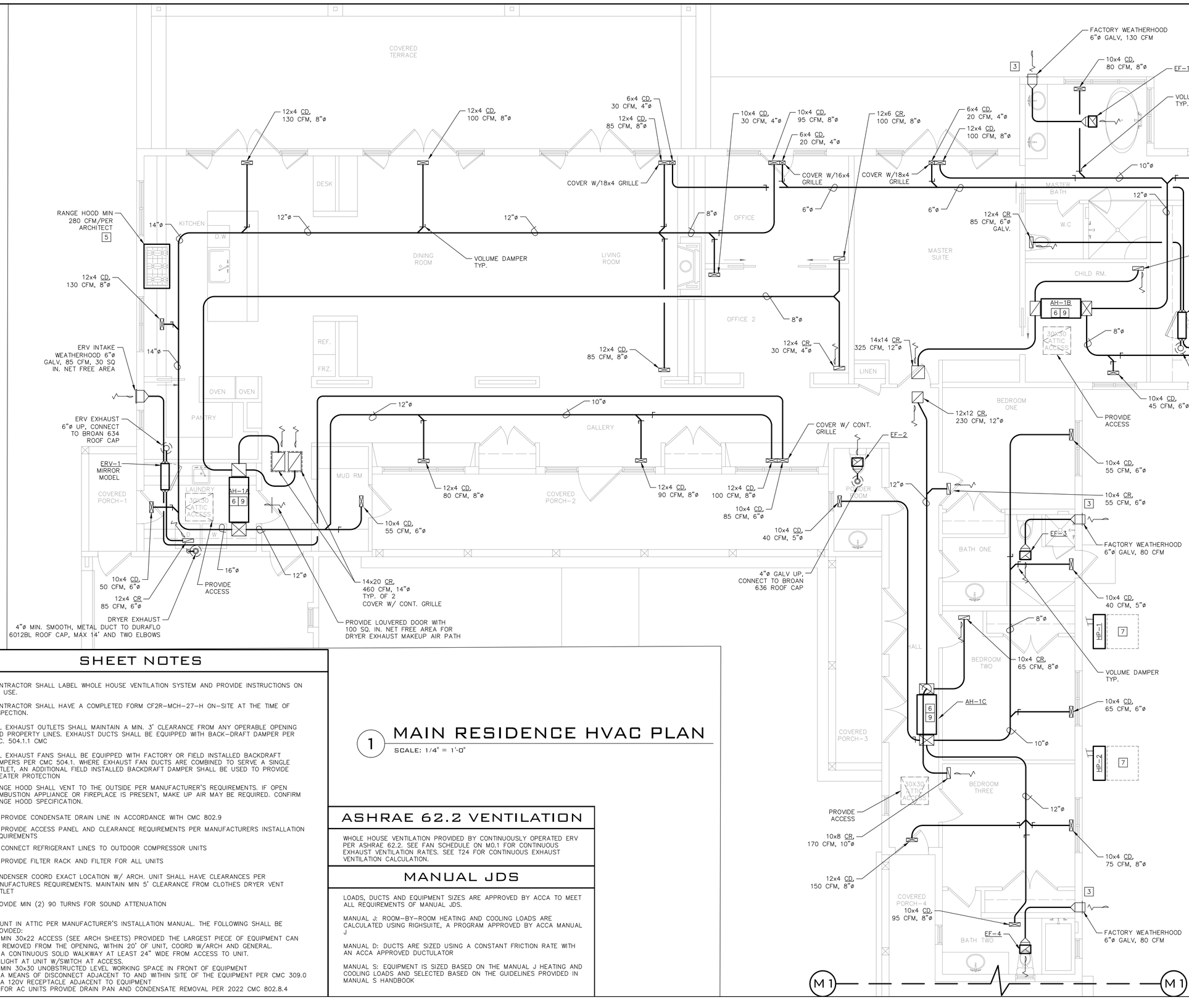
8390 MONTERRA VIEWS
MONTEREY, CA. 93940

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

THE USE OF THESE DRAWINGS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY MEANS, IN WHOLE OR IN PART, IS PROHIBITED. 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.
MONTEREY ENERGY GROUP, INC.



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

REVISIONS:	BY:

MONTEREY ENERGY GROUP
Consulting Mechanical Engineering
26465 Carmel Rancho Blvd. Suite 8, Carmel, CA 93923
831-372-8328 VOICE
831-359-4173 FAX
www.montereyenergygroup.com
cad@merg4.com

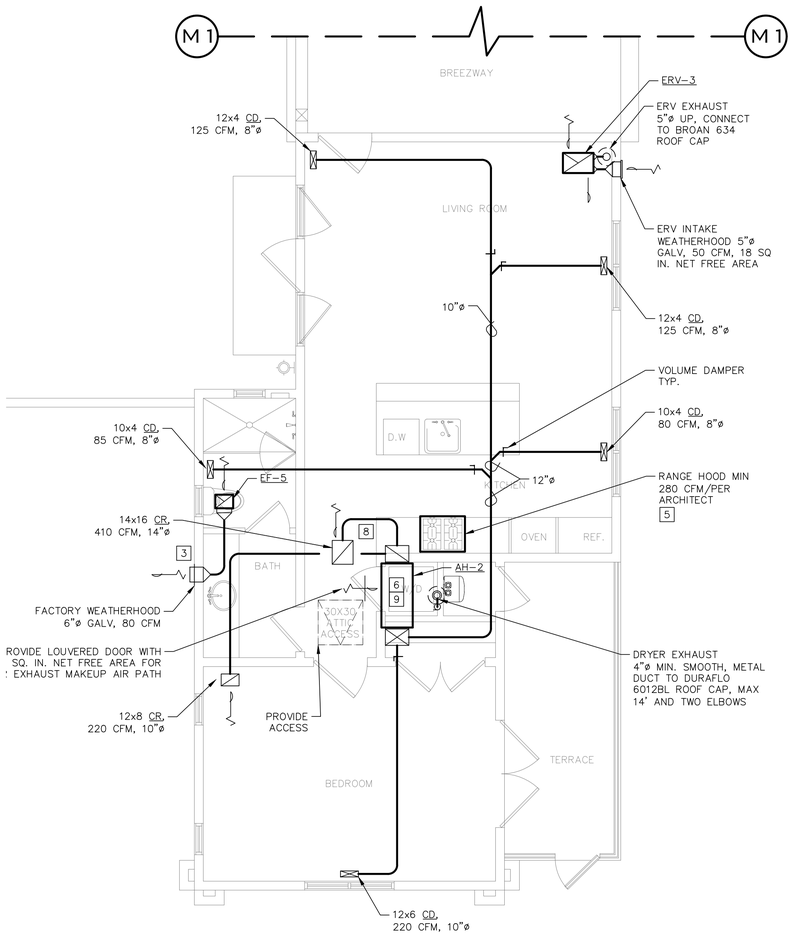
REGISTERED PROFESSIONAL ENGINEER
GRAHAM STALLCUP
No. M31607
EXP. MAR 31, 2027
MECHANICAL
STATE OF CALIFORNIA

GERHARDY RESIDENCE & ADU

8390 MONTERRA VIEWS
MONTEREY, CA. 93940

MAIN RESIDENCE HVAC PLAN

DATE:	6/9/2025
SCALE:	AS NOTED
DRAWN:	MEG
CHECKED:	
CHECKED:	
FILE NAME:	
SHEET:	M2.1
	SHEET OF SHEETS



1 ADU HVAC PLAN

SCALE: 1/4" = 1'-0"

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

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

REVISIONS:	BY:

MONTEREY ENERGY GROUP
Consulting Mechanical Engineering
26465 Carmel Rancho Blvd. Suite 8, Carmel, CA 93923
831-372-8328 VOICE
831-359-4173 FAX
www.montereyenergygroup.com
cad@meg4.com

REGISTERED PROFESSIONAL ENGINEER
MEGHAN STALLCUP
No. M31607
EXP. MAR 31, 2027
MECHANICAL
STATE OF CALIFORNIA

GERHARDY
RESIDENCE & ADU
8390 MONTERRA VIEWS
MONTEREY, CA. 93940

ADU
HVAC PLAN

DATE: 6/9/2025
SCALE: AS NOTED
DRAWN: MEG
CHECKED:
CHECKED:
FILE NAME:
SHEET: M2.2
SHEET OF SHEETS

THE USE OF THESE DRAWING AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY MEANS, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO THESE DRAWING AND SPECIFICATIONS & IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF SERVICE, IS AND SHALL REMAIN THE PROPERTY OF MONTEREY ENERGY GROUP, INC. THE PROPOSED DEVELOPMENT AND CONSTRUCTION OF BUILDINGS AND SPECIFICATIONS SHALL BE IN ACCORDANCE WITH THESE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIA EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS

MONTEREY ENERGY GROUP, INC.
TITLE TO THESE DRAWINGS AND SPECIFICATIONS, AS RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED, AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY MEANS, IN WHOLE OR IN PART, IS PROHIBITED.
THE USE OF THESE DRAWINGS AND SPECIFICATIONS, AS RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED, PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY MEANS, IN WHOLE OR IN PART, IS PROHIBITED.

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.

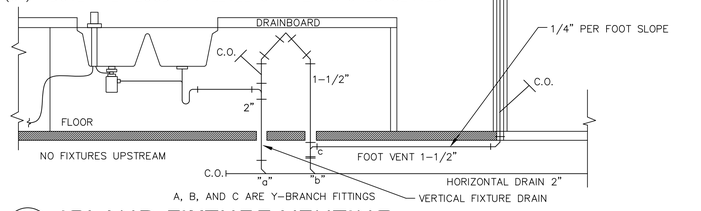
E. Gas Piping:
1. Underground natural gas piping from meter shall be run in polyethylene pipe with tracer wire.
2. Gas piping within house shall be run in black iron pipe with galvanized fittings.
3. Threaded joints shall be made up with teflon paste, rector seal #1, teflon tape or other approved joint 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.

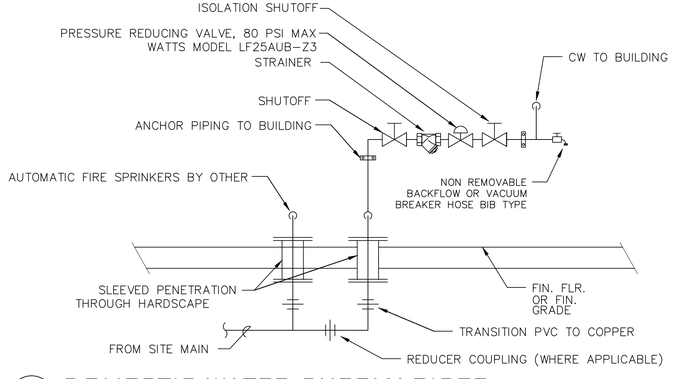
G. Trim:
1. Plumbing contractor shall be responsible for protection of all finished work by other trades; plumbers working on finished floors shall use clean quilted drops.
2. Hot and cold water stubouts beneath sinks shall have brass T's and separate stops when supplies are to be run to dishwasher, 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

REVISIONS:	BY:

MONTEREY ENERGY GROUP
Consulting Mechanical Engineering
26465 Carmel Rancho Blvd. Suite 8, Carmel, CA 93923
831-372-8328 VOICE
831-359-4173 FAX
www.montereyenergygroup.com
cad@meg4.com

REGISTERED PROFESSIONAL ENGINEER
ABRAHAM STALLCUP
No. M31607
EXP. MAR 31, 2027
MECHANICAL
STATE OF CALIFORNIA

GERHARDY RESIDENCE
PROJECT STREET ADDRESS
PROJECT CITY, STATE

LEGENDS, SCHEDULES, NOTES & DETAILS

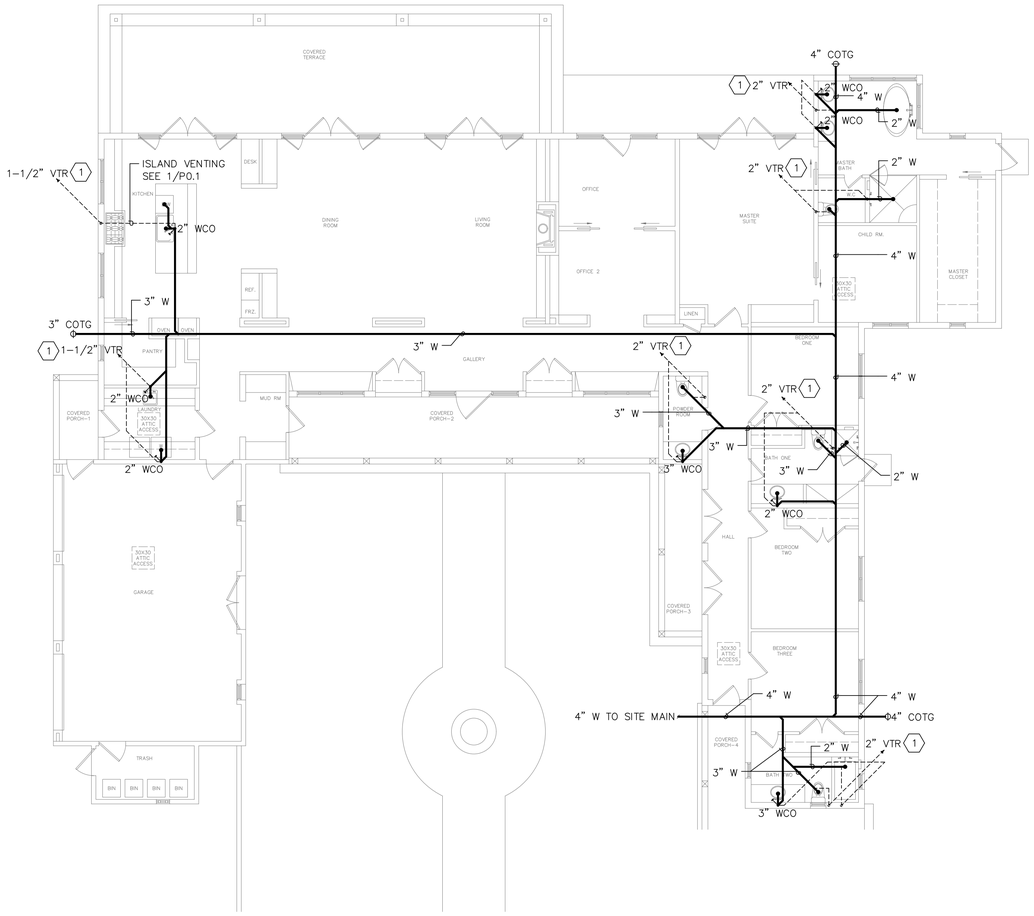
DATE:	06/09/25
SCALE:	AS NOTED
DRAWN:	MEG
CHECKED:	
CHECKED:	
FILE NAME:	

SHEET: P0.1
SHEET OF SHEETS

THE USE OF THESE DRAWINGS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY MEANS, IN WHOLE OR IN PART, IS PROHIBITED. 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 MONTEREY ENERGY GROUP, INC.

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"

REVISIONS:	BY:

MONTEREY ENERGY GROUP
Consulting Mechanical Engineering
26465 Carmel Rancho Blvd. Suite 8, Carmel, CA 93923
831-372-8328 VOICE
831-359-4173 FAX
www.montereyenergygroup.com
cad@meg4.com

REGISTERED PROFESSIONAL ENGINEER
GRAHAM STALLCUP
No. M31607
EXP. MAR 31, 2027
MECHANICAL
STATE OF CALIFORNIA

GERHARDY RESIDENCE

PROJECT STREET ADDRESS
PROJECT CITY, STATE

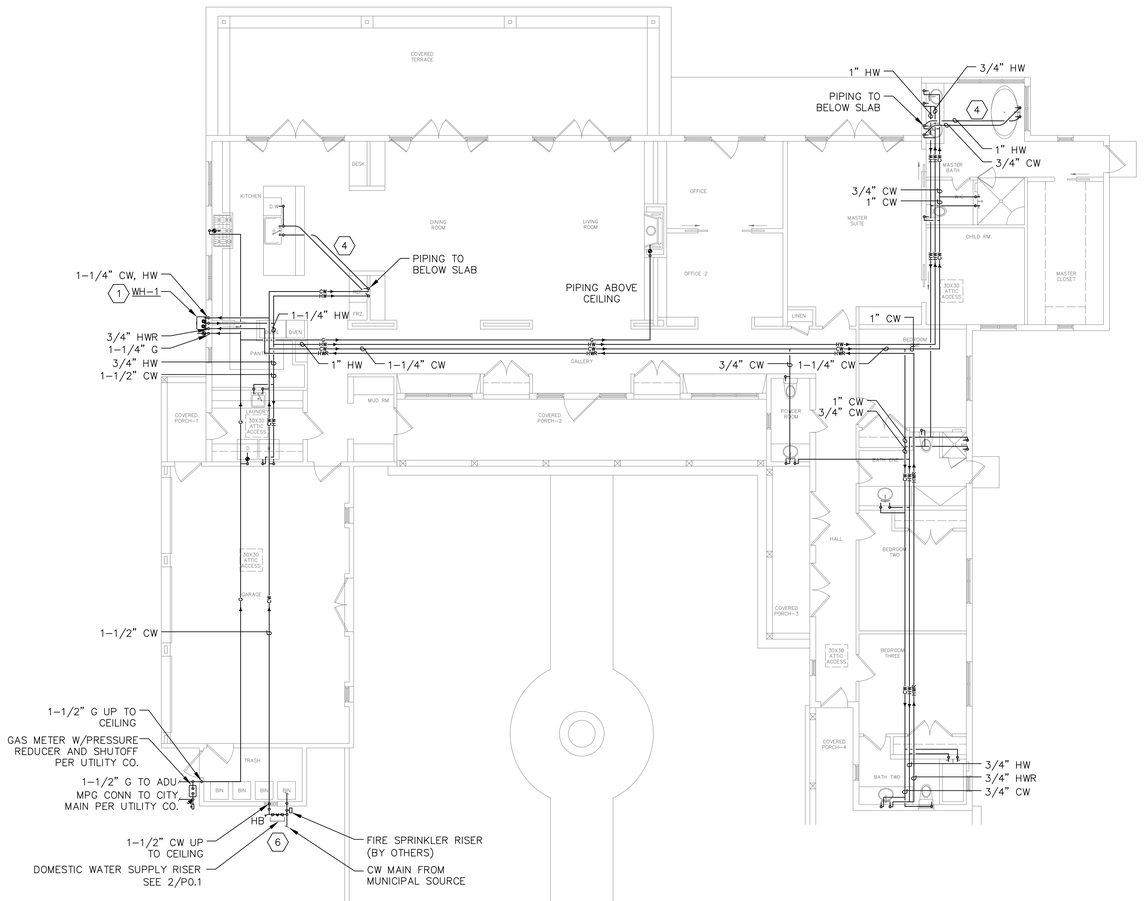
MAIN RESIDENCE
WASTE & VENT PLAN

DATE:	06/09/25
SCALE:	AS NOTED
DRAWN:	MEG
CHECKED:	
CHECKED:	
FILE NAME:	
SHEET:	P2.1
	SHEET OF SHEETS

THE USE OF THESE DRAWINGS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY MEANS, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO THESE DRAWINGS AND SPECIFICATIONS SHALL CONTINUE IN ALL EVENTS OF THE ACCEPTANCE OF THESE RESTRICTIONS. MONTEREY ENERGY GROUP, INC.

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"

REVISIONS:	BY:

MONTEREY ENERGY GROUP
Consulting Mechanical Engineering
26465 Carmel Rancho Blvd. Suite 8, Carmel, CA 93923
831-372-8328 VOICE
831-359-4173 FAX
www.montereyenergygroup.com
cad@meg4.com

REGISTERED PROFESSIONAL ENGINEER
ABRAHAM STALLCUP
No. M31607
EXP. MAR 31, 2027
MECHANICAL
STATE OF CALIFORNIA

GERHARDY RESIDENCE
PROJECT STREET ADDRESS
PROJECT CITY, STATE

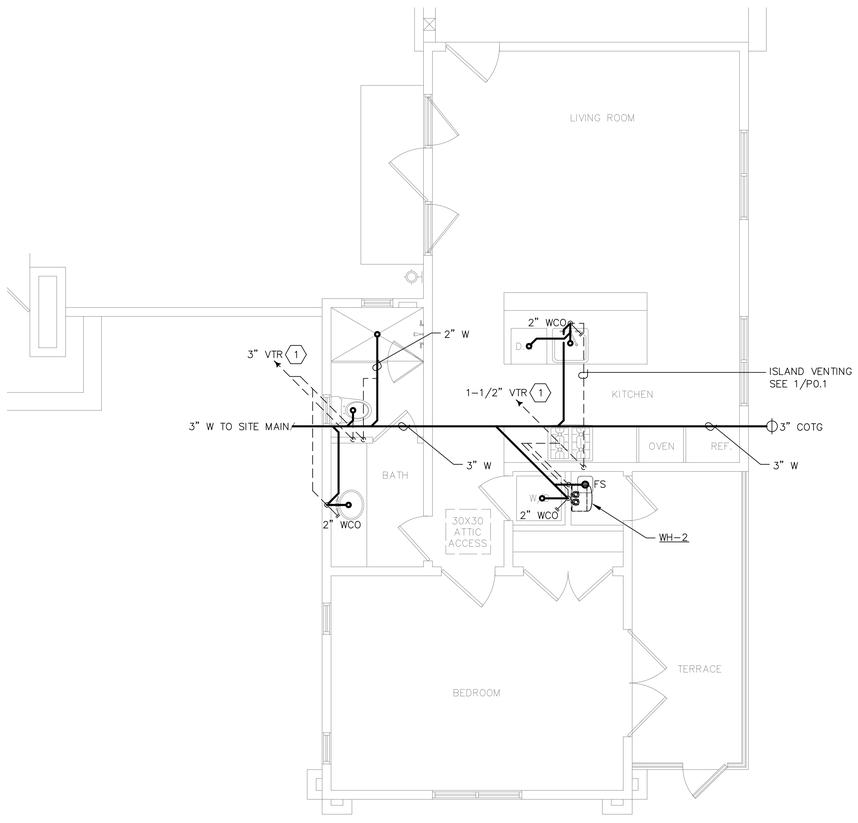
MAIN RESIDENCE
DOMESTIC WATER
& GAS PLAN

DATE:	06/09/25
SCALE:	AS NOTED
DRAWN:	MEG
CHECKED:	
CHECKED:	
FILE NAME:	
SHEET:	P2.2
	SHEET OF SHEETS

THE USE OF THESE DRAWINGS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY MEANS, IN WHOLE OR IN PART, IS PROHIBITED. 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. MONTEREY ENERGY GROUP, INC.

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.

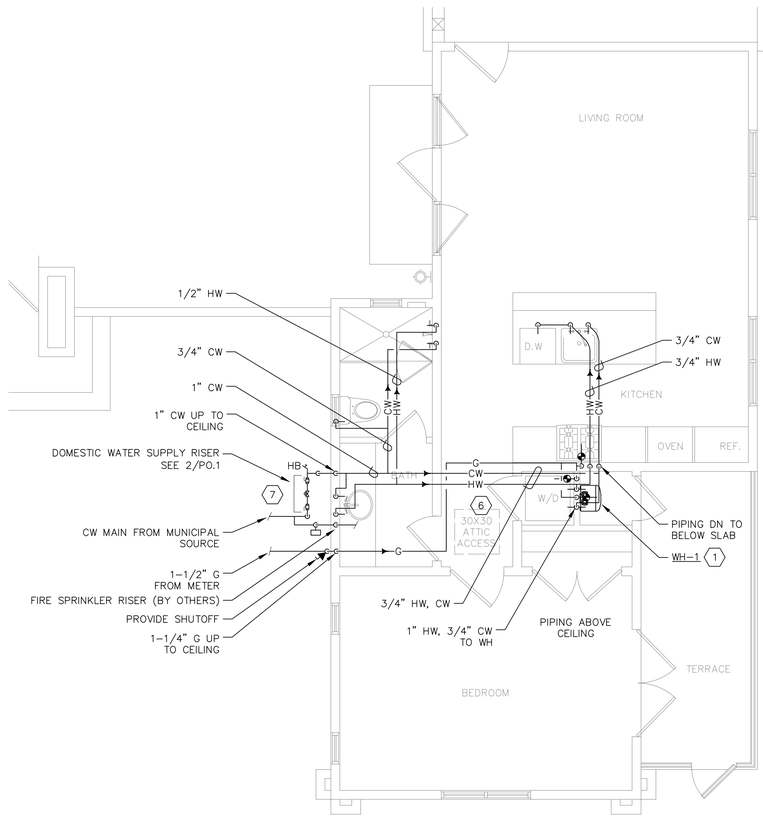


1 ADU WASTE & VENT PLAN

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"

REVISIONS:	BY:

MONTEREY ENERGY GROUP
Consulting Mechanical Engineering
26465 Carmel Rancho Blvd. Suite 8, Carmel, CA 93923
831-372-8328 VOICE
831-359-4173 FAX
www.montereyenergygroup.com
cad@meg4.com

REGISTERED PROFESSIONAL ENGINEER
GRAHAM STALLCUP
No. M31607
EXP. MAR 31, 2027
MECHANICAL
STATE OF CALIFORNIA

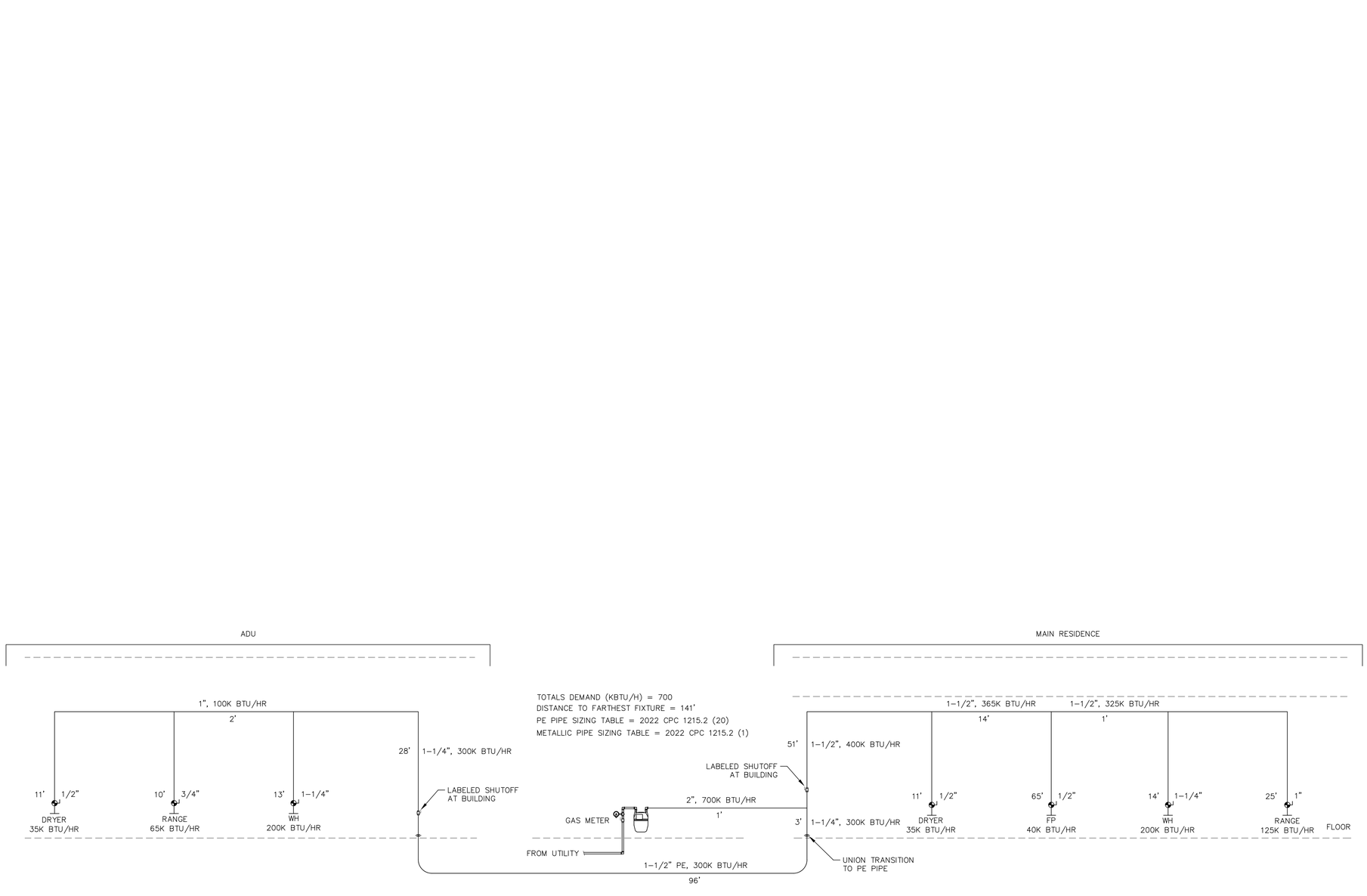
GERHARDY RESIDENCE

PROJECT STREET ADDRESS
PROJECT CITY, STATE

ADU
PLUMBING PLAN

DATE:	06/09/25
SCALE:	AS NOTED
DRAWN:	MEG
CHECKED:	
CHECKED:	
FILE NAME:	
SHEET:	P2.3
	SHEET OF SHEETS

THE USE OF THESE DRAWINGS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY MEANS, IN WHOLE OR IN PART, IS PROHIBITED. 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. MONTEREY ENERGY GROUP, INC.



1 GAS LINE SCHEMATIC

SCALE: NO SCALE

REVISIONS:	BY:

MONTEREY ENERGY GROUP
Consulting Mechanical Engineering
26465 Carmel Rancho Blvd. Suite 8, Carmel, CA 93923
831-372-8328 VOICE
831-359-4173 FAX
www.montereyenergygroup.com
cad@meg4.com

REGISTERED PROFESSIONAL ENGINEER
GRAHAM STALLCUP
No. M31607
EXP. MAR 31, 2027
MECHANICAL
STATE OF CALIFORNIA

GERHARDY RESIDENCE

PROJECT STREET ADDRESS
PROJECT CITY, STATE

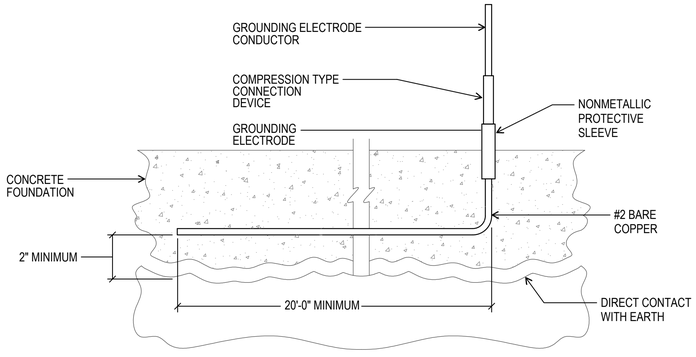
GAS LINE SCHEMATIC

DATE:	06/09/25
SCALE:	AS NOTED
DRAWN:	MEG
CHECKED:	
CHECKED:	
FILE NAME:	
SHEET:	P2.4
	SHEET OF SHEETS

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.

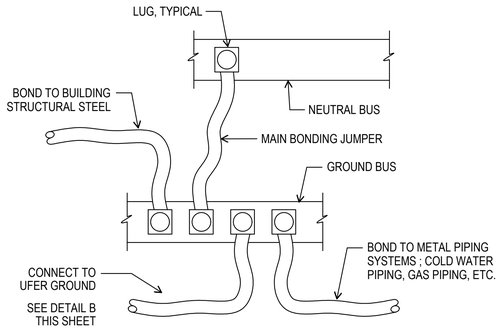
ELECTRICAL LOAD CALCULATION

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**

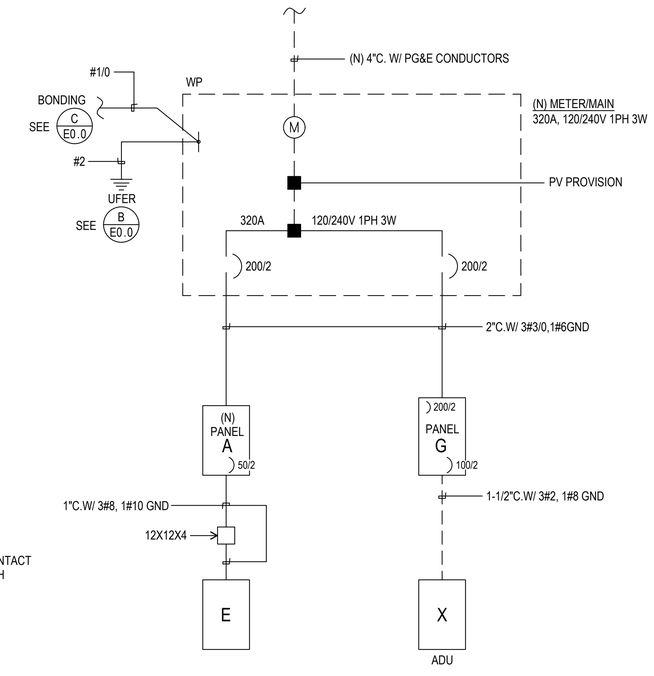


THE GROUNDING SYSTEM SHALL CONSIST OF A "UFER" TYPE 20' LONG OF #2 BARE COPPER CONDUCTOR EMBEDDED ALONG THE BOTTOM OF A CONCRETE FOOTING OR GRADE BEAM THAT IS IN DIRECT CONTACT WITH THE EARTH.

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.

JMPE
ELECTRICAL ENGINEERING
LIGHTING DESIGN
CA REGISTRATION NO E13083
627 OLIVE STREET
SANTA BARBARA CA 93101
(805) 569-9216
FAX (805) 569-2405
email : maloney@jmpe.net
www.jmpe.net
24699

REGISTERED PROFESSIONAL ENGINEER JOHN MALONEY No. E013083 EXP. 08/31/2025 ELECTRICAL STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

All ideas, designs and plans indicated or represented by these drawings are owned by and are the property of Thomas Meaney 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 parry shall hold Thomas Meaney Inc. harmless.

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

GEHARDY RESIDENCE

GENERAL NOTES
SYMBOLS
SINGLE LINE DIAGRAM

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

Date	NOVEMBER 25 2024
Scale	
Drawn	TALLON
Job #	USE IF ISSUED
Sheet	

E0.0

(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

All ideas, designs and plans indicated or represented by these drawings are owned by and are the property of Thomas Meaney 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.

REVISION SCHEDULE

NO.	DESCRIPTION	DATE
1		
2		

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

All ideas, designs and plans indicated or represented by these drawings are owned by and are the property of Thomas Meaney and were created and developed for use in conjunction with the specified project. None of such ideas, designs, or plans shall be used for any purpose without the written permission of Thomas Meaney. Copyright © 2019 All rights reserved. Thomas Meaney Architect, Inc.

GEHARDY RESIDENCE

PANEL AND FIXTURE SCHEDULES

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 : maloney@jmpe.net
www.jmpe.net
24699

REGISTERED PROFESSIONAL ENGINEER JAMES MALONEY E013083 EXP. 06/30/2026 ELECTRICAL STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

Date NOVEMBER 25 2024
Scale
Drawn TALLON
Job # USE IF ISSUED
Sheet

E0.1

All ideas, designs and plans indicated or represented by these drawings are owned by and are the property of Thomas Meaney 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 parry shall hold Thomas Meaney Inc. harmless.

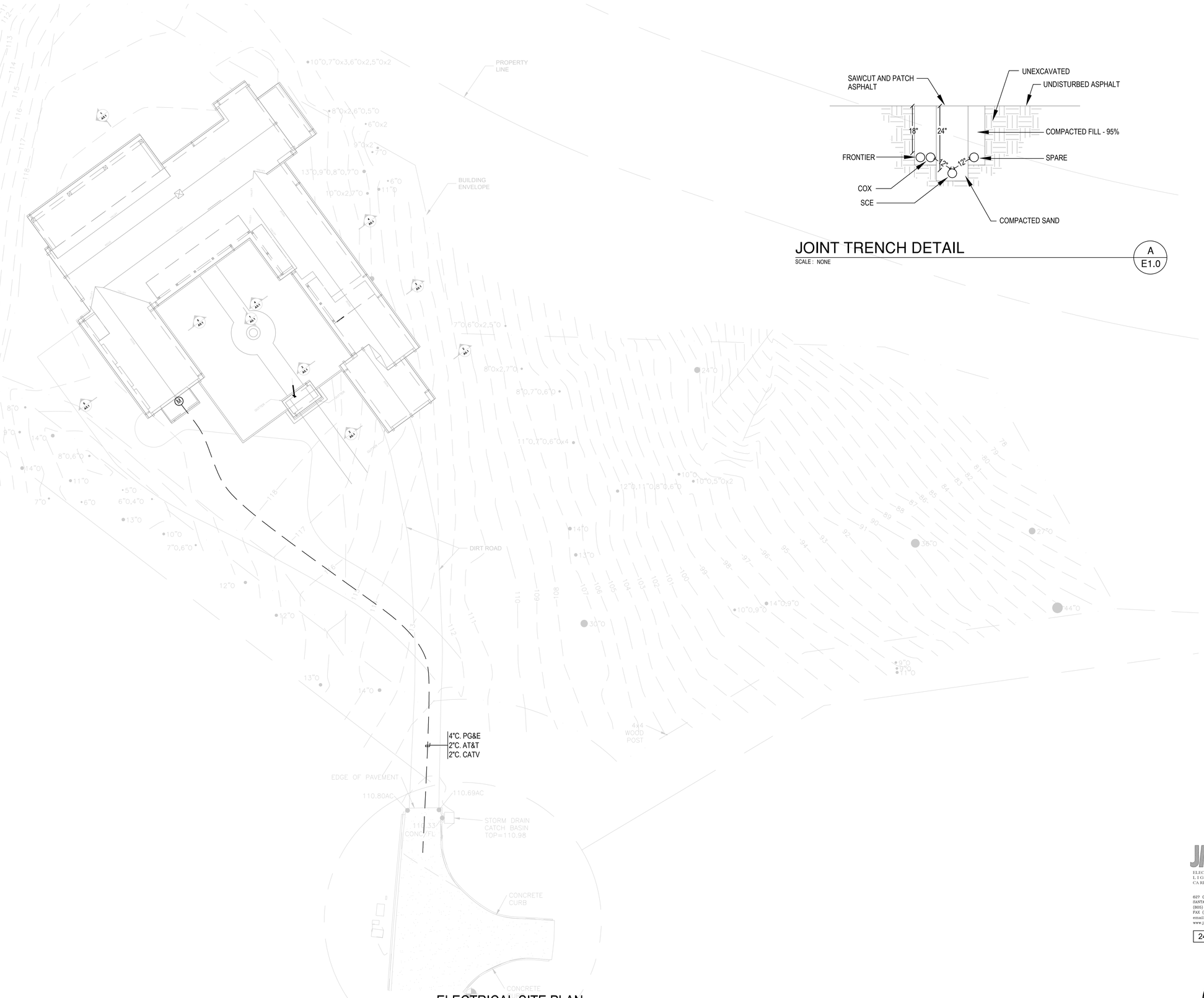
REVISION SCHEDULE

NO.	DESCRIPTION	DATE
1		
2		

JOINT TRENCH DETAIL

SCALE : NONE

A
E1.0



ELECTRICAL SITE PLAN

SCALE : 1/16" = 1'-0"

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

GEHARDY RESIDENCE

ELECTRICAL SITE 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 : maloney@jmpe.net
www.jmpe.net
24699

REGISTERED PROFESSIONAL ENGINEER JAMES MALONEY E013083 EXP. 06/30/2025 ELECTRICAL STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

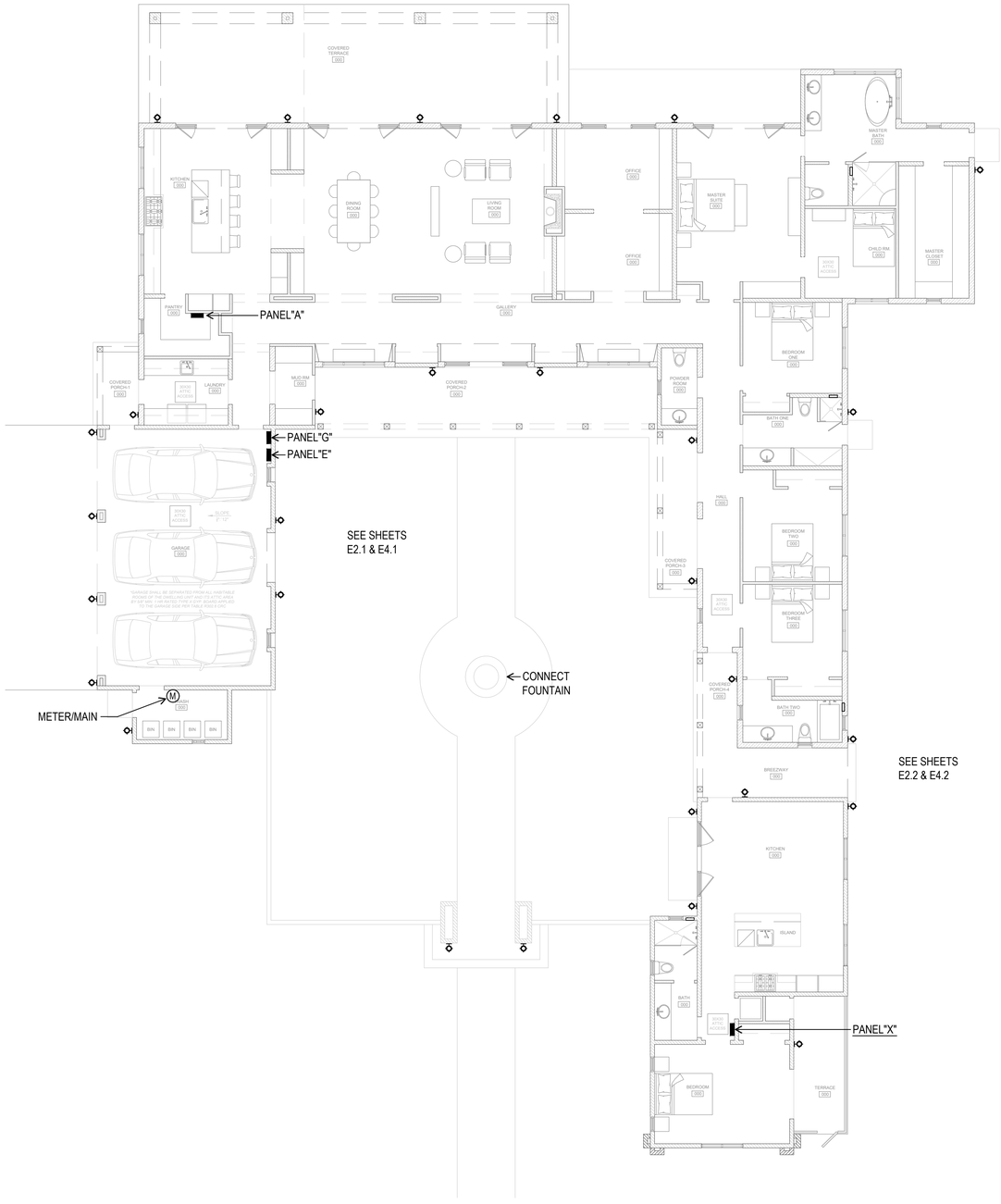
Date	NOVEMBER 25 2024
Scale	
Drawn	TALLON
Job #	USE IF ISSUED
Sheet	E1.0

All ideas, designs and plans indicated or represented by these drawings are owned by and are the property of Thomas Meaney and were created and developed for use in conjunction with the specified project. None of such ideas, designs, or plans shall be used for any purpose without the written permission of Thomas Meaney. Copyright © 2019 All rights reserved. Thomas Meaney Architect, Inc.

All ideas, designs and plans indicated or represented by these drawings are owned by and are the property of Thomas Meaney 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.

REVISION SCHEDULE

NO.	DESCRIPTION	DATE
1		
2		



FIRST FLOOR ELECTRICAL PLAN

SCALE : 1/16" = 1'-0"

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

GEHARDY RESIDENCE

FIRST FLOOR ELECTRICAL 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 : maloney@jmpe.net
www.jmpe.net
24699

REGISTERED PROFESSIONAL ENGINEER — JAMES MALONEY — ELECTRICAL — EXP. 08/31/2026 — STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

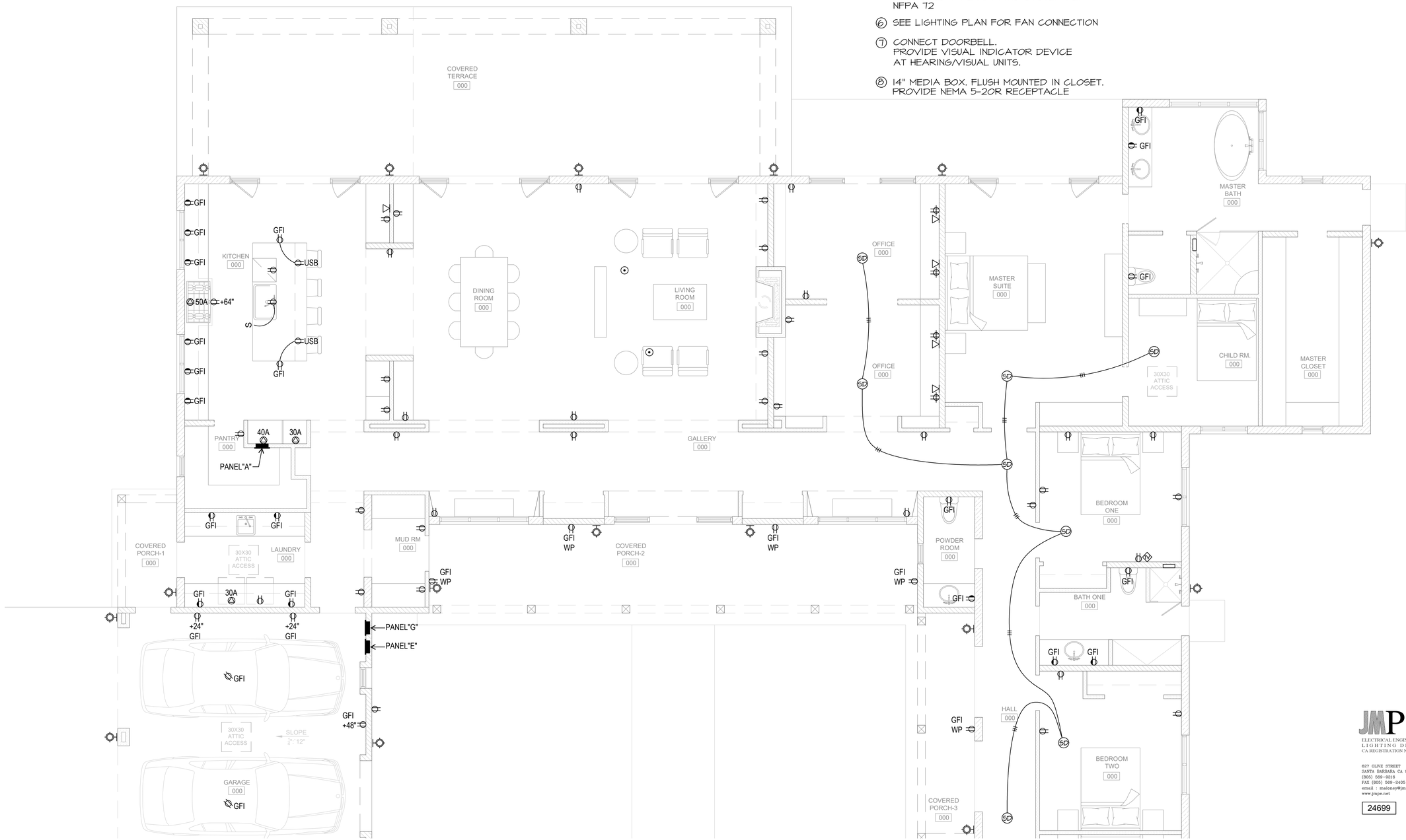
Date	NOVEMBER 25 2024
Scale	
Drawn	T.ALLON
Job #	USE IF ISSUED
Sheet	

E2.0

All ideas, designs and plans indicated or represented by these drawings are owned by and are the property of Thomas Meaney and were created and developed for use in conjunction with the specified project. None of such ideas, designs, or plans shall be used for any purpose without the written permission of Thomas Meaney. Copyright © 2019 All rights reserved. Thomas Meaney Architect, Inc.

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"

All ideas, designs and plans indicated or represented by these drawings are owned by and are the property of Thomas Meaney Inc. per the Architectural Works Protection Act, None of such ideas, designs, or plans shall be used for any purpose 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.

REVISION SCHEDULE

NO.	DESCRIPTION	DATE
1		
2		

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

GEHARDY RESIDENCE

PARTIAL FIRST FLOOR POWER 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 : maloney@jmpe.net
www.jmpe.net
24699

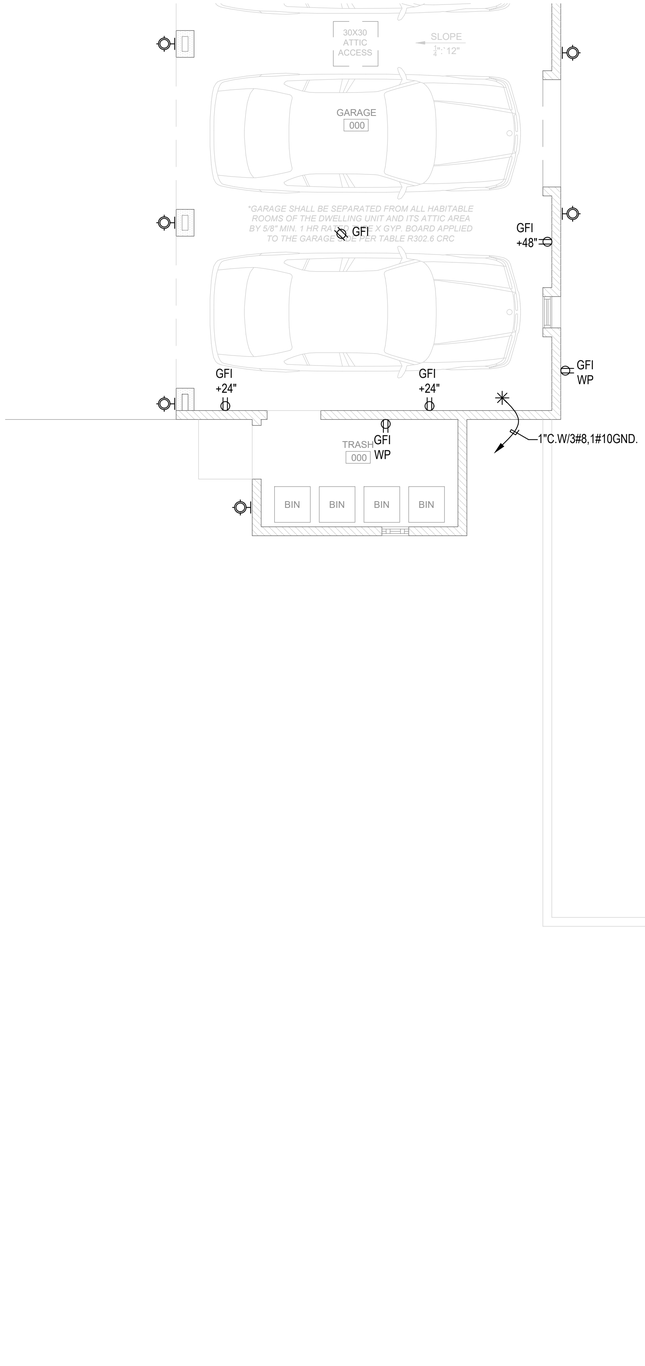
REGISTERED PROFESSIONAL ENGINEER — JAMES MALONEY — No. E011308 EXP. 06/30/2025 — ELECTRICAL — STATE OF CALIFORNIA

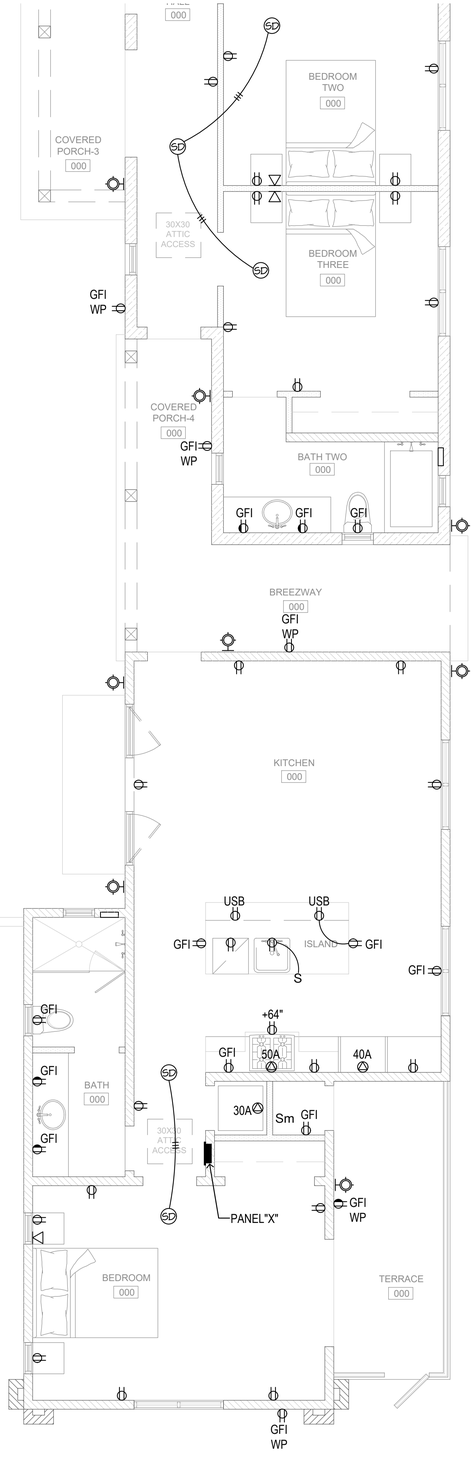
NOT FOR CONSTRUCTION

Date NOVEMBER 25 2024
Scale
Drawn TALLON
Job # USE IF ISSUED
Sheet

E2.1

All ideas, designs and plans indicated or represented by these drawings are owned by and are the property of Thomas Meaney. Copyright © 2019 All rights reserved. Thomas Meaney Architect, Inc.





PARTIAL FIRST FLOOR POWER PLAN

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

All ideas, designs and plans indicated or represented by these drawings are owned by and are the property of Thomas Meaney and were created and developed for use in conjunction with the specified project. None of such ideas, designs, or plans shall be used for any purpose without the written permission of Thomas Meaney. Copyright © 2019 All rights reserved. Thomas Meaney Architect, Inc.

All ideas, designs and plans indicated or represented by these drawings are owned by and are the property of Thomas Meaney 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 parry shall hold Thomas Meaney Inc. harmless.

REVISION SCHEDULE

NO.	DESCRIPTION	DATE
1		
2		

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

GEHARDY RESIDENCE

PARTIAL FIRST
FLOOR POWER 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 : maloney@jmpe.net
www.jmpe.net

24699

REGISTERED PROFESSIONAL ENGINEER
JAMES MALONEY
No. E013083
EXP. 06/30/2025
ELECTRICAL
STATE OF CALIFORNIA

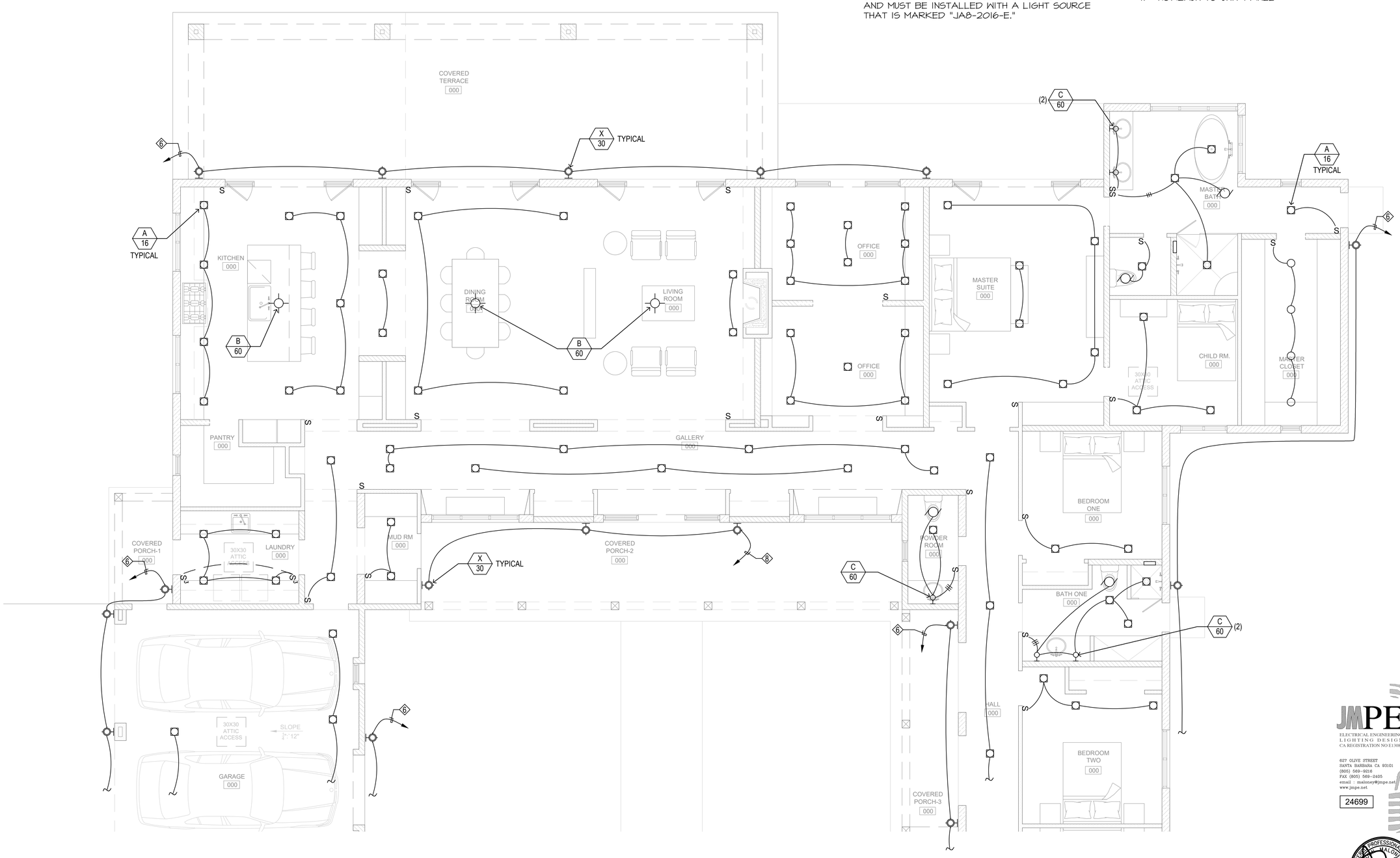
NOT FOR CONSTRUCTION

Date	NOVEMBER 25 2024
Scale	
Drawn	TALLON
Job #	USE IF ISSUED
Sheet	E2.2

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"

All ideas, designs and plans indicated or represented by these drawings are owned by and are the property of Thomas Meaney and were created and developed for use in conjunction with the specified project. None of such ideas, designs, or plans shall be used for any purpose without the written permission of Thomas Meaney. Copyright © 2019 All rights reserved. Thomas Meaney Architect, Inc.

All ideas, designs and plans indicated or represented by these drawings are owned by and are the property of Thomas Meaney 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 parry shall hold Thomas Meaney Inc. harmless.

REVISION SCHEDULE

NO.	DESCRIPTION	DATE
1		
2		

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

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

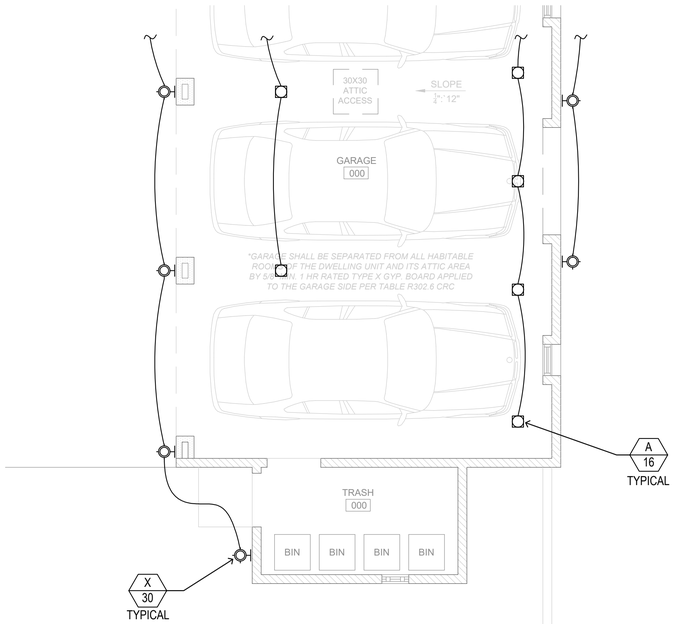
Date	NOVEMBER 25 2024
Scale	
Drawn	TALLON
Job #	USE IF ISSUED
Sheet	E4.1

All ideas, designs and plans indicated or represented by these drawings are owned by and are the property of Thomas Meaney 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 parry shall hold Thomas Meaney Inc. harmless.

REVISION SCHEDULE

NO.	DESCRIPTION	DATE
1		
2		

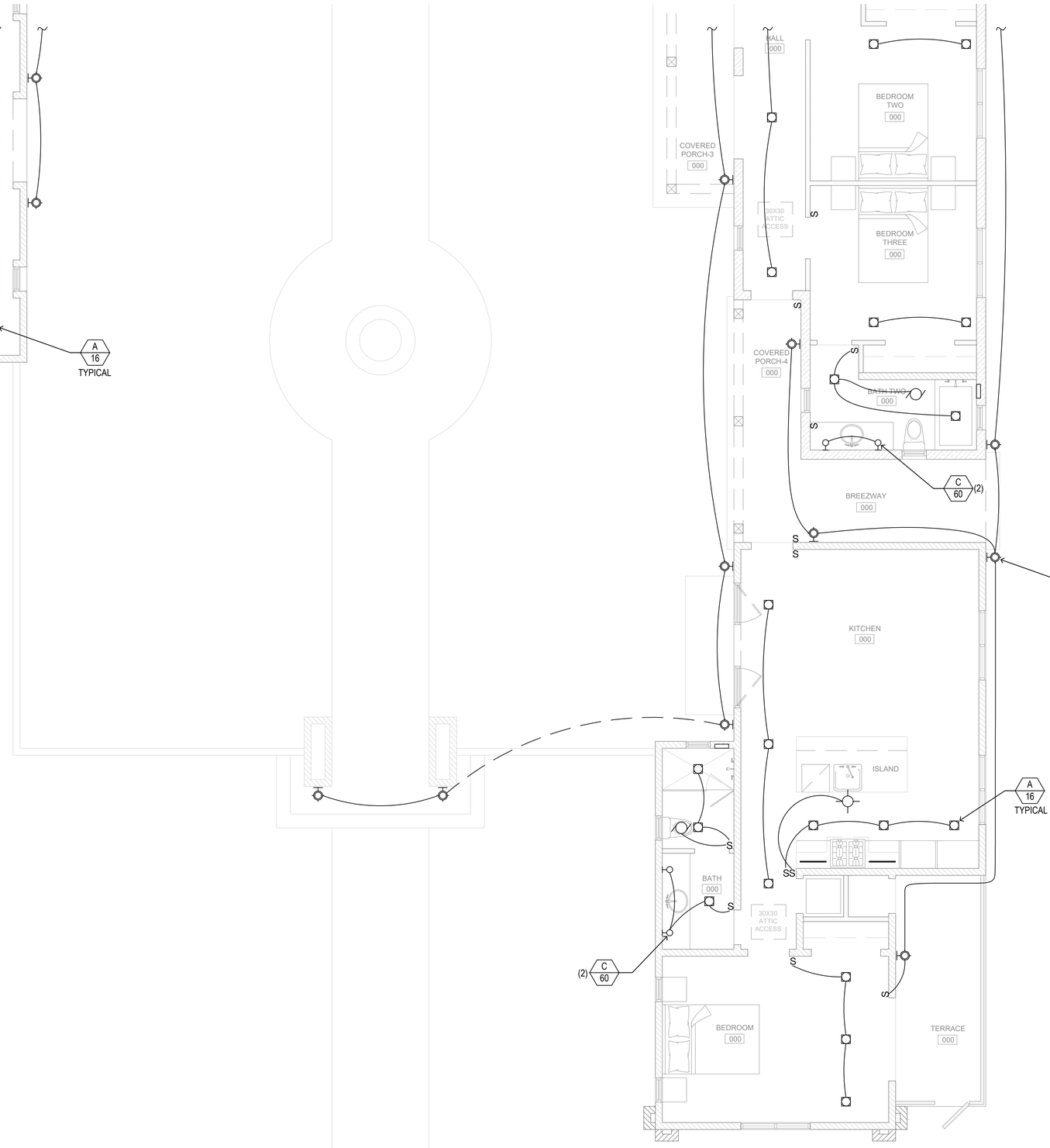
T M — ARCHITECT
TOM MEANEY
629 STATE STREET • SUITE 240 • SANTA BARBARA • CA • 93101
805.895.2836 • TOM@TOMMEANEY.COM • WWW.TOMMEANEY.COM



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"

JMPE
ELECTRICAL ENGINEERING
LIGHTING DESIGN
CA REGISTRATION NO E13083
627 OLVE 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. 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

Date	NOVEMBER 25 2024
Scale	
Drawn	TALLON
Job #	USE IF ISSUED
Sheet	

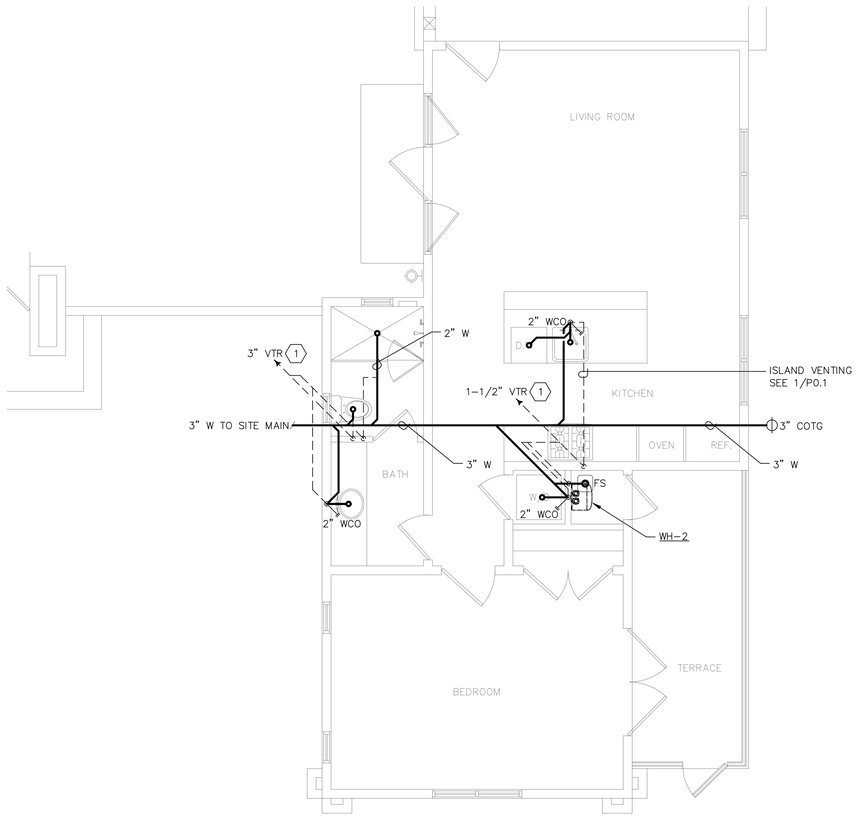
E4.2

All ideas, designs and plans indicated or represented by these drawings are owned by and are the property of Thomas Meaney. Copyright © 2019 All rights reserved. Thomas Meaney Architect, 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
MONTEREY ENERGY GROUP, INC.

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.

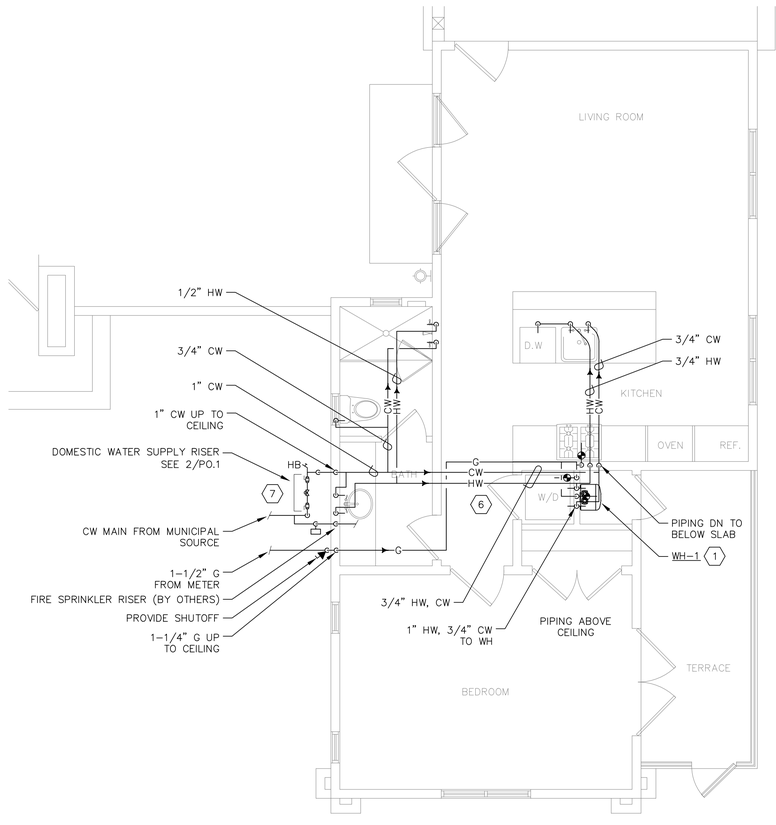


1 ADU WASTE & VENT PLAN

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"

THE USE OF THESE DRAWINGS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY MEANS, IN WHOLE OR IN PART, IS PROHIBITED.

PRELIMINARY - NOT FOR CONSTRUCTION OR BUILDING DEPARTMENT SUBMITTAL OR REVIEW

REVISIONS:	BY:

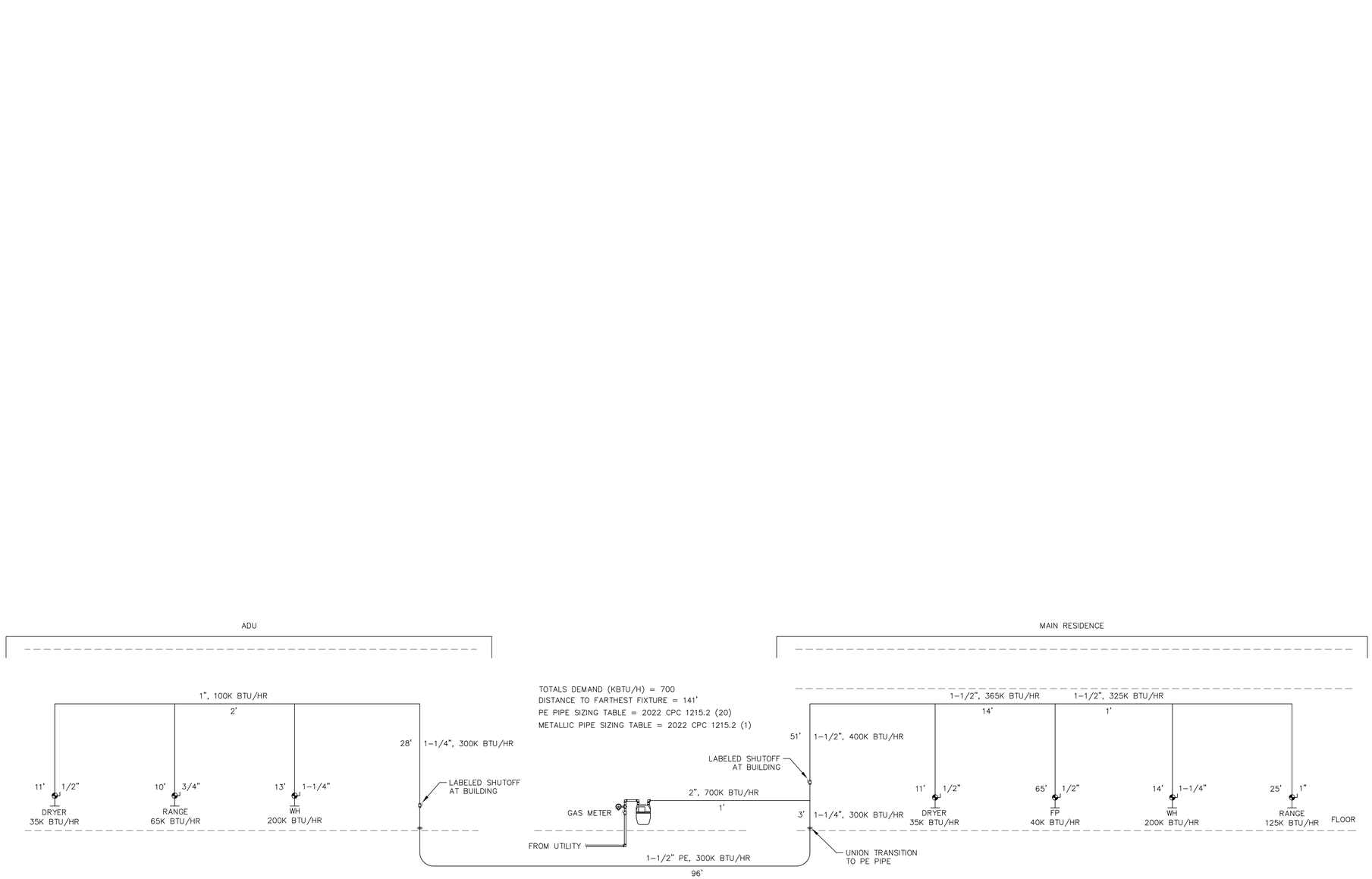
MONTEREY ENERGY GROUP
Consulting Mechanical Engineering
26465 Carmel Rancho Blvd. Suite 8, Carmel, CA 93923
831-372-8328 VOICE
831-359-4173 FAX
www.montereyenergygroup.com
cad@meg4.com

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

THE USE OF THESE DRAWINGS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY MEANS IN WHOLE OR IN PART, IS PROHIBITED. 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. MONTEREY ENERGY GROUP, INC.



1 GAS LINE SCHEMATIC

SCALE: NO SCALE

PRELIMINARY - NOT FOR CONSTRUCTION OR BUILDING DEPARTMENT SUBMITTAL OR REVIEW

REVISIONS:	BY:

MONTEREY ENERGY GROUP
Consulting Mechanical Engineering
26465 Carmel Rancho Blvd. Suite 8, Carmel, CA 93923
831-372-8328 VOICE
831-359-4173 FAX
www.montereyenergygroup.com
cad@meg4.com

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: _____