

Exhibit A

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**EXHIBIT A
DRAFT RESOLUTION**

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

In the matter of the application of:

BECKMAN BROR TIMOTHY TR & HESS MIRA TR (PLN250214)

RESOLUTION NO. 25-057

Resolution by the Monterey County HCD Chief of Planning:

- 1) Finding that the project qualifies for a Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines Section and there are no exceptions pursuant to Section 15300.2; and
- 2) Approving an Administrative Permit and Design Approval for the construction of a 4,767 square foot one-story single-family residence with 536 square foot basement, 633 square foot attached two-car garage with 50 square feet of garage storage and a 302 square foot shop attached to the garage, and associated site improvements. Grading consists of 464 cubic yards of excavation and 280 cubic yards of fill. Colors and materials to consist of stucco (Aged White), standing seam metal roof (color Zinc), limestone veneer (Rustic Gold), aluminum windows (dark Bronze) and exterior wood trim and rafters (Tobacco color).

[**PLN250214 Beckman**, 7725 Paseo Venado, Monterey, Greater Monterey Peninsula Area Plan (APN: 259-161-023-000)]

The BECKMAN BROR TIMOTHY TR & HESS MIRA TR application (PLN250214) came on for an administrative decision hearing before the Monterey County HCD Chief of Planning on November 5, 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 (Attachment 1) and project plans (Attachment 2), the Monterey County HCD Chief of Planning finds and decides as follows:

FINDINGS

- 1. FINDING: CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
- EVIDENCE:**
- a) During the course of the 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; and
 - Monterey County Zoning Ordinance (Title 21).No conflicts were found to exist. No communications were received during the course of the review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.
 - b) Project. The project proposes a new 4,767 square foot one-story single-family residence with 536 square foot basement, 633 square foot attached two-car garage with 50 square feet of garage storage and a 302 square foot shop attached to the garage, and associated site improvements. Site improvements include a 373 square foot covered porch and entry and grading consists of 464 cubic yards of excavation and 280 cubic yards of fill.
 - c) Allowed Use. The property is located at 7725 Paseo Venado, Monterey, Greater Monterey Peninsula. The parcel is zoned Rural Density Residential/ 10 acres per unit- Urban Reserve District-Visual Sensitivity District [RDR/10-UR-VS]. Site Plan Review zoning allows residential development as a principal use, subject to granting an Administrative Permit as outlined in Title 21 section 21.46.030.D.1 (see evidence “h” below). 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 Rural Density Residential District. The proposed project is the only dwelling unit proposed on this parcel. No subdivision is proposed, and the new dwelling will be located on an existing legal lot of record in the Monterra Ranch Phase 9. Therefore, the project is an allowed land use for this site.
 - d) Lot Legality. The subject 8.627065-acre parcel (375,795 square feet), Assessor’s Parcel Number 259-161-023-000, is identified in its current configuration in (Volume 23 C&T Page 15 lot 59). Additionally, within the Monterra Ranch Subdivision – Phase 9 Tract 1451. Therefore, the County recognizes the subject property as a legal lot of record.
 - e) Design/Neighborhood and Community Character. The zoning of the subject property includes a Design Control overlay (“D”) which is intended to regulate 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 as outlined in Title 21, Chapter 21.44. Colors and materials to consist of stucco (Aged White), standing seam metal roof (color Zinc), limestone veneer (Rustic Gold), aluminum windows (dark Bronze) and exterior wood trim and rafters (Tobacco color). The proposed project exhibits the installation of down-lit, unobtrusive lighting (see attached plans). The project, as designed, assures the protection of the public viewshed, is consistent with the neighborhood character, and blends in with the surrounding areas. The project design, colors, and materials are consistent with those of other residences and structures in the Monterra Ranch Subdivision Phase 9.

- f) Development Standards. As proposed, the project meets all required development standards. The development standards for the Rural-Density Residential Zoning District are identified in MCC Section 21.16.020. The minimum setbacks for main structures in the RDR district are 30 feet (front), to a maximum required of 20 feet side and 20 feet rear setback. The maximum allowed height is 30 feet. The proposed project has a maximum height of 16 feet and is within the building envelope established for the proposed site. Therefore, setbacks are consistent with the minimum required and meet the height requirement for the zoning district in which it is located. The allowable maximum site coverage is 25 percent. The subject property is 375,795 square feet, allowing site coverage of 93,948 square feet at the assigned building envelope. The proposed project would result in structural site coverage of 6,125 square feet (0.016% percent), therefore meeting the coverage standard.
- g) Visual Sensitivity. The subject property has a Visual Sensitivity or VS overlay. However, the subject property is not illustrated to have any visual sensitivity as shown in Figure 3 of the Greater Monterey Peninsula Area Plan. Nonetheless, staff has analyzed the project to ensure consistency with VS regulations outlined in Title 21 section 21.46.030. The proposed development was staked and flagged. After conducting a site visit, staff found the proposed development to not have any potential to create a substantial adverse visual impact when viewed from a common public viewing area. The development was not visible from any common public viewing areas, major scenic highway corridors or routes such as Highway 68, Corral de Tierra, Laureles Grade or San Benancio Road. Proposed colors and materials are consistency with neighborhood character and blend with surround environment (see evidence “e” above). Therefore, the proposed development is consistent the outlined regulations, subject to the granting of an Administrative Permit.
- h) Cultural Resources. Monterey County Geographic Information System (GIS) indicates the subject property to have a moderate archaeological sensitivity. Title 21 section 21.66.050.C.1.b requires an Archaeological Report for areas mapped as moderate with environmental assessment.

As demonstrated in Finding 5, the project is categorically exempt from CEQA. Therefore, a report was not required. There is no evidence that any cultural resources would be disturbed, and the potential for inadvertent impacts to cultural resources is limited. This will be controlled by incorporation of a standard note on the plans indicating the contractor to stop work if previously unidentified resources are discovered during construction.

- i) Tree Protection. The Monterey County 2010 General Plan and Greater Monterey Peninsula Area Plan encourage the protection of protected trees. As such the project has included tree protection measures by design to ensure consistency with such policies (see attached plans).
- j) Land Use Advisory Committee. Pursuant to the Land Use Advisory Committee (LUAC) Procedure Guidelines adopted by the Monterey County Board of Supervisors, administrative (i.e., projects not requiring a public hearing) permits and design approvals are not required to be referred to the LUACs for review.
- k) The project planner verified that the project on the subject parcel conforms to the plans listed above.
- l) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in Project File PLN250214.

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

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Monterey County Regional Fire Protection District. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations. There has been no indication from these departments/agencies that the site is not suitable for the development.
 - b) The project planner verified that the site is suitable for this use.
 - c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250214.

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

- EVIDENCE:**
- a) The project was reviewed by HCD-Planning, HCD- Engineering Services, HCD-Environmental Services, Environmental Health Bureau,

and Monterey County Regional Fire Protection District. There are no project conditions as the staff has ensured that the proposed 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 by Cañada Woods Water/Sewer District and will serve the proposed project as the water connection and have a new 2,500-gallon on-site wastewater treatment system.
- c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250214.

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 PLN250214.

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

- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15303 categorically exempts the development of the new single-family dwelling and accessory structures within residentially zoned areas.
 - b) The project consists of a new single-family dwelling. Therefore, the proposed development qualifies as a Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines.
 - c) None of the exceptions under CEQA Guidelines Section 15303.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, unusual circumstances that would result in a significant effect, or development that would result in a cumulatively significant impact.
 - d) No adverse environmental effects were identified during the staff review of the development application.
 - e) See supporting Findings 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 PLN250214.

- 6. FINDING: APPEALABILITY** – The decision on this project may be appealed to the Planning Commission.
- EVIDENCE:** a) Pursuant to Section 21.80.040 of the Monterey County Zoning Ordinance (Title 21).

DECISION

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

1. Find that the project qualifies as a Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and
2. Approve an Administrative Permit and Design Approval to allow the construction of a 4,767 square foot one-story single-family residence with 536 square foot basement, 633 square foot attached two-car garage with 50 square feet of garage storage and a 302 square foot shop attached to the garage, and associated site improvements. Grading consists of 464 cubic yards of excavation and 280 cubic yards of fill. Colors and materials to consist of stucco (Aged White), standing seam metal roof (color Zinc), limestone veneer (Rustic Gold), aluminum windows (dark Bronze) and exterior wood trim and rafters (Tobacco color); all of these are in general conformance with the attached sketch (Attachment 2) and subject to the attached conditions (Attachment 1), all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 5th day of November 2025.

Melanie Beretti, AICP
HCD Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

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

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

NOTES

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

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

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

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

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County of Monterey HCD Planning

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

PLN250214

0. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This permit (PLN250214) is an Administrative Permit and Design Approval to allow a new 4,767 square foot one-story single-family residence with 536 square foot basement and 373 square foot covered porch and entry; a 633 square foot attached two-car garage with 50 square feet of garage storage and a 302 square foot shop attached to the garage; grading consists of 464 cubic yards of excavation and 280 cubic yards of fill. Colors and materials to consist of stucco (Aged White), standing seam metal roof (color Zinc), limestone veneer (Rustic Gold), aluminum windows (dark Bronze) and exterior wood trim and rafters (Tobacco color). The property is located at 7725 Paseo Venado, Monterey (Assessor's Parcel Number 259-161-023-000), Greater Monterey Peninsula Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

0. 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 the chief of Planning for Assessor's Parcel Number 259-161-023-000 on November 5, 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.

NOTES

GENERAL

- 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, Monterey & adopting ordinances.
- 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.
- 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).
- All utility electrical, cable, television and phone lines shall be placed underground.
- 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.
- 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).
- 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)
- 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 $\frac{3}{8}$ " inch. (R319.1 CRC; 502.1 CBC)

NOTIFICATIONS

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

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

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

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

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

TREE PROTECTION AND REPLACEMENT

- 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
- No construction equipment shall be parked, stored, or placed within 6 ft. of any native tree dripline.
- No fill soil, rocks, or construction materials shall be stored or placed within 6 ft. of the dripline of all native trees.
- 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.
- Any trenching required within the dripline or sensitive root zone of any specimen tree shall be done by hand.
- No permanent irrigation shall occur within the dripline of any existing oak tree.
- Any construction activity required within 3 ft. of a native tree's dripline shall be done with hand tools.
- 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.
- All trees located within 25 feet of proposed buildings shall be protected from stucco or paint during construction.
- 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

- All special inspections shall conform to 2021 IBC/ 2022 CBC.
- Structural special inspections and observations are required for this project, refer to structural plans for additional specifications.
- Required for all concrete with a design ultimate 28 day compressive strength in excess of 2500 psi.
- Required for all installation of epoxied anchors.
- 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
- Inspection of the finished building pad shall be conducted by the soils engineer.
- Soils engineer to review foundation and grading plans prior to submittal for building permit.
- A representative of soils engineer shall be requested to inspect all excavations prior to backfilling, steel reinforcement and concrete or soil placement.
- The PV system must be installed prior to final inspection.
- 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*

- NOT USED
- NOT USED
- Provide solar photovoltaic under separate permit.
- Fire sprinklers under separate permit and shall comply with R313.3 & 2022 NFPA 13D
- Solar Panels and ESS Battery Storage system - 10kwh per CF-1R. under separate permit.
- Provide pool & spa under separate permit.

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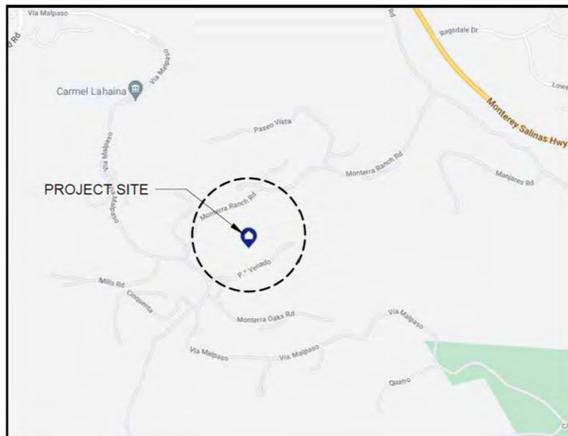
SOLAR PHOTOVOLTAIC

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VICINITY MAP



PROJECT DATA

OWNER	Hess, Beckman Residence 7725 Paseo Venado Monterey, CA 93940
EXISTING STRUCTURES	Vacant
SCOPE OF WORK	Construction of (N) one story SFD w/ attached 2-car Garage . Scope includes site grading & drainage. <i>*refer to separate permit & deferred submittals notes</i>

PLANNING DATA

APN	259-161-023-000
ZONE	RDR/10-UR-VS
LOT SIZE - GROSS/NET	8.62 AC
REQUIRED SETBACK	100' setback from State HWY 68
COASTAL ZONE	NO
HILLSIDE DESIGN DISTRICT	No
HILLSIDE / RIDGELINE	No
FLOOD ZONE	No
HIGH FIRE HAZARD SEVERITY ZONE	Yes
PARKING	2 Covered, 3 Uncovered
GRADING	<i>*refer to civil plans*refer to separate permit notes</i>
FIRE / WATER / SANITARY / SCHOOL DISTRICTS	Monterey
OCCUPANCY GROUP	R-3
TYPE OF CONSTRUCTION	VB
SPRINKLERS PROPOSED	Yes

BUILDING DATA

PROPOSED FLOOR AREA - GROSS/NET	Primary Residence
RESIDENCE	4767 SF / 4386 SF
BASEMENT	536 SF / 444 SF
COVERED PORCH & ENTRY	373 SF
2-CAR GARAGE	633 SF / 572 SF
GARAGE STORAGE	50 SF / 38 SF
SHOP	302 SF / 260 SF

CONSULTANTS

SURVEY
L&S ENG. & SURVEYING INC.
2460 Garden Road, Suite G
Monterey, CA 93940
PH:(831) 655-2723

LANDSCAPE
Brodie Hegg
1142 2nd Street
Monterey CA 93940
PH: (209).652.9399

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

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

MECHANICAL / PLUMBING / T-24
Monterey Energy Group
26465 Carmel Rancho Blvd., Suite #B
Carmel, CA 93923
831.372.8328
michael@meg4.com; dave@meg4.com

GEOTECHNICAL
Haro, Kasunich and Associates, Inc.
Geotechnical & Coastal Engineers
116 East Lake Ave.
Watsonville, Ca. 95076
(831) 722-4175

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

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REVISION SCHEDULE

NO.	DESCRIPTION	DATE

T
M
T O M M E A N E Y A R C H I T E C T
639 STATE STREET • SUITE 240 • SANTA BARBARA, CA • 93101
805.695.2836 • TOM@TOMMEANEY.COM • WWW.TOMMEANEY.COM

H E S S B E C K M A N R E S I D E N C E
7725 PASEO VENADO
M O N T E R E Y , C A 93940

TITLE SHEET



Date APRIL 17, 2025

Scale

Drawn TALLON

Job # USE IF ISSUED

Sheet

NOT FOR CONSTRUCTION

A0.0

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 SITING WORK. 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 OWNERS' 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.
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.
1.3.3 THE CONTRACTOR IS RESPONSIBLE FOR THE ACCURACY OF ALL MATERIAL TAKE-OFFS FROM THESE DOCUMENTS.
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.
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.
1.8 THE CONTRACTOR SHALL COORDINATE AND SCHEDULE ALL WORK WITH THE APPROVAL OF THE OWNER AND WITH MINIMUM DISRUPTION.
1.9 THE CONTRACTOR SHALL PROVIDE ALL SHORING AND BRACING REQUIRED TO ADEQUATELY PROTECT PERSONS, EXISTING CONSTRUCTION, AND ADJACENT PROPERTY.
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.
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.
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.
2.7 EXCAVATIONS FOR FOOTINGS SHALL BE MADE TO THE WIDTH, LENGTH, AND DEPTH REQUIRED.
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.
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.
2.12 PROJECTS WHICH DISTURB LESS THAN ONE ACRE OF SOIL AND ARE NOT PART OF A LARGER COMMON PLAN OF DEVELOPMENT WHICH TO TOTAL DISTURBS ONE ACRE OR MORE, SHALL MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION.
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 (CGCB 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 SPATTER 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.
6.9 BLOCK ALL EDGES OF PLYWOOD FLOOR SHEATHING.
6.10 ROUGH CARPENTRY
6.10.1 FOR STRUCTURAL DESIGN REQUIREMENTS OF ROUGH CARPENTRY, SEE STRUCTURAL PLANS.
6.10.2 ALL FRAMING LUMBER SHALL BE GRADE MARKED AND CONFIRM WITH THE STANDARD GRADING AND DRESSING RULES (NO.16) OF THE WEST COAST LUMBER INSPECTION BUREAU, DOUGLAS FIR/LARCH. GRADE FRAMING MEMBER AS FOLLOWS UNLESS OTHERWISE NOTED:
VERTICAL MEMBERS: NO.2
POSTS: NO.1
HORIZONTAL FRAMING 2x JOISTS: NO.2
4x BEAMS OR LARGER: NO.1
6.10.3 PLYWOOD SHALL BE STRUCTURAL, II AS COVERED IN USDC PS-1; CDX; EXTERIOR GLUE, OR EQUAL, UNLESS OTHERWISE NOTED. FACE GRADES 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, CEILING 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 BRIDGES 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, SCREWS, 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 SHALL 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 AND REPLACEMENT WITH OUT 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 1 1/2" 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.
6.15 PROVIDE SPECIAL INSPECTION OF MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING WITH MOISTURE METER BEFORE ENCLOSING (CGCB 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 PER MANUFACTURER'S RECOMMENDATIONS 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 3/8" WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF MINIMUM 72 POUND MINERAL SURFACED NON-PERFORATED GAB 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 '1' 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 SCREWS LOCATED BELOW FOUNDATION SILL PLATE LINE AND 4 INCHES ABOVE GRADE ON ALL EXTERIOR STUD WALLS OR 2 INCHES ABOVE PAVED AREAS. (CRC R703.2.1.)
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 ALL 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 HARBORDAB 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 RABBIT 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 WING PINS.
8.11.3 THE STRIKE PLATE FOR LATCHES AND THE HOLDING DEVICE FOR PROJECTING DEADBOLTS IN WOOD CONSTRUCTION SHALL BE SECURED TO THE JAMB AND THE WALL FRAMING WITH SCREWS NOT LESS THAN 2 1/2" IN LENGTH.
8.11.4 STRAIGHT DEADBOLTS SHALL HAVE A MINIMUM THROW OF 1" AND AN EMBEDMENT OF NOT LESS THAN 5/8".
8.11.5 WINDOW AND DOOR LIGHTS WITHIN 18" OF THE GROUND ARE TO BE FULLY TEMPERED.
8.12 ALUMINUM THRESHOLDS AT EXTERIOR CONDITIONS TO HAVE INTEGRAL WEATHERSTRIPPING.
8.13 PROVIDE ALUMINUM THRESHOLD AND SELF-CLOSING DEVICE AT ALL DOORS LEADING FROM GARAGE TO A LIVING SPACE.
8.14 AT LEAST ONE EGRESS DOOR SHALL BE PROVIDED FOR EACH DWELLING UNIT. THE EGRESS DOOR SHALL BE SIDE-HINGED, AND SHALL PROVIDE A MINIMUM CLEAR WIDTH OF 32 INCHES WHEN MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES. THE MINIMUM CLEAR HEIGHT OF THE DOOR OPENING SHALL NOT BE LESS THAN 78 INCHES IN HEIGHT MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP. OTHER DOORS SHALL NOT BE REQUIRED TO COMPLY WITH THESE MINIMUM DIMENSIONS. EGRESS DOORS SHALL BE READILY OPERABLE FROM INSIDE THE DWELLING WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
8.15 SLEEPING ROOMS MUST HAVE A WINDOW OR EXTERIOR DOOR FOR AN EMERGENCY EXIT. SILL HEIGHT NOT MORE THAN 44 INCHES ABOVE THE FINISH FLOOR. 57 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)
8.16 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)
8.17 AUTOMATIC GARAGE DOOR OPENER REQUIRES BACKUP BATTERIES INSTALLED PER SB 969, EFFECTIVE JULY 01, 2019.
8.18 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 FLASHINGS.

DIVISION 9 - FINISHES

- 9.0 POLLUTANT CONTROL
9.0.1 FINISH MATERIALS SHALL COMPLY PER (CGCB 4.504.2). SEALANT VOC LIMITS LESS WATER AND LESS EXEMPT COMPOUNDS IN GRAMS PER LITER AS FOLLOWS: SEALANTS - ARCHITECTURAL (250G), MARINE DECK (760G), NON-MEMBRANE ROOF (300G), ROADWAY (25G), SINGLE PLY ROOF MEMBRANE (450G), OTHER (420). SEALANT PRIMERS - ARCHITECTURAL POROUS (250G), ARCHITECTURAL NON-POROUS (775G), MODIFIED BITUMINOUS (500G), MARINE DECK (760G), OTHER (750G).
9.1 DRYWALL
9.1.1 FURNISH AND INSTALL ALL GYPSUM WALLBOARD, TRIM, AND SURFACING PAINT READY.
9.1.2 DRYWALL SHALL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS OF THE DRYWALL INFORMATION TRUST FUND.
9.1.3 GYPSUM WALLBOARD BY U.S. GYPSUM OR APPROVED EQUAL TO BE 5/8" THICK UNLESS OTHERWISE NOTED.
9.1.4 NAILING SHALL BE IN ACCORDANCE WITH THE BUILDING CODE OR THESE DRAWINGS, WHICHEVER IS STRICTEST, AND INSPECTED PRIOR TO TAPING.
9.1.5 BATHS, KITCHEN, SAUNA, HOT TUB ROOMS, SHOWERS, LAUNDRIES, AND OTHER DAMP ENVIRONMENTS ARE TO HAVE WATERPROOF DRYWALL (TYPE "X" GREENBOARD). CEILINGS TO HAVE TYPE "X", BUT NOT GREENBOARD.
9.1.6 BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH NON-ABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT NOT LESS THAN 6 FEET ABOVE THE FLOOR (2019 CBC SECTION R307.2)
9.1.7 CASE ALL CORNERS, OPENINGS, ENDS, AND EXPOSED EDGES, WITH GALVANIZED TRIM. TRIM SHALL BE TIGHT TO WALL, PLUMB, LEVEL AND TRUE TO PLAN SECURELY ATTACHED.
9.1.8 TAPE AND COMPOUND ALL JOINTS WITH MATERIALS RECOMMENDED BY MANUFACTURER. FINISH ALL JOINTS SMOOTH AND TRUE, SANDED, AND READY FOR PAINTING. CONCEAL ALL EXPOSED NAILS WITH SANDED JOINT COMPOUND. AT ANGLED SITUATIONS SUCH AS HIPS, VALLEYS, AND RIDGES, BEVEL EDGES OF DRYWALL TO ACHIEVE A CLEAN CRISP LINE AT THE JOINT.
9.1.9 FOR RENOVATION AND ADDITION WORK, TEXTURE TO MATCH EXISTING INTERIOR PLASTER, UNLESS OTHERWISE NOTED.
9.1.10 PROTECT ALL EXPOSED WOOD BEAMS, POSTS, CERAMIC, METALS, ETC. FROM DRYWALL AND COMPOUND STAIN.
9.2 STUCCO
9.2.1 FURNISH AND INSTALL ALL PLASTERING WORK COMPLETE INCLUDING GROUNDS, DRIPS, SCREEDS, CASING BEADS AT ALL EDGES, OPENINGS, PENETRATIONS, AND CORNER BEADS AT ALL CORNERS.
9.2.2 PROVIDE A THREE COAT CEMENT PLASTER APPLICATION OVER PAPER BACKED METAL LATH (7/8" THICKNESS TOTAL). APPLY PER MANUFACTURER'S RECOMMENDATIONS AND/OR AS FOLLOWS:
9.2.2.1 FIRST (SCRATCH) COAT FULLY EMBEDDED 3/8". KEEP MOIST FOR TWO DAYS.
9.2.2.2 SECOND (BROWN) COAT SCREEN TRUE 3/8". DO NOT APPLY SOONER THAN 48 HOURS AFTER INSTALLATION OF SCRATCH COAT. DAMPEN, BUT DO NOT SATURATE THE SCRATCH COAT. KEEP BROWN COAT MOIST FOR TWO DAYS.
9.2.2.3 FINISH COAT WITH INTEGRAL COLOR 1/8". DO NOT APPLY FINISH COAT SOONER THAN SEVEN DAYS AFTER THE INSTALLATION OF BROWN COAT.
9.2.3 FOR RENOVATION AND ADDITION WORK, TEXTURE TO MATCH EXISTING BUILDING FINISH UNLESS OTHERWISE NOTED.
9.2.4 PROTECT ADJACENT PROPERTIES, FINISHES, AND VEGETATION FROM OVERSPRAY AND SPLATTERING.
9.3 RESILIENT FLOORING
9.3.1 ALL INSTALLATION TO BE BY SKILLED APPLICATORS PER MANUFACTURER'S DIRECTIONS.
9.3.2 PRIOR TO INSTALLATION, UNDERFLOOR TO BE CLEAN, LEVEL, DRY, DUST FREE, AND ALL NAILS SET.
9.3.3 USE WATERPROOF ADHESIVE PER MANUFACTURER'S SPECIFICATIONS.
9.4 CARPET
9.4.1 FURNISH AND INSTALL CARPET AND PADDING SELECTED BY ARCHITECT.
9.4.2 LAY CARPET SECURELY ANCHORED FREE OF WRINKLES AND STRESS LINES.
9.4.3 PROVIDE REDUCER STRIP AT LINE OF MATERIAL CHANGE BETWEEN CARPET AND OTHER FINISHES. COLOR TO BE APPROVED BY ARCHITECT.
9.4.4 FLOOR TO BE FREE OF ANY DEBRIS OR DIRT PRIOR TO LAYING CARPET.
9.4.5 PROTECT CARPET FROM DAMAGE BY SUBSEQUENT TRADES.
9.4.6 ALL CARPET OVER IMPACT BARRIER LUD CARPET UNDERLAYMENT.
9.5 PAINTING AND FINISHING
9.5.1 ALL MATERIALS SHALL BE DELIVERED TO THE SITE IN SEALED ORIGINAL MANUFACTURER'S CONTAINERS.
9.5.2 COLORS AS NOTED ON PLANS OR AS SELECTED BY ARCHITECT. ANY SUBSTITUTIONS MUST BE APPROVED BY THE ARCHITECT.
9.5.3 SURFACE PREPARATION: ALL SURFACES TO BE DRY, CLEAN, SMOOTH, AND IN SUITABLE CONDITION FOR FINISH SPECIFIED. REMOVE ALL OIL, GREASE, BOND BREAKING AGENTS, DUST, MIL SCALE, AND EFFLORESCENCE.
9.5.4 CRACKS, HOLES, AND KNOTS SHALL BE FILLED, SANDED SMOOTH AND SEALED. WOOD SURFACES EXCEPT REASAWN WOOD SHALL BE SANDED PERFECTLY SMOOTH AND SANDING DUST SHALL BE REMOVED PRIOR TO PAINTING.
9.5.5 HARDWARE SHALL BE MASKED OR REMOVED PRIOR TO PAINTING. TRIM AND OTHER FINISH WORK SHALL BE BACK PAINTED PRIOR TO INSTALLATION.
9.5.6 EACH COAT OF PAINT SHALL BE UNIFORMLY APPLIED, WELL BRUSHED OUT AND FREE OF RUNS, SAGS, SKIPS, BRUSH MARKS AND THICKNESS VARIATIONS.
9.5.7 ALL PAINT FINISHES SHALL BE CUT SHARPLY TO LINE. PROTECT ALL ADJACENT SURFACES. UNLESS OTHERWISE SPECIFIED, PAINT ALL EXPOSED UNFINISHED SURFACES. UNLESS OTHERWISE SPECIFIED, DO NOT PAINT SASH FINISHES, EXTERIOR CONCRETE, CONCRETE MASONRY, BRICK, ROUGH SAWN WOOD, ALUMINUM, CHROME, BRASS, STAINLESS STEEL, AND WOOD TO BE STAINED. PROTECT ALL EXISTING FINISHES, CARPETS, FURNITURE, DRAPES, ETC. IN REMODEL AND TOUCH-UP WORK. CONTRACTOR TO REMOVE AND/OR PROTECT ALL "TO REMAIN" ITEMS.
9.5.8 ALL PAINT, STAINS, AND SEALERS TO BE APPLIED EXACTLY PER MANUFACTURER'S SPECIFICATIONS WITH ADJUSTMENTS FOR TEMPERATURE, EXPOSURE, AND MOISTURE WHEN REQUIRED.
9.5.9 SHOWERS AND WALLS ABOVE BATHTUBS WITH SHOWER HEADS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 6 FEET ABOVE THE FLOOR.
9.6 CERAMIC TILE
9.6.1 ALL WORK TO CONFORM TO THE LATEST TILE COUNCIL OF AMERICA INSTALLATION GUIDE HANDBOOK.
9.6.2 CENTER TILE TO EACH SECTION TO AVOID SMALL CUTS.
9.6.3 ALL POINTING TO BE NON-STAINING, WITH COLOR SPECIFIED BY ARCHITECT.
9.6.4 INSTALL EACH SECTION TO ALLOW FOR THERMAL EXPANSION AND MOVEMENT.
9.6.5 PROVIDE GALVANIZED METAL MESH IN MORTAR ON ALL TILES SET IN MORTAR 1" OR MORE THICK.
9.6.6 ALL FLOOR TILES IN SHOWERS, BATHS, SAUNAS, KITCHENS, AND LAUNDRY TO BE INSTALLED OVER WOOD SHALL HAVE THAT WOOD HOT MOPPED ENTIRELY WITH THE MOPPING EXTENDING 9" UP SIDES OF BASE. ALL JOINTS, CORNERS, AND EDGES OF HOT MOPPING TO HAVE REINFORCED FIBERGLASS MESH.
9.6.7 USE EPOXY MORTAR TYPE I FOR ALL THIN-SET TILES.
9.6.8 ARCHITECT TO SPECIFY COLORS, GRUNT COLOR, JOINT DIRECTIONS UNLESS OTHERWISE SHOWN.
9.6.9 WIPE TILES CLEAN AFTER GROUTING USING WATER AND SOFT CLOTHS. DO NOT USE ACID. NO TRAFFIC IS ALLOWED ON TILES FOR 3-7 DAYS AFTER INSTALLATION. PROVIDE PAPER, CARDBOARD, OR WOOD PLANKING PROTECTION IN PLACE TO PROTECT TILES FROM OTHER TRADES.
9.6.10 SEAL TILE AND GROUT WITH MANUFACTURER RECOMMENDED SEALER AS SOON AS MANUFACTURER'S SPECIFICATIONS ALLOW.
9.6.11 ALL TILE THINSET OVER 3/8" MIN. HARDIE BACKERBOARD

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REVISION SCHEDULE

Table with 3 columns: NO., DESCRIPTION, DATE. Includes revision symbols like a triangle with an 'A' and a triangle with an 'X'.

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

HESS BECKMAN RESIDENCE
7725 PASEO VENADO
MONTEREY, CA 93940

SPECIFICATIONS & NOTES



Date FEBRUARY 17 2025
Scale TALLON
Drawn
Job # USE IF ISSUED
Sheet

A0.1

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 GULDED 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 SKIRM 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/FUELSMOKE 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 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 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. AND LESS - 6 FT.; 2" DIA. - 10 FT.; 3" DIA. - 12 FT.; 4" DIA. - 14 FT.; 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 ELBOUITS SIZED TO FIT AT EACH LINE END AND WHERE REQUIRED BY CODE.
- 15.3.9 GAS 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 VERY RIGID 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 ON ROOF. VERIFY VENT ROOT WITH ARCHITECT PRIOR TO INSTALLATION.
- 15.3.18 PLUMBING FIXTURES AND PLUMBING FITTINGS WITH THE FOLLOWING MAXIMUM WATER USES SHALL BE INSTALLED AND SHALL MEET THE STANDARDS REFERENCED PER (CGSBC 4.303F4.303.1-3), 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 MONITOR SHOWER HEAD. THE COMBINED FLOW RATE OF ALL HEADS AND OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 2.0 GALLONS PER MIN. @ 60 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				TRAP	NOTES
		W	V	CW	HW		
	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"	

- 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 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 PROVIDED 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 (CGC 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 GFIMWP OUTLET WITHIN 20' OF AC UNIT WITH DISCONNECT SWITCH AT UNIT.
- 16.37 LIGHTING FIXTURES IN CLOTHES 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 LUMINAIRES & LAMPS THAT ARE ENERGY COMMISSIONED CERTIFIED MUST BE MARKED WITH JA8-2019 OR JA-2019-E.
- 16.41 ALL LED LUMINAIRES 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 FIELD 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- 81 MODIFIED PROCTOR (AASHO) TEST OR SIMILAR APPROVED METHODS. SOME FILL AREAS MAY REQUIRE A GREATER DENSITY IF CALLED FOR IN THE CONSTRUCTION CALCULATIONS. SOIL TESTS SHALL BE CONDUCTED AT NOT LESS THAN ONE TEST FOR EACH 18' OF FILL AND/OR FOR EACH 500 CUBIC YARDS OF FILL PLACED.
- 10. CUT SLOPES SHALL NOT EXCEED A GRADE OF 2 UNITS HORIZONTAL TO 1 UNIT VERTICAL (50% SLOPE). FILL AND COMBINATION FILL AND CUT SLOPES SHALL NOT EXCEED 2 UNITS HORIZONTAL TO 1 UNIT VERTICAL (50% SLOPE). SLOPES OVER 3 FEET IN VERTICAL HEIGHT SHALL BE PLANTED WITH APPROVED PERENNIAL OR TREATED WITH EQUALLY APPROVED EROSION CONTROL MEASURES PRIOR TO FINAL INSPECTION.
- 11. THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN ONE UNIT VERTICAL IN 20 UNITS HORIZONTAL (5% SLOPE) FOR A MINIMUM DISTANCE OF 10 FEET (3048 MM) MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET (3048 MM) OF HORIZONTAL DISTANCE A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED A MINIMUM OF 2% WHERE LOCATED WITHIN 10 FEET (3048 MM) OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET (3048 MM) OF THE BUILDING SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING. (CBC SECTION 1804.3)
- 12. ALL TREES THAT ARE TO REMAIN ON SITE SHALL BE TEMPORARILY FENCED AND PROTECTED AROUND THE DRIP LINE DURING GRADING OPERATION.
- 13. AN EROSION AND SEDIMENT CONTROL PLAN SHALL BE REQUIRED AS PART OF THE GRADING PLAN AND PERMIT REQUIREMENTS.

GENERAL NOTES

- 1. ALL WORK SHALL COMPLY WITH APPLICABLE FEDERAL, STATE, AND LOCAL CODES, AMENDMENTS, RULES, REGULATIONS, ORDINANCES, LAWS, ORDERS, APPROVALS, ETC. THAT ARE REQUIRED BY THE LOCAL GOVERNING AGENCY. IN THE EVENT OF CONFLICT, THE MOST STRINGENT REQUIREMENT SHALL APPLY.
- 2. THE CONTRACTOR'S WORK SHALL CONFORM TO THE FOLLOWING SPECIFIC CODES FOR NEW CONSTRUCTION:
 - A. TITLE 24, C.C.R., PART 2, 2019 C.B.C. (U.B.C. W/ CALIFORNIA AMENDMENTS)
 - B. TITLE 24, C.C.R., PART 3, 2019 C.E.C. (N.E.C. W/ CALIFORNIA AMENDMENTS)
 - C. TITLE 24, C.C.R., PART 4, 2019 C.M.C. (U.M.C. W/ CALIFORNIA AMENDMENTS)
 - D. TITLE 24, C.C.R., PART 5, 2019 C.P.C. (U.P.C. W/ CALIFORNIA AMENDMENTS)
 - E. TITLE 19, C.C.R., PUBLIC SAFETY, DIVISION 1, STATE FIRE MARSHAL REGULATIONS
- 3. ALL GENERAL NOTES ARE THE MINIMUM STANDARDS. IF MORE COMPLETE INFORMATION IS ENCOUNTERED IN OTHER PARTS OF THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL BE REQUIRED TO COMPLY WITH THE MOST STRINGENT REQUIREMENT.
- 4. VERIFY ALL EXISTING DIMENSIONS & CONDITIONS AT THE SITE & NOTIFY DESIGNER OF ANY VARIATIONS CONFLICTING OR MISSING DIMENSIONS OR DATA PRIOR TO BIDDING OR COMMENCING WORK. USE WRITTEN DIMENSIONS ONLY; DO NOT SCALE DRAWINGS. FOR PURPOSE OF DETERMINING A DIMENSION DURING CONSTRUCTION.
- 5. CONTRACTOR SHALL PERFORM DEMOLITION AS REQUIRED BY (N) CONSTRUCTION & BY THE VARIOUS UTILITY COMPANIES. OBTAIN ANY REQUIRED DEMOLITION PERMITS. SHORE & PROTECT, OR REMOVE & REBUILD.
- 6. ALL EXCAVATION, GRADING FILLING, BACK FILLING, DRAINAGE, ETC SHALL CONFORM TO THE SPECIFICATIONS & RECOMMENDATIONS THE GEOTECHNICAL SOILS FOUNDATION.
- 7. CONSTRUCTION BRACING & SHORING: THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL BRACING AND SHORING REQUIRED DURING CONSTRUCTION UNTIL ALL CONSTRUCTION IS COMPLETE.
- 8. DO NOT SHORE CONSTRUCTION MATERIALS OR OPERATE CONSTRUCTION EQUIPMENT IN SUCH A MANNER THAT DESIGN LIVE LOADS OF THE STRUCTURES ARE EXCEEDED. DO NOT STORE CONSTRUCTION ON OVERHANGING FRAMING.
- 9. SAFETY: THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SAFETY ON THE JOB SITE AND ADHERE TO ALL FEDERAL, STATE, LOCAL, AND O.S.H.A. REGULATIONS.
- 10. DO NOT CUT OR TRIM ANY TREES ON THE PROPERTY UNLESS OTHERWISE NOTED OR DIRECTED BY DESIGNER AND OWNER. AVOID FILLING OR CUTTING AROUND EXISTING TREES TO REMAIN. PROTECT THESE TREES WITH BARRIERS DURING CONSTRUCTION.
- 11. NO PERSON MAY TAP INTO ANY FIRE HYDRANT FOR ANY PURPOSE OTHER THAN FIRE SUPPRESSION OR EMERGENCY AID WITH OUT FIRST OBTAINING WRITTEN APPROVAL FROM THE WATER PURVEYOR SUPPLYING WATER TO THE HYDRANT & FROM THE CITY/COUNTY HEALTH DEPARTMENT.
- 12. DO NOT STORE CONSTRUCTION MATERIALS OR OPERATE CONSTRUCTION EQUIPMENT IN SUCH A MANNER THAT DESIGN LIVE LOADS OF THE STRUCTURES ARE EXCEEDED. DO NOT STORE CONSTRUCTION MATERIALS ON OVERHANGING FRAMING.
- 13. NO POTABLE WATER MAY BE USED FOR COMPACTION OR DUST CONTROL PURPOSES IN CONSTRUCTION ACTIVITIES WHERE THERE IS A REASONABLE AVAILABLE SOURCE OF RECLAIMED WATER OR OTHER SUB-POTABLE WATER APPROVED BY THE SANTA BARBARA COUNTY HEALTH DEPARTMENT & APPROPRIATE FOR SUCH USE.
- 14. ALL HOSES USED FOR ANY CONSTRUCTION ACTIVITIES SHALL BE EQUIPPED WITH A SHUT OFF NOZZLE. WHEN AN AUTOMATIC SHUT OFF CAN NOT BE PURCHASED OR OTHERWISE OBTAINED FOR THE SIZE & TYPE OF HOSE IN USE, THE NOZZLE SHALL BE AN AUTOMATIC SHUT OFF NOZZLE.
- 15. INSTALL CERTIFIED INSULATION MATERIALS PER THE TITLE 24 MANDATORY MEASURES CHECKLIST, MF-1R & THE SPECIFICATIONS. INSULATION INSTALLED SHALL MEET FLAME SPREAD & SMOKE DENSITY REQUIREMENTS OF THE STATE OF CALIFORNIA TITLE 24, CALIFORNIA CODE OF REGULATIONS.
- 16. ALL ROOF OVERHANGS, BUILT-UP ROOFS, BUILT-UP ROOFING & SPECIFICATIONS SHALL CONFORM TO U.B.C. 2019.
- 17. SHEET METAL, FLASHING, COUNTER FLASHING, AND VALLEY FLASHING SHALL CONFORM TO U.B.C. 2019 PROVIDE AND INSTALL SHEET METAL AND OR COPPER FLASHING AS DETAILED AND REQUIRED TO INSURE WATER/TIGHT ASSEMBLY. ALL PIECES SHALL BE FABRICATED IN MAXIMUM PRACTICAL LENGTHS, FREE OF WARPS, BUCKLES AND DENTS AND OTHER DEFECTS.
- 18. ROOF DRAINAGE SHALL CONFORM TO U.B.C. 114"/12" MIN. SEE ROOF PLAN.
- SEALANTS: PROVIDE AND INSTALL ACRYLIC LATEX URETHANE BASE SEALANTS AT ALL EXTERIOR JOINTS AND GAPS NECESSARY FOR A WEATHER TIGHT ASSEMBLY.
- 19. JOINTS AND OTHER OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE SHALL BE CAULKED, GASKET, WETHER-STRIPPED OR OTHERWISE SEALED TO LIMIT INFILTRATION AND EXFILTRAION. INCLUDING SILL PLATES.
- 20. PROVIDE FINISH GRADE SLOPING AWAY FROM THE FOUNDATION AT 5% SLOPE FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF WALL, TOWARD A PUBLIC STREET OR ENGINEERED DRAINAGE STRUCTURE.
- 21. SUBMIT ELEVATOR DETAILS FOR REVIEW AND APPROVAL OF THE CITY AT LEAST 2-WEEKS PRIOR TO INSTALLATION.
- 22. AUTOMATIC IRRIGATION SYSTEMS CONTROLLERS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER-BASED.
- 23. PROTECT ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS AT EXTERIOR WALLS AGAINST THE PASSAGE OF RODENTS.
- 24. BUILDING SHALL HAVE ADDRESS NUMBERS PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR THE ROAD FRONTING THE PROPERTY. NUMBERS SHALL CONTRAST WITH BACKGROUND, BE ARABIC OR ALPHABETICAL LETTERS AND BE A MINIMUM OF 1/2" IN HEIGHT WITH MINIMUM STROKE OF 12".

NOTIFICATIONS

- 1. NOTIFY THE SOILS ENGINEER 48 HOURS BEFORE THE FOLLOWING TIMES:
 - A. PRIOR TO THE TIME THAT THE SITE GRADING BEGINS.
 - B. AFTER FOUNDATION EXCAVATIONS HAVE BEEN MADE AND PRIOR TO PLACING REINFORCING STEEL AND FORMWORK.
 - C. PRIOR TO ALL CONCRETE POURS.
- 2. NOTIFY THE STRUCTURAL ENGINEER 48 HOURS BEFORE THE FOLLOWING TIMES:
 - A. AFTER FOUNDATION EXCAVATIONS HAVE BEEN MADE AND PRIOR TO PLACING REINFORCING STEEL AND FORMWORK.
 - B. PRIOR TO ALL CONCRETE POURS.
 - C. PRIOR TO PLACING THE FIRST COURSE OF CONCRETE MASONRY UNITS.
 - D. WHEN ROUGH FRAMING IS COMPLETED AND PRIOR TO START OF FINISH WORK.
 - E. PRIOR TO COVERING ANY PLYWOOD SHEATHING WALLING.
 - F. PRIOR TO COVERING ANY SHEAR WALL HOLDDOWN ANCHORS.

TREE PROTECTION AND REPLACEMENT

- 1. ALL NATIVE TREES WITHIN 25 FEET OF PROPOSED GROUND DISTURBANCES SHALL BE TEMPORARILY FENCED WITH CHAIN-LINK OR OTHER MATERIAL SATISFACTORY TO PLANNING AND DEVELOPMENT THROUGHOUT ALL GRADING AND CONSTRUCTION ACTIVITIES. THE FENCING SHALL BE INSTALLED 6 FEET OUTSIDE THE DRIFLINE OF EACH NATIVE TREE, AND SHALL BE STACKED EVERY 6 FEET TO THE MAXIMUM EXTENT FEASIBLE.
- 2. NO CONSTRUCTION EQUIPMENT SHALL BE PARKED, STORED, OR PLACED WITHIN 6 FEET OF ANY NATIVE TREE DRIFLINE.
- 3. NO FILL SOIL, ROCKS, OR CONSTRUCTION MATERIALS, SHALL BE STORED OR PLACED WITHIN 6 FEET OF THE DRIFLINE 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 PLANNING AND DEVELOPMENT APPROVED ARBORIST/BIOLOGIST.
- 5. ANY TRENCHING REQUIRED WITHIN THE DRIFLINE OR SENSITIVE ROOT ZONE OF ANY SPECIMEN TREE SHALL BE DONE BY HAND.
- 6. NO PERMANENT IRRIGATION SHALL OCCUR WITHIN THE DRIFLINE OF ANY EXISTING OAK TREE.
- 7. ANY CONSTRUCTION ACTIVITY REQUIRED WITHIN 3 FEET OF A NATIVE TREE'S DRIFLINE 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 PLANNING AND DEVELOPMENT. 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 PLANNING AND DEVELOPMENT PRIOR TO ANY FURTHER WORK OCCURRING ON SITE. ANY PERFORMANCE SECURITIES REQUIRED FOR INSTALLATION AND MAINTENANCE OF REPLACEMENT TREES WILL BE RELEASED BY PLANNING AND DEVELOPMENT 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 FEET OF THE DRIFLINE SHALL HAVE TRUNK PROTECTION CONSTRUCTED OF SOLID MATERIAL (WOOD) INSTALLED TO PROTECT SAID TRUNKS FROM DAMAGE BY MACHINERY/IMPLEMENTS.

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REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

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



EXTERIOR LIGHT FIXTURE



EXTERIOR PLASTER



STANDING SEAM METAL ROOF-CUSTOM BUILT METALS (COLOR ZINC)



LIMESTONE VENEER-RUSTIC GOLD

SW 3039 Tobacco

Exterior Solid Stain

RGB Value R-108 | G-96 | B-82

Hexadecimal Value #6C6052

LRV 12

[View all Exterior stain colors](#)

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EXTERIOR WOOD TRIM AND RAFTERS-PAINT/STAIN-SOLID BODY SW3039 TOBACCO SHERWIN WILLIAMS

EXTERIOR FINISHES

- 1 CLASS 'A' [ICC-ES REPORT ESR-2048], NON-REFLECTIVE METAL STANDING SEAM ROOF W/ 12" O.C. SEAMS. SUPPLY: CUSTOM-BILT METALS / CB-150 (CUSTOMBILTMETALS.COM). ICC-ES REPORT TO BE AVAILABLE TO THE FIELD INSPECTOR ON SITE [CRC R902, MONTECITO FIRE PROTECTION DISTRICT ORDINANCE]. COLOR: DARK BROWN
- 2 5'0" HALF ROUND METAL GUTTER W/ 4'0" METAL DOWNSPOUT. HINGED 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 2X6 T&G KILN DRIED DOUGLAS FIR EAVES PER DETAIL, SMOOTH TEXTURE, PAINT TO MATCH SIDING - COLOR: VERIFY W/ ARCHITECT
- 5 30"x30" ATTIC ACCESS, PROVIDE 30" MIN. HEADROOM CLEARANCE ABOVE OPENING
- 6 METAL CLAD EXTERIOR DOOR, DUAL GLAZED / LOW E - PER DOOR SCHEDULE, MFR: ARCADIA STEEL LOOK (WWW.ARCADIA.COM), COLOR: BLACK
- 7 METAL CLAD WOOD EXTERIOR WINDOW, DUAL GLAZED / LOW E - PER WINDOW SCHEDULE, MFR: ARCADIA STEEL LOOK (WWW.ARCADIA.COM), COLOR: BLACK
- 8 PLYWOOD SHEATHING
- 9
- 10 METAL EXTERIOR DOOR, DUAL GLAZED / LOW E - PER DOOR SCHEDULE, MFR: ARCADIA STEEL LOOK (WWW.ARCADIA.COM), COLOR: BLACK
- 11 METAL GARAGE DOOR
- 12
- 13
- 14
- 15 EXTERIOR WALL MOUNTED INDIRECT LIGHT FIXTURE PER PLAN, HIGH EFFICIENCY LED LAMP W/ SHIELDED GLASS, 25 WATT OR EQUIVALENT MAX., MFR STEEL LIGHTING INC., MODEL: GARDENA 16" DOME GOOSE NECK BARN LIGHT, DARK SKY, COLOR: MATT BLACK, VERIFY W/ ARCHITECT
- 16 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
- 17 WEEP SCREED, PROFILE TO ALLOW SIDING BELOW SCREED PER DETAIL, PROVIDE 26 GAUGE MIN. GALVANIZED WEEP SCREED AT FOUNDATION, 4" MIN. ABOVE GRADE OR 2" MIN. ABOVE CONCRETE/PAVING WHERE OCCURS
- 18 8X18 UNDER FLOOR CRAWL SPACE WALL VENT PER PLAN, INSTALL WITHIN 3' FROM BUILDING CORNERS, PROVIDE CORROSION RESISTANT WIRE MESH SCREEN BEHIND 1/8" THICK MIN. - PAINTED BLACK, INSTALL WELL TO RETAIN SURROUNDING GRADE WHEN APPLICABLE - VERIFY W/ ARCHITECT
- 19 1-1/2" THICK ADHERED LIMESTONE VENEER, HORIZONTAL LAY RECTANGULAR W/ OVERSIZED CORNERS, OVER SCRATCH COAT, METAL LATHE, GRADE D BUILDING PAPER (TWO LAYERS AT SHEAR WALLS), AND EXTERIOR PLY, GROUT TO MATCH PLASTER COLOR, SUPPLY: MALIBU STONE (WWW.MALIBUSTONE.COM) - COLOR: LA TOUR
- 20 DENSGLASS 'FIREGUARD' SHEATHING
- 21
- 22 4"x12" SOFFIT VENT, PROVIDE 26 GAUGE MIN. GALVANIZED VENT SCREEN

**NOTE - ALL COLORS VERIFY W/ ARCHITECT IN FIELD, ALL WOOD & HEAVY TIMBERS NON-TREATED, LIGHT SANDBLAST TEXTURE W/ EASED EDGES, U.N.O. PROVIDE SAMPLE TO ARCHITECT- TYPICAL*

INTERIOR FINISHES

- 101 DRYWALL - 5/8", CORNER FORM & TEXTURE PER ARCHITECT, W/ HAND FORMED CORNERS, PROVIDE SAMPLES
- 102 DRYWALL - 5/8" TYPE X, CORNER FORM & TEXTURE PER ARCHITECT, PROVIDE SAMPLES
- 103 DRYWALL - 5/8" TYPE WR, CORNER FORM & TEXTURE PER ARCHITECT, PROVIDE SAMPLES
- 104 AIR IMPERMEABLE SPRAY FOAM INSULATION AT ALL RAFTER BAYS & ATTIC EXTERIOR WALLS, R-VALUE RATING PER T-24 ENERGY COMPLIANCE, MFR: ICYNENE - MD-C-200 (WWW.ICYNENE.COM), INSTALLATION SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING, ADDITIONAL INSTALLATION PER MFR SPECS
- 105 BATT INSULATION AT ALL EXTERIOR WALLS, R-VALUE RATING PER T-24 ENERGY COMPLIANCE, INSTALLATION PER MFR SPECS
- 106 BATT INSULATION AT ALL INTERIOR WALLS AND FRAMED FLOORS, R-VALUE RATING PER T-24 ENERGY COMPLIANCE, INSTALLATION PER MFR SPECS
- 107 ATTIC ACCESS PER PLAN, PROVIDE 30" MIN. HEADROOM CLEARANCE ABOVE OPENINGS, FOR ACCESS ABOVE GARAGE PROVIDE SOLID WOOD DOOR NO LESS THAN 1 3/8" THICK THAT IS SELF CLOSING, LATCHING, AND TIGHT FITTING
- 108 WOOD FLOORING - TYP., FLUSH W/ ADJACENT FLOORING, SUPPLY/FINISH: VERIFY W/ ARCHITECT
- 109 TILE FLOORING AT ALL BATHS & LAUNDRY, FLUSH W/ ADJACENT FLOORING, SUPPLY/FINISH: VERIFY W/ ARCHITECT
- 110 EPOXY COATING OVER CONCRETE SLAB
- 111 CAST ALUMINUM REGISTERS - TYP. WHERE OCCURS PER MECHANICAL PLANS, MFR: PACIFIC REGISTER CAST (WWW.PACIFICREGISTERCO.COM)
- 112 42" VENTLESS FIRE PLACE BY Hearth Cabinet

113 36" ELECTRIC FIRE PLACE BY MODERN FLAMES

- 114
- 115 INTERIOR DOORS PAINTED OFF-WHITE
- 116 INSIDE SURFACES OF EXTERIOR DOORS & WINDOWS PAINTED BLACK
- 117
- 118 SECOND LAYER DRYWALL AT CEILING PER PLAN
- 119
- 120
- 121

- 122 1X8 BASEBOARD PAINTED PER ARCHITECT & OWNER
- 123 CONCRETE SLAB OR 3" CONCRETE RAT SLAB PER PLAN, OVER CLASS I VAPOR BARRIER, VERIFY W/ GEOTECHNICAL REPORT

- 124
- 125

**NOTE - ALL COLORS VERIFY W/ ARCHITECT IN FIELD, ALL WOOD & HEAVY TIMBERS NON-TREATED, LIGHT SANDBLAST TEXTURE W/ EASED EDGES, U.N.O. PROVIDE SAMPLE TO ARCHITECT- TYPICAL*

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REVISION SCHEDULE

NO.	DESCRIPTION	DATE

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

HESSE BECKMAN RESIDENCE
7725 PASEO VENADO
MONTEREY, CA 93940

FINISH SCHEDULE



Date APRIL 17, 2025
 Scale 1/8" = 1'-0"
 Drawn TALLON
 Job # USE IF ISSUED
 Sheet

NOT FOR CONSTRUCTION

A8.1



2022 Residential Standard Plan Notes

The general notes sheet is based on the 2022 California Building Standard Codes. This is not an all-inclusive list of code requirements specific to the project. Please reference applicable sheets and specific areas of the plans for locations of fixtures/equipment, structural components, structural design criteria, building finishes and other components specific to the project construction.

CURRENT CODES:

- 2022 Calif. Residential Code
- 2022 Calif. Building Code (Structural only)
- 2022 Calif. Mechanical Code
- 2022 Calif. Plumbing Code
- 2022 Calif. Electrical Code
- 2022 California Energy Code
- 2022 California Green Building Standards
- Monterey County Code of Ordinances

DESIGN CRITERIA:

- Risk Category: II
- Site Class: D
- Seismic Design Category: D
- Basic Wind Speed: 91 mph, Exposure D
- Climate Zone: 3

MINIMUM EROSION AND SEDIMENT CONTROLS FOR PROJECTS DISTURBING LESS THAN 1 ACRE:

The BMP's (Best Management Practices) listed below must be in place during construction. The BMP's listed are minimum requirements and additional BMP's may be required based on site conditions and projects located in ASBS areas (Area of Special Biological Significance).

BMP's to be in place at the start of construction:

- Site-specific BMP plan per project conditions.
- Existing vegetation/buffer zones protected.
- Perimeter controls installed properly.
- Storm drain/inlets protected on-site & nearby.

Other BMP's as applicable per project requirements:

- Perimeter controls:** Stabilized construction entrance, silt fence, fiber rolls, wattles, drain/inlet protection onsite and nearby, etc.
- Erosion prevention:** Maintain native cover as feasible, stabilize slopes (Straw, visqueen, erosion control blankets, etc.)
- Sediment control:** Stabilize/secure bare soil areas & sediment piles, perform dust control.
- Stockpile management:** Contain and cover when not active and for rain events.
- Materials & Waste management:** Keep away from drains/flow paths, securely cover and contain, no overflowing trash receptacles, proper disposal of paint and other chemicals.
- Concrete/Stucco:** Washout facility with cover for rain events and regular maintenance.
- Portable toilet facilities:** Keep away from storm drains/flow paths.
- Vehicles/equipment:** Maintained in good working order, no leaks or offsite tracking.
- Wet weather:** Watch forecast, keep extra BMP's on-site, prepare/cover/secure site.
- Dewatering:** Use approved handling method. And **ONLY RAIN IN THE STORM DRAINS.**

LIGHT, VENTILATION, GLAZING AND MINIMUM ROOM DIMENSIONS

- Natural light >8% of room floor area, 4% of the floor area in occupied spaces mechanical ventilation of .35 air changes/hour, or whole-house fan of 15 cfm per occupant. (CRC R303.1)
- Bathroom aggregate glazing area >3sq.ft; 1/2 operable OR provide artificial light & a fan w/ min. 50 cfm for intermittent or 25 cfm for continuous ventilation; exhaust air vented directly to outside. (CRC R303.3) Each bathroom combo fan with Energy Star eqpt. (min.50cfm) w/ humidistat installed. (CRC R303.1.1)
- The following windows shall be fully tempered: (CRC R308.4)
 - Sliding/swinging glass doors
 - Glazing in walls and enclosures facing hot tubs, spas, whirlpools, saunas, steam rooms, bathtubs, showers, and swimming pools where the glazing is less than 60" above the standing surface within the compartment and within 60" horizon- tally of the water's edge (CRC R308.4.5)
 - Glazing within a 24" arc of a door that is less than 60" above the floor. Safety glazing required on a wall less than 180 degrees from the plane of the door in a closed position and within 24" of hinge side of an in-swing door. (R308.4.2)
 - Glazing where the exposed area is greater than 9sq.ft, bottom is less than 18" and at least 36" above the floor, and adjacent to a walking surface.
 - Within 60" of the bottom tread of a stairway and less than 36" above the landing
 - Glazing in guards and railings
 - Glazing adjacent to stairways, landings, and ramps within 36" horizontally of the walking surface less than 36" above the walking surface
- Provide fall protection in accordance with C.R.C. Section R312.2.1 for the operable windows with sills located less than 24" above finished floor and greater than 72" above the finished grade, or surface on the outside of the building C.R.C. Section R312.2
- Provide attic cross ventilation: 1/150 of attic area or 1/300 with min. 40% but not >50%. Provide min. of 1" of air space between insulation & roof sheathing. (CRC R806) Under floor cross ventilation: min.1.0 sq. ft. for each 150 sq. ft. of under floor area. When a class 1 vapor retarder is installed, min. area of ventilation may be limited to 1sq.ft. for each 1,500 square feet of under-floor space. One ventilation within 3' of each building corner (CRC R408.1). Unvented crawl spaces shall comply with CRC R408.3.
- Minimum 3" deep x door width landing & light at all exterior doors.
- Minimum room dimensions (CRC R309):
 - Habitable rooms shall be min. 70 sq.ft.
 - Habitable rooms, hallways & basements min.7' ceiling height. Bathrooms, toilet rooms, laundry & basements w/o habitable spaces min. 6'8" ceiling height. (CRC R305.1 & R305.1.1)
 - Habitable spaces in basements min. 6'4" under obstructions. (CRC R305.1)
 - Kitchen shall be provided with passageway min. 3' in width between counters/appliances.
 - Shall not be less than 7 ft. in any dimension except kitchens.
 - Hallways shall have a minimum width of 36". (CRC R311.6)

EGRESS AND RESCUE OPENINGS

- Provide each bedroom, basement, and habitable attic with a minimum of one exterior egress and rescue opening. Such opening shall lead directly to the public way. The egress and rescue opening shall have a clear net opening of 5.7 square feet (5ft for grade floor). The minimum net clear height shall be 24" and the minimum net clear width shall be 20". The opening shall have the bottom of the clear opening not greater than 44 inches measured from the floor. (CRC R310.1 – R310.3) Area Wells, ladders, steps, and area well drainage shall comply with CRC R310.4. Bars, grilles, covers, and screens or similar devices shall be releasable or removable from the inside without the use of a key, tool, special knowledge, or force greater than 15lbs. (CRC R310.4.4) Photovoltaic panels & modules shall not be placed on the portion of the roof below an emergency escape and rescue openings within 36". (CRC 324.6.3)
- Provide landings and a porch light at all exterior doors. Landings are to be minimum 3' deep x width of door. Landings at required egress doors may step down a maximum of 7.75" when the door does not swing over the landing and 1.5" when door swings onto the landing. Other than required exterior exit doors may have a threshold of 7.75" maximum; a landing is not required if a stair with two or fewer risers is located on the exterior side and the door does not swing over the stairway. (CRC R311.3.2)
- At least one egress door shall be provided for each dwelling unit, the egress door shall be side hinged with a minimum openable width of 32"; the minimum clear openable height shall be 78" minimum (other doors shall not be required to comply with these dimensions). Egress doors shall be readily openable from the inside without the use of a key, special knowledge, or effort. (CRC R311.2)

AGING-IN-PLACE

- For new construction at least one bathroom on the entry level shall be provided with grab bar reinforcement. If no entry level bathroom is present at least one bathroom on 2nd or 3rd floor shall comply with CRC R327.1.1 Reinforcement shall be 2x8 lumber or equal and located between 32" and 39.25" above the finished floor flush with wall framing. Water closet reinforcement shall be installed on both side walls of the fixture, or on the side & back wall. Shower reinforcement shall be continuous where wall framing is provided. Bathtub and combo tub/shower reinforcement shall be continuous on each end of tub and the back wall. Back wall reinforcement for a lower grab bar shall be provided with bottom edge located no more than 6" above the tub rim. Info with location of reinforcement shall be placed in the operations and maintenance manual.
- Electrical outlets, switches and controls shall be located not more than 48" from the top of the outlet box and not less than 15" from the bottom of the outlet box above the finished floor. (CRC R327.1.2)
- Doorbell buttons shall be installed not more than 48" above the finished floor measured to the top of the button. (CRC R327.1.4)
- Effective July 1st, 2024, at least one bathroom and bedroom on entry level shall provide a doorway with net clear opening of not less than 32" measured with door open at a 90-degree angle. (CRC R327.1.3)

FOUNDATIONS & CONCRETE SLABS

- Slope drainage 6" within the first 10' from the foundation wall. If physical obstructions or lot lines prohibit the 10' distance, a 2-5% slope shall be provided to an approved alternative method of diverting the water away from the foundation. Impervious surfaces sloped a minimum of 2% for 10' away from the foundation. (CRC R401.3)
- Stepped footings shall req. when bottom footing slope >1 in 10 (V:H)(CRC R403.1.5)
- Concrete slabs: 3 1/2" minimum (CRC R506.1). Slabs shall have a 4" thickness of 3/8" minimum gravel under the concrete slab. Separate from soil with a 10-mil poly vapor retarder with joints lapped not less than 6". A capillary break shall be installed when a vapor retarder req. per CGBC Section 4.505.
- Provide an 18" x 24" under-floor access, unobstructed by pipes or ducts and within 5' of each under-floor plumbing cleanout and not located under a door to the residence. Provide a solid cover or screen. (CRC 408.4 & CPC 707.9)
- Minimum sill bolting: 1/2" anchor bolts or approved anchors at 6 ft. o.c. maximum for one story. (CRC R403.1.6) Use anchor bolts at 4 ft. o.c. maximum for three story construction. Embed bolts 7" minimum. The anchor bolts shall be placed in middle third of the width of the plate. Locate end bolts not less than 7 bolt diameters, nor more than 12" from ends of sill members. In SDC D0 and above: Provide 3"X3"X0.229 plate washers on each bolt at braced or shear wall locations, standard cut washers permitted for anchor bolts not located in braced/shear wall lines. (CRC R403.1.6.1 & R602.11.1)

CLEARANCES AND TREATMENT FOR WOOD FRAMING

- Weather exposed glued-lam, beams and posts shall be pressure treated or shall be wood of natural resistance to decay (CRC R317.1.3 & 5)
- Columns exposed to weather or in basements, when supported on concrete pier or metal pedestals, pressure treated or natural resistance to decay unless pier/pedestals project 1" above concrete or 6" above earth & earth covered by approved impervious moisture barrier. (CRC R317.1.4 exc. 1.)
- Columns in enclosed crawl spaces or unexcavated areas located within the periphery of the building shall be pressure treated or natural resistance to decay unless the column is supported by a concrete pier or metal pedestal of a height 8" or more, and the earth is covered by an impervious moisture barrier. (CRC R317.1.4 exc. 2)
- Wood joists 18" clearance to earth and girders 12" to earth, or shall be pressure treated or natural resistance to decay when located within the periphery of the building foundation. (CRC R317.1 (1))
- Fasteners for siding attachment & into p/l lumber corrosion resistant (CRC R317.3)
- Wood of natural resistance to decay or pressure treated wood per CRC R3170

FLOORS

- Wood floor joist size, spacing, and grades for conventional construction per CRC Tables R502.3(1)-(2). Cantilevered joists shall conform to CRC Tables R502.3.3(1)-(2). Others shall be designed by structural cales completed by a registered California Design Professional.
- Wood floor girder size, spacing, and grades for conventional construction per CRC Tables R602.7(1), R602.7(2) and R602.7(3). Others designed by structural cales per California Design Professional.
- Joists under and parallel to bearing □ Specify type, thickness, and attachment of floor sheathing per table R503.2.1.1.(1). Nail spacing for floor plywood sheathing: 6" o.c on the edges and 12" o.c in the field □ Solid block all joist at ends and supports or use other approved connections. (CRC R502.7) Provide specs/cales for the use of engineered wood products. (CRC R502.1.2-7)
- Positive connection shall be provided to ensure against uplift and lateral displacement. (CRC R502.9 & CBC 2304.10.7)

WALLS

- Stud size, height, grade & spacing (CRC Table R602.3(5) & R602.3.1). Exterior & interior studs continuous floor to roof unless braced at ceiling. (R602.3)
- The length of bracing along each braced wall line shall not be less than required for wind speed in Table R602.10.3(1) and per the SDC in CRC Table R602.10.3(3). See Tables R602.10.3(2) and R602.10.3(4) for adjustment factors based on story height, wall dead loads, exposure types, roof eave-to-ridge heights, bracing methods, etc.
- The braced wall panel uplift value exceeds 100plf per CRC Table R802.11. Provide an approved listed connector. (CRC R602.3.5)
- Braced wall lines max angle out of plane 45 degrees for max. 8' diagonal length (CRC R602.10.1.4)
- Braced wall panels spaced at not more than 25ft o.c. for SDC D0, D1 & D2 and 35ft. o.c. in SDC C (CRC Table R602.10.1.3). Braced wall lines at exterior walls in seismic design categories D0, D1, and D2 shall have a braced wall panel located at each end of the braced wall line. (See exceptions below)
- If structural wood sheathing is used, it's permitted to begin no more than 10ft from each end of the braced wall line per R602.10.7.
- Min. 24" wide panel at each building corner & braced wall line continuously sheathed per R602.10.4.2.
- End of braced wall panel closest to the corner shall have a hold-down device installed with a minimum uplift value of 1,800lbs and the braced wall line is continuously sheathed or WSP sheathing.
- Braced wall panels in one-and-two story buildings may be spaced at 35' o.c. in order for one single room not exceeding 900sf. (CRC Table R602.10.1.3)
- Alternate braced wall panels per CRC R602.10.6.1. Clearly provide an alternate braced wall detail showing minimum lengths, hold-down device used, fastener spacing, headers, etc.
- Continuous braced wall sheathing per CRC R602.10.4.2 and R602.10.7.
- Provide full depth blocking directly above and below braced wall lines when joists parallel to wall & not provided directly above/below per CRC Figure R602.10.8(2).
- Braced wall panel connections to roof framing per CRC R602.10.8.2.
- 2x blocking for horizontal and vertical joints in braced wall panels (CRC R602.10.4.4)
- Where shear design values exceed 490lbs per foot, all framing member receiving edge nailing from abutting panels not less than a single 3" nominal or two 2" members stitch nailed together per the design professional. Panel joints and sill plate nailing shall be staggered. 3x sill required per 2x sill with double the # of anchors required for the 3x sill. (CBC T-2306.2(1) and sections 4.3.6.1 and 4.3.6.4.3 of AF&PASDPWS)
- Post to beam connections per CRC R502.9 & CBC 2304.10.7)
- Minimum header sizes & #/size of supports for light frame per CRC R502.5 & Tables 602.7(1), (2) & (3).
- Double top plate with minimum 24" lap splice length each side of end joint. Nail with 12 16d each side of lap joint). (CRC T-R602.3(1)) Lap plates at intersecting walls. (CRC R602.3.2)
- Minimum wood structural panel sheathing nailing: 6" o.c. edge including nailing into mudsill and top plate. 12" o.c. nailing in field (CRC T-R602.3(1))
- Min. 2x6 framing in plumbing walls for drilling/notching of studs. (CRC R602.6)
- Fasteners for siding & pressure treated lumber corrosion resistant (CRC R317.3)
- Fire-block in concealed spaces of stud walls/partitions, vertically at ceiling/floor levels, & horizontally at 10ft. intervals. Fire-block at soffits, drop ceilings/similar locations & in concealed spaces at the top/bottom of stair stringers. (CRC R302.11)
- Provide approved building paper under the building siding and approved flashing at exterior openings. (CRC R703.2) Min. of 2 layers of Grade D paper under stucco and 2 layers of 15lb felt under stone veneer.
- Stucco minimum clearance to earth of 4" and 2" to paved surfaces with approved weep screed. (CRC R703.7.2.1) Masonry stone veneer flashed beneath first course of masonry and provided with weep holes above the flashing. (CRC R703.8.5 and R703.8.6)

ROOF

- Roof sheathing can only cantilever 9" beyond a gable end wall unless supported by overhang framing. (CRC 802.5.2.1)
- Provide a minimum 22" x 30" access opening to attic (CRC R807); may be required to be 30"x30" to remove the largest piece of mechanical equipment per the CMC.
- Roof drains/gutters installed per the CPC with leaf/debris protection also installed. (CRC R337)
- Roof construction and coverings shall comply with CRC Chapters 8, 9 and local ordinance. All roofing shall be tested/listed Class A minimum.
- Asphalt shingles with sloped roofs 2/12 to <4/12 shall have two layers of underlayment applied per CRC R905.2.2.

MECHANICAL

- Provide combustion air for all gas fired appliances per CMC Chapter 7
- Gas vents passing through an insulated assembly shall have a metal insulation shield a minimum 2" above insulation. (CMC 509.6.2.7)
- Gas water heater & furnace not allowed in areas opening to bathrooms, closets or bedrooms unless installed in closet equipped with a listed gasketed door & self-closing device w/ all combustion air obtained from outdoors. (CMC 504)
- Roof-top equipment w/over 4/12 slope, 30"x30" platform. (CPC 304.2)
- Exhaust openings terminating to outdoors shall be covered w/ a corrosion resistant screen 1/4"-1/2" in size (not required for clothes dryers). (CMC 502.1)
- Vent dryer to outside of building (not to under-floor area). Vent length 14'. max & terminate min. 3' from property line & any opening. (CMC 504.4.2)
- Environmental Air Ducts shall not terminate less than 3' to a property line, 10' to a forced air inlet, 3' to openings & shall not discharge to public way. (CMC 502.2.1)
- Min. 100 square " make-up air for clothes dryers in closets. (CMC 504.4.1(1))
- Heating system is required to maintain 68 degrees at 3' above floor level and 2' from exterior walls in all habitable rooms. (CRC R303.10)

ELECTRICAL

- No electrical panels in clothes closets or bathrooms. Maintain 36" front clearance, 30" wide or width of equipment & 6'-6" headroom. (CEC 110.26)
- Provide min. 3 lug interstern bonding bus bar at main service. (CEC 250.94)
- Automatic garage door openers shall have a battery backup function that is designed to operate when activated because of an electrical outage. (SB-969)
- A concrete-encased electrode (ufer) consisting of 20' of rebar or #4 copper wire in bottom of a footing required for all new construction. (CEC 250.52(A) (3)) Bond all metal gas and water pipes to ground. All ground clamps shall be accessible and of an approved type. (CEC 250.104)
- All 15/20-amp receptacles shall be listed tamper-resistant receptacles. (CEC 406.12)
- All branch circuits supplying 15/20-amp outlets in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, rec rooms, closets, hallways, kitchens, laundry room or similar rooms/areas shall be protected by a listed combo type AFCI. (CEC 210.12) Provide a minimum of one 20A circuit to be used for the laundry receptacle. (CEC 210.11(C)(2))
- Provide at least one 20A circuit for bathroom outlets. (CEC 210.11(C)(3))
- Provide at least one outlet in basements, garages, laundry rooms, decks, balconies, porches & within 3' of outside of each bathroom basin. (CRC 210.52 (D), (F) & (G))
- Furnaces installed in attics and crawl spaces shall have an access platform, light switch & service receptacle. (CRC 210.63)
- All dwellings must have one exterior outlet at front & back (CEC 210.52(E))
- Garage receptacles shall not serve outlets outside garage. Exception: Readily accessible outdoor receptacle outlets. ((CEC 210.11 (C)(4)) A minimum of 1 receptacle shall be provided for each car space. (210.52(G) (1))
- At least one wall switched lighting outlet shall be installed in every habitable room, bathroom, hallways, stairways, attached & detached garages with electrical power, equipment spaces (attics, basements, etc.). (CRC 210.70)
- Kitchens, dining rooms, pantries, breakfast nooks, and similar areas must have a minimum of two 20A circuits. Kitchen, pantry, breakfast nooks, dining rooms, work surfaces and similar areas counter outlets must be installed in every counter space 12" or wider, not greater than 4' o.c., within 24" of the end of any counter space and not higher than 20" above counter. (CEC 210.52 (C)) Island counter spaces shall have at least 1 outlet unless a range top or sink is installed than 2 may be required. 1 receptacle required for peninsula counter spaces. Receptacles shall be located behind kitchen sinks if counter depth behind sink is more than 12" for straight counters and 18" for corner installations. (CRC 210.52(C)(1))
- Main service disconnect rated not less than 100 amps. C.E.C. 230.79(C)
- Receptacles shall be installed at 12' o.c. max in walls starting at 6' max from the wall end. Walls 2' or longer shall have a receptacle. Hallway walls longer than 10' shall have a receptacle in hallways. (CEC 210.52(A))
- Receptacles shall not be installed within or directly over a bathtub or shower stall. (CEC 406.9(C) Light pendant, ceiling fans, lighting tracks, etc. shall not be located within 3' horizontally and 8' vertically above a shower and/or bathtub threshold. (CEC 410.10(D))
- Lighting/fan fixtures in wet/damp areas rated for application. (CEC 410.10)
- GFCI outlets required: all kitchen receptacles for countertops, dishwashers, bathrooms, under-floor spaces, unfinished basements, crawl space lighting outlets, exterior outlets, within 6' of laundry/utility/wet bar sinks, laundry areas, and all garage outlets including for a single device or garage door opener. (CEC 210.8)
- All 15/20 amp receptacles in wet locations shall have bubble covers. All receptacles in wet locations listed weather-resistant type. (CEC 406.9B(1))
- Carbon-monoxide alarms shall be installed in dwelling units with fuel-burning appliances or with attached garages (CRC R315):
 - Outside of each separate sleeping area in the immediate vicinity of bedrooms
 - On every level of a dwelling unit including basements
 - Smoke alarms shall be installed (CRC R314):
 - In each room used for sleeping purposes.
 - Outside each separate sleeping area in the immediate vicinity of bedrooms.
 - In each story, including basements.
 - At top of stairways between habitable floors where intervening door or obstruction prevents smoke from reaching the smoke detector.
 - Shall not be installed within 20' horizontally of cooking appliances & no closer than 3' to registers, ceiling fans and bathroom doors with a bathtub or shower unless this would prevent placement of a smoke detector (314.3(4)).
 - All smoke and CO2 alarms hardwired w/battery backup (CRC R314.4 & R315.1.2)
 - Within 10' to 20' of stove w/alarm silencing switch. CRC R314.3.3.

PLUMBING

- Underfloor cleanouts located not more than 5' from underfloor access. (CPC 707.9)
- ABS piping shall not be exposed to direct sunlight unless protected by water based synthetic latex paints. (CPC 312.13)
- PVC piping shall not be exposed to direct sunlight unless protected by water based synthetic latex paint, .04" thick wrap or UV protected. (CPC 312.14)
- Underground water lines shall have 14 awg blue tracer wire. (CPC 604.10.1)
- The adjacent space to showers without thresholds considered a "wet location" when using the CRC, CPC, and the CEC. (CPC 408.5)
- Shower compartment minimum finished interior of 1024 square inches (32" by 32") and capable of encompassing a 30" circle, measured at height equal to top of the threshold and maintained to a point not less than 70" above shower drain outlet. (CPC 408.6) Provide curtain rod or door a minimum of 22" in width. (CPC 408.5)
- Showers and tub showers, non-absorbent surface up to 6" above the floor. (CRC R307.2) Minimum shower receptor slope is 1/8" per foot. (CPC 408.8)
- Domestic hot water lines insulated to the thickness of the pipe diameter up to 2" in size and minimum 2" thickness for pipes larger than 2" in diameter. (CPC 609.11)
- Water heaters located in attics, ceiling and raised floor assemblies shall show a water-tight corrosion resistant minimum 1 1/2" deep pan under the water heater with a minimum 3/4 inch drain to the exterior of the building. (CPC 507.5)
- Water closet shall be located in a space not less than 30" in width (15" on each side) and 24" minimum clearance in front. (CPC 402.5)
- Max hot water temp for a bathtub or whirlpool 120 degrees F. (CPC 408.3)
- Pressure relief valve drained to outside for water heater. (CPC 504.6)
- Provide seismic strapping in the upper & lower third (CPC 507.2)

TITLE 24 ENERGY

- Provide compliance documentation for mandatory measures to shown throughout the plans. All ducts in conditioned spaces must include R-4.2 insulation. (California Energy Code 150.1(c)(9) Minimum heating and cooling filter ratings shall be MERV 13. (California Energy Code 150.0(m) 12)
- Isolation water valves required for instantaneous water heaters 6.8k BTU/hr and above. Valves shall be installed on both cold and hot water lines. Each valve will need a hose bib or other fitting allowing for flushing the water heater when the valves are closed. (California Energy Code 110.3(c)(6)
- All luminaires must be high efficacy (150.0(k)1A)
 - Luminaires recessed in insulated ceilings must meet five requirements (150.0(k)1C):
 - They must be rated for direct insulation contact (IC).
 - They must be certified as airtight (AT) construction.
 - They must have a sealed gasket or caulking between housing and ceiling to prevent flow of air out of living areas and into the ceiling cavity.
 - Hardwired ballasts or drivers, allow ballast or driver maintenance and replacement readily accessible from below ceiling w/ cutting holes in ceiling.
 - They may not contain a screw base socket.
- In bathrooms, garages, laundry, and utility rooms, at least one luminaire shall be controlled by a vacancy or occupant sensor provided occupant sensor is initially programmed like a vacancy sensor (manual-on operation). (150.0(k)2I)
- Joint Appendix A (JA8) certified lamps shall be considered high efficacy & controlled by a vacancy sensor or dimmer. (Exception: >70sf closets and hallway) (150.0(k)2K)
- Under-cabinet lighting switched separately from other lighting systems. (150.0(k)2L)
- All exterior lighting high efficacy, controlled by a manual on/off switch and have one of the following controls (150.0(k)3A):
 - Photo-control and motion sensor
 - Photo-control and automatic time switch control
 - Astronomical time clock control turning lights off during the day.
- All high efficacy light fixtures certified as "high efficacy" light fixtures by the CEC.
- Contractor shall provide homeowner lighting schedule (10-103(b))
- Blank electrical boxes more than 5' above finished floor shall not be greater than number of bedrooms & served by a dimmer, vacancy sensor, or fan speed control. (150(k)1B)
- Provide a gasket/ insulation on all interior attic/under-floor accesses. (110.7)
- Building to meet minimum ventilation and indoor air quality requirements per ASHRAE Standard 62.2. Window operation not allowed for required whole building ventilation. Subject to HERS testing. Attach following label to the fan switch: "To maintain minimum levels of outside air ventilation required for good health, fan control should be on at all times when building is occupied, unless there's severe outdoor air contamination." (150.0(o))
- A minimum 100 CFM HERS verified indoor air quality fan required in kitchen Minimum heating and cooling filter ratings shall be MERV 13. (150.0(m)12)
- Energy storage system (ESS) ready. At least one of the following shall be provided:
 - ESS ready interconnection equipment with a minimum backed-up capacity of 60 amps and a minimum of four ESS-supplied branch circuits, or
 - A dedicated raceway from the main service panel to a panelboard (subpanel) that supplies the following branch circuits: refrigerator, lighting circuit near primary egress door, sleeping room receptacle and one additional. 225-amp main panel busbar rating with space for system isolation equipment/transfer switch within 3'. Install raceways between panel & isolation equipment for backup power source.
- Heat pump space heater ready. Gas or propane furnace shall have dedicated 240-volt branch circuit within 3' rated at 30 amps minimum. Main electrical service shall have space for the installation of a double pole circuit breaker, permanently marked as "For future 240V use". (150.0(i))
- Electric cooktop ready. Gas or propane cooktop shall have a dedicated 240-volt branch circuit within 3' of the cooktop rated at 50 amps minimum. The main electrical service shall have space for double pole circuit breaker, permanently marked as "For future 240V use". (150.0(i))
- Electrical clothes dryer ready. Systems using a gas or propane dryer shall include a dedicated 240-volt branch circuit with 3' of the clothes dryers. The branch circuit rated at 30 amps minimum.
- Electrical service shall have space for installation of a double pole circuit breaker, permanently marked as "For future 240V use". (150.0(v)) Lighting in habitable spaces (living rooms, dining rooms, kitchens, and bedrooms, etc. shall have readily accessible dimming controls. (CEC 150(k))
- Radiant barrier shall be installed on all gable ends per the manufacturer specifications.

GREEN BUILDING

- Projects which disturb less than one acre of soil and are not part of a larger common plan of development which disturbs one acre or more, shall 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 (CGBSC 4.106.2):
 - Retention basins of sufficient size shall be utilized to retain storm water on site.
 - Storm water conveyed to a public drainage system, collection point, gutter, or similar disposal method, water shall be filtered by a wattle, etc. or approved by the enforcing agency.
- Residential projects with an aggregate landscape area equal to or greater than 500 square feet shall comply with either a local water efficient landscape ordinance or current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent. Automatic irrigation system controllers installed at time of final inspection shall have weather or soil-based controllers and/or weather-based controllers with rain sensors. Soil moisture-based controllers are not required to have rain sensor input. (CGBSC 4.304)
- All new residential construction with attached private garages shall have the following for electric vehicle (EV) charging stations (CGBSC 4.106.4):
 - Install a minimum 1-inch conduit capable of supplying a 208/240V branch circuit for EV charging. The other end shall terminate to the main service and/or subpanel.
 - Main panel/subpanel, 40-amp dedicated branch circuit, labeled "EV CAPABLE".
- Multiple shower heads serving a single shower shall have a combined flow rate of 1.8 gpm or only one shower outlet to be in operation at a time. (CGBSC 4.303.1.3.2)
- 65% minimum of nonhazardous construction and demolition waste reused/recycled. CGBSC 4.408.1
- At time of final inspection, a building operation and maintenance manual, compact disc, etc. shall be provided containing the following: (CGBSC 4.410)
 - Directions that manual shall remain on site for the life of the building.
 - Operation and maintenance instructions for equipment, appliances, roof/yard drainage, irrigation systems, etc.
 - Information from local utility, water, and waste recovery providers
 - Public transportation and carpool options
 - Material regarding importance of keeping humidity levels between 30-60 percent.
 - Information regarding routine maintenance procedures
 - State solar energy incentive program information
 - A copy of any required special inspection verifications that were required (if any)
- The project shall meet minimum pollutant control requirements for adhesives,
- HVAC ducts shall be covered with tape, plastic, sheet metal to reduce amount of water, dust and debris which may enter the system. (CGBSC 4.504.1)
- Provide ENERGY STAR rated bathroom fan per CGBC Section 4.506, controlled with humidistat capable of adjustment between a relative humidity range of 50% to 80%

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HESS BECKMAN RESIDENCE
7725 PASO VENADO
MONTEREY, CA 93940

SPECIFICATIONS & NOTES



Date: FEBRUARY 17 2025
Scale:
Drawn: TALLON
Job #: USE IF ISSUED
Sheet:

A0.4

NOT FOR CONSTRUCTION

S 42°17'26" W 573.80'

PARCEL G
SCENIC EASEMENT

SCENIC EASEMENT

S 72°00'00" W 337.32'

S 53°37'48" E 429.43'

SCENIC EASEMENT

BUILDING ENVELOPE

BUILDING ENVELOPE

CONCRETE CURB AND GUTTER
880 ELEC VAULT
TEL VAULT
BENCHMARK
MAGN&SHINER
EL=470.18'

PASEO VENADO
(A PRIVATE ROAD 50' WIDE)

DRAINAGE EASEMENT

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



A1.0



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HESS BECKMAN RESIDENCE
7725 PASEO VENADO
MONTEREY, CA 93940

SITE PLAN



Date: APRIL 17, 2025
 Scale: 1/32" = 1'-0"
 Drawn: TALLON
 Job #: USE IF ISSUED
 Sheet:

A1.1

NOT FOR CONSTRUCTION

PARCEL G
 SCENIC EASEMENT

S 42°17'26" W 573.80'

S 72°00'00" W 337.32'

S 53°43'46" E 429.43'

N 142°39'37" W 891.72'

SCENIC EASEMENT

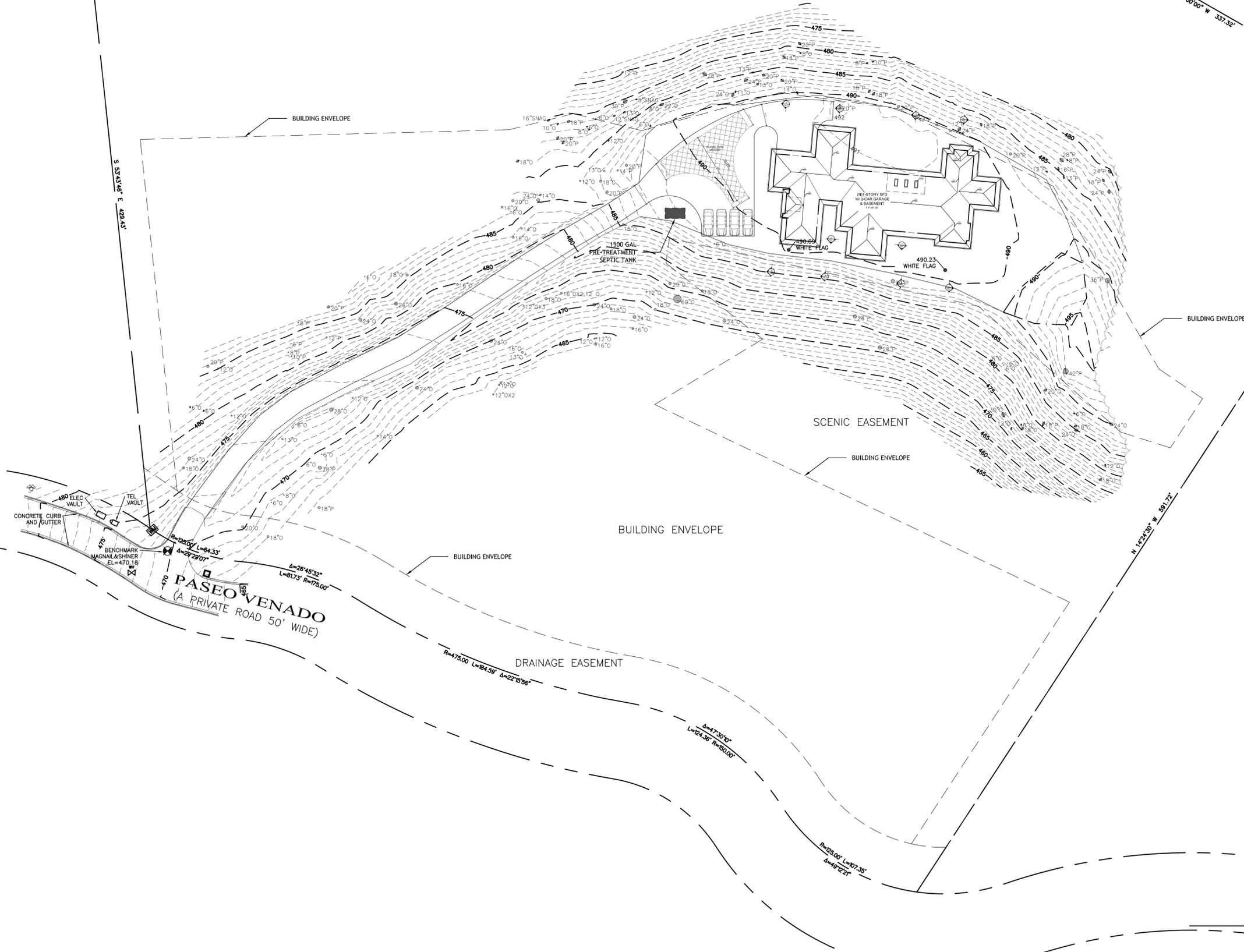
SCENIC EASEMENT

BUILDING ENVELOPE

BUILDING ENVELOPE

DRAINAGE EASEMENT

CONCRETE CURB AND CUTTER
 180 ELEC VAULT
 TEL VAULT
 BENCHMARK
 MAGNALL & SHINER
 EL=470.18
PASEO VENADO
 (A PRIVATE ROAD 50' WIDE)



SITE PLAN
 SCALE 1/32" = 1'-0"



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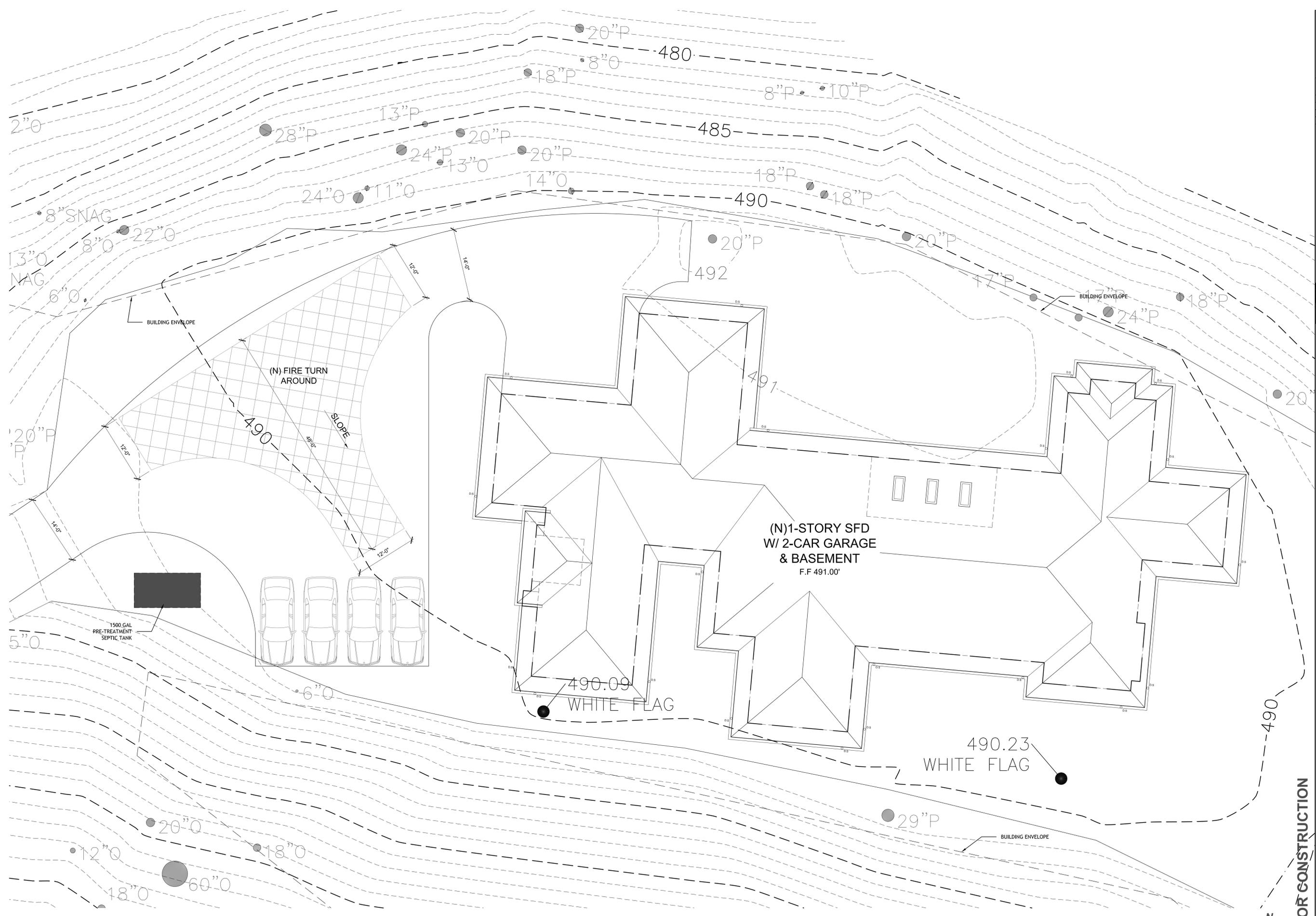
HESS BECKMAN RESIDENCE
7725 PASEO VENADO
MONTEREY, CA 93940

ENLARGED SITE PLAN



Date: APRIL 17, 2025
 Scale: 1/8" = 1'-0"
 Drawn: TALLON
 Job #: USE IF ISSUED
 Sheet:

A1.2



ENLARGED SITE PLAN
SCALE 1/8"= 1'-0"

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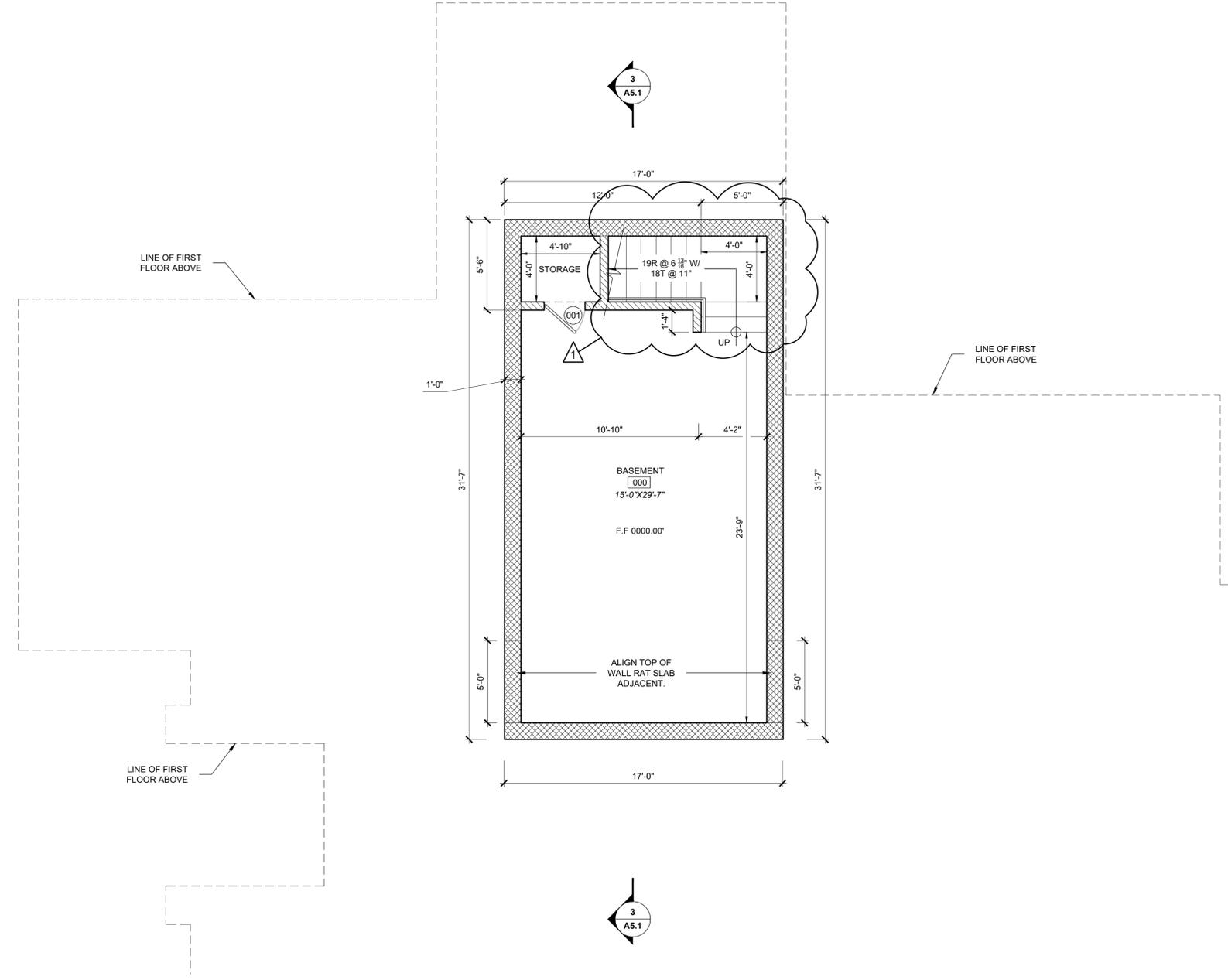
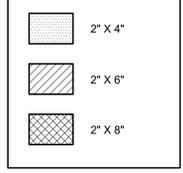
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1. ALL DIMENSIONS TO FACE OF FRAMING OR PLY PER PLAN, NOTIFY ARCHITECT PER ANY PLAN DISCREPANCIES.
2. ALL KEYNOTES PER FINISH SCHEDULE SHEET A8.1

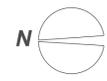
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REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

WALL LEGEND



BASEMENT FLOOR PLAN
SCALE 1/4" = 1'-0"



NOT FOR CONSTRUCTION



Date: FEBRUARY 17 2025
Scale: 1/4" = 1'-0"
Drawn: TALLON
Job #: USE IF ISSUED

Sheet

A2.0

Hess Beckman Residence
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Monterey, CA 93940

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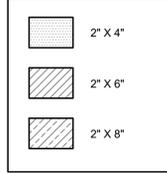
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REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

WALL LEGEND



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HESS BECKMAN RESIDENCE
7725 PASEO VENADO
MONTEREY, CA 93940

FLOOR PLAN



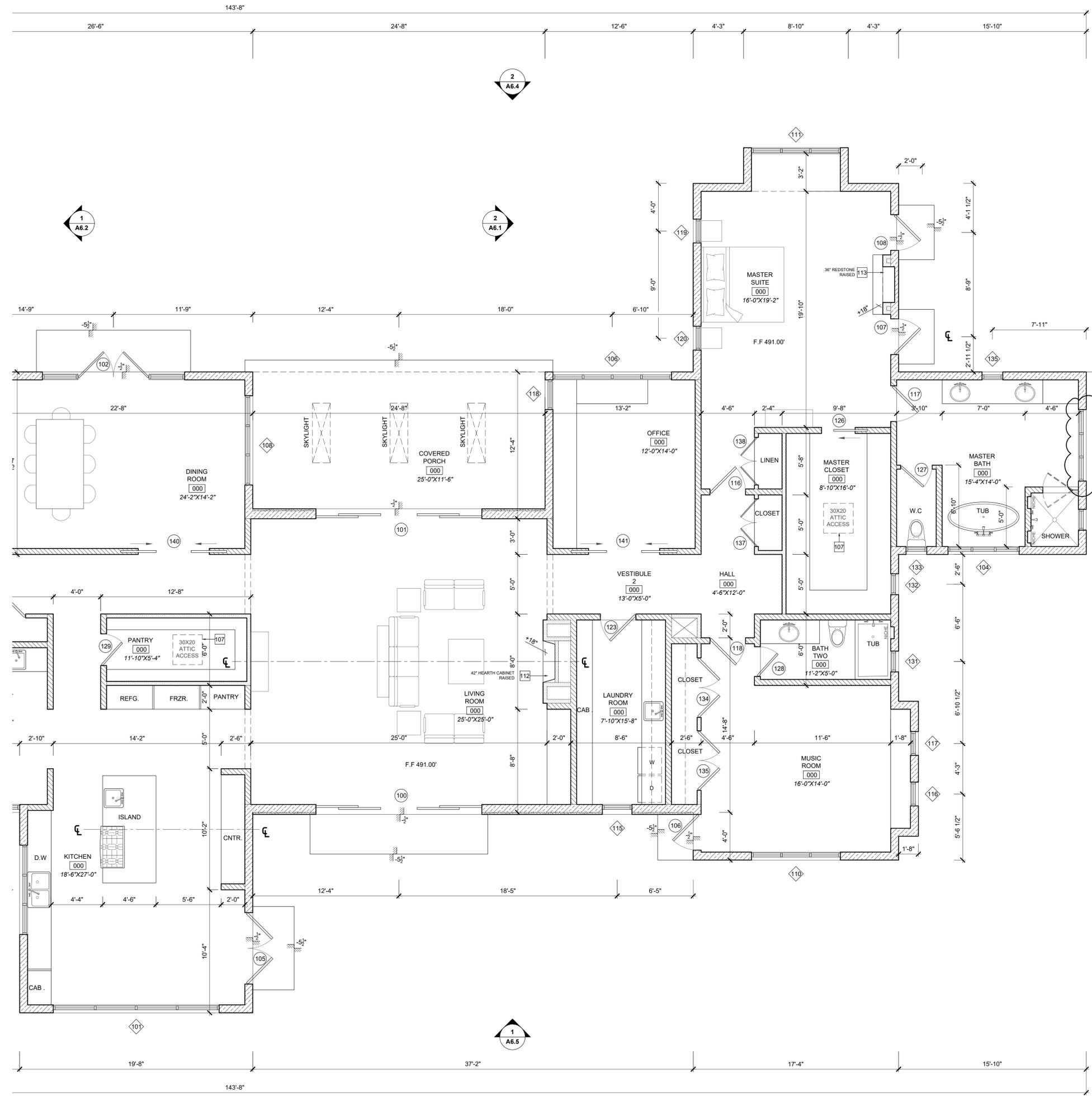
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 Job #: USE IF ISSUED
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NOT FOR CONSTRUCTION

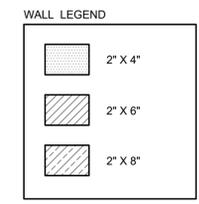
FLOOR PLAN
SCALE 1/8" = 1'-0"

A2.1

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REVISION SCHEDULE

NO.	DESCRIPTION	DATE

PARTIAL FLOOR PLAN
SCALE 1/4" = 1'-0"

NOT FOR CONSTRUCTION

**HESS BECKMAN RESIDENCE
7725 PASEO VENADO
MONTEREY, CA 93940**

PARTIAL FLOOR PLAN

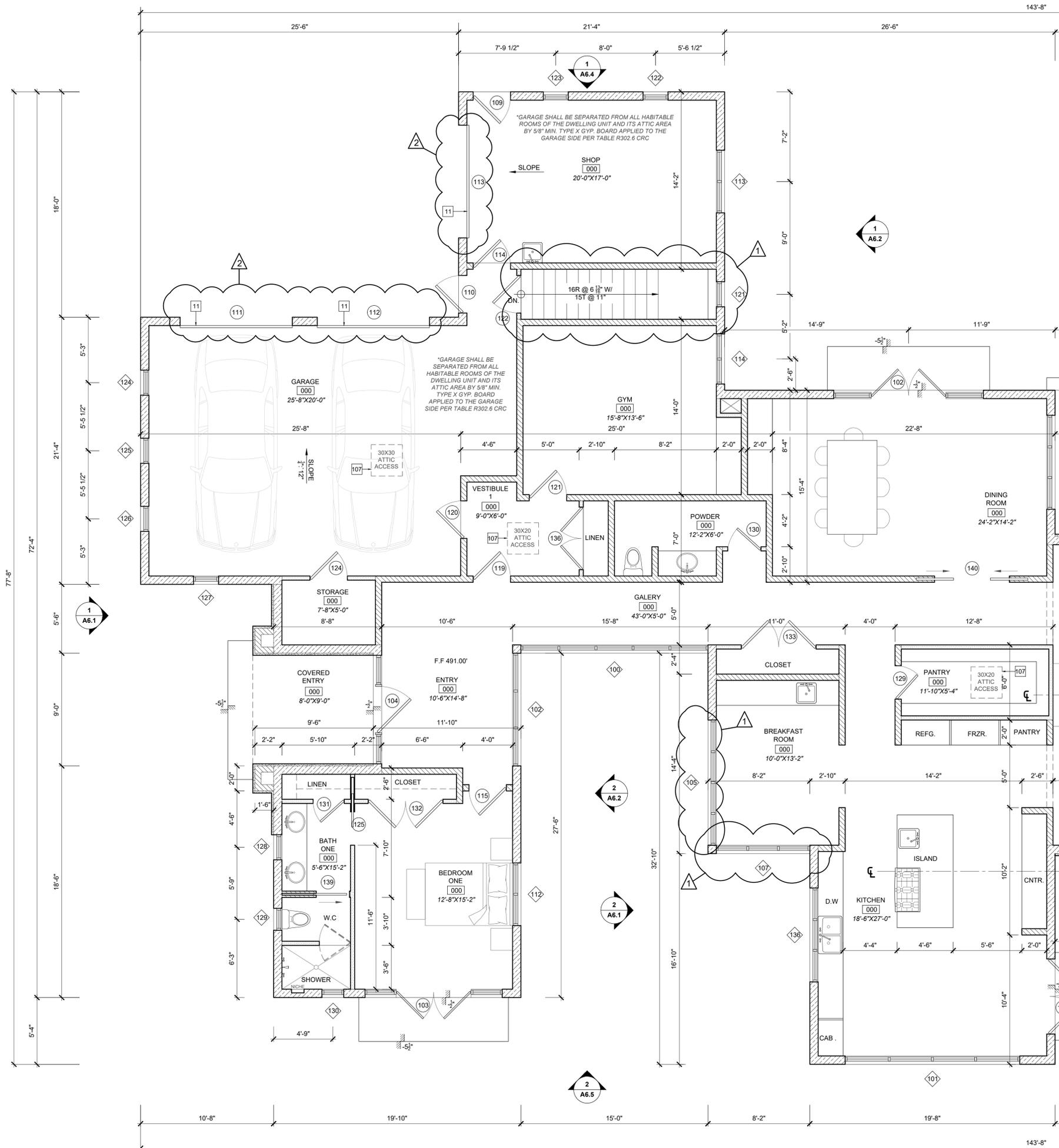


Date: FEBRUARY 17 2025
Scale: 1/4" = 1'-0"
Drawn: TALLON
Job #: USE IF ISSUED
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A2.2

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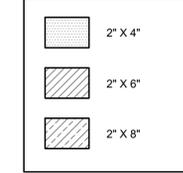
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WALL LEGEND



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HESS BECKMAN RESIDENCE
7725 PASEO VENADO
MONTEREY, CA 93940

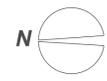
PARTIAL FLOOR PLAN



Date: FEBRUARY 17 2025
 Scale: 1/4" = 1'-0"
 Drawn: TALLON
 Job #: USE IF ISSUED
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NOT FOR CONSTRUCTION

PARTIAL FLOOR PLAN
 SCALE 1/4" = 1'-0"

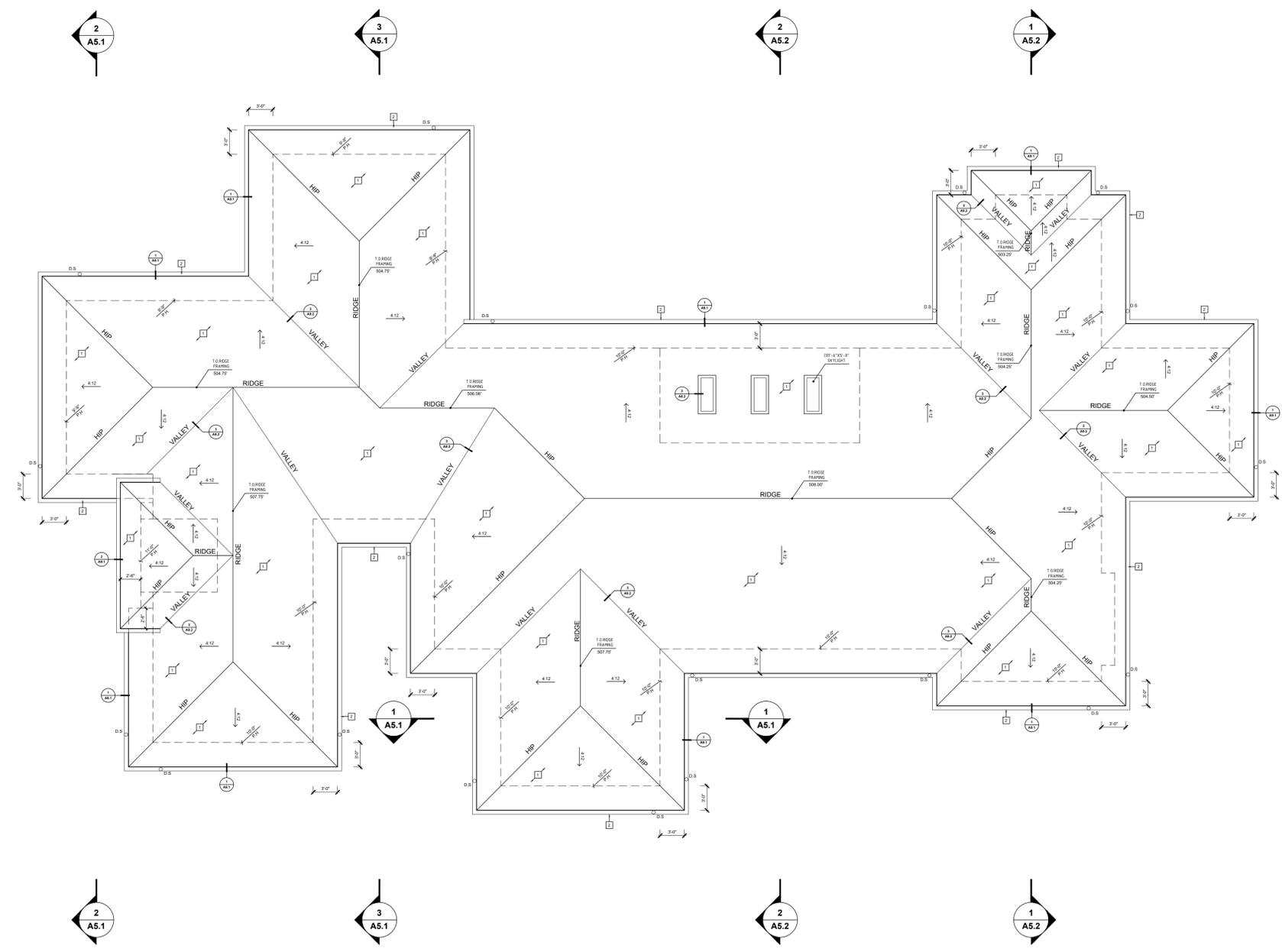


A2.3

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REVISION SCHEDULE		
NO.	DESCRIPTION	DATE



RESIDENCE ROOF PLAN
SCALE 1/4" = 1'-0"

NOT FOR CONSTRUCTION

Date FEBRUARY 17 2025
Scale 1/8" = 1'-0"
Drawn TALLON
Job # USE IF ISSUED
Sheet



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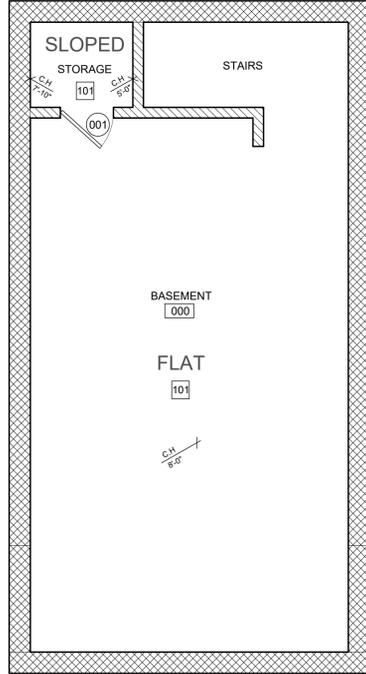
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A3.1

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REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
△		
△		



BASEMENT RCP
SCALE 1/4" = 1'-0"

NOT FOR CONSTRUCTION

HESS BECKMAN RESIDENCE
7725 PASEO VENADO
MONTEREY, CA 93940

BASEMENT
RCP



Date FEBRUARY 17 2025
Scale 1/4" = 1'-0"
Drawn TALLON
Job # USE IF ISSUED
Sheet

A4.0

T M

T O M M E A N E Y A R C H I T E C T

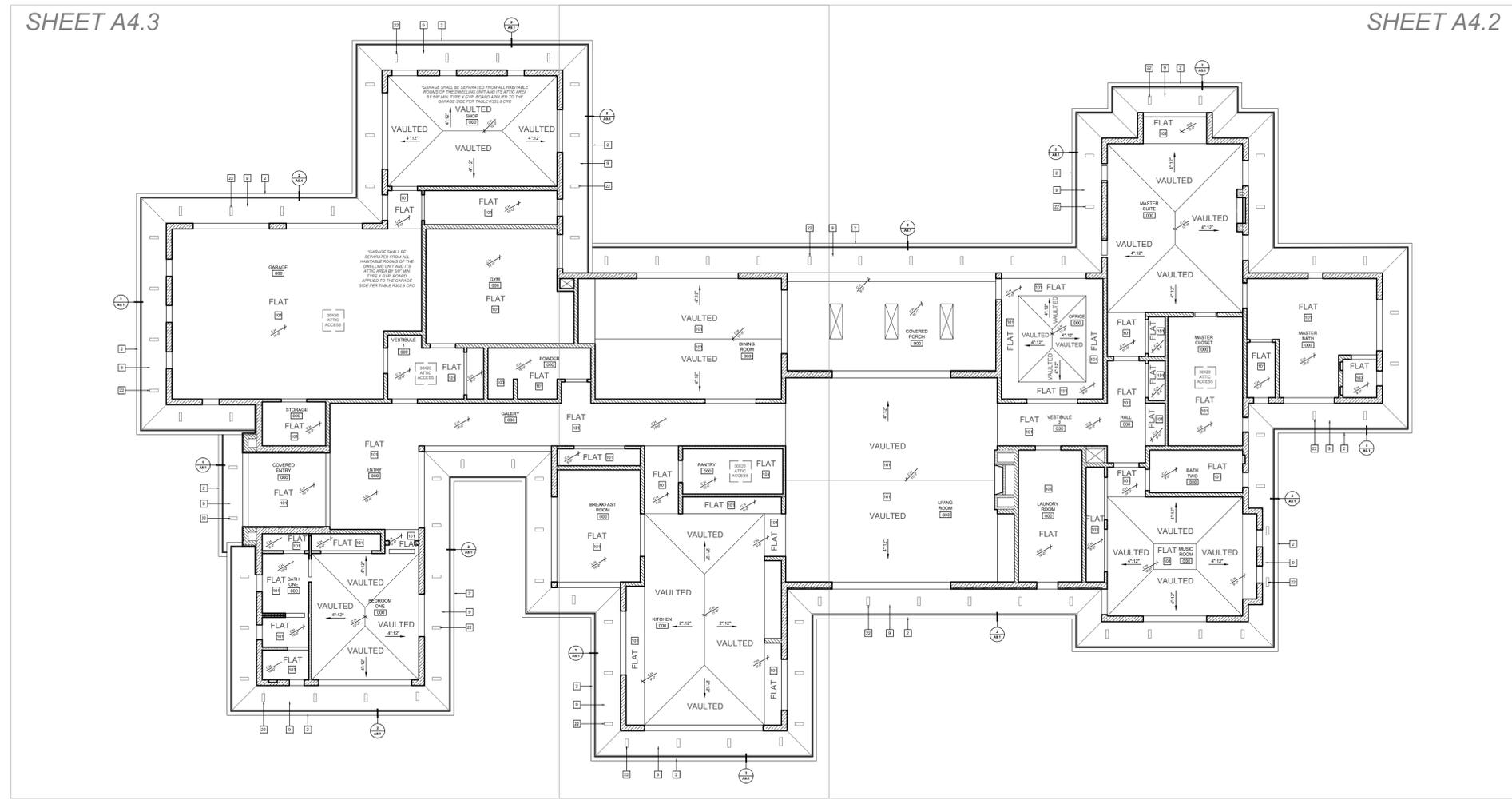
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HESS BECKMAN RESIDENCE
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MONTEREY, CA 93940

FIRST FLOOR RCP



Date: FEBRUARY 17 2025
 Scale: 1/8" = 1'-0"
 Drawn: TALLON
 Job #: USE IF ISSUED

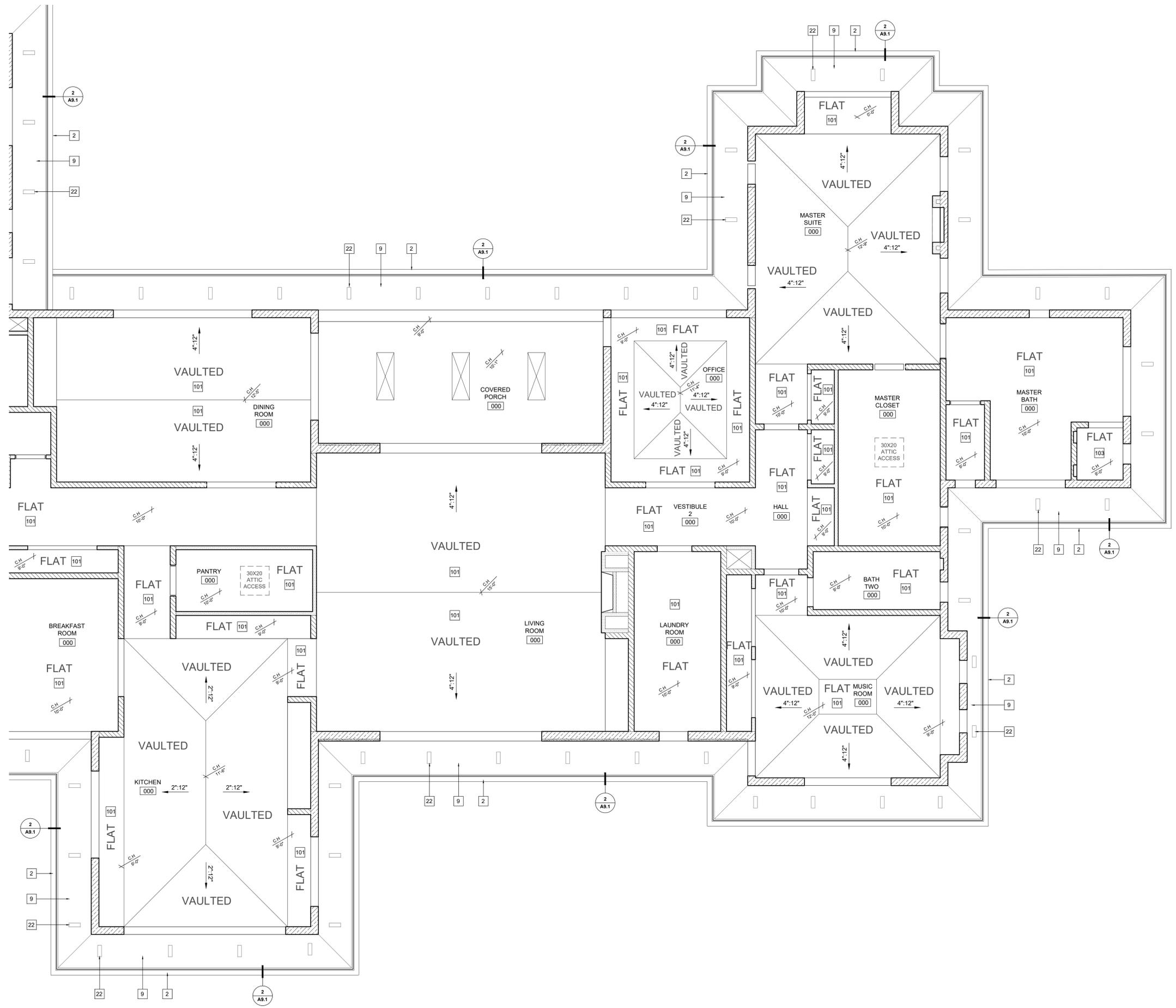
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FIRST FLOOR RCP
SCALE 1/8" = 1'-0"

NOT FOR CONSTRUCTION

A4.1

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PARTIAL FIRST FLOOR RCP
SCALE 1/4" = 1'-0"

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PARTIAL FIRST FLOOR RCP

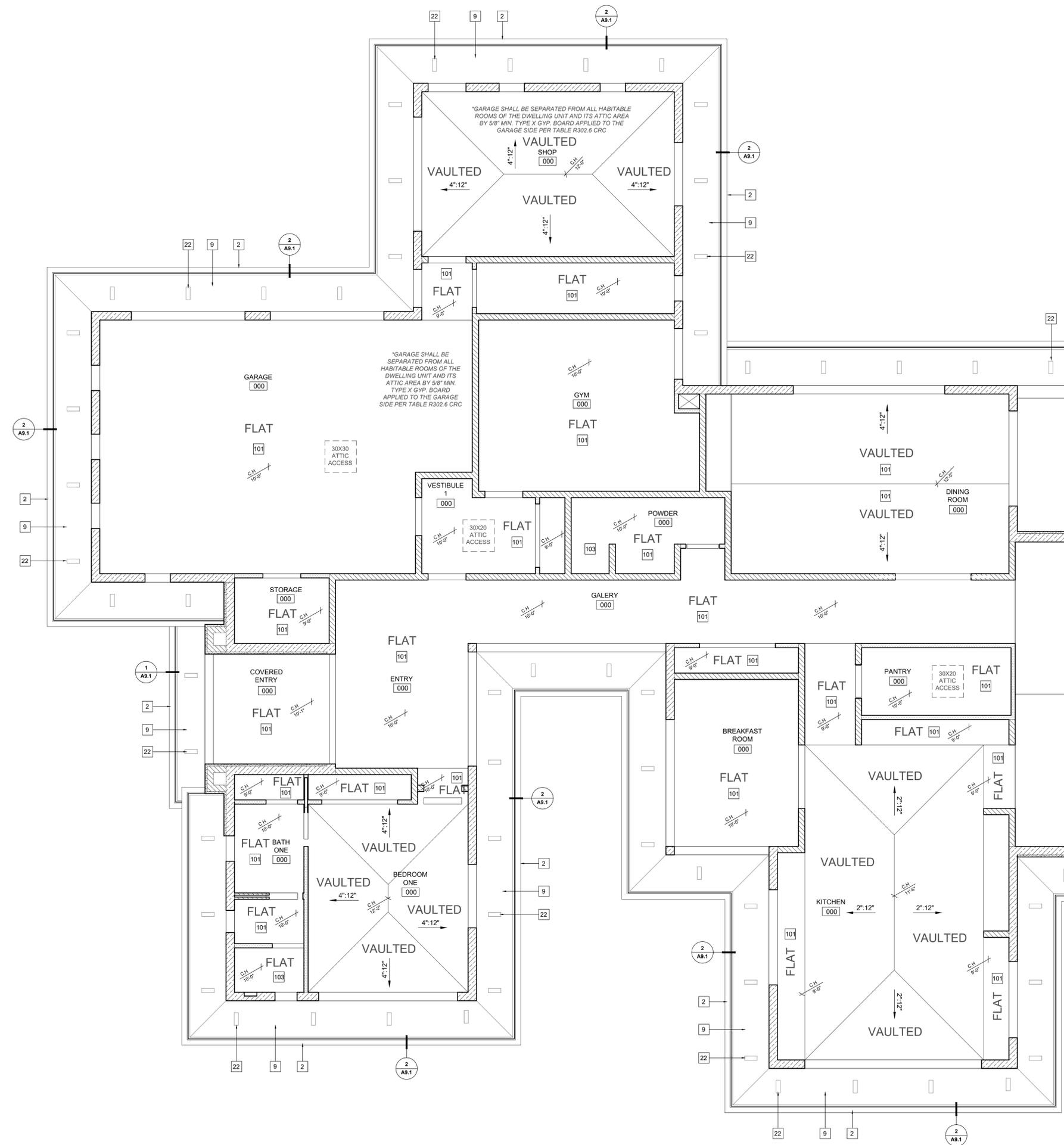


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 Scale: 1/4" = 1'-0"
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A4.2

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PARTIAL FIRST FLOOR RCP
SCALE 1/4" = 1'-0"

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HESS BECKMAN RESIDENCE
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MONTEREY, CA 93940

PARTIAL
 FIRST FLOOR
 RCP

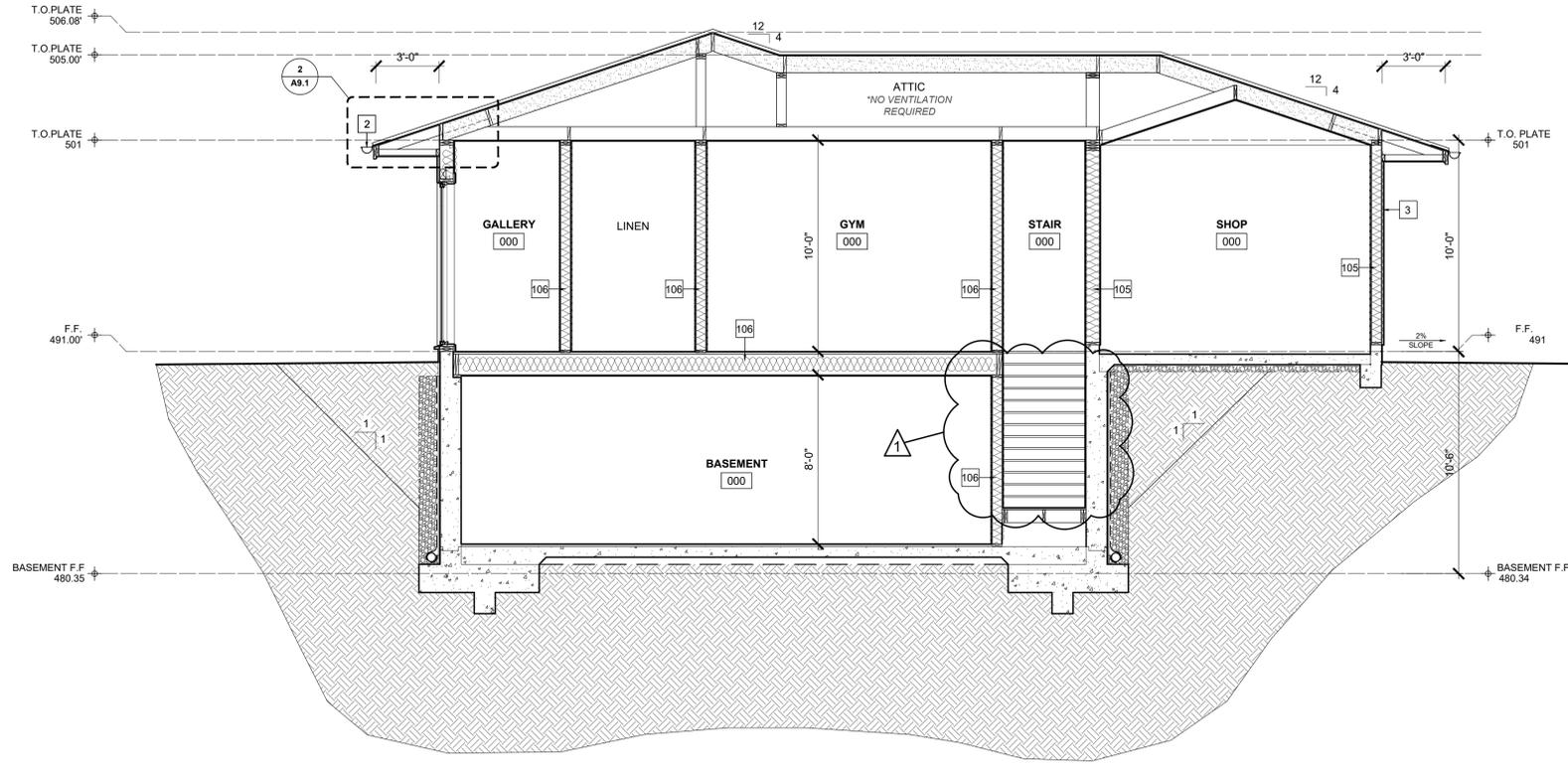


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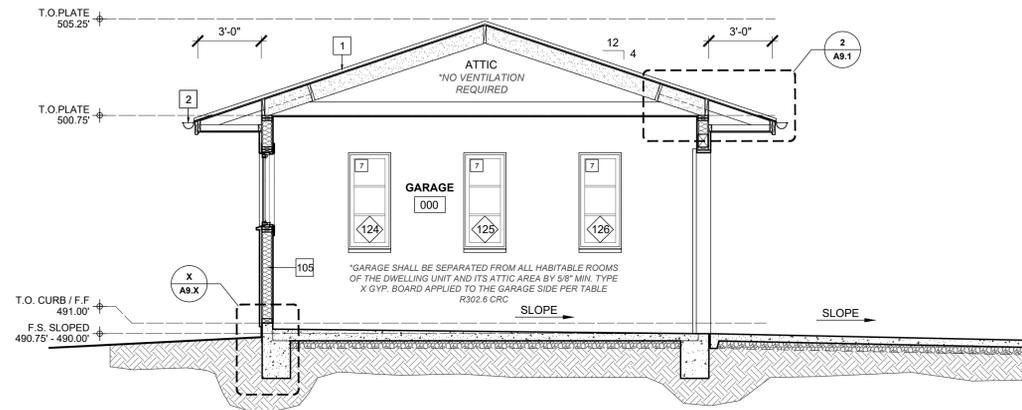
NOT FOR CONSTRUCTION

A4.3

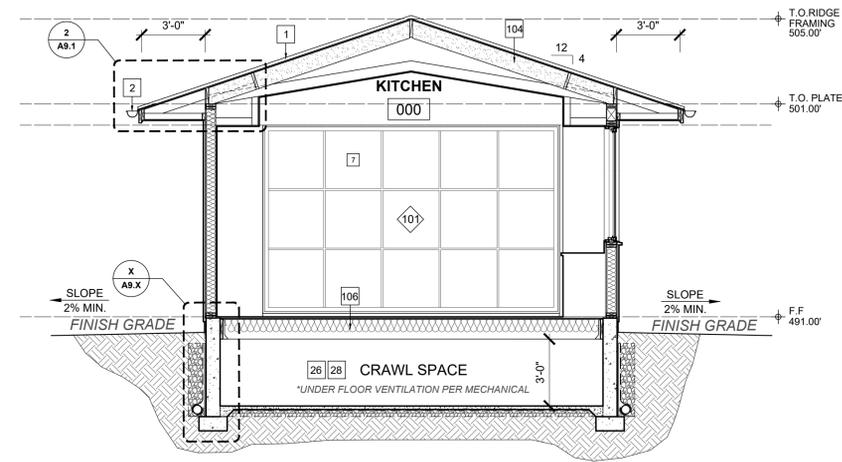
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BUILDING SECTION 03
SCALE 1/4"=1'-0"



BUILDING SECTION 02
SCALE 1/4"=1'-0"



BUILDING SECTION 01
SCALE 1/4"=1'-0"

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 805.895.2836 • TOM@TOMMEANEY.COM • WWW.TOMMEANEY.COM

HESS BECKMAN RESIDENCE
7725 PASEO VENADO
MONTEREY, CA 93940

BUILDING SECTIONS



Date: FEBRUARY 17 2025
 Scale: 1/4" = 1'-0"
 Drawn: TALLON
 Job #: USE IF ISSUED
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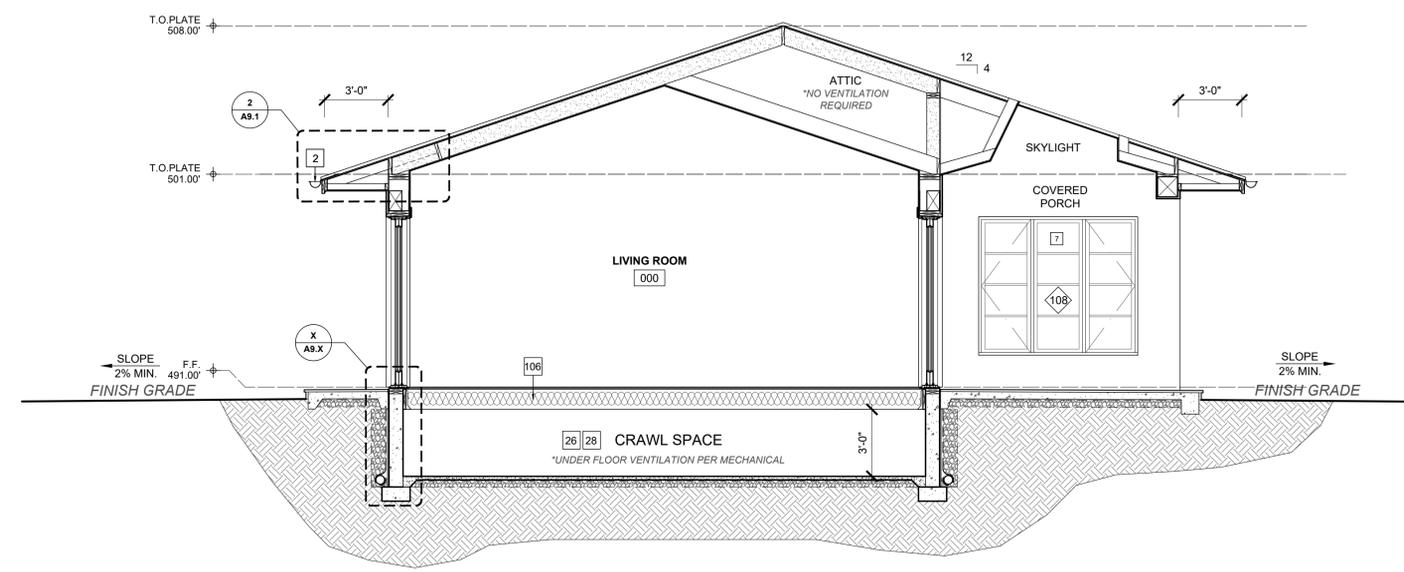
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A5.1

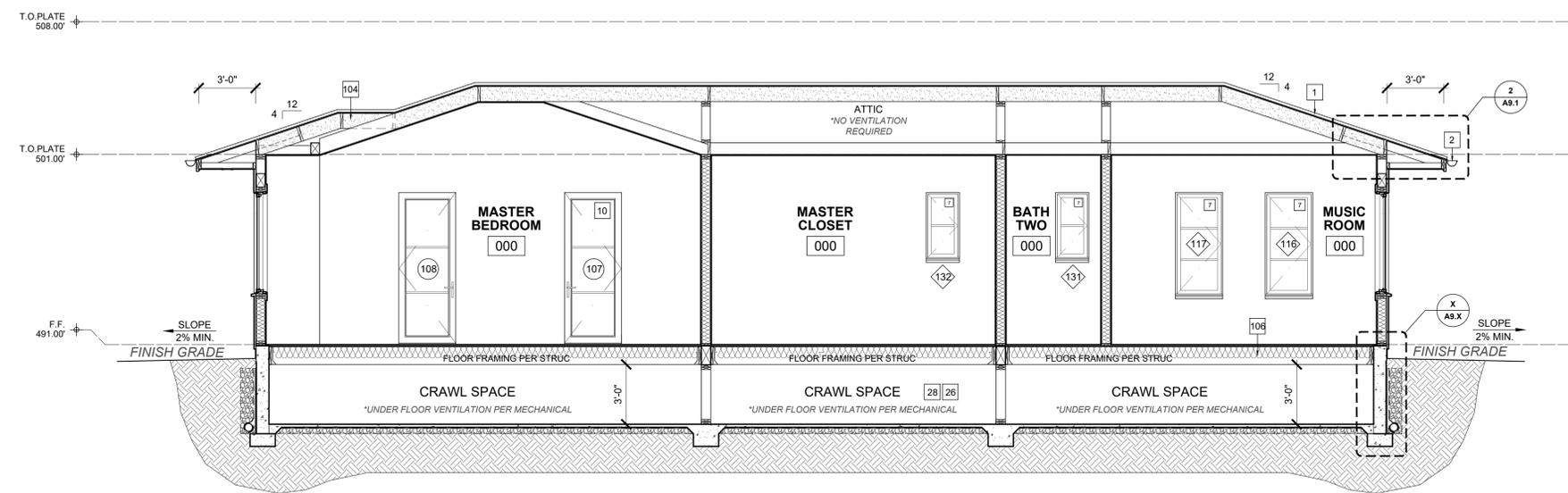
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BUILDING SECTION 02
SCALE 1/4"=1'-0"



BUILDING SECTION 01
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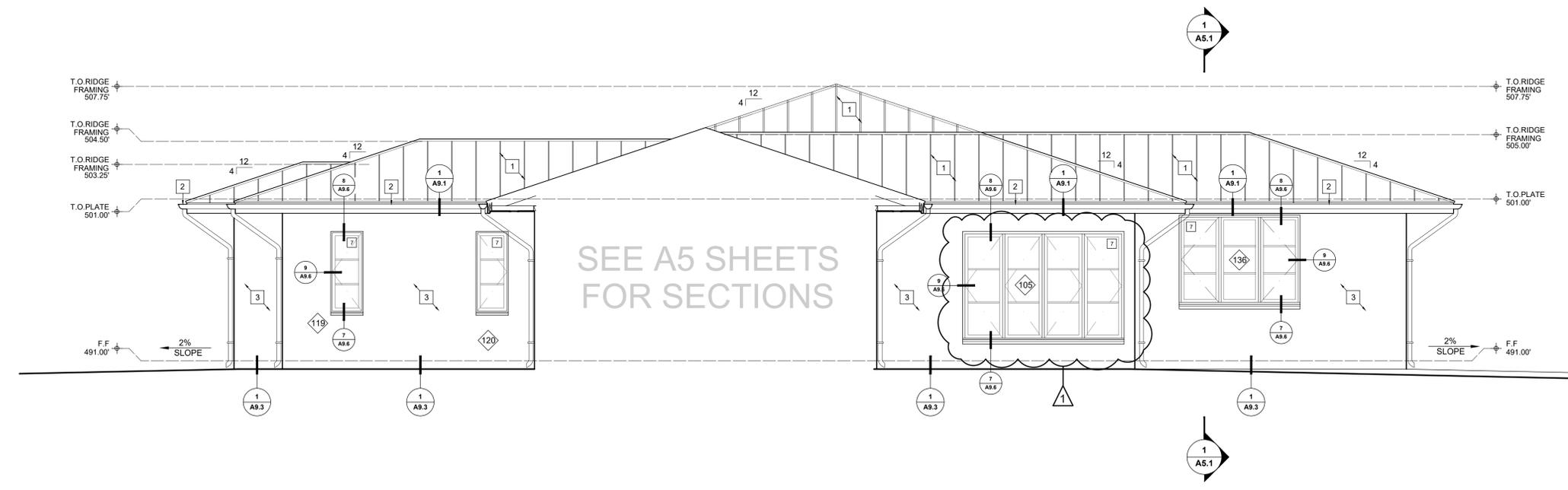
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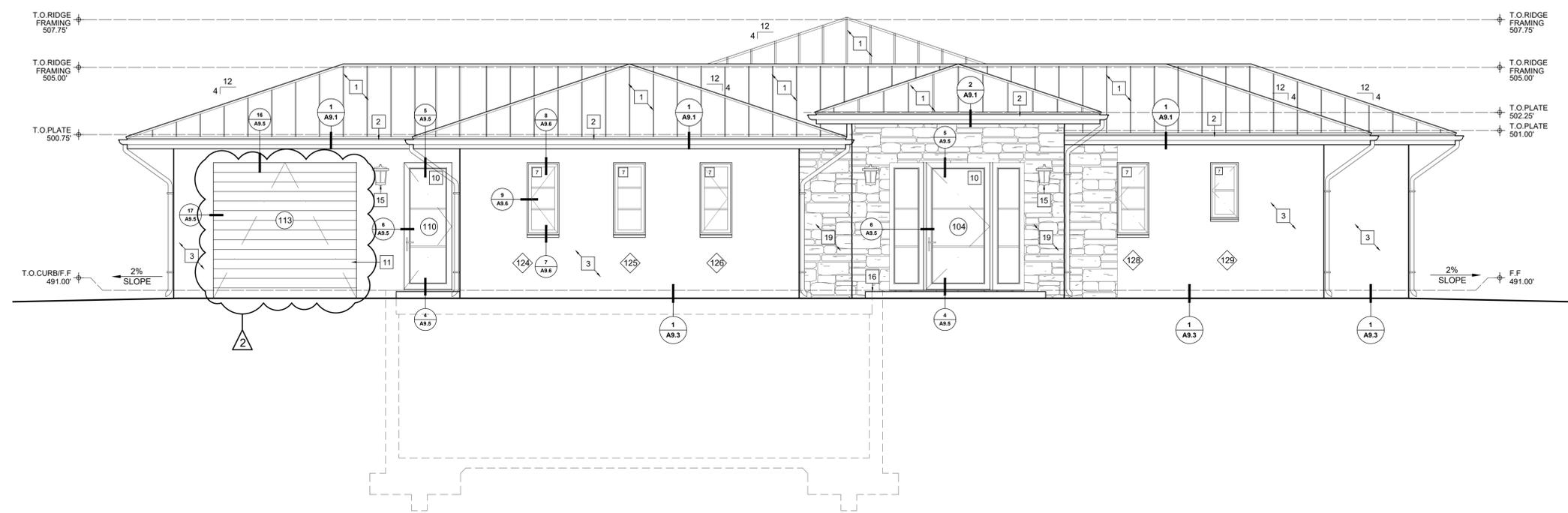
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SEE A5 SHEETS
FOR SECTIONS

PARTIAL EXTERIOR ELEVATION - NORTH 02
SCALE 1/4"=1'-0"



EXTERIOR ELEVATION - NORTH 01
SCALE 1/4"=1'-0"

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EXTERIOR ELEVATIONS



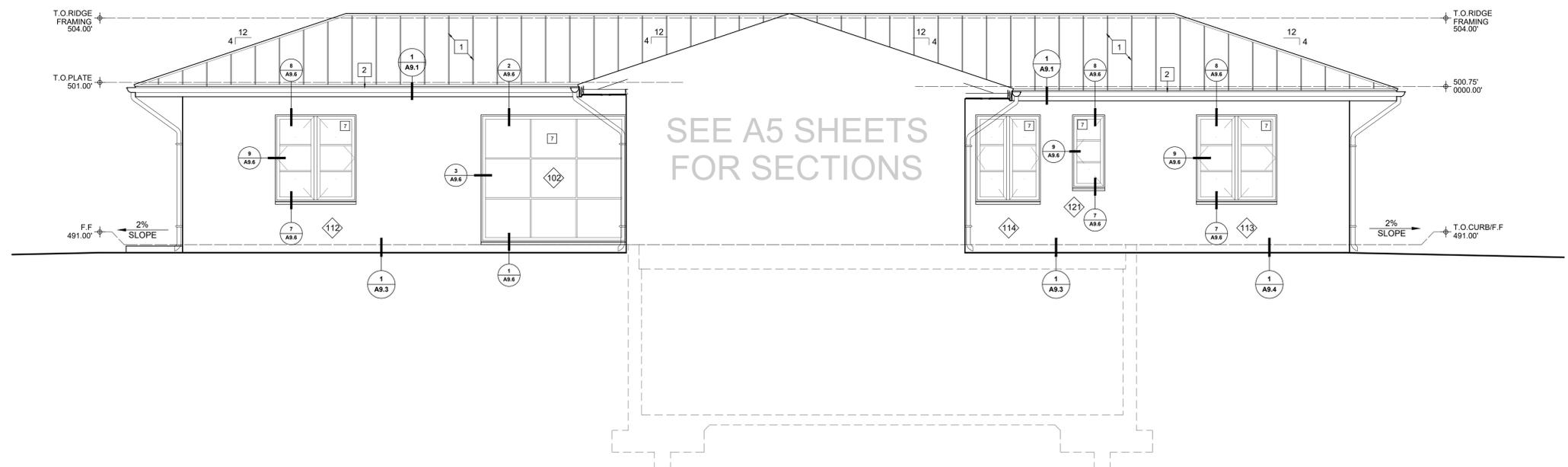
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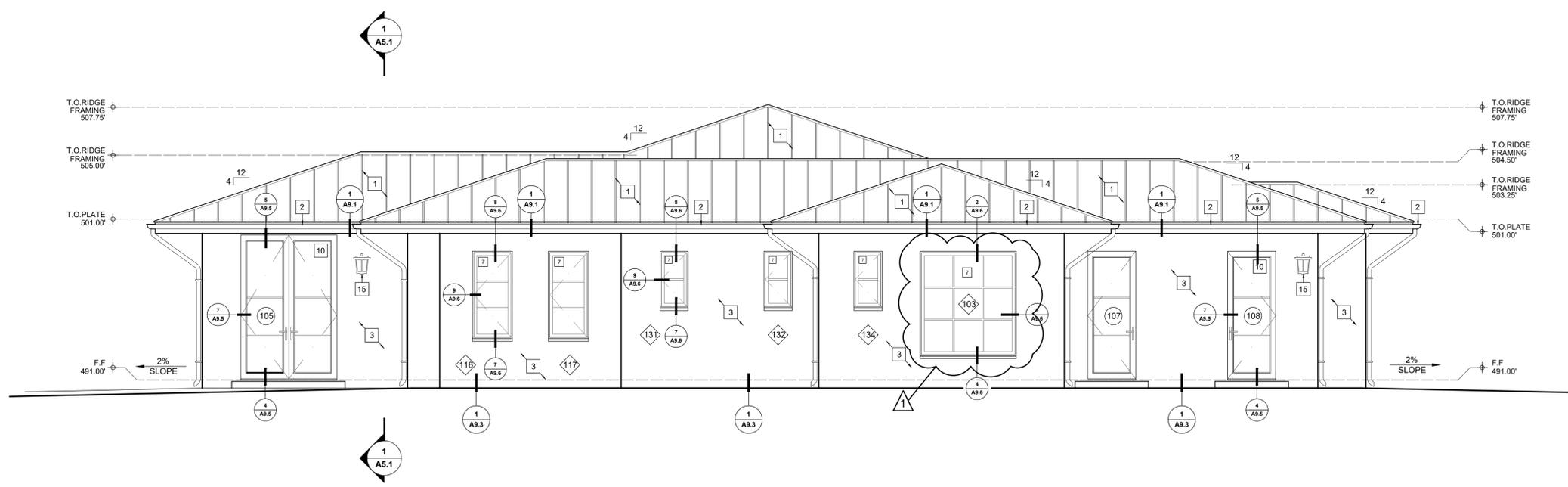
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EXTERIOR ELEVATION - SOUTH 02
SCALE 1/4"=1'-0"



EXTERIOR ELEVATION - SOUTH 01
SCALE 1/4"=1'-0"

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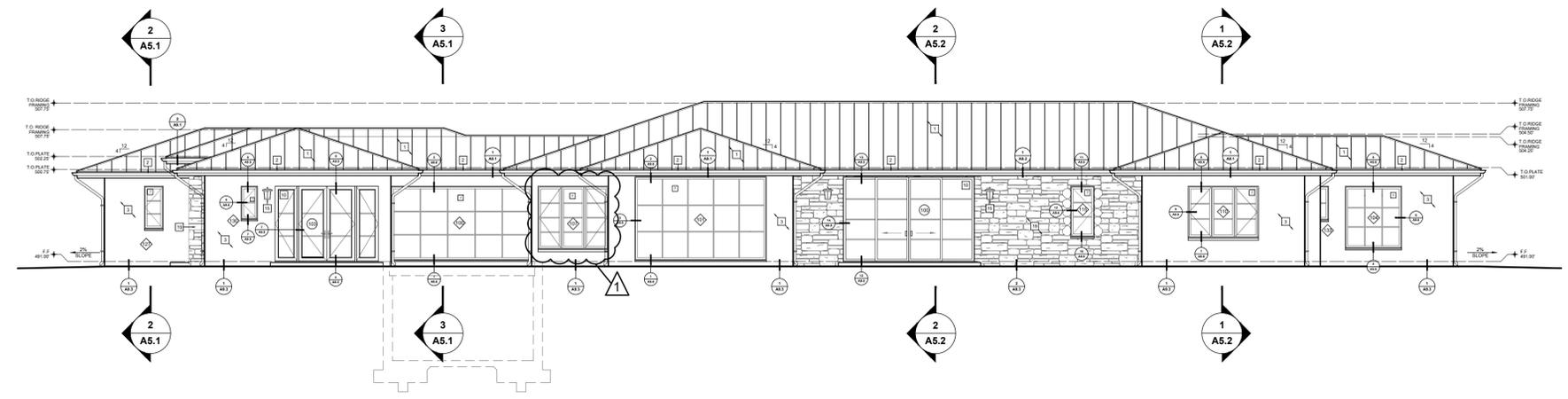
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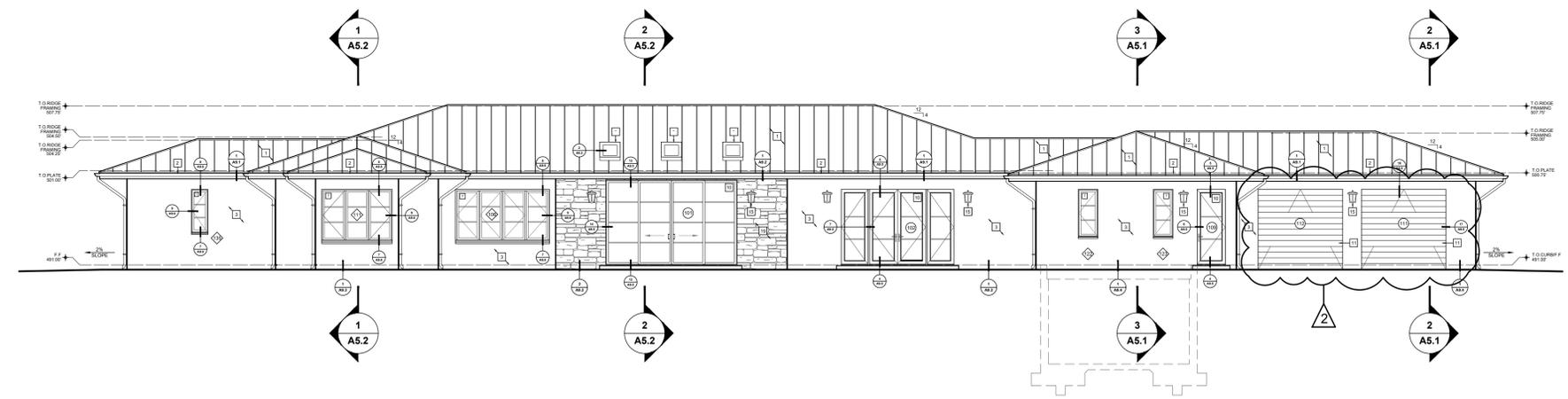
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EXTERIOR ELEVATION - WEST 02
SCALE 1/8"=1'-0"



EXTERIOR ELEVATION - EAST 01
SCALE 1/8"=1'-0"

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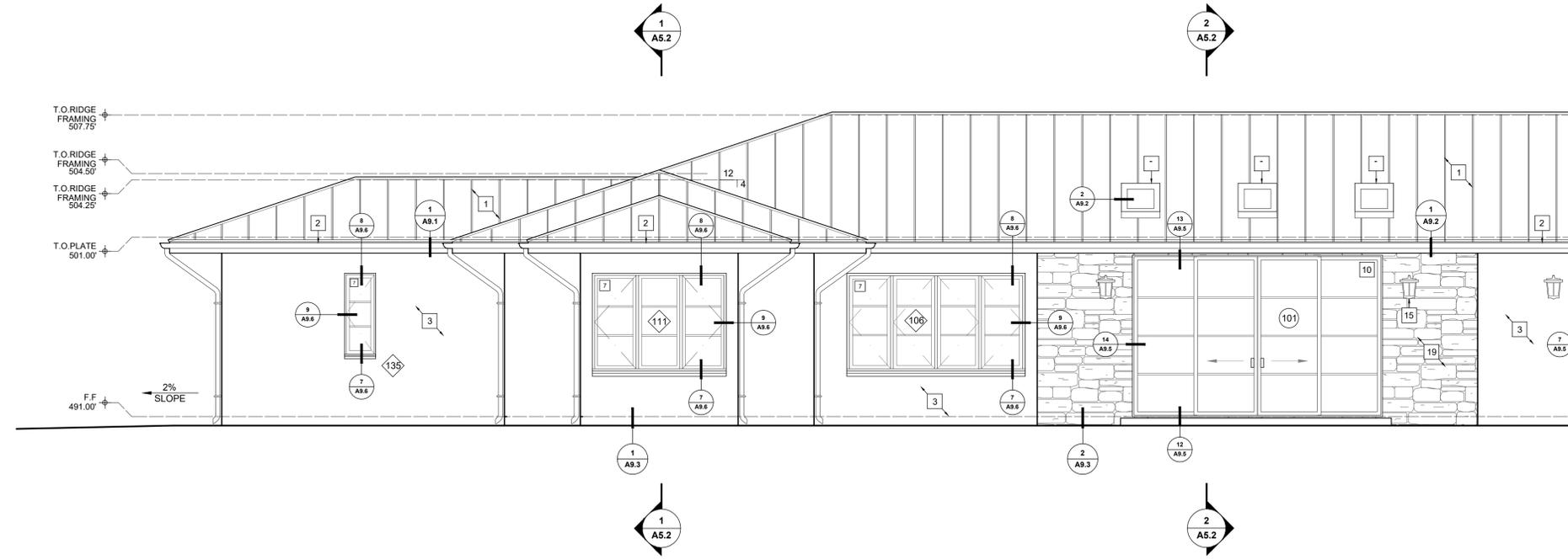
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A6.3

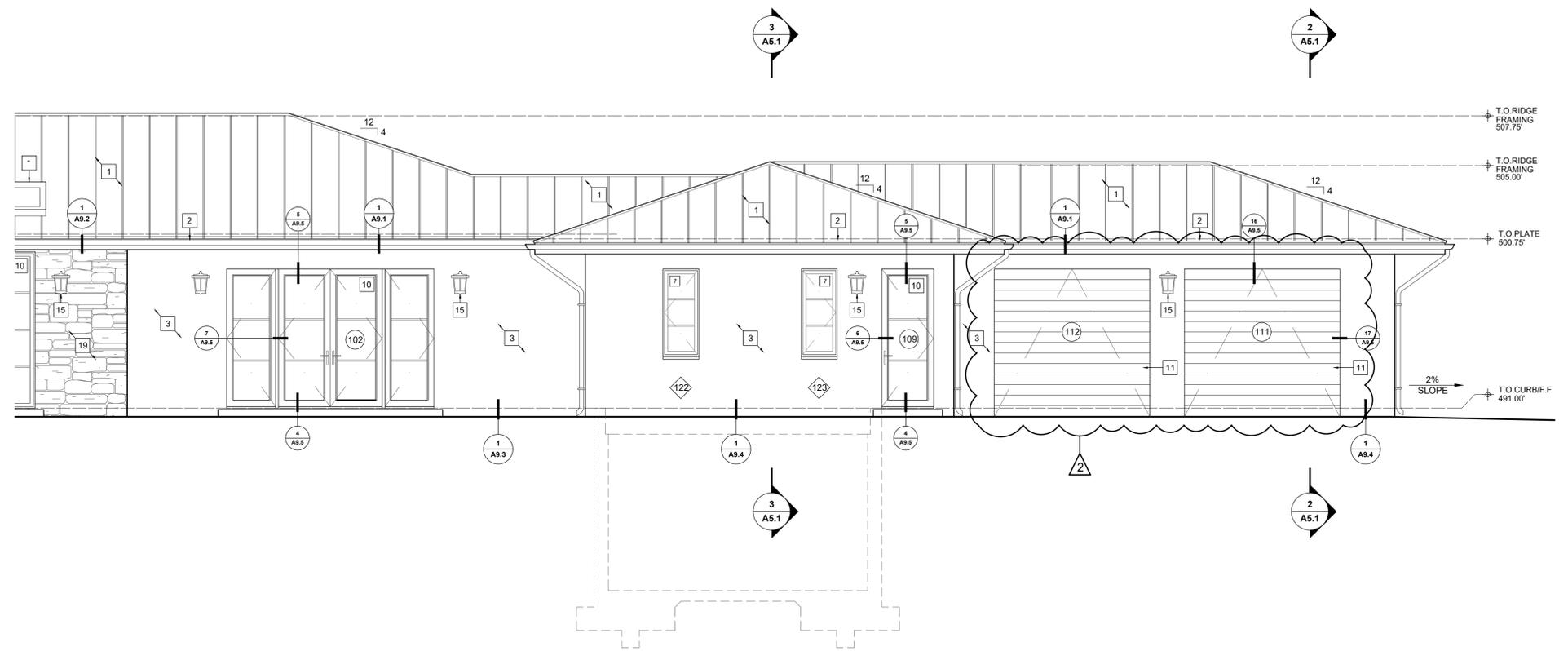
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PARTIAL EXTERIOR ELEVATION - EAST 02
SCALE 1/4"=1'-0"



PARTIAL EXTERIOR ELEVATION - EAST 01
SCALE 1/4"=1'-0"

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EXTERIOR ELEVATIONS



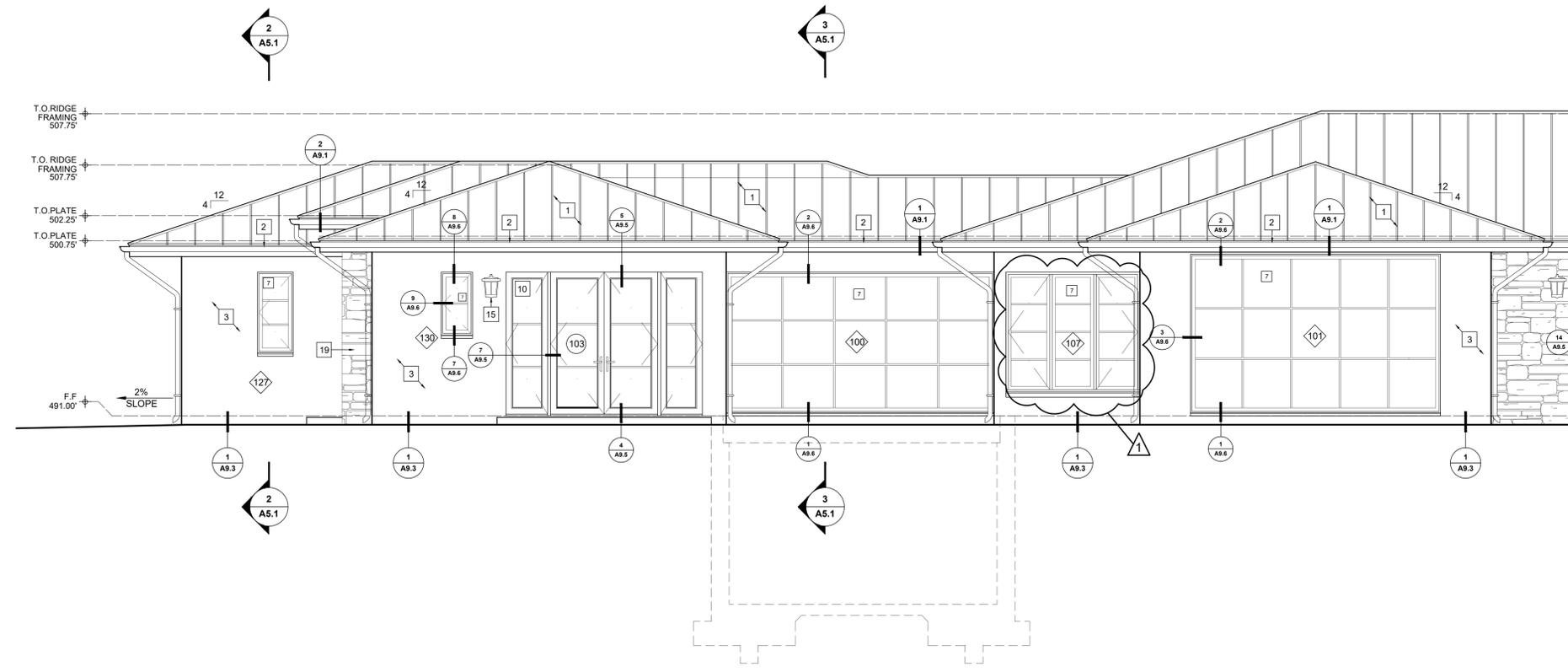
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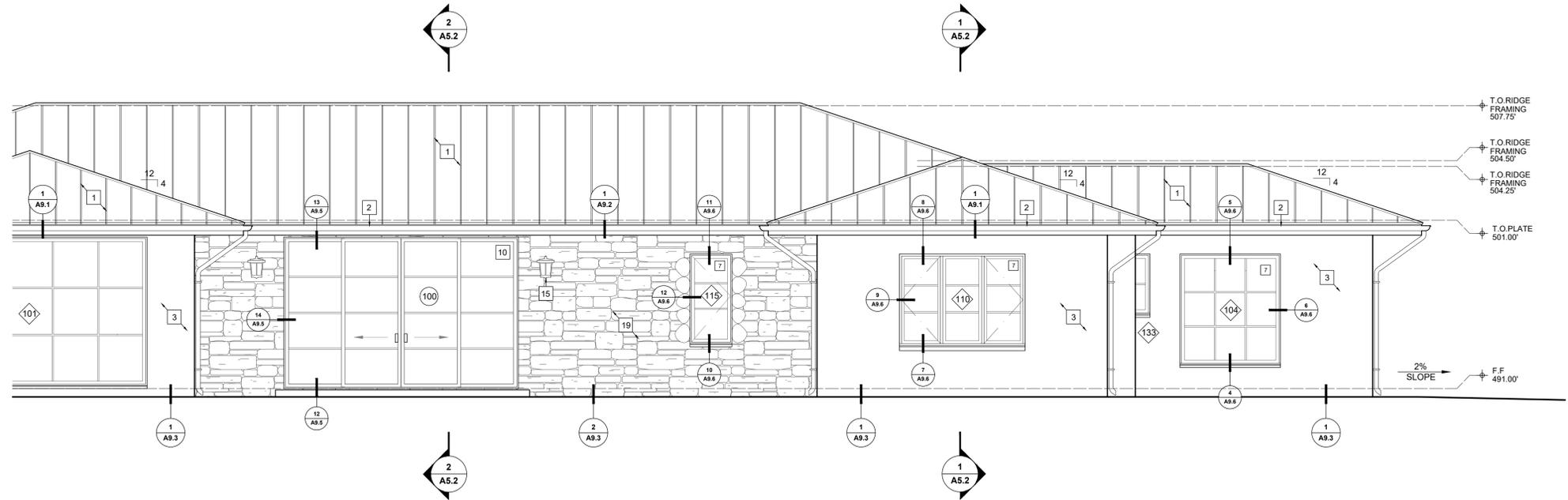
A6.4

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PARTIAL EXTERIOR ELEVATION - WEST 02
SCALE 1/4"=1'-0"



PARTIAL EXTERIOR ELEVATION - WEST 01
SCALE 1/4"=1'-0"

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A6.5



EXTERIOR LIGHT FIXTURE



EXTERIOR PLASTER



STANDING SEAM METAL ROOF-CUSTOM BUILT METALS (COLOR ZINC)



LIMESTONE VENEER-RUSTIC GOLD

SW 3039 Tobacco

Exterior Solid Stain

RGB Value R-108 | G-96 | B-82

Hexadecimal Value #6C6052

LRV 12

[View all Exterior stain colors](#)

[Add to Project List](#) [Save to My Account](#)

EXTERIOR WOOD TRIM AND RAFTERS-PAINT/STAIN-SOLID BODY SW3039 TOBACCO SHERWIN WILLIAMS

EXTERIOR FINISHES

- 1 CLASS 'A' [ICC-ES REPORT ESR-2048], NON-REFLECTIVE METAL STANDING SEAM ROOF W/ 12" O.C. SEAMS. SUPPLY: CUSTOM-BILT METALS / CB-150 (CUSTOMBILTMETALS.COM). ICC-ES REPORT TO BE AVAILABLE TO THE FIELD INSPECTOR ON SITE [CRC R902, MONTECITO FIRE PROTECTION DISTRICT ORDINANCE]. COLOR: DARK BROWN
- 2 5'0" HALF ROUND METAL GUTTER W/ 4'0" METAL DOWNSPOUT. HINGED 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 2X6 T&G KILN DRIED DOUGLAS FIR EAVES PER DETAIL, SMOOTH TEXTURE, PAINT TO MATCH SIDING - COLOR: VERIFY W/ ARCHITECT
- 5 30"x30" ATTIC ACCESS, PROVIDE 30" MIN. HEADROOM CLEARANCE ABOVE OPENING
- 6 METAL CLAD EXTERIOR DOOR, DUAL GLAZED / LOW E - PER DOOR SCHEDULE, MFR: ARCADIA STEEL LOOK (WWW.ARCADIA.COM), COLOR: BLACK
- 7 METAL CLAD WOOD EXTERIOR WINDOW, DUAL GLAZED / LOW E - PER WINDOW SCHEDULE, MFR: ARCADIA STEEL LOOK (WWW.ARCADIA.COM), COLOR: BLACK
- 8 PLYWOOD SHEATHING
- 9
- 10 METAL EXTERIOR DOOR, DUAL GLAZED / LOW E - PER DOOR SCHEDULE, MFR: ARCADIA STEEL LOOK (WWW.ARCADIA.COM), COLOR: BLACK
- 11 METAL GARAGE DOOR
- 12
- 13
- 14
- 15 EXTERIOR WALL MOUNTED INDIRECT LIGHT FIXTURE PER PLAN, HIGH EFFICIENCY LED LAMP W/ SHIELDED GLASS, 25 WATT OR EQUIVALENT MAX., MFR STEEL LIGHTING INC., MODEL: GARDENA 16" DOME GOOSE NECK BARN LIGHT, DARK SKY, COLOR: MATT BLACK, VERIFY W/ ARCHITECT
- 16 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
- 17 WEEP SCREED, PROFILE TO ALLOW SIDING BELOW SCREED PER DETAIL, PROVIDE 26 GAUGE MIN. GALVANIZED WEEP SCREED AT FOUNDATION, 4" MIN. ABOVE GRADE OR 2" MIN. ABOVE CONCRETE/PAVING WHERE OCCURS
- 18 8X18 UNDER FLOOR CRAWL SPACE WALL VENT PER PLAN, INSTALL WITHIN 3' FROM BUILDING CORNERS, PROVIDE CORROSION RESISTANT WIRE MESH SCREEN BEHIND 1/8" THICK MIN. - PAINTED BLACK, INSTALL WELL TO RETAIN SURROUNDING GRADE WHEN APPLICABLE - VERIFY W/ ARCHITECT
- 19 1-1/2" THICK ADHERED LIMESTONE VENEER, HORIZONTAL LAY RECTANGULAR W/ OVERSIZED CORNERS, OVER SCRATCH COAT, METAL LATHE, GRADE D BUILDING PAPER (TWO LAYERS AT SHEAR WALLS), AND EXTERIOR PLY, GROUT TO MATCH PLASTER COLOR, SUPPLY: MALIBU STONE (WWW.MALIBUSTONE.COM) - COLOR: LA TOUR
- 20 DENSGLOSS 'FIREGUARD' SHEATHING
- 21
- 22 4"x12" SOFFIT VENT, PROVIDE 26 GAUGE MIN. GALVANIZED VENT SCREEN

**NOTE - ALL COLORS VERIFY W/ ARCHITECT IN FIELD, ALL WOOD & HEAVY TIMBERS NON-TREATED, LIGHT SANDBLAST TEXTURE W/ EASED EDGES, U.N.O. PROVIDE SAMPLE TO ARCHITECT- TYPICAL*

INTERIOR FINISHES

- 101 DRYWALL - 5/8", CORNER FORM & TEXTURE PER ARCHITECT, W/ HAND FORMED CORNERS, PROVIDE SAMPLES
- 102 DRYWALL - 5/8" TYPE X, CORNER FORM & TEXTURE PER ARCHITECT, PROVIDE SAMPLES
- 103 DRYWALL - 5/8" TYPE WR, CORNER FORM & TEXTURE PER ARCHITECT, PROVIDE SAMPLES
- 104 AIR IMPERMEABLE SPRAY FOAM INSULATION AT ALL RAFTER BAYS & ATTIC EXTERIOR WALLS, R-VALUE RATING PER T-24 ENERGY COMPLIANCE, MFR: ICYNENE - MD-C-200 (WWW.ICYNENE.COM), INSTALLATION SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING, ADDITIONAL INSTALLATION PER MFR SPECS
- 105 BATT INSULATION AT ALL EXTERIOR WALLS, R-VALUE RATING PER T-24 ENERGY COMPLIANCE, INSTALLATION PER MFR SPECS
- 106 BATT INSULATION AT ALL INTERIOR WALLS AND FRAMED FLOORS, R-VALUE RATING PER T-24 ENERGY COMPLIANCE, INSTALLATION PER MFR SPECS
- 107 ATTIC ACCESS PER PLAN, PROVIDE 30" MIN. HEADROOM CLEARANCE ABOVE OPENINGS, FOR ACCESS ABOVE GARAGE PROVIDE SOLID WOOD DOOR NO LESS THAN 1 3/8" THICK THAT IS SELF CLOSING, LATCHING, AND TIGHT FITTING
- 108 WOOD FLOORING - TYP., FLUSH W/ ADJACENT FLOORING, SUPPLY/FINISH: VERIFY W/ ARCHITECT
- 109 TILE FLOORING AT ALL BATHS & LAUNDRY, FLUSH W/ ADJACENT FLOORING, SUPPLY/FINISH: VERIFY W/ ARCHITECT
- 110 EPOXY COATING OVER CONCRETE SLAB
- 111 CAST ALUMINUM REGISTERS - TYP. WHERE OCCURS PER MECHANICAL PLANS, MFR: PACIFIC REGISTER CAST (WWW.PACIFICREGISTERCO.COM)
- 112 42" VENTLESS FIRE PLACE BY Hearth Cabinet

- 113 36" ELECTRIC FIRE PLACE BY MODERN FLAMES
- 114
- 115 INTERIOR DOORS PAINTED OFF-WHITE
- 116 INSIDE SURFACES OF EXTERIOR DOORS & WINDOWS PAINTED BLACK
- 117
- 118 SECOND LAYER DRYWALL AT CEILING PER PLAN
- 119
- 120
- 121
- 122 1X8 BASEBOARD PAINTED PER ARCHITECT & OWNER
- 123 CONCRETE SLAB OR 3" CONCRETE RAT SLAB PER PLAN, OVER CLASS I VAPOR BARRIER, VERIFY W/ GEOTECHNICAL REPORT

- 124
- 125

**NOTE - ALL COLORS VERIFY W/ ARCHITECT IN FIELD, ALL WOOD & HEAVY TIMBERS NON-TREATED, LIGHT SANDBLAST TEXTURE W/ EASED EDGES, U.N.O. PROVIDE SAMPLE TO ARCHITECT- TYPICAL*

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MONTEREY, CA 93940

FINISH SCHEDULE



Date APRIL 17, 2025
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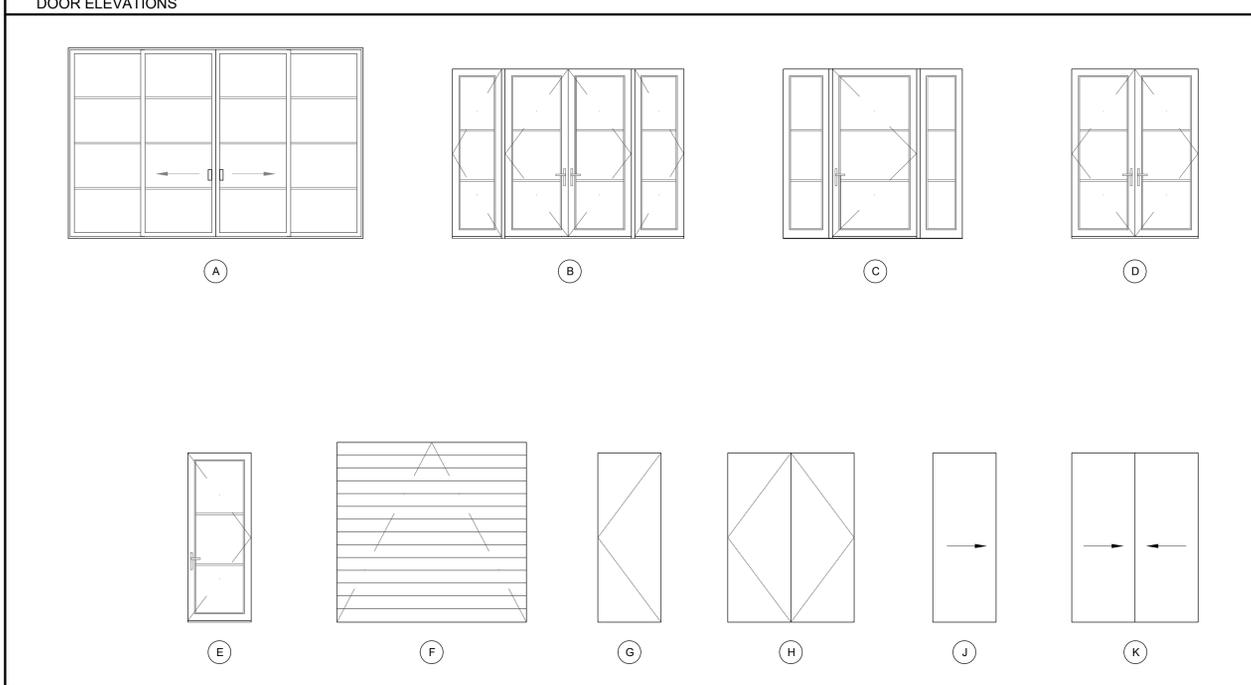
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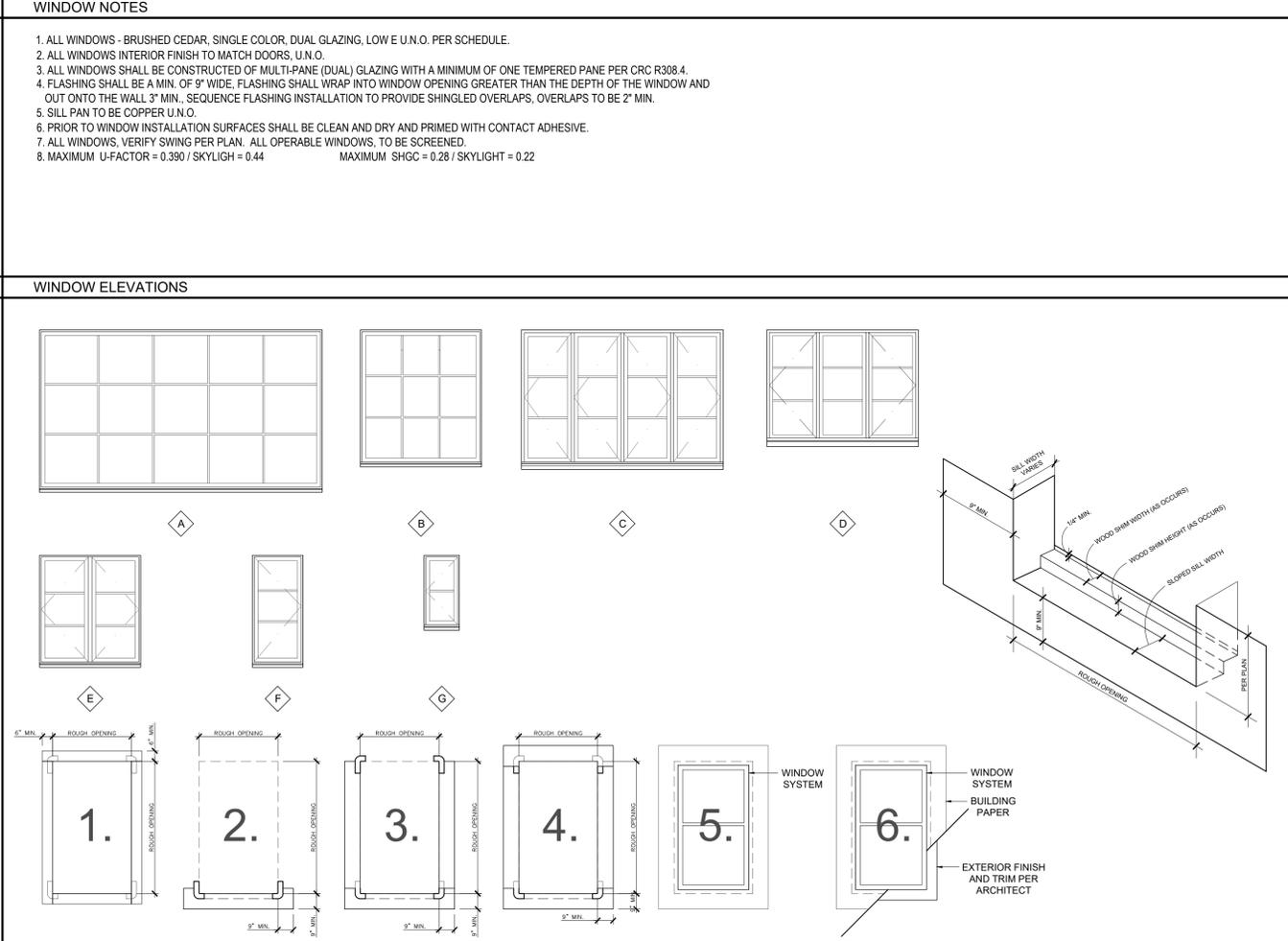
DOOR SCHEDULE								
#	LOCATION	ELEV TYPE	WIDTH	HEIGHT	DOOR TYPE	DOOR FINISH	FRAME TYPE	REMARKS
RESIDENCE BASEMENT								
001	BASEMENT	(H)	2'-6"	8'-0"	CEDAR	STN.	SWING OUT	SINGLE
RESIDENCE ENTRY LEVEL								
100	LIVING ROOM	(A)	14'-0"	9'-0"	STEEL/GLASS	MFR.	SLIDERS	(2) PAIR, 4 PANEL EACH
101	LIVING ROOM	(A)	14'-0"	9'-0"	STEEL/GLASS	MFR.	SLIDERS	(2) PAIR, 4 PANEL EACH
102	DINING	(B)	11'-0"	8'-0"	STEEL/GLASS	MFR.	SWING OUT	PAIR 3'-0"x8'-0", 3 PANEL EA.; (2) 3'-0"x8'-0" SIDE LITES, 3 PANEL EA.
103	ENTRY	(C)	3'-0"	8'-0"	STEEL/GLASS	MFR.	SWING OUT	SINGLE 4'-0"x8'-0", 3 PANEL.; (2) 2'-4"x8'-0" SIDE LITES, 3 PANEL EA.
104	ENTRY	(C)	3'-0"	8'-0"	STEEL/GLASS	MFR.	SWING OUT	SINGLE 4'-0"x8'-0", 3 PANEL.; (2) 2'-4"x8'-0" SIDE LITES, 3 PANEL EA.
105	KITCHEN	(D)	6'-0"	9'-0"	STEEL/GLASS	MFR.	SWING OUT	PAIR, 3 PANEL EACH
106	MUSIC	(E)	3'-0"	8'-0"	STEEL/GLASS	MFR.	SWING OUT	SINGLE, 3 PANEL EACH
107	MASTER SUITE	(E)	3'-0"	8'-0"	STEEL/GLASS	MFR.	SWING OUT	SINGLE, 3 PANEL EACH
108	MASTER SUITE	(E)	3'-0"	8'-0"	STEEL/GLASS	MFR.	SWING OUT	SINGLE, 3 PANEL EACH
115	BEDROOM-1	(G)	3'-0"	8'-0"			SWING	SINGLE
116	MASTER SUITE	(G)	3'-0"	8'-0"			SWING	SINGLE
117	MASTER BATH	(G)	3'-0"	8'-0"			SWING	SINGLE
118	MUSIC ROOM	(G)	3'-0"	8'-0"			SWING	SINGLE
119	VESTIBULE-1	(G)	3'-0"	8'-0"			SWING	SINGLE
121	GYM	(G)	3'-0"	8'-0"			SWING	SINGLE
122	STAIR	(G)	3'-0"	8'-0"			SWING	SINGLE
123	LAUNDRY	(G)	3'-0"	8'-0"			SWING	SINGLE
124	GARAGE STORAGE	(G)	3'-0"	8'-0"			SWING	SINGLE
125	BATHROOM-1	(G)	2'-10"	8'-0"			SWING	SINGLE
126	MASTER CLOSET	(J)	2'-10"	8'-0"			PKT. SLIDER	SINGLE
127	MASTER W.C	(G)	2'-6"	8'-0"			SWING	SINGLE
128	GYM BATHROOM	(G)	2'-6"	8'-0"			SWING	SINGLE
129	PANTRY	(G)	2'-6"	8'-0"			SWING	SINGLE
130	POWDER ROOM	(G)	2'-6"	8'-0"			SWING	SINGLE
131	BATHROOM-1	(G)	2'-6"	8'-0"			SWING	SINGLE
132	BEDROOM-1	(H)	6'-0"	8'-0"			SWING	PAIR
133	GALLERY CLOSET	(H)	6'-0"	8'-0"			SWING	PAIR
134	MUSIC ROOM	(H)	5'-0"	8'-0"			SWING	PAIR
135	MUSIC ROOM	(H)	5'-0"	8'-0"			SWING	PAIR
136	VESTIBULE-1	(H)	5'-0"	8'-0"			SWING	PAIR
137	HALL	(H)	4'-0"	8'-0"			SWING	PAIR
138	MASTER BEDROOM	(H)	4'-0"	8'-0"			SWING	PAIR
139	BATHROOM-1	(J)	2'-6"	8'-0"			SLIDER	SINGLE
140	DINING ROOM	(K)	5'-0"	8'-0"			PKT. SLIDER	PAIR
141	OFFICE	(K)	5'-0"	8'-0"			PKT. SLIDER	PAIR
GARAGE								
109	SHOP	(E)	3'-0"	8'-0"	STEEL/GLASS	MFR.	SWING IN	SINGLE, 3 PANEL EACH
110	GARAGE	(E)	3'-0"	8'-0"	STEEL/GLASS	MFR.	SWING OUT	SINGLE, 3 PANEL EACH
111	GARAGE	(F)	9'-0"	8'-0"	STEEL	MFR.	FOLD UP	SINGLE, METAL
112	GARAGE	(F)	9'-0"	8'-0"	STEEL	MFR.	FOLD UP	SINGLE, METAL
113	SHOP	(F)	9'-0"	8'-0"	STEEL	MFR.	FOLD UP	SINGLE, METAL
114	SHOP	(G)	3'-0"	8'-0"	CEDAR	STN.	SWING IN	SINGLE, SOLID CORE
120	GARAGE	(G)	3'-0"	8'-0"			SWING	SINGLE

DOOR NOTES

- ALL EXTERIOR DOORS - BRUSHED CEDAR, SINGLE COLOR, SINGLE PANEL LITE/FRENCH, LOW E U.N.O. PER SCHEDULE.
- 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.
- 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.
- ALL DOORS, VERIFY SWING PER PLAN.
- 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)
- 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)
- 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 LAMBS & HEADERS COVERED WITH METAL FLASHING.



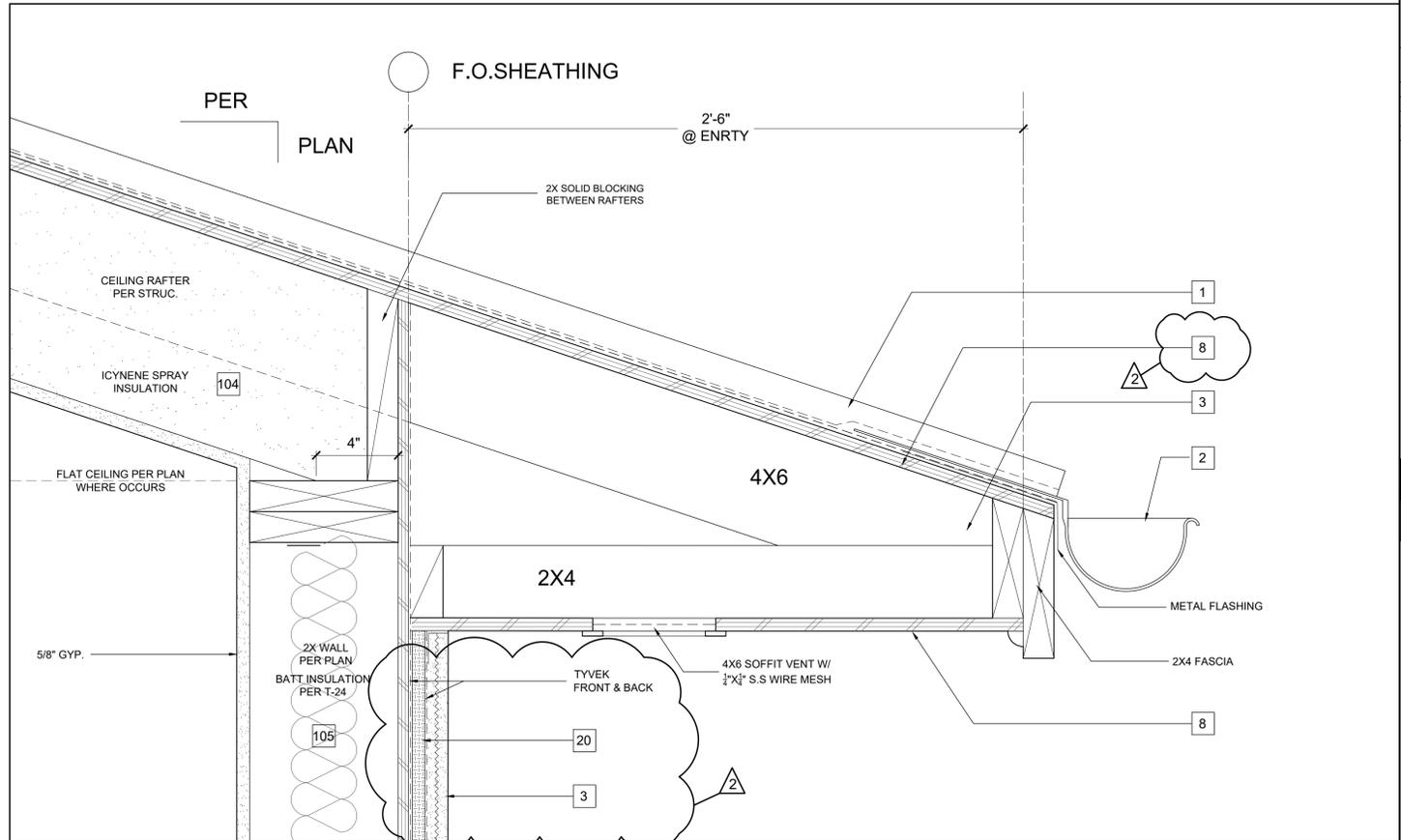
WINDOW SCHEDULE												
#	LOCATION	ELEV TYPE	WIDTH	HEIGHT	HEAD HT. AT F.F.	WINDOW TYPE	FRAME TYPE	GLASS TYPE	REMARKS			
RESIDENCE												
100	GALLERY	(A)	14'-0"	8'-0"	8'-0"	STEEL/GLASS	FIXED	DUAL LOW E	15-PANES			
101	KITCHEN	(D)	14'-0"	8'-0"	9'-0"	STEEL/GLASS	FIXED	DUAL LOW E	15-PANES			
102	ENTRY	(C)	3'-0"	8'-0"	8'-0"	STEEL/GLASS	FIXED	DUAL LOW E	9-PANES			
103	MASTER BATH	(G)	6'-0"	6'-6"	8'-0"	STEEL/GLASS	FIXED	DUAL LOW E	9-PANES			
104	MASTER BATH	(G)	6'-0"	6'-6"	8'-0"	STEEL/GLASS	FIXED	DUAL LOW E	9-PANES			
105	BREAKFAST	(D)	10'-0"	6'-8"	8'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	(1) DOUBLE CASEMENT, 3-PANES EA.; (2) CASEMENT, 3-PANES EA.			
106	BREAKFAST	(D)	10'-0"	6'-8"	8'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	(1) DOUBLE CASEMENT, 3-PANES EA.; (2) CASEMENT, 3-PANES EA.			
107	BREAKFAST	(D)	7'-6"	6'-6"	8'-0"	STEEL/GLASS	XOX	DUAL LOW E	(2) CASEMENT, 3-PANES EA.; (1) FIXED, 3-PANES			
108	BREAKFAST	(D)	7'-6"	6'-6"	8'-0"	STEEL/GLASS	XOX	DUAL LOW E	(2) CASEMENT, 3-PANES EA.; (1) FIXED, 3-PANES			
109	MUSIC ROOM	(G)	3'-0"	8'-0"	8'-0"	STEEL/GLASS	XOX	DUAL LOW E	(2) CASEMENT, 3-PANES EA.; (1) FIXED, 3-PANES			
110	MUSIC ROOM	(G)	3'-0"	8'-0"	8'-0"	STEEL/GLASS	XOX	DUAL LOW E	(2) CASEMENT, 3-PANES EA.; (1) FIXED, 3-PANES			
111	MASTER SUITE	(G)	7'-6"	5'-4"	8'-0"	STEEL/GLASS	XOX	DUAL LOW E	(2) CASEMENT, 3-PANES EA.; (1) FIXED, 3-PANES			
112	BEDROOM-1	(G)	5'-0"	5'-4"	8'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	PAIR, 3-PANES EA.			
113	SHOP	(G)	5'-0"	5'-4"	8'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	PAIR, 3-PANES EA.			
114	GYM	(G)	4'-0"	5'-4"	8'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	PAIR, 3-PANES EA.			
115	LAUNDRY	(G)	2'-0"	5'-4"	8'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	SINGLE, 3-PANES			
116	MUSIC ROOM	(G)	2'-0"	5'-4"	8'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	SINGLE, 3-PANES			
117	MUSIC ROOM	(G)	2'-0"	5'-4"	8'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	SINGLE, 3-PANES			
118	OFFICE	(G)	2'-0"	5'-4"	8'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	SINGLE, 3-PANES			
119	MASTER SUITE	(G)	2'-0"	5'-0"	8'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	SINGLE, 3-PANES			
120	MASTER SUITE	(G)	2'-0"	5'-0"	8'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	SINGLE, 3-PANES			
128	BATHROOM-1	(G)	2'-0"	4'-6"	8'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	SINGLE, 3-PANES			
129	BEDROOM-1	(G)	1'-9"	3'-6"	8'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	SINGLE, 2-PANES			
130	BEDROOM-1 SHOWER	(G)	1'-9"	3'-6"	8'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	SINGLE, 2-PANES			
131	BATHROOM-2	(G)	1'-9"	3'-6"	8'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	SINGLE, 2-PANES			
132	MASTER CLOSET	(G)	1'-9"	3'-6"	8'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	SINGLE, 2-PANES			
133	MASTER W.C	(G)	1'-9"	3'-6"	8'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	SINGLE, 2-PANES			
134	MASTER SHOWER	(G)	1'-9"	3'-6"	8'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	SINGLE, 2-PANES			
135	MASTER VANITY	(G)	1'-9"	3'-6"	8'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	SINGLE, 2-PANES			
GARAGE												
121	STAIRS	(G)	2'-0"	4'-6"	8'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	SINGLE, 3-PANES			
122	SHOP	(G)	2'-0"	4'-6"	8'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	SINGLE, 3-PANES			
123	SHOP	(G)	2'-0"	4'-6"	8'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	SINGLE, 3-PANES			
124	GARAGE	(G)	2'-0"	4'-6"	8'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	SINGLE, 3-PANES			
125	GARAGE	(G)	2'-0"	4'-6"	8'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	SINGLE, 3-PANES			
126	GARAGE	(G)	2'-0"	4'-6"	8'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	SINGLE, 3-PANES			
127	GARAGE	(G)	2'-0"	4'-6"	8'-0"	STEEL/GLASS	CSMT.	DUAL LOW E	SINGLE, 3-PANES			



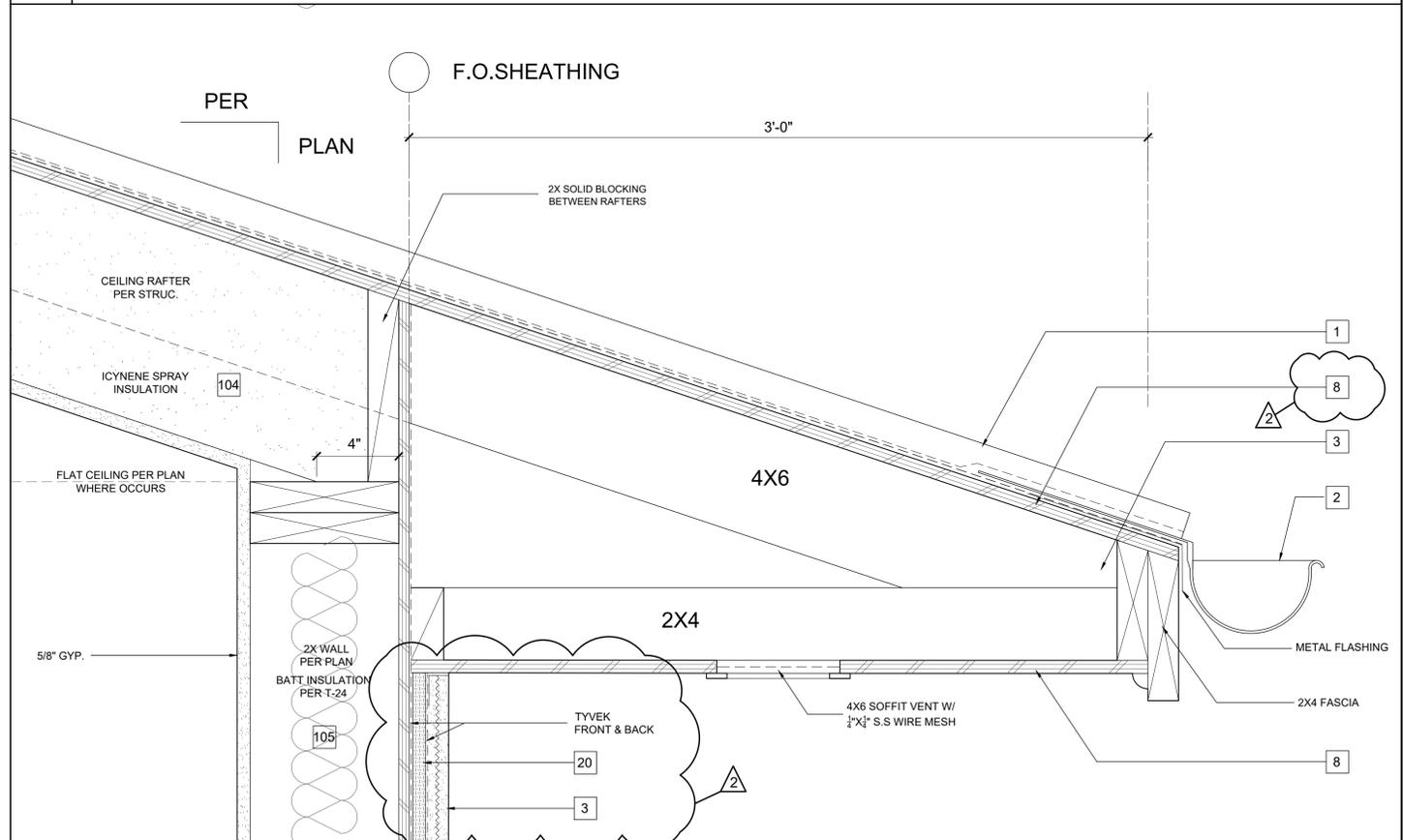
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NO.	DESCRIPTION	DATE



2 ROOF EAVE @ STUCCO (TYPICAL)



1 ROOF EAVE @ STONE VENEER (ENTRY)

SCALE: 3"=1'-0"

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ROOF DETAILS



Date: FEBRUARY 17 2025
 Scale: 3"= 1'-0"
 Drawn: TALLON
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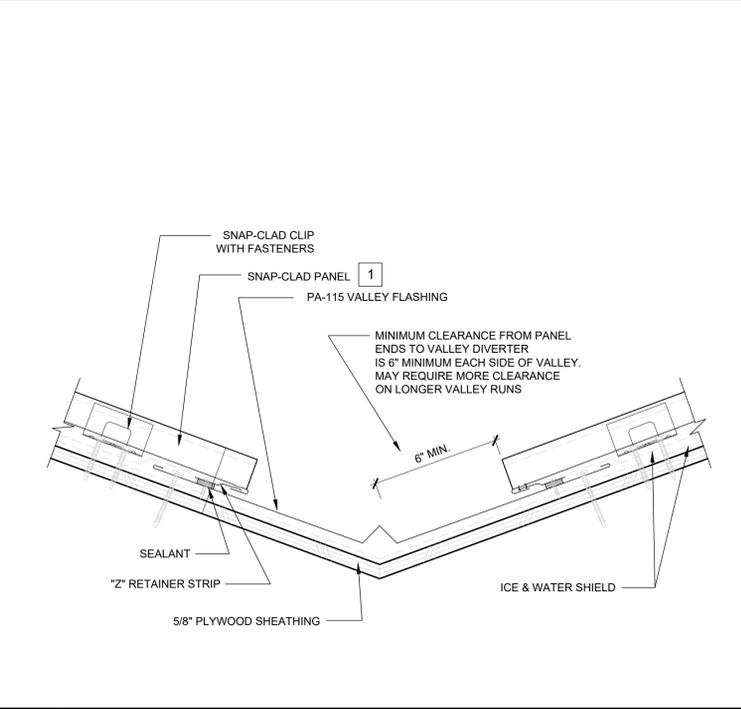
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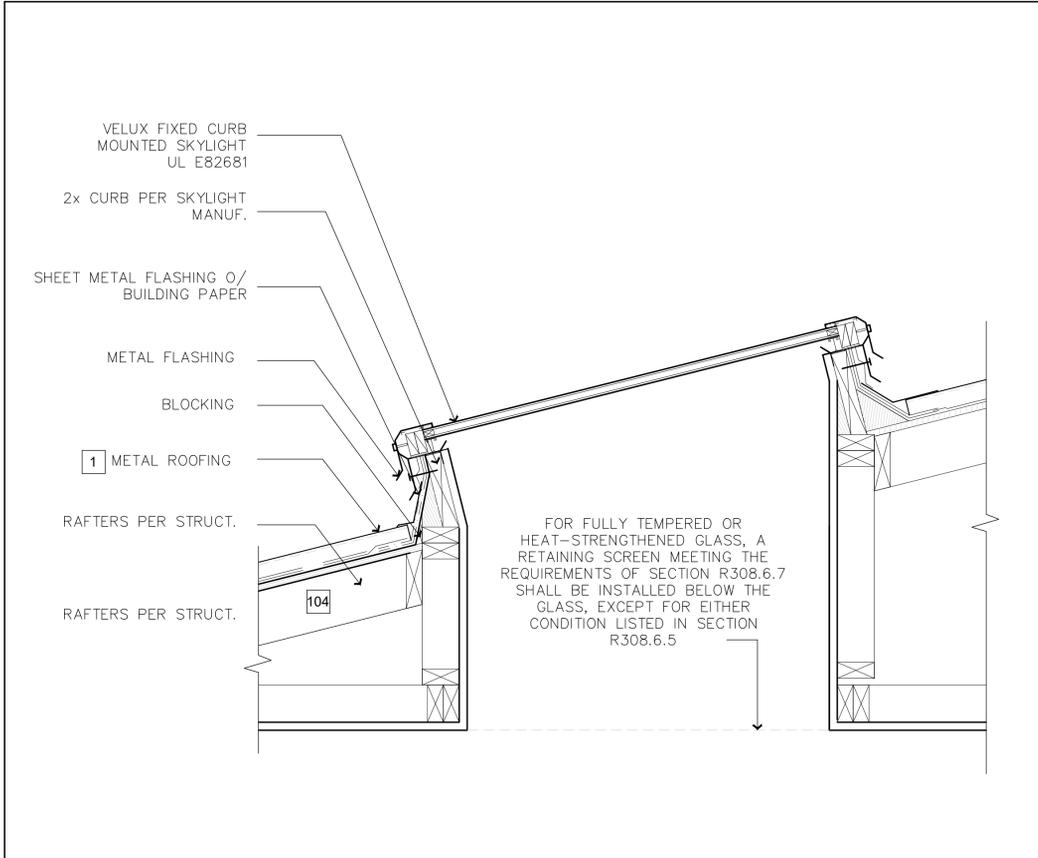
REVISION SCHEDULE

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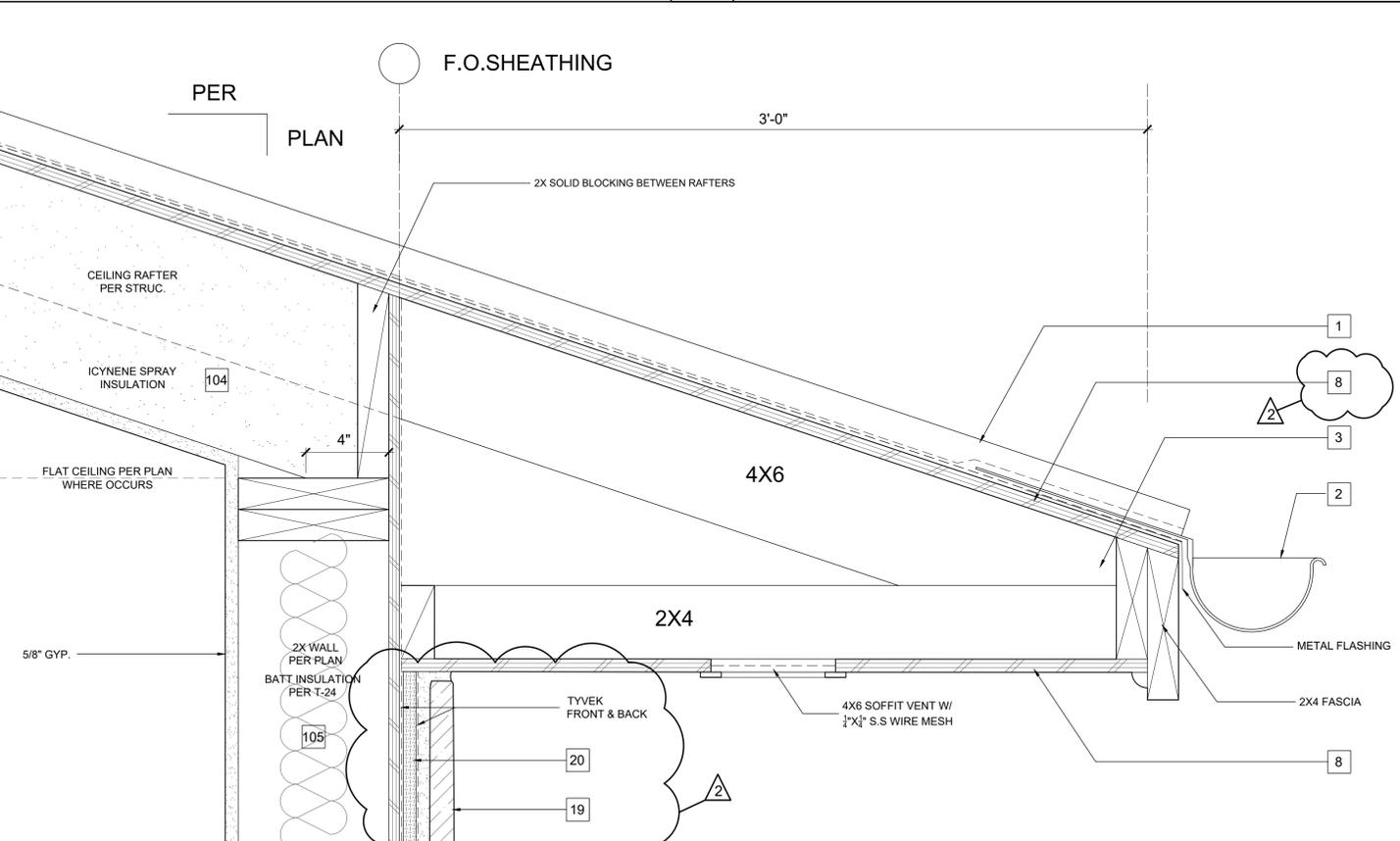
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3 VALLEY FLASHING DETAIL SCALE: 3"=1'-0"



2 SKYLIGHT CURB FLASHING DETAIL SCALE: 1-1/2"=1'-0"



1 ROOF EAVE @ STONE VENEER (ENTRY) SCALE: 3"=1'-0"

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A9.2

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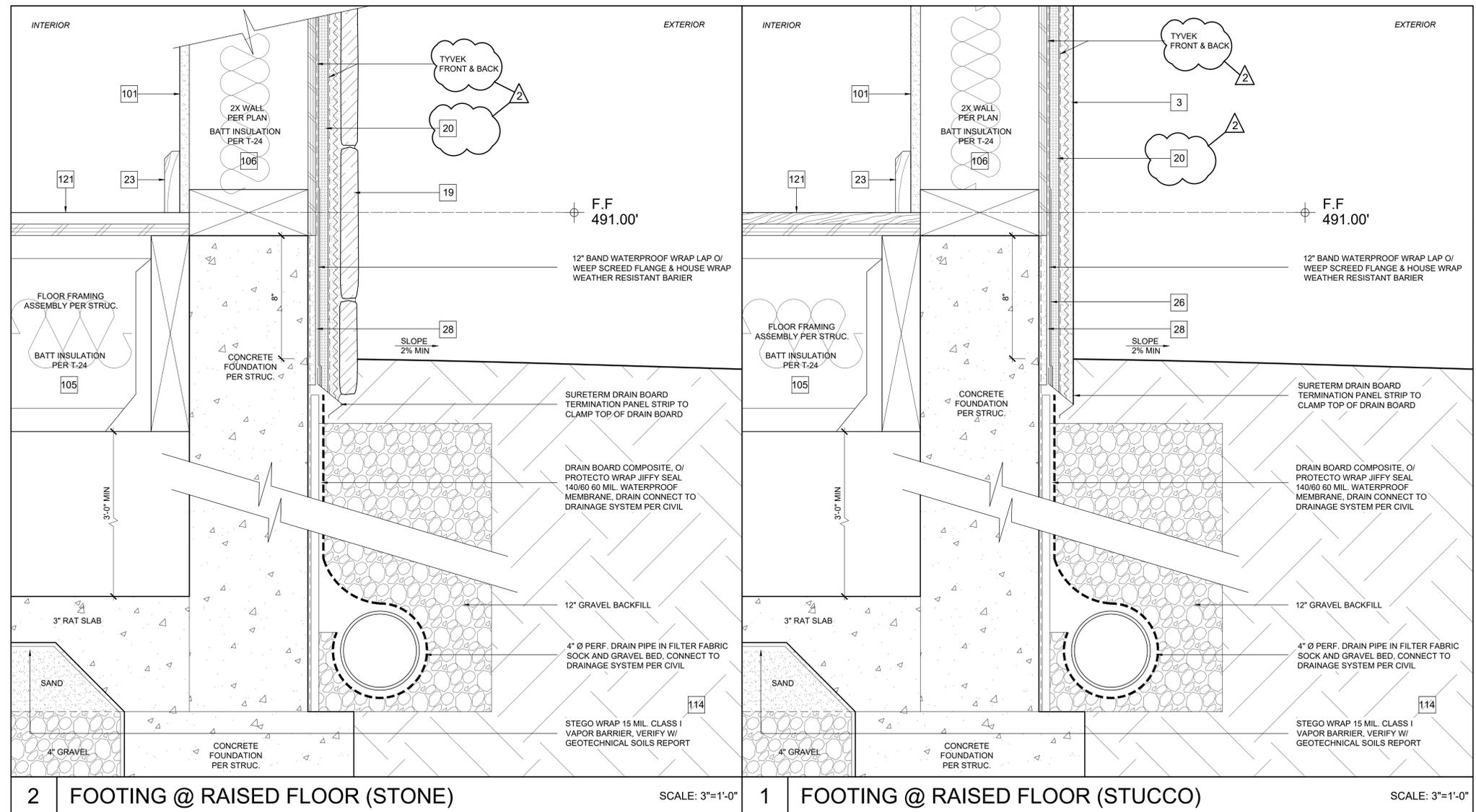
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FOUNDATION DETAILS



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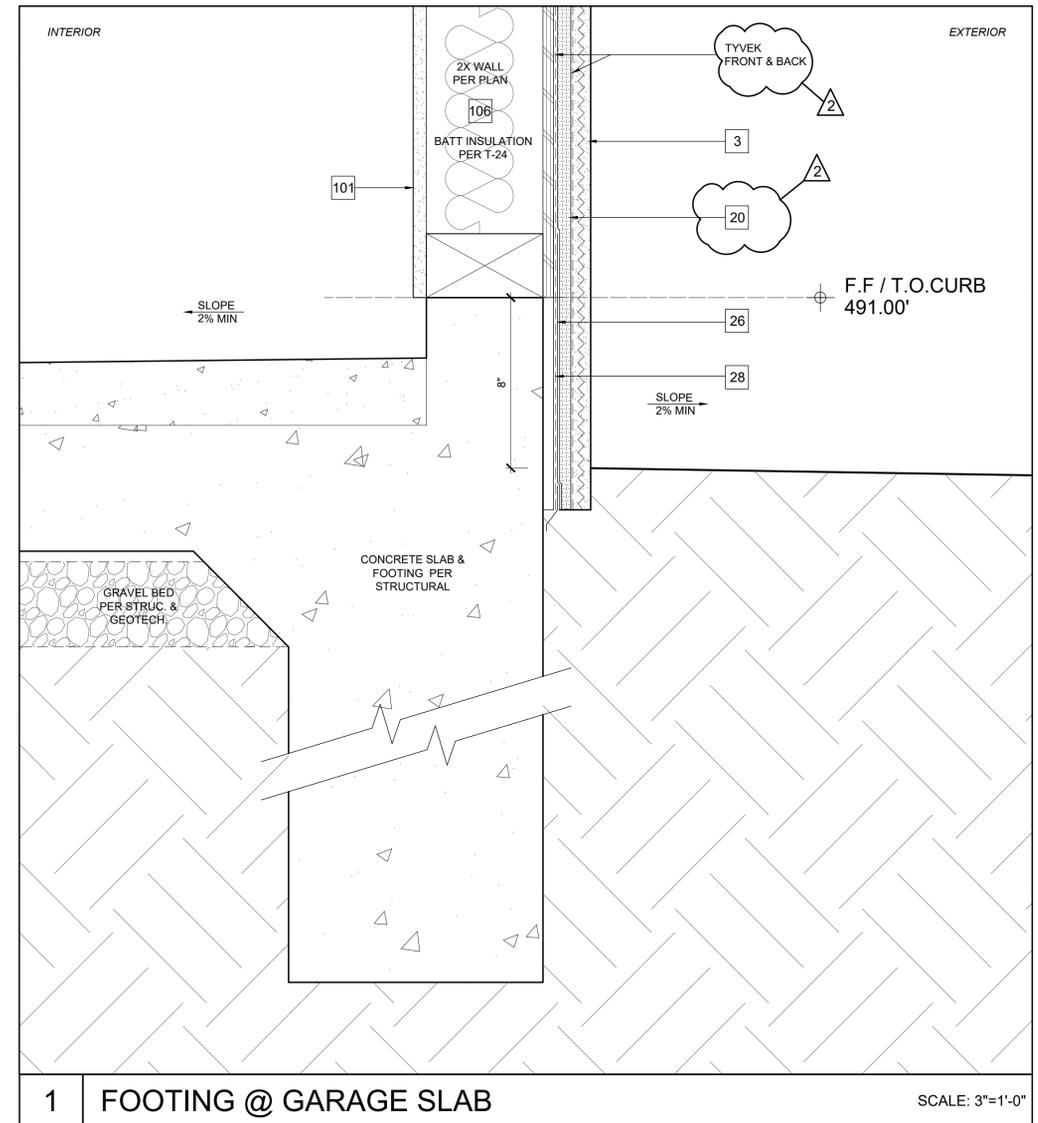
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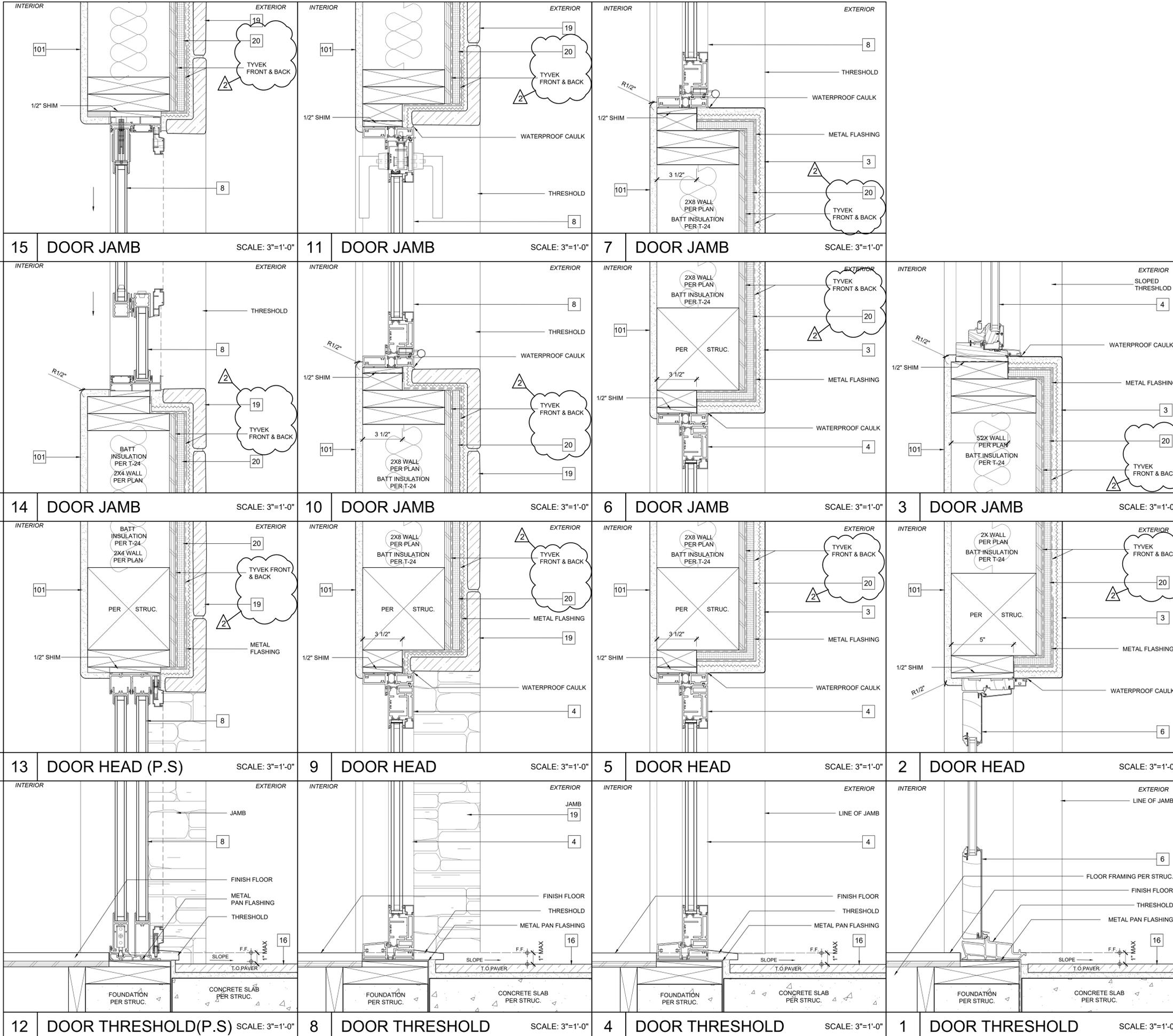
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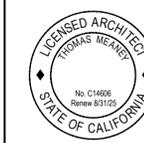
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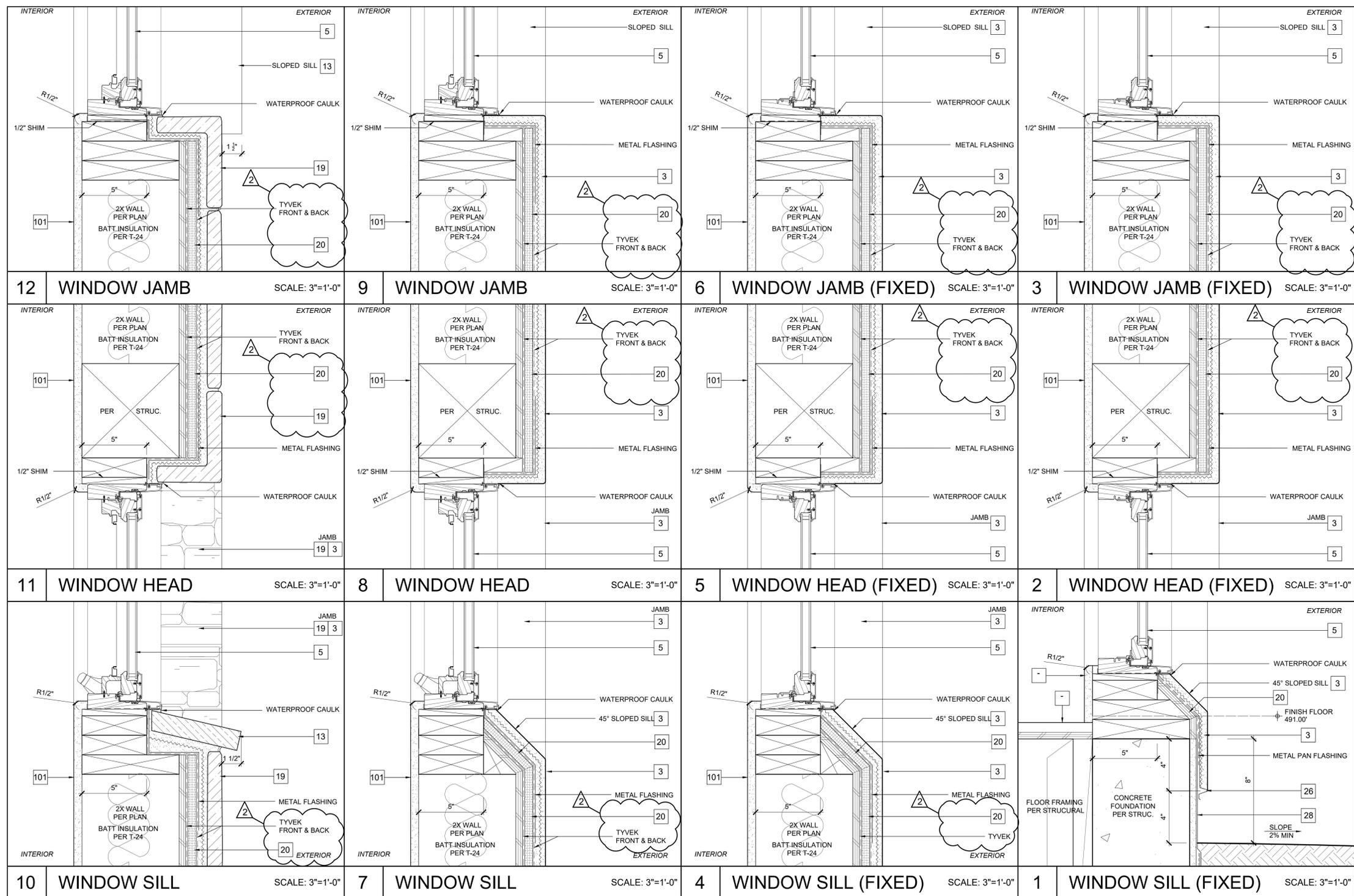
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A9.6

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 1 (July 2021, Includes July 2021 Supplement)

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

Y	NA	RESPON. PARTY
		CHAPTER 3 GREEN BUILDING
		SECTION 301 GENERAL
		301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.
		301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.
		Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.
		301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.
		SECTION 302 MIXED OCCUPANCY BUILDINGS
		302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.
		Exceptions: 1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable. 2. [HCD] For purposes of CALGreen, live/work units, complying with Section 419 of the <i>California Building Code</i> , shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.
		DIVISION 4.1 PLANNING AND DESIGN
		ABBREVIATION DEFINITIONS: HCD Department of Housing and Community Development BSC California Building Standards Commission DSA-SS Division of the State Architect, Structural Safety CSHPD Office of Statewide Health Planning and Development LR Low Rise HR High Rise AA Additions and Alterations N New
		CHAPTER 4 RESIDENTIAL MANDATORY MEASURES
		SECTION 4.102 DEFINITIONS 4.102.1 DEFINITIONS The following terms are defined in Chapter 2 (and are included here for reference)
		FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.
		WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.
		4.106 SITE DEVELOPMENT 4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.
		4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. 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. 1. Retention basins of sufficient size shall be utilized to retain storm water on the site. 2. 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 method approved by the enforcing agency. 3. Compliance with a lawfully enacted storm water management ordinance.
		Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil. (Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)
		4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following: 1. Swales 2. Water collection and disposal systems 3. French drains 4. Water retention gardens 5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.
		Exception: Additions and alterations not altering the drainage path.
		4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.106.4.1, 4.106.4.2, or 4.106.4.3 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the <i>California Electrical Code</i> , Article 625.
		Exceptions: 1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions: 1.1 Where there is no commercial power supply. 1.2 Where there is evidence substantiating that meeting the requirements will alter the local utility infrastructure design requirements on the utility side of the meter so as to increase the utility side cost to the homeowner or the developer by more than \$400.00 per dwelling unit. 2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.
		4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.
		Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the <i>California Electrical Code</i> .
		4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

Y	NA	RESPON. PARTY																				
		4.106.4.2 New multifamily dwellings. If residential parking is available, ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future EVSE. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number.																				
		Notes: 1. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging. 2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use. 3. A parking space served by electric vehicle supply equipment or designated as a future EV charging space shall count as at least one standard automobile parking space for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See <i>Vehicle Code</i> Section 22511.2 for further details.																				
		4.106.4.2.1 Electric vehicle charging space (EV space) locations. Construction documents shall indicate the location of proposed EV spaces. Where common use parking is provided at least one EV space shall be located in the common use parking area and shall be available for use by all residents.																				
		4.106.4.2.1.1 Electric Vehicle Charging Stations (EVCS) When EV chargers are installed, EV spaces required by Section 4.106.2.2, Item 3, shall comply with at least one of the following options: 1. The EV space shall be located adjacent to an accessible parking space meeting the requirements of the <i>California Building Code</i> , Chapter 11A, to allow use of the EV charger from the accessible parking space. 2. The EV space shall be located on an accessible route, as defined in the <i>California Building Code</i> , Chapter 2, to the building.																				
		Exception: Electric vehicle charging stations designed and constructed in compliance with the <i>California Building Code</i> , Chapter 11B, are not required to comply with Section 4.106.4.2.1.1 and Section 4.106.4.2.2, Item 3.																				
		Note: Electric Vehicle charging stations serving public housing are required to comply with the <i>California Building Code</i> , Chapter 11B.																				
		4.106.4.2.2 Electric vehicle charging space (EV space) dimensions. The EV space shall be designed to comply with the following: 1. The minimum length of each EV space shall be 18 feet (5486 mm). 2. The minimum width of each EV space shall be 9 feet (2743 mm). 3. One in every 25 EV spaces, but not less than one EV space, shall have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm). a. Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction.																				
		4.106.4.2.3 Single EV space required. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the proposed location of the EV space. Construction documents shall identify the raceway termination point. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.																				
		Exemption: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger, at the time of original construction in accordance with the <i>California Electrical Code</i> .																				
		4.106.4.2.4 Multiple EV spaces required. Construction documents shall indicate the raceway termination point and proposed location of future EV spaces and EV chargers. Construction documents shall also provide information on amperage of future EVSE, raceway method(s), wiring schematics and electrical load calculations to verify that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at the full rated amperage of the EVSE. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.																				
		Exemption: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger, at the time of original construction in accordance with the <i>California Electrical Code</i> .																				
		4.106.4.2.5 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the <i>California Electrical Code</i> .																				
		4.106.4.3 New hotels and motels. All newly constructed hotels and motels shall provide EV spaces capable of supporting future installation of EVSE. The construction documents shall identify the location of the EV spaces.																				
		Notes: 1. Construction documents are intended to demonstrate the project's capability and capacity or facilitating future EV charging. 2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use. 3. A parking space served by electrical vehicle supply equipment or designed as a future EV charging space shall count as at least one standard automobile parking space for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See <i>Vehicle Code</i> Section 22511.2 for further details.																				
		4.106.4.3.1 Number of required EV spaces. The number of required EV spaces shall be based on the total number of parking spaces provided for all types of parking facilities in accordance with Table 4.106.4.3.1. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number.																				
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		4.106.4.3.5 Identification. The service panels or sub-panels shall be identified in accordance with Section 4.106.4.2.5.																				
		4.106.4.3.6 Accessible EV spaces. In addition to the requirements in Section 4.106.4.3, EV spaces for hotels/motels and all EVSE, when installed, shall comply with the accessibility provisions for the EV charging stations in the <i>California Building Code</i> , Chapter 11B.																				

Y	NA	RESPON. PARTY																		
		DIVISION 4.2 ENERGY EFFICIENCY																		
		4.201 GENERAL 4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.																		
		DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION																		
		4.303 INDOOR WATER USE 4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.1.4.																		
		Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.																		
		4.303.1.1 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.																		
		4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.																		
		4.303.1.3 Showerheads.																		
		4.303.1.3.1 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.																		
		4.303.1.3.2 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 only allow one shower outlet to be in operation at a time.																		
		Note: A hand-held shower shall be considered a showerhead.																		
		4.303.1.4 Faucets.																		
		4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.																		
		4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.																		
		4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.																		
		4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 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.																		
		Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.																		
		4.303.1.4.5 Pre-rinse spray valves. When installed, shall meet the requirements in the <i>California Code of Regulations</i> , Title 20 (Appliance Efficiency Regulations), Sections 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 <i>California Code of Regulations</i> , Title 20 (Appliance Efficiency Regulations), Section 1605.1 (h)(4) and Section 1605.3 (h)(4)(A).																		
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		Title 20 Section 1605.3 (h)(4)(A): Commercial prerinse spray valves manufactured on or after January 1, 2006, shall have a minimum spray force of not less than 4.0 ounces-force (ozf)[113 grams-force(gf)]																		
		4.303.2 Submeters for multifamily buildings and dwelling units in mixed-used residential/commercial buildings. Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the <i>California Plumbing Code</i> .																		
		4.303.3 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the <i>California Plumbing Code</i> , and shall meet the applicable standards referenced in Table 1701.1 of the <i>California Plumbing Code</i> .																		
		NOTE: THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.																		
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		DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY
		4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE 4.406.1 RODENT PROOFING. Annual spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.
		4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING 4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.
		Exceptions: 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 or are not located reasonably close to the jobsite. 3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.
		4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency. 1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale. 2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream). 3. Identify diversion facilities where the construction and demolition waste material collected will be taken. 4. Identify construction methods employed to reduce the amount of construction and demolition waste generated. 5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.
		4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.
		Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.
		4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1
		4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1
		4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4.
		Notes: 1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section. 2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).
		4.410 BUILDING MAINTENANCE AND OPERATION 4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building: 1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure. 2. Operation and maintenance instructions for the following: a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment. b. Roof and yard drainage, including gutters and downspouts. c. Space conditioning systems, including condensers and air filters. d. Landscape irrigation systems. e. Water reuse systems. 3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations. 4. Public transportation and/or carpool options available in the area. 5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range. 6. Information about water-conserving landscape and irrigation design and controllers which conserve water. 7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation. 8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc. 9. Information about state solar energy and incentive programs available. 10. A copy of all special inspections verifications required by the enforcing agency or this code. 11. Information from CAL Fire on maintenance of defensible space around residential structures.
		4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible areas that serves all buildings on the site 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 waster, 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 Section 42649.82 (a)(2)(A) et seq. are not required to comply with the organic waste portion of this section.
		DIVISION 4.5 ENVIRONMENTAL QUALITY
		SECTION 4.501 GENERAL 4.501.1 Scope The provisions of this chapter shall outline means of reducing the quality 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 4.502 DEFINITIONS 5.102.1 DEFINITIONS The following terms are defined in Chapter 2 (and are included here for reference)
		AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements.
		COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard products that does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated lumber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of Regulations (CCR), Title 17, Section 93120.1.
		DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

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REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

T M
 TOM MEANEY ARCHITECT
 639 S STATE STREET • SUITE 240 • SANTA BARBARA, CA 93101
 805.695.2836 • TOM@TOMEANEY.COM • WWW.TOMEANEY.COM

HESS BECKMAN RESIDENCE
 7725 PASEO VENADO
 MONTEREY, CA 93940

GREEN BUILDING STANDARDS



Date FEBRUARY 17 2025
 Scale
 Drawn TALLON
 Job # USE IF ISSUED
 Sheet

G1.0

NOT FOR CONSTRUCTION

**HESS
BECKMAN
RESIDENCE**

7725 PASEDO VENADO
MONTEREY, CA 93940

APN: 101-223-017

Issue set: Building Permit
Issue date: 21 April, 2025

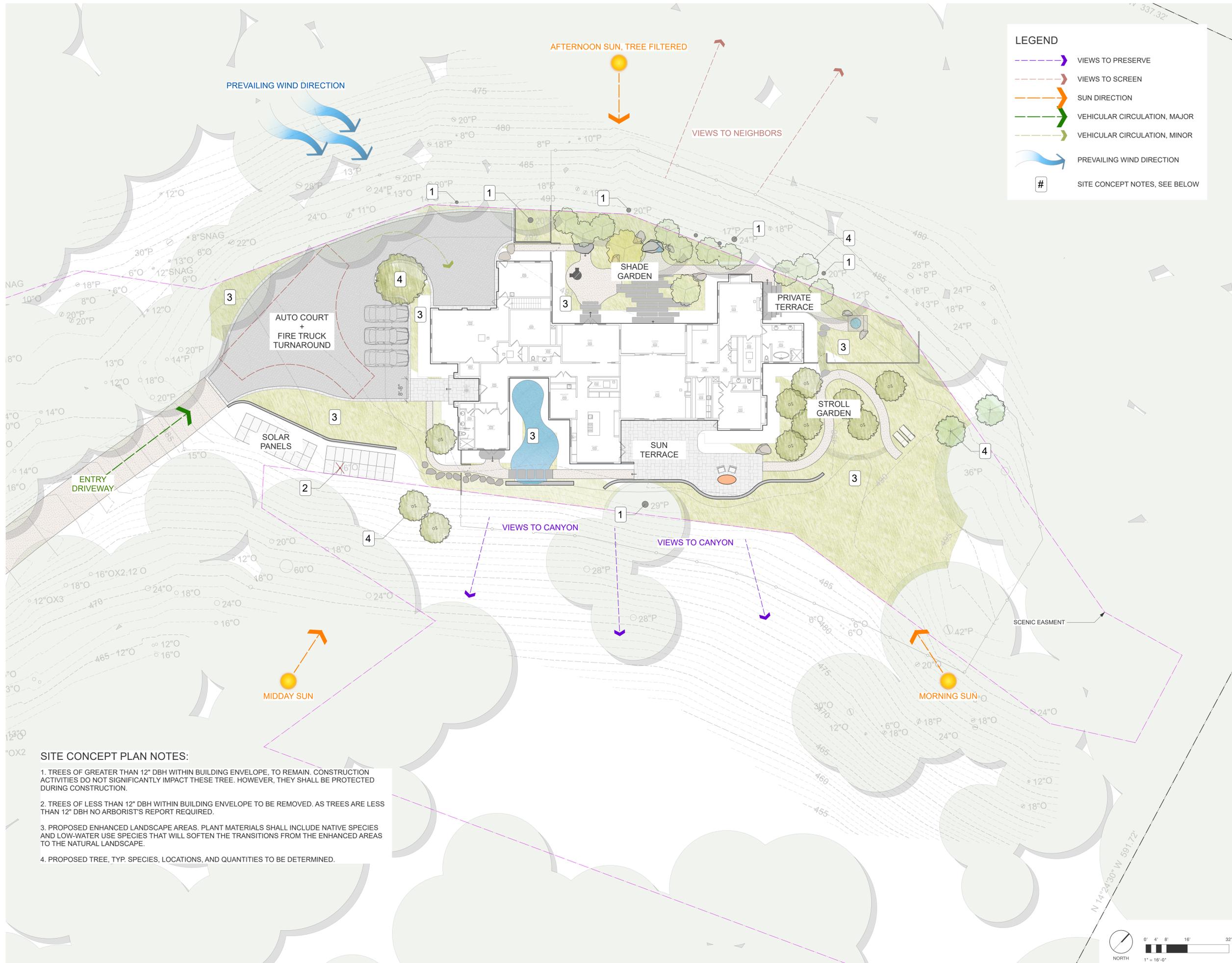
Previous Issue

REV.	DESCRIPTION	DATE

**LANDSCAPE
CONCEPT PLAN**

Scale: 1" = 16'-0"
Drawn by: BH

L1.0



LEGEND

- ▶ VIEWS TO PRESERVE
- - -▶ VIEWS TO SCREEN
- ▶ SUN DIRECTION
- ▶ VEHICULAR CIRCULATION, MAJOR
- ▶ VEHICULAR CIRCULATION, MINOR
- ▶ PREVAILING WIND DIRECTION
- # SITE CONCEPT NOTES, SEE BELOW

SITE CONCEPT PLAN NOTES:

1. TREES OF GREATER THAN 12" DBH WITHIN BUILDING ENVELOPE, TO REMAIN. CONSTRUCTION ACTIVITIES DO NOT SIGNIFICANTLY IMPACT THESE TREE. HOWEVER, THEY SHALL BE PROTECTED DURING CONSTRUCTION.
2. TREES OF LESS THAN 12" DBH WITHIN BUILDING ENVELOPE TO BE REMOVED. AS TREES ARE LESS THAN 12" DBH NO ARBORIST'S REPORT REQUIRED.
3. PROPOSED ENHANCED LANDSCAPE AREAS. PLANT MATERIALS SHALL INCLUDE NATIVE SPECIES AND LOW-WATER USE SPECIES THAT WILL SOFTEN THE TRANSITIONS FROM THE ENHANCED AREAS TO THE NATURAL LANDSCAPE.
4. PROPOSED TREE, TYP. SPECIES, LOCATIONS, AND QUANTITIES TO BE DETERMINED.

LEGEND

- 1 Gravel Driveway
- 2 Cobblestone Paving
- 3 Stone Wall, veneer t.b.d.
- 4 Stone Paving
- 5 Gravel Pathway
- 6 Water Feature
- 7 Outdoor Dining
- 8 Steel Fire Pit
- 9 Stroll Garden Orchard
- 10 Hot Tub
- 11 Boulders
- 12 Concrete Pavers
- 13 Fence / Screen, noncombustible
- 14 Deer Fence, 8' Black Wire Mesh
- 15 Solar Panels

NOT FOR CONSTRUCTION

HESS
BECKMAN
RESIDENCE

7725 PASEDO VENADO
MONTEREY, CA 93940

APN: 101-223-017

Issue set: Building Permit
Issue date: 21 April, 2025

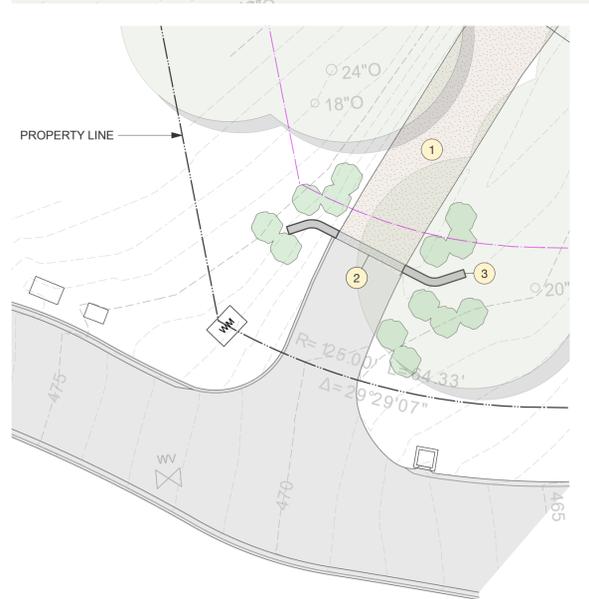
Previous Issue

REV.	DESCRIPTION	DATE

PROPOSED
LANDSCAPE
SITE PLAN

Scale: 1" = 16'-0"
Drawn by: BH

L1.1



INSET - DRIVEWAY ENTRANCE

LEGEND

- 105--- EXISTING MAJOR CONTOUR
- 104--- EXISTING MINOR CONTOUR
- 100— PROPOSED CONTOUR
- 4" PVC DRAIN LINE
- ▬ TRENCH DRAIN
- DRY WELL (OPTIONAL, AS NEEDED)

NOT FOR CONSTRUCTION

HESS
BECKMAN
RESIDENCE

7725 PASEDO VENADO
MONTEREY, CA 93940

APN: 101-223-017

Issue set:
Issue date: 3 JULY 2024

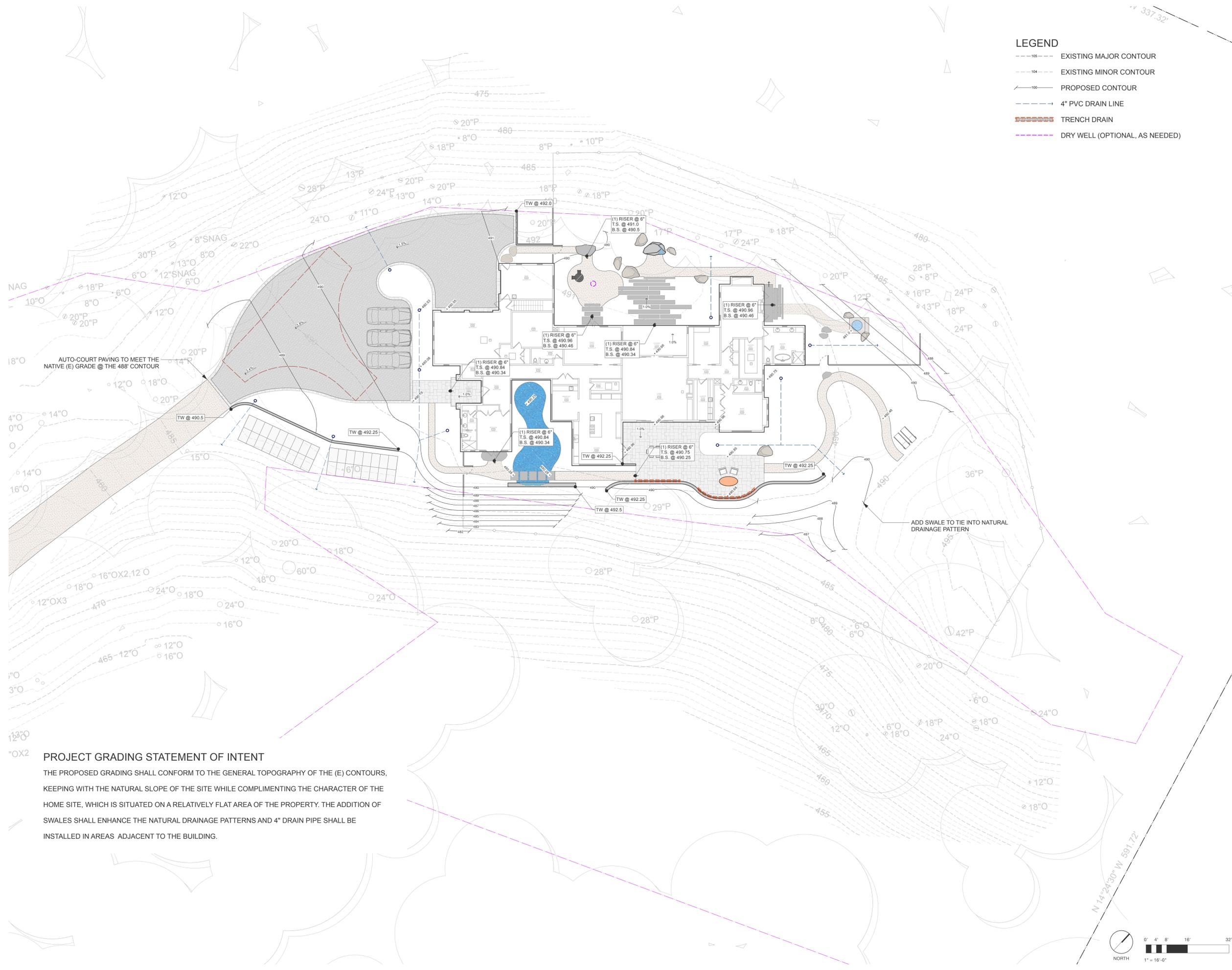
Previous Issue

REV.	DESCRIPTION	DATE

PRELIMINARY
GRADING PLAN

Scale: 1" = 16'-0"
Drawn by: BH

L1.2



PROJECT GRADING STATEMENT OF INTENT

THE PROPOSED GRADING SHALL CONFORM TO THE GENERAL TOPOGRAPHY OF THE (E) CONTOURS, KEEPING WITH THE NATURAL SLOPE OF THE SITE WHILE COMPLIMENTING THE CHARACTER OF THE HOME SITE, WHICH IS SITUATED ON A RELATIVELY FLAT AREA OF THE PROPERTY. THE ADDITION OF SWALES SHALL ENHANCE THE NATURAL DRAINAGE PATTERNS AND 4" DRAIN PIPE SHALL BE INSTALLED IN AREAS ADJACENT TO THE BUILDING.

FIRE MANAGEMENT ZONES

NON-COMBUSTIBLE ZONE, 0'-5'



THE NON-COMBUSTIBLE ZONE WILL CONSIST OF LANDSCAPE ELEMENTS SUCH AS CONCRETE PAVING, GRAVEL AS MULCH, BOULDERS, AND A WATER FEATURE. WOOD CHIP MULCH AND IRRIGATED LAWNS ARE NOT CONSIDERED NON-COMBUSTIBLE AND WILL NOT BE USED IN THIS ZONE.

LANDSCAPE (GREEN) ZONE, 5'-30'

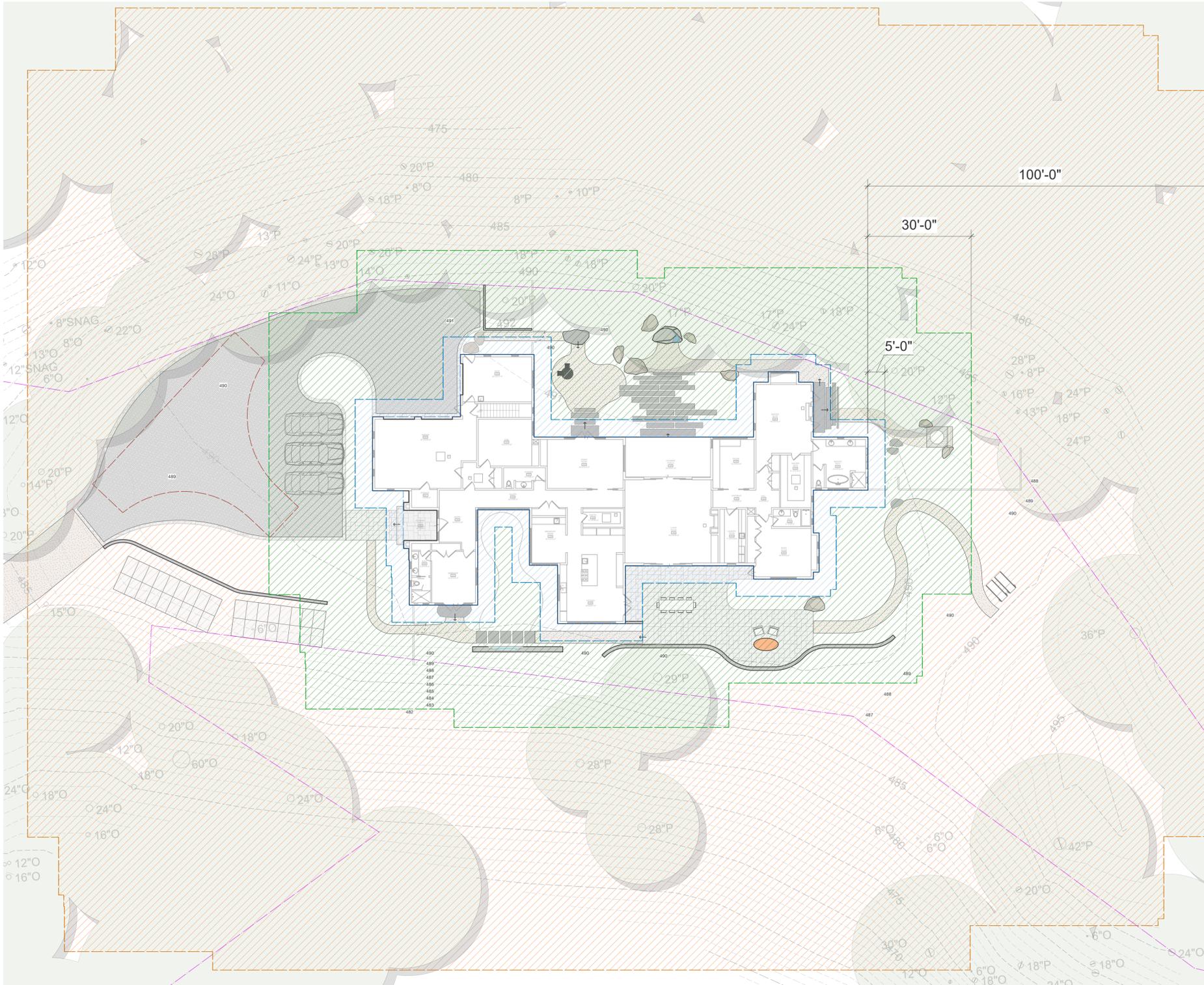


THE GREEN ZONE WILL HAVE IRRIGATED PLANTING AREAS AND PAVING SURFACES CONSISTING OF GRAVEL, STONE, AND CONCRETE. PROPOSED PLANTINGS WITHIN THIS ZONE WILL INCLUDE EVERGREEN AND DECIDUOUS TREES (PLANTED A MINIMUM OF 10' FROM THE STRUCTURE), EVERGREEN AND HERBACEOUS SHRUBS (MAINTAINED AT LOW TO MEDIUM HEIGHT). EXISTING NATIVE VEGETATION IN THIS ZONE SHALL BE MAINTAINED PER CALFIRE DEFENSIBLE SPACE AND VEGETATION MANAGEMENT GUIDLINES.

REDUCED FUEL ZONE, 30'-100'



THE REDUCED FUEL ZONE WILL HAVE LIMITED IRRIGATED PLANTING AREAS. PROPOSED PLANTINGS WITHIN THIS ZONE MAY BE LIMITED TO NATIVE PLANT SPECIES. EXISTING NATIVE VEGETATION IN THIS ZONE SHALL BE MAINTAINED PER CALFIRE DEFENSIBLE SPACE AND VEGETATION MANAGEMENT GUIDLINES.



FIRE STATION LOCATION(S)

PROJECT ADDRESS: 7725 Pasado Venado, Monterey CA 93940

JURISDICTION & STATION NAME	ADDRESS	DISTANCE (MILES)	DRIVE TIME (MIN., EST.)
Monterey County Regional Fire District, Laureles Station	31 Laureles Grade, Salinas	6.4	12
Monterey Fire Department, Station 16	150 Olmsted Way, Monterey Regional Airport	2.4	7
Monterey Fire Department, Station 13	401 Dela Vina Ave, Monterey	4.3	10
Monterey Fire Department, Station 12	582 Hawthorn St., Monterey	6.5	16
Monterey Fire Department, Station 11	600 Pacific St., Monterey	6.9	13
Seaside Fire Department	1635 Broadway Ave., Seaside	4.3	10

HESS BECKMAN RESIDENCE

7725 PASEDO VENADO
MONTEREY, CA 93940

APN: 101-223-017

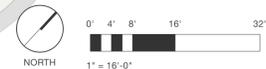
Issue set: Preliminary Design
Issue date: 17 DECEMBER, 2024

Previous Issue

REV.	DESCRIPTION	DATE

FIRE SAFETY MANAGEMENT PLAN

Scale: 1" = 16'-0"
Drawn by: BH





CROSS SECTION KEY

NOT FOR CONSTRUCTION

**HESS
BECKMAN
RESIDENCE**

7725 PASEDO VENADO
MONTEREY, CA 93940

APN: 101-223-017

Issue set: Preliminary Design
Issue date: 23 JANUARY, 2025

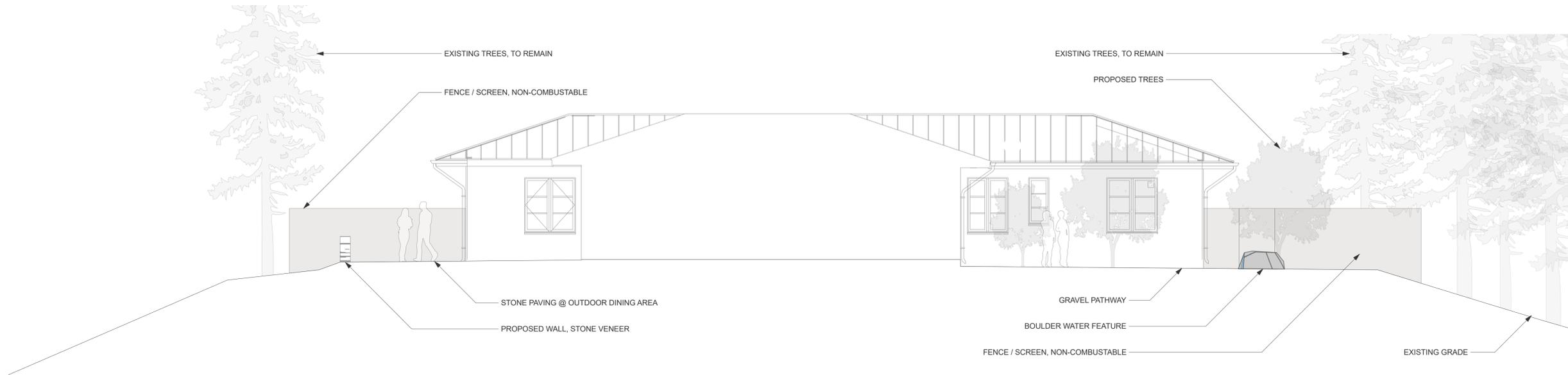
Previous Issue

REV.	DESCRIPTION	DATE

**SITE CROSS
SECTIONS**

Scale: 3/16" = 1'-0"
Drawn by: BH

L1.4



2 SITE CROSS SECTION + ELEVATION - SOUTH
Scale: 3/16" = 1'-0"



1 SITE CROSS SECTION + ELEVATION - NORTH
Scale: 3/16" = 1'-0"

GENERAL NOTES, SPECIFICATIONS, AND PROJECT INFORMATION

STRUCTURAL DESIGN PARAMETERS

GENERAL PARAMETERS

BUILDING CODES	NPS 2018 / SDPHS-18 2022 CBC ACI 318-19 ASCE 7-16 AISC 360-19	ACI 318-19 ACI 530-18 TMS 402-18 AISC 358-19
Max. Height (above grade)	22 ft	
Roof DL/LL (psf)	20/20	
Floor Interior DL/LL (psf)	30/40	
SOILS VALUES		
Allowable Bearing Pressure (embd. 3 feet below PAD grade)	1500 psf	
BASEMENT		
Spread Footings 1 foot embed. into firm native bedrock, OR MAT SLAB supported on firm native bedrock with allowable bearing pressure=3000 psf		
Lateral Passive	300 pcF	
EFF (at-rest, level)	41 pcF	
EFF (active, level)	35 pcF	
Friction Coefficient	0.30	
Soil Classifications		
SOILS REPORT:		
HARO, KASUNICH AND ASSOCIATES GEOTECHNICAL & COASTAL ENGINEERS 116 EAST LAKE AVENUE WATSONVILLE, CA. 95076 PROJECT NO. M2350 NOVEMBER 2023 SEE SHEET S1.8		

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, G _{Cp}	+/- 0.18
SEISMIC DESIGN DATA (per CBC 1603.1.5):	
Risk Category	II
Site Class	D
Seismic Design Category	E
Spectral Response Accelerations S _s	= 1.317
S ₁	= 0.487
Spectral Response Coefficients S _{DS}	= 0.878
S ₁	= 0.589
Seismic Force Resisting System(s)	A1.5*
Response Modification Factor, R	6.5**
Seismic Response Coefficient, C _s	0.176
Design Base Shear (ASD ~ 0.7C _s W)	V = C _s W
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.	

BUILDING LOADS

Per CBC 1603.1
Per CBC 1603.1.2

FLOOR LIVELOADS:

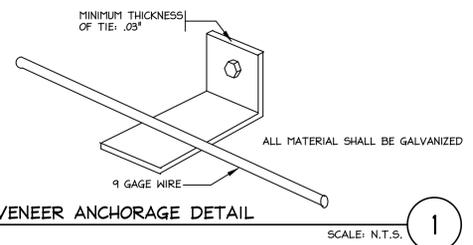
Uniformly Distributed Load = 40psf
Concentrated Load = _____
Impact Load = _____
Live Load Deduction: Y/N = N
Roof Live Load = 20psf
Roof Dead Load = 30psf
Floor Dead Load = 22psf

VENEER

- VENEER SHALL BE ADHERED VENEER OR ANCHORED VENEER.
- VENEER GREATER THAN 3/4" SHALL BE ANCHORED WITH MECHANICAL ANCHORS.
- SEE STANDARD DETAILS FOR VENEER ANCHORAGE.
- 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)

- ALL VENEER SHALL BE ANCHORED TO WOOD, CONCRETE, STEEL STUD STEEL FRAME OR CONCRETE MASONRY.
- FOR ANCHORAGE TO WOOD, STEEL STUD OR STEEL FRAME USE DUR-O-WAL D/A 2153.
- FOR ANCHORAGE TO CONCRETE OR CONCRETE BLOCK, USE DUR-O-WAL D/A 5213.
- SPACE ANCHORS @ 16" O.C. EA. WAY, UNLESS SHOWN OTHERWISE IN THE DRAWINGS OR DETAILS.



ABBREVIATIONS

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

CORROSION PROTECTION

- METAL IN CONTACT WITH MOISTURE AND TREATMENT PRODUCTS SHALL BE PROTECTED AGAINST CORROSION.
- PROTECTION CAN BE PAINT, GALVANIZATION, OR USE OF STAINLESS STEEL, (NOT TYPE 304).
- THIS INCLUDES, BUT IS NOT LIMITED TO:
 - REINFORCING STEEL
 - SHEET METAL
 - FASTENERS & NAILS
 - NUTS, BOLTS, WASHERS, SCREWS & LAG BOLTS
 - SHAPES, PLATES, & BARS
- PROCESSES SHALL BE IN ACCORDANCE WITH ASTM A153, ASTM 123, ASTM B476, 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	TUMBLER	N/A
- FACTORY COATINGS OF G185, FOR SHEET METAL PRODUCTS IS ACCEPTABLE.
- THE FOLLOWING STANDARDS SHALL APPLY:

A143	B467	F1784	A767
A780	B6	A384	
A90	E376	A385	
A902	F1470	A47	
- CONNECTOR ASSEMBLIES PRIMARILY NUTS, BOLTS, AND WASHERS SHALL BE SHIPPED ASSEMBLED TO ENSURE PROPER FIT.
- ALTER THREADED PRODUCT DIMENSION TO ENSURE FIT AFTER GALVANIZATION.
- 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:
- ACI 301-14 "STANDARD SPECIFICATIONS FOR STRUCTURAL CONCRETE", SECTION 3 "REINFORCEMENT SUPPORTS."
 - ACI SP-46 "ACI DETAILING MANUAL" INCLUDING ACI 315 "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT."
 - CRSI RSP-2-07 "MANUAL OF STANDARD PRACTICE."
 - ANS/AWS D1.4 "STRUCTURAL WELDING CODE - REINFORCING STEEL."
 - CBC CHAPTER 19 - CONCRETE.
 - ACI 318-14 LATEST EDITION.
 - 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, 4 SUPPLEMENT S1 GRADE 60, DEFORMED BARS, F_y = 60,000 PSI BAR SUPPORTS.....CRSI RSP-2-07, CHAPTER 3 "BAR SUPPORTS." TIE WIRE.....16.5 GAGE OR HEAVIER, BLACK ANNEALED, FIBROUS REINFORCEMENT.....(SEE CIP CONCRETE FOR SPECIFICATIONS)

FABRICATION:

CONFORM TO ACI 318-14, "FABRICATION", AND ACI SP-46 "ACI DETAILING MANUAL."

WELDING:

BAR SHALL NOT BE WELDED UNLESS AUTHORIZED. WHEN AUTHORIZED, CONFORM TO ACI 318-14, SEC. 12.7, 12.8 AND 12.19 "WELDING" AND PROVIDE ASTM A706, GRADE 60 REINFORCEMENT.

PLACING:

- CONFORM TO ACI 318-14, SEC. 7.5 "PLACEMENT." PLACING TOLERANCES SHALL CONFORM TO SEC. 3.3.2.1 "TOLERANCES."
- NO BARS PARTIALLY EMBEDDED IN HARDENED CONCRETE SHALL BE FIELD BENT UNLESS SPECIFICALLY SO DETAILED OR APPROVED BY THE STRUCTURAL ENGINEER.
- 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
- 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.....	2"
CONCRETE EXPOSED TO EARTH OR WEATHER.....	3"
TIES IN COLUMNS AND BEAMS.....	1 -1/2"
BAR IN SLABS AND WALLS.....	3/4"
EXTERIOR BARS IN TILT-UP PANELS.....	1"

SPLICING:

CONFORM TO ACI 318-14, SEC. 12.2.2 AND 12.15 REFER TO "LAP SPLICE SCHEDULE", §3.1 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.

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

- ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO THE APPROVAL OF THE ARCHITECT AND STRUCTURAL ENGINEER.
- 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.
- SEE ARCHITECTURAL DRAWINGS FOR THE FOLLOWING ITEMS:
 - SIZE AND LOCATION OF ALL DOOR AND WINDOW OPENINGS.
 - LOCATION OF ALL INTERIOR NON-BEARING WALLS.
 - LOCATION OF ALL CONCRETE CURBS, FLOOR DRAINS, SLOPES, DEPRESSED AREAS, ETC.
- 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.
- PROVIDE EARTH EXCAVATION, EARTH SHORING WORK AND REPAIR DAMAGE TO EXISTING FACILITIES AND ADJOINING PROPERTY RESULTING FROM PERFORMING THE WORK UNDER THIS CONTRACT.
- ALL SCAFFOLDING AND SHORING SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE INDUSTRIAL SAFETY COMMISSION OF THE STATE OF CALIFORNIA.
- ALL ELECTRICAL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE NATIONAL ELECTRIC CODE AS AMENDED BY APPLICABLE ORDINANCES.
- 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.
- 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.
- 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.
- THIS STRUCTURAL ENGINEERING WORK WAS CONDUCTED IN ACCORDANCE WITH PRESENTLY ACCEPTED PROCEDURES CONSISTENT WITH THE SCOPE OF THE PROJECT AND NO WARRANTY IS IMPLIED.
- 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.
- ARTICLE 11.1 OF THE GENERAL CONDITIONS, "CONTRACTOR'S LIABILITY INSURANCE," SHALL BE SUPPLEMENTED AS FOLLOWS: (TO INCLUDE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS)
 - WORKMEN'S COMPENSATION, AS REQUIRED BY THE LABOR LAWS.
 - PUBLIC LIABILITY IN THE AMOUNT OF NOT LESS THAN \$200,000.00.
 - PROPERTY DAMAGE IN THE AMOUNT OF NOT LESS THAN \$250,000.00.
 - CONTRACTOR SHALL NAME THE ARCHITECT, STRUCTURAL ENGINEER, AND OWNER, AS INSURED MEMBERS ON THE CONTRACTOR'S CERTIFICATES.
 - THE ARCHITECT SHALL RECEIVE AND APPROVE ALL CERTIFICATES PRIOR TO CONSTRUCTION.
- 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.
- SEE MECHANICAL DRAWINGS FOR SIZE AND LOCATION OF MECHANICAL EQUIPMENT AND OPENINGS IN ROOF, FLOOR, AND WALLS.
- 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 ENGINEER'S WORK PRODUCT OR RECOMMENDATIONS SHALL BECOME THE RESPONSIBILITY NOT OF THE STRUCTURAL ENGINEER BY OF THE PARTIES RESPONSIBLE TAKEN SUCH ACTION.
- THESE PLANS AND DESIGN ARE THE EXCLUSIVE PROPERTY OF STUDIO ENGINEERS INC. AND CANNOT BE USED OR REPRODUCED WITHOUT THE STRUCTURAL ENGINEER'S 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. THE ENTIRETY OF DOCUMENTS ON WHICH PRICING IS BASED, OR WHAT HAS BEEN INCLUDED IN THE CONTRACT AMOUNTS.

FURTHER CHANGES MAY BE 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 CONTRACT 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	PUMPING & 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:

- IT HAS BEEN REQUIRED BY THE BUILDING OFFICIAL
- IT HAS BEEN SHOWN TO FACILITATE PROJECT COORDINATION.

EVEN THOUGH THE ENTIRETY OF THESE ITEMS HAVE NOT BEEN SHOWN, WHAT IS SHOWN IS SUFFICIENTLY ADEQUATE TO SUPPORT LOADS FOR WHICH THOSE ELEMENTS HAVE BEEN DESIGNED.

THE CONTRACTOR, PROJECT OWNER, AND PROJECT PARTICIPANTS SHALL NOT CONSTRUCT 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 EXAGGERATE 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

- 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.
- THE CONTRACTOR REMOVE (E) CONSTRUCTION AND REPLACE IN KIND WHICH IT MEETS WITH BUILDING DEPARTMENT APPROVAL AND IS ACCEPTABLE TO THE STRUCTURAL ENGINEER. IF IT FACILITATES THE CONTRACTOR'S ABILITY TO WORK, (E) CONSTRUCTION MAY BE REMOVED TO ASSIST IN SUCH WORK, I.E. IT MAY BE LESS WORK TO COMPLETELY REMOVE FLOOR JOISTS AND INSTALL NEW JOISTS, AS OPPOSED TO WORKING AS SHOWN.
- 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 DF	
ENGINEERED LUMBER	300 LF	
STRUCTURAL STEEL	500 LBS	
WELDING (MILLETS)	50 IN	FIELD OR SHOP
SIMPSON HARDWARE HOUS OR SIM. 10		FRONT 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 NET. 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 FINISHING WATER PASSAGE.

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
STANDARD C-CHANNELS				
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

NAILS

BOLTS AND THREADED ROD ASTM A307 (OFF THE SHELF # HARDWARE STORE)

- 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 17% OR LESS. MAXIMUM MOISTURE SHALL BE 19% EACH PIECE SHALL BE GRADE MARKED INDICATING KILN DRIED WITH A STAMP MARK "S-DRY".
- 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.
- ALL NAILS SHALL BE COMMON SIZE.
- HOLES IN WOOD FOR BOLTS SHALL BE DRILLED 1/16" LARGER THAN THE NORMAL SIZE OF THE BOLT.
- ALL BOLTS SHALL HAVE MALLEABLE IRON OR PLATE WASHERS UNDER HEAD AND NUTS. SEE WASHER SCHEDULE FOR SIZES.
- 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.
- MINIMUM DIMENSION OF ANY PLYWOOD SHEET SHALL BE 24" AND THE MINIMUM AREA SHALL BE SIX (6) SQUARE FEET.
- USE DOUBLE FLOOR JOISTS UNDER PARALLEL WALLS ABOVE.
- 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.
- ALL NAILS AND TIMBER CONNECTORS SHALL BE GALVANIZED.
- STEEL JOISTS HANGERS, FASTENERS, AND OTHER SUCH CONNECTION DEVICES SHALL BE STANDARD MANUFACTURE HAVING A CURRENT ISO 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.
- ALL PLYWOOD FLOORING SHALL BE GLUED TO THE FLOOR JOISTS. GLUE SHALL BE PL400 HEAVY DUTY SUBFLOOR ADHESIVE AS MANUFACTURED BY CONTECK CO.
- 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-1587
PSL - PARALLEL STRAND LUMBER - PARALLAM
LVL - LAMINATED VENEER LUMBER - MICROLAM
NON-NORMANIZED MATERIAL

	E (PSI)	F (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

NORMANIZED MATERIAL PSL ONLY

	LEVEL 1	LEVEL 2	LEVEL 3
G (PSI)	111,250	105,750	102,500
E (PSI)	1,176 x 10 ⁶	1,171 x 10 ⁶	1,164 x 10 ⁶
F _v (PSI)	2175	2090	1915
F _v (PSI)	190	175	160

- ADHESIVES SHALL BE WATERPROOF AND CONFORM TO THE REQUIREMENTS OF ASTM D-2569.
- HOLES, CUTTING AND NOTCHING SHALL BE AS SHOWN IN THE STRUCTURAL DRAWINGS OR AS APPROVED BY THE STRUCTURAL ENGINEER.
- HOLES, CUTTING AND NOTCHING IN NORMANIZED MEMBERS SHALL BE COATED WITH HENRY'S ROOFING TAR.
- T-J-L MEMBERS (WEYERHAEUSER PRODUCT)**
SOLID WEB PRODUCTS (ICC-ESR1583)
 - WEB MATERIAL SHALL BE STRUCTURAL I PLYWOOD OR PERFORMANCE PLUS PLUS MATERIAL (OSB) AS MANUFACTURED BY WEYERHAEUSER
 - CHORD MEMBERS SHALL BE LVL OR MSR SAWN LUMBER.
 UNLESS NOTED OTHERWISE, MSR SHALL HAVE THE FOLLOWING VALUES:
 E (PSI) 2.0 x 10⁶
 F_v (PSI) 2400
 F_v (PSI) 90

GLU-LAMINATED LUMBER: GLB

- GLUE LAMINATED SHALL BE OF DOUGLAS FIR MATERIAL, AND FABRICATED IN ACCORDANCE WITH AITC I17- CURRENT EDITION. (AITC A-190)
- LAMINATION SHALL BE PLACED HORIZONTALLY.
- LAMINATED TIMBER SHALL BE OF THE FOLLOWING COMBINATION SYMBOL, AND VALUES:
24F-V8 DF/DF E (PSI) = 1.8x 10⁶
F_v (PSI) = 2400 F_v (PSI) = 190
- GLB SHALL MEET THE APPEARANCE REQUIREMENTS OF ARCHITECTURAL GRADE.
- MEMBERS SHALL BE INDIVIDUALLY WRAPPED.
- MEMBERS EXPOSED TO AMBIENT CONDITIONS OR GRADE, SHALL BE TREATED WITH A PRESERVATIVE MEETING THE FOLLOWING REQUIREMENTS:
AITC-104
MINIMUM CHEMICAL RETENTION 0.40 PCF
- ADHESIVES SHALL BE WATERPROOF. ALL BORED HOLES SHALL BE DRILLED AND APPLIED WITH TREATMENT. FOLLOW THE REQUIREMENTS OF AITC A190. PROVIDE NET 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. CF
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
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 5 GR. B	42 KSI	.30

- WELDING ELECTRODES SHALL CONFORM TO E70XX, LOW HYDROGEN TYPE ELECTRODES. AWS D11 CURRENT EDITION APPLIES.
- CONNECTIONS NOT SPECIFICALLY DETAILED ON THE PLANS SHALL BE DETAILED BY THE STEEL FABRICATOR & SHALL BE SUBMITTED ON SHOP DRAWINGS FOR REVIEW BY THE STRUCTURAL ENGINEER.
- THE FOLLOWING ELECTRODES/FILLER METAL ARE NOT ALLOWED:
E70T-10 E71T-14 E71T-7 E71T-11
E71T-G E70T-7 E70T-4
- WELDERS SHALL CARRY CURRENT CERTIFICATION FOR EACH WELDING PROCESS USED.
- ALL WELDING SHALL BE DONE IN/BY THE SHOP OF AN APPROVED FABRICATOR. AISC OR JURISDICTIONAL EQUIVALENT.
- HIGH STRENGTH BOLTS SHALL BE A325SC, UNO. INSTALLATION SHALL BE CONTINUOUSLY INSPECTED.
- BOLT HOLES FOR MACHINE BOLTS (A307) SHALL BE 1/16" IN DIA. LARGER THAN THE BOLT DIA.
- THE STEEL FABRICATOR & DETAILER SHALL CHECK & VERIFY ALL DIMENSIONS USED IN ALL THE DRAWING DISCIPLINES CONTAINED HEREIN. COORDINATE WITH THE MECHANICAL SUBCONTRACTOR FOR DUCT OPENING LOCATIONS AND SIZES, & OBTAIN APPROVAL FROM THE STRUCTURAL ENGINEER.

TIMBER LUMBER

- 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
- SILL PLATES ON CONCRETE 3" IN NOMINAL THICK (4" @ V3950 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 TO 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 HOLD-DOWN BOLTS. ALL WASHERS FOR ANCHOR BOLTS ARE SIMPSON BP 5/8 WASHERS SQUARE CUT, 3" x 3" x 0.225". 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.
- 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.
- 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.
- 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 PRECEEDING LOCATIONS MAY BE USED AS REQUIRED.
- 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.
- PROVIDE DOUBLED FRAMING MEMBERS, SAME SIZE AS ADJACENT MEMBERS, UNDER ALL PARTITIONS PARALLEL TO JOISTS OR RAFTERS.
- 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.
- 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 ANCHORAGE. POWDER DRIVEN PINS SHALL EXTEND 1 INCH MINIMUM INTO THE CONCRETE.
- FOR MINIMUM NAILING, REFER TO THE NAILING SCHEDULE IN THE TYPICAL DETAILS.
- MACHINE APPLIED NAILING IS ACCEPTABLE, BUT SATISFACTORY PERFORMANCE SHALL BE DEMONSTRATED DURING INSTALLATION. ACCEPTANCE IS SUBJECT TO CONTINUED SATISFACTORY PERFORMANCE.
- 2 X 6 TAG 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.
- 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.
- SHEAR WALL LENGTHS ARE WITHIN 10 % OF CONSTRUCTED LENGTH UNO.
- CONNECTOR PLATES & HARDWARE MAY BE DAPPED, ROTATED & STRAPS ROTATED TO FIT FINAL CONSTRUCTED CONDITION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING HOOD BUILDING PRODUCTS THAT ARE FREE OF EMISSION OF HARMFUL OR CAUSTIC FUMES AS A RESULT OF CHEMICAL REACTION OR THERMAL PROCESSES ASSOCIATED WITH THOSE BUILDING PRODUCTS.

CAST IN PLACE CONCRETE CONT.

(5) NO ADDITIVES CONTAINING CHLORIDES SHALL BE USED. USE "POZZUEK 20" BY MASTER BUILDERS OR "POLARSET" BY HR GRACE OR PRE-APPROVED EQUAL.

CONDITION OF PLACEMENT AND CURING	HALLS & SLABS	FOOTINGS
FIN. TEMP. FRESH CONCRETE AS MIXED FOR WEATHER INDICATED, DEGREES F. BELOW 0 DEG. F.	60 45 60	55 60 45
FIN. TEMP. FRESH CONCRETE AS PLACED AND MAINTAINED, DEGREES F.	55	50
MAX. ALLOWABLE GRADUAL RISE IN TEMP. THROUGHOUT FIRST 24 HOURS 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)

- CONCRETE BLOCK IS DESIGNED USING F_m=1500 PSI. SPECIAL INSPECTION IS REQUIRED. CONSTRUCT WALLS SOLID GROUTED.
- PROVIDE TYPE I, MEDIUM WEIGHT, OPEN END LOAD BEARING CONCRETE MASONRY UNITS. ASTM C-90.
- MORTAR SHALL CONFORM TO TYPE "S" OF CALIFORNIA BUILDING CODE. MORTAR MIX SHALL BE:
1 PART PORTLAND CEMENT
1/2 PART HYDRATED LIME
3-1/2 PARTS SAND
MINIMUM ULTIMATE COMPRESSIVE STRENGTH @28 DAYS SHALL BE 1,800 PSI.
- 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 FEA GRAVEL
1/2 INCH MAXIMUM SLUMP
F'c = 2000 PSI @ 28 DAYS.
- 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
- ACCURATELY AND SECURELY TIE REINFORCING IN PLACE PRIOR TO GROUTING. TIE SECURELY TO AVOID MOVEMENT DURING PLACEMENT. UNLESS NOTED, VERTICAL BARS SHALL BE PLACED AT THE CENTER OF THE CELLS.
- INSTALL REINFORCING STEEL IN BOND BEAM BLOCKS.
- LAY BLOCK IN A COMMON BOND PATTERN.
- SAND BLAST SURFACES ON WHICH BLOCK IS LAID, PRIOR TO PLACING BLOCK
- LAY OPEN END AGAINST CLOSED END. DOUBLE OPEN BLOCK IS PERMITTED.
- 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.
- OPEN END BLOCK SHALL BE USED THROUGHOUT.
- THE MAXIMUM HEIGHT OF ANY GROUT LIFT SHALL NOT EXCEED 8'-0". BLOCK SHALL NOT BE LAID HIGHER THAN GROUT LIFT.
- SPLICES IN REINFORCING STEEL SHALL BE LAPPED A MINIMUM OF 48 DIAMETERS.
- HORIZONTAL REINFORCING STEEL SHALL BE PLACED IN BOND BEAM BLOCKS EXCEPT AT LINTELS WHERE LINTEL BLOCKS SHALL BE USED.
- HORIZONTAL REINFORCING STEEL SHALL BE PLACED IN BOND BEAM BLOCKS.
- ALL WALLS SHALL BE SOLID GROUTED. GROUT SHALL BE WELL RODDED.
- ALL BLOCK WALLS SHALL BE ANCHORED TO WOODEN ROOF AND FLOOR SYSTEMS WITH STEEL JOIST ANCHORS AT 4'-0" O.C.
- 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.
- 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 TO 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 HOLD-DOWN BOLTS. ALL WASHERS FOR ANCHOR BOLTS ARE SIMPSON BP 5/8 WASHERS SQUARE CUT, 3" x 3" x 0.225". 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.
- BACKFILL BEHIND RETAINING WALL SHALL NOT BE PLACED SOONER THAN FOURTEEN (14) DAYS AFTER LAST GROUT IS PLACED IN WALL.
- MORTAR SHALL HAVE COLORING ADDED TO MATCH COLOR OF BLOCK.
- ALL SURFACES ON WHICH BLOCK IS TO BE LAID SHALL BE SAND-BLASTED CLEAN PRIOR TO LAYING BLOCK.
- 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.
- BASMENT WALLS SHALL NOT BE BACKFILLED UNTIL FLOOR AT TOP OF WALL IS IN PLACE.

STEEL

- ALL STEEL ON THE EXTERIOR OF THE BUILDING SHALL BE HOT DIPPED GALVANIZED AFTER FABRICATION.
- STEEL DECKING SHALL BE OF LIGHT GAUGE STEEL CONFORMING TO THE ASTM A-411 SLAB ON GRADE. 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.
- 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.
- WHEREVER A STEEL COLUMN IS EMBEDDED IN A MASONRY WALL, REINFORCING BARS SHALL BE WELDED TO COLUMN TO MATCH WALL REINFORCING.
- 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.
- 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.
- ALL WELDING SHALL BE DONE IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF SECTION B2714, TITLE 24.
- USE LOW HYDROGEN ELECTRODES FOR WELDING REINFORCING STEEL.
- 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.
- DRYPACK UNDER BASE PLATES SHALL BE MIXED IN THE PROPORTIONS OF 1 PART PORTLAND CEMENT TO 2-1/2 PARTS SAND.
- 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.
- ELECTRODES FOR WELDING SHALL CONFORM TO E70XX OF THE AWS.
- NO LOAD SHALL BE HUNG FROM STEEL DECK OTHER THAN ACOUSTIC TILE CEILING. ALL OTHER ITEMS SHALL BE HUNG FROM SUPPORTING BEAMS.
- 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.
- ALL GALVANIZING SHALL BE HEAVY COATING PER ASTM A-123.
- 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 308-N "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:

- W/C RATIO: WATER-CEMENTITIOUS MATERIAL RATIOS SHALL BE BASED ON THE TOTAL HEIGHT OF CEMENTITIOUS MATERIALS. RATIOS NOT SHOWN IN THE TABLE ABOVE ARE CONTROLLED BY STRENGTH REQUIREMENTS.
- CEMENTITIOUS CONTENT:
 (a) THE USE OF FLY ASH, OTHER POZZOLANS, SILICA FUME, OR SLAG SHALL CONFORM TO ACI 301 SEC. 4.2.1.4. 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.
- 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 SURFACES REQUIRE "MODERATE EXPOSURE." TOLERANCE IS +/- 1/2 % AIR CONTENT
- SLUMP: CONFORM TO ACI 301 SEC. 4.2.2.2. SLUMP SHALL BE DETERMINED AT POINT OF PLACEMENT.
- SHRINKAGE LIMIT: CONCRETE USED IN ELEVATED SLABS AND BEAMS SHALL HAVE A SHRINKAGE LIMIT OF 0.46% AT 28 DAYS MEASURED IN ACCORDANCE WITH ASTM C57.
- CHLORIDE CONTENT: CONFORM TO ACI 301 SEC. 4.2.2.6 (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.
- CALCIUM NITRIDE: BEAMS AND PILE CAPS WITH A MARINE EXPOSURE SHALL CONTAIN 4-1/2 GALLONS OF CALCIUM NITRIDE PER CUBIC YARD. TOPPING SLABS EXPOSED TO DICING SALTS SHALL CONTAIN 2-1/2 GALLONS OF CALCIUM NITRIDE PER CUBIC YARD.
- 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.
- 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:

- 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.
- USE MEMBRANE CURING COMPOUNDS THAT WILL NOT AFFECT SURFACES TO BE COVERED WITH FINISH MATERIALS APPLIED DIRECTLY TO CONCRETE.
- APPLY CURING COMPOUND AT RATE EQUIVALENT TO RATE OF APPLICATION AT WHICH CURING COMPOUND WAS ORIGINALLY TESTED FOR PERFORMANCE TO REQUIREMENTS OF ASTM C 309.
- USE CURING COMPOUND COMPATIBLE WITH AND APPLIED UNDER DIRECTION OF SYSTEM MANUFACTURER OF PROTECTIVE SEALER.
- ALL CONCRETE MUST EXHIBIT 1000 PSI COMPRESSIVE STRENGTH BEFORE BEING SUBJECT TO FREEZING OR THAWING CYCLES.
- 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)	MAX. W/C (ENRICHED (3 AND 2))	MAX SLUMP (INCHES)	MIN CEMENT (SACKS/YARD)	WATER REDUCER (1000 FLY ASH)
FOOTINGS	3,000	0.56	5	5-1/2	5
SLAB ON GRADE	2,500	0.44	4	8	5-1/2
VERT. CONC. PILES	4,000	0.44	8	8	5-1/2
STEM & RETAINING WALLS	3,000	0.44	4	8	5-1/2
STAYING WALLS	3,000	0.50	4	8	5-1/2
LEAN CONCRETE (4)	N/A	N/A	5	(4)	5-1/2
ALL OTHER CONCRETE	2,500	0.44 (2)	4	8	5-1/2

CONSTRUCTION JOINTS:

CONFORM TO ACI 301 SECS. 2.2.2.5, 5.1.2.3a, 5.2.2.1 AND 5.3.2.6. CONSTRUCTION JOINTS SHALL BE LOCATED AS DETAILED AS ON THE CONSTRUCTION DRAWINGS. USE OF AN ACCEPTABLE ADHESIVE, SURFACE RETARDER, PORTLAND CEMENT GROUT OR ROUGHENING TO THE SURFACE IS NOT REQUIRED UNLESS SPECIFICALLY NOTED ON THE DRAWINGS.

EMBEDDED ITEMS:

POSITION AND SECURE IN PLACE EXPANSION JOINT MATERIAL, ANCHORS AND OTHER STRUCTURAL AND NON-STRUCTURAL EMBEDDED ITEMS BEFORE PLACING CONCRETE. CONTRACTOR SHALL REFER TO MECHANICAL, ELECTRICAL, PLUMBING AND ARCHITECTURAL DRAWINGS AND COORDINATE OTHER EMBEDDED ITEMS.

CONVENTIONAL AND POST-TENSIONED CONCRETE SLABS WILL CONTINUE TO SHRINK AFTER INITIAL PLACEMENT AND STRESSING OF CONCRETE. CONTRACTOR AND SUBCONTRACTOR SHALL COORDINATE JOINTING AND INTERIOR MATERIAL FINISHES TO PROVIDE ADEQUATE TOLERANCE FOR EXPECTED STRUCTURAL FRAME SHRINKAGE AND SHALL INCLUDE, BUT NOT BE LIMITED TO CURTAIN WALL, DRY WALL, DRY VIT, STOREFRONT, SKYLIGHT AND CEILING SUPPLIERS. CONTACT ENGINEER FOR EXPECTED RANGE OF SHRINKAGE.

MIX DESIGN ITEMS

- 28 DAY STRENGTH SHALL CONFORM TO CBC 1905. MIX PERFORMANCE HISTORY SHALL BE BASED ON THIS PROJECT.

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TEST AND INSPECTION LIST					
STRUCTURAL STEEL					
X	REVIEW MILL CERTIFICATE, TEST REPORTS AND MATERIAL IDENTIFICATION DELIVERED TO THE SITE				
C	REVIEW WELDING PROCEDURE SPECIFICATION & WELDER CERTIFICATION				
P	INSTALLATION OF NON-SLIP CRITICAL HIGH-STRENGTH BOLTS & WASHERS (PROVIDE CONTINUOUS INSPECTION IF INSTALLATION IS PERFORMED WITH CALIBRATED WRENCH)				
C	INSTALLATION OF SLIP CRITICAL HIGH-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

- 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.
- 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.
- 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.
- 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.
- 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:
 - ACKNOWLEDGEMENT OF AWARENESS OF THE SPECIAL REQUIREMENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS.
 - ACKNOWLEDGEMENT THAT CONTROL WILL BE EXERCISED TO OBTAIN CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS APPROVED BY THE BUILDING OFFICIAL.
 - PROCEDURES FOR EXERCISING CONTROL WITHIN THE CONTRACTOR'S ORGANIZATION, THE METHOD AND FREQUENCY OF REPORTING AND DISTRIBUTION OF THE REPORTS.
 - IDENTIFICATION AND QUALIFICATIONS OF THE PERSONS EXERCISING SUCH CONTROL AND THEIR POSITIONS IN THE ORGANIZATION.
- 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.
- 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.
- 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.
- 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

- 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.
- 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.
- FASTENERS SHALL BE STAINLESS STEEL FOR EXTERIOR USE OR WHEN EXPOSED TO WEATHER. PROVIDE GALVANIZED CARBON STEEL ANCHORS AT OTHER LOCATIONS, UNLESS OTHERWISE NOTED.
- 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.
- LOCATE REINFORCEMENT AND CONFIRM FINAL ANCHOR LOCATIONS PRIOR TO FABRICATING PLATES, MEMBERS, OR OTHER STEEL ASSEMBLIES ATTACHED WITH MECHANICAL ANCHORS.
- ANCHORS SHALL BE PROOF-TESTED BY OWNER'S TESTING AND INSPECTION AGENCY.
- TEST ANCHORS NO SOONER THAN 24 HOURS AFTER INSTALLATION.
- 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.
- 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.
- PROVIDE MINIMUM EMBEDMENT OF ANCHORS AS SHOWN IN DRAWINGS.
- 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:
 - 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.
 - TORQUE WRENCH METHOD: TEST ANCHORS TO THE CALCULATED TORQUE LOAD WITHIN ONE-HALF TURN OF THE NUT.
 - 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_{yo} WHERE A_{se} IS THE CROSS SECTIONAL AREA OF THE ANCHOR AND F_{yo} IS THE YIELD STRESS OF THE ANCHOR.
- 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 (1-JOISTS, OPEN WEB JOISTS AND OTHER ENGINEERED LUMBER PRODUCTS)

- THE CONTRACTOR IS RESPONSIBLE FOR THE FINAL DESIGN OF ALL PREFABRICATED WOOD PRODUCTS AND THEIR CONNECTIONS SHOWN IN THIS SET OF DRAWINGS.
- MEMBERS ARE TO BE DESIGNED TO MEET MAXIMUM DEFLECTION CRITERIA:
 - MAXIMUM LIVE LOAD DEFLECTION = L/360
 - MAXIMUM TOTAL LOAD DEFLECTION = L/240
- 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:
 - DEAD LOAD: UNIFORM DEAD LOAD = 44 PSF
 - LIVE LOAD: UNIFORM LIVE LOAD = 40 PSF
 - EQUIPMENT LOADS = REFER TO MEP DRAWINGS
 - ADDITIONAL LOADS = AS INDICATED IN THIS SET OF STRUCTURAL DRAWINGS
 - 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.
- 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.
- 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 EMS STANDARD PRI-400.
 - BENDING STRESS, F_b = 2,400 PSI
 - ELASTIC MODULUS, E = 1,800,000 PSI
- 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.
- 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 COMPLETED.
- INSTALL BLOCKING, BRIDGING, STIFFENERS, FILLER BLOCKS AND BACKER BLOCKS IN CONFORMANCE WITH MANUFACTURER'S STANDARDS AND AS DETAILED.
- SPACE JOIST BRIDGING EQUALLY ALONG LENGTH OF MEMBERS AT 16'-0" O.C. MAXIMUM, TYPICAL ALL BAYS.

STRUCTURAL OBSERVATION

- 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
- 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.
- 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)

- POWDER ACTUATED FASTENERS INTO STEEL SHALL BE HILTI X-U FASTENERS (ESR-2269), DEWALT POWDER ACTUATED FASTENERS (ESR-2024), OR RAMSET 5P 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.
- POWDER ACTUATED FASTENERS INTO CONCRETE SHALL BE HILTI X-U FASTENERS (ESR-2269), DEWALT POWDER ACTUATED FASTENERS (ESR-2024), OR RAMSET 5P 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.
- FASTENERS SHALL NOT BE INSTALLED UNTIL THE CONCRETE HAS REACHED ITS DESIGNATED STRENGTH.
- 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.
- PROVIDE A MINIMUM OF 3" BETWEEN THE EDGE OF CONCRETE TO CENTER OF ANCHOR.
- FASTENERS IN THE UNDERSIDE OF CONCRETE FILL OVER METAL DECK SHALL BE PLACED IN THE LOW FLUTES ONLY.
- 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.
- 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

- 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.
- 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.
- INSTALLATION OF ADHESIVE ANCHORS IN HORIZONTAL TO VERTICAL ORIENTATION SHALL BE DONE BY A CERTIFIED ADHESIVE INSTALLER (AA) AS CERTIFIED THROUGH ACI AND IN ACCORDANCE WITH THE CURRENT EDITION OF ACI 308.
- EMBEDMENT DEPTH FOR ANCHORS AND DOWELS IS AS SHOWN ON PLAN. THE TESTING LABORATORY WILL PERFORM TENSION TESTS ON 10% OF ALL 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:
 - 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.
 - TORQUE WRENCH METHOD: TEST ANCHORS TO THE CALCULATED TORQUE LOAD WITHIN ONE-HALF TURN OF THE NUT.
 - 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 0.8A_{se} F_{yo} WHERE A_{se} IS THE CROSS SECTIONAL AREA OF THE ANCHOR AND F_{yo} IS THE YIELD STRESS OF THE ANCHOR.
- 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.
- DOWELS SHALL CONFORM WITH ASTM A615 OR ASTM A706 GRADE 60 REINFORCING STEEL U.N.O.
- 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.
- CENTER BAR IN THE HOLE AND WEDGE TIGHT WITH WOODEN WEDGES TO HOLD IT IN PLACE UNTIL THE ADHESIVE SETS.
- 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.
- LOCATE REINFORCEMENT AND CONFIRM FINAL ANCHOR LOCATIONS PRIOR TO FABRICATING PLATES, MEMBERS, OR OTHER STEEL ASSEMBLIES ATTACHED WITH ADHESIVE ANCHORS.

REVISION SCHEDULE	
NO	DESCRIPTION/DATE
1	FOOTING REVISIONS 04/28/25

T M A R C H I T E C T

T O M M E A N E Y A R C H I T E C T
829 STATE STREET SUITE 240 SANTA BARBARA CA 93101
TEL 805.895.2836 TOMMEANEY.COM WWW.TOMMEANEY.COM

HESS BECKMAN RESIDENCE
7725 PASEO VENADO
MONTEREY, CA 93940

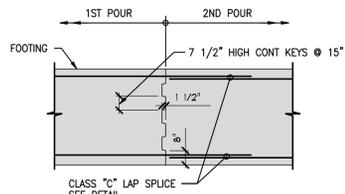
GENERAL NOTES / SPECIAL INSPECTIONS

se
inc.
studio engineers inc.
structural consultants
11 W. Figueroa Street
Santa Barbara, Ca 93101
P: 805.962.2700
F: 805.962.2768
E: jhess@studioengineersinc.com
W: www.studioengineersinc.com



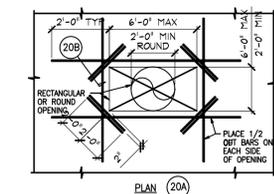
Date: 12-11-2024
Scale:
Drawn: JAT
Job Number: SEI #24-055
Sheet:

S1.1c



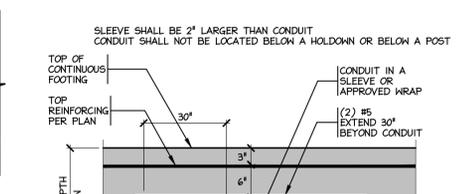
CONTINUOUS FOOTING CONSTRUCTION JOINT

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.



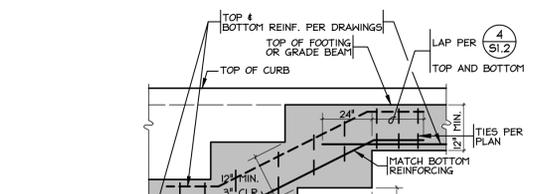
OPENING IN SLAB ON GRADE

NOTE: DO NOT PASS PIPES UNDER OR THROUGH ISOLATED SPREADING FOOTINGS.



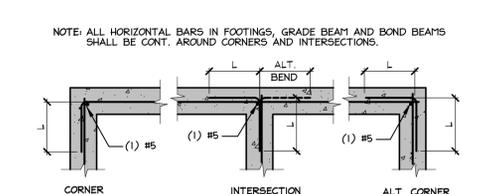
PIPE THRU CONTINUOUS FOOTING

NOTE: SLEEVE SHALL BE 2" LARGER THAN CONDUIT. CONDUIT SHALL NOT BE LOCATED BELOW A HOLDDOWN OR BELOW A POST.



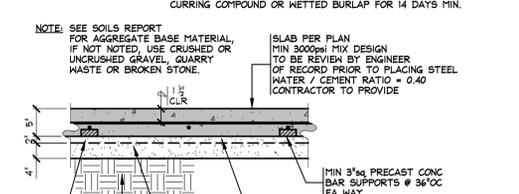
FOOTING & GRADE BEAM STEP

NOTE: FOR D ETC SEE ACI-318 CODE GOVERNING EDITION.



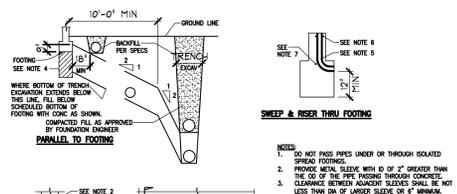
TYPICAL CORNER REINFORCEMENT (FOOTINGS, GRADE BEAMS AND WALLS)

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



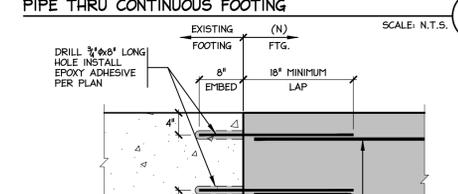
SLAB ON GRADE

NOTE: SEE SOILS REPORT FOR AGGREGATE BASE MATERIAL. IF NOT NOTED, USE CRUSHED OR UNCRUSHED GRAVEL, QUARRY WASTE OR BROKEN STONE.



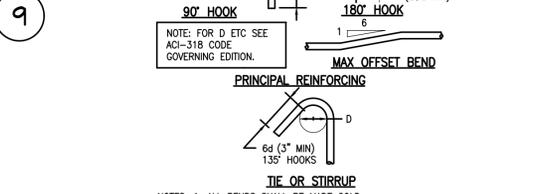
PIPE TRENCHES AND PENETRATIONS AT FOOTINGS AND GRADE BEAMS

NOTE: WHERE BOTTOM OF TRENCH EXCEEDS EXISTING GROUND LINE, FILL BELOW SCHEDULED BOTTOM OF FOOTING WITH CONC AS SHOWN. CONCRETE SHALL BE APPROVED BY FOUNDATION ENGINEER PARALLEL TO FOOTING.



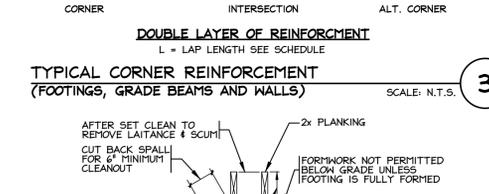
TYPICAL (N) FOOTING TO (E) FTG.

NOTE: DO NOT PASS PIPES UNDER OR THROUGH ISOLATED SPREADING FOOTINGS.



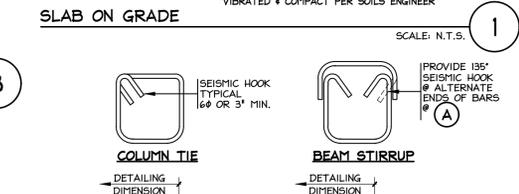
BAR BENDS

NOTE: 1. THIS DETAIL MAY NOT BE USED FOR NEW CONSTRUCTION OMISSIONS UNLESS APPROVED IN ADVANCE BY THE STRUCTURAL ENGINEER.



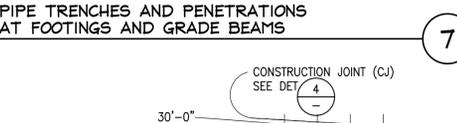
MINIMUM MANDATORY FORMWORK

NOTE: 1. 3 1/2" MINIMUM STARTER WALL REQUIRED FOR FOOTINGS.



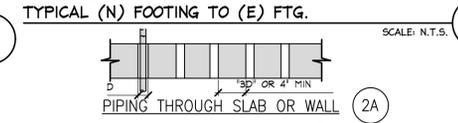
STANDARD REINFORCING HOOKS

NOTE: PROVIDE 135° SEISMIC HOOK OR ALTERNATE ENDS OF BARS.



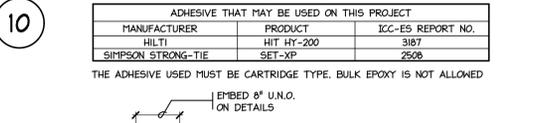
STRIP POUR PATTERN

NOTE: 1. THERE SHALL BE A MINIMUM OF 24 HOURS BETWEEN POURS 1 & 2.



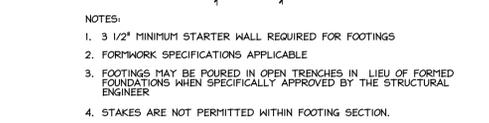
PIPE AND CONDUIT IN OR THROUGH STRUCTURAL SLAB OR CONCRETE WALL

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.



ADHESIVE ANCHOR

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



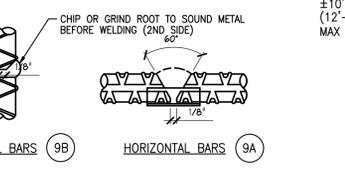
CONSTRUCTION JOINT

NOTE: 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.



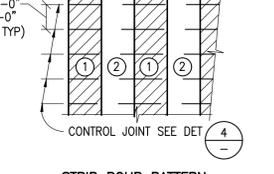
TYPICAL REINFORCING

NOTE: 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.



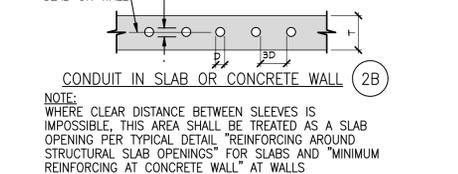
VERTICAL BARS

NOTE: CHIP OR GRIND ROOT TO SOUND METAL BEFORE WELDING (2ND SIDE).



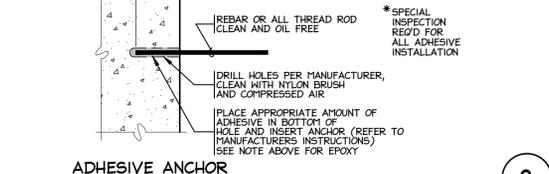
HORIZONTAL BARS

NOTE: CHIP OR GRIND ROOT TO SOUND METAL BEFORE WELDING (2ND SIDE).



SLAB ON GRADE CONSTRUCTION

NOTE: 1. THERE SHALL BE A MINIMUM OF 24 HOURS BETWEEN POURS 1 & 2.



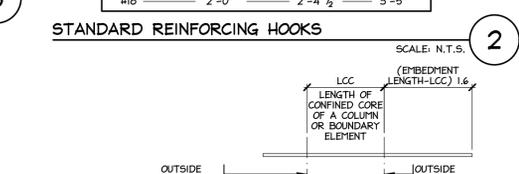
CONSTRUCTION JOINT

NOTE: 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.



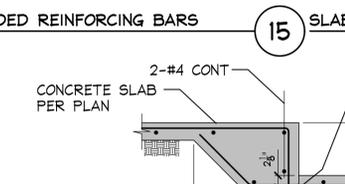
CONSTRUCTION JOINT

NOTE: 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.



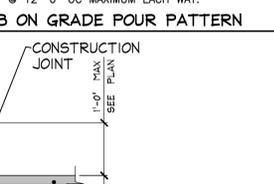
TYPICAL REINFORCING

NOTE: 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.



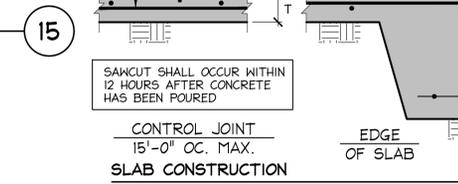
BUTT WELDED REINFORCING BARS

NOTE: A PRE-QUALIFICATION TENSION TEST SHALL BE MADE BY AN APPROVED TESTING LABORATORY ON SAMPLES OF EVERY SIZE BAR BEING WELDED.



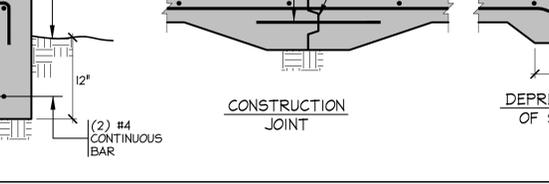
SLAB ON GRADE CONSTRUCTION

NOTE: 1. THERE SHALL BE A MINIMUM OF 24 HOURS BETWEEN POURS 1 & 2.



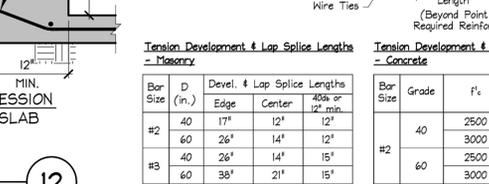
PIPE AND CONDUIT IN OR THROUGH STRUCTURAL SLAB OR CONCRETE WALL

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.



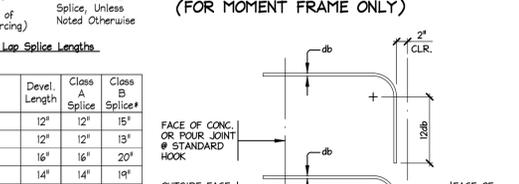
ADHESIVE ANCHOR

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



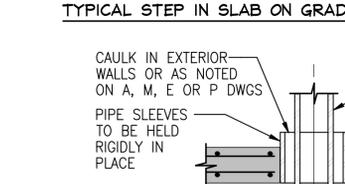
CONSTRUCTION JOINT

NOTE: 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.



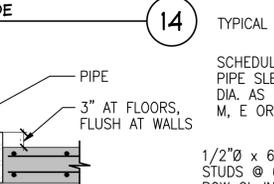
TYPICAL REINFORCING

NOTE: 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.



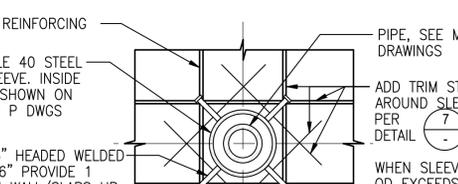
TYPICAL STEP IN SLAB ON GRADE

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.



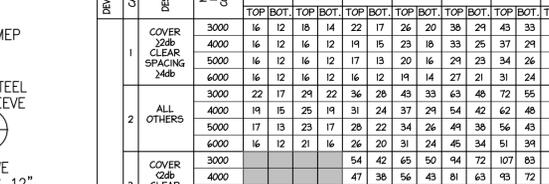
TYPICAL REINFORCING

NOTE: 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.



TYPICAL REINFORCING AT WALL AND SLAB PIPE SLEEVES

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.



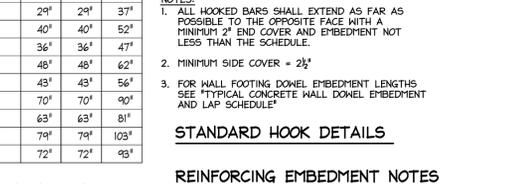
CONSTRUCTION JOINT

NOTE: 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.



CONSTRUCTION JOINT

NOTE: 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.



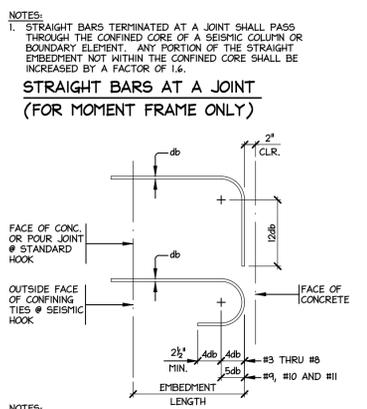
TYPICAL REINFORCING

NOTE: 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.

DEVELOPMENT CATEGORY	BAR DESCRIPTION	AREA (sq.in.)	BAR DIAMETER																	
			#3	#4	#5	#6	#7	#8	#9	#10	#11									
COVER	COVER 2x8 CLEAR SPACING 2x8	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	
ALL OTHERS	3000	22	17	24	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	
COVER 2x8 CLEAR SPACING 2x8	3000	22	17	24	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	
SEISMIC FRAME COLUMN	3000	22	17	24	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	
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	46	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	
HOOK EMBEDMENT STANDARD	3000	6	6	8	10	12	14	16	18	20	22	24	26	28	30	32	34	36	38	
	4000	6	7	9	10	12	14	16	18	20	22	24	26	28	30	32	34	36	38	
	5000	6	6	8	9	10	11	12	14	16	17	19	20	22	24	26	28	30	32	
HOOK EMBEDMENT STANDARD	3000	7	9	11	13	15	17	19	21	23	25	27	29	31	33	35	37	39	41	
	4000	6	8	10	11	13	15	17	19	21	23	25	27	29	31	33	35	37	39	
	5000	6	7	9	10	12	14	15	17	19	21	23	25	27	29	31	33	35	37	

Bar Size (in.)	D	Devel. & Lap Splice Lengths - Masonry		
		Edge	Center	30% or 12" min
#2	40	17"	12"	12"
	60	26"	14"	12"
	80	26"	14"	15"
#3	40	26"	21"	15"
	60	38"	21"	15"
	80	34"	18"	20"
#4	40	51"	27"	20"
	60	63"	34"	25"
	80	99"	53"	30"
#5	60	15"	62"	35"
	80	152"	81"	40"

Bar Size (in.)	Grade	Devel. & Lap Splice Lengths - Concrete		
		Devel. Length	Class A Splice	Class B Splice
#2	40	2500	12"	15"
	60	3000	12"	13"
	80	2500	16"	20"
#3	40	2500	17"	22"
	60	3000	15"	19"
	80	2500	25"	32"
#4	40	3000	22"	28"
	60	2500	20"	25"
	80	3000	20"	25"
#5	60	3000	29"	37"
	80	2500	40"	52"
	90	3000	36"	47"
#6	60	2500	48"	62"
	80	3000	43"	56"
	90	2500	70"	90"
#7	60	3000	63"	81"
	80	2500	79"	103"
	90	3000	72"	93"



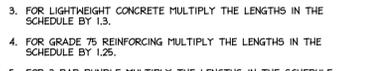
STRAIGHT BARS AT A JOINT (FOR MOMENT FRAME ONLY)

NOTE: 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.



REINFORCING HOOK DETAILS

NOTE: 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.



REINFORCING EMBEDMENT NOTES

NOTE: 1. TOP BARS ARE HORIZONTAL BARS WITH MORE THAN 12" OF CONCRETE CAST BELOW THE BARS.

CLASS A - TYPICAL STRAIGHT AND HOOKED EMBEDMENT LENGTH SCHEDULE

NOTE: 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.

REVISION SCHEDULE

NO.	DESCRIPTION	DATE
1	FOOTING REVISIONS	04/28/25

TOM MEANEY ARCHITECT

829 STATE STREET SUITE 240 SANTA BARBARA CA 93101
TEL 805.895.2836 TOMMEANEY.COM WWW.TOMMEANEY.COM

HESS BECKMAN RESIDENCE
7725 PASEO VENADO
MONTEREY, CA 93940

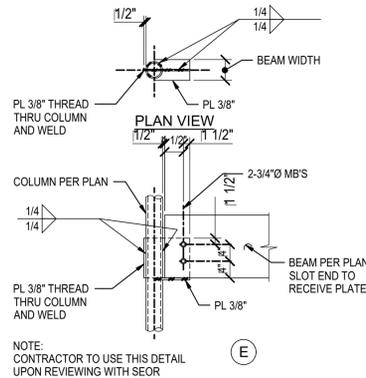
studio engineers inc.
structural consultants

11 W. Figueroa Street
Santa Barbara, CA 93101
P: 805.962.2700
F: 805.962.2768
www.studioengineersinc.com
www.studioengineersinc.com

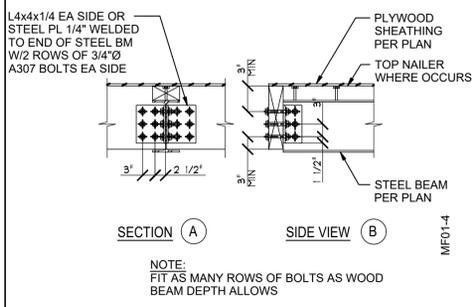
PROFESSIONAL ENGINEER
C83131
EXP. 03/31/2025

Date: 12-11-2024
Scale:
Drawn: JAT
Job Number: SEI 224-055
Sheet:

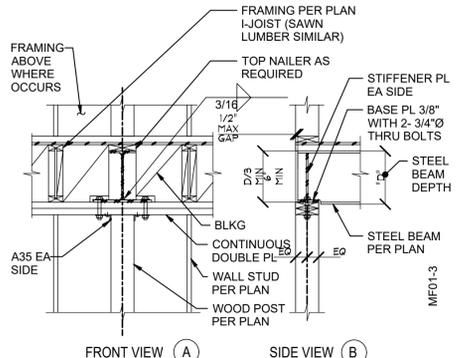
S1.2



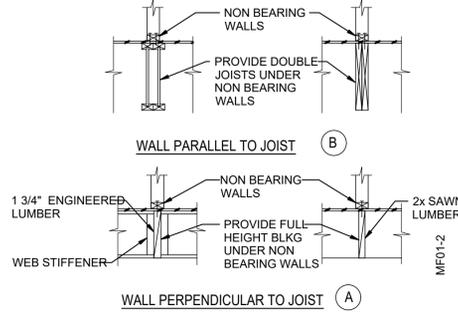
ALTERNATIVE CONNECTION TO TUBE STEEL
SCALE: 3/4" = 1'-0" **5**



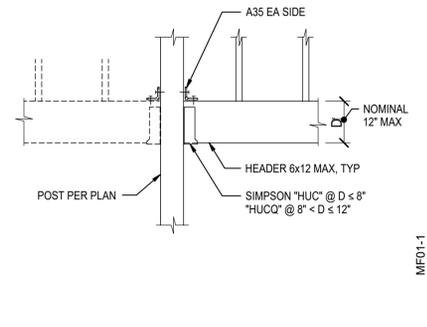
STEEL BEAM TO CONTINUOUS WOOD BEAM
SCALE: 3/4" = 1'-0" **4**



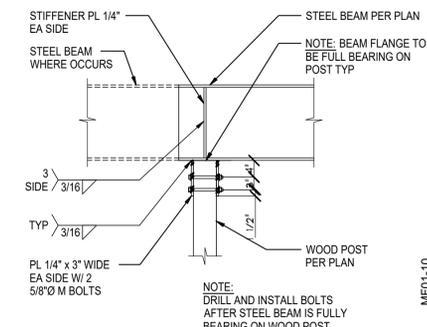
STEEL BM TO WOOD POST WITHIN WALL CONN
SCALE: 3/4" = 1'-0" **3**



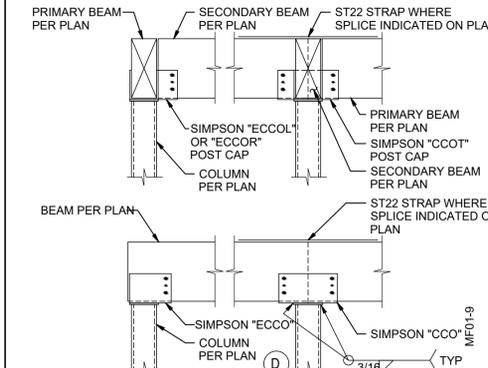
FRAMING AT NON BEARING WALLS
SCALE: 3/4" = 1'-0" **2**



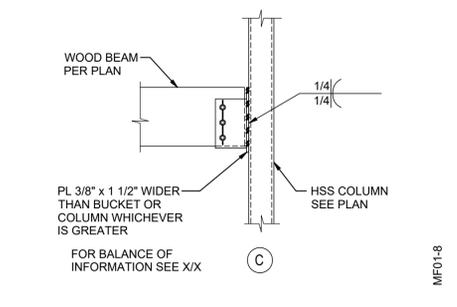
HEADER LOW BM TO POST CONN (FACE MOUNTED)
SCALE: 3/4" = 1'-0" **1**



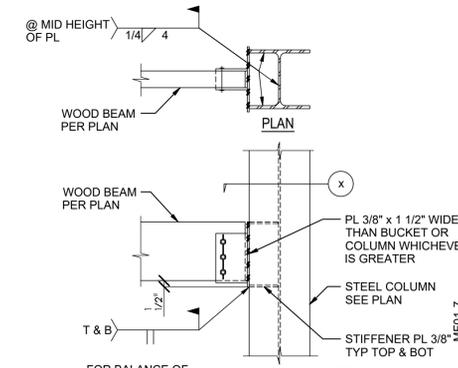
STEEL BM TO ISOLATED WOOD POST CONN
SCALE: 3/4" = 1'-0" **10**



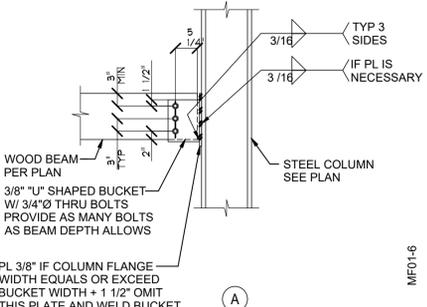
CONNECTION TO TUBE STEEL
SCALE: 3/4" = 1'-0" **9**



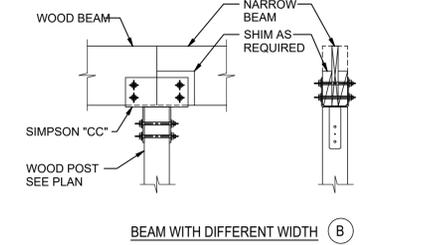
CONNECTION TO TUBE STEEL
SCALE: 3/4" = 1'-0" **8**



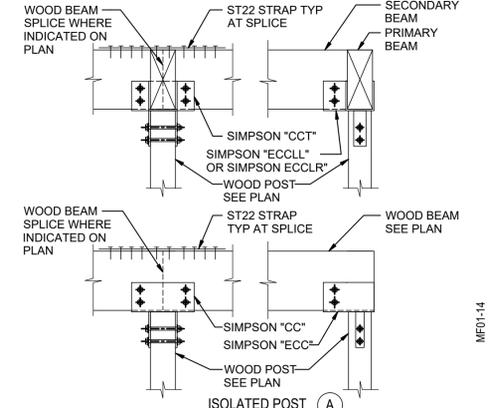
CONNECTION TO WIDE FLANGE COLUMN
SCALE: 3/4" = 1'-0" **7**



CONNECTION TO WIDE FLANGE COLUMN
SCALE: 3/4" = 1'-0" **6**



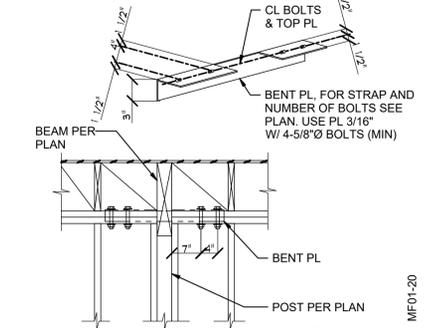
TYP WOOD BEAM TO WOOD COLUMN
SCALE: 3/4" = 1'-0" **14**



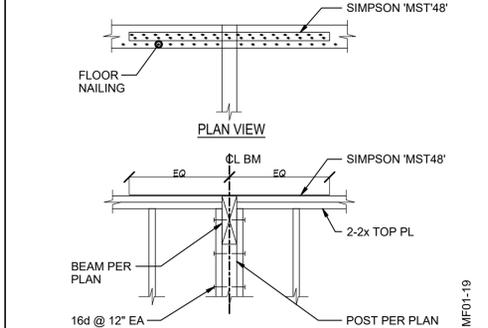
HANGER SCHEDULE - MANUFACTURE: SIMPSON STRONGTIE			
TOP MOUNT HANGER (SEE NOTE 1)		FACE MOUNT HANGER (SEE NOTE 1)	
JOIST/BEAM SIZE	HANGER TYPE	JOIST/BEAM SIZE	HANGER TYPE
ALL SAWN LUMBER UNO	SIMPSON HUTF ESR2553-COLA RR25800	ALL SAWN LUMBER UNO	SIMPSON HU ESR2549-COLA RR25807
2x6 THRU 2x16	SIMPSON LB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

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 THICKNESSES 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.

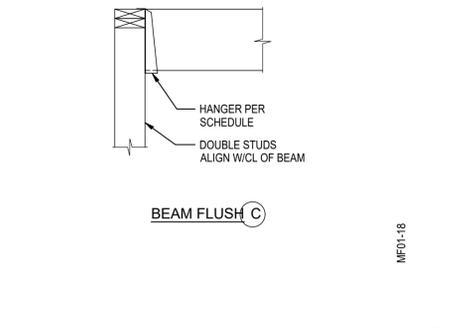
JOIST AND BEAM HANGER SCHEDULE
SCALE: 3/4" = 1'-0" **11**



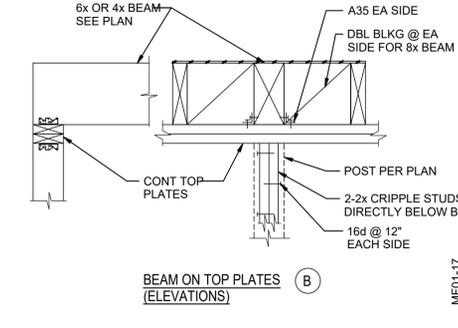
DROP BEAM - E
SCALE: 3/4" = 1'-0" **20**



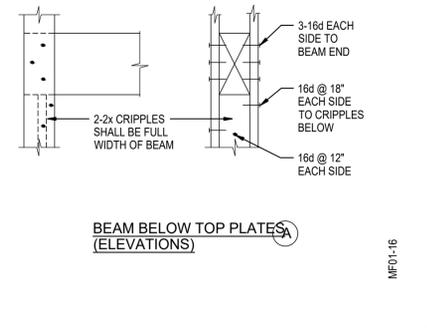
DROP BEAM - D
SCALE: 3/4" = 1'-0" **19**



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**

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NO	DESCRIPTION	DATE

T M
TOM MEANEY ARCHITECT
 829 STATE STREET SUITE 240 SANTA BARBARA CA 93101
 TEL 805.895.2836 TOMMEANEY.COM WWW.TOMMEANEY.COM

HESS BECKMAN RESIDENCE
 7725 PASEO VENADO
 MONTEREY, CA 93940

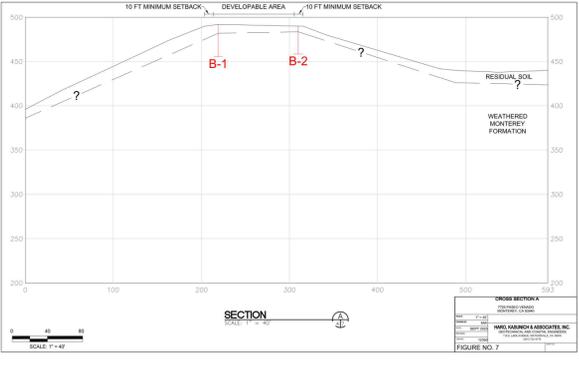
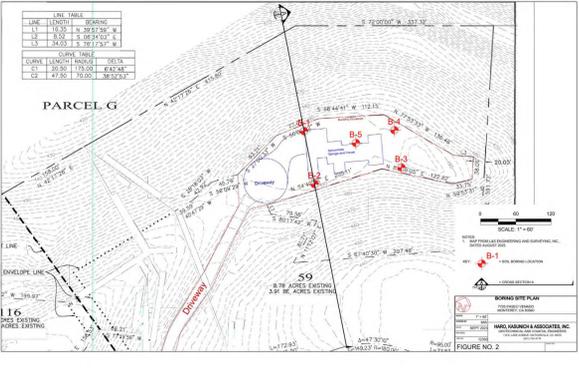
TYPICAL DETAILS

se inc.
studio engineers inc.
 structural consultants
 11 W. Figueroa Street
 Santa Barbara, Ca 93101
 P: 805.962.2700
 F: 805.962.2768
 E: jason@studioengineersinc.com
 W: www.studioengineersinc.com



Date: 12-11-2024
 Scale:
 Drawn: JAT
 Job Number: SEI #24-055

ALL DESIGN AND PLANS INDICATED OR COMMENTED BY THESE DRAWINGS ARE CONTROLLED BY THE PROJECT'S DESIGN AND CONSTRUCTION. ANY CHANGES TO THESE DRAWINGS MUST BE MADE BY THE PROJECT'S DESIGN AND CONSTRUCTION. ANY CHANGES TO THESE DRAWINGS MUST BE MADE BY THE PROJECT'S DESIGN AND CONSTRUCTION.



Project No. M12350
13 November 2023
a watertight roof membrane is in place prior to slab construction...
28. If placement of concrete in direct contact with the vapor barrier is selected, measure permeability for shrinkage related defects such as but not limited to slab curling, differential joints, and plastic or drying shrinkage cracking will be required.

Project No. M12350
13 November 2023
Irrigation activities at the site should be done in a controlled and reasonable manner. Planters should not be sited adjacent to walls, otherwise, moisture should be provided to contain irrigation water and prevent it from seeping into walls and under foundations.
35. The migration of water or spread of extensive root systems below foundations, slabs, or pavements may cause undesirable differential movements and subsequent damage to these structures. Landscaping should be planned accordingly.

Project No. M12350
13 November 2023
Adjacent existing footings. This does not apply to cases where new footings join short end and perpendicularity to the existing footings.
18. All foundation excavations should be thoroughly checked and observed by HKA prior to placing forms and steel. Observation of foundation excavations allows anticipated soil conditions to be correlated to those inferred from our investigation and to verify that the footings are in accordance with our recommendations.

Project No. M12350
13 November 2023
In addition, the walls must be designed for adjacent live or dead loads which will exert a force on the walls (congregation equipment, structures or traffic).
21. The above lateral pressure values assume that the basement retaining walls are fully drained to prevent hydrostatic pressure behind the walls. Drainage materials behind the wall should consist of Class 1, Type A permeable material complying with Section 6.5 of California Standards Specifications, latest edition.

Project No. M12350
13 November 2023
Slope Stability
1. The geotechnical engineer should be notified at least four (4) working days prior to any site clearing or grading operation so that the work in the field can be coordinated with the grading contractor and arrangements for testing and observation services can be made.

Project No. M12350
13 November 2023
Non-expansive engineered fill should be placed in 8-inch lifts, moisture conditioned to at least 2.4 percent over optimum moisture content, and compacted to 95 percent relative compaction (Proctor). The aggregate base below pavements and slabs should be compacted to a minimum of 95 percent relative compaction. Compaction tests should be performed at the bottom of the excavations and at 8-inch (maximum thickness) intervals as the fill is placed and compacted.

Project No. M12350
13 November 2023
Retaining walls foundations may follow the foundation recommendations for the basement. For design of retaining walls retaining walls up to 10 feet in height, the following design criteria may be used:
A. Walls restrained from moving at the top may be designed to resist at least earth pressure with an equivalent fluid weight of 41 pcf for level backfills. This is assuming a drained condition.

Project No. M12350
13 November 2023
Settlement
The settlement analysis was performed on the slab-grade portion of the residence. Since the proposed 275 psf fill basement will be founded on bedrock and the residence on residual soil, the surface, there is a potential for differential settlement up to 1/4 inch in 50 years between the main house foundation and the basement foundation.

Project No. M12350
13 November 2023
Slope stability runs presented as Figures 1 through 4 in Appendix B.
General Methodology
Failures of slopes occur when stress acting on the soil mass is greater than its internal cohesion (shear strength). The failure mechanism is a function of soil strength, soil mass, and observation services can be made. The recommendations of this report are based on the assumption that the geotechnical engineer will perform the required testing and observation services during grading and construction. It is the owner's responsibility to make the necessary arrangements for these required services.

Project No. M12350
13 November 2023
Soil Properties
The soil used in our analyses was stratified into two soil types: 1) Residual Soil and 2) Weathered Monterey Formation (TM). The strength parameters of the underlying layers of earth materials were developed using a combination engineering judgment, SPT blow counts, and laboratory results. The geotechnical strength parameters of the soil types are summarized below in Table 2.

Project No. M12350
13 November 2023
Table 2. Geotechnical Design Values
Table 3. Slope Stability Analysis Results
Table 4. Slope Stability Analysis Results
Table 5. Slope Stability Analysis Results

Project No. M12350
13 November 2023
DISCUSSION, CONCLUSION, AND RECOMMENDATIONS
Based on the results of our investigation, the proposed project appears compatible with site conditions from a geotechnical standpoint, provided our recommendations are closely followed during the design and construction phases of the project.

Project No. M12350
13 November 2023
Project Description
Based on our understanding of the project, the proposed project includes construction of a new approximately 4,000 square foot single-family residence with an approximately 275 square foot basement. A paved driveway is also proposed. The development area is relatively level. We anticipate grading to be minimal.

Project No. M12350
13 November 2023
Field Exploration
Subsurface conditions were investigated on 16 August 2023. The approximate locations of the test bore holes are indicated on Figure 2, Boring Site Plan, in Appendix A. The test borings were advanced using 6-inch diameter continuous soil flight-auger equipment mounted on a truck.

Project No. M12350
13 November 2023
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Project Description 1
Field Exploration 2
Laboratory Testing 2
Subsurface Conditions 3
Groundwater 3
Geotechnical Related Seismicity 3
Geological Hazards 3
Quantitative Slope Stability Analysis 3
DISCUSSION, CONCLUSION, AND RECOMMENDATIONS 9
Site Grading 10
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Basement Foundations 12
Settlement 13
Surface Drainage 14
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Boring Logs Figure 2
Key to Logs Figure 4
Laboratory Results Figure 5
Geotechnical Cross Section A Figure 6
APPENDIX B Figure 7
Slope Stability Analysis Figure 14

Project No. M12350
13 November 2023
Introduction
This report presents the results of our Geotechnical Investigation for a proposed residential construction at 7725 Paseo Venado (Monterey Ranch Lot 59), Monterey, California 93940. Prior to our investigation we were provided with a topographic survey of the parcel, prepared by L&S Engineering and Surveying, Inc., dated August 2022, which shows an outdated proposed building envelope and location of residential construction. A new proposed building envelope was not delineated as part of this report, but should be expected based on discussions with you. The schematic design plan map was used as the basis for our investigation.

Header information for the geotechnical investigation report, including project name, location, and contact information for HRO, KASUNICH AND ASSOCIATES, INC.

Project information and contact details for HRO, KASUNICH AND ASSOCIATES, INC., including project name, location, and contact information for project manager and engineer.

Table of Contents for the geotechnical investigation report, listing sections and their corresponding page numbers.

Table of Contents for the geotechnical investigation report, listing sections and their corresponding page numbers.

Revision Schedule table with columns for revision number, description, and date.

Table with columns for revision number, description, and date.

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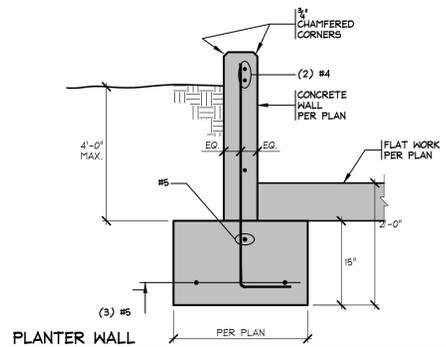
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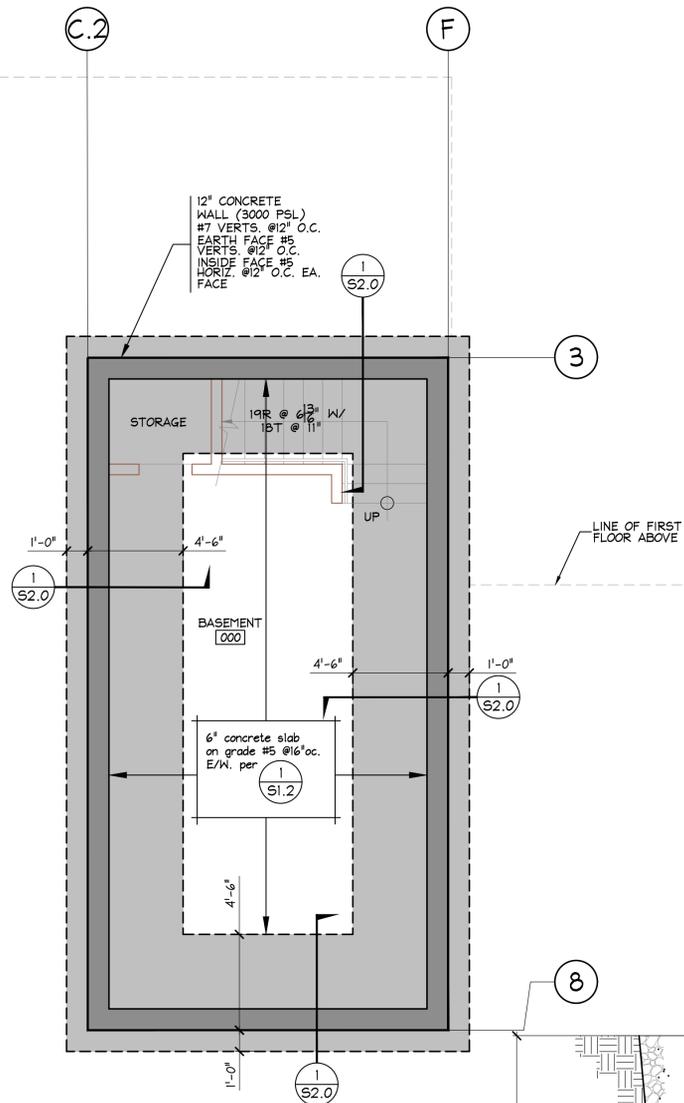
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BASEMENT FOUNDATION PLAN

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

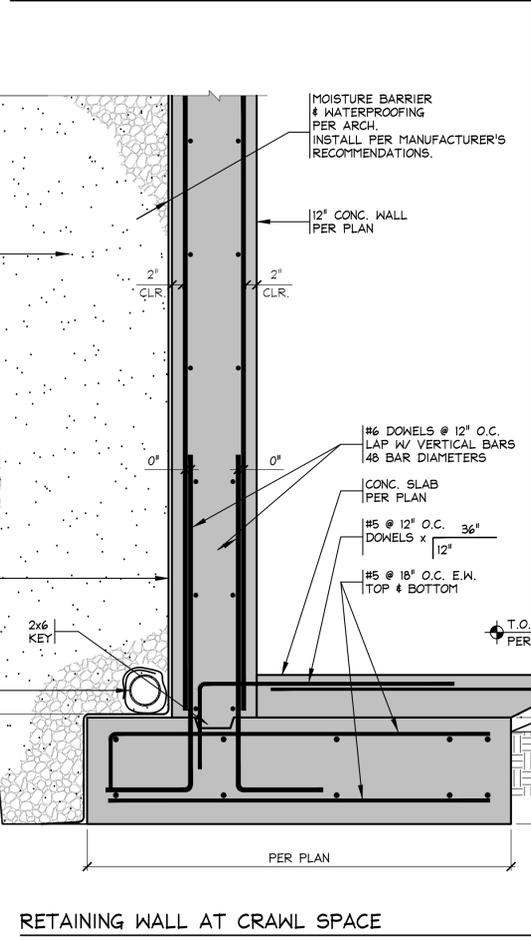


PLANTER WALL SCALE: 1/4" = 1'-0" 2



- ### FRAMING NOTES
- REFER TO ARCHITECTURAL DRAWINGS FOR FLOOR SLOPES, DRAINS, ETC. AND DIMENSIONS NOT SHOWN.
 - ALL DIMENSIONS PER ARCHITECTURAL PLANS. CONTRACTOR TO VERIFY DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 - LUMBER 4x4 AND SMALLER SHALL BE DF #2 U.N.O. LUMBER 4x6 AND LARGER SHALL BE DF #1 U.N.O.
 - BEAMS SHALL BEAR ON PLATES WITH INDICATED POST OF DOUBLER BELOW UNLESS NOTED OTHERWISE.
 - PROVIDE WALL-LENGTH, CONTINUOUS, FULL-DEPTH SOLID BLOCKING (WHERE FLOOR JOISTS ARE PERPENDICULAR) OR DOUBLE FLOOR JOISTS (WHERE FLOOR JOISTS ARE PARALLEL) FOR ALL WALLS AT LEVEL ABOVE.
 - REFER TO 28 S1.3 FOR ALL BEAM/HEADER SIZES NOT SHOWN ON THIS PLAN.
 - PROVIDE 2 ROWS OF PLYWOOD BOUNDARY NAILING (B.N.) TO ALL FRAMING MEMBERS NOTED "DRAG".
 - INSTALL TIE STRAPS OVER TOP OF PLYWOOD, INTO FRAMING MEMBERS. OMIT PLYWOOD NAILING UNDER TIE STRAPS.
 - FOR TYPICAL INTERIOR PARTITION LATERAL BRACING SEE 1 S1.5
 - DESIGNATES OPENING IN ROOF, FOR TYPICAL FRAMING SEE 25 S1.3
 - FOR TYPICAL DOUBLE TOP PLATE SPLICE SEE 5 S1.3
 - PROVIDE FULL HT 2x6 STUDS @ 16" OC @ ALL GABLE END & VAULTED WALLS.

- ### NUMBERED NOTES
- 1 CSI4x12'-0" STRAP, TOP PLATE TO 4x DRAG BEAM OR 4x BLK'G SHOWN & ACROSS RIDGE WHERE OCCURS
 - 2 HDU2 (HORIZONTAL) AT FULL HT. 6x6 POST TO 4x DRAG RAFTER OR TOP PLATE SHOWN PER PLAN
 - 3 CSI4x22' STRAP, TOP PLATE TO 4x BLK'G OR DRAG SHOWN PER PLAN
 - 4 CSI4x20' STRAP, RIDGE TO 4x BLK'G PER PLAN
 - 5 CSI4x20' STRAP, BEAM (TOP, SIDE OR NAILER) TO 4x BLK'G
 - 6 CONCRETE CURB 6" ABOVE FINISH FLOOR, MATCH WALL WIDTH SEE ARCH. PLANS TYPICAL AT EXTERIOR & BEARING WALLS.
 - 7 5" CONCRETE SLAB W/ #4 @ 18" O.C. PER 1 S1.2 12 S1.2



RETAINING WALL AT CRAWL SPACE SCALE: 1" = 1'-0" 1

LEGEND

- WOOD POST, FULL HEIGHT TO TOP & BOTTOM OF BEAM.
- CONCRETE PAD FOOTING SCHEDULE
- INDICATES SHEAR PANE AND MINIMUM LENGTH SEE SHEAR PANEL SCHEDULE
- INDICATES SHEAR PANE AND MINIMUM LENGTH
- 2x WOOD STUD WALLS ABOVE
2x WOOD STUD WALLS BELOW
- CONCRETE WALL BELOW
- CONC CURB OR WALL
- INDICATES CONTROL JOINT OR CONSTRUCTION JOINT. SEE 12 S1.2
- INDICATES 1'-6" MAX. STEP IN FTG. SEE 6 S1.2
- TOP OF FOOTING OR GRADE BEAM ELEVATION
- TOP OF PLATE ELEVATION ABOVE FLOOR PLYWOOD BELOW
- 24"x24" CONCRETE GRADE BEAM W/ (5) #6 HORIZ. @ BOTTOM (4) #5 HORIZ. @ TOP #4 TIES @ 9" O.C. (3000 PSI)

- ### FOUNDATION PLAN NOTES
- SEE ARCHITECTURAL DRAWINGS FOR SLAB SLOPES, DEPRESSIONS, CURBS, AND FLOOR DRAINS.
 - NO SLEEVING OF ANY GRADE BEAM OR FOOTING IS ALLOWED UNLESS SPECIFICALLY DETAILED ON THE STRUCTURAL DRAWINGS.
 - ALL SLEEVES THROUGH FOUNDATION WALLS AND UNDER FOOTINGS SHALL BE INSTALLED PRIOR TO FOUNDATION POUR.
 - ALL DIMENSIONS PER ARCHITECTURAL PLANS. CONTRACTOR TO VERIFY DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 - DIMENSIONS ARE TO FACE OF BLOCK (F.O.B.) AND FACE OF PLYWOOD (F.O.P.). THE FACE OF PLYWOOD SHALL BE EQUAL TO THE FACE OF CONCRETE (F.O.C.).
 - BACKFILLING OF RETAINING WALLS AND WALL CONSTRUCTION BELOW GRADE MAY BE DONE AFTER WALL HAS BEEN PLACED 14 DAYS MINIMUM.
 - NO ELECTRICAL PANEL, COMMUNICATIONS PANEL, FIRE HOSE CABINETS, ETC. IS PERMITTED IN ANY SHEAR WALL. FACE MOUNT ALL SUCH EQUIPMENT.
 - PROVIDE PLYWOOD ON INTERIOR WALLS ADJACENT TO SHEAR WALLS TO PROVIDE FLUSH SURFACE FOR FINISH MATERIALS.
 - ALL FRAMING IS NEW UNLESS NOTED AS EXISTING (E).
 - ALL HOLDDOWNS & ANCHOR BOLTS AT SHEARWALLS SHALL BE SET IN PLACE BY TEMPLATES PRIOR TO FOUNDATIONS INSPECTION.
 - ALL HARDWARE SHALL BE TIED IN PLACE PRIOR TO POURING CONCRETE & INSPECTION.
 - PRIOR TO THE CONTRACTOR REQUESTING FOR A FOUNDATION INSPECTION, THE FOLLOWING REPORTS/APPROVALS SHALL BE PREPARED BY THE SOILS ENGINEER AND SUBMITTED TO THE DIVISION OF BUILDING AND SAFETY.
 - THE PAD COMPACTIONS REPORT.
 - APPROVAL OF THE FOUNDATION EXCAVATION.
 - APPROVAL OF BACKFILL OF UTILITY TRENCHES.
 - SET THRD'D ROD ANCHOR BOLTS 8" & THRD'D ROD HD BOLTS 15" INTO (E) FTG W/ SIMPSON SET XP.

TYPICAL FLOOR SHEATHING

3/4" STRUCT I APA RATED PLYWOOD, EXPOSURE 1, SPAN RATED 48/24. GLUE PANELS TO JOISTS & 3x4 FLAT BLK'G PER 24 S1.3

NAILING: 10d @ 6" O.C. B.N., E.N.
10d @ 12" O.C. F.N.

TYPICAL ROOF SHEATHING

5/8" CD-APA RATED PLYWOOD, EXPOSURE 1, SPAN RATED 32/16. PLY CLIPS AT UNSUPPORTED PANELS PER 24 S1.3

NAILING: 10d @ 6" O.C. B.N., E.N.
10d @ 12" O.C. F.N.

2022 CBC SHEARWALL SCHEDULE

NO.	SHEATHING MATERIAL	NO. OF SHEETS	SIZE	TRANSFER ALTERNATIVES (SPACING)										VALVE (SQ)
				BOUNDARY SPACING	EDGE SPACING	5/8" S/S	3/8" S/S	3/8" S/S	LTP4	LTP5	AS5	REC	REC	
1	1/2" STI PLYWOOD/OSB	1	10d	6"	6"	48"	8"	8"	16"	12"	10"	10"	24"	340
2	1/2" STI PLYWOOD/OSB	1	10d	4"	4"	44"	6"	6"	12"	10"	8"	8"	21"	510
3	1/2" STI PLYWOOD/OSB	1	10d	3"	3"	34"	5"	4.5"	9"	8"	6"	6"	16"	665
4	1/2" STI PLYWOOD/OSB	1	10d	2"	2"	26"	4"	3.5"	7"	6"	-	-	12"	870
5	1/2" STI PLYWOOD/OSB	2	10d	4"	4"	22"	3.5"	3"	6"	-	-	-	11"	1020
6	1/2" STI PLYWOOD/OSB	2	10d	2"	2"	14"	2.5"	2"	4"	-	-	-	8"	1450

SIMPSON STEEL STRONG-WALL PANEL

Symbol	Model No.	Comments
7	SSW24x7.4	See Sheet S1.7 for hardware and installation requirements. Prior to ordering panel, verify w/ Architectural plans, door & window schedules & top plate elevations.
8	SSW18x9	See Sheet S1.7 for hardware and installation requirements. Prior to ordering panel, verify w/ Architectural plans, door & window schedules & top plate elevations.
9	SSW24x9	See Sheet S1.7 for hardware and installation requirements. Prior to ordering panel, verify w/ Architectural plans, door & window schedules & top plate elevations.

- #### FOOTNOTES / NOTES:
- USE COMMON NAILS ONLY FOR ALL SHEATHING. FIELD NAILING IS 12" O.C. PROVIDE 3x OR 2-2x FRAMING AT ALL PANEL EDGES.
 - ALL ANCHOR BOLTS FOR SHEARWALLS SHALL INCLUDE 3" x 3" x 0.229" THICK PLATE WASHERS MIN. (2022 CBC 2305.3.11)
 - USE 1/4" x 4 1/2" SDS SCREWS THROUGH 2x SILL AND 1/4" x 6" SDS SCREWS THROUGH 3x SILLS. (ICC ESR-2236)
 - EMBED 3/8" LAGS 2" MIN. INTO FRAMING BELOW PER PLAN (USUALLY 5" LAGS AT 2x SILLS & 6" LAGS AT 3x SILLS, V.I.F.).
 - INSTALL RIM/BLOCKING TO MATCH FULL WIDTH OF TOP PLATES, AND STAGGER CLIPS ON EACH SIDE OF WALL.
 - VALUES BASED ON 2018 NDS FOR LIGHT-FRAMED CONSTRUCTION, AS REFERENCED IN SEAC0 ARTICLE 12.04.030, JUNE 2009
 - ALLOWABLE LOADS HAVE BEEN REDUCED TO (1/25) OF ALLOWABLE VALUES DUE TO PLAN IRREGULARITY. (LASCE 7-16 12.3.3.4)
 - SEE SHEET S1.6 FOR TYPICAL PLYWOOD SHEAR WALL CONSTRUCTION.
 - PROVIDE 7" MINIMUM EMBEDMENT OF ANCHOR BOLTS INTO FOOTING, EMBEDMENT DEPTH BEGINS BELOW SLAB SAND LAYER & BELOW BOTTOM OF ANY CURBS OR STEM WALLS.
 - PROVIDE 3x SILL PLATE AND STUD BLOCKING WHEN PLYWOOD EDGE NAILING IS 4" OR LESS AT PLYWOOD EDGE.
 - WHERE PLYWOOD SHEAR PANELS OCCUR ON BOTH SIDES OF A WALL, OFFSET PLYWOOD EDGES ON EACH SIDE TO FALL ON DIFFERENT STUDS.
 - WHERE NEW PLYWOOD IS INDICATED ON EXISTING STUD WALLS, REMOVE EXISTING GYPSUM BOARD OR PLASTER AND NAIL PLYWOOD TO FACE OF STUDS.
 - ALL EXTERIOR WALLS SHALL HAVE SHEATHING & ANCHOR BOLTS PER 1
 - ANCHOR BOLTS & FASTENERS INTO GREEN SEAL PRESSURE TREATED PLATES SHALL BE HOT DIPPED GALVANIZED OR STAINLESS STEEL.
 - SEE 3 S1.3 FOR TYPICAL HOLDOWN INSTALLATION
 - PLYWOOD SHALL BE DOUGLAS-FIR-LARCH PER (SP105-2015 NOTE 3 OF TABLE 4.3A)
 - CONTINUE PLYWOOD @ INTERIOR SHEARWALLS FOR FULL LENGTH OF WALL LINE BEYOND SHEAR WALL LENGTH TO PROVIDE FLUSH SURFACES.
 - PERIODIC SPECIAL INSPECTION IS REQUIRED FOR NAILING, BOLTING, ANCHORING & OTHER FASTNER COMPONENTS IN SHEAR WALLS & DIAPHRAGMS, WHEN NAILING IS 4" O.C. OR LESS.

KEY

*NOTE: PER 2022 CBC 1705.12.2 PERIODIC SPECIAL INSPECTION IS REQ'D FOR NAILING, BOLTING, ANCHORING & OTHER FASTENING OF COMPONENTS WITHIN THE SEISMIC FORCE RESISTING SYSTEM (WOOD SHEAR WALLS & DIAPHRAGMS) WHERE THE FASTENING OF THE SHEATHING IS 4" O.C. OR LESS.

PAD FOOTING SCHEDULE

MARK	SIZE	THICKNESS	REINFORCING
A	2'-6"x2'-6"	1'-6"	(4) #5 x 2'-0" EA. WAY
B	3'-0"x3'-0"	1'-6"	(5) #5 x 2'-6" EA. WAY
C	3'-6"x3'-6"	1'-6"	(5) #5 x 3'-0" EA. WAY
D	4'-0"x4'-0"	1'-6"	(7) #5 x 3'-6" EA. WAY

- #### NOTES:
- CENTER PAD FOOTING UNDER COLUMN OR WALL UNLESS OTHERWISE NOTED.
 - FOOTING DEPTHS NOTED ARE MINIMUM. INCREASE DEPTH AS REQUIRED TO COMPLY WITH DETAILS AND BOTTOM OF FOOTING ELEVATIONS NOTED ON PLAN.
 - SPACE REINFORCING UNIFORMLY OVER FOOTING WIDTH.
 - WHERE CONTINUOUS FOOTINGS INTERSECT PAD FOOTINGS, RUN CONTINUOUS REINFORCING THROUGH PAD FOOTINGS.

NOTE:
SEE S1.8 FOR PORTIONS OF SOILS REPORT.
SOILS ENGINEER SHALL APPROVE BLDG. PAD PREPARATION, FOUNDATION DEPTHS SLAB & SLAB PAD COMPACTIONS

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TOM MEANEY ARCHITECT

829 STATE STREET SUITE 240 SANTA BARBARA, CA 93101
TEL 805.895.2836 TOMMEANEY.COM WWW.TOMMEANEY.COM

HESS BECKMAN RESIDENCE

7725 PASEO VENADO
MONTEREY, CA 93940

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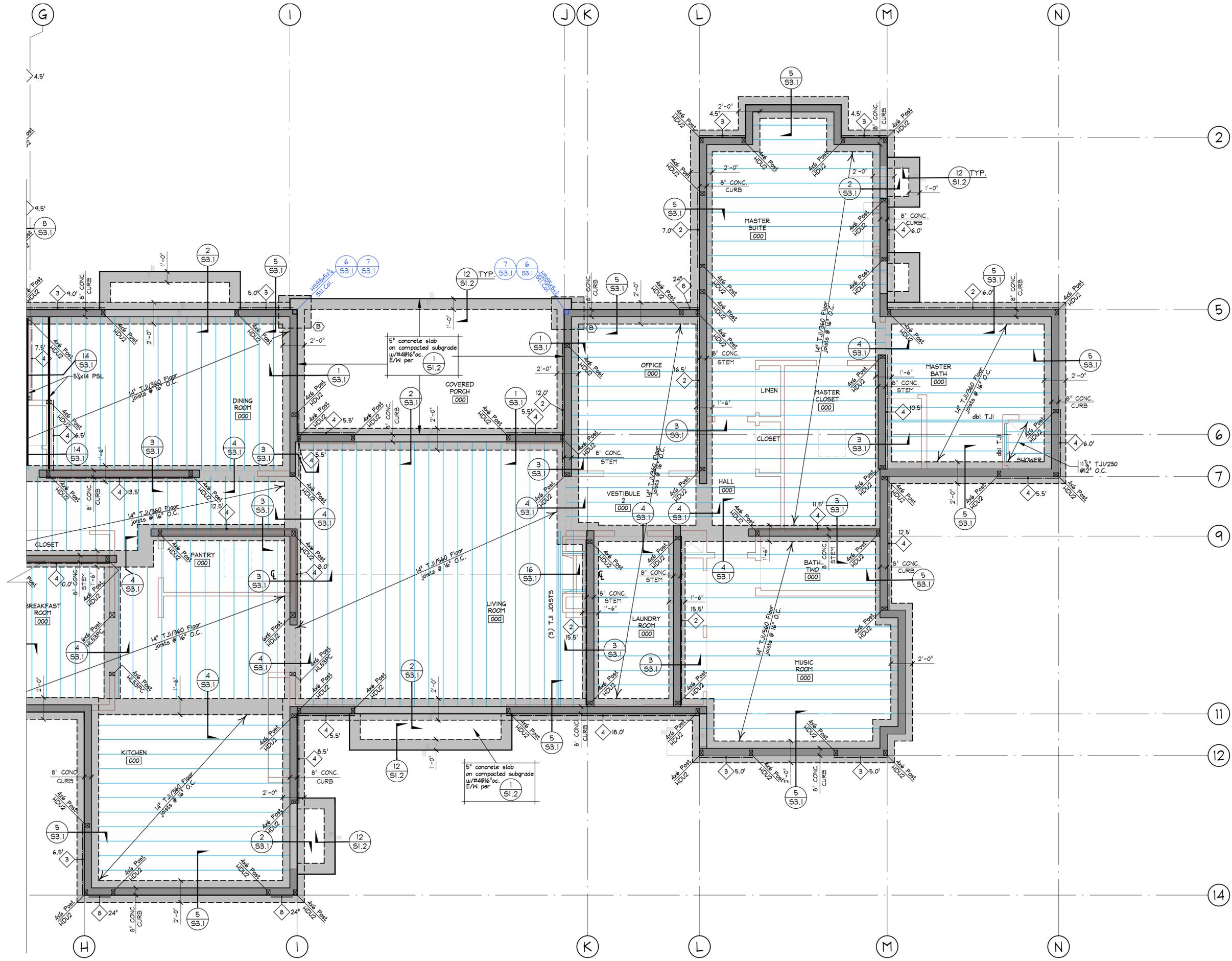
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Santa Barbara, Ca 93101
P: 805.962.2700
F: 805.962.2768
www.studioengineersinc.com
www.studioengineersinc.com

REGISTERED PROFESSIONAL ENGINEER
JOSEPH PATRICK TOBER
C83131
EXP. 03-31-2027
CIVIL

Date: 12-11-2024
Scale:
Drawn: JAT
Job Number: SEI #24-055

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PARTIAL FOUNDATION PLAN

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

SEE S2.0 FOR LEGEND, SCHEDULES & NOTES

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629 STATE STREET SUITE 240 SANTA BARBARA CA 93101
TEL 805.895.2836 TOMMEANEY.COM WWW.TOMMEANEY.COM

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7725 PASEO VENADO
MONTEREY, CA 93940

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se inc.
studio engineers inc.
structural consultants

11 W. Figueroa Street
Santa Barbara, Ca 93101
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F 805.962.2768
E jme@studioengineersinc.com
W www.studioengineersinc.com

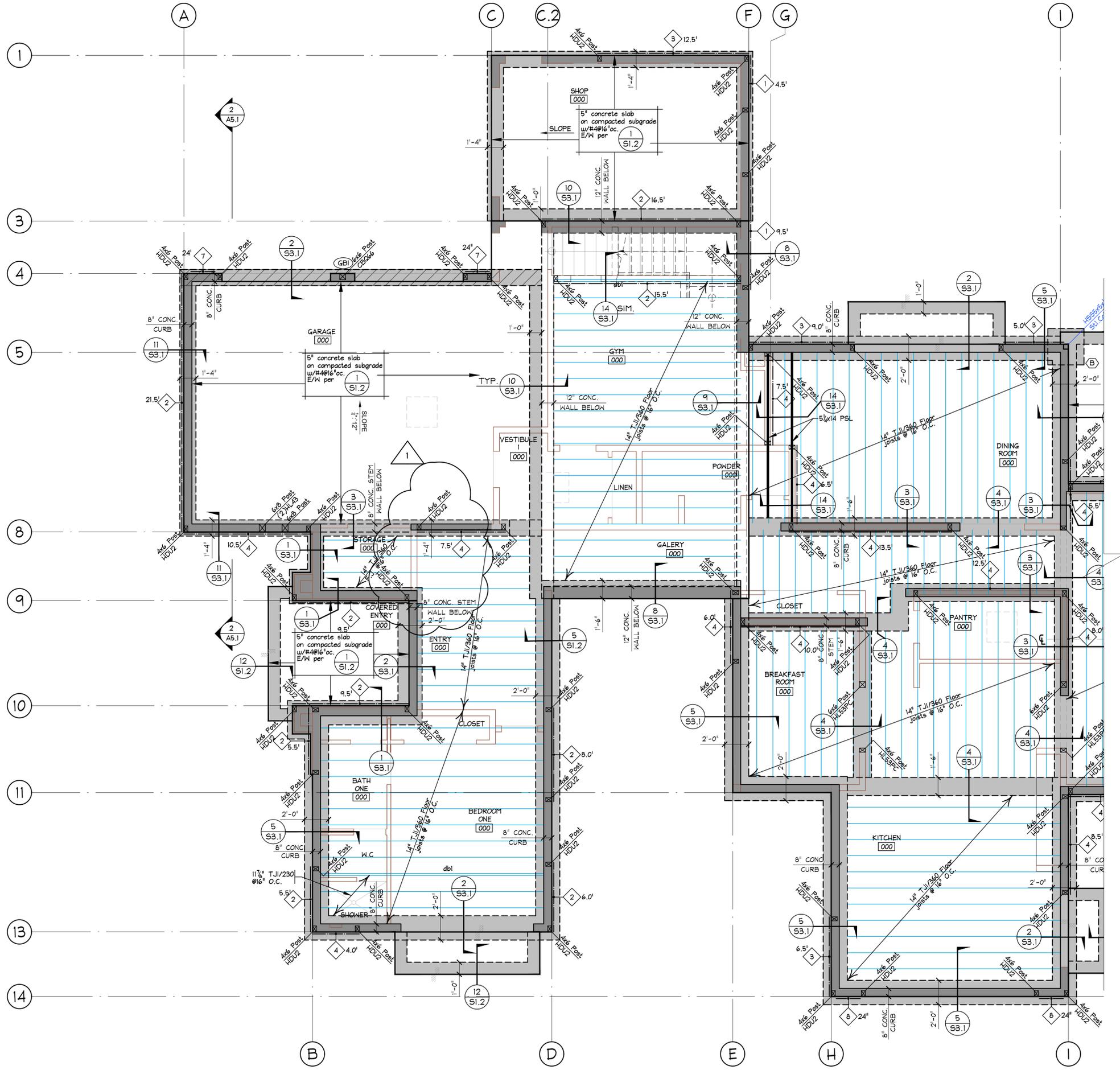
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JOSEPH ANTHONY TROTT
C 83131
EXP 03-31-2027
Civil

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 TEL 805.895.2836 TOMMEANEY.COM WWW.TOMMEANEY.COM

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 MONTEREY, CA 93940

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se inc.
 studio engineers inc.
 structural consultants
 11 W. Figueroa Street
 Santa Barbara, Ca 93101
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 W www.studioengineersinc.com

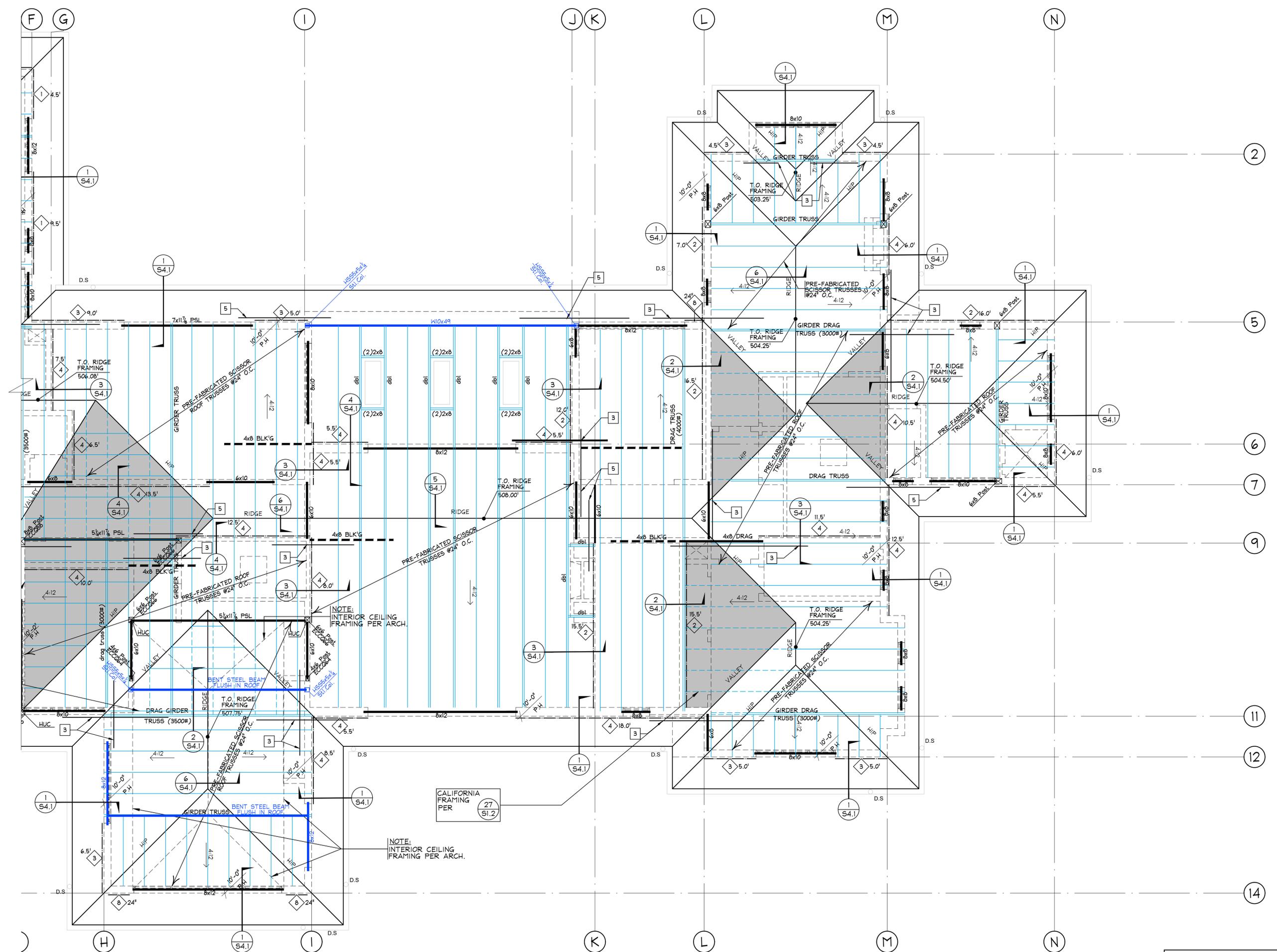


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PARTIAL ROOF FRAMING PLAN

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 829 STATE STREET SUITE 240 SANTA BARBARA CA 93101
 TEL 805.895.2836 TOMMEANEY.COM WWW.TOMMEANEY.COM

HESS BECKMAN RESIDENCE
 7725 PASEO VENADO
 MONTEREY, CA 93940

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se inc.
studio engineers inc.
 structural consultants
 11 W. Figueroa Street
 Santa Barbara, Ca 93101
 P: 805.962.2700
 F: 805.962.2768
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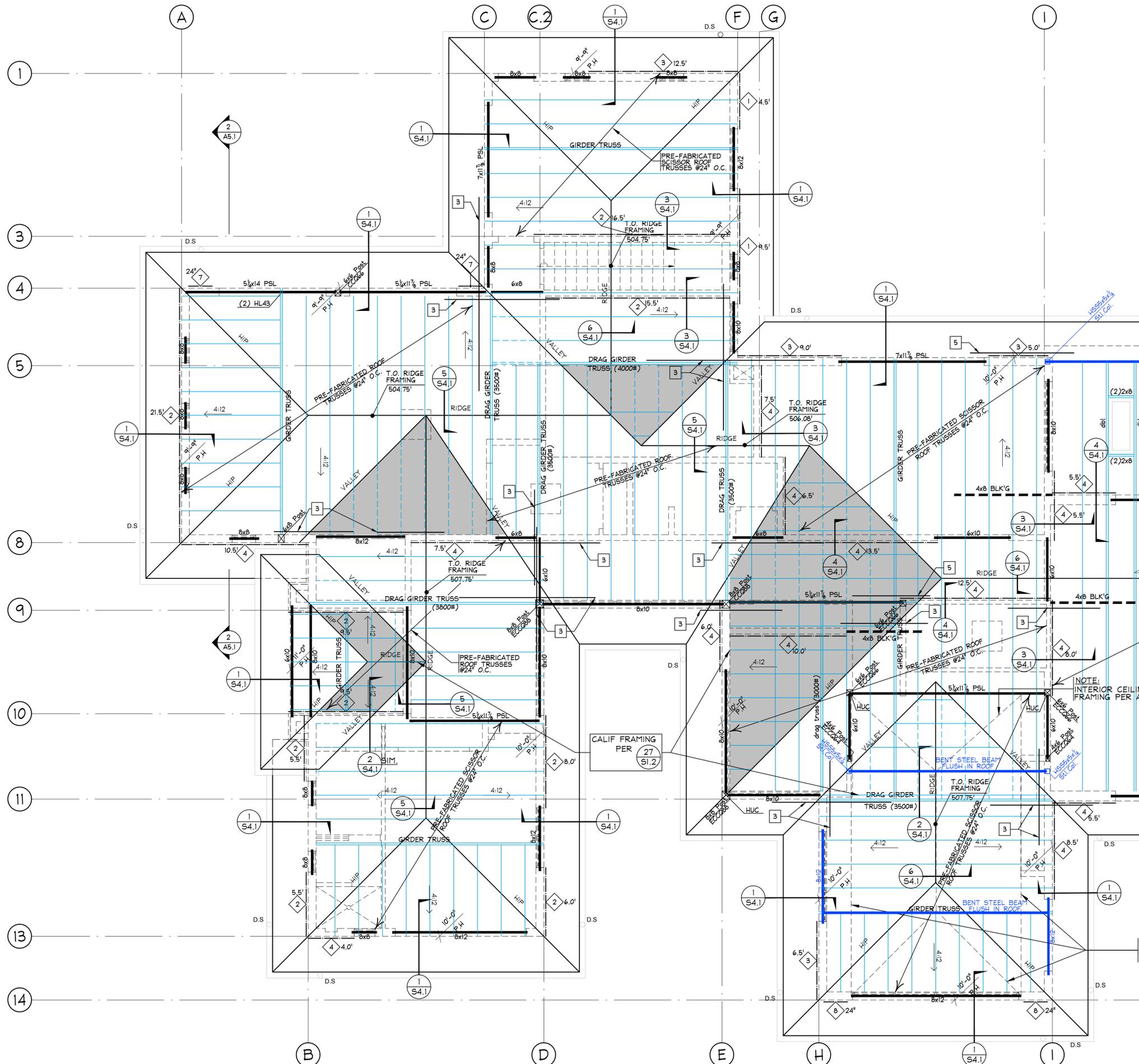


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PARTIAL ROOF FRAMING PLAN

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

SEE S2.0 FOR LEGEND,
SCHEDULES & NOTES

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 829 STATE STREET SUITE 240 SANTA BARBARA CA 93101
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HESS BECKMAN RESIDENCE
 7725 PASEO VENADO
 MONTEREY, CA 93940

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 FRAMING
 PLAN

se
inc.
studio engineers inc.
 structural consultants
 11 W. Figueroa Street
 Santa Barbara, Ca 93101
 P 805.962.2700
 F 805.962.2768
 E jason@studioengineersinc.com
 W www.studioengineersinc.com



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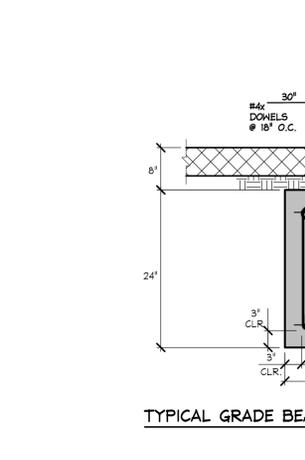
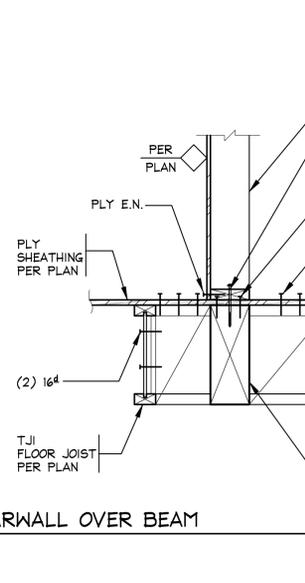
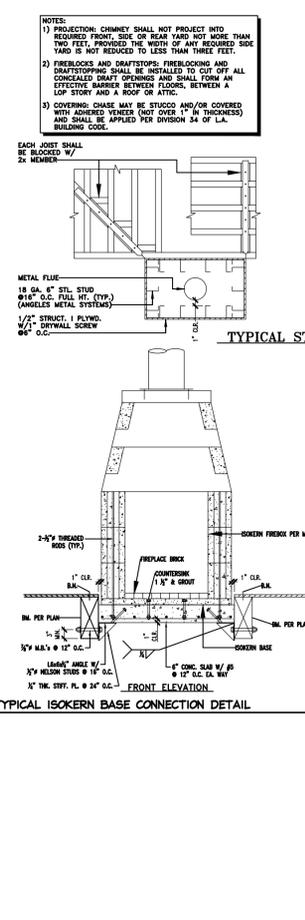
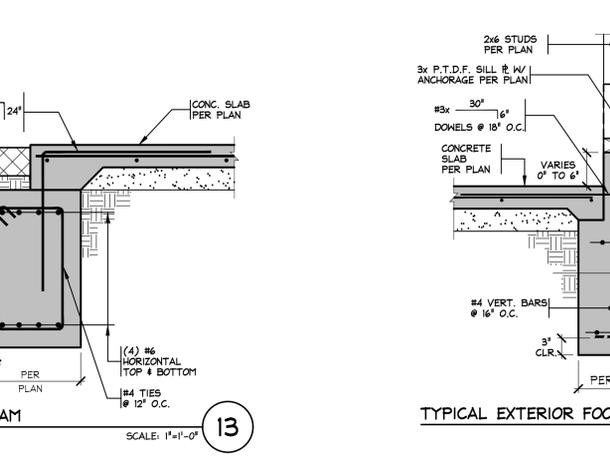
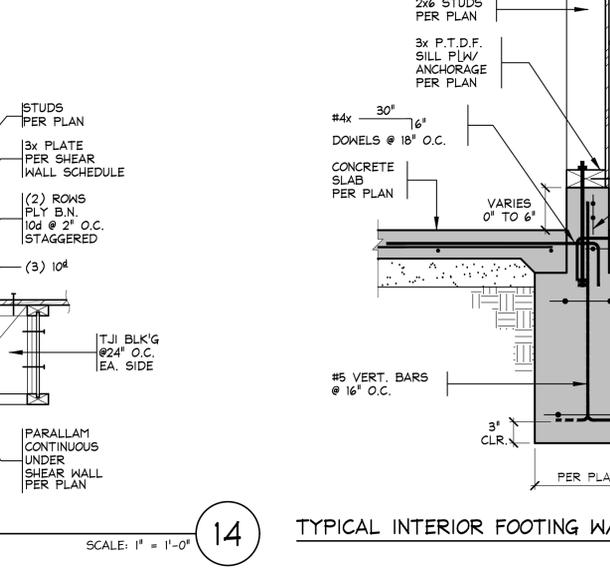
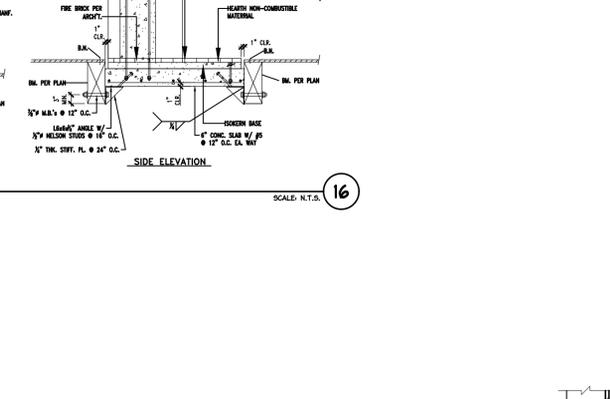
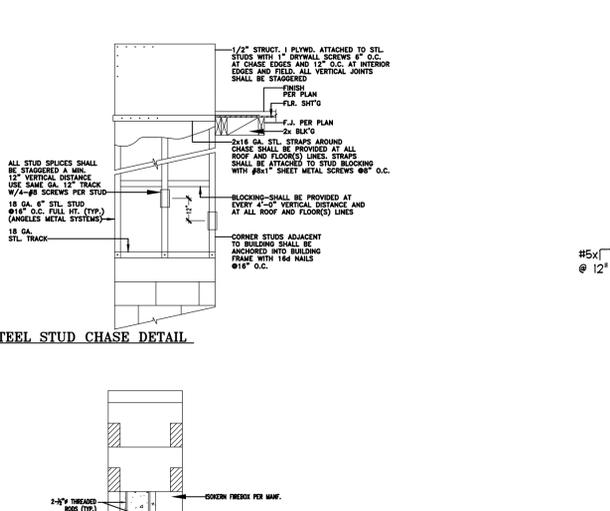
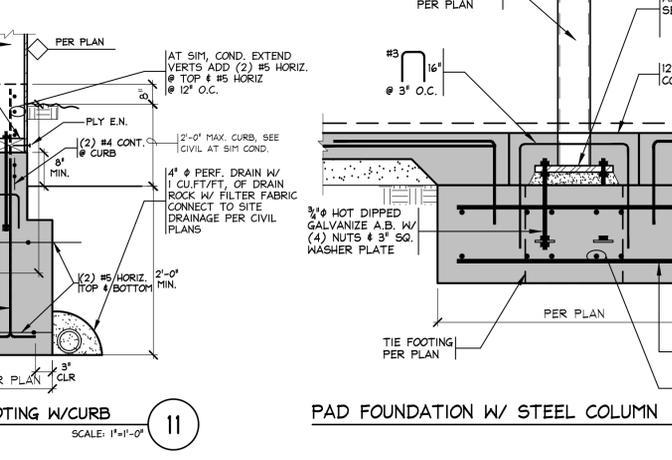
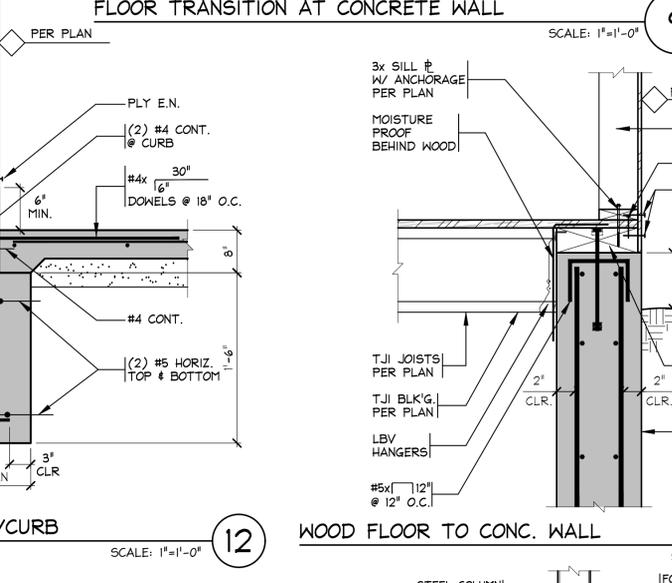
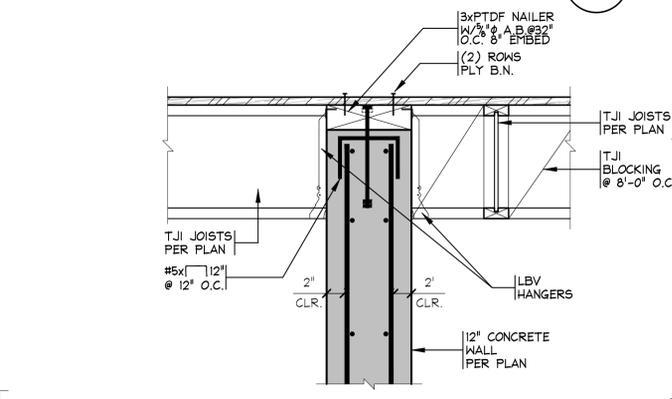
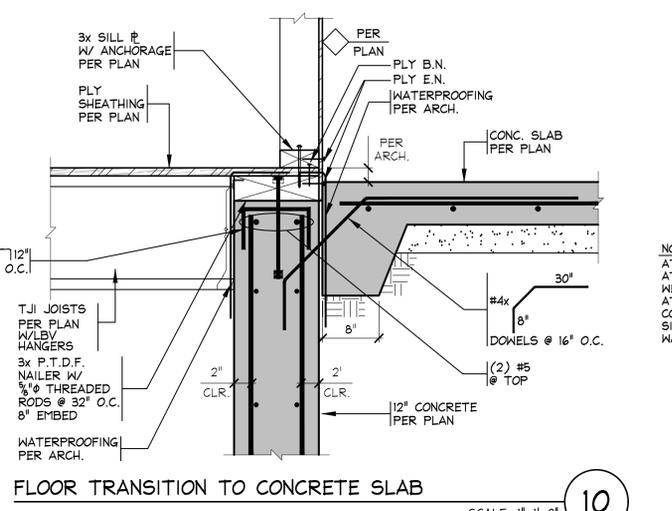
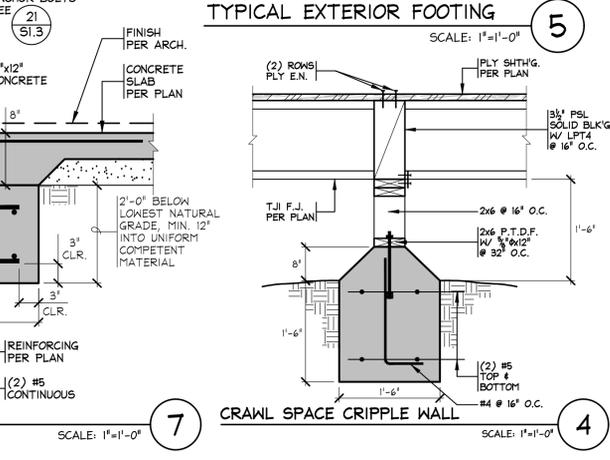
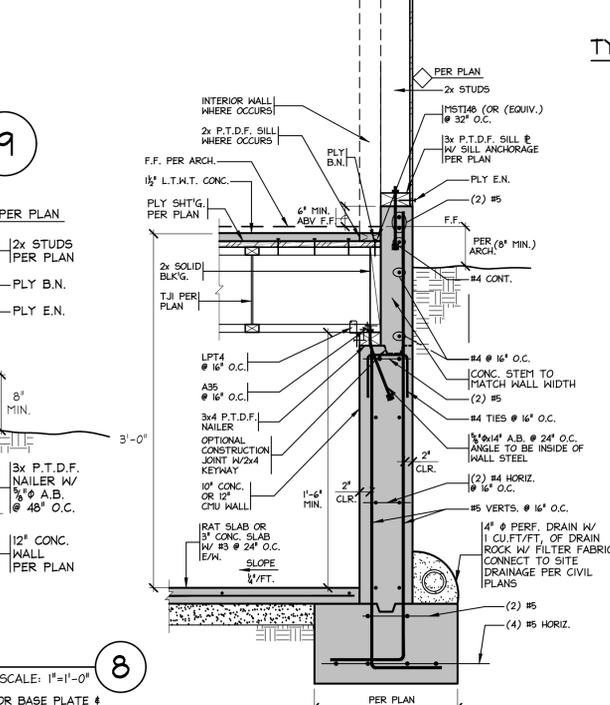
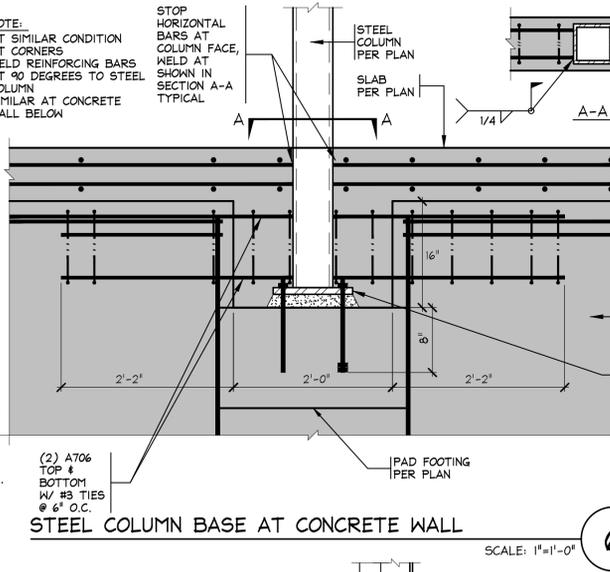
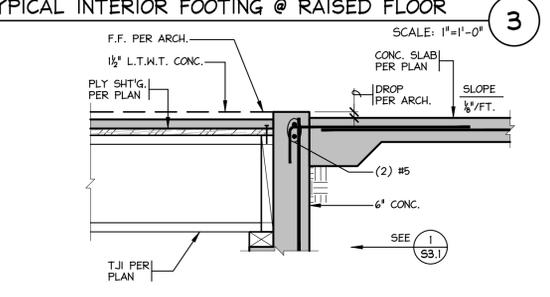
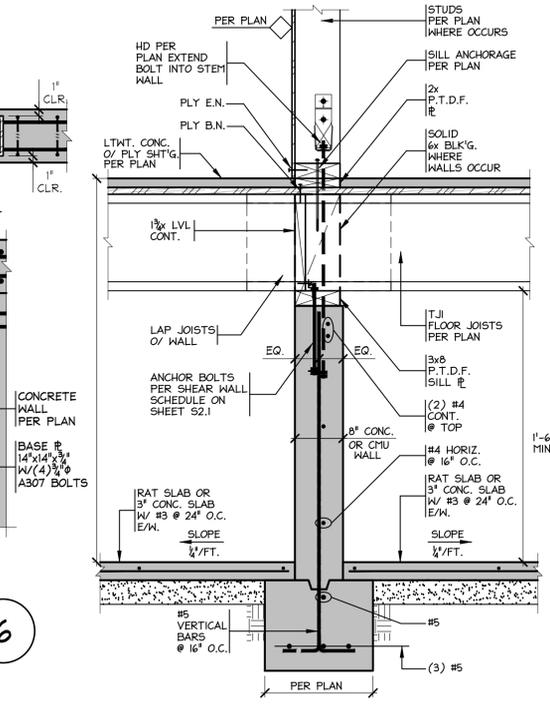
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 MONTEREY, CA 93940

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se inc.
 studio engineers inc.
 structural consultants
 11 W. Figueroa Street
 Santa Barbara, Ca 93101
 P 805.962.2700
 F 805.962.2768
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 W www.studioengineersinc.com



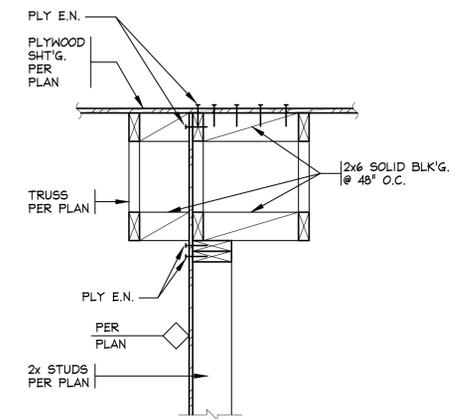
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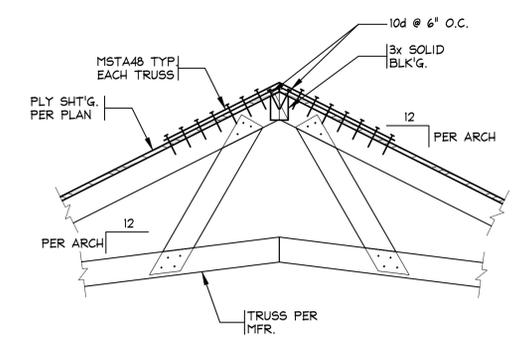


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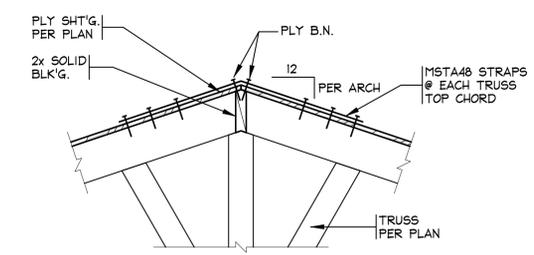
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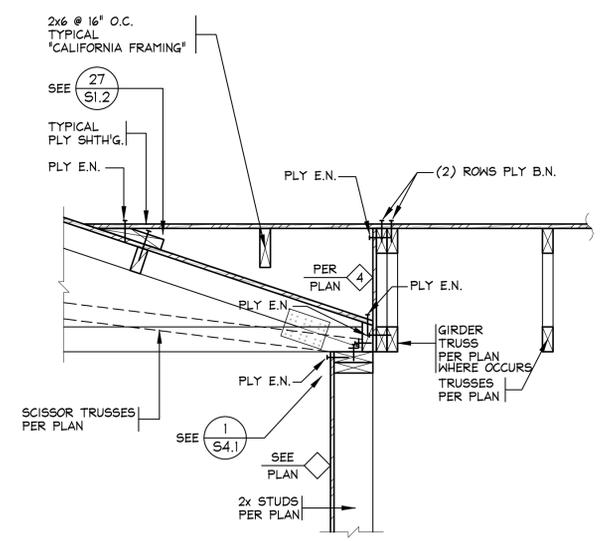
SHEAR TRANSFER @ TRUSS SCALE: 1"=1'-0" 3



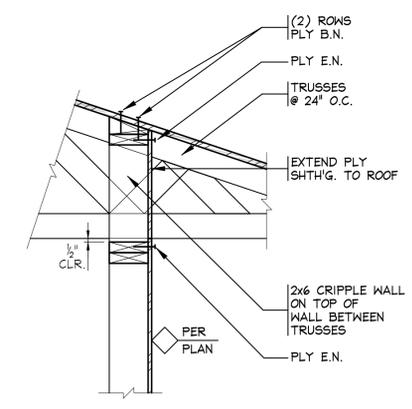
TYPICAL SCISSOR TRUSS RIDGE SCALE: 1"=1'-0" 6



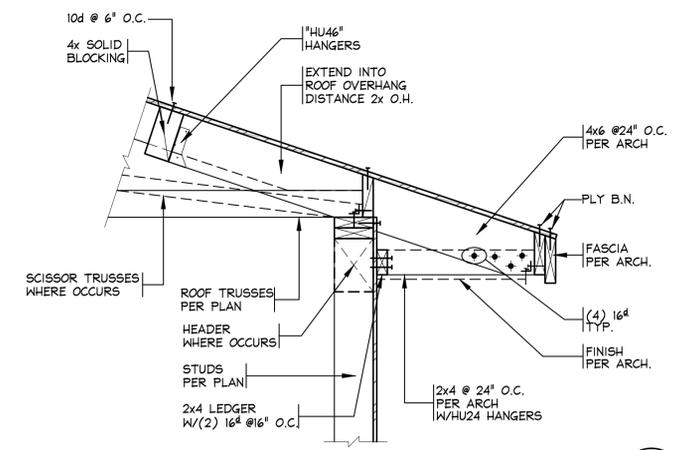
TYPICAL TRUSS @ RIDGE LINE SCALE: 1"=1'-0" 5



ROOF TRANSITION SCALE: 1"=1'-0" 2



SHEAR TRANSFER @ INTERIOR WALL SCALE: 1"=1'-0" 4



TYPICAL TRUSS EAVE SCALE: 1"=1'-0" 1

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T M
TOM MEANEY ARCHITECT
 829 STATE STREET SUITE 240 SANTA BARBARA CA 93101
 TEL 805.895.2836 TOMMEANEY.COM WWW.TOMMEANEY.COM

HESS BECKMAN RESIDENCE
 7725 PASEO VENADO
 MONTEREY, CA 93940

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se inc.
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 structural consultants
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 Santa Barbara, Ca 93101
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SPLIT SYSTEM HEATING & COOLING UNITS

MARK	COOL KBH		HEAT KBH		CFM	ESP	MOTOR		UNIT MCA	WT LBS	SEER2	EER2	HSPF2	LINE SIZE		MANUFACTURER AND MODEL	COMMENTS
	TC	HIGH(47)	LOW (17)	HP			V/PH	GAS						LIQ			
HP-1	48	54	35	-	-	-	230/1	29	217	17.5	10.2	8.8	-	-	-	SAMSUNG AM048TXMDCH/AA	① ⑥
AH-1A	18	22	-	530	0.5	-	230/1	0.90	109	-	-	-	1/2	1/4	-	SAMSUNG AM018TNZDCH/AA	② ③ ④ ⑥
AH-1B	18	22	-	530	0.5	-	230/1	0.90	109	-	-	-	1/2	1/4	-	SAMSUNG AM018TNZDCH/AA	② ③ ④ ⑥
AH-1C	12	13.5	-	370	0.5	-	230/1	0.90	105	-	-	-	1/2	1/4	-	SAMSUNG AM012TNZDCH/AA	② ③ ④ ⑥
AH-1D	5	5.8	-	170	-	-	230/1	0.16	20	-	-	-	1/2	1/4	-	SAMSUNG AM005TNVDCH/AA	② ③ ④ ⑥
HP-2	48	54	-	1410	0.5	-	230/1	2.6	214	-	-	-	5/8	3/8	-	SAMSUNG AM048TNZDCH/AA	② ③ ④ ⑥
AH-2	54	60	-	1600	0.5	-	230/1	2.6	226	-	-	-	3/4	3/8	-	SAMSUNG AM054TNZDCH/AA	② ③ ④ ⑥

- MOUNT OUTDOOR UNIT ON VIBRATION PAD AND PROVIDE CLEARANCES PER MANF. GUIDELINES
- PROVIDE A CONDENSATE DRAIN LINE FOR EACH INDOOR UNIT.
- PROVIDE 16/2 STRANDED AND SHIELDED WIRE TO ALL CONTROLLERS
- PROVIDE FILTER RACKS AND MERV 13 FILTERS
- ROUTE ANY UNDERSLAB REFRIGERANT LINES IN PVC SLEEVE PER MANF GUIDELINES
- EQUIPMENT SIZES APPROVED BY ACCA TO MEET ALL REQUIREMENTS OF MANUAL S 8TH EDITION
- PROVIDE MIN-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.
- 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.
- FOR MORE ACCURATE SPACE TEMP READINGS TO VRF SYSTEM, PROVIDE AND INSTALL ACI 10K-E1 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.
- 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.
- 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	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-3	BATH 3	80	0.25"	--	0.3	NA	120/1	908	0.36	9.2	8.8	PANASONIC FV-05-11VK3	② ③ ④

- CEC IAQ REQUIRED VENTILATION-DO NOT MODIFY. PROVIDE MULTI SPEED AND TIME DELAY MODULE
- PROVIDE OPTIONAL LUTRON OCCUPANCY SENSOR MODEL # MS-OP55AM, OR EQUAL PER ARCH, AND LED NIGHT LIGHT & MOTION SENSOR MODULE
- PROVIDE CONDENSATION SENSOR MODULE TO SATISFY HUMIDISTAT CONTROL PER 2022 CAL GREEN CODE SECTION 4.506
- FAN SHALL BE ENERGY STAR RATED AND HAVE BUILT IN BACKDRAFT DAMPER
- 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-10VEC2	① ② ③
ERV-2	85	0.4	73	77	-	120/1	68	PANASONIC FV-10VEC2	① ② ③

- CEC IAQ REQUIRED VENTILATION-DO NOT MODIFY
- PROVIDE A CONDENSATE DRAIN LINE FOR EACH INDOOR UNIT.
- UNIT SHALL BE INSTALLED WITH MERV 13 FILTER.

ABBREVIATIONS

AC	AIR CONDITIONING UNIT	LWT	LEAVING WATER TEMPERATURE
AD	ACCESS DOOR	M	MOTOR
AFF	ABOVE FINISHED FLOOR	MLWS	METAL LOUVER WITH WIRE MESH SCREEN
AHU	AIR HANDLING UNIT	MO	MASONRY OR WALL OPENING
AL	ACOUSTICAL LINING	NC	NORMALLY CLOSED
ALD	AUTOMATIC LOUVER DAMPER	NIC	NOT IN CONTRACT
BDD	BACKDRAFT DAMPER	NK	NECK SIZE
BI	BLACK IRON	NO	NORMALLY OPEN
BRD	BAROMETRIC RELIEF DAMPER (PRESSURE REGULATING DAMPER)	NTS	NOT TO SCALE
CAV	CONSTANT AIR VOLUME	OAI	OUTSIDE AIR INTAKE
CC	COOLING COIL	OBD	OPPOSED BLADE DAMPER
CD	CEILING DIFFUSER	P	PUMP
CHWR	CHILLED WATER RETURN	PC	PUMPED CONDENSATE
CHWS	CHILLED WATER SUPPLY	PHC	PRE HEAT COIL
CR(G)	CEILING REGISTER OR GRILLE	PRV	PRESSURE REDUCING VALVE
CWR	CONDENSER WATER RETURN	RA	RETURN AIR
CWS	CONDENSER WATER SUPPLY	RHC	REHEAT COIL
DB	DRY BULB TEMPERATURE	SA	SUPPLY AIR
EAT	ENTERING AIR TEMPERATURE	SD	SMOKE DAMPER
EJ	EXPANSION JOINT	SF	SQUARE FEET
EXH	EXHAUST	ST	SOUND TRAP
EWT	ENTERING WATER TEMPERATURE	S/S	STAINLESS STEEL
FAI	FRESH AIR INTAKE	TF	TRANSFER FAN
FC	FLEXIBLE CONNECTION	TR(G)	TOP REGISTER OR GRILLE
FCU	FAN COIL UNIT	UC	UNDERCUT DOOR (1")
FD	FLOOR DIFFUSER	UH	UNIT HEATER
FRD	FIRE DAMPER	UON	UNLESS OTHERWISE NOTED
FPM	FEET PER MINUTE	V	VENTILATION
H	HUMIDIFIER	VAV	VARIABLE AIR VOLUME REGULATOR
HC	HEATING COIL	VD	VOLUME DAMPER
HRC	HEAT RECOVERY COIL	VFD	VARIABLE FREQUENCY DRIVE
HRV	HEATING RECOVERY AND VENTILATING UNIT	VI	VIBRATION ISOLATOR
HWR	HOT WATER RETURN	WB	WET BULB TEMPERATURE
HWS	HOT WATER SUPPLY	WMS	WIRE MESH SCREEN
HX	HEAT EXCHANGER	WP	WEATHER PROOF
KW	KILOWATTS	W/SQ.FT	WATTS PER SQUARE FOOT
LAT	LEAVING AIR TEMPERATURE		

MECHANICAL LEGEND

SYMBOL	DESCRIPTION
	DISTRIBUTION MANIFOLD
	HYDRONIC BASEBOARD (SEE HEAT SOURCE SCHEMATIC FOR LENGTH AND HEIGHT)
	AIR SUPPLY FLOOR/CEILING REGISTER (CFM AS SHOWN ON PLAN)
	AIR SUPPLY WALL REGISTER (CFM AS SHOWN ON PLAN)
	AIR SUPPLY TOE SPACE REGISTER (CFM AS SHOWN ON PLAN)
	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°F
	NEW DUCT ROUND (SUPPLY)
	NEW DUCT ROUND (RETURN)
	NEW DUCT SQUARE (SUPPLY)
	NEW DUCT SQUARE (RETURN)
	MITERED ELBOW WITH TURNING VANES
	DUCT TRANSITION (ROUND OR SQUARE)
	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
IK	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
FD	FLOOR DIFFUSER	TITUS CT-480 6 26 N 00-000 H	①

- PROVIDE MILL FINISH OR CUSTOM PAINT COLOR SPECIFIED BY ARCH.

DUCT SYSTEM INSTALLATION

- 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.
 - 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.
 - 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.
 - 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.
 - 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.
 - 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 braced 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.
 - 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 or db tightened as recommended by the manufacturer.
 - 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.
 - 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.
 - 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.
 - Ductwork shall be installed so that it will not contact the ground.
 - Return air grill may be substituted, as desired, based on equal face area.
 - Boot area shall match grill area in all cases. If necessary, boots should be lined with acoustical lining to reduce noise transmission.
 - Plenum shall be lined with acoustical lining.
 - Flat ducts for wall registers shall be 3-1/4"x14" unless shown on the plans.
 - 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).
 - 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.
 - 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**
- Air quantities shall be based on the 2022 California Mechanical Code. If located in a confined space, that space shall be provided with two permanent openings one within 12 inches of the top and one within 12 inches of the bottom of the enclosure. The openings shall communicate directly, or by ducts with the outdoors. When communication with the outdoors is through vertical ducts, each opening shall have a minimum free area of 1.0 square inch per 4000 BTU per hour of total input rating of all equipment in the enclosure. When communication with the outdoors is through horizontal ducts, each opening shall have a minimum free area of 1.0 square inch per 2000 BTU per hour of total input rating of all equipment in the enclosure. If approved by the administrative authority having jurisdiction, communication directly through an exterior wall may be considered as a vertical duct.
- 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**
- 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.
 - 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.
 - Gas lines may not be installed on or under the ground under buildings; they must be at least 6 inches above the ground.
 - 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**
- 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.
 - 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.
 - Units shall be installed to provide the clearance or clearances specified by the manufacturer or required by the authority having jurisdiction.
 - 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.
 - 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.
 - 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
 cmf@meg4.com

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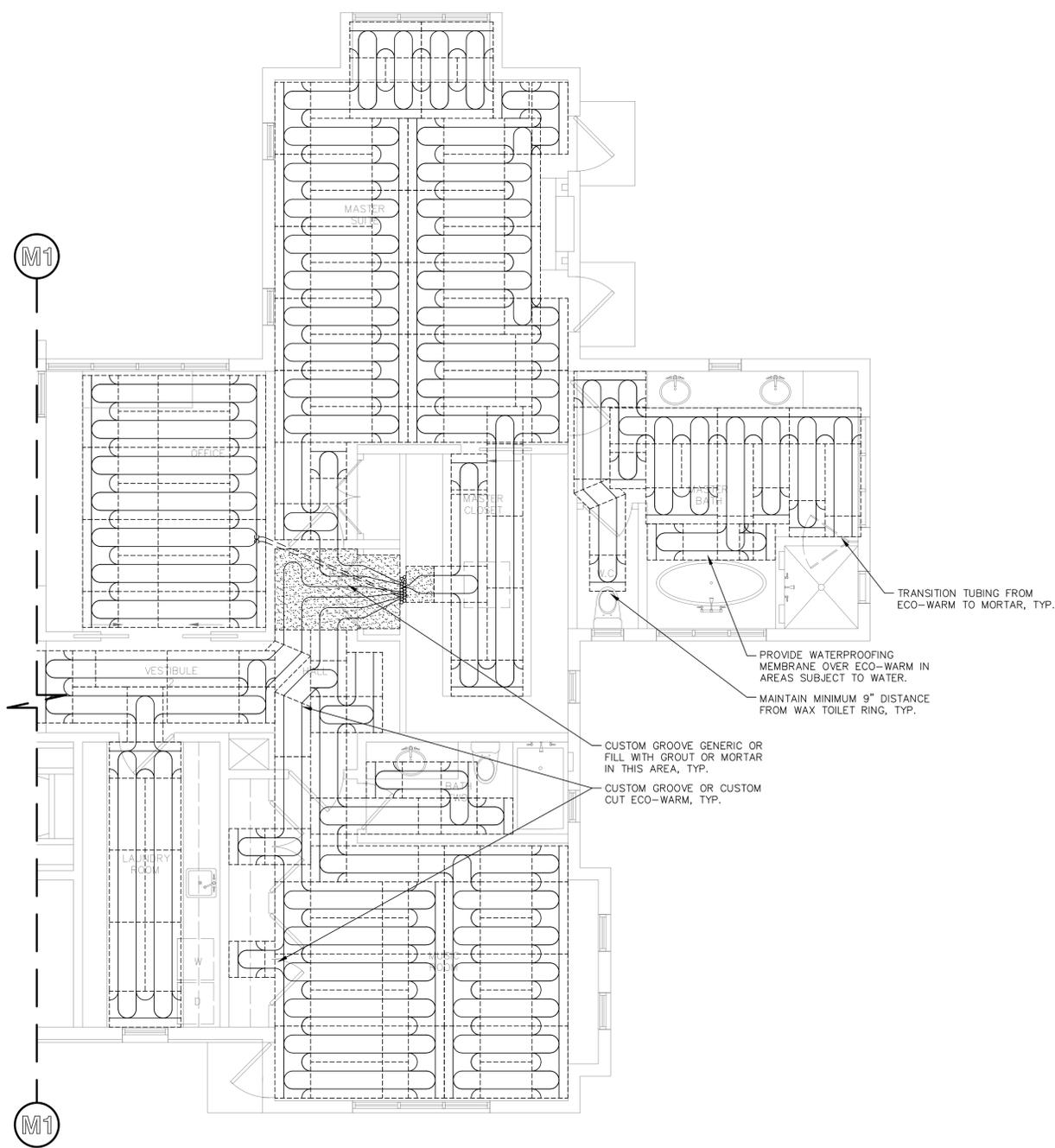
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1 PARTIAL MAIN FLOOR RADIANT HEATING PANEL LAYOUT
 SCALE: 1/4" = 1'-0"

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MONTEREY ENERGY GROUP
 Consulting Mechanical Engineering
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 cal@meg4.com



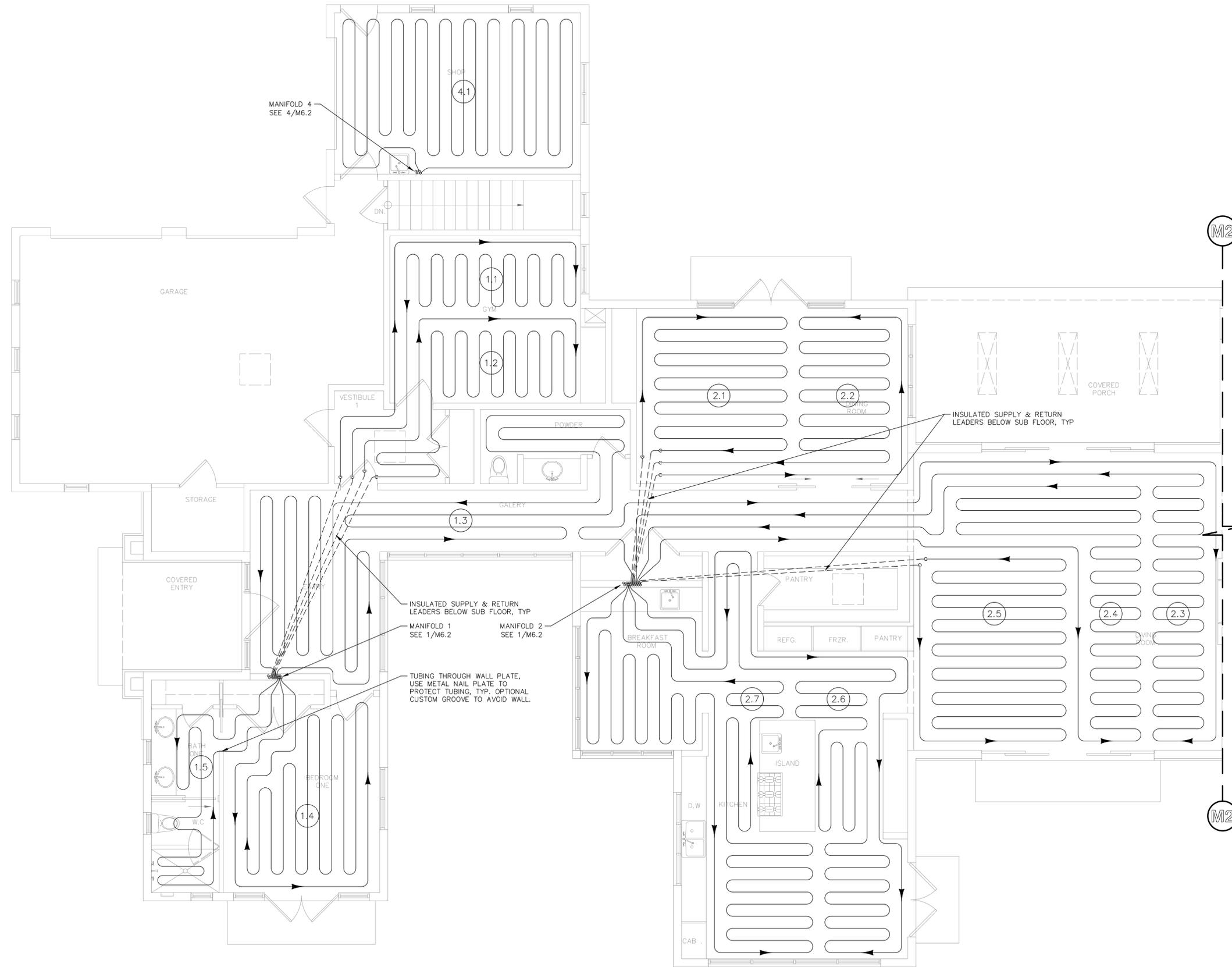
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PARTIAL MAIN FLOOR
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1 PARTIAL MAIN FLOOR RADIANT HEATING TUBING LAYOUT
SCALE: 1/4" = 1'-0"

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

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MONTEREY, CA 93940

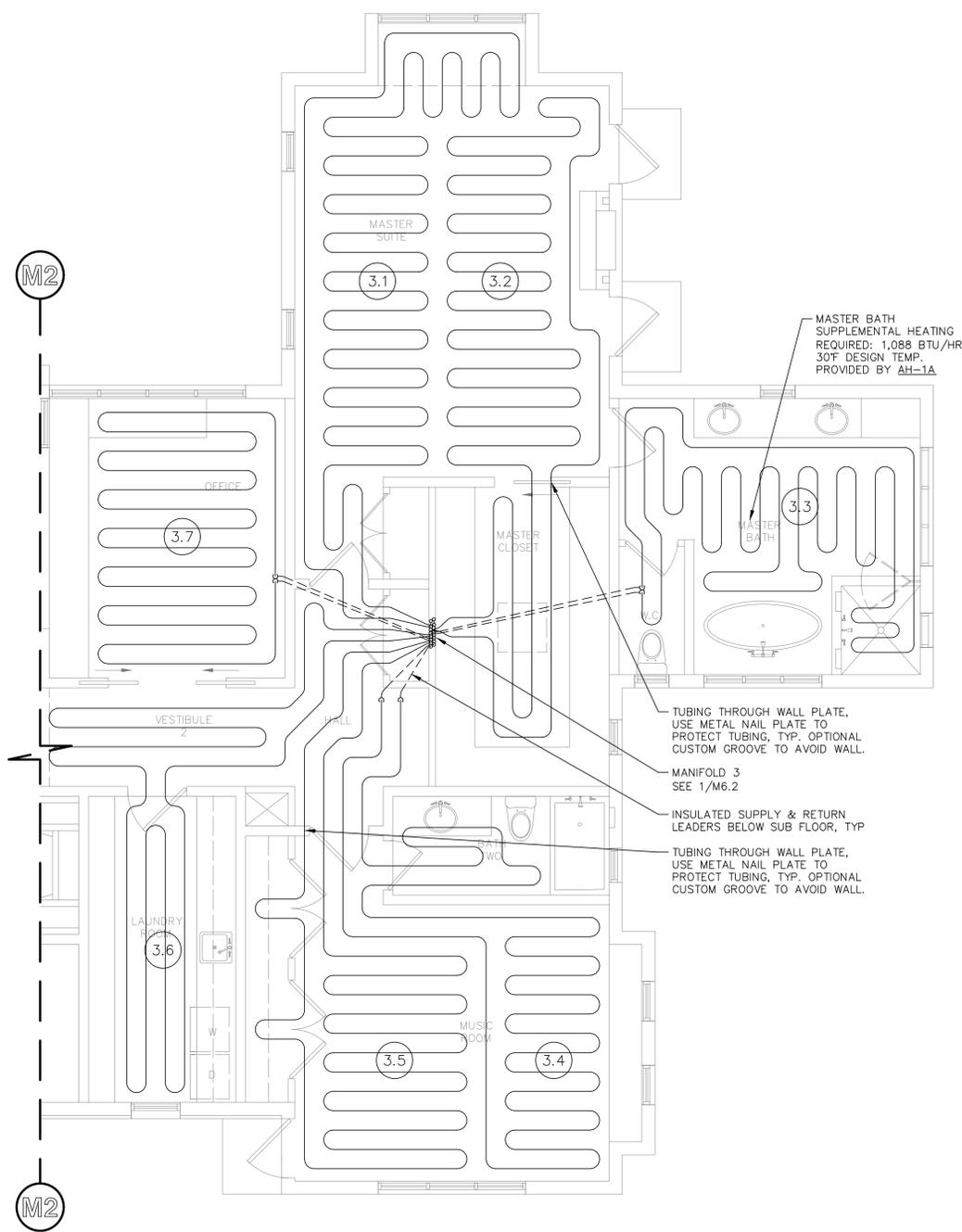
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1 PARTIAL MAIN FLOOR RADIANT HEATING TUBING LAYOUT
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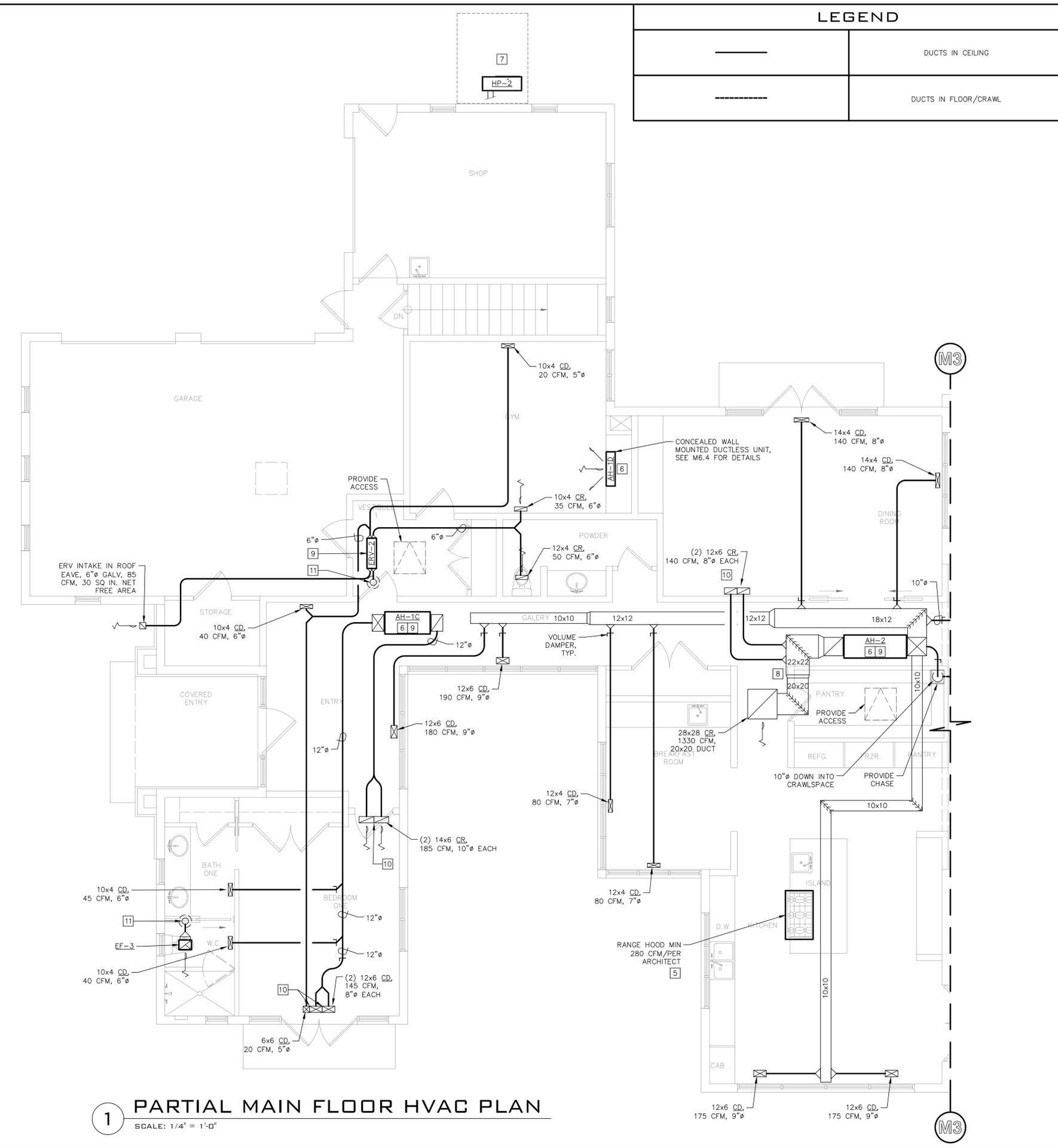
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LEGEND	
	DUCTS IN CEILING
	DUCTS IN FLOOR/CRAWL

- ### SHEET NOTES
- CONTRACTOR SHALL LABEL WHOLE HOUSE VENTILATION SYSTEM AND PROVIDE INSTRUCTIONS ON ITS USE.
 - CONTRACTOR SHALL HAVE A COMPLETED FORM CF2R-MCH-27-H ON-SITE AT THE TIME OF INSPECTION.
 - 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
 - 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
 - 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.
 - 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
 - CONDENSER COORD EXACT LOCATION W/ ARCH. UNIT SHALL HAVE CLEARANCES PER MANUFACTURERS REQUIREMENTS. MAINTAIN MIN 5' CLEARANCE FROM CLOTHES DRYER VENT OUTLET
 - PROVIDE MIN (2) 90 TURNS FOR SOUND ATTENUATION
 - 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
 - COVER ADJACENT REGISTERS WITH A CONTINUOUS GRILLE
 - EXHAUST DUCT, 6" GALV UP, CONNECT TO BROAN 634M ROOF CAP

ASHRAE 62.2 VENTILATION

WHOLE HOUSE VENTILATION PROVIDED BY CONTINUOUSLY OPERATED ERV PER ASHRAE 62.2. SEE FAN SCHEDULE ON M0.2 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 RIGHTSITE, 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

1 PARTIAL MAIN FLOOR HVAC PLAN
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REVISIONS:	BY:

MONTEREY ENERGY GROUP
 Consulting Mechanical Engineering
 26465 Carmel Rancho Blvd. Suite 8, Carmel, CA 93923
 831-372-8328 VOICE
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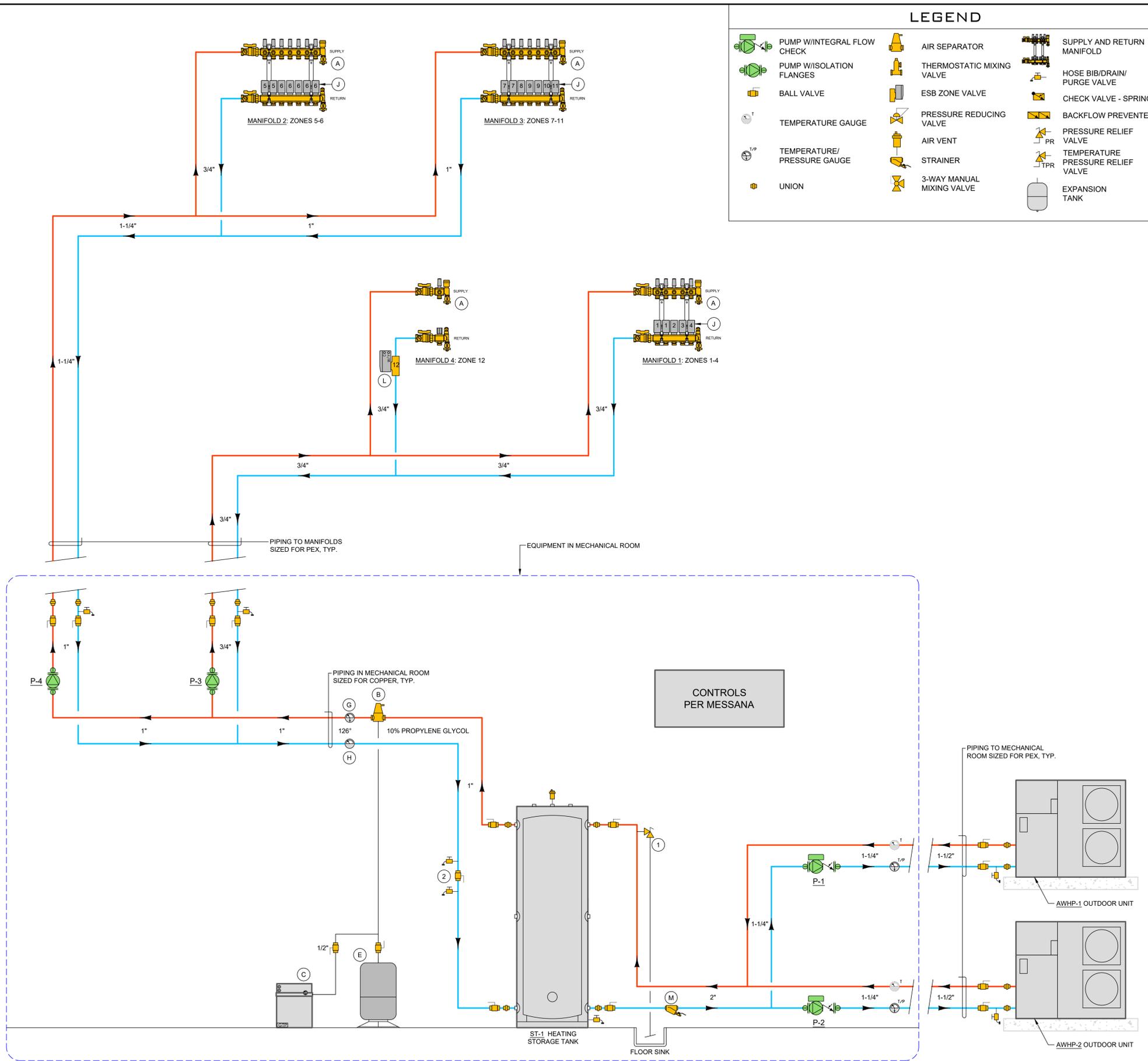
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PARTIAL MAIN FLOOR HVAC PLAN

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1 PIPING SCHEMATIC - HYDRONIC HEATING
NOT TO SCALE

LEGEND

- | | | |
|----------------------------|---------------------------|-----------------------------------|
| PUMP W/INTEGRAL FLOW CHECK | AIR SEPARATOR | SUPPLY AND RETURN MANIFOLD |
| PUMP W/ISOLATION FLANGES | THERMOSTATIC MIXING VALVE | HOSE BIB/DRAIN/PURGE VALVE |
| BALL VALVE | ESB ZONE VALVE | CHECK VALVE - SPRING |
| TEMPERATURE GAUGE | PRESSURE REDUCING VALVE | BACKFLOW PREVENTER |
| TEMPERATURE/PRESSURE GAUGE | AIR VENT | PRESSURE RELIEF VALVE |
| UNION | STRAINER | TEMPERATURE PRESSURE RELIEF VALVE |
| | 3-WAY MANUAL MIXING VALVE | EXPANSION TANK |

AIR TO WATER HEAT PUMPS

MARK	KBTUH		ELECTRICAL		HW/ CW CDN.	WT LBS	COP	MANUFACTURER AND MODEL	NOTES
	HEAT	COOL	V/PH	FLA					
AWHP-1	58.0	51.6	230/1	44	1"	411	3.5	VISSMANN VITOCAL 100-AW - AM2V 051078	H1-H2
AWHP-2	58.0	51.6	230/1	44	1"	411	3.5	VISSMANN VITOCAL 100-AW - AM2V 051078	H1-H2

AIR TO WATER HEAT PUMP NOTE
H1. LISTED HEATING CAPACITY ASSUMES AMBIENT TEMPERATURE 45°F, SUPPLY WATER TEMPERATURE 95°F, RETURN WATER TEMPERATURE 103°F.
H2. LISTED COOLING CAPACITY ASSUMES AMBIENT TEMPERATURE 95°F, SUPPLY WATER TEMPERATURE 45°F, RETURN WATER TEMPERATURE 55°F.

STORAGE TANK

MARK	GAL CAP	KBTUH IN	RECOV. AT 90° F RISE	LBS FULL	DIM. HT. X DIA.	MANUF. MODEL	NOTES
ST-1	40	-	-	421	42"x23-1/2"	HEAT-FLO HF-40-BT-2	

PUMPS

MARK	GPM	FT HD	MANUF.	MODEL	MOTOR				NOTES
					HP	V/PH	AMPS	EFF. (%)	
P-1	12.8	21.0	TACO	0034eP-F2	NA	230/1	1.48	NA	P1-P3
P-2	12.8	21.0	TACO	0034eP-F2	NA	230/1	1.48	NA	P1-P3
P-3	3.3	18.7	TACO	0034eP-F2	NA	230/1	1.48	NA	P1-P2
P-4	7.0	12.0	TACO	0026e-F2	NA	230/1	1.05A	NA	P1-P2

PUMP NOTES
P1. PROVIDE MINIMUM 12 PIPE DIAMETERS UPSTREAM OF PUMP INLET. PROVIDE FULL PORT ISOLATION SHUTOFF BALL VALVE OR ISO-FLANGES AT ALL PUMPS.
P2. A SPRING OR FLOW CHECK VALVE SHALL BE INSTALLED IN PLACE OF A PUMP INTEGRAL CHECK VALVE.
P3. ASSUMES PEX PIPING AT 30', AT 13 GPM.

SYSTEM COMPONENTS

MARK	COMPONENT	MANUF.	MODEL	NOTES
(A)	SUPPLY & RETURN MANIFOLD	-	COMPOSITE MANIFOLD	C1
(B)	AIR ELIMINATOR	TACO	4900 SERIES 49-100	
(C)	HYDRONIC FEEDER SYSTEM	GTP	GRE07-E7-4/MNT	
(E)	EXPANSION TANK	ELBI	XTV-30	
(G)	TEMP/PRESSURE GAUGE	MILJOCO	PB3008 04	
(H)	TEMPERATURE GAUGE	MILJOCO	B259951-2W	
(J)	TELESTAT	-	-	
(L)	ZONE VALVE	TACO	ZONE SENTRY Z07512	
(M)	STRAINER	-	-	

SYSTEM COMPONENTS NOTES
C1. UNLESS NOTED ALL MECHANICAL ROOM PIPING SHALL BE COPPER. PIPING FROM MECHANICAL ROOM TO MANIFOLDS MAY BE PEX.

SHEET NOTES

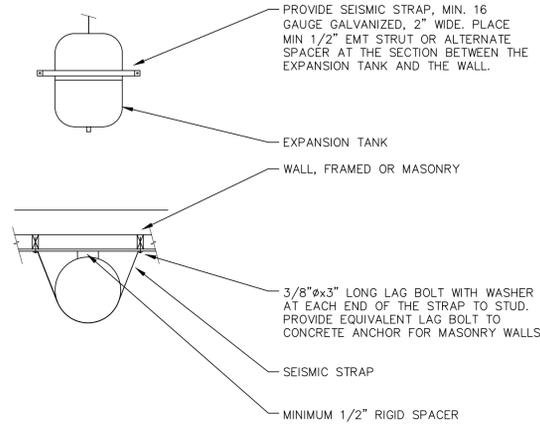
- GENERAL**
- THIS DRAWING IS CONCEPTUAL AND DIAGRAMMATIC AND DOES NOT CONSTITUTE A COMPLETE PLAN. INSTALLER TO SUPPLY AND INSTALL ALL MATERIALS SHOWN ON THIS PLAN AND ALL OTHERS SPECIFIED TO COMPLETE THIS HYDRONIC SYSTEM. ALSO, PROVIDE ANY INCIDENTAL WORK NOT SHOWN OR SPECIFIED, WHICH CAN BE REASONABLY INFERRED AS BELONGING TO THE WORK NECESSARY TO PROVIDE THE COMPLETE SYSTEM.
 - ONLY QUALIFIED PLUMBING OR HEATING TECHNICIAN SHALL INSTALL THE HEATING SYSTEM.
 - REFER TO ALL MANUFACTURER'S GUIDELINES PERTAINING TO THE INSTALLATION, PROTECTION AND MAINTENANCE OF THE HOT WATER SOURCE.
- COMPONENTS**
- SYSTEM SHALL BE TESTED FOR 30 MIN. AT 100 PSI.
 - WHERE APPLICABLE, SWING CHECK VALVES SHALL BE MOUNTED IN AN UPRIGHT POSITION.
 - WHERE APPLICABLE, PROVIDE A MINIMUM OF 8 PIPE DIAMETERS OF STRAIGHT PIPE UPSTREAM OF ALL SPRING CHECK VALVES.
 - INSULATE ALL PIPING, COMPONENTS AND RADIANT MANIFOLD. ARMACELL-ARMAFLEX INSULATION OR EQUALLY SUITABLE FOR CHILLED WATER PIPING
- SUBSTITUTIONS**
8. INSTALLER SHALL OBTAIN AUTHORIZATION FROM THE OWNER AND DESIGN TEAM FOR "OR EQUAL" SUBSTITUTIONS ON HEATING SYSTEM COMPONENTS. CONTRACTOR SHALL PROVIDE SUBMITTAL ON PROPOSED SUBSTITUTIONS. CLEARLY IDENTIFY MODEL AND OPTIONS.
- APPROVED MANUFACTURER SUBSTITUTION:
PUMPS - GRUNDFOS, WILCO, TACO
EXPANSION TANKS - AMTROL, ELBI, FLEXCON
COMPONENTS (VALVES, ETC.) - CALEFFI, WATTS
- SYSTEM FLUSHING AND WATER TREATMENT**
- SYSTEM SHALL BE FLUSHED OF DEBRIS AND CHEMICALLY WASHED WITH FERNOX OR EQUAL PRIOR TO FILLING WITH TREATED WATER. DRAIN THE SYSTEM COMPLETELY AFTER WASHING (MAY BE NECESSARY TO USE COMPRESSED AIR).
 - SYSTEM SHALL BE FILLED WITH DEMINERALIZED WATER USING AXIOM PUROPAL OR CALEFFI HYDROFILL DEMINERALIZER. SYSTEM MAY BE FILLED WITH UNTREATED SOURCE WATER FIRST AND DEMINERALIZED BY RECIRCULATION THROUGH THE FILTER AS AN OPTION.
 - PROVIDE AXIOM PRESSURE PAL MINI FEEDER OR EQUAL WITH TREATED WATER TO MAINTAIN SYSTEM PRESSURE.

KEY NOTES

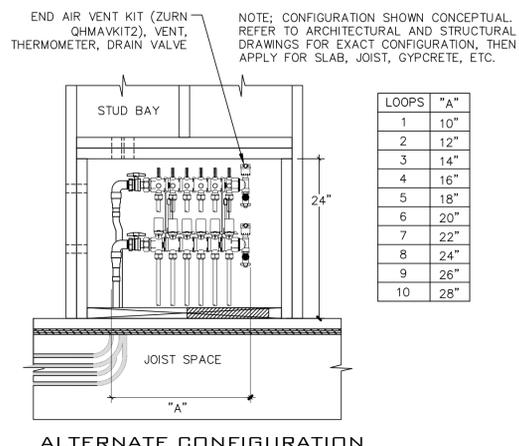
- PROVIDE TEMPERATURE & PRESSURE RELIEF WITH DIRECT PIPING TO APPROVED LOCATION.
- REQUIRED PURGE PORTS/SHUTOFF FOR DEMINERALIZING THROUGH RECIRCULATION.

REVISIONS:	BY:
<p>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</p>	
<p>HESS-BECKMAN RESIDENCE</p> <p>7725 PASEO VENADO MONTEREY, CA 93940</p>	
<p>PRELIMINARY - NOT FOR CONSTRUCTION OR BUILDING DEPARTMENT SUBMITTAL OR REVIEW</p>	
<p>PIPING SCHEMATIC</p>	
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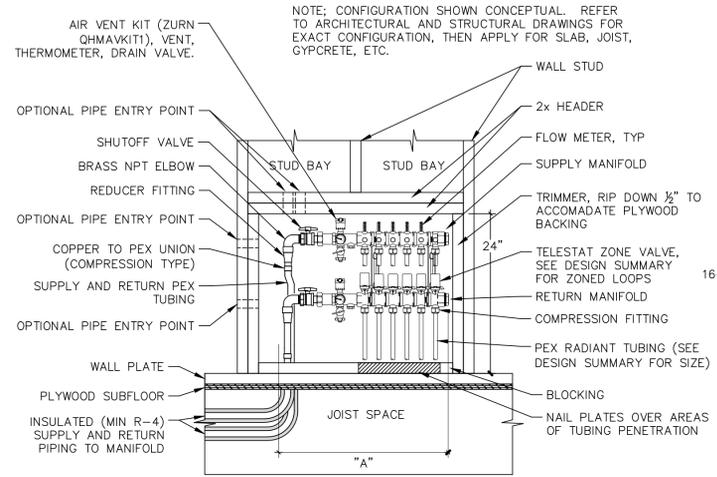


3 EXPANSION TANK BRACING
SCALE: NONE

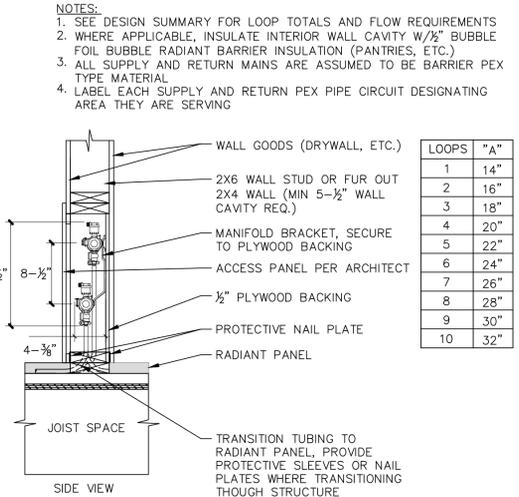


2 MANIFOLD INSTALLATION
SCALE: NONE

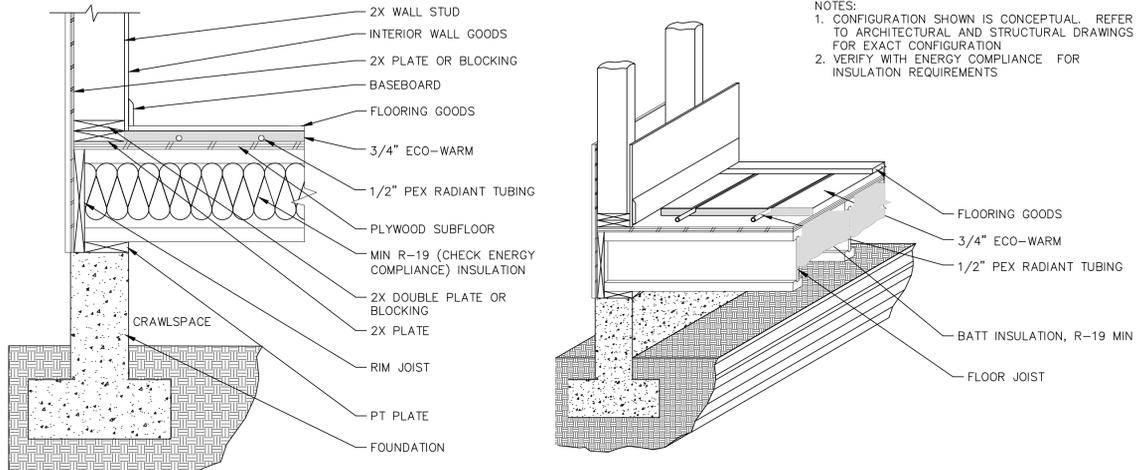
LOOPS	"A"
1	10"
2	12"
3	14"
4	16"
5	18"
6	20"
7	22"
8	24"
9	26"
10	28"



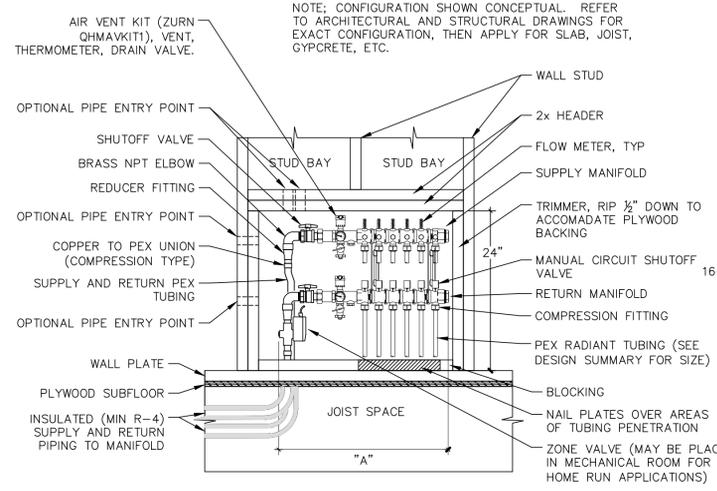
1 MANIFOLD INSTALLATION - MULTI ZONE MANIFOLD
SCALE: NONE



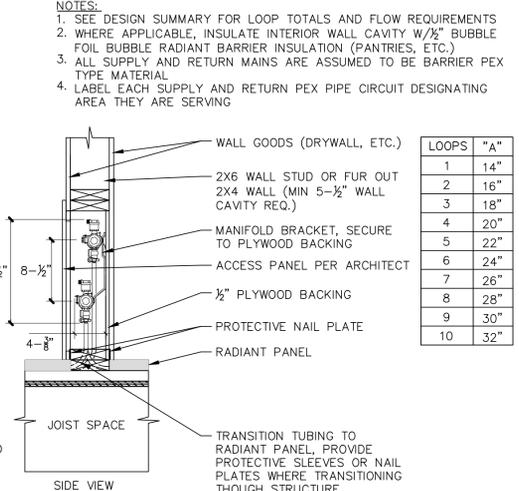
LOOPS	"A"
1	14"
2	16"
3	18"
4	20"
5	22"
6	24"
7	26"
8	28"
9	30"
10	32"



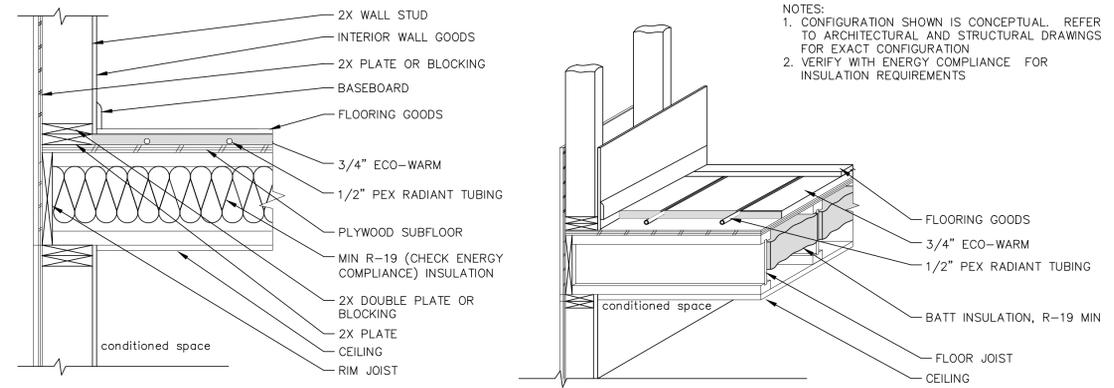
5 RADIANT APPLICATION - ECO-WARM OVER WOOD FLOOR
SCALE: NONE



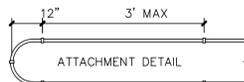
4 MANIFOLD INSTALLATION - SINGLE ZONE MANIFOLD
SCALE: NONE



LOOPS	"A"
1	14"
2	16"
3	18"
4	20"
5	22"
6	24"
7	26"
8	28"
9	30"
10	32"



6 RADIANT APPLICATION - ECO-WARM OVER WOOD FLOOR
SCALE: NONE



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HES-BECKMAN RESIDENCE

7725 PASEO VENADO
MONTEREY, CA 93940

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

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SPLIT SYSTEM HEATING & COOLING UNITS

MARK	COOL KBH		HEAT KBH		CFM	ESP	MOTOR		UNIT MCA	WT LBS	SEER2	EER2	HSPF2	LINE SIZE		MANUFACTURER AND MODEL	COMMENTS
	TC	HIGH(47)	LOW (17)	HP			V/PH	GAS						LIQ			
HP-1	48	54	35	-	-	-	230/1	29	217	17.5	10.2	8.8	-	-	-	SAMSUNG AMO48TXMDCH/AA	① ⑥
AH-1A	18	22	-	530	0.5	-	230/1	0.90	109	-	-	-	1/2	1/4	-	SAMSUNG AMO18TNZDCH/AA	② ③ ④ ⑥
AH-1B	18	22	-	530	0.5	-	230/1	0.90	109	-	-	-	1/2	1/4	-	SAMSUNG AMO18TNZDCH/AA	② ③ ④ ⑥
AH-1C	12	13.5	-	370	0.5	-	230/1	0.90	105	-	-	-	1/2	1/4	-	SAMSUNG AMO12TNZDCH/AA	② ③ ④ ⑥
AH-1D	5	5.8	-	170	-	-	230/1	0.16	20	-	-	-	1/2	1/4	-	SAMSUNG AMO05TNVDCH/AA	② ③ ④ ⑥
HP-2	48	54	-	1410	0.5	-	230/1	2.6	214	-	-	-	5/8	3/8	-	SAMSUNG AMO48TNZDCH/AA	② ③ ④ ⑥
AH-2	54	60	-	1600	0.5	-	230/1	2.6	226	-	-	-	3/4	3/8	-	SAMSUNG AMO54TNZDCH/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 MIN-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-E1 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	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-3	BATH 3	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-OP55AM, 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-10VEC2	① ② ③
ERV-2	85	0.4	73	77	-	120/1	68	PANASONIC FV-10VEC2	① ② ③

- ① CEC IAQ REQUIRED VENTILATION-DO NOT MODIFY
- ② PROVIDE A CONDENSATE DRAIN LINE FOR EACH INDOOR UNIT.
- ③ UNIT SHALL BE INSTALLED WITH MERV 13 FILTER.

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
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MECHANICAL LEGEND

SYMBOL	DESCRIPTION
	DISTRIBUTION MANIFOLD
	HYDRONIC BASEBOARD (SEE HEAT SOURCE SCHEMATIC FOR LENGTH AND HEIGHT)
	AIR SUPPLY FLOOR/CEILING REGISTER (CFM AS SHOWN ON PLAN)
	AIR SUPPLY WALL REGISTER (CFM AS SHOWN ON PLAN)
	AIR SUPPLY TOE SPACE REGISTER (CFM AS SHOWN ON PLAN)
	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°F
	NEW DUCT ROUND (SUPPLY)
	NEW DUCT ROUND (RETURN)
	NEW DUCT SQUARE (SUPPLY)
	NEW DUCT SQUARE (RETURN)
	MITERED ELBOW WITH TURNING VANES
	DUCT TRANSITION (ROUND OR SQUARE)
	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
IK	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
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 braced 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 or db tightened as recommended by the manufacturer.
8. Flexible air duct shall be supported at the manufacturer's recommended intervals but in no case shall the intervals between hangers exceed 4.0 ft. The hanger material shall be not less than 2.0 inch wide. The maximum permissible sag shall be 0.5 inch per foot of spacing between supports. Collars shall be used to attach flexible duct and shall be a minimum of 2.0 inches in length. Collars shall be inserted into the flexible duct a minimum of 1.0 inch before fastening.
9. Readily accessible balancing or volume control dampers with outside locking devices shall be provided as shown on the mechanical plans and/or as needed to regulate the air flow to each register.
10. Supply and return plenums shall be covered with insulation having a value of r-6 or greater on their internal surfaces. Any insulating material used shall meet the appropriated specifications required by ASTM e-84, c-553; NEPA 90b; and UL 181. Such insulation shall have 100% coverage and be installed in accordance with the manufacturer's instructions.
11. Ductwork shall be installed so that it will not contact the ground.
12. Return air grill may be substituted, as desired, based on equal face area.
13. Boot area shall match grill area in all cases. If necessary, boots should be lined with acoustical lining to reduce noise transmission.
14. Plenum shall be lined with acoustical lining.
15. Flat ducts for wall registers shall be 3-1/4"x14" unless shown on the plans.
16. Termination of all environmental air ducts including direct vent termination kits shall be a minimum of 3 feet from or any openings into the building (i.e., dryers, bath and utility fans, etc., must be 3 feet away from doors, windows, opening skylights or attic vents).
17. Mechanical equipment and duct openings shall be protected during storage and rough installation per 2022 CAL Green section 4.504.1 to reduce the amount of dust or debris which may collect in the system.
18. Heating, ventilating and air conditioning systems (including hydronic systems) shall be balanced in accordance 2022 CMC Section 317.1 using the ACCA Manual B method.

- Air for combustion**
1. Air quantities shall be based on the 2022 California Mechanical Code. If located in a confined space, that space shall be provided with two permanent openings one within 12 inches of the top and one within 12 inches of the bottom of the enclosure. The openings shall communicate directly, or by ducts with the outdoors. When communication with the outdoors is through vertical ducts, each opening shall have a minimum free area of 1.0 square inch per 4000 BTU per hour of total input rating of all equipment in the enclosure. When communication with the outdoors is through horizontal ducts, each opening shall have a minimum free area of 1.0 square inch per 2000 BTU per hour of total input rating of all equipment in the enclosure. If approved by the administrative authority having jurisdiction, communication directly through an exterior wall may be considered as a vertical duct.
 2. Duct openings shall be screened with metal mesh having openings of 1/4 inch. Provisions shall be made for the reduction in duct area due to the effects of screens, louvers, etc.

- Gas lines**
1. Piping shall be new, standard weight wrought iron or steel (exterior-only galvanized or black), with malleable iron fittings. Approved PE (poly-ethylene) pipe may be used in exterior buried piping systems.
 2. Exterior piping shall be protected by approved, machine applied protective coating. Field wrapping shall be limited to sections at joints and shall provide equivalent protection to the machine applied coating.
 3. Gas lines may not be installed on or under the ground under buildings; they must be at least 6 inches above the ground.
 4. Gas lines shall be wrapped with insulation and sleeved where passing through concrete. Piping shall be protected where passing through framing using metal straps designed for the purpose.

- MAJOR EQUIPMENT INSTALLATION**
1. Installation shall meet all local and national codes pertaining to the installation and operation of plumbing equipment. Unless otherwise required by these standards, the equipment shall be installed in accordance with the equipment manufacturer's recommendations.
 2. If "or equal" equipment is to be used, it must meet the performance specifications for the equipment listed, and shall receive prior approval from the mechanical engineer. All requests for substitution shall be furnished with sufficient engineering data to demonstrate that the proposed equipment full meets all the performance levels of the equipment originally specified. The contractor shall be responsible for all costs associated with the engineering for structural, electrical, duct sizing, etc. Caused by any substitution.
 3. Units shall be installed to provide the clearance or clearances specified by the manufacturer or required by the authority having jurisdiction.
 4. Units shall have suitable support to prevent transmission of objectionable noise or vibration generated by the equipment to the structure. Outdoor, ground mounted, units shall be located on a level, one piece, concrete pad.
 5. Provide and install low voltage control wiring in conduit installed by the mechanical or plumbing contractor using methods contained in the electrical specifications. All wiring of line voltage controls to be accomplished by the electrical contractor.
 6. Contractors shall co-ordinate with the electrical contractor to ensure that all electrical accessories such as motor starters, control relays, circuit breakers, etc. Required to make a fully functional systems are provided.

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
 cmf@meg4.com



HESS-BECKMAN
RESIDENCE
 7725 PASEO VENADO
 MONTEREY, CA 93940

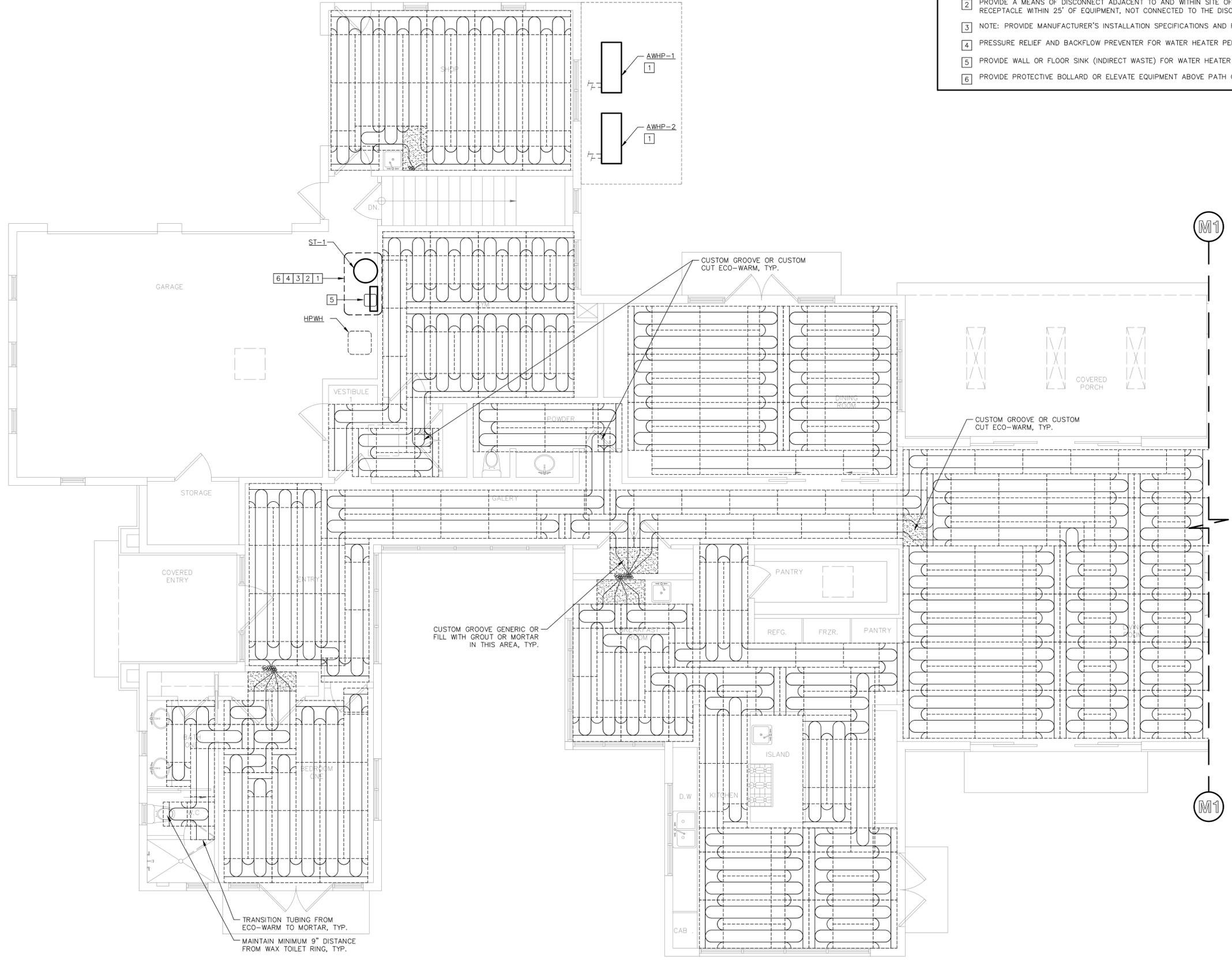
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- ### SHEET NOTES
- 1 HEAT SOURCE AND CONTROLS COORD EXACT LOCATION OF EQUIPMENT WITH ARCHITECT AND ALL TRADES BEFORE INSTALLATION OR ORDERING EQUIPMENT.
 - 2 PROVIDE A MEANS OF DISCONNECT ADJACENT TO AND WITHIN SITE OF THE EQUIPMENT PER 2022 CMC 301.4 AND A 120V RECEPTACLE WITHIN 25" OF EQUIPMENT, NOT CONNECTED TO THE DISCONNECT.
 - 3 NOTE: PROVIDE MANUFACTURER'S INSTALLATION SPECIFICATIONS AND REQUIREMENTS ON SITE FOR FIELD INSPECTION
 - 4 PRESSURE RELIEF AND BACKFLOW PREVENTER FOR WATER HEATER PER 2022 CPC 608.4
 - 5 PROVIDE WALL OR FLOOR SINK (INDIRECT WASTE) FOR WATER HEATER CONDENSATE REMOVAL AND PRESSURE RELIEF
 - 6 PROVIDE PROTECTIVE BOLLARD OR ELEVATE EQUIPMENT ABOVE PATH OF VEHICLE PER CPC 507.13 AND CMC 305.1.1

ESTIMATED PANEL SCHEDULE

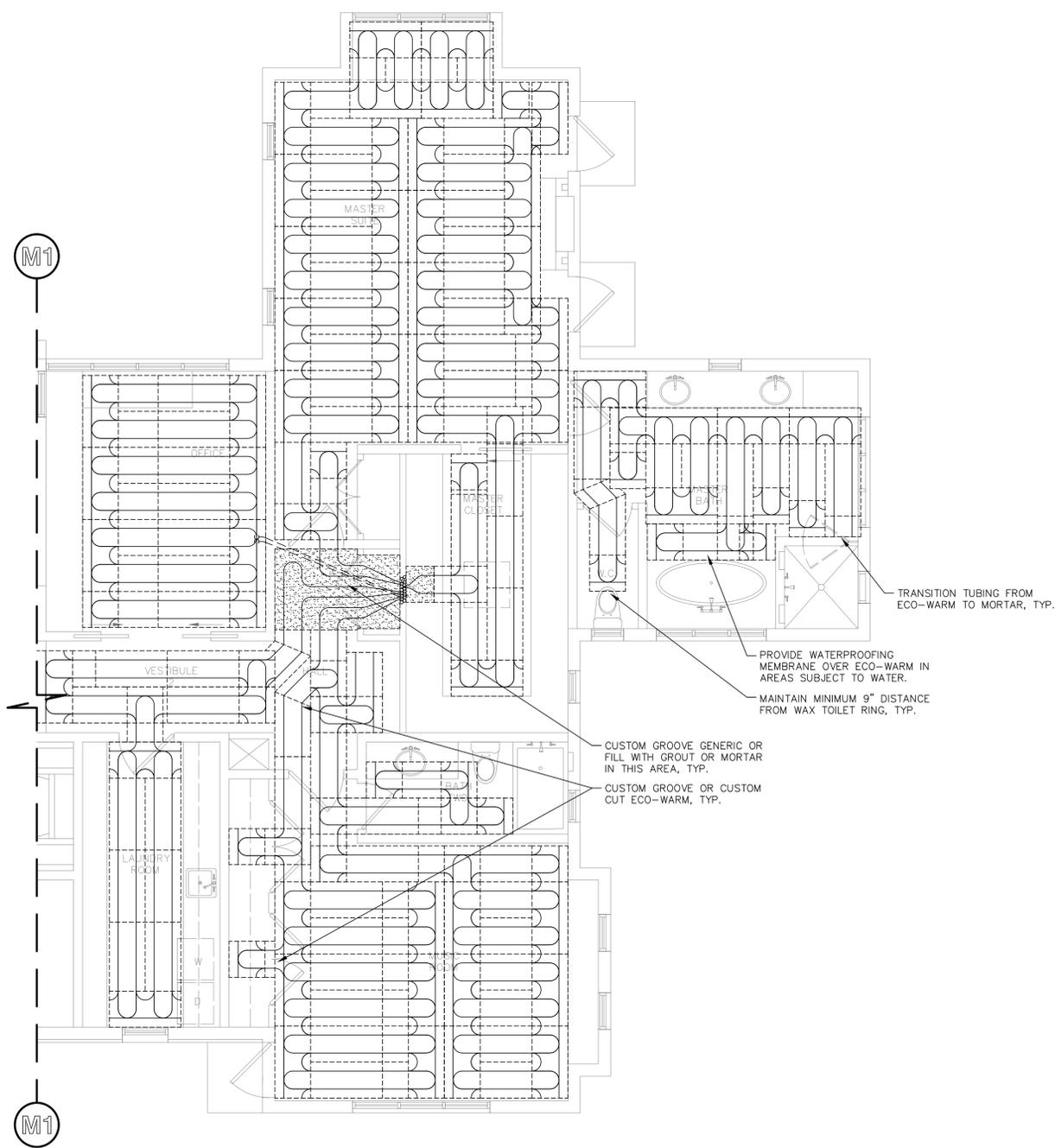
TYPE	QUANTITY
STRAIGHT	287
COMBO	193

NOTE: CONTRACTOR TO VERIFY FINAL PANEL COUNT WITH ECO-WARM FACTORY

1 PARTIAL MAIN FLOOR RADIANT HEATING PANEL LAYOUT
 SCALE: 1/4" = 1'-0"

<p>PRELIMINARY - NOT FOR CONSTRUCTION OR BUILDING DEPARTMENT SUBMITTAL OR REVIEW</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">REVISIONS:</td> <td style="width: 50%;">BY:</td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table> <div style="text-align: center;"> <p> 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 calif@meg4.com </p> </div> <hr/> <p style="text-align: center;"> HESS-BECKMAN RESIDENCE 7725 PASEO VENADO MONTEREY, CA 93940 </p> <hr/> <p style="text-align: center;"> PARTIAL MAIN FLOOR RADIANT HEATING PANEL LAYOUT </p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>DATE:</td> <td>11/25/24</td> </tr> <tr> <td>SCALE:</td> <td>AS NOTED</td> </tr> <tr> <td>DRAWN:</td> <td>MEG</td> </tr> <tr> <td>CHECKED:</td> <td> </td> </tr> <tr> <td>CHECKED:</td> <td> </td> </tr> <tr> <td>FILE NAME:</td> <td> </td> </tr> </table> <p style="text-align: center;"> SHEET: M2.1 SHEET OF SHEETS </p>	REVISIONS:	BY:					DATE:	11/25/24	SCALE:	AS NOTED	DRAWN:	MEG	CHECKED:		CHECKED:		FILE NAME:	
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1 PARTIAL MAIN FLOOR RADIANT HEATING PANEL LAYOUT
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MONTEREY ENERGY GROUP
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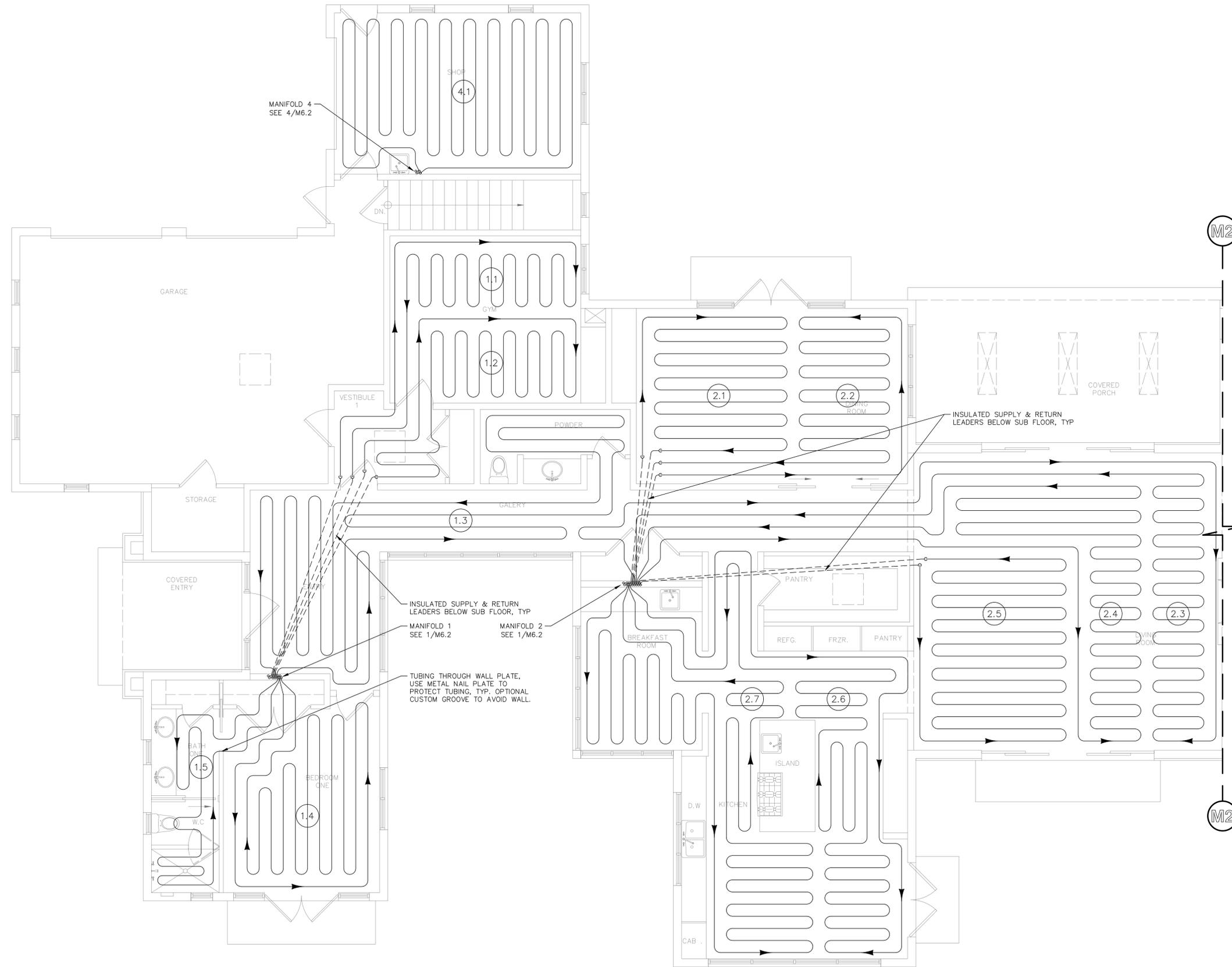
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 RESIDENCE**
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PARTIAL MAIN FLOOR
 RADIANT HEATING
 PANEL LAYOUT

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1 PARTIAL MAIN FLOOR RADIANT HEATING TUBING LAYOUT
 SCALE: 1/4" = 1'-0"

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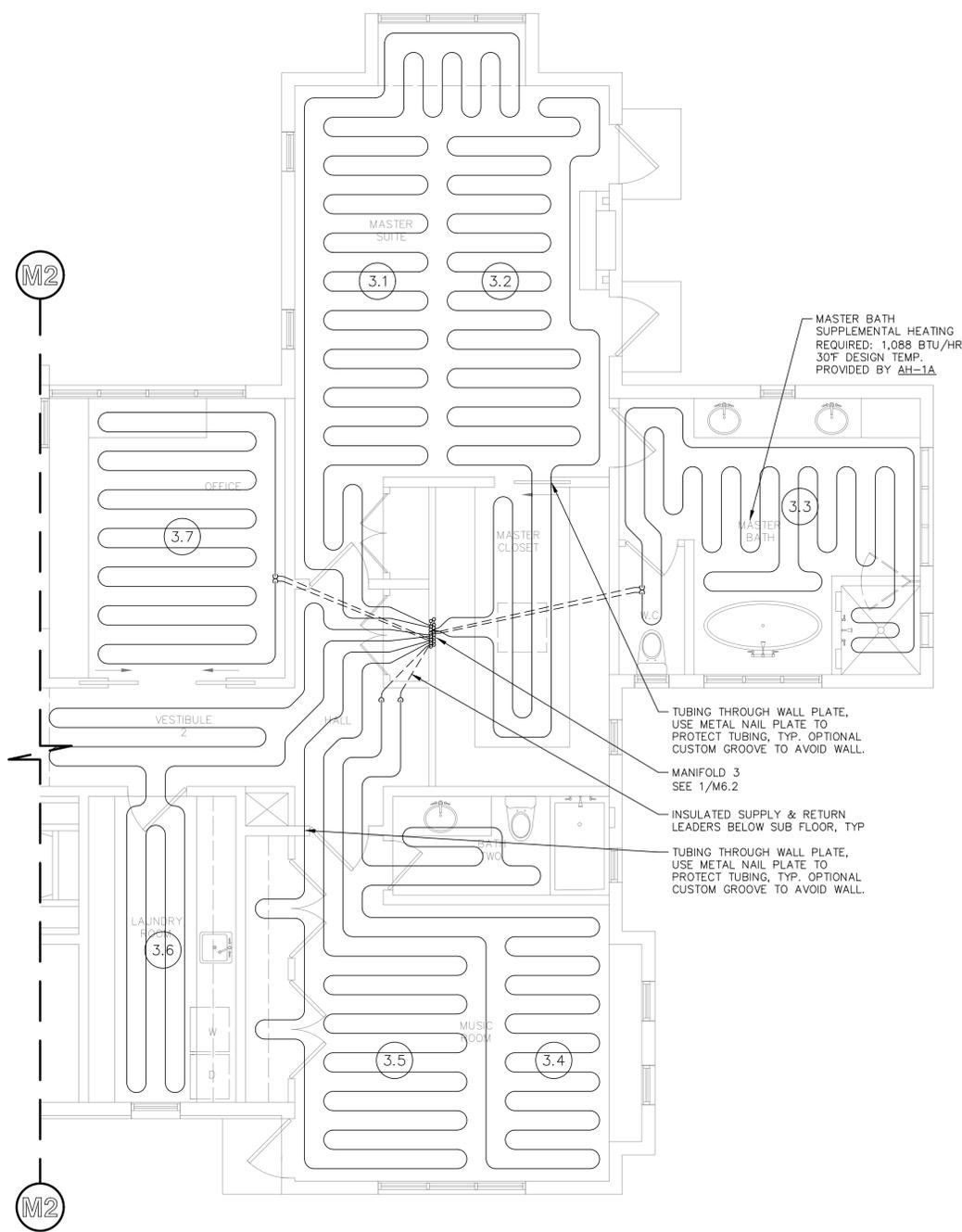
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PARTIAL MAIN FLOOR RADIANT HEATING TUBING LAYOUT

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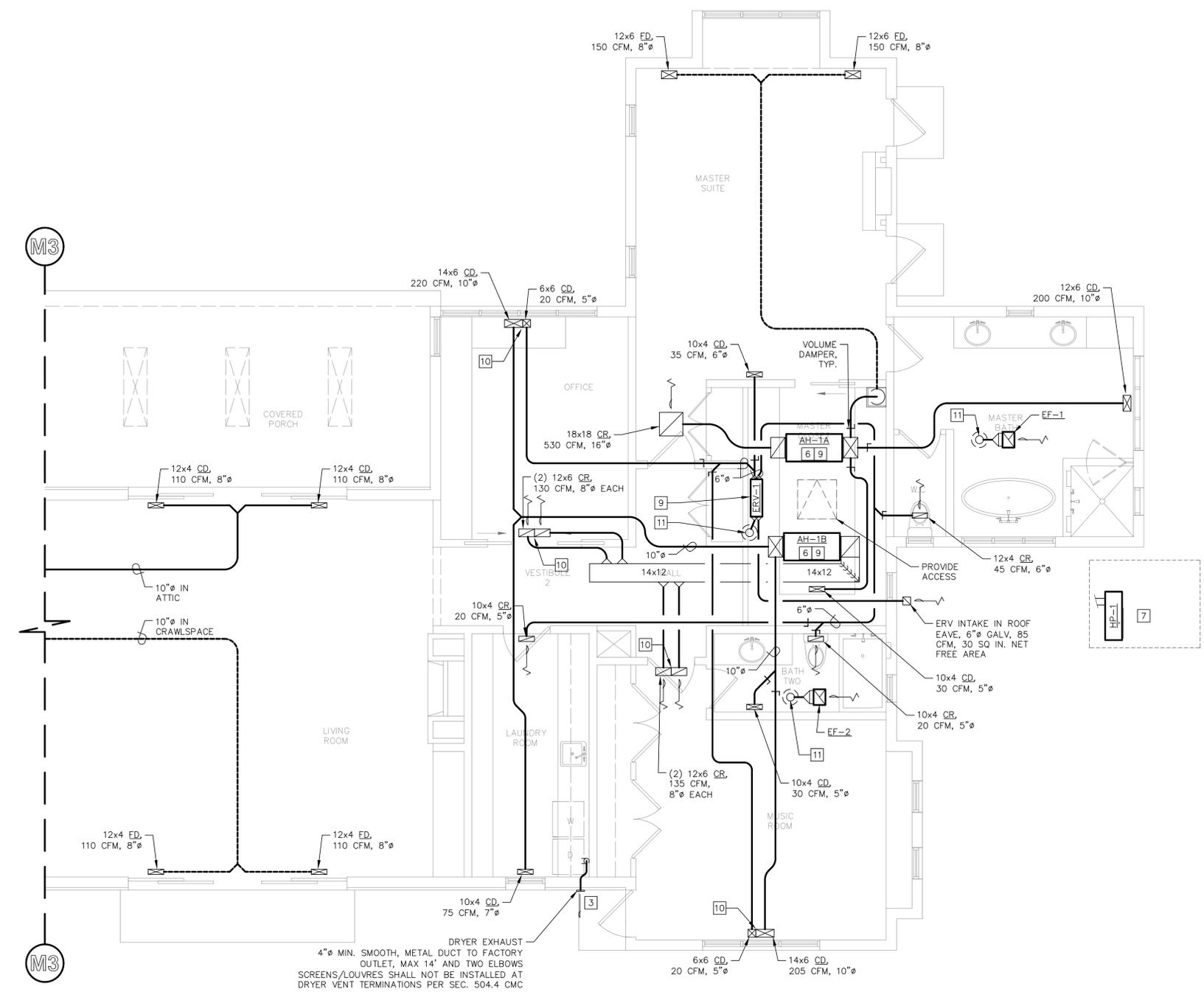
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LEGEND	
	DUCTS IN CEILING
	DUCTS IN FLOOR/CRAWL

- ### SHEET NOTES
- CONTRACTOR SHALL LABEL WHOLE HOUSE VENTILATION SYSTEM AND PROVIDE INSTRUCTIONS ON ITS USE.
 - CONTRACTOR SHALL HAVE A COMPLETED FORM CF2R-MCH-27-H ON-SITE AT THE TIME OF INSPECTION.
 - 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
 - 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
 - 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.
 - 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
 - CONDENSER COORD EXACT LOCATION W/ ARCH. UNIT SHALL HAVE CLEARANCES PER MANUFACTURES REQUIREMENTS. MAINTAIN MIN 5' CLEARANCE FROM CLOTHES DRYER VENT OUTLET
 - PROVIDE MIN (2) 90 TURNS FOR SOUND ATTENUATION
 - 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
 - COVER ADJACENT REGISTERS WITH A CONTINUOUS GRILLE
 - EXHAUST DUCT, 6" GALV UP, CONNECT TO BROAN 634M ROOF CAP



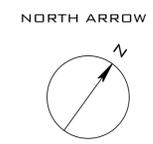
ASHRAE 62.2 VENTILATION

WHOLE HOUSE VENTILATION PROVIDED BY CONTINUOUSLY OPERATED ERV PER ASHRAE 62.2. SEE FAN SCHEDULE ON M0.2 FOR CONTINUOUS EXHAUST VENTILATION RATES. SEE T24 FOR CONTINUOUS EXHAUST VENTILATION CALCULATION.

MANUAL JDS

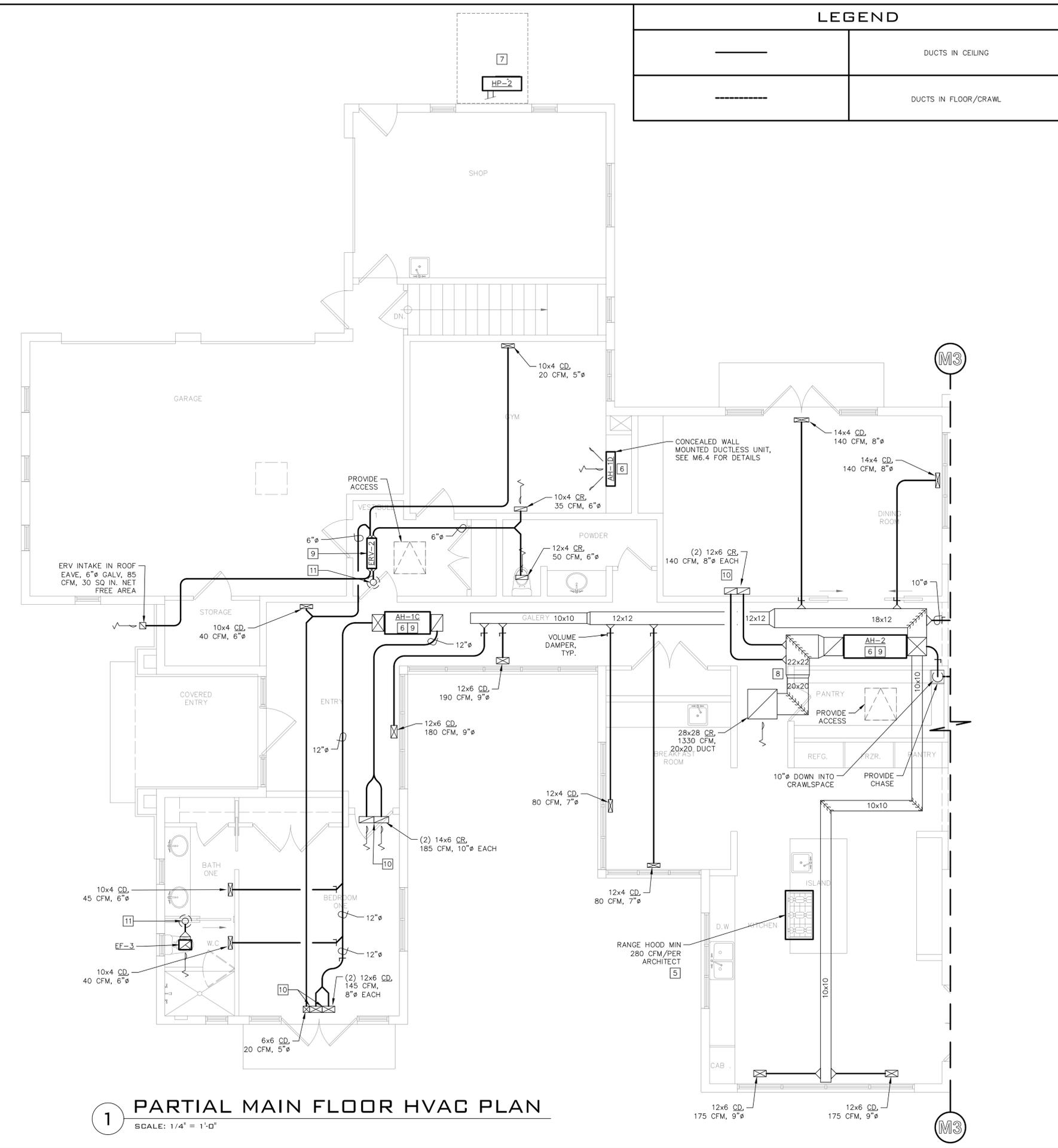
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1 PARTIAL MAIN FLOOR HVAC PLAN
 SCALE: 1/4" = 1'-0"



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 cal@meg4.com	
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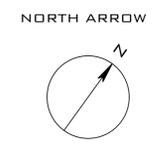
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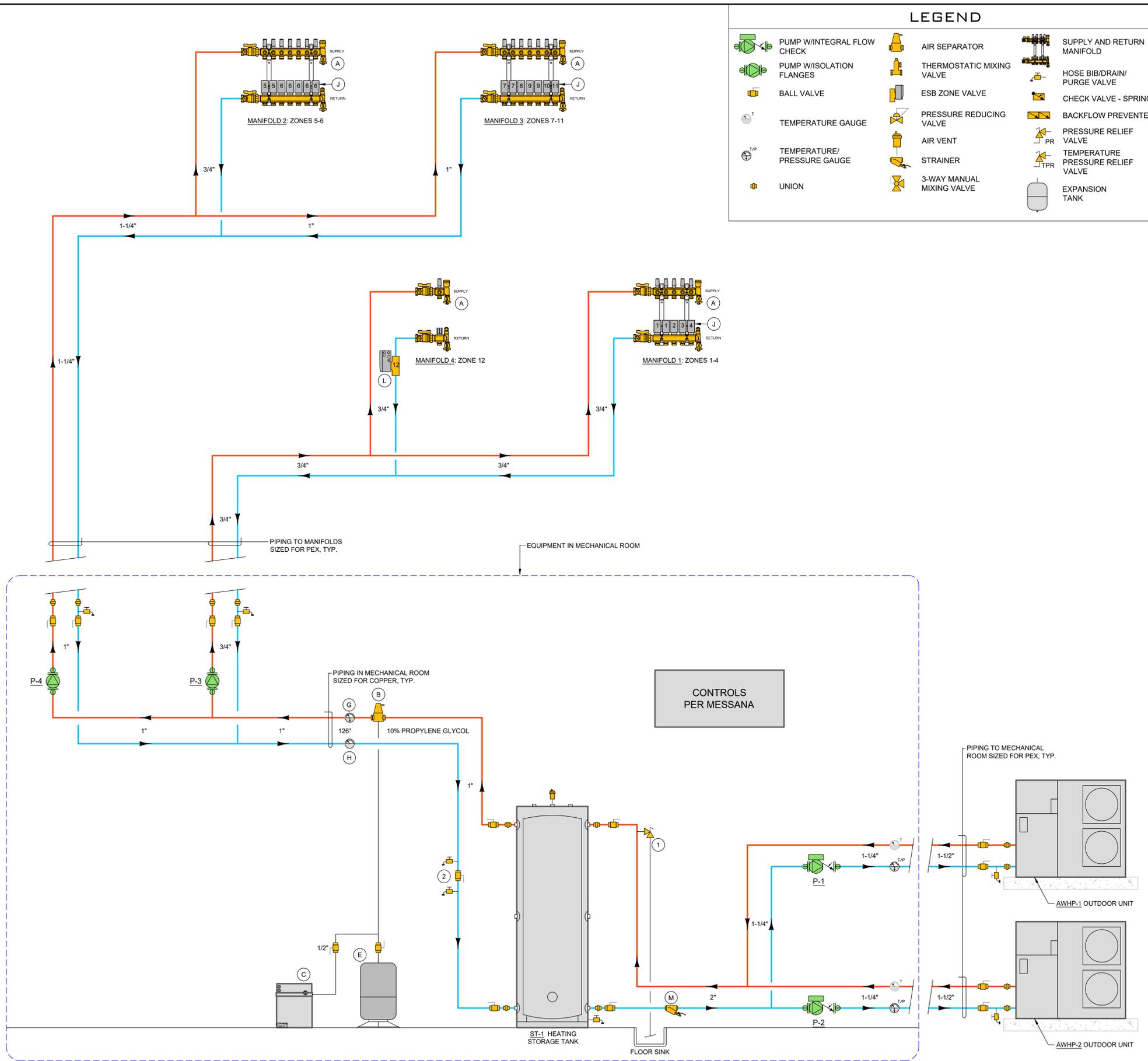
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www.montereyenergygroup.com
cal@meg4.com

Hess-Beckman Residence
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PARTIAL MAIN FLOOR HVAC PLAN

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1 PIPING SCHEMATIC - HYDRONIC HEATING
NOT TO SCALE

LEGEND

- | | | |
|----------------------------|---------------------------|-----------------------------------|
| PUMP W/INTEGRAL FLOW CHECK | AIR SEPARATOR | SUPPLY AND RETURN MANIFOLD |
| PUMP W/ISOLATION FLANGES | THERMOSTATIC MIXING VALVE | HOSE BIB/DRAIN/PURGE VALVE |
| BALL VALVE | ESB ZONE VALVE | CHECK VALVE - SPRING |
| TEMPERATURE GAUGE | PRESSURE REDUCING VALVE | BACKFLOW PREVENTER |
| TEMPERATURE/PRESSURE GAUGE | AIR VENT | PRESSURE RELIEF VALVE |
| UNION | STRAINER | TEMPERATURE PRESSURE RELIEF VALVE |
| | 3-WAY MANUAL MIXING VALVE | EXPANSION TANK |

AIR TO WATER HEAT PUMPS

MARK	KBTUH		ELECTRICAL		HW/ CW CDN.	WT LBS	COP	MANUFACTURER AND MODEL	NOTES
	HEAT	COOL	V/PH	FLA					
AWHP-1	58.0	51.6	230/1	44	1"	411	3.5	VISSMANN VITOCAL 100-AW - AM2V 051078	H1-H2
AWHP-2	58.0	51.6	230/1	44	1"	411	3.5	VISSMANN VITOCAL 100-AW - AM2V 051078	H1-H2

AIR TO WATER HEAT PUMP NOTE
 H1. LISTED HEATING CAPACITY ASSUMES AMBIENT TEMPERATURE 45°F, SUPPLY WATER TEMPERATURE 95°F, RETURN WATER TEMPERATURE 103°F.
 H2. LISTED COOLING CAPACITY ASSUMES AMBIENT TEMPERATURE 95°F, SUPPLY WATER TEMPERATURE 45°F, RETURN WATER TEMPERATURE 55°F.

STORAGE TANK

MARK	GAL CAP	KBTUH IN	RECOV. AT 90° F RISE	LBS FULL	DIM. HT. X DIA.	MANUF. MODEL	NOTES
ST-1	40	-	-	421	42"x23-1/2"	HEAT-FLO HF-40-BT-2	

PUMPS

MARK	GPM	FT HD	MANUF.	MODEL	MOTOR				NOTES
					HP	V/PH	AMPS	EFF. (%)	
P-1	12.8	21.0	TACO	0034eP-F2	NA	230/1	1.48	NA	P1-P3
P-2	12.8	21.0	TACO	0034eP-F2	NA	230/1	1.48	NA	P1-P3
P-3	3.3	18.7	TACO	0034eP-F2	NA	230/1	1.48	NA	P1-P2
P-4	7.0	12.0	TACO	0026e-F2	NA	230/1	1.05A	NA	P1-P2

PUMP NOTES
 P1. PROVIDE MINIMUM 12 PIPE DIAMETERS UPSTREAM OF PUMP INLET. PROVIDE FULL PORT ISOLATION SHUTOFF BALL VALVE OR ISO-FLANGES AT ALL PUMPS.
 P2. A SPRING OR FLOW CHECK VALVE SHALL BE INSTALLED IN PLACE OF A PUMP INTEGRAL CHECK VALVE.
 P3. ASSUMES PEX PIPING AT 30', AT 13 GPM.

SYSTEM COMPONENTS

MARK	COMPONENT	MANUF.	MODEL	NOTES
(A)	SUPPLY & RETURN MANIFOLD	-	COMPOSITE MANIFOLD	C1
(B)	AIR ELIMINATOR	TACO	4900 SERIES 49-100	
(C)	HYDRONIC FEEDER SYSTEM	GTP	GRE07-E7-4/MNT	
(E)	EXPANSION TANK	ELBI	XTV-30	
(G)	TEMP/PRESSURE GAUGE	MILJOCO	PB3008 04	
(H)	TEMPERATURE GAUGE	MILJOCO	B259951-2W	
(J)	TELESTAT	-	-	
(L)	ZONE VALVE	TACO	ZONE SENTRY Z07512	
(M)	STRAINER	-	-	

SYSTEM COMPONENTS NOTES
 C1. UNLESS NOTED ALL MECHANICAL ROOM PIPING SHALL BE COPPER. PIPING FROM MECHANICAL ROOM TO MANIFOLDS MAY BE PEX.

SHEET NOTES

- GENERAL**
- THIS DRAWING IS CONCEPTUAL AND DIAGRAMMATIC AND DOES NOT CONSTITUTE A COMPLETE PLAN. INSTALLER TO SUPPLY AND INSTALL ALL MATERIALS SHOWN ON THIS PLAN AND ALL OTHERS SPECIFIED TO COMPLETE THIS HYDRONIC SYSTEM. ALSO, PROVIDE ANY INCIDENTAL WORK NOT SHOWN OR SPECIFIED, WHICH CAN BE REASONABLY INFERRED AS BELONGING TO THE WORK NECESSARY TO PROVIDE THE COMPLETE SYSTEM.
 - ONLY QUALIFIED PLUMBING OR HEATING TECHNICIAN SHALL INSTALL THE HEATING SYSTEM.
 - REFER TO ALL MANUFACTURER'S GUIDELINES PERTAINING TO THE INSTALLATION, PROTECTION AND MAINTENANCE OF THE HOT WATER SOURCE.
- COMPONENTS**
- SYSTEM SHALL BE TESTED FOR 30 MIN. AT 100 PSI.
 - WHERE APPLICABLE, SWING CHECK VALVES SHALL BE MOUNTED IN AN UPRIGHT POSITION.
 - WHERE APPLICABLE, PROVIDE A MINIMUM OF 8 PIPE DIAMETERS OF STRAIGHT PIPE UPSTREAM OF ALL SPRING CHECK VALVES.
 - INSULATE ALL PIPING, COMPONENTS AND RADIANT MANIFOLD. ARMACELL-ARMAFLEX INSULATION OR EQUALLY SUITABLE FOR CHILLED WATER PIPING
- SUBSTITUTIONS**
8. INSTALLER SHALL OBTAIN AUTHORIZATION FROM THE OWNER AND DESIGN TEAM FOR "OR EQUAL" SUBSTITUTIONS ON HEATING SYSTEM COMPONENTS. CONTRACTOR SHALL PROVIDE SUBMITTAL ON PROPOSED SUBSTITUTIONS. CLEARLY IDENTIFY MODEL AND OPTIONS.
- APPROVED MANUFACTURER SUBSTITUTION:
 PUMPS - GRUNDFOS, WILCO, TACO
 EXPANSION TANKS - AMTROL, ELBI, FLEXCON
 COMPONENTS (VALVES, ETC.) - CALEFFI, WATTS
- SYSTEM FLUSHING AND WATER TREATMENT**
- SYSTEM SHALL BE FLUSHED OF DEBRIS AND CHEMICALLY WASHED WITH FERNOX OR EQUAL PRIOR TO FILLING WITH TREATED WATER. DRAIN THE SYSTEM COMPLETELY AFTER WASHING (MAY BE NECESSARY TO USE COMPRESSED AIR).
 - SYSTEM SHALL BE FILLED WITH DEMINERALIZED WATER USING AXIOM PUROPAL OR CALEFFI HYDROFILL DEMINERALIZER. SYSTEM MAY BE FILLED WITH UNTREATED SOURCE WATER FIRST AND DEMINERALIZED BY RECIRCULATION THROUGH THE FILTER AS AN OPTION.
 - PROVIDE AXIOM PRESSURE PAL MINI FEEDER OR EQUAL WITH TREATED WATER TO MAINTAIN SYSTEM PRESSURE.

KEY NOTES

- PROVIDE TEMPERATURE & PRESSURE RELIEF WITH DIRECT PIPING TO APPROVED LOCATION.
- REQUIRED PURGE PORTS/SHUTOFF FOR DEMINERALIZING THROUGH RECIRCULATION.

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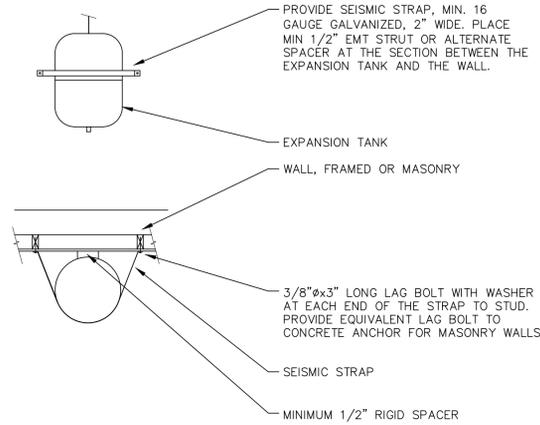
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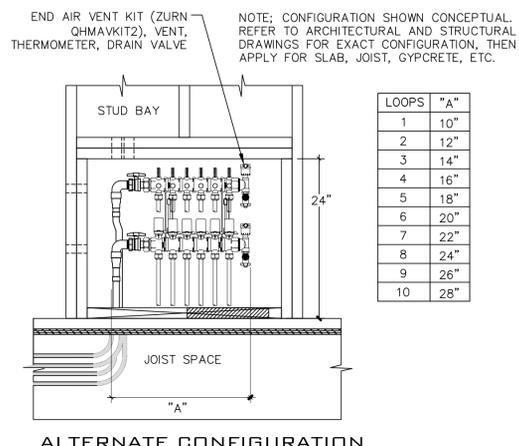
PIPING SCHEMATIC

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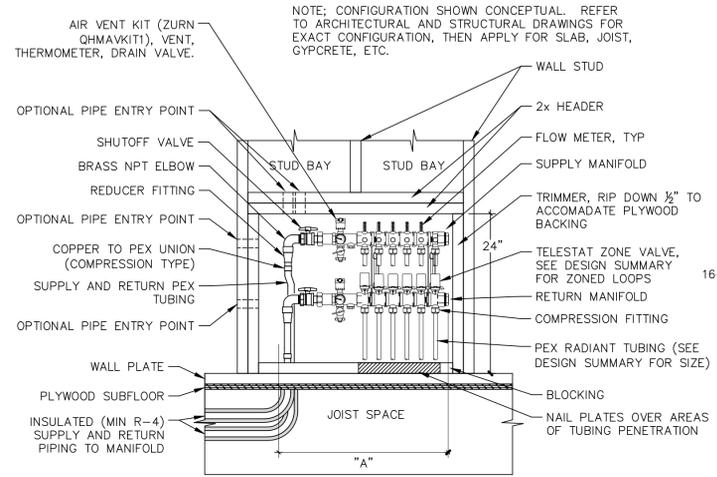


3 EXPANSION TANK BRACING
SCALE: NONE

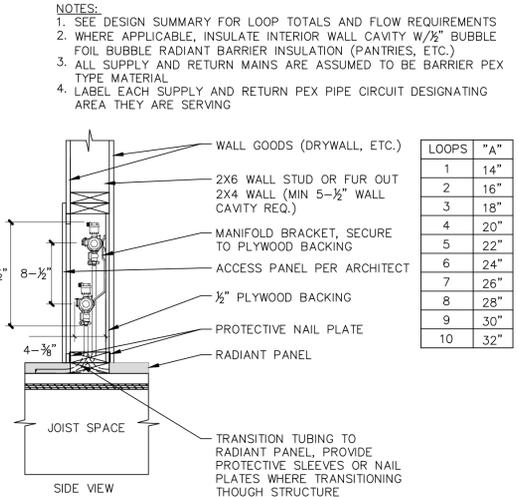


2 MANIFOLD INSTALLATION
SCALE: NONE

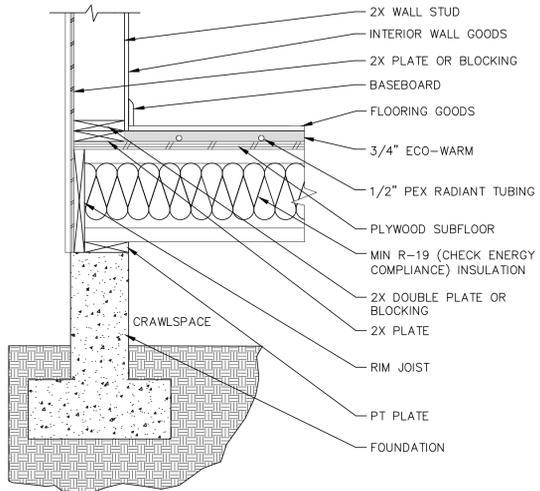
LOOPS	"A"
1	10"
2	12"
3	14"
4	16"
5	18"
6	20"
7	22"
8	24"
9	26"
10	28"



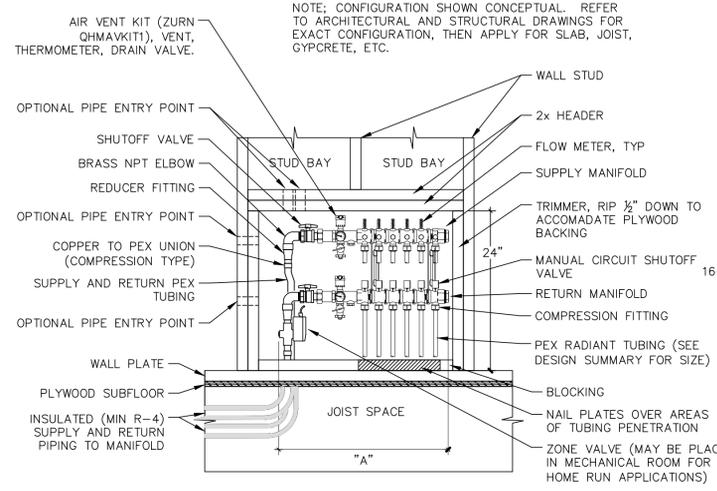
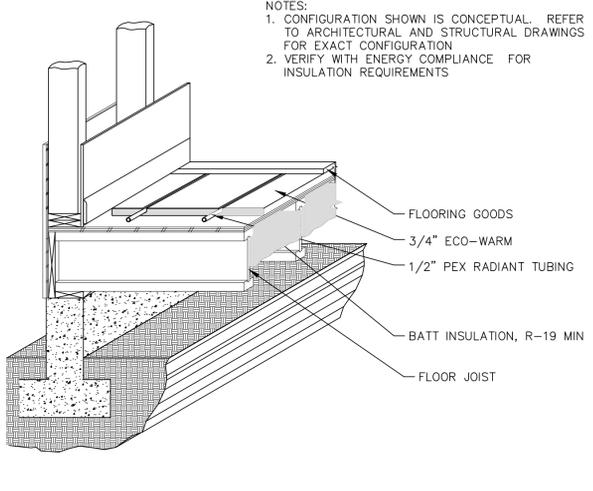
1 MANIFOLD INSTALLATION - MULTI ZONE MANIFOLD
SCALE: NONE



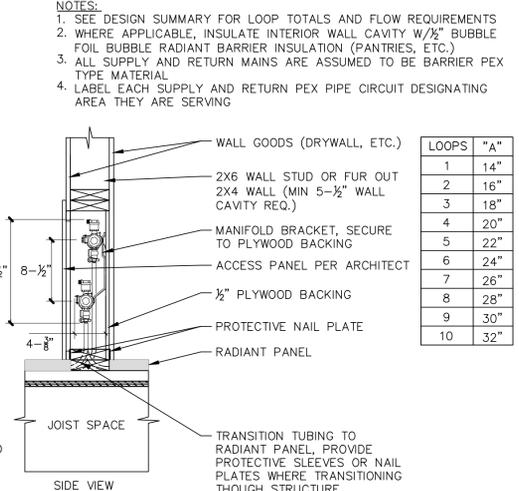
LOOPS	"A"
1	14"
2	16"
3	18"
4	20"
5	22"
6	24"
7	26"
8	28"
9	30"
10	32"



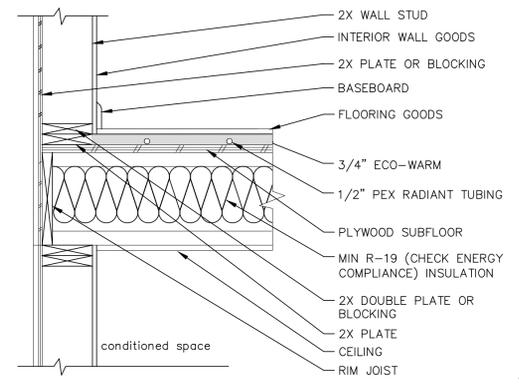
5 RADIANT APPLICATION - ECO-WARM OVER WOOD FLOOR
SCALE: NONE



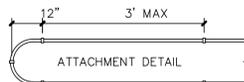
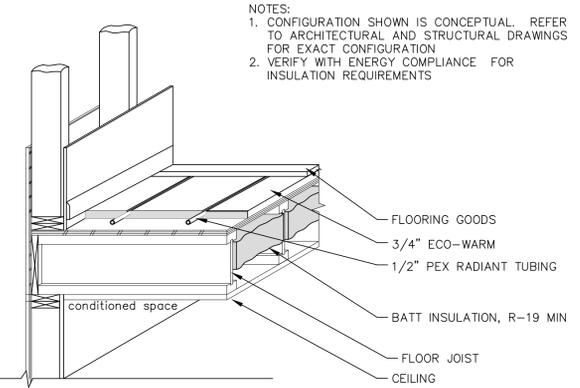
4 MANIFOLD INSTALLATION - SINGLE ZONE MANIFOLD
SCALE: NONE



LOOPS	"A"
1	14"
2	16"
3	18"
4	20"
5	22"
6	24"
7	26"
8	28"
9	30"
10	32"



6 RADIANT APPLICATION - ECO-WARM OVER WOOD FLOOR
SCALE: NONE



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REVISIONS:	BY:

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

Hess-Beckman
RESIDENCE
 7725 PASEO VENADO
 MONTEREY, CA 93940

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PIPE INSULATION THICKNESS TABLE							
FLUID TEMPERATURE RANGE (°F)	CONDUCTIVITY RANGE (IN BTU-INCH PER HOUR SQUARE FOOT PER °F)	INSULATION MEAN RATING TEMPERATURE (°F)	NOMINAL PIPE DIAMETER (IN INCHES)				
			< 1	1 TO < 1.5	1.5 TO < 4.5	4 TO < 8	8 AND LARGER
INSULATION THICKNESS REQUIRED (IN INCHES)							
SPACE HEATING, HOT WATER SYSTEMS (STEAM, STEAM CONDENSATE AND HOT WATER) AND SERVICE WATER HEATING SYSTEMS							
ABOVE 350	0.32-0.34	250	4.5	5.0	5.0	5.0	5.0
251-350	0.29-0.32	200	3.0	4.0	4.5	4.5	4.5
201-250	0.27-0.30	150	2.5	2.5	2.5	3.0	3.0
141-200	0.25-0.29	125	1.5	1.5	2.0	2.0	2.0
105-140	0.22-0.28	100	1.0	1.5	1.5	1.5	1.5
SPACE COOLING SYSTEMS (CHILLED WATER, REFRIGERANT AND BRINE)							
40-60	0.21-0.27	75	0.75	0.75	1.0	1.0	1.0
BELOW 40	0.20-0.26	50	1.0	1.5	1.5	1.5	1.5

FROM TABLE 120.3-A 2022 CBC

GAL 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"	@ 60 PSI	1, 8
TUB/SHOWER COMBO	2"	1-1/2"	3/4"	3/4"	1-1/2"	@ 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"	@ 60 PSI	1, 2
CLOTHES WASHER	2"	1-1/2"	3/4"	3/4"	2"		
SHOWER	2"	1-1/2"	3/4"	3/4"	2"	@ 80 PSI	2, 4

- NOTES:**
- Dual-Flush or equal to or less than 1.28 gallon per flush
 - Individual control valves of the pressure balance or thermostatic mixing valve type shall be provided.
 - Plumbing fixtures shall meet the standard referenced in CGBSC Table 4.303.3
 - 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)

HEAT PUMP WATER HEATERS									
MARK	LOCATION	GAL CAP	KBH IN	ELECT		RECOVERY AT 90° RISE	LBS FULL	MANUFACTURER AND MODEL	COMMENTS
				KW	V/PH				
HPWH-1	GARAGE	80	N/A	---	240/1	22.7 GPH	864	LG APHWC801M	DIRECT PV POWERED W/SETS CONTROLLER

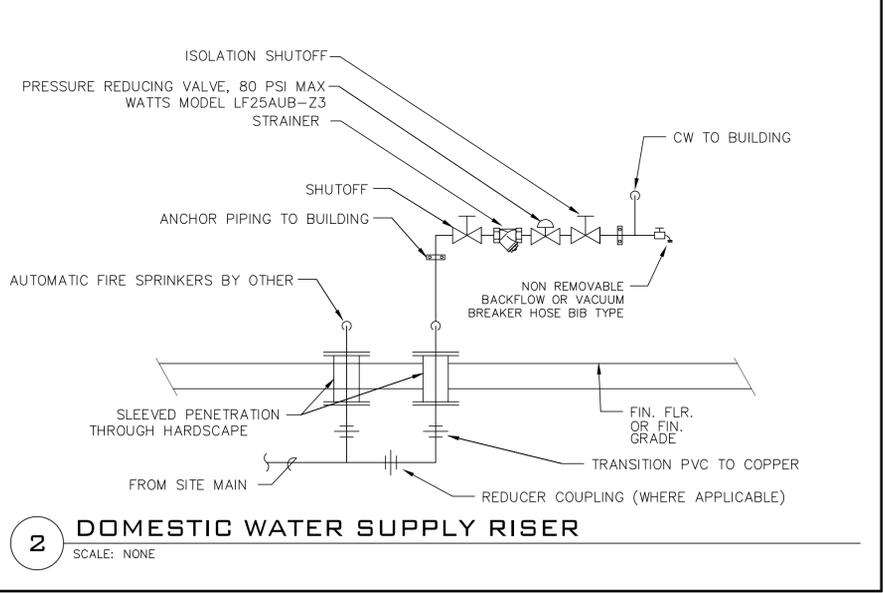
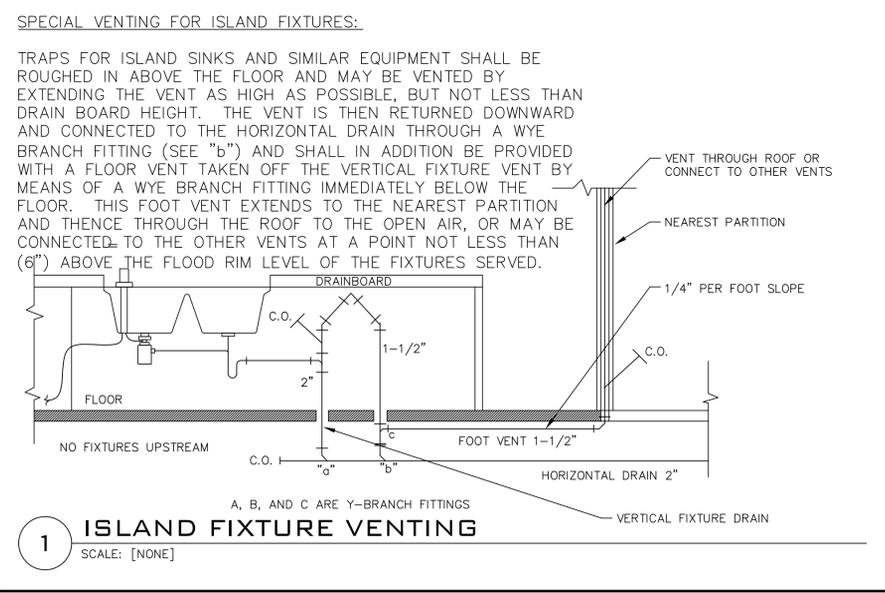
PLUMBING ABBREVIATIONS	
ARCH — ARCHITECT	LAV — LAVATORY
ATS — AUTOMATIC FIRE SPRINKLERS	LBS — POUNDS
BTU/H — BRITISH THERMAL UNITS PER HOUR	LRA — LOCKED ROTOR AMPS
CD — CONDENSATE DRAIN	MAX — MAXIMUM
CIRC — CIRCULATION	MPG — MEDIUM PRESSURE GAS
CLG — CEILING	MFR — MANUFACTURER
CONC — CONCRETE	MIN — MINIMUM
CONT — CONTINUATION	(N) — NEW
COORD — COORDINATION	NC — NORMALLY CLOSED
COTG — CLEAN-OUT TO GRADE	NIC — NOT IN CONTRACT
CW — COLD WATER	NO — NORMALLY OPEN
Ø — DIAMETER	POC — POINT OF CONNECTION
DF — DRINKING FOUNTAIN	PSI — POUNDS PER SQUARE INCH
DN — DOWN	REQS — REQUIREMENTS
DWGS — DRAWINGS	RM — ROOM
(E) — EXISTING	RPM — REVOLUTIONS PER MINUTE
ELECT — ELECTRICAL	SH — SHOWER
F — DEGREES FAHRENHEIT	STM — STEAM
FCW — FILTERED COLD WATER	STRUCT — STRUCTURAL
FLA — FULL LOAD AMPS	SW — SWITCH
FLEX — FLEXIBLE	SS — SANITARY SEWER
FPM — FEET PER MINUTE	TYP — TYPICAL
FS — FLOOR SINK	UL — UNDERWRITERS LABORATORY
FTR — FLUE THRU ROOF	UON — UNLESS OTHERWISE NOTED
G — GAS	V — VENT
GALV — GALVANIZED	VTR — VENT THRU ROOF
GPM — GALLONS PER MINUTE	W — WASTE
HB — HOSE BIBB	W/ — WITH
HP — HORSE POWER	WC — WATER CLOSET
HPG — HIGH PRESSURE GAS	WT — WEIGHT
HW — HOT WATER	
HWR — HOT WATER RETURN	
KBTUH — 1000 BTU/H	

SYMBOLS		
SYMBOL	ABBREVIATION	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 | <ol style="list-style-type: none"> All work shall be in conformance with the 2022 CPC, NFPA and all applicable codes, local jurisdictional amendments and agencies. Work Included: <ol style="list-style-type: none"> Domestic hot and cold water systems. Fuel gas piping. Installation of all new plumbing fixtures. Complete waste and vent piping system. It shall be the contractor's 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. 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. All work and materials shall comply with governing codes, safety orders and regulations. 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. Provide Hanger and supports per table 313.3 2022 CPC <table border="1"> <tr> <td>Horizontal</td> <td>Vertical</td> </tr> <tr> <td>Cast Iron</td> <td>18" of joint</td> </tr> <tr> <td>Copper Pipe</td> <td>< 1- 1/2" 6" > 10"</td> </tr> <tr> <td>PVC and ABS</td> <td>all max 4'</td> </tr> <tr> <td>Pex</td> <td>< 1' at 32' > 4'</td> </tr> <tr> <td>Steel for gas 1/2" - 3/4"</td> <td>1' to 1-8 > 10'</td> </tr> </table> | Horizontal | Vertical | Cast Iron | 18" of joint | Copper Pipe | < 1- 1/2" 6" > 10" | PVC and ABS | all max 4' | Pex | < 1' at 32' > 4' | Steel for gas 1/2" - 3/4" | 1' to 1-8 > 10' |
| Horizontal | Vertical | | | | | | | | | | | | |
| Cast Iron | 18" of joint | | | | | | | | | | | | |
| Copper Pipe | < 1- 1/2" 6" > 10" | | | | | | | | | | | | |
| PVC and ABS | all max 4' | | | | | | | | | | | | |
| Pex | < 1' at 32' > 4' | | | | | | | | | | | | |
| Steel for gas 1/2" - 3/4" | 1' to 1-8 > 10' | | | | | | | | | | | | |
| B. Utilities and Site Work: | <ol style="list-style-type: none"> 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. Plumbing contractor shall reroute any existing utility lines in conflict with new construction. Plumbing contractor shall confirm locations and elevations of all existing new and rerouted mains and meters on job record drawings. Piping in the ground shall be laid on a firm bed for its entire length. 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: | <ol style="list-style-type: none"> All waste piping below 1st floor shall be schedule 40 ABS or schedule 40 PVC DWV. 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.) All vent piping shall be schedule 40 ABS or schedule 40 PVC DWV. Vents shall be combined to minimize roof penetration where possible. Confirm roof penetration locations with architect prior to installing. Cleanouts shall be installed at upper terminals of all horizontal waste runs as per CPC. Plumber shall provide waste for softener location. 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. Cleanouts are required at 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. Sinks and urinals shall require cleanouts. Cleanout clearances in front shall be <=2" - 12 inches. <2" - 18 inches. Cleanouts shall extend to finished floor or outside the building. 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. Condensate waste from air conditioning coils discharges by direct connection to a lav or approved bathtub overflow, the connection shall be located in the area controlled by the same person controlling the air conditioning space. No domestic dishwashing machine shall be direct connected to the drainage system or a food waste disposer without the use of an approved dishwasher air gap fitting on the discharge side of the dishwashing machine. Listed air gaps shall be installed with the flood level marking at or above the flood level of the sink or drain board whichever is higher. | | | | | | | | | | | | |

- | PLUMBING SPECIFICATIONS | |
|---------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| D. Water Supply Piping: | <ol style="list-style-type: none"> All underground water supply piping shall be schedule 40 PVC. Provide tracer wire at all underground utilities. 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. 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 1/2 inches beyond the outside diameter of the pipe Plumber shall provide water treatment loop. All water supply piping within building shall be approved PEX. Hot and cold supplies to all tubs shall be 3/4" minimum. 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. Discharge from a relief valve into a water heater pan shall be prohibited. 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. 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. 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. All piping in hot water system shall be insulated per CPC insulation schedule. All copper tubing shall be isolated from framing members with polyethylene isolators or 1/4" felt. Water supply to refrigerators shall be 1/2" PEX. Stub out height for water closet supplies to be coordinated with baseboard detail; confirm with architect before installation. No (2) fixtures shall be served with 1/2" supply piping. 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 6'/second. 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. Automatic fire sprinkler demand has not been included in sizing of the site main domestic water supply. Coord WFS contractor for upsizing requirements for combination feed from single meters. |
| E. Gas Piping: | <ol style="list-style-type: none"> Underground natural gas piping from meter shall be run in polyethylene pipe with tracer wire. Gas piping within house shall be run in black iron pipe with galvanized fittings. 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). All gas piping shall be fully reamed as per CPC. 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: | <ol style="list-style-type: none"> Plumbing contractor shall receive written specification for tile & float thickness for tubs and showers; rough-in valve accordingly. Shower drains shall be Frank Pattern #20SD. Roman tub shall be set in mortarbase with 15# paper beneath mortar with 6 mil visqueen between mortar and tub. |
| G. Trim: | <ol style="list-style-type: none"> Plumbing contractor shall be responsible for protection of all finished work by other trades; plumbers working on finished floors shall use clean quilted drops. 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. 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. Water heaters: indirect by radiant heating contractor Plumbing contractor shall thoroughly flush all water supply lines. |

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REVISIONS: BY:

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

HESS BECKMAN
RESIDENCE
7725 PASSED VENADO
MONTEREY, CA 93940

LEGENDS, SCHEDULES, NOTES & DETAILS

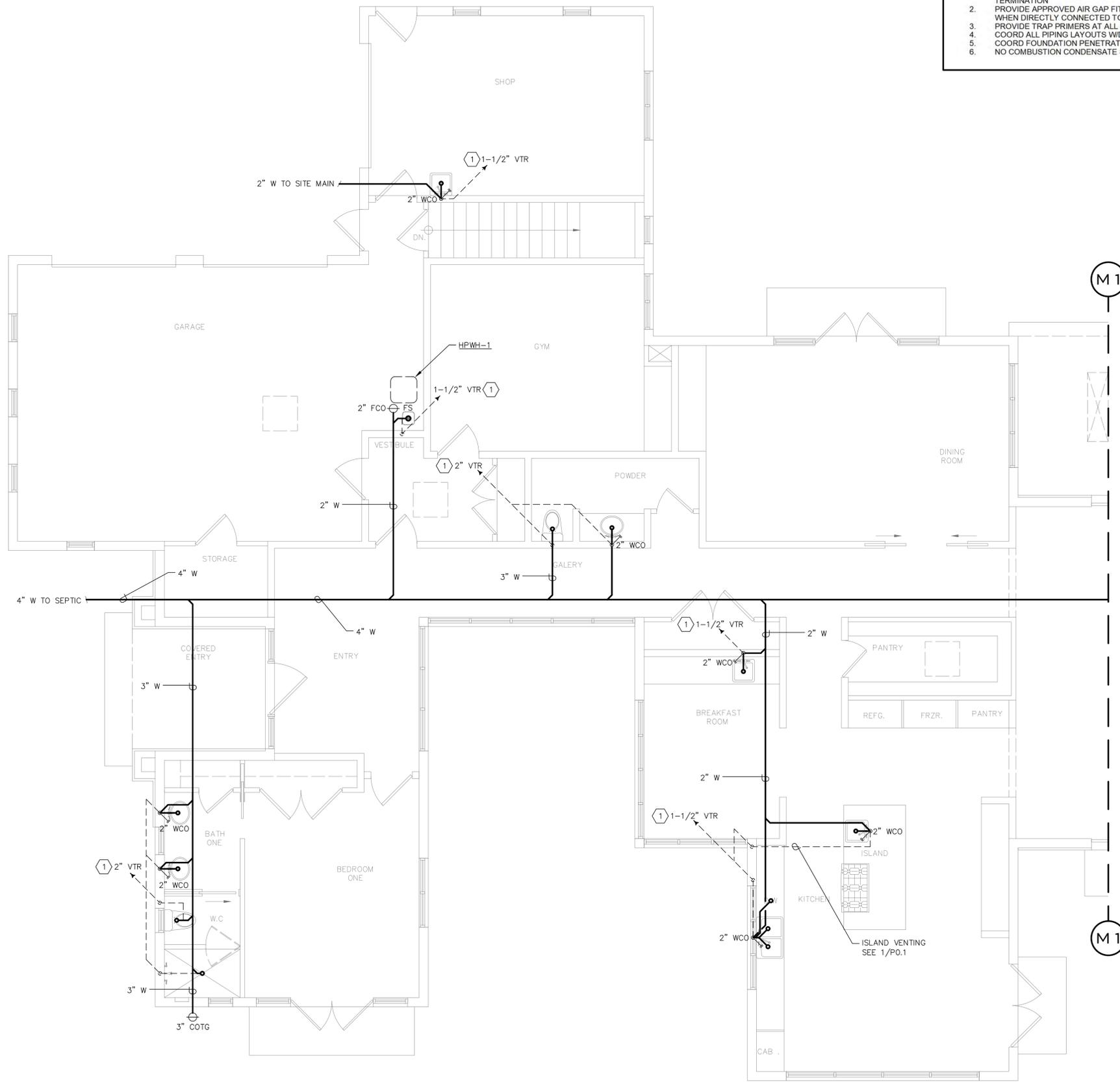
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SHEET NOTES

1. NOTE: GROUP ALL VENTS WHERE PRACTICAL TO MINIMIZE PENETRATIONS THROUGH ROOF. PLUMBING CONTRACTOR SHALL OBTAIN APPROVAL FROM ARCHITECT FOR ALL VENT TERMINATION
2. PROVIDE APPROVED AIR GAP FITTING ON THE DISCHARGE SIDE OF THE DISHWASHING MACHINE WHEN DIRECTLY CONNECTED TO A DRAINAGE SYSTEM OR FOOD DISPOSER.
3. PROVIDE TRAP PRIMERS AT ALL FLOOR DRAINS & FLOOR SINKS.
4. COORD ALL PIPING LAYOUTS W/DUCT SYSTEM AND ALL TRADES.
5. COORD FOUNDATION PENETRATIONS.
6. NO COMBUSTION CONDENSATE SHALL DRAIN INTO A CAST IRON PIPE.



1 PARTIAL WASTE & VENT PLAN
SCALE: 1/4" = 1'-0"

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REVISIONS:	BY:

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

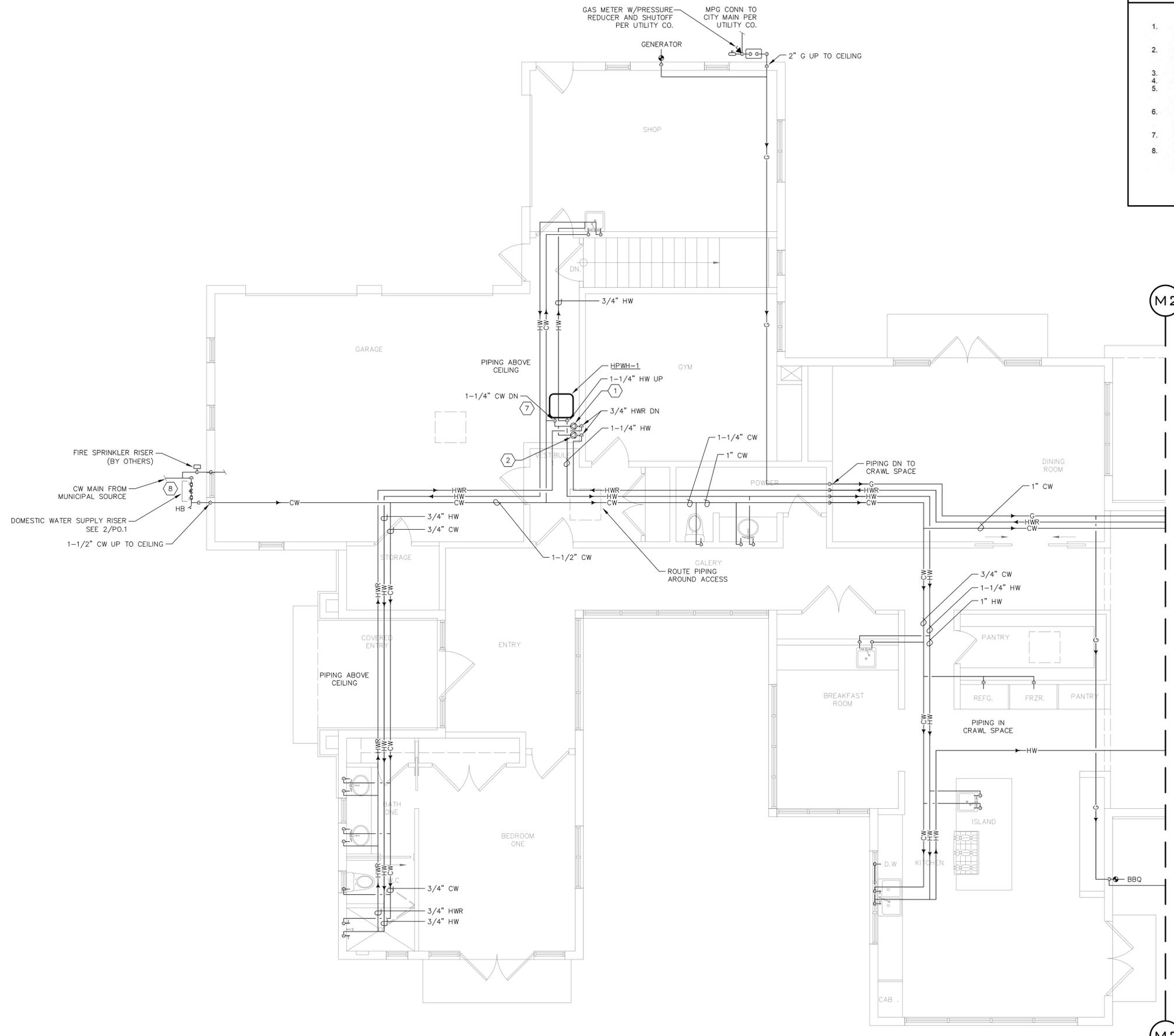
HESS BECKMAN
RESIDENCE
 7725 PASO VENADO
 MONTEREY, CA 93940

PARTIAL WASTE & VENT PLAN

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- ### SHEET NOTES
1. PROVIDE TACO GENIE ON COMMAND MODEL 008-CT DHW RECIRCULATION SYSTEM. SYSTEM SHALL BE EQUIPPED WITH WRED MOTION SENSOR KIT 554-4 AT EA. BATHROOM AND WRED INDIVIDUAL STARTER BUTTON 554-3 AT KITCHEN SINK.
 2. PROVIDE TACO GENIE ON COMMAND MODEL 0011-CF DHW RECIRCULATION SYSTEM. SYSTEM SHALL BE EQUIPPED WITH WRED MOTION SENSOR KIT 554-4 AT EA. BATHROOM AND WRED INDIVIDUAL STARTER BUTTON 554-3 AT KITCHEN SINK.
 3. PROVIDE TRAP PRIMERS AT ALL FLOOR DRAINS & FLOOR SINKS.
 4. COORD ALL PIPING LAYOUTS W/ DUCT SYSTEM AND ALL TRADES
 5. NOTE: ALL HOT AND COLD WATER PIPING BELOW SLAB SHALL BE TYPE K SOFT COPPER OR APPROVED PEX. NO JOINTS SHALL BE PERMITTED BELOW SLAB. INSULATE WITH APPROVED BELOW SLAB INSULATION.
 6. 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.
 7. PROVIDE PROTECTIVE BOLLARD OR ELEVATE EQUIP ABOVE PATH OF VEHICLE PER CPC 507.13.1 AND CMC 305.1.1
 8. 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 PARTIAL DOMESTIC WATER & GAS PLAN
 SCALE: 1/4" = 1'-0"

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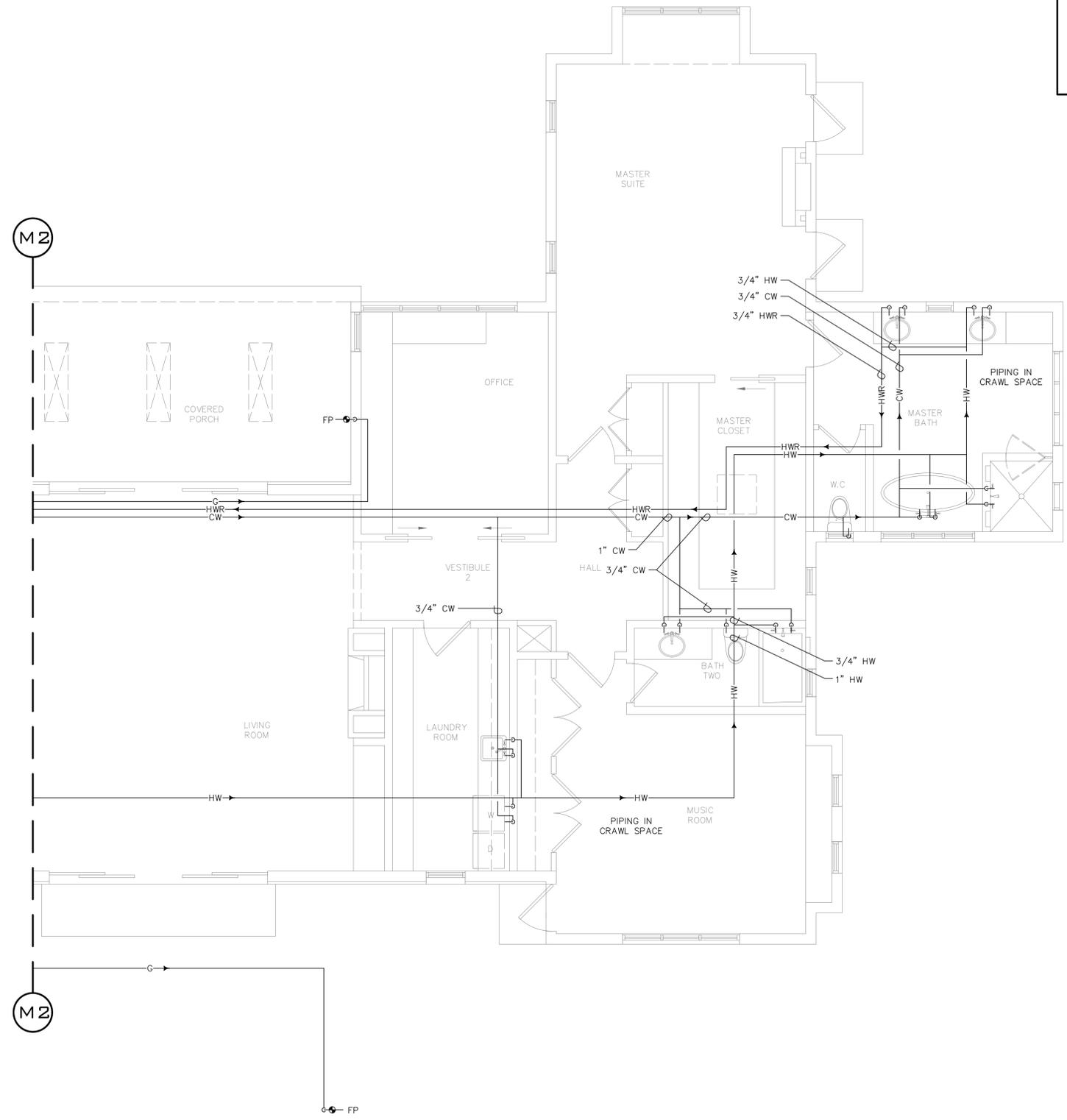
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 Consulting Mechanical Engineering
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 www.montereyenergygroup.com
 831-372-8328 VOICE
 831-359-4173 FAX
 cad@meg4.com

HESS BECKMAN
RESIDENCE
 7725 PASO VENADO
 MONTEREY, CA 93940

PARTIAL
 DOMESTIC WATER
 & GAS PLAN

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1 PARTIAL DOMESTIC WATER & GAS PLAN
 SCALE: 1/4" = 1'-0"

- SHEET NOTES**
1. PROVIDE TACO GENIE ON COMMAND MODEL 008-CT DHW RECIRCULATION SYSTEM. SYSTEM SHALL BE EQUIPPED WITH WIRED MOTION SENSOR KIT 554-4 AT EA. BATHROOM AND WIRED INDIVIDUAL STARTER BUTTON 554-3 AT KITCHEN SINK.
 2. PROVIDE TACO GENIE ON COMMAND MODEL 0011-CF DHW RECIRCULATION SYSTEM. SYSTEM SHALL BE EQUIPPED WITH WIRED MOTION SENSOR KIT 554-4 AT EA. BATHROOM AND WIRED INDIVIDUAL STARTER BUTTON 554-3 AT KITCHEN SINK.
 3. PROVIDE TRAP PRIMERS AT ALL FLOOR DRAINS & FLOOR SINKS.
 4. COORD ALL PIPING LAYOUTS W/DUCT SYSTEM AND ALL TRADES.
 5. NOTE: ALL HOT AND COLD WATER PIPING BELOW SLAB SHALL BE TYPE K SOFT COPPER OR APPROVED PEX. NO JOINTS SHALL BE PERMITTED BELOW SLAB. INSULATE W/TH APPROVED BELOW SLAB INSULATION.
 6. 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.
 7. PROVIDE PROTECTIVE BOLLARD OR ELEVATE EQUIP ABOVE PATH OF VEHICLE PER CPC 507.13.1 AND CMC 305.1.1
 8. 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.

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REVISIONS:	BY:

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

HESS BECKMAN
RESIDENCE
 7725 PASADO VENADO
 MONTEREY, CA 93940

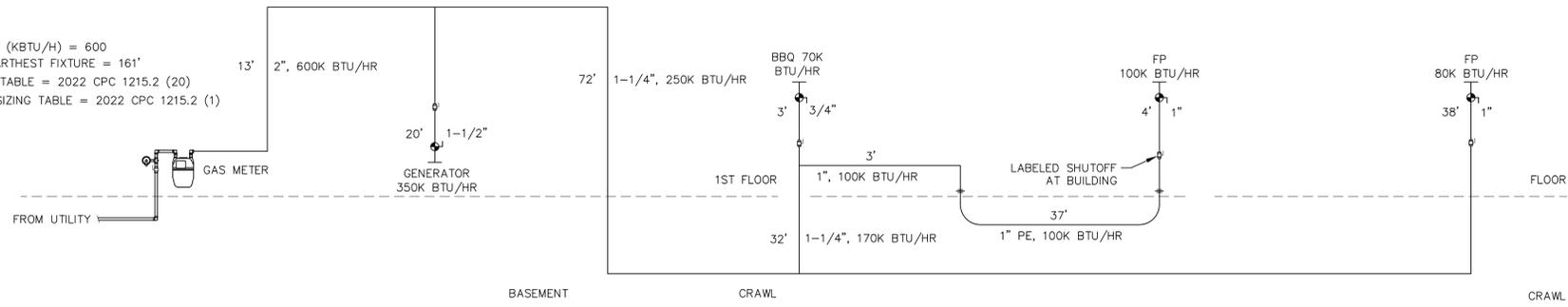
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 & GAS PLAN

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TOTALS DEMAND (KBTU/H) = 600
 DISTANCE TO FARTHEST FIXTURE = 161'
 PE PIPE SIZING TABLE = 2022 CPC 1215.2 (20)
 METALLIC PIPE SIZING TABLE = 2022 CPC 1215.2 (1)



1 GAS LINE SCHEMATIC
 SCALE: NO SCALE

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 831-372-8328 VOICE
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 www.montereyenergygroup.com
 cad@meg4.com

Hess Beckman
RESIDENCE
 7725 PASEO VENADO
 MONTEREY, CA 93940

GAS LINE SCHEMATIC

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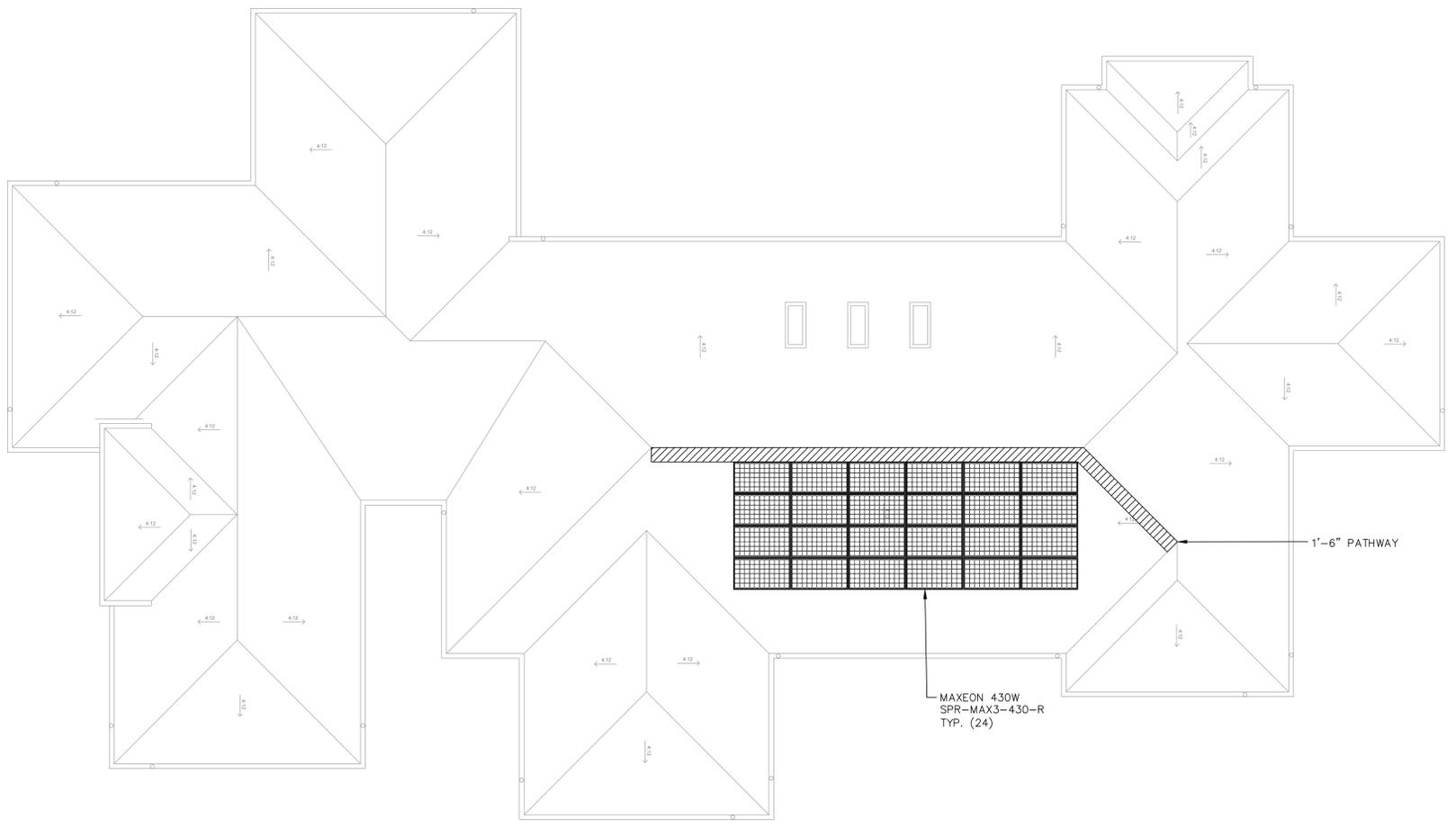
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NOTE TO PLAN REVIEWER AND CONTRACTOR

"THIS PV PLAN IS INTENDED FOR DESIGN AND TRADE COORDINATION ONLY AND SHALL NOT SERVE AS THE PERMITTED SET OF DRAWINGS. PERMIT SHALL BE DEFERRED AND IT SHALL BE THE RESPONSIBILITY OF THE LICENSED CONTRACTOR TO SECURE A PERMIT AS PART OF THEIR BID PACKAGE."

SCOPE OF WORK

10.32 KW ROOF MOUNTED SOLAR PHOTOVOLTAIC SYSTEM USING 24 MAXEON SOLAR 430W PANELS WITH ONE TESLA GATEWAY3 AND ONE TESLA POWERWALL3 13.5KWH BATTERIES, WITH A PROJECTED OUTPUT OF 15,540 KWH'S PER YEAR



1 SOLAR PHOTOVOLTAIC ROOF LAYOUT
SCALE: 1/8" = 1'-0"



MAXEON 3 POWER: 415-430 W | EFFICIENCY: Up to 22.7%

Electrical Data		
	SPR-MAX3-430-R	SPR-MAX3-425-R
Nominal Power (P _{nom}) ¹	430 W	425 W
Power Tolerance	+5.0%	+5.0%
Panel Efficiency	22.7%	22.4%
Rated Voltage (V _{mpp})	35.1 V	34.9 V
Rated Current (I _{mpp})	12.25 A	12.18 A
Open-Circuit Voltage (V _{oc})	40.7 V	40.7 V
Short-Circuit Current (I _{sc})	13.15 A	13.13 A
Max. System Voltage	1000 V UL & 1000 V IEC	
Maximum Series Fuse	25 A	
Power Temp Coef.	-0.27% / °C	
Voltage Temp Coef.	-0.236% / °C	
Current Temp Coef.	0.058% / °C	

Certifications and Compliance	
Standard Tests ³	UL 61730, IEC 61215, IEC 61730
Quality Management Certs	ISO 9001:2015, ISO 14001:2015
Ammonia Test	IEC 62716
Desert Test	IEC 60068-2-68, MIL-STD-810G
Salt Spray Test	IEC 61701 (maximum severity)
PID Test	1000 V IEC 62804
Available Listings	UL, TUV
IFLI Declare Label	First solar panel labeled for ingredient transparency and LBC-compliance. ⁴
Cradle to Cradle Certified™ Silver	First solar panel line certified for material health, water stewardship, material reutilization, renewable energy & carbon management, and social fairness. ⁵
Green Building Certification Contribution	Panels can contribute additional points toward LEED and BREEAM certifications.
EHS Compliance	RohS, ISO 45001:2018, Recycle Scheme, REACH SVHC-163

Operating Condition And Mechanical Data	
Temperature	-40°F to +185°F (-40°C to +85°C)
Impact Resistance	1 inch (25 mm) diameter hail at 52 mph (23 m/s)
Solar Cells	112 Monocrystalline Maxeon Gen 3
Tempered Glass	High-transmission tempered anti-reflective
Junction Box	IP-68, Staubi (MCA), 2 bypass diodes
Weight	46.7 lbs (21.2 kg)
Max. Load ⁶	Wind: 50 psf, 2400 Pa back Snow: 112 psf, 5400 Pa front HWKZ: 112 psf, 5400 Pa front and back
Frame	Class 1 black anodized (highest AMMA rating)

FRAME PROFILE

(A) Cable Length: 48.2 in +/- 0.4 in [1225 mm +/- 10 mm]
(B) Long Side: 1.3 in [32 mm]
Short Side: 0.9 in [24 mm]

Please read the safety and installation instructions. Visit www.maxeon.com/us/installGuide/UL. Paper version can be requested through techsupport.ROW@maxeon.com.



1 40-year warranty is not available in all countries or all installations and requires registration, otherwise our 25-year warranty applies. Service availability varies by country and installation provider. When PV Modules are used in a system over 500 kW or on a ground-mount application, such as a tracker or carport, the Product and Power Warranty Terms shall each be limited to 25 years unless written approval is provided by Maxeon and the PV Modules are digitally registered.

2 Standard Test Conditions (1000 W/m² irradiance, AM 1.5, 25° C), NREL calibration Standard: SOMS current, LACCS FF and Voltage.

3 Type 2 fire rating per UL 61730, Class C fire rating per IEC 61730.

4 Maxeon DC panels first received the International Living Future Institute Declare Label in 2016.

5 Maxeon DC panels are Cradle to Cradle Certified™ Silver.

www.c2certified.org/products/scorecard/maxeon_solar_panels_maxeon_corporation. Cradle to Cradle Certified™ is a certification mark licensed by the Cradle to Cradle Products Innovation Institute.

6 As per IEC 61215-2016 tested and certified.

7 Florida High Velocity Hurricane Zone (HVHZ) or equivalent US building codes. Please refer to the Safety and installation guide for additional details.

Made in Philippines (Cells)
Assembled in Mexico (Module)
Specifications included in this datasheet are subject to change without notice.
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View warranty, patent and trademark information at maxeon.com/legal.



545907 REV C / LTR_US
Publication Date: May 2023

Gateway 3

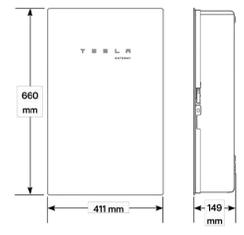
Tesla Gateway 3 controls connection to the grid in a Powerwall system, automatically detecting outages and providing seamless transition to backup power. It provides energy monitoring that is used by Powerwall for solar self-consumption, time-based control, and backup operation.

Performance Specifications	Model Number	1841000-x1-y	AC Meter	+/- 0.5%
	Nominal Grid Voltage	120/240 V AC	Communication	CAN
	Grid Configuration	Split phase	User Interface	Tesla App
	Grid Frequency	60 Hz	Backup Transition	Automatic disconnect for seamless backup
	Continuous Current Rating	200 A	Overcurrent Protection Device	100-200 A Service entrance rated Eaton CSR, BWH, or BW, or Square D QCOM breakers
	Maximum Supply Short Circuit Current	22 kA with Square D or Eaton main breaker 25 kA with Eaton main breaker	Internal Panelboard	200 A 8-space/16 circuit breakers Eaton BR, Siemens QP, or Square D HOM breakers rated to 10-125A
	IEC Protective Class	Class I	Warranty	10 years
	Overvoltage Category	Category IV		
	*Only Eaton CSR or BWH main breakers are 25 kA rated			

Environmental Specifications	Operating Temperature	-20°C to 50°C (-4°F to 122°F)
	Operating Humidity (RH)	Up to 100%, condensing
	Maximum Elevation	3000 m (9843 ft)
	Environment	Indoor and outdoor rated
	Enclosure Type	NEMA 3R

Compliance Information	Certifications	UL 67, UL 869A, UL 916, UL 1741 PCS, CSA 22.2:1071, CSA 22.2:29
	Emissions	FCC Part 15, Class B, ICES 003

Mechanical Specifications	Dimensions	660 x 411 x 149 mm (26 x 16 x 6 in)
	Weight	16.3 kg (36 lb)
	Mounting options	Wall mount



Gateway 3 Datasheet

2024

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

HESS-BECKMAN RESIDENCE
7725 PASADO VENADO
MONTEREY, CA 93940

SOLAR PHOTOVOLTAIC ROOF LAYOUT & NOTES

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Powerwall 3 Technical Specifications

System Technical Specifications	
Model Number	1707000-xx-y
Nominal Grid Voltage (Input & Output)	120/240 VAC
Grid Type	Split phase
Frequency	60 Hz
Nominal Battery Energy	13.5 kWh AC ¹
Nominal Output Power (AC)	5.8 kW 7.6 kW 10 kW 11.5 kW
Maximum Apparent Power	5,800 VA 7,600 VA 10,000 VA 11,500 VA
Maximum Continuous Current	24 A 31.7 A 41.7 A 48 A
Overcurrent Protection Device ²	30 A 40 A 60 A 60 A
Maximum Continuous Charge Current / Power (Powerwall 3 only)	20.8 A AC / 5 kW
Maximum Continuous Charge Current / Power (Powerwall 3 with up to (3) Expansion units)	33.3 A AC / 8 kW
Output Power Factor Rating	0 - 1 (Grid Code configurable)
Maximum Output Fault Current (1 s)	160 A
Maximum Short-Circuit Current Rating	10 kA
Load Start Capability	185 LRA
Solar to Battery to Home/Grid Efficiency	89% ³
Solar to Home/Grid Efficiency	97.5% ⁴
Power Scalability	Up to 4 Powerwall 3 units supported
Energy Scalability	Up to 3 Expansion units (for a maximum total of 7 units)
Supported Islanding Devices	Gateway 3, Backup Switch, Backup Gateway 2
Connectivity	Wi-Fi (2.4 and 5 GHz), Ethernet, Cellular (LTE/4G ⁵)
Hardware Interface	Dry contact relay, Rapid Shutdown (RSD) certified switch and 2-pin connector, RS-485 for meters
AC Metering	Revenue Grade (+/- 0.5%, ANSI C12.20)
Protections	Integrated arc fault circuit interrupter (AFCI), Isolation Monitor Interrupter (IMI), PV Rapid Shutdown (RSD) using Tesla Mid-Circuit Interrupters
Customer Interface	Tesla Mobile App
Warranty	10 years

¹Values provided for 25°C (77°F), at beginning of life, 3.3 kW charge/discharge power.
²See [Powerwall 3 Installation Manual](#) for fuse requirements if using fuse for overcurrent protection.
³Typical solar shifting use case.
⁴Tested using CEC weighted efficiency methodology.
⁵The customer is expected to provide internet connectivity for Powerwall 3; cellular should not be used as the primary mode of connectivity. Cellular connectivity subject to network operator service coverage and signal strength.

Powerwall 3 Technical Specifications

Solar Technical Specifications	
Maximum Solar STC Input	20 kW
Withstand Voltage	600 V DC
PV DC Input Voltage Range	60 – 550 V DC
PV DC MPPT Voltage Range	60 – 480 V DC
MPPTs	6
Maximum Current per MPPT (I _{sc})	13 A ⁶
Maximum Short Circuit Current per MPPT (I _{sc})	15 A ⁶

⁶Where the DC input current exceeds the MPPT rating, a jumper can be used to combine two MPPTs into a single input to intake DC current up to 26 A I_{sc} / 30 A I_{sc}.

Environmental Specifications	
Operating Temperature	-20°C to 50°C (-4°F to 122°F) ⁷
Operating Humidity (RH)	Up to 100%, condensing
Storage Temperature	-20°C to 30°C (-4°F to 86°F), up to 95% RH, non-condensing, State of Energy (SOE): 25% initial
Maximum Elevation	3000 m (9843 ft)
Environment	Indoor and outdoor rated
Enclosure Rating	NEMA 3R
Ingress Rating	IP67 (Battery & Power Electronics) IP55 (Wiring Compartment)
Pollution Rating	PDS
Operating Noise @ 1 m	< 50 db(A) typical < 62 db(A) maximum

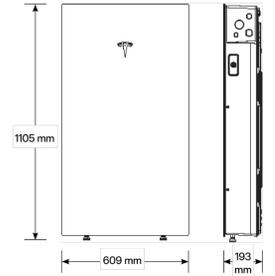
⁷Performance may be de-rated at operating temperatures above 40°C (104°F).

Compliance Information	
Certifications	UL 1741, UL 9540, UL 9540A, UL 3741, UL 1741 PCS, UL 1741 SA, UL 1741 SB, UL 1973, UL 1699B, UL 1998, CSA C22.2 No. 0.8, CSA C22.2 No. 1071, CSA C22.2 No. 330, CSA 22.3 No. 9, IEC 1547, IEC 1547A, IEC 1547.1, CA Rule No.21
Grid Connection	United States and Canada
Emissions	FCC Part 15 Class B, ICES 003
Environmental	RoHS Directive 2011/65/EU
Seismic	ACT156, IEC 603-2005 (high)
Fire Testing	Meets the unit level performance criteria of UL 9540A

Powerwall 3 Technical Specifications

Mechanical Specifications	
Dimensions	1105 x 609 x 193 mm (43.5 x 24 x 7.6 in) ⁸
Total Weight of Installed Unit	132 kg (291.2 lb)
Weight of Powerwall 3	124 kg (272.5 lb)
Weight of Glass Front Cover	6.5 kg (14.5 lb)
Weight of Wall Bracket	1.9 kg (4.2 lb)
Mounting Options	Floor or wall mount

⁸These dimensions include the glass front cover being installed on Powerwall 3.



1 SOLAR PHOTOVOLTAIC EQUIPMENT LAYOUT
 SCALE: 1/8" = 1'-0"



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SOLAR PHOTOVOLTAIC
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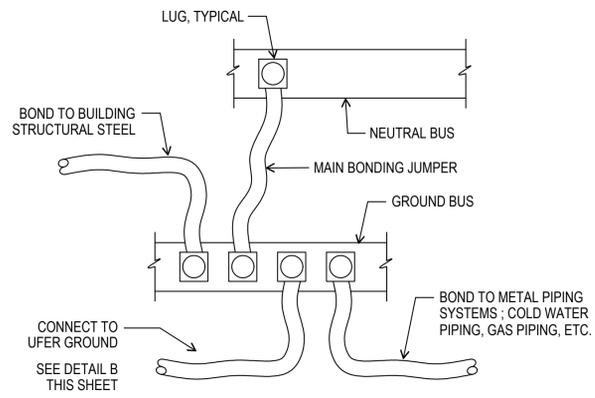
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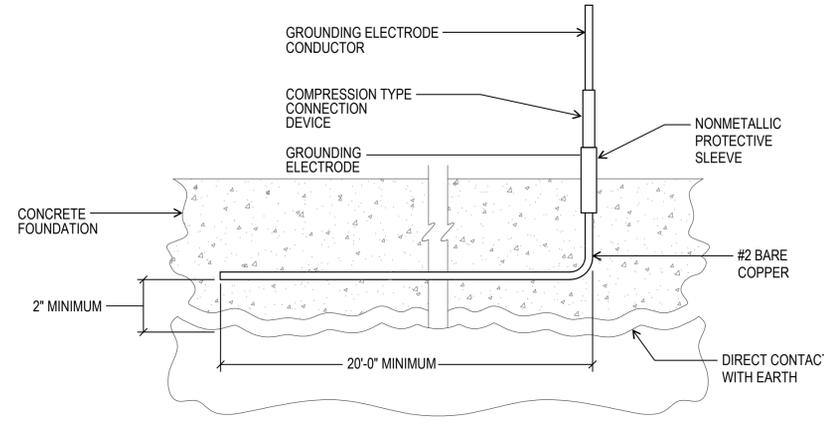
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ELECTRICAL LOAD CALCULATION

Item #	DESCRIPTION	QTY.	VA	%VA	TOTAL VA
A. Lighting & Receptacle, Required Appliance and Laundry Loads					
1.	Lighting & Receptacles: ENTER QTY. IN SQ. FT. =>	6,288	3		18,864
2.	Small Appliance Circuits:	2	1,500		3,000
3.	Laundry Circuits:	1	1,500		1,500
SUBTOTAL					23,364
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%		20,364	35%	7,127
3.	Remaining Load @ 25%		0	25%	0
SUBTOTAL FOR ITEM A:					10,127
B. Fixed appliances					
	Range Hood Fan	1	100	75%	75
	Microwave	1	800	75%	600
	Refrigerator	1	850	75%	638
	Bath Fan	4	200	75%	600
	Disposal	2	1,000	75%	1,500
	Dishwasher	1	1,000	75%	750
	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:					7,800
C.	AC Units	2	3,200	100%	6,400
D.					0
E.	Garage Door Opener	2	300	100%	600
F.	EV CHARGER	1	7,200	100%	7,200
G.	Fan Coil Units	2	300	100%	600
H.					0
I.					0
J.					0
K.					0
L.					0
M.					0
N.	Electric Dryer Provision	1	5,000	100%	5,000
O.	Heat Pump Water Heater Provision	1	4,500	100%	4,500
P.					0
Q.	Electric Range Provision	1	8,000	100%	8,000
SUBTOTAL FOR ITEMS C THRU END:					32,300
TOTAL DWELLING UNIT LOAD @ 120/240V, 1 PHASE					60,227
TOTAL DWELLING UNIT LOAD IN AMPS (TOTAL LOAD / 240V)					209.3

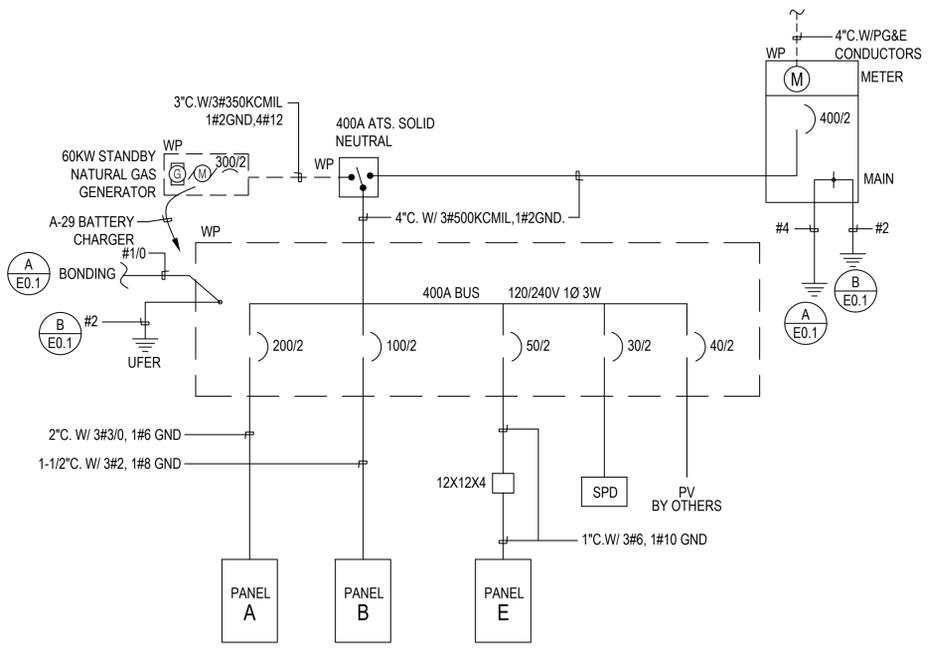


BONDING DIAGRAM



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



SINGLE LINE DIAGRAM

GENERAL NOTES

- VISIT JOB SITE AND VERIFY EXISTING CONDITIONS PRIOR TO BID
- 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.
- CONDUIT RUNS ARE SHOWN DIAGRAMMATICALLY. EXACT LOCATIONS SHALL BE DETERMINED IN THE FIELD TO SUIT FIELD CONDITIONS.
- ALL ELECTRICAL EQUIPMENT, APPLIANCES AND LIGHTING FIXTURES SHALL BE LISTED BY A RECOGNIZED TEST LAB AND BEAR THAT LABEL OF APPROVAL.
- CONTRACTOR SHALL FURNISH, INSTALL AND CONNECT ALL MATERIAL AND EQUIPMENT FOR THIS WORK UNLESS OTHERWISE NOTED.
- FURNISH DISCONNECT SWITCHES AT REMOTE MOTORS.
- ALL SPACES AS INDICATED ON PANELS OR SWITCHBOARDS SHALL BE COMPLETE WITH HARDWARE AND BUSSING FOR FUTURE BREAKER OR SWITCH.
- CHECK ARCHITECTURAL PLANS FOR DOOR SWINGS BEFORE INSTALLING SWITCH OUTLETS.
- GROUNDING AND BONDING SHALL BE PER CODE PLUS ANY ADDITIONAL PROVISIONS SPECIFIED OR SHOWN ON DRAWINGS.
- ALL CONDUIT RUNS SHALL CONTAIN A CODE SIZED GREEN GROUND WIRE.
- THESE PLANS ARE NOT COMPLETE UNTIL APPROVED BY THE AUTHORITY HAVING JURISDICTION.
- ALL FEEDER CONDUCTORS SHALL BE IN CONDUIT. BRANCH CIRCUITS MAY BE NON-METALLIC SHEATHED CABLE.
- ALL CONDUCTORS SHALL BE COPPER WITH TYPE THHN/THWN INSULATION.
- COORDINATE WITH SERVING ELECTRICAL UTILITY COMPANY AND MAKE PROVISIONS FOR ELECTRICAL SERVICE ACCORDINGLY. INCLUDE ALL SERVICE COSTS AND UTILITY COMPANY CHARGES IN BID.
- COORDINATE WITH SERVING TELEPHONE UTILITY COMPANY AND MAKE PROVISIONS FOR TELEPHONE SERVICE ACCORDINGLY. INCLUDE ALL SERVICE COSTS AND UTILITY COMPANY CHARGES IN BID.
- COORDINATE WITH SERVING CABLE TELEVISION COMPANY AND MAKE PROVISIONS FOR TELEPHONE SERVICE ACCORDINGLY. INCLUDE ALL SERVICE COSTS AND UTILITY COMPANY CHARGES IN BID.
- ALL PERMITS SHALL BE OBTAINED AND PAID FOR BY THE CONTRACTOR.
- 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)].
- ALL NON-LOCKING TYPE 125-VOLT, 15 AND 20 AMPERE RECEPTACLES IN A DWELLING UNIT SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES. (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].
- SMOKE DETECTORS SHALL BE 120V, PHOTOELECTRIC/ION COMBINATION UNITS WITH BATTERY BACK UP. THEY SHALL BE INTERCONNECTED.
- HALLWAY DETECTORS SHALL BE COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR. THEY SHALL BE INTERCONNECTED WITH SMOKE DETECTORS.
- LIGHT FIXTURES IN BATHTUB OR SHOWER AREAS SHALL BE MARKED AS "SUITABLE FOR DAMP LOCATIONS." CEC 410.10.
- 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]
- 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.
- 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.
- AT LEAST ONE LIGHT FIXTURE IN EACH BATHROOM SHALL BE CONTROLLED BY A VACANCY SENSOR PER CALIFORNIA ENERGY CODE 150(K)2.
- 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".
- RECESSED LUMINAIRES INSTALLED IN INSULATED CEILINGS SHALL HAVE AN I.C. RATING AND SHALL BE CERTIFIED AS AIR TIGHT.
- LUMINAIRES WITH SCREW BASE SOCKETS SHALL NOT BE RECESSED IN A CEILING.
- LUMINAIRES WITH SCREW BASE SOCKETS SHALL BE MARKED AS JA8-2019-E COMPLIANT AND SHALL ONLY CONTAIN JA8 COMPLIANT LAMPS.
- ALL JA8 COMPLIANT LUMINAIRES SHALL BE CONTROLLED BY DIMMERS OR VACANCY SENSORS.
- 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)]
- 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
 - 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
 - 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
 - LIGHT FIXTURE DESIGNATION, LETTER INDICATES TYPE, NO. INDICATES WATTAGE. SEE FIXTURE SCHEDULE.
 - MECHANICAL EQUIPMENT DESIGNATION. SEE MECHANICAL DRAWINGS.
 - SPECIAL RECEPTACLE - SEE PLAN
 - METER
 - FLUSH FLOOR RECEPTACLE
 - RECEPTACLE, DUPLEX, 15A, 125V, NEMA 5-15R +18" U.N.O.
 - DUPLEX RECEPTACLE MTD. ABOVE BACKSPRASH
 - 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.
 - JUNCTION BOX 4" SQUARE, 1-1/2" DEEP U.N.O.
 - THERMOSTAT F.B.O. +48"
 - MOTOR, NO. INDICATES HORSEPOWER
 - CLOCK OUTLET +7-6" U.N.O.
 - DISCONNECT SWITCH, NON-FUSED
 - DISCONNECT SWITCH FUSED HORSEPOWER RATED OR SIZED AS NOTED
 - COMBINATION MAGNETIC STARTER WITH DISCONNECT SWITCH AND FUSES
 - MAGNETIC MOTOR STARTER W/OVERLOADS IN EACH PHASE
 - DIMMER W/INTEGRAL "ON-OFF" SW.
 - PUSHBUTTON
 - PHOTOCELL
 - SMOKE DETECTOR, INTERCONNECTED W/ BATTERY BACK-UP
 - COMBINATION SMOKE AND CO DETECTOR, INTERCONNECTED W/ BATTERY BACK-UP
 - TELEPHONE/COMPUTER/DATA OUTLET, TWO GANG BOX W/1 GANG COVERPLATE & GROMMETTED OPENING +18" U.N.O.
 - CABLE TV OUTLET +18" U.N.O.
 - MOTION SENSOR
 - EXISTING SWITCH
 - SINGLE POLE SWITCH
 - DOUBLE POLE SWITCH } QUIET TOGGLE TYPE RATED AT 20A, 120/277V A.C. +42" U.N.O.
 - THREE WAY SWITCH
 - SWITCH W/PILOT LT.
 - MANUAL MOTOR STARTER
 - FIRE ALARM CONTROL PANEL
 - GFI
 - GROUND FAULT CIRCUIT INTERRUPTING
 - LABOR SAVING TANDEM
 - MAIN LUGS ONLY
 - WITH
 - CONDUIT ONLY
 - WEATHERPROOF
 - FURNISHED BY OTHERS, INSTALL & CONNECT
 - UNLESS NOTED OTHERWISE
 - NATIONAL ELECTRICAL CODE
 - NOT IN CONTRACT
 - EXISTING
 - NEW
 - REMOVE
 - RELOCATE
 - SURFACE MOUNT
 - UNDERGROUND
 - COLD WATER PIPE
 - ABOVE FINISHED FLOOR
 - HEATING AND AIR CONDITIONING RATED CIRCUIT BREAKER
 - NIGHT LIGHT
- NOTE: NOT ALL SYMBOLS SHOWN ARE USED ON THIS PROJECT.

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

HESS BECKMAN RESIDENCE
7725 PASEO VENADO
MONTEREY, CA 93940

GENERAL NOTES
SYMBOLS
SINGLE LINE
DIAGRAM



627 OLIVE STREET
SANTA BARBARA, CA 93105
(805) 569-9216
FAX (805) 569-9405
email: meaney@jmpe.net
www.jmpe.net

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Table with 3 columns: NO, DESCRIPTION, DATE. Row 1: 00, 00.00, 00.00.00



LIGHTING - SINGLE FAMILY DWELLINGS CEC-CF2R-LTG-01-E
CERTIFICATE OF INSTALLATION
Note: This table completed by HERS Registry.
Field Name Data Entry Field Name Data Entry
Project Name Enforcement Agent
Dwelling Address Permit Number
City and Zip Code Permit Application Date
A. Installed Lighting and Controls
Select Yes or No according to whether your work on the project includes each of the following types of lighting and controls. See Sections B through J for applicable requirements.

LIGHTING - SINGLE FAMILY DWELLINGS CEC-CF2R-LTG-01-E
CERTIFICATE OF INSTALLATION - USER INSTRUCTIONS
CF2R-LTG-01-E (Page 1 of 2)
Lighting - Single Family - LTG-01
CF2R-LTG-01-E User Instructions
There are two version of the residential lighting Certificate of Installation. This version, the CF2R-LTG-01-E, is primarily used for demonstrating compliance with the residential lighting Standards for single-family dwellings.

LIGHTING - SINGLE FAMILY DWELLINGS CEC-CF2R-LTG-01-E
C. Recessed Downlight Luminaires in Ceilings
Field Field Name
01 150.0(k)1C1: Do not contain screw based lamp sockets.
02 The luminaire is marked with "JA8-2022".
03 150.0(k)1C1: Has label certifying the luminaires are air tight with air leakage less than 2.0 cfm at 75 Pascals when tested in accordance with ASTM E283.
04 150.0(k)1C1: Sealed with a gasket or caulk between the luminaire housing and ceiling, and all air leakage paths between conditioned and unconditioned spaces are sealed with a gasket or caulk, or be installed per manufacturer's instructions to maintain airtightness between the luminaire housing and ceiling.
05 150.0(k)1C1v: Meet the following requirements (California Electrical Code Section 410.116).
D. Light sources in enclosed or recessed luminaires (other than recessed downlight luminaires in ceilings)
Field Field Name
01 150.0(k)1D: Light Sources in Enclosed or Recessed Luminaires that are not marked with "JA8-2022-E", should not be installed in enclosed or recessed luminaires.

LIGHTING - SINGLE FAMILY DWELLINGS CEC-CF2R-LTG-01-E
B. High Luminous Efficacy Luminaires
Field Field Name
01 150.0(k)1A and Table 150.0-A: All luminaires are installed with:
• Light sources of one of the lighting technologies specified under the "High Luminous Efficacy" column of Table 150.0-A; or
• JA8 compliant light sources and the light sources are marked with "JA8-2022" or "JA8-2022-E".
Exception 1: Integrated device lighting: Lighting integral to exhaust fans, kitchen range hoods, bath vanity mirrors, and garage door openers, and non-removable lighting attached to ceiling fans.
Exception 2: Navigation Lighting: Night lights, step lights, path lights less than 5 watts.
Exception 3: Cabinet Lighting: Lighting internal to drawers, cabinetry, and linen closets with an efficacy of 45 lumens per watt or greater.
The responsible person's signature on this compliance document affirms that all applicable requirements in this table have been met.

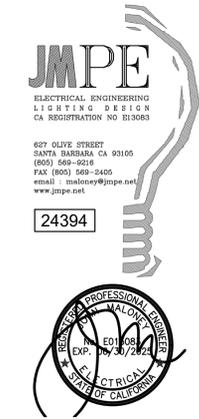
LIGHTING - SINGLE FAMILY DWELLINGS CEC-CF2R-LTG-01-E
CERTIFICATE OF INSTALLATION
Note: This table completed by HERS Registry.
Field Name Data Entry Field Name Data Entry
Project Name Enforcement Agent
Dwelling Address Permit Number
City and Zip Code Permit Application Date
A. Installed Lighting and Controls
Select Yes or No according to whether your work on the project includes each of the following types of lighting and controls. See Sections B through J for applicable requirements.

LIGHTING - SINGLE FAMILY DWELLINGS CEC-CF2R-LTG-01-E
G. Screw Based Luminaires
Field Field Name
01 150.0(k)1B: Screw based luminaires shall contain lamps that are marked with "JA8-2022" or "JA8-2022-E".
The responsible person's signature on this compliance document affirms that all applicable requirements in this table have been met.
H. Address Signs
Field Field Name
01 150.0(k)4: Internally illuminated address signs. Internally illuminated address signs shall either:
• Comply with Section 140.8. Applicable nonresidential sign lighting compliance forms shall also be submitted; or
• Consume no more than 5 Watts of power.
The responsible person's signature on this compliance document affirms that all applicable requirements in this table have been met.
I. Outdoor Lighting and Controls
Field Field Name
01 150.0(k)1A and Table 150.0-A: High efficacy outdoor lighting or LED light sources are installed.
150.0(k)3A: Outdoor lighting is controlled by a manual ON and OFF switch that permits one of the following automatic actions:
• Controlled by a photocell and either a motion sensor or an automatic time switch control; or
• Controlled by an astronomical time clock control.
02 Controls that override to ON shall not be allowed unless the override automatically returns the automatic control to its normal operation within 6 hours.
An energy management control that provides the specified lighting control functionality and complies with all requirements applicable to the specified controls may be used to meet the above requirements.
The responsible person's signature on this compliance document affirms that all applicable requirements in this table have been met.
J. Lighting for Residential Garages for Eight or More Vehicles
Field Field Name
01 150.0(k)5: Lighting complies with the applicable requirements for nonresidential garages in Sections 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0. Applicable LTG forms shall also be submitted.
The responsible person's signature on this compliance document affirms that all applicable requirements in this table have been met.

LIGHTING - SINGLE FAMILY DWELLINGS CEC-CF2R-LTG-01-E
Documentation Author's Declaration Statement
I certify that this Certificate of Compliance documentation is accurate and complete.
Documentation Author Name: Documentation Author Signature:
Company: Signature Date:
Address: CEA/ HERS Certification Identification (if applicable):
City/State/Zip: Phone:
Responsible Person's Declaration Statement
I certify the following under penalty of perjury, under the laws of the State of California:
1. The information provided on this Certificate of Installation is true and correct.
2. I am either: a) a responsible person eligible under Division 3 of the Business and Professions Code in the applicable classification to accept responsibility for the system design, construction, or installation of features, materials, components, or manufactured devices for the scope of work identified on this Certificate of Installation, and attest to the declarations in this statement, or b) I am an authorized representative of the responsible person and attest to the declarations in this statement on the responsible person's behalf.
3. The constructed or installed features, materials, components or manufactured devices (the installation) identified on this Certificate of Installation conforms to all applicable codes and regulations and the installation conforms to the requirements given on the Certificate of Compliance, plans, and specifications approved by the enforcement agency.
4. I understand that a registered copy of this Certificate of Installation shall be posted or made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections, and I will take the necessary steps to ensure this requirement is accomplished.
5. I understand that a registered copy of this Certificate of Installation is required to be included with the documentation the builder provides to the building owner at occupancy, and I will take the necessary steps to ensure this requirement is accomplished.
Responsible Designer Name: Responsible Designer Signature:
Company: Date Signed:
Address: License:
City/State/Zip: Phone:
For assistance or questions regarding the Energy Standards, contact the Energy Hotline at: 1-800-772-3300

LIGHTING - SINGLE FAMILY DWELLINGS CEC-CF2R-LTG-01-E
CERTIFICATE OF INSTALLATION - USER INSTRUCTIONS
CF2R-LTG-01-E (Page 2 of 2)
Lighting - Single Family - LTG-01
CF2R-LTG-01-E User Instructions
There are two version of the residential lighting Certificate of Installation. This version, the CF2R-LTG-01-E, is primarily used for demonstrating compliance with the residential lighting Standards for single-family dwellings.
The LTG-01 shall also be used to demonstrate compliance with the residential lighting requirements for high-rise residential dwelling units; outdoor lighting that is attached to a high-rise residential or hotel/motel building, and is separately controlled from the inside of a dwelling unit or guest room; fire station dwelling accommodations; hotel and motel guest rooms; and, dormitory and senior housing dwelling accommodations. When using the CF2R-LTG-01-E to demonstrate compliance with the lighting in the dwelling units, compliance with lighting that is not in the dwelling units, such as lighting in common areas, shall be demonstrated using the nonresidential lighting compliance documentation.
The other version of the residential lighting Certificate of Compliance, the CF2R-LTG-02-E, is used for demonstrating compliance with the residential lighting Standards for low-rise multi-family dwellings. The primary difference between the LTG-02 and LTG-01 is that the LTG-02 includes additional requirements for demonstrating compliance with residential outdoor lighting, and common areas associated with low-rise multi-family dwelling units.
Section A. Installed Lighting and Controls
This table is used to identify the scope of the work being covered by the responsible person signing this document. One person may be responsible for all of the measures in this table, or several people may each be responsible for only a portion of the measures. If several people are responsible, each person must separately fill out this Certificate of Installation for those measures for which they are responsible. In some situations, such as for alterations and additions, only some of the measures may be included in the total scope of work.
Section B. High Luminous Efficacy Luminaires
This table is a list of mandatory requirements for High Luminous efficacy luminaires.
Section C. Recessed Downlight Luminaires in Ceilings
This table is a list of mandatory requirements for recessed downlight luminaires in ceilings.
Section D. Light sources in enclosed or recessed luminaires (other than recessed downlight luminaires in ceilings). This table is a list of Light sources in enclosed or recessed luminaires.
Section E. Lighting Controls in bathrooms, garages, laundry rooms, and utility rooms, and walk-in closets. This table is a list of mandatory requirements for LED luminaires.
Section F. Lighting Controls in any interior rooms
This table is a list of mandatory requirements for Lighting Controls in any interior rooms.

LIGHTING - SINGLE FAMILY DWELLINGS CEC-CF2R-LTG-01-E
K. Blank Electrical Boxes
Field Field Name
01 150.0(k)1E: The number of electrical boxes that are more than 5 feet above the finished floor and do not contain a luminaire or other device shall be no greater than the number of bedrooms.
These electrical boxes must be served by a dimmer, vacancy sensor control, low voltage wiring or fan speeded control.
The responsible person's signature on this compliance document affirms that all applicable requirements in this table have been met.

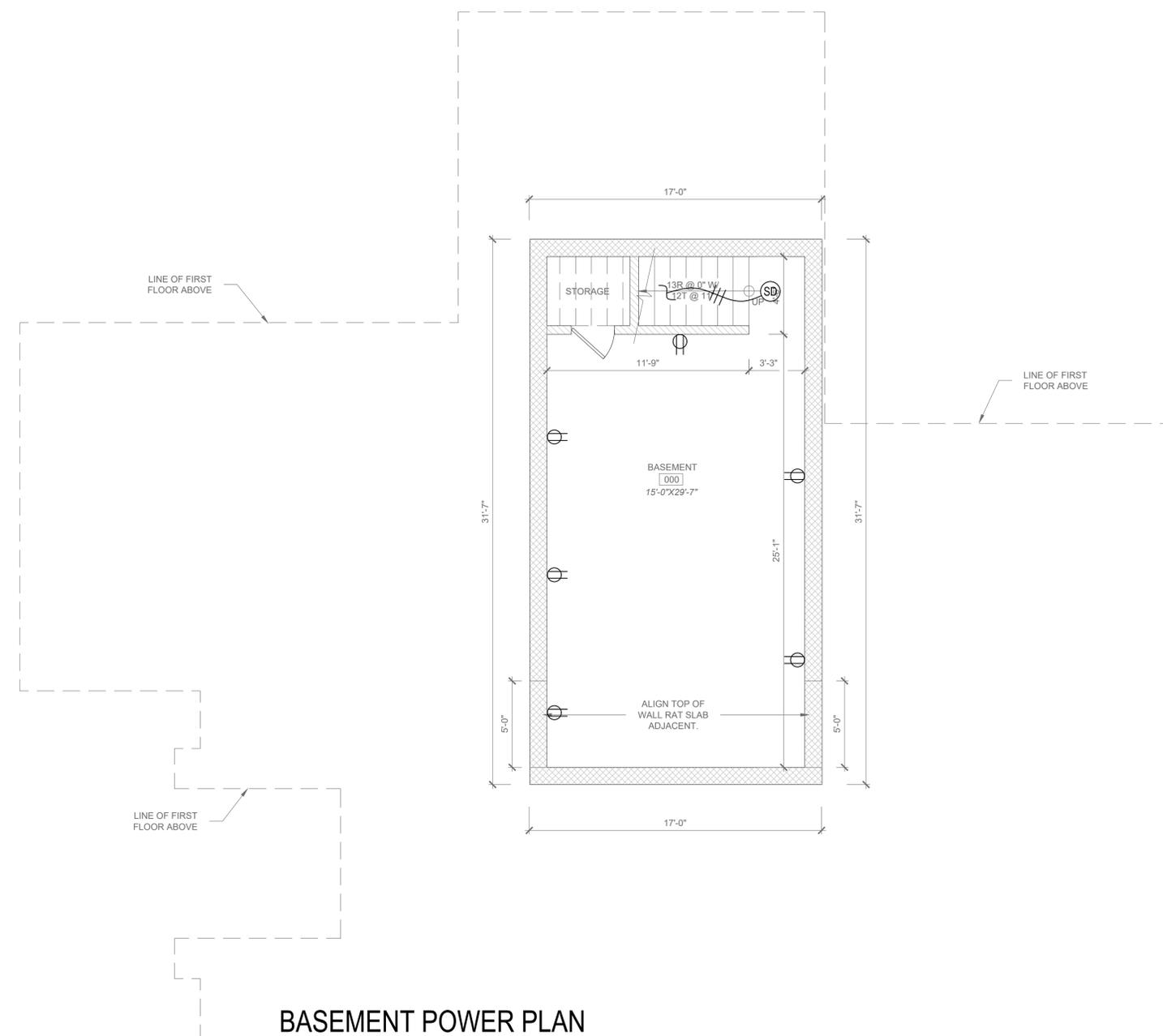


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NO.	DESCRIPTION	DATE
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ELECTRICAL NOTES

- ALL OUTLETS IN DWELLING UNITS SHALL BE PROTECTED BY A LISTED ARC FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE PER CEC 210.12
- TAMPER RESISTANCE RECEPTACLE SHALL BE INSTALLED IN DWELLING UNITS PER CEC 406.11
- SMOKE DETECTORS SHALL BE 120V, INTERCONNECTED, PHOTOELECTRIC/ION UNITS WITH BATTERY BACKUP



BASEMENT POWER PLAN

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



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 ELECTRICAL ENGINEERING
 LIGHTING DESIGN
 CA REGISTRATION NO. E130683

627 OLIVE STREET
 SANTA BARBARA, CA 93105
 (805) 569-9218
 FAX (805) 569-9405
 email: maloney@jmpe.net
 www.jmpe.net

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 7725 PASEO VENADO
 MONTEREY, CA 93940

BASEMENT
 POWER PLAN



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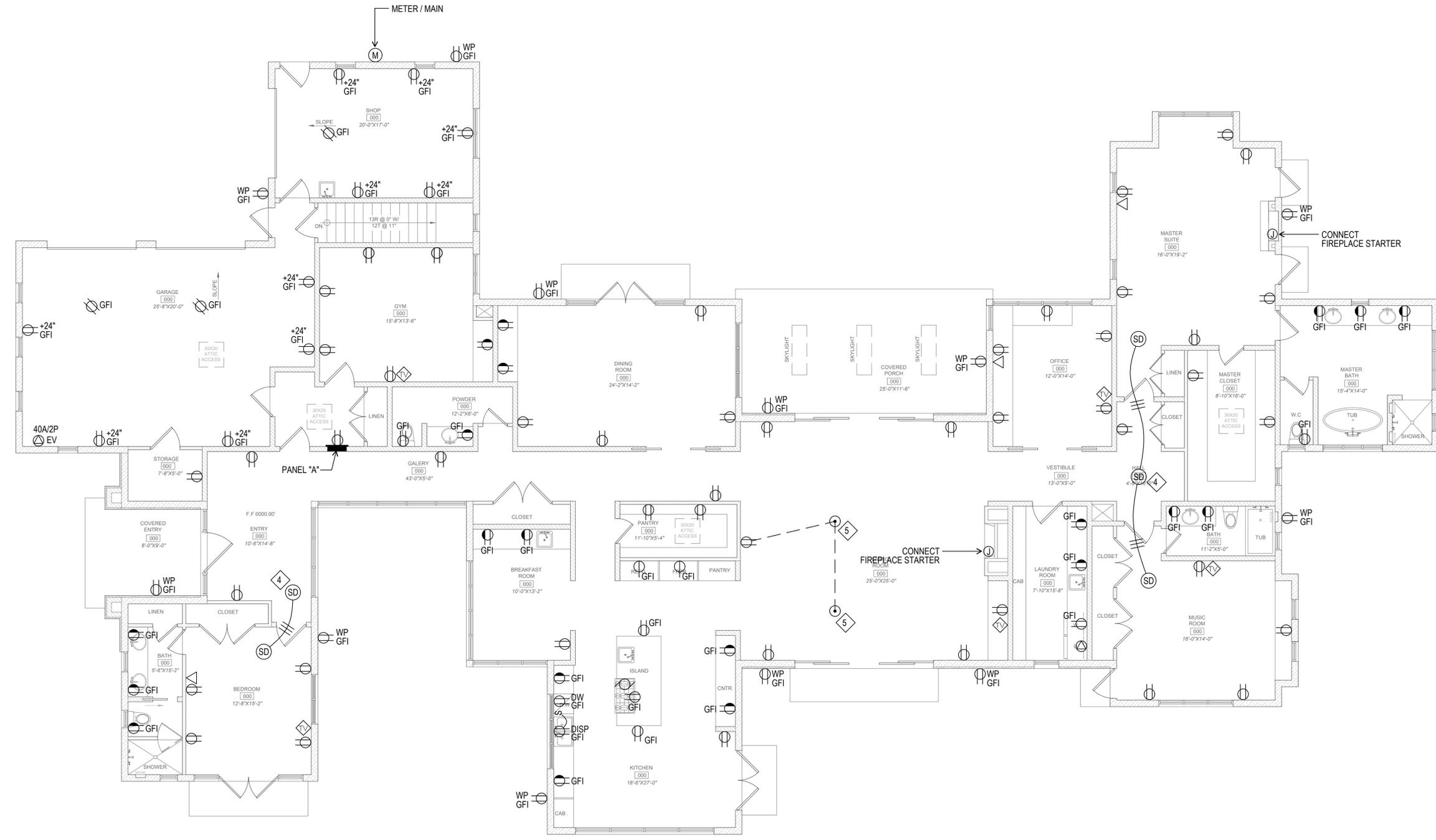
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TOM MEANEY ARCHITECT
 639 STATE STREET • SUITE 240 • SANTA BARBARA, CA • 93101
 805.895.2836 • TOM@TOMMEANEY.COM • WWW.TOMMEANEY.COM

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
1		00.00.00

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- TAMPER RESISTANCE RECEPTACLE SHALL BE INSTALLED IN DWELLING UNITS PER CEC 406.11
- SMOKE DETECTORS SHALL BE 120V, INTERCONNECTED, PHOTOELECTRIC/ION UNITS WITH BATTERY BACKUP

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POWER PLAN

SCALE: 3/16" = 1'-0"



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 CA REGISTRATION NO. 813065

627 OLIVE STREET
 SANTA BARBARA, CA 93105
 (805) 569-9216
 FAX (805) 569-9405
 email: maloney@jmpe.net
 www.jmpe.net

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Hess Beckman Residence
 7725 Paseo Venado
 Monterey, CA 93940

POWER PLAN



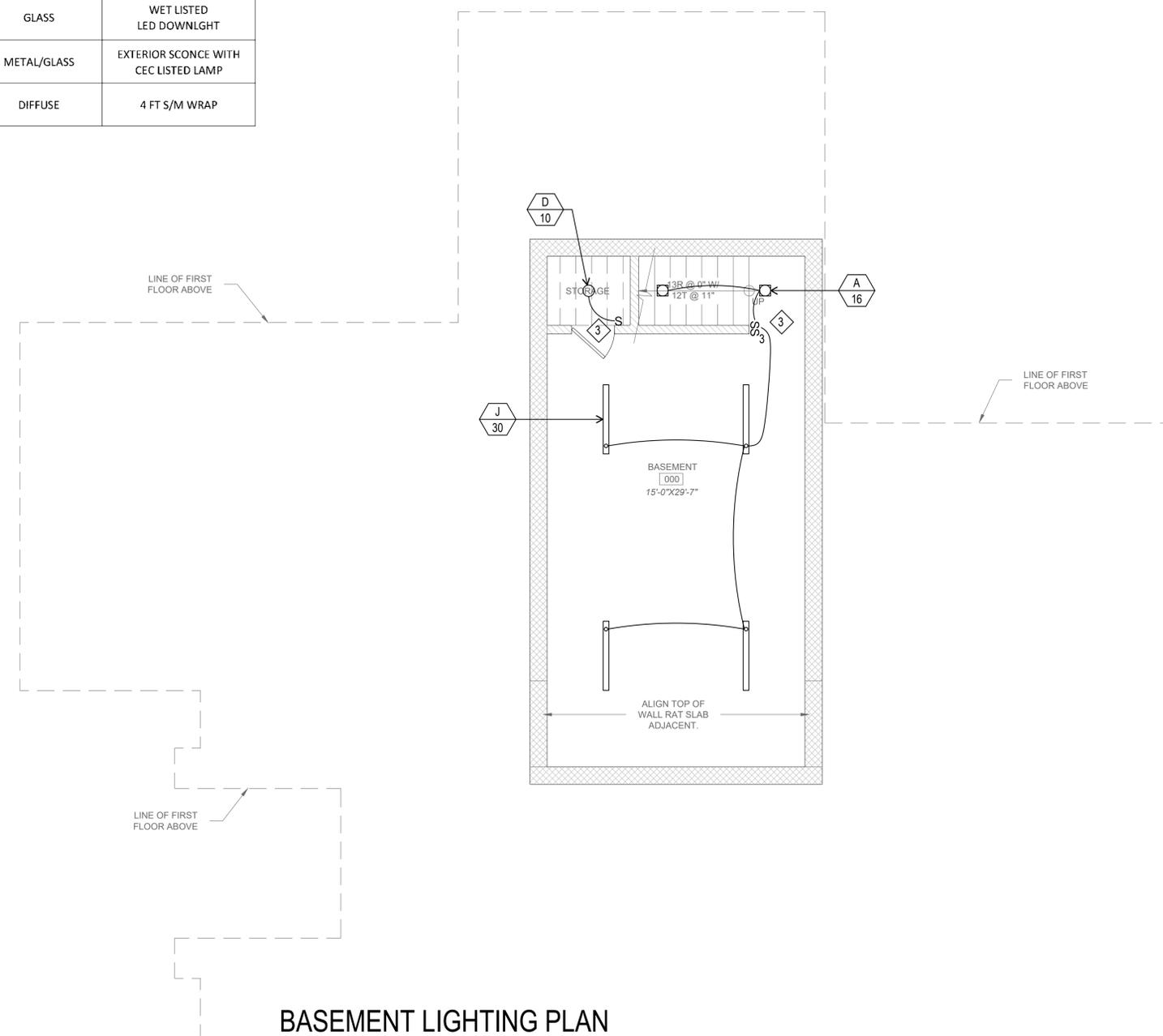
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LED FIXTURE SCHEDULE							
TYPE	MANUFACTURER AND CATALOG NUMBER	LED MODULE			DRIVER	OPTIC/LENS	REMARKS
		TYPE	COLOR TEMP	WATTS			
A 16	JUNO IC4AL 10L 27K 90 NFL 120 FRPC	LED	2700K	16	DIMMING	DIFFUSE	4" LED ADJUSTABLE RECESSED DOWNLIGHT
B 60	F.B.O.	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 DOWNLIGHT
X	CUSTOM F.B.O.	JA8	2700K		PER LAMP	METAL/GLASS	EXTERIOR SCONCE WITH CEC LISTED LAMP
J 30	LITHONIA TRON48LM 3000K 80CRI MVOLT		3000K	30	0-10V	DIFFUSE	4 FT S/M WRAP

- LIGHTING NOTES**
- 1 LIGHTING CONTROL STATION
 - 2 HOME RUN VIA LIGHTING CONTROL PANEL.
 - 3 SENSOR SWITCH #WSX-PDT-WH



BASEMENT LIGHTING PLAN

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



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

HESS BECKMAN RESIDENCE
 7725 PASEO VENADO
 MONTEREY, CA 93940

BASEMENT LIGHTING PLAN



627 OLIVE STREET
 SANTA BARBARA CA 93105
 (805) 569-9216
 FAX (805) 569-9405
 email: maloney@jmpe.net
 www.jmpe.net

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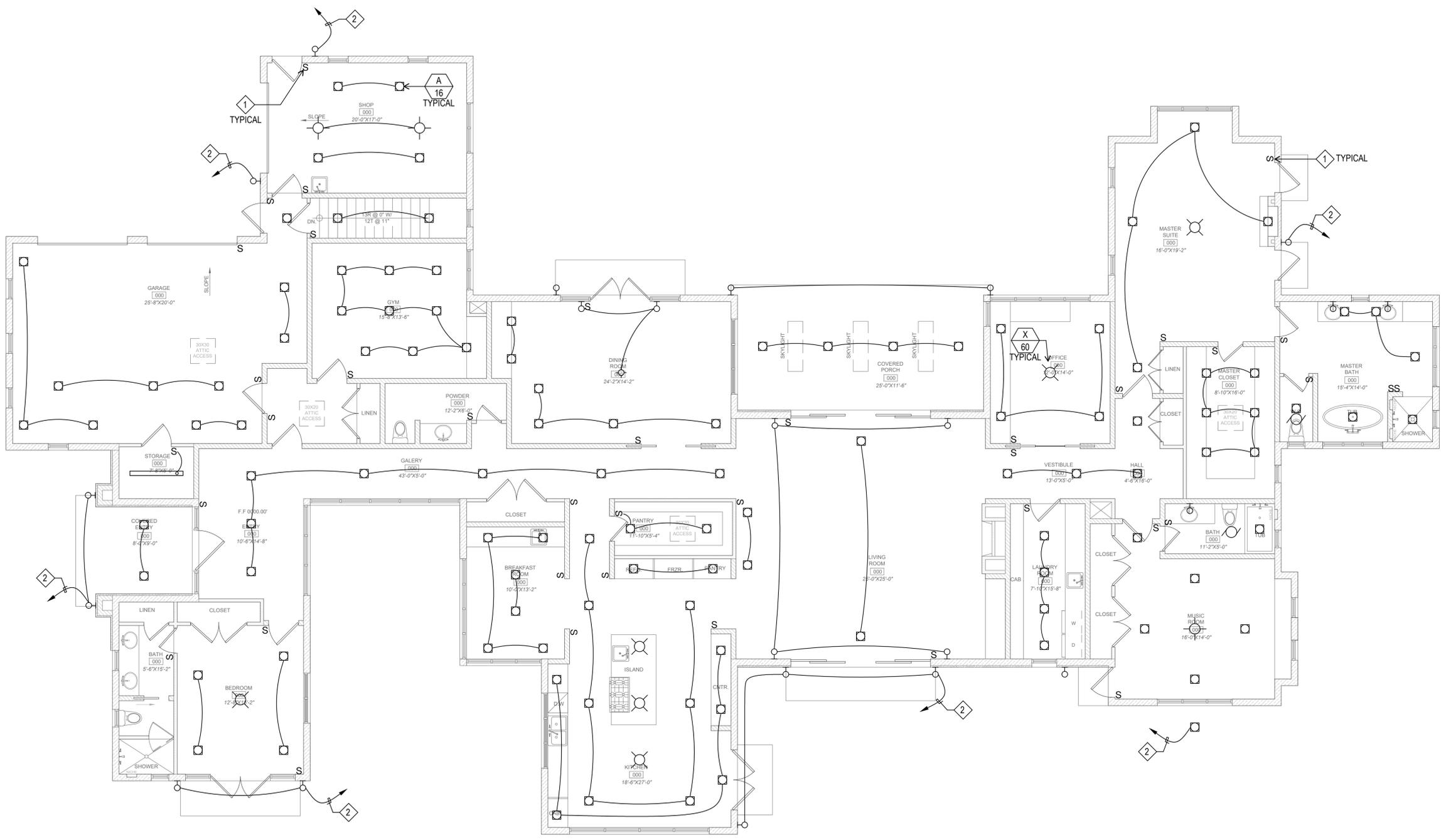
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- LIGHTING NOTES**
- 1 LIGHTING CONTROL STATION
 - 2 HOME RUN VIA LIGHTING CONTROL PANEL.



LIGHTING PLAN

SCALE: 3/16" = 1'-0"



T M
TOM WEANEY ARCHITECT
 639 STATE STREET • SUITE 240 • SANTA BARBARA, CA • 93101
 805.895.2836 • TOM@TOMWEANEY.COM • WWW.TOMWEANEY.COM

HESS BECKMAN RESIDENCE
 7725 PASEO VENADO
 MONTEREY, CA 93940

LIGHTING PLAN



627 OLIVE STREET
 SANTA BARBARA, CA 93105
 (805) 569-9216
 FAX (805) 569-9405
 email: maloney@jmpe.net
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