

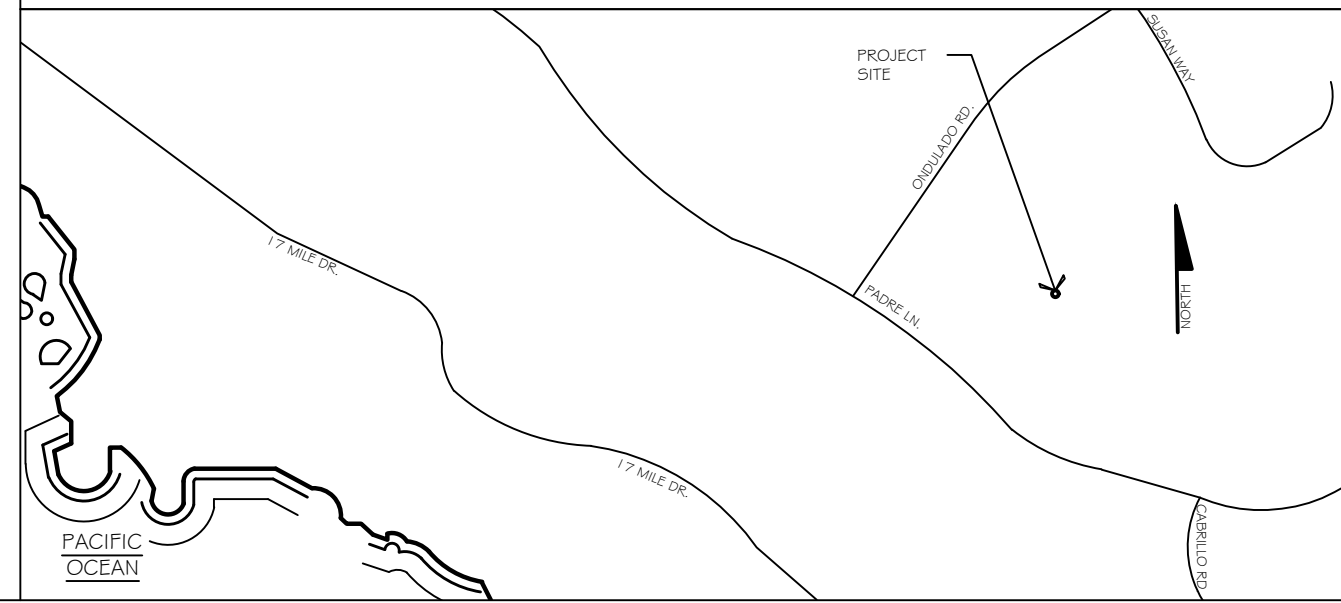
# Exhibit B

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# SOSKE FAMILY TRUST RESIDENCE

1451 ONDULADO RD., PEBBLE BEACH, CA 93953

## VICINITY MAP:



## SHEET INDEX:

T 1

A3.0

A3.0.1

A3.1

L 1 1

TITLE SHEET, VICINITY MAP, GENERAL NOTES, SHEET INDEX, PROJECT DATA, SCOPE OF WORK, PROJECT DIRECTORY, TYPE OF CONSTRUCTION, APPLICABLE CODES, AREA FOR APPROVAL  
 MAIN FLOOR WINDOW REPAIR, PLASTER PATCH & STUCCO REPAIR IDENTIFIER  
 GARAGE DOOR DETAILS  
 UPPER FLOOR WINDOW REPAIR, PLASTER PATCH & STUCCO REPAIR IDENTIFIER  
 RELOCATED DIRT IDENTIFIER

## GENERAL NOTES:

SITE SPECIFICATIONS: 2019 CALIFORNIA RESIDENTIAL CODE (CRC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA FIRE CODE (CFC), CALIFORNIA GREEN BUILDING CODE (CGBC) AND CALIFORNIA ENERGY CODE.

THE OWNER SHALL BE RESPONSIBLE TO PAY FOR ALL NECESSARY PERMITS, INSPECTIONS, CERTIFICATES AND FEES, INCLUDING UTILITIES. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO START OF WORK AND COMPLY WITH ALL INSPECTION REQUIREMENTS THROUGH FINAL SIGN-OFF. ALL MANUFACTURERS' INSTALLATION GUIDES TO BE PROVIDED TO INSPECTOR AT TIME OF FIELD INSPECTION.

IF, DURING CONSTRUCTION THE CONTRACTOR FINDS STRUCTURAL CONDITIONS DIFFERENT THEN THOSE ON THE DRAWING, THE CONTRACTOR SHALL NOTIFY THE DESIGNER BEFORE PROCEEDING ANY FURTHER. ANY UNUSUAL SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO FURTHER WORK.

THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, BUILDING CODES, RULES, REGULATIONS AND OTHER LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL PROMPTLY NOTIFY THE DESIGNER IN WRITING IF THE DRAWINGS AND/OR SPECIFICATIONS ARE AT VARIANCE WITH ANY SUCH REQUIREMENTS. THE CONTRACTOR SHALL OPERATE TO BEST MANAGEMENT PRACTICES.

THE CONTRACTOR(S) PERFORMING THE WORK DESCRIBED BY THESE PLANS AND SPECIFICATIONS SHALL BE PROPERLY AND CURRENTLY LICENSED DURING THE EXECUTION OF THE PROJECT AND SHALL NOT PERFORM WORK OUTSIDE THE LEGAL SCOPE OF ANY LICENSE. THE GENERAL CONTRACTOR SHALL HAVE CURRENT CALIFORNIA CLASS B LICENSE, WORKMANS COMPENSATION CERTIFICATE AND NECESSARY MUNICIPAL BUSINESS LICENSE.

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

THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING & PROPERLY SUPERVISING ADEQUATE INDUSTRY STANDARD SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THIS WORK.

THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE BRACING AND SHORING. THE CONTRACTOR SHALL NOT STORE CONSTRUCTION MATERIAL IN A MANNER THAT SUCH THE DESIGN LIVE LOAD OF THE STRUCTURE ARE EXCEEDED ( 1 g psf ON THE ROOF, 40psf ON THE FLOOR). ALL MATERIALS STORED ON THE SITE SHALL BE PROPERLY STACKED AND PROTECTED TO PREVENT DAMAGE AND DETERIORATION.

THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY AND SHALL ADHERE TO ALL FEDERAL, STATE, LOCAL AND O.S.H.A. STANDARDS.

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

NEW LUMBER SHALL NOT EXCEED 19% MOISTURE CONTENT, NOR SHALL ANY WATER DAMAGED MATERIALS BE INSTALLED. MOISTURE BARRIER SHALL BE INSTALLED UNDER SURFACES WHERE NEEDED. ALL LUMBER SHALL BE DOUGLAS FIR-LARCH UNLESS OTHERWISE NOTED, GRADED IN ACCORDANCE WITH WESTERN WOOD PRODUCTS ASSOCIATION OR WEST COAST LUMBER INSPECTION BUREAU. MAXIMUM MOISTURE CONTENT SHALL BE 19% MARKED S-DRY ALL LUMBER EXPOSED TO WEATHER SHALL BE PRESSURE TREATED DOUGLAS FIR, TREATED ALL CUT SURFACES. LUMBER GRADES ARE AS FOLLOWS UNLESS OTHERWISE NOTED:

2 X 4 STUDS AND BLOCKING	CONSTRUCTION GRADE OR BETTER
2 X 6 STUDS	No. 2 OR BETTER
JOISTS / RAFTERS	No. 2 OR BETTER
4 X AND LARGER	No. 1
POSTS	No. 1

PLYWOOD SHALL BE EXTERIOR OR EXPOSURE 1 CONFORMING TO U.S. PRODUCT STANDARDS PS- 1&3 WITH EXTERIOR GLUE, GRADE STAMPED AMERICAN PLYWOOD ASSOCIATION. PROVIDE 1/8" GAP AT PANEL JOINTS. NAIL HEADS SHALL NOT PENETRATE PLYWOOD SKIN.  
 WALL PLYWOOD: TO BE 5/4" MIN. CDX WITH A SPAN RATING OF 2400 OR BETTER. EDGE NAIL 10d @ 6" O.C., FIELD NAIL WITH 10d @ 12" O.C. BLOCK AND EDGE NAIL AT ALL PLYWOOD EDGES. PLYWOOD FACE GRAIN TO BE VERTICAL.  
 ROOF PLYWOOD: TO BE 1/2" MIN NON T&G OR 5/8" MIN T&G CDX WITH A SPAN RATING OF 2400 OR BTR. EDGE NAIL WITH 8d @ 6" O.C. FIELD NAIL WITH 8d @ 12" O.C. INCREASED NAILING IS REQUIRED FOR ROOF PLYWOOD OVER SHEARWALLS. USE SIMPSON PLYWOOD SHEATHING CLIP (PSCU), AT ALL UNSUPPORTED PLYWOOD EDGES IN NON T&G SHEATHING IS USED, ONE PER SPAN. PLYWOOD FACE GRAIN TO BE PERPENDICULAR TO SUPPORTS. FLOOR PLYWOOD: TO BE 3/4" T &G CDX OR BETTER WITH A SPAN RATING OF 48/20 OR BETTER. EDGE NAIL WITH 10d @ 6" O.C. FIELD NAIL WITH 10d @ 12" O.C. INCREASED NAILING IS REQUIRED OVER SHEARWALLS INTO JOISTS OR BLOCKING GLUE AND NAIL PLYWOOD. PLYWOOD FACE GRAIN TO BE PERPENDICULAR TO SUPPORTS. STAGGER PLYWOOD PANELS. 10d NAILS TO BE SCREW SHANK OR RING SHANK.

NAILS SHALL BE COMMON WIRE NAILS AND CONNECTORS EXPOSED TO WEATHER SHALL BE GALVANIZED. ALL NAILING TO CONFORM TO C.F.C. TABLE R602.3(1). BOLT HOLES SHALL BE 1/16" MAX LARGER THAN THE BOLT DIAMETER. BOLTS SHALL BE TIGHTENED WHEN PLACED AND RE-TIGHTENED PRIOR TO CONCEALING. ALL NAILING SHALL BE DONE WITHOUT SPLITTING WOOD. CONTRACTOR TO PRE-DRILL AS REQUIRED TO PREVENT SPLITTING WOOD. ALL MEMBERS SPLIT BY NAILING SHALL BE REPLACED. ALL HOLES FOR BOLTS SHALL BE ACCURATELY DRILLED IN CORRECT SIZES AND LOCATIONS TO PREVENT FORGING OR LOOSENESS IN CONNECTIONS. NAILING TO BE IN COMPLIANCE WITH CBC TABLE 23-II-B-1

ALL FRAMING CONNECTIONS SHALL BE BY "SIMPSON STRONG-TIE Co. ALL CONNECTIONS SHALL BE INSTALLED IN CONFORMANCE WITH THE MANUFACTURES SPECS.

CONTRACTOR SHALL PRE-DRILL HOLES FOR LAG BOLTS, LEAD HOLE SHALL BE 50% TO 67% OF BOLT DIAMETER FOR THREADED PORTION OF BOLT AND ACTUAL BOLT DIAMETER FOR UNTHREADED SHANK. ALL SPLIT MEMBERS SHALL BE REPLACED.

ALL ANCHOR BOLTS AND HOLD-DOWN BOLTS SHALL HAVE 3" X 3" X 1/4" HDG WASHERS AGAINST WOOD SURFACE.

THE CONTRACTOR WHO AGREES TO PERFORM THIS WORK ALSO AGREES TO INDEMNIFY AND HOLD HARMLESS THE OWNER AND THE DESIGNER FROM AND AGAINST ALL CLAIMS/DAMAGES/LOSSES AND EXPENSES, INCLUDING ATTORNEYS FEES AND LITIGATION COSTS, ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK.

CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS PRIOR TO ANY WORK AND NOTIFY THE DESIGNER OF ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND EXISTING CONDITIONS AFFECTING THE WORK OR NATURE OF SPECIFIED MATERIALS AND/OR SCOPE OF DESIGN. DO NOT SCALE DRAWINGS. DRAWINGS ARE FOR REFERENCE ONLY.

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

BEST MANAGEMENT PRACTICES SHALL BE FOLLOWED FOR PREVENTION OF WATER RUNOFF FROM SITE BY MEANS OF STRAW WADDOLES, BERMS AND RETENTION PITS AS NEEDED (NO CONCRETE CLEAN UP SHALL OCCUR ON SITE) AND FOR STORAGE AND HANDLING OF MATERIALS.

THE CONTRACTOR SHALL SUPPLY A WASTE MANAGEMENT PLAN IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS, SECTION 4.408.1 THAT IDENTIFIES THAT 65% OF DEMOLITION WASTE IS RECYCLED OR RE-USED AND SHALL USE A CERTIFIED WASTE MANAGEMENT TO PROVIDE VERIFIABLE DOCUMENTATION OF PERCENTAGE OF LANDFILL DIVERSION. SEE GUIDE TO CALIFORNIA GREEN BUILDING STANDARDS CODE (RESIDENTIAL) www.hcd.ca.gov/CALGreen.html  
 ALL SEALANTS, PAINTS, CARPETS, WOOD FLOORS AND RESILIENT FLOORING SHALL BE APPROVED LOW-LEVEL V.O.C. WITH DOCUMENTATION PROVIDED TO VERIFY COMPLIANCE WITH LIMITS SHOWN IN TABLES 4.504.1, 4.504.2, 4.504.3 AND 4.504.5.  
 a.) PAINT, STAINS, AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS.  
 b.) AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROC AND OTHER TOXIC COMPOUNDS. DOCUMENTATION SHALL BE PROVIDED TO VERIFY COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED.  
 c.) CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS.  
 d.) 50% OF THE FLOOR AREA RECEIVING RESILIENT FLOORINGS SHALL COMPLY WITH THE VOC EMISSION LIMITS DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOL (CHPS) LOW-EMITTING MATERIALS LIST OR BE CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORS CORE PROGRAM.  
 e.) PARTICLE BOARD, MEDIUM DENSITY FIBERBOARD (MDF) AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS.

ANNULAR SPACES AT PIPE AND CONDUIT PENETRATIONS AT EXTERIOR WALLS SHALL BE SEALED WITH MORTAR TO PREVENT RODENT ENTRY.

APPLIANCES, FIXTURES AND ANY CONTROL FEATURES SHALL HAVE DOCUMENTATION TO PROVIDE FUTURE OWNERS.

SMOKE AND CARBON MONOXIDE DETECTORS: SMOKE DETECTORS ARE LOCATED ON THE CEILING OF EACH SLEEPING/HABITABLE ROOM. A COMBINATION SMOKE & CARBON MONOXIDE DETECTOR IS CENTRALLY LOCATED IN THE HOUSE, OUTSIDE THE BEDROOMS.

CONTRACTOR TO CONFIRM IF SEWER BACK WATER VALVE AND SEWER RELIEF VENT SHALL BE INSTALLED

NO VERBAL CHANGE ORDERS SHALL BECOME LEGAL AND/OR BINDING.

**BATHROOM: STANDARD REQUIREMENTS**  
 ELECTRICAL – ALL NEW ELECTRICAL TO MEET CURRENT NATIONAL ELECTRICAL CODE. MINIMUM OF ONE (1) 20-amp CIRCUIT SERVING ONLY THE BATHROOM UTILITY/LIGHTING IS REQUIRED. ONE RECEPTACLE LOCATED AT SINK AREA SHALL BE GFCI PROTECTED NEW LIGHTING STANDARDS REQUIRE HIGH EFFICIENCY LIGHTING OR A MANUAL ON/AUTOMATIC OFF MOTION SENSOR LIGHT SWITCH TO BE INSTALLED ANY LIGHTING DIRECTLY OVER THE SHOWER/TUB. AREA IS REQUIRED TO BE FOR WET LOCATIONS.  
 PLUMBING - SHOWER STALLS ARE REQUIRED TO HAVE A MINIMUM CLEAR THRESHOLD OPENING OF 22" AND THE FLOOR AREA MUST BE A MINIMUM OF 1,024 SQUARE INCHES AND ENCOMPASS A 30" CIRCLE. GLASS SHOWER ENCLOSURES MUST BE TEMPERED. TOILET AREA IS REQUIRED TO HAVE A MINIMUM WIDTH OF 30" CLEAR SPACE AND 24" CLEAR IN FRONT. SHOWERHEAD MUST HAVE A PRESSURE/TEMPERATURE BALANCE VALVE.

**KITCHEN: STANDARD REQUIREMENTS**  
 ELECTRICAL – ALL NEW ELECTRICAL TO MEET CURRENT NATIONAL CODES, ALL NEW ELECTRICAL CIRCUITS ARE COMBINATION AFCI PROTECTED. MINIMUM OF (2) 20 amp CIRCUITS SERVING COUNTERTOPS AFCI/GFCI PROTECTED RECEPTACLES ONLY, ARE REQUIRED SPACE NO MORE THAN 4' O.C. THE REFRIGERATOR IS PERMITTED TO BE ON THIS CIRCUIT. NO OTHER LIGHTS OR FIXTURES ARE PERMITTED ON THESE TWO CIRCUITS. FIXED APPLIANCES AND MICROWAVES SHALL BE PROVIDED POWER FROM ADDITIONAL DEDICATED CIRCUITS. ALL KITCHEN PLUGS TO BE AFCI/GFCI PROTECTED. AT KITCHEN DUEL AFCI/GFCI RECEPTACLE WITHIN 2' OF EACH SINK. ONE OUTLET PROVIDED PER AN ISLAND OR PENINSULA, REGARDLESS OF LENGTH OR SIZE, UNLESS SEPARATED INTO MORE THAN ONE COUNTERTOP AREA. ON ISLANDS AND PENINSULA SPACES, RECEPTACLES MAY BE MOUNTED NOT MORE THAN 12" BELOW THE COUNTERTOP AREA WHERE CONSTRUCTION PRECLUDES MOUNTING ABOVE THE COUNTERTOP. ALL LIGHTING TO BE HIGH-EFFECIENCY  
 PLUMBING- RELOCATING, ADDING TO, OR OTHERWISE MODIFYING A GAS LINE REQUIRES BOTH A GAS LINE DIAGRAM AND PRESSURE TEST ALL NEW PLUMBING LINES SHALL BE TESTED PRIOR TO COVERING.  
 APPLIANCES- ALL NEW APPLIANCES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURE GUIDELINES. IT IS IMPORTANT THESE GUIDELINES BE REVIEWED PRIOR TO CLOSING UP THE WALLS.

## PROJECT DATA:

APN: 008-441-033

SITE ADDRESS: 1451 ONDULADO ROAD  
PEBBLE BEACH, CA 93953

PROPERTY OWNER: STEPHEN SOSKE

CONSTRUCTION TYPE: VB

OCCUPANCY GROUP: R-3/U

ZONING: LDR1.5-D(CZ)

COASTAL ZONE: YES

WATER MANAGEMENT AGENCY: MPWMD

WATER SERVICE: CALAM

FIRE SPRINKLERS: NO

LOT SIZE: 5.2 ACRES (226,524 SF)  
 UPPER FLOOR - 3,454 SF  
 MAIN FLOOR - 8,840 SF  
 BASEMENT - 790 SF  
 TOTAL 13,084 SF

## SCOPE OF WORK:

- INTERIOR PLASTER REPAIR DUE TO WATER DAMAGE (ROOF PREVIOUSLY REPAIRED WITH SEPARATE PERMIT)
- REPLACE ROTTEN WINDOWS TO MATCH EXISTING (E) MATERIALS & O.G. EDGING WITH IDENTIFIER & FOCUSED PHASE II HISTORIC REPORT DATED: 9-27-2022
- REPAIR ROTTEN BALCONY TILE DECKS WITH MATERIALS TO MATCH (E)
- RELOCATED DIRT FROM COURTYARD TO BACKYARD
- STUCCO PATCH THROUGHOUT EXTERIOR
- RAISE GUARDRAILS TO 42" H. THROUGHOUT HOUSE
- REPLACE COPPER GUTTERS WHERE PREVIOUSLY INSTALLED TO MATCH (E)
- CONVERT GARAGE DOOR BACK TO (2) DOORS

## TYPE OF CONSTRUCTION:

COMBINATION WOOD FRAMING AND ADOBE WALLS. STUCCO SIDING. FLAT CEILING HEIGHT VARIES FROM 8'-0" TO 12'-0", INTERIOR WALLS COMBINATION LATH & PLASTER AND 1/2" OR 3/8" GWB. TILE ROOF. ROOF PITCH VARIES FROM 3-8: 12 SLOPE

## APPLICABLE CODES:

THIS PROJECT SHALL COMPLY WITH ALL CURRENT CODES LISTED AS FOLLOWS:  
 2019 CALIFORNIA RESIDENTIAL CODE  
 2019 CALIFORNIA MECHANICAL CODE  
 2019 CALIFORNIA PLUMBING CODE  
 2019 CALIFORNIA ELECTRICAL CODE  
 2019 TITLE 24 ENERGY CALCULATIONS

## PROJECT DIRECTORY:

OWNER: SOSKE FAMILY TRUST, STEPHEN SOSKE  
 P.O. BOX 412  
 WESTWOOD, MA 02090  
 PHONE: 508-932-5149  
 EMAIL: SESOSKE@GMAIL.COM

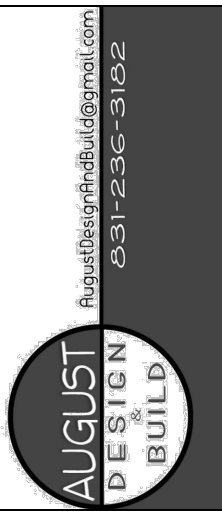
CONTRACTOR: JOLLEY BUILDERS B883060  
 MARC JOLLEY  
 OFFICE: 831-238-6044  
 EMAIL: JOLLEYBUILDERS@GMAIL.COM

DRAFTING SERVICES: AUGUST DESIGN & BUILD  
 CASSANDRA AUGUST  
 OFFICE: 831-236-3182  
 EMAIL: AUGUSTDESIGNANDBUILD@GMAIL.COM

STRUCTURAL ENGINEER: CENTRAL COAST STRUCTURAL ENGINEERING, INC.  
 JACK CAMP  
 OFFICE: 831-760-9944  
 EMAIL: JACK@CCCSENG.COM

HISTORIAN: PAST CONSULTANTS  
 SETH BERGSTEIN  
 OFFICE: 415.515.6224  
 EMAIL: SETH@PASTCONSULTANTS.COM

## AREA FOR APPROVALS:



VICINITY MAP, GENERAL NOTES, SHEET INDEX, PROJECT DATA, SCOPE OF WORK, PROJECT DIRECTORY, TYPE OF CONSTRUCTION, APPLICABLE CODES, AREA FOR APPROVAL

APN: 008-441-033  
 SOSKE FAMILY TRUST, 2/4/21  
 1451 ONDULADO RD.  
 PEBBLE BEACH, CA 93953

DRAWN BY: CASSANDRA AUGUST  
 DATE: 9-23-2022

CA

## REVISIONS

## SCALE:

N5

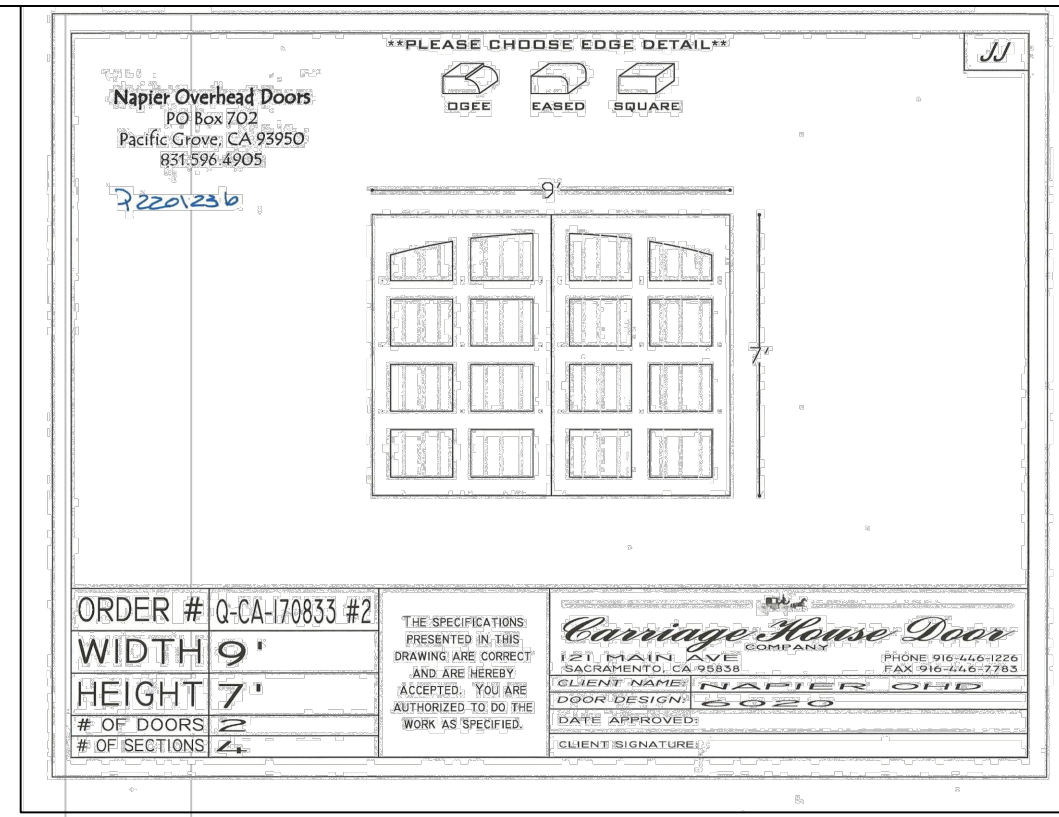
T 1



① GARAGE: (E) ROTTEN WINDOW TO BE REPLACED WITH TO MATCH EXISTING MATERIALS (N) WINDOW; PREVIOUSLY ALTERED



② GARAGE: REPAIR PREVIOUSLY ALTERED GARAGE DOOR OPENING W (N) WOOD DOORS. SEE (2) DOOR EXAMPLE TO THE RIGHT & A3.0.1 GARAGE DETAILS



③ BATHROOM 1: STUCCO PATCH & REPAIR, FINISH TO MATCH (E). WINDOW TO REMAIN



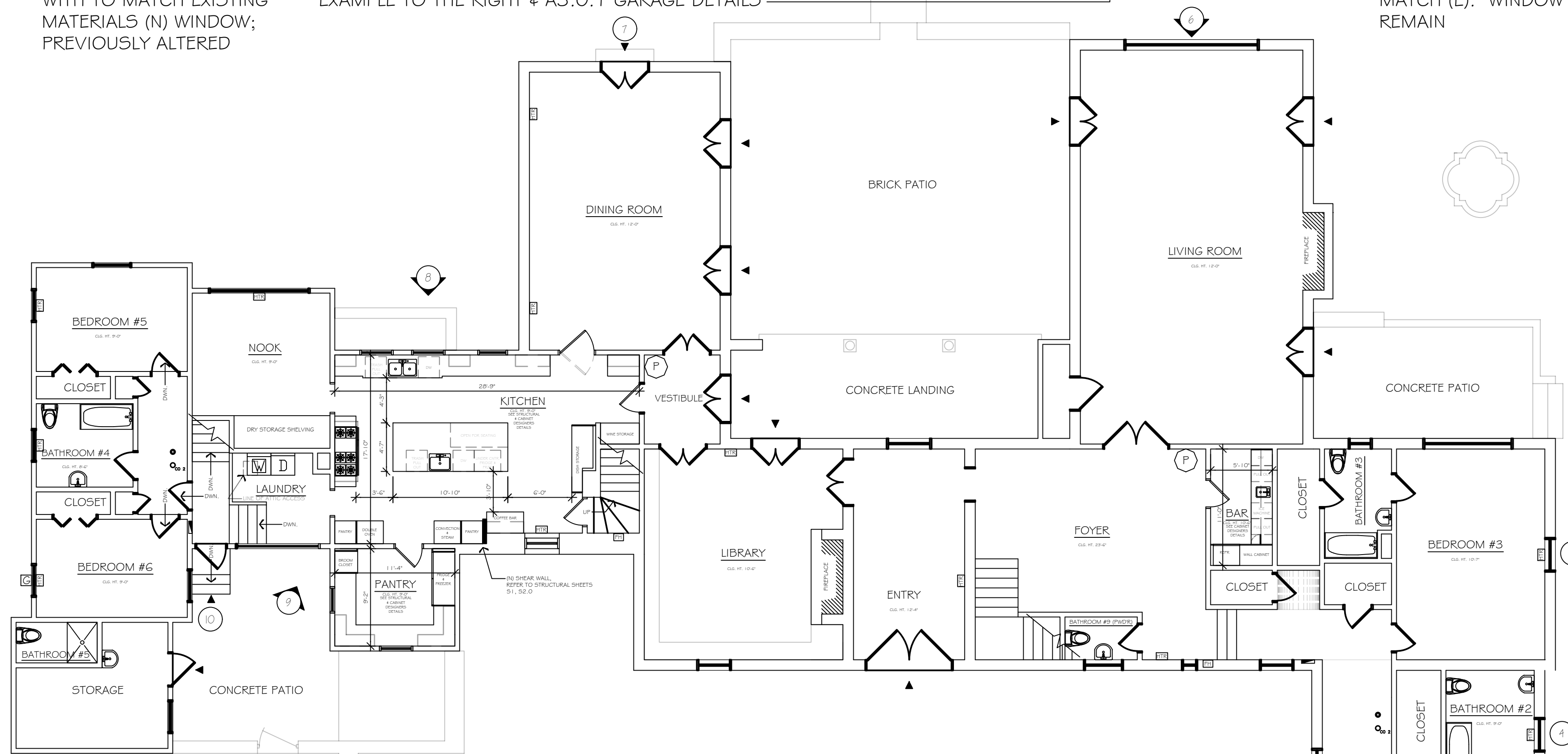
④ BATHROOM 2: STUCCO PATCH & REPAIR, FINISH TO MATCH (E). WINDOW TO REMAIN



⑤ BATHROOM 2: STUCCO PATCH & REPAIR, FINISH TO MATCH (E). WINDOW TO REMAIN



⑥ LIVING ROOM: ROT REPAIR AT PREVIOUSLY ALTERED WINDOW. STUCCO PATCH & REPAIR, FINISH & WINDOW TO MATCH (E).

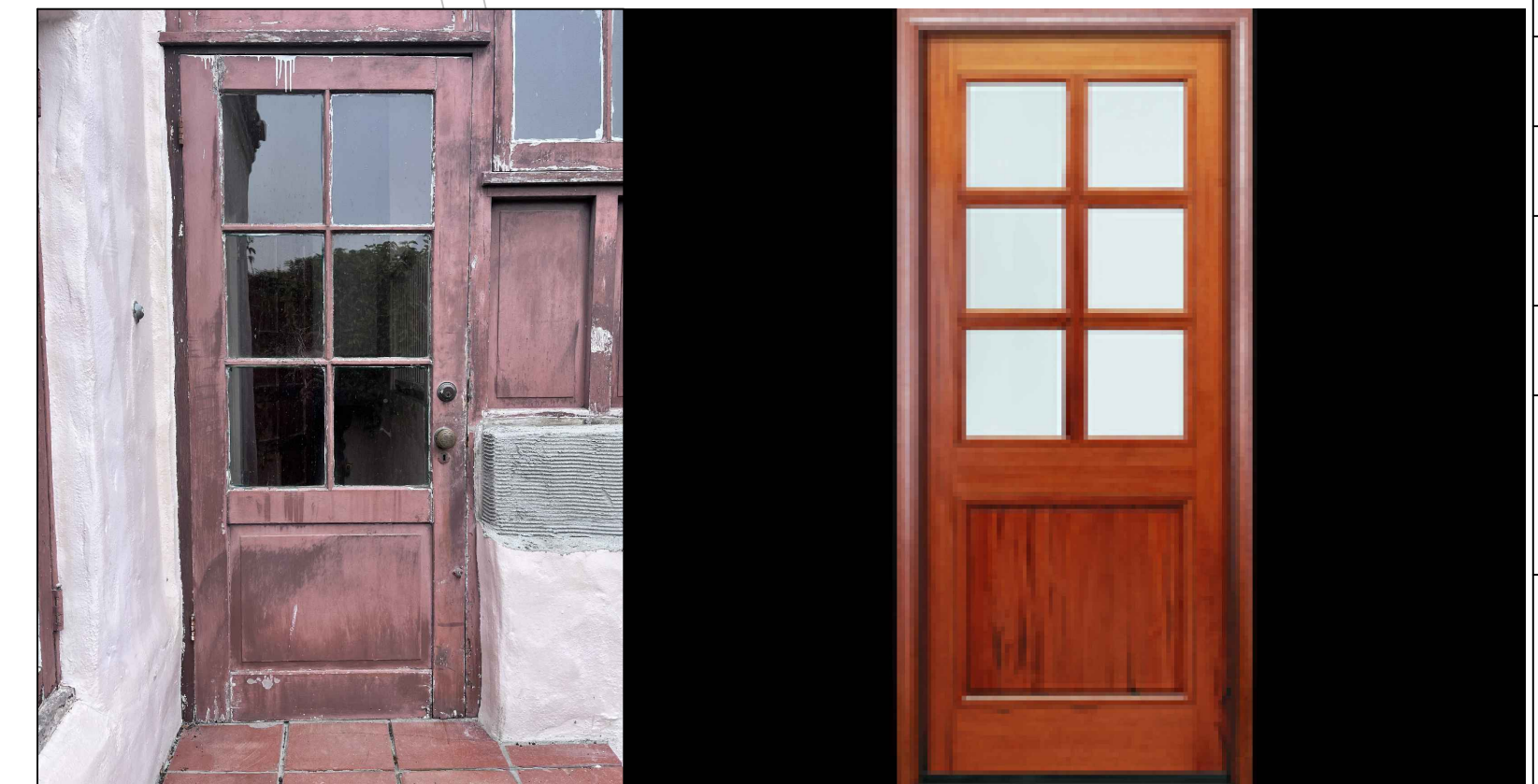
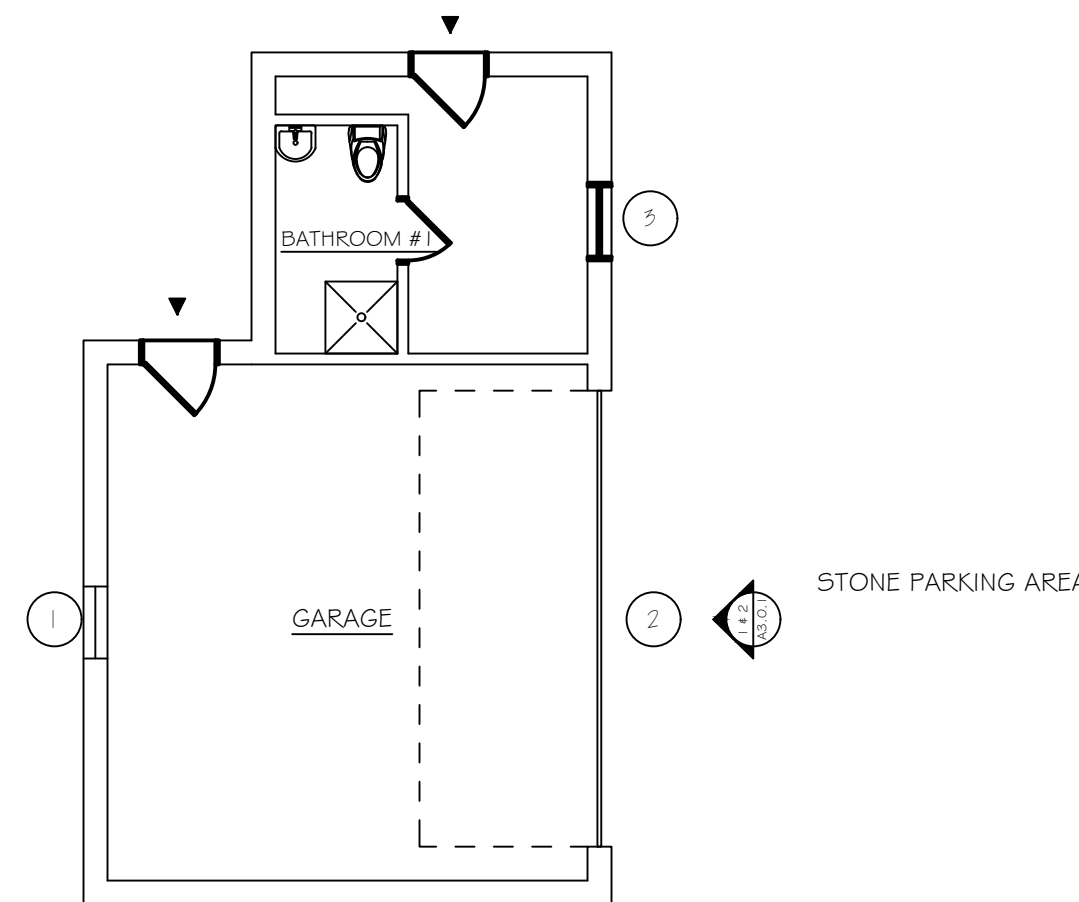


⑦ DINING ROOM: RAISE BALCONY GUARDRAIL TO 42" (E)

⑧ KITCHEN: REPAIR KITCHEN WINDOWS LOWER SASH, H. STUCCO PATCH TO MATCH MATERIALS TO MATCH (E)



⑨ KITCHEN: STUCCO REPAIR, MATERIALS TO MATCH (E)

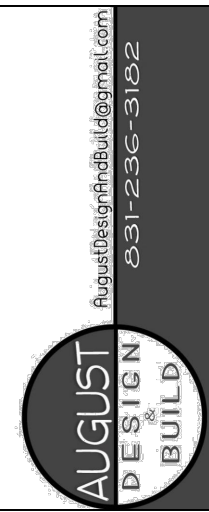


⑩ KITCHEN: (N) DOOR, MATERIALS TO MATCH (E) SEE EXAMPLE TO THE RIGHT

STUCCO & PLASTER REPAIR IDENTIFIER MAIN FLOOR

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

WALL TYPES	STUCCO LEGEND
2" x 4" WALLS	EXISTING IN-WALL PIPE
4" WALLS	SUPPLEMENTARY EXTERIOR
EXISTING EXTERIOR PLASTER	EXISTING EXTERIOR PLASTER
EXISTING INTERIOR PLASTER	REPAIR DUE TO WATER DAMAGE
1" EXTERIOR WALLS - 2" x 4" STUDS @ 16" O.C. ABOVE	EXTERIOR STUCCO
REPAIR DUE TO WATER DAMAGE	REPAIR WITH COMBINATION LATH & PLASTER
2" INTERIOR WALLS - 2" x 4" STUDS @ 16" O.C. WITH COMBINATION LATH & PLASTER	REPAIR WITH COMBINATION LATH & PLASTER
2" INTERIOR WALLS - 2" x 4" STUDS @ 16" O.C. WITH COMBINATION LATH & PLASTER	REPAIR WITH COMBINATION LATH & PLASTER
2" INTERIOR WALLS - 2" x 4" STUDS @ 16" O.C. WITH COMBINATION LATH & PLASTER	REPAIR WITH COMBINATION LATH & PLASTER



MAIN FLOOR WINDOW REPAIR, PLASTER PATCH & STUCCO REPAIR IDENTIFIER

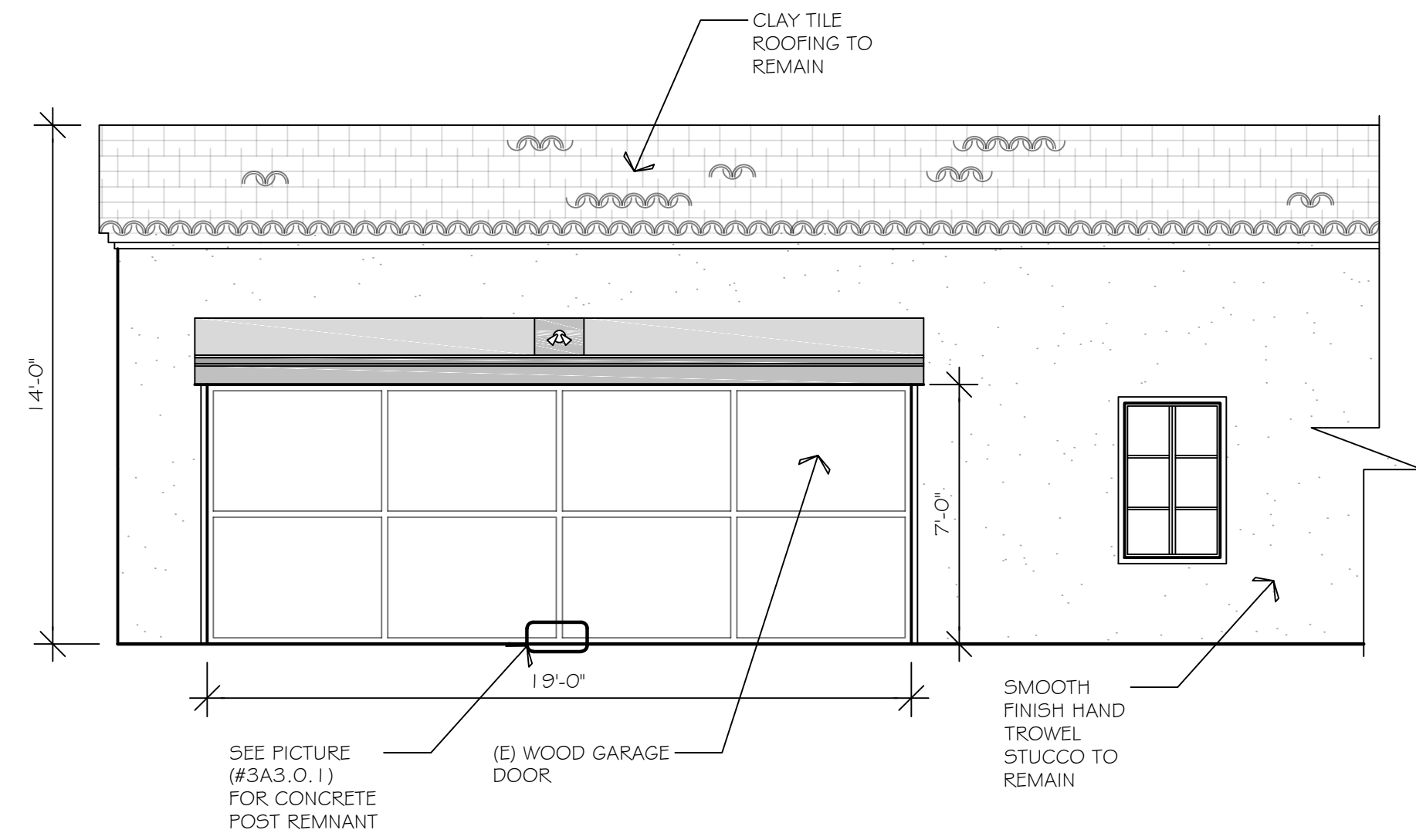
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CASSANDRA AUGUST  
DATE: 9-23-2022

REVISIONS

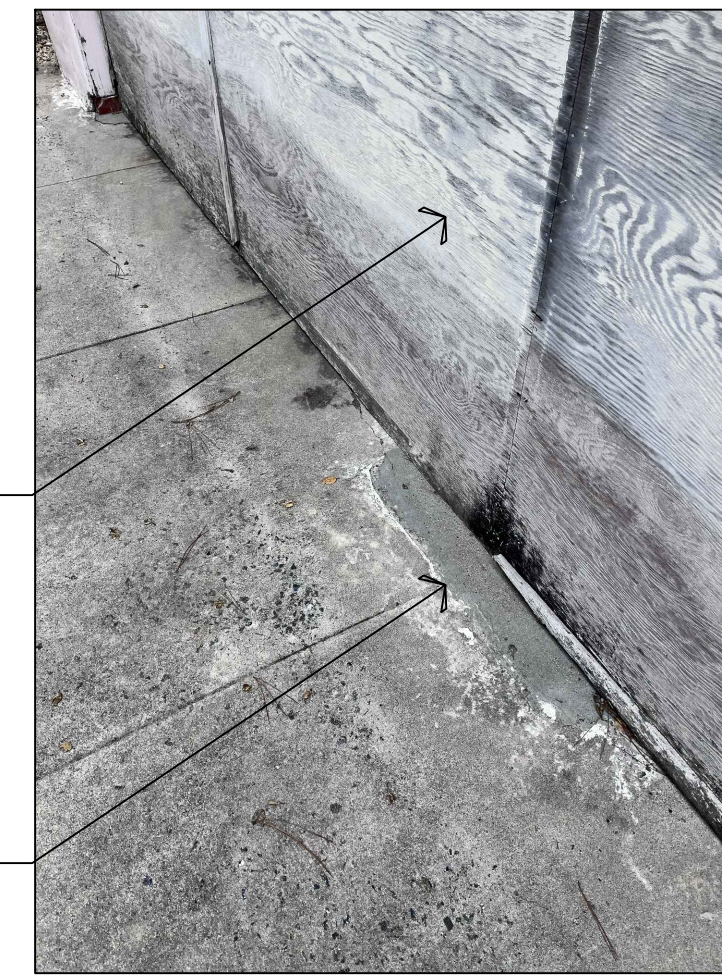
SCALE:  
1/32" = 1'-0"

A3.0



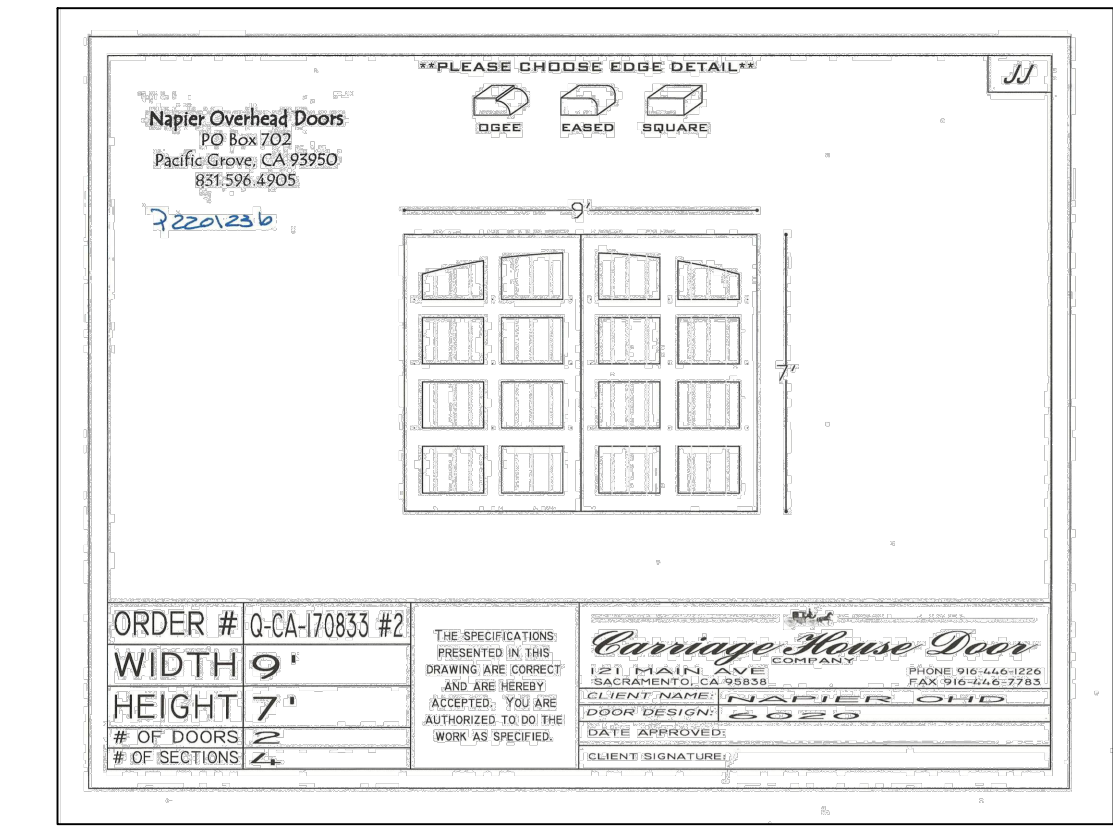
1 EXISTING GARAGE DOOR ELEVATION

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



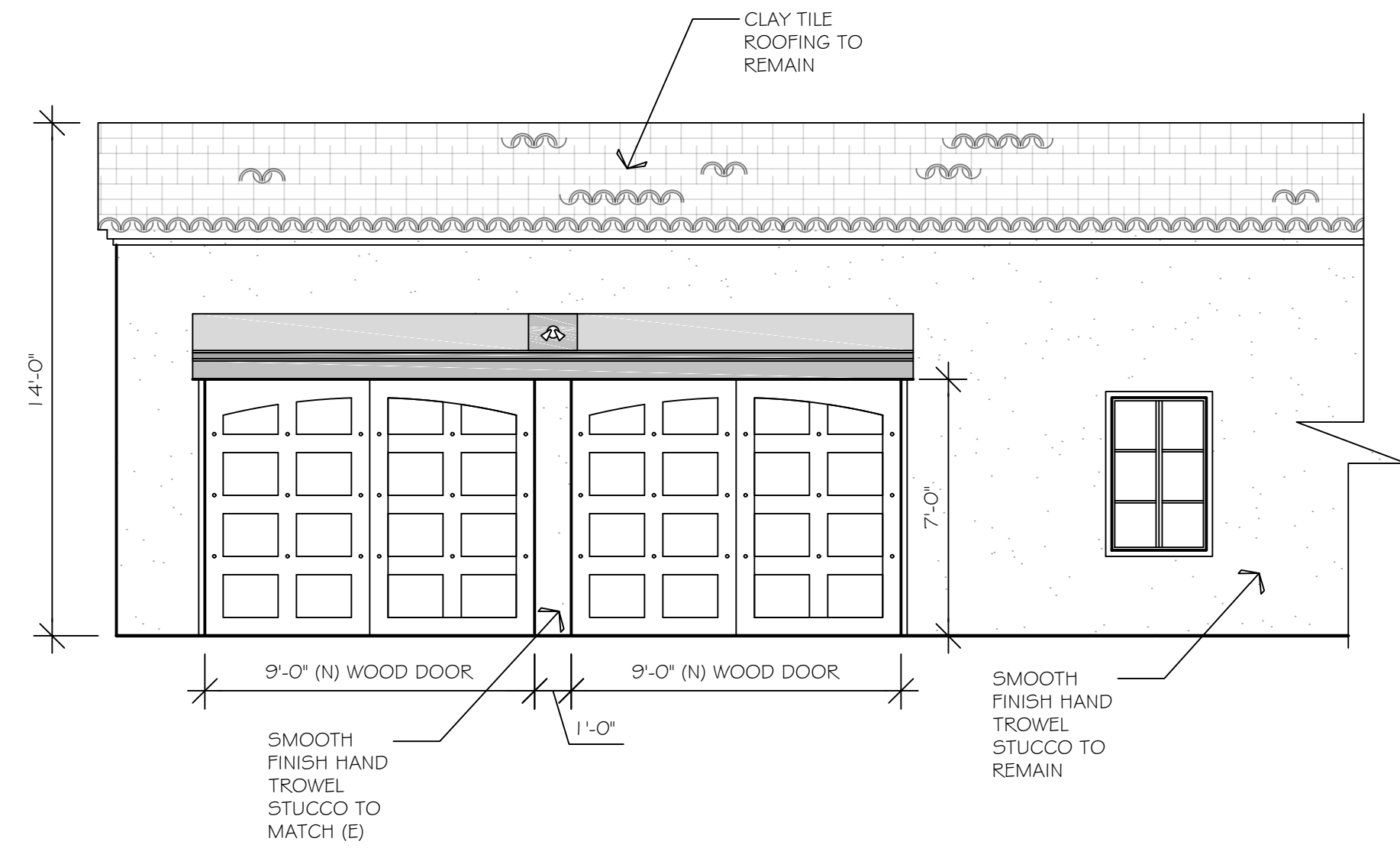
3 POST REMNANT EXAMPLE

SCALE: N/S



4 PROPOSED GARAGE DOOR

SCALE: N/S

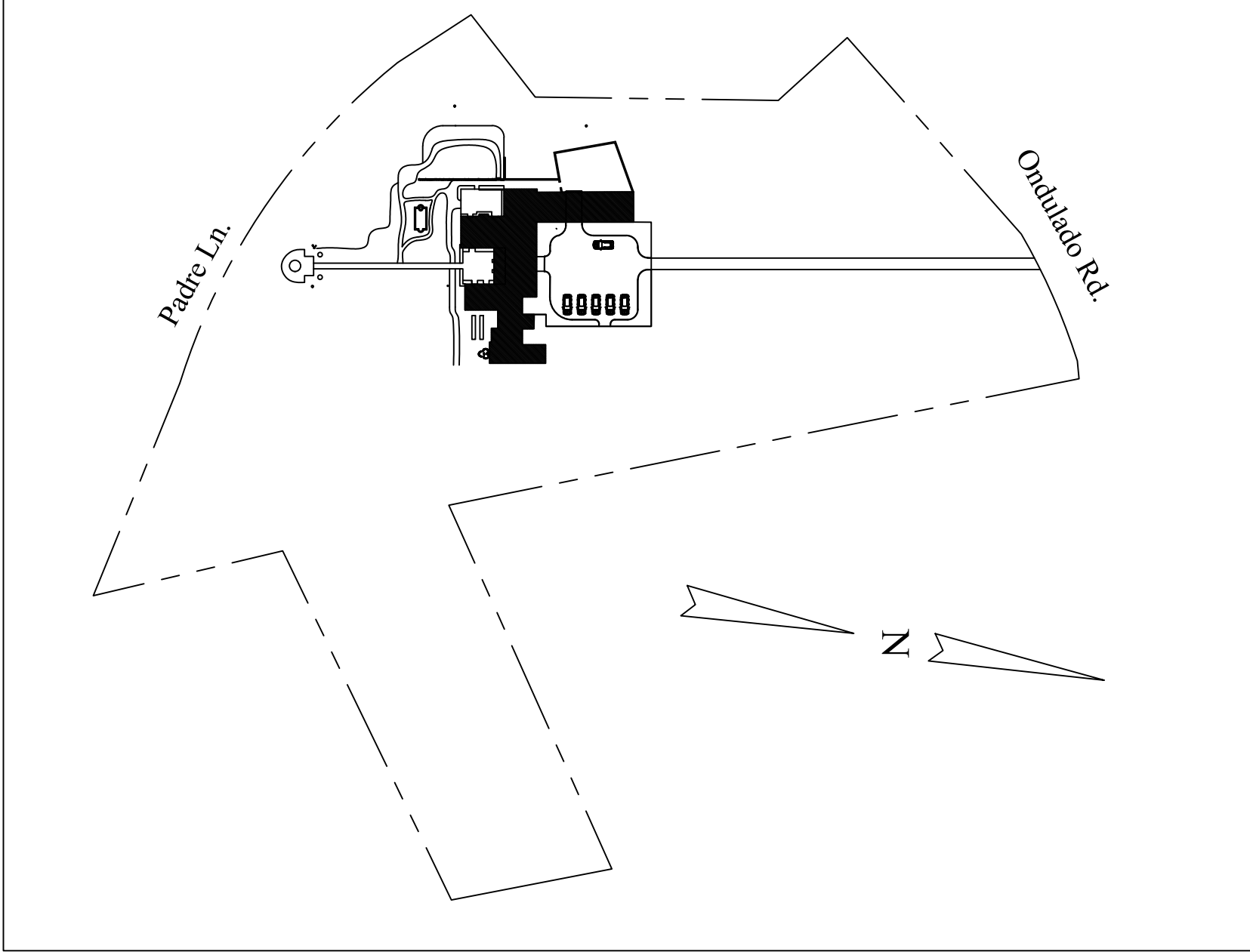


2 PROPOSED GARAGE DOOR ELEVATION

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



**Reference Map**



**General Notes**

1. CONTRACTOR LICENSE: THE CONTRACTOR(S) PERFORMING THE WORK DESCRIBED BY THESE PLANS AND SPECIFICATIONS SHALL BE PROPERLY AND CURRENTLY LICENSED DURING THE EXECUTION OF THE PROJECT AND SHALL NOT PERFORM WORK OUTSIDE THE LEGAL SCOPE OF ANY LICENSE.
2. SCOPE: THE CONTRACTOR SHALL PROVIDE AND PAY FOR ALL LABOR, MATERIALS, TOOLS, EQUIPMENT AND MACHINERY, TRANSPORTATION, WATER, HEAT, ELECTRICAL, TELEPHONE, AND ANY OTHER RELATED ITEMS NECESSARY FOR THE PROPER EXECUTION AND TIMELY COMPLETION OF THE WORK.
3. QUALITY CONTROL: IT IS THE EXPRESS INTENTION OF THESE PLANS AND SPECIFICATIONS TO REQUIRE A HIGH STANDARD OF WORK. IF, IN THE OPINION OF THE CONTRACTOR, ANY PORTION OF THE DOCUMENTATION HEREIN IS INCONSISTENT WITH THIS, THE ARCHITECT SHALL BE NOTIFIED PRIOR TO EXECUTING THE WORK AND ALLOWED REVISION TIME IF FELT NECESSARY.
4. WARRANTY: THE CONTRACTOR WARRANTS TO THE OWNER THAT ALL MATERIALS AND EQUIPMENT FURNISHED UNDER THIS CONTRACT WILL BE NEW UNLESS OTHERWISE SPECIFIED, AND THAT ALL WORK WILL BE OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS, AND IN CONFORMANCE WITH THE CONTRACT DRAWINGS AND SPECIFICATIONS.
5. PERMITS: UNLESS OTHERWISE INSTRUCTED, THE OWNER SHALL PAY ALL PERMIT FEES INCLUDING UTILITIES. THE CONTRACTOR SHALL SECURE THE BUILDING PERMIT AND ANY OTHER PERMITS PRIOR TO STARTING THE WORK AND COMPLY WITH ALL INSPECTION REQUIREMENTS THROUGH FINAL SIGN-OFF.
6. LEGAL/NOTICES/CODE COMPLIANCE: THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, BUILDING CODES, RULES, REGULATIONS AND OTHER LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL PROMPTLY NOTIFY THE DESIGNERS IN WRITING IF THE DRAWINGS AND/OR SPECIFICATIONS ARE AT VARIANCE WITH ANY SUCH REQUIREMENTS. (2001 U.B.C.)
7. RESPONSIBILITY: THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES SELECTED TO EXECUTE THE WORK. THE CONTRACTOR SHALL COORDINATE ALL PORTIONS OF WORK WITHIN THE SCOPE OF THE CONTRACT.
8. SAFETY: THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND PROPERLY SUPERVISING ADEQUATE INDUSTRY STANDARD SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THIS WORK AND SHALL ADHERE TO ALL FEDERAL, LOCAL, STATE & O.S.H.A. SAFETY REGULATIONS.
9. INSURANCE: LIABILITY INSURANCE SHALL BE MAINTAINED BY THE CONTRACTOR TO PROTECT AGAINST ALL CLAIMS UNDER WORKMAN'S COMPENSATION ACTS, DAMAGES DUE TO BODILY INJURY INCLUDING DEATH, AND FOR ANY PROPERTY DAMAGES ARISING OUT OF OR RESULTING FROM THE CONTRACTOR'S OPERATIONS UNDER THE CONTRACT. THIS INSURANCE SHALL BE FOR LIABILITY LIMITS SATISFACTORY TO THE OWNER. THE OWNER HAS THE RIGHT TO REQUIRED CONTRACTUAL LIABILITY INSURANCE APPLICABLE TO THE CONTRACTOR'S OBLIGATIONS. CERTIFICATES OF SUCH INSURANCE SHALL BE FILED WITH THE OWNER PRIOR TO THE COMMENCEMENT OF WORK.
10. INDEMNIFICATION: THE CONTRACTOR WHO AGREES TO PERFORM THIS WORK ALSO AGREES TO INDEMNIFY AND HOLD HARMLESS THE OWNER AND THE ARCHITECT FROM AND AGAINST ALL CONSEQUENTIAL CLAIMS/DAMAGES/LOSSES/AND EXPENSES, INCLUDING ATTORNEY'S FEES AND LITIGATION COSTS, ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK.
11. CLEANING UP: THE CONTRACTOR SHALL KEEP THE PREMISES AND SITE FREE FROM ACCUMULATION OF WASTE MATERIALS DURING CONSTRUCTION BY PERIODIC CLEAN UP AND OFF-SITE DEBRIS REMOVAL. FINAL CLEANUP AND DEBRIS DISPOSITION SHALL BE TO THE SATISFACTION OF THE OWNER.
12. CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS PRIOR TO ANY WORK AND NOTIFY THE DESIGNERS OF ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND EXISTING CONDITIONS AFFECTING THE WORK OR NATURE OF SPECIFIED MATERIALS AND/OR SCOPE OF DESIGN.
13. ALL NOTES, DIMENSIONS, ETC. INDICATE NEW MATERIALS OR CONSTRUCTION UNLESS OTHERWISE NOTED.
14. BUILDING CODES: ALL CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE 2016 EDITION OF THE CALIFORNIA RESIDENTIAL CODE, CALIFORNIA GREEN BUILDING STANDARDS CODE, PLUMBING, MECHANICAL, ELECTRICAL, FIRE & ENERGY CODES & ANY AMENDMENTS OF PRESIDING CITY OR COUNTY.
15. GRADING: NO LAND CLEARING OR GRADING SHALL OCCUR ON THE PROPERTY BETWEEN OCTOBER 15 AND APRIL 15 UNLESS AUTHORIZED BY THE DIRECTOR OF PLANNING AND BUILDING INSPECTION. ALL CUT AND/OR FILL OF SLOPES EXPOSED DURING THE COURSE OF CONSTRUCTION SHALL BE COVERED, SEEDED WITH NATIVE GRASSES OR OTHERWISE TREATED TO CONTROL EROSION.
16. SHOP DRAWINGS: PRIOR TO FABRICATION, THE CONTRACTOR SHALL SUBMIT TO THE ARCHITECT FOR APPROVAL SHOP DRAWINGS FOR ALL STRUCTURAL STEEL, REINFORCING STEEL, GLUE LAMINATED BEAMS AND PREFABRICATED TRUSSES. SHOP DRAWINGS ARE NOT CHANGE ORDERS, BUT RATHER SERVE TO DEMONSTRATE TO THE ENGINEER THAT THE CONTRACTOR UNDERSTANDS THE REQUIREMENTS & DESIGN CONCEPTS OF THE PLAN, DETAILS & SPECIFICATIONS.
17. CHANGE ORDERS: NO VERBAL CHANGE ORDERS SHALL BECOME LEGAL AND BINDING.
18. CONSTRUCTION, BRACING & SHORING: THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL BRACING AND SHORING REQUIRED DURING CONSTRUCTION UNTIL ALL CONSTRUCTION IS COMPLETE.
19. SIMILAR CONDITIONS: CONDITIONS NOT SPECIFICALLY DETAILED SHALL BE BUILT TO CONFORM WITH SIMILAR CONSTRUCTION.
20. DISCREPANCIES: THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, MATERIALS AND CONDITIONS PRIOR TO STARTING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGNERS PRIOR TO ORDERING MATERIALS AND STARTING CONSTRUCTION.
21. TECHNICAL SPECIFICATIONS: ALL TECHNICAL SPECIFICATIONS REFERRED TO IN THESE DRAWINGS ARE BY THIS REFERENCE PART OF THE CONSTRUCTION DOCUMENTS.
22. SUBSEQUENT CHANGES: ADDITIONAL CONSTRUCTION, LANDSCAPE IMPROVEMENTS, OR OTHER CHANGES IN THE IMPROVEMENTS THAT DIFFER FROM THE APPROVED FINAL DESIGN REVIEW DOCUMENTS, MUST BE SUBMITTED IN WRITING TO THE VIA QUINTANA ARCHITECTURAL REVIEW BOARD FOR REVIEW AND APPROVAL, PRIOR TO MAKING CHANGES. ANY CHANGES MADE WITHOUT SPECIFIC APPROVAL ARE CONSIDERED NOT APPROVED, AND SUBJECT TO REMOVAL OR ALTERATION AS REQUIRED.
23. TITLE 24 ENERGY REQUIREMENTS: THE BUILDER/CONTRACTOR TO PROVIDE THE OWNER AND THE COUNTY BUILDING DIVISION WITH A COPY OF THE CF-6R INSTALLATION CERTIFICATE AT THE TIME OF FINAL INSPECTION.
24. TREE AND ROOT PROTECTION: TREES ARE TO BE PROTECTED AND PRESERVED IN OR NEAR THE CONSTRUCTION AREA. A BOUNDARY OF ORANGE SNOW NETTING OR HIGH VISIBILITY PLASTIC FENCING SUPPORTED BY WOOD OR METAL STAKES AND/OR STRAW BALES SHOULD BE ERECTED ALONG THE APPROXIMATE DRIP LINES OF SUCH PROTECTED TREES TO DEFINE THE CONSTRUCTION PROJECT BOUNDARY. EXCAVATION AND CONSTRUCTION ACTIVITIES AND MATERIALS SHOULD NOT INTRUDE INTO THIS DEFINED BOUNDARY AT ANY TIME AND KEPT AS MUCH AS POSSIBLE WITHIN PROPOSED STRUCTURE AND DRIVEWAY FOOTPRINTS OR OUTSIDE OF THE TREE DRIP LINES IN THE TREELESS AREA.
25. ALL MANUFACTURER'S INSTALLATION GUIDES SHALL BE PROVIDED TO INSPECTOR AT TIME OF INSPECTION.

**INDEX**

- 0-0 COVER PAGE
- LANDSCAPE DOCUMENT**
- L-1 SITE PLAN
- L-2 MOTOR COURT PLANTING PLAN
- L-3 BACK PLANTING PLAN 1
- L-4 GARAGE AREA PLANTING PLAN
- L-5 BACK PLANTING PLAN 2
- L-6 SOUTHERN PART OF PROPERTY PLANTING PALM
- L-7 STONE PATIO DETAILS
- L-8 ROCK FENCE DETAILS
- L-9 IRRIGATION PLAN 1
- L-10 IRRIGATION PLAN 2
- L-11 NOTES PAGE



Project Location

**Project Info**

**SCOPE OF WORK**

1. DEMO OF OLD BOULDER WALLS, OLD TILE PATIO,
2. NEW CONSTRUCTION OF TWO ROCK FENCES ONE 3' HIGH 40' LONG THE OTHER 2' HIGH 20' LONG.
3. NEW CONSTRUCTION OF AN OUTDOOR PATIO USING RECYCLED CARMEL STONE FROM ON SITE
4. NEW DG PATHWAYS TO TRAVERSE THE PROPERTY. METAL EDGING TO GUIDE DG PATH.GOPHER WIRE TO BE INSTALLED UNDERNEATH PATHS.
5. INSTALLATION OF UPGRADED IRRIGATION SYSTEM WITH A BACKFLOW PREVENTER TO PROTECT DOMESTIC WATER LINES.
6. INSTALLATION OF A COMBINATION OF DROUGHT TOLERANT AND NATIVE PLANTS
7. REPAIR BRICK PATIOS AND PATHWAYS WERE NEEDED

PROJECT LOCATION: 1451 ONDULADO RD. PEBBLE BEACH CA. 93953



Residence:  
  
 Soske's Residence  
 1451 Ondulado Rd.  
 Pebble Beach, Ca. 93953

Sheet Title

Cover Page

Date: 11.10.2022

Revision:

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Drawn By: GM

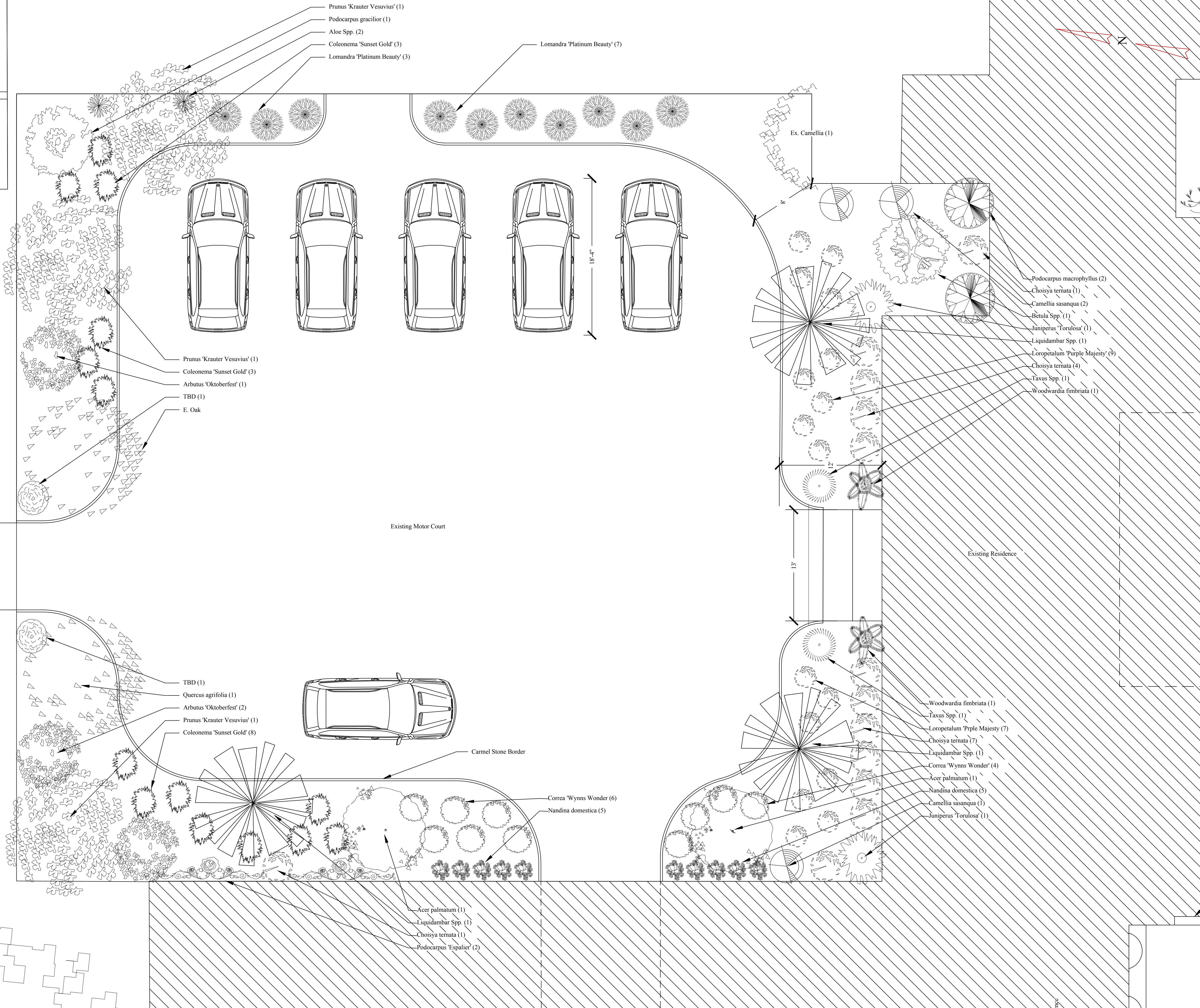
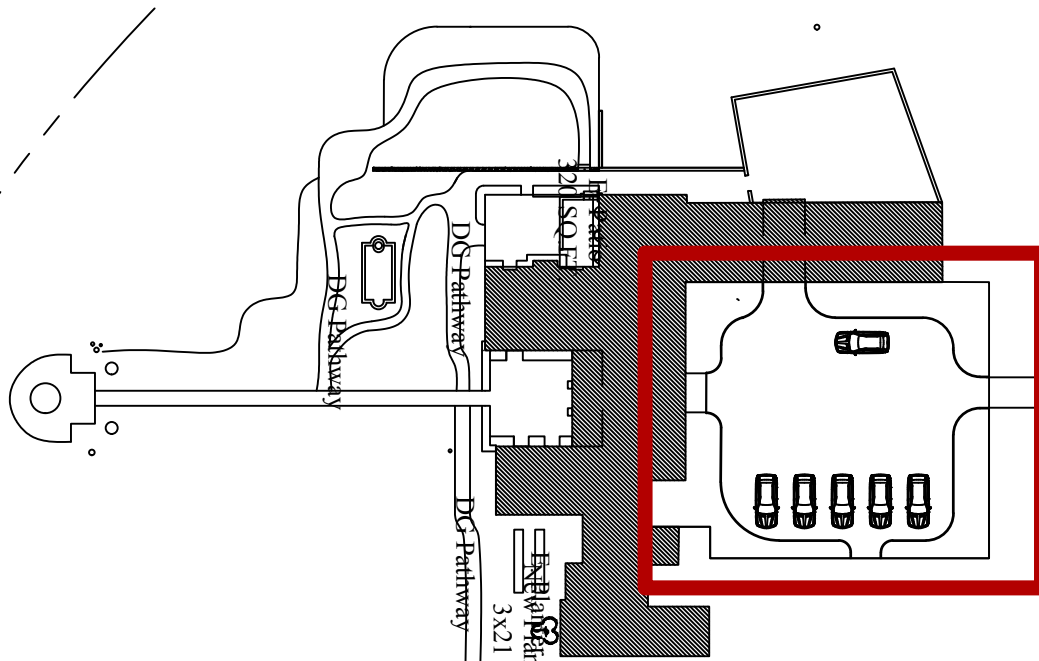
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Reference Map



- Prunus 'Krauter Vesuvius' (1)
- Podocarpus gracilior (1)
- Aloe Spp. (2)
- Coleonema 'Sunset Gold' (3)
- Lomandra 'Platinum Beauty' (3)
- Lomandra 'Platinum Beauty' (7)

- Prunus 'Krauter Vesuvius' (1)
- Coleonema 'Sunset Gold' (3)
- Arbutus 'Oktoberfest' (1)
- TBD (1)
- E. Oak

- TBD (1)
- Quercus agrifolia (1)
- Arbutus 'Oktoberfest' (2)
- Prunus 'Krauter Vesuvius' (1)
- Coleonema 'Sunset Gold' (8)

Existing Motor Court

Existing Residence

- Correa 'Wynns Wonder' (6)
- Nandina domestica (5)

- Acer palmatum (1)
- Liquidambar Spp. (1)
- Choisya ternata (1)
- Podocarpus 'Espalier' (2)

Ex. Camellia (1)

- Podocarpus macrophyllus (2)
- Choisya ternata (1)
- Camellia sasanqua (2)
- Betula Spp. (1)
- Juniperus 'Torulosa' (1)
- Liquidambar Spp. (1)
- Loropetalum 'Purple Majesty' (8)
- Choisya ternata (4)
- Taxus Spp. (1)
- Woodwardia fimbriata (1)

- Woodwardia fimbriata (1)
- Taxus Spp. (1)
- Loropetalum 'Purple Majesty' (7)
- Choisya ternata (7)
- Liquidambar Spp. (1)
- Correa 'Wynns Wonder' (4)
- Acer palmatum (1)
- Nandina domestica (5)
- Camellia sasanqua (1)
- Juniperus 'Torulosa' (1)



Soske's Residence  
1451 Ondulado Rd.  
Pebble Beach, Ca. 93953

Residence:

Sheet Title

Motor Court  
Planting Plan

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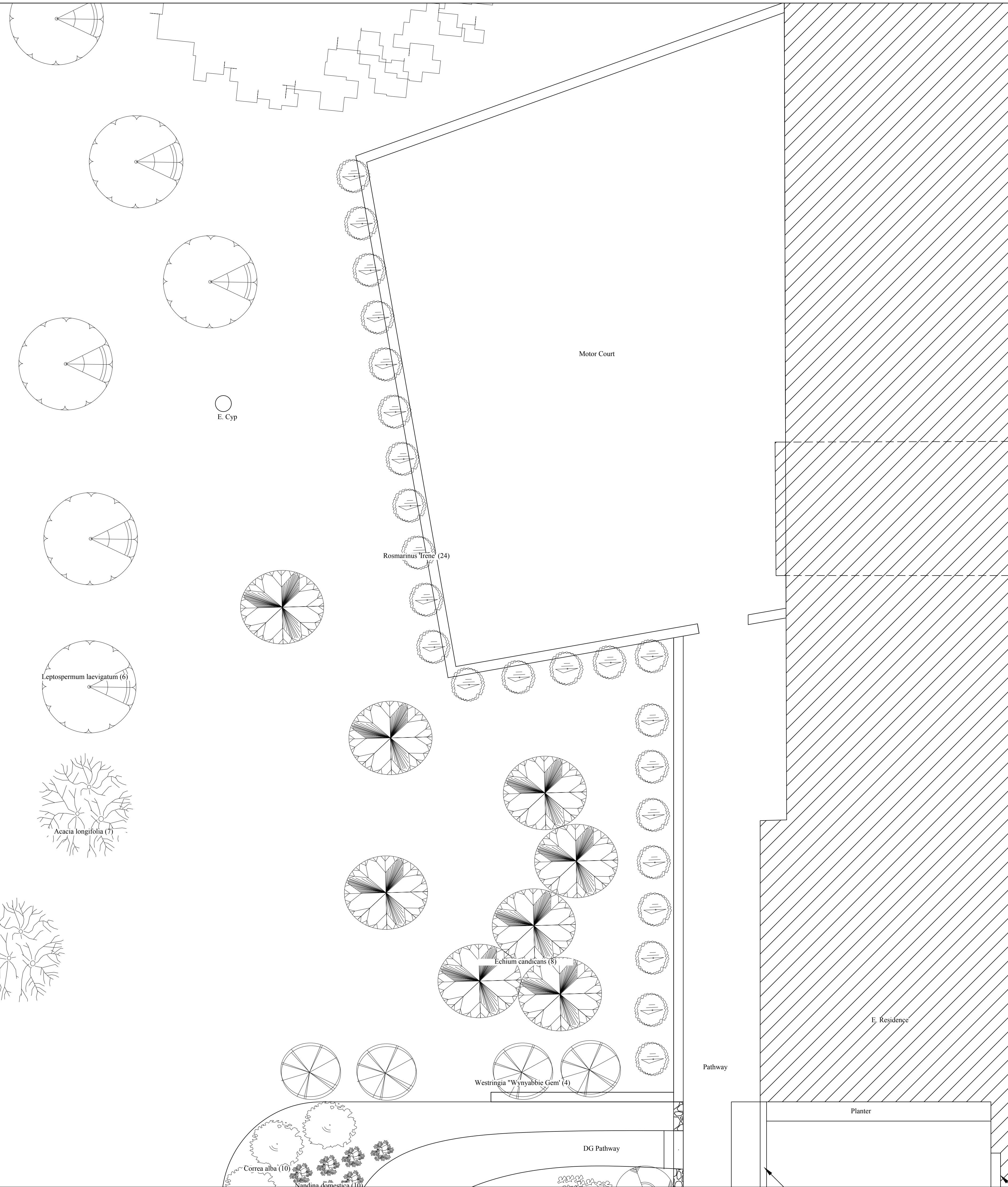
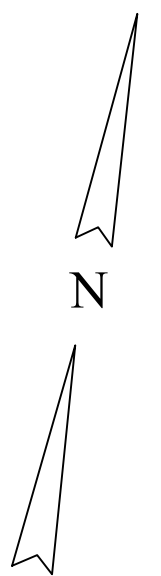
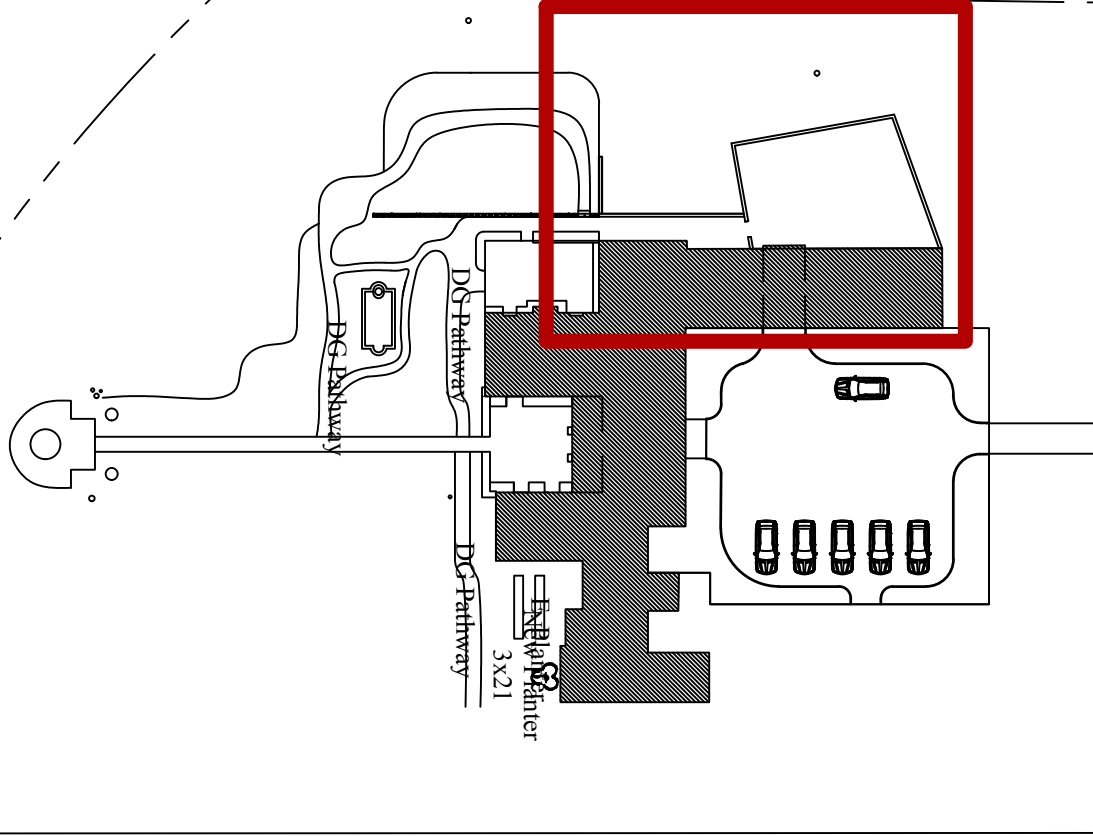
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Of: 11



Reference Map



Residence:  
**Soske's Residence**  
1451 Ondulado Rd.  
Pebble Beach, Ca. 93953

Sheet Title  
**Garage Area  
Planting Plan**

Date: 8.23.2022

Revision:

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Drawn By: GM

Sheet: L-4

Of: 11

Residence:
   
**Soske's Residence**
  
**1451 Onduldo Rd.**
  
**Pebble Beach, Ca. 93953**

Sheet Title

**Back Planting**
  
**Plan 2**

Date: 8.23.2022

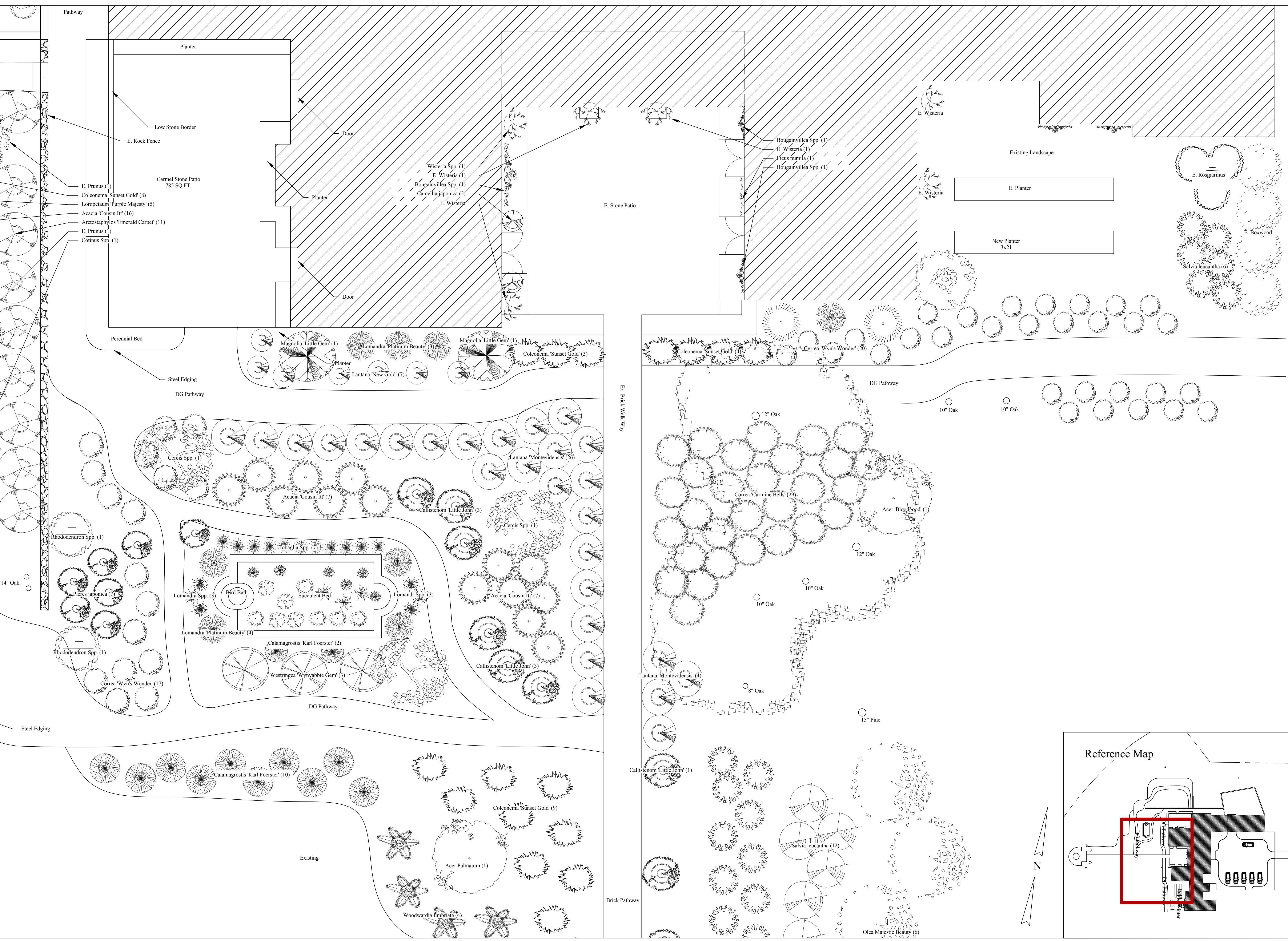
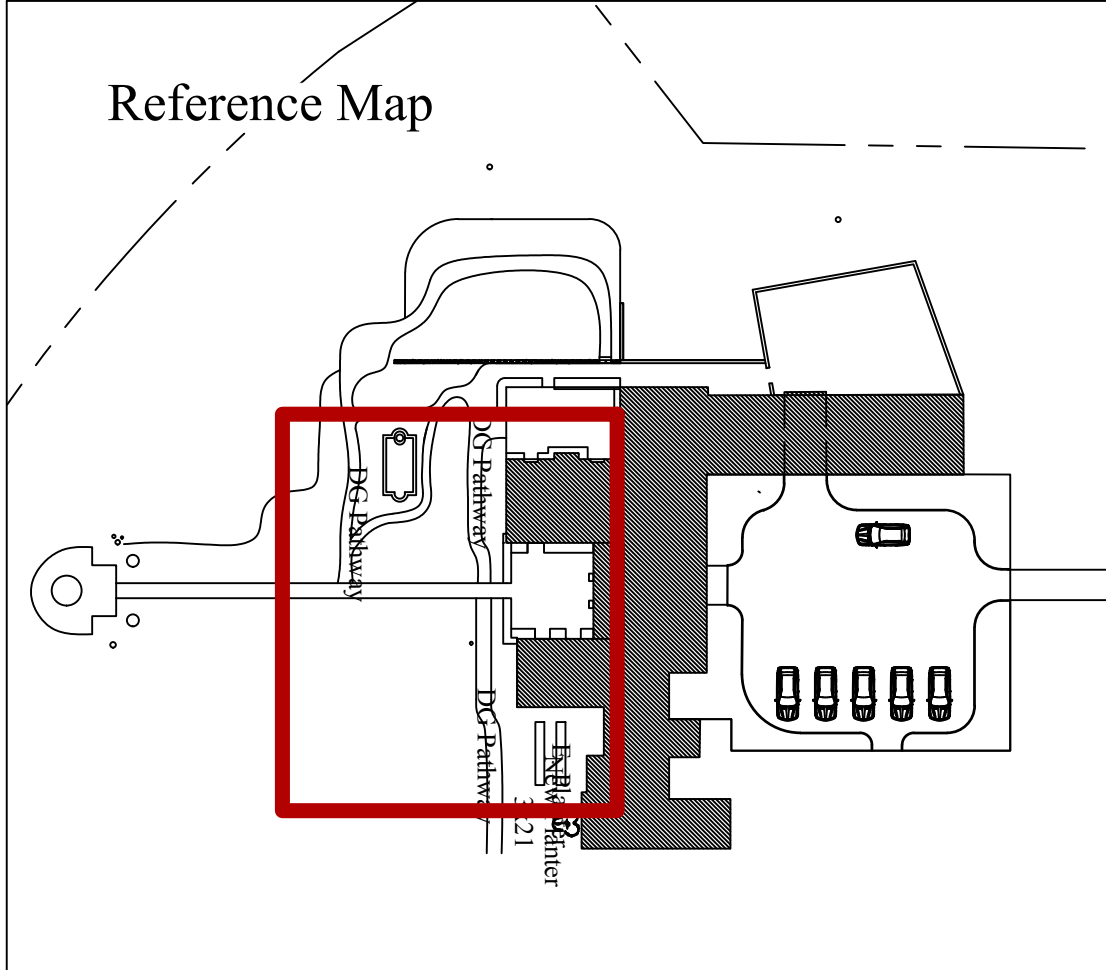
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Of: 11





Soske's Residence  
 1451 Ondulado Rd.  
 Pebble Beach, Ca. 93953

Residence:

Sheet Title

Lower  
 Planting Plan

Date: 8.23.2022

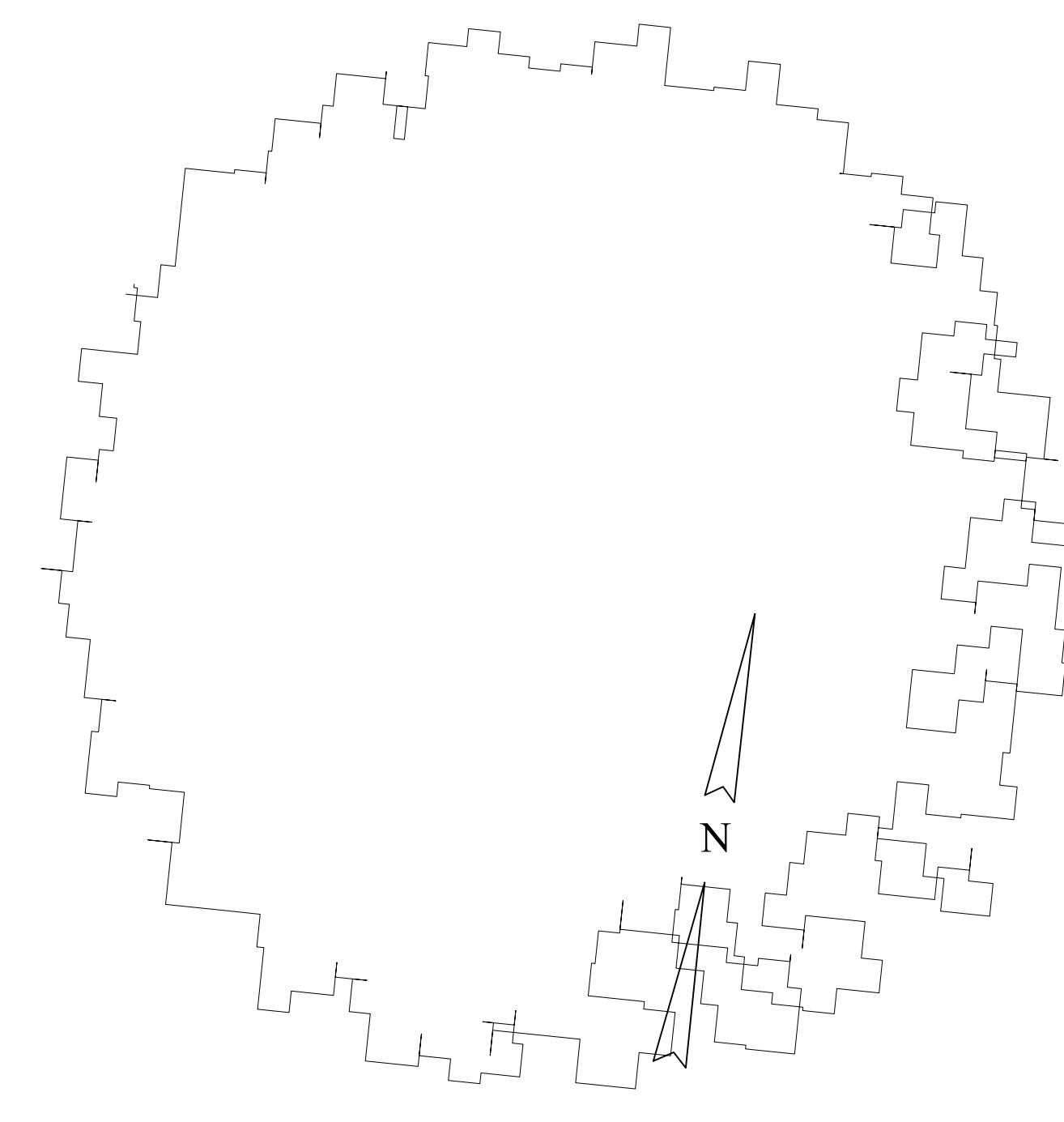
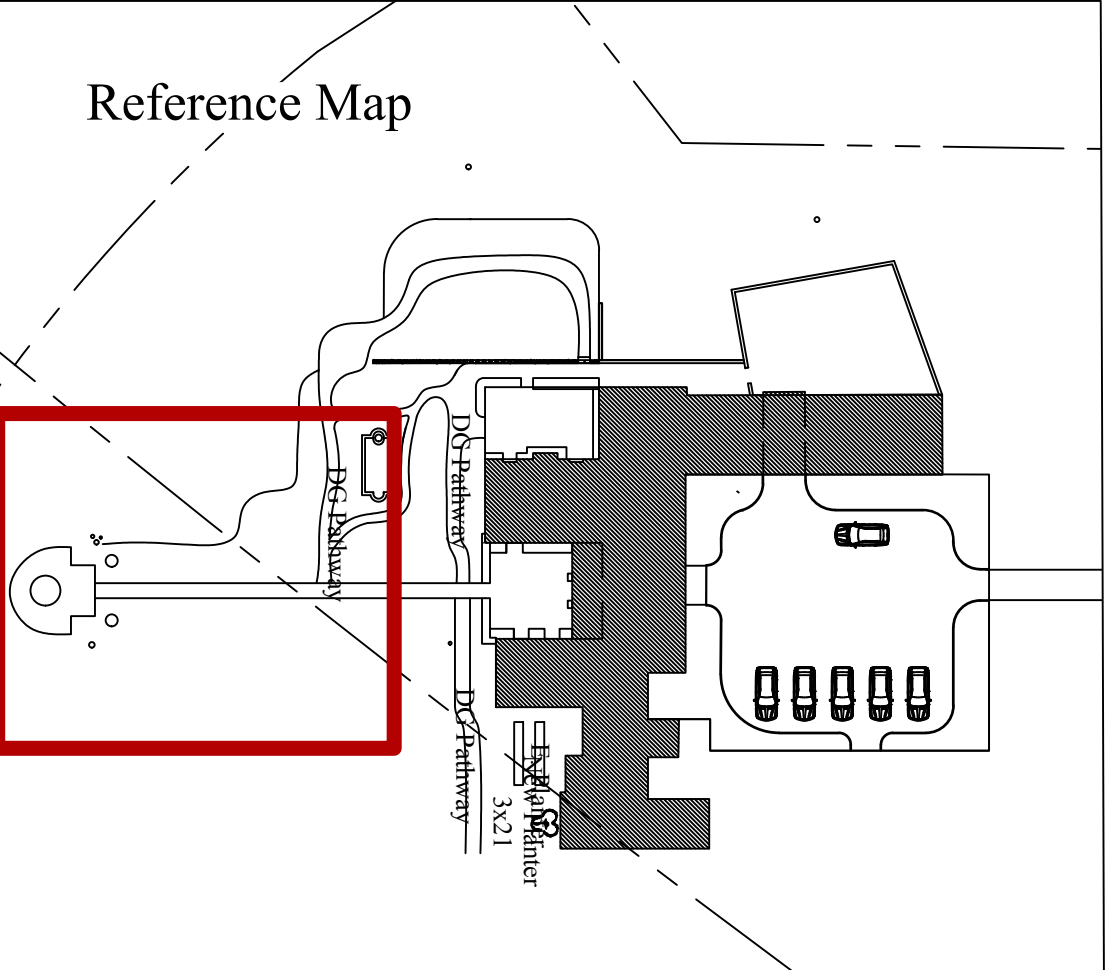
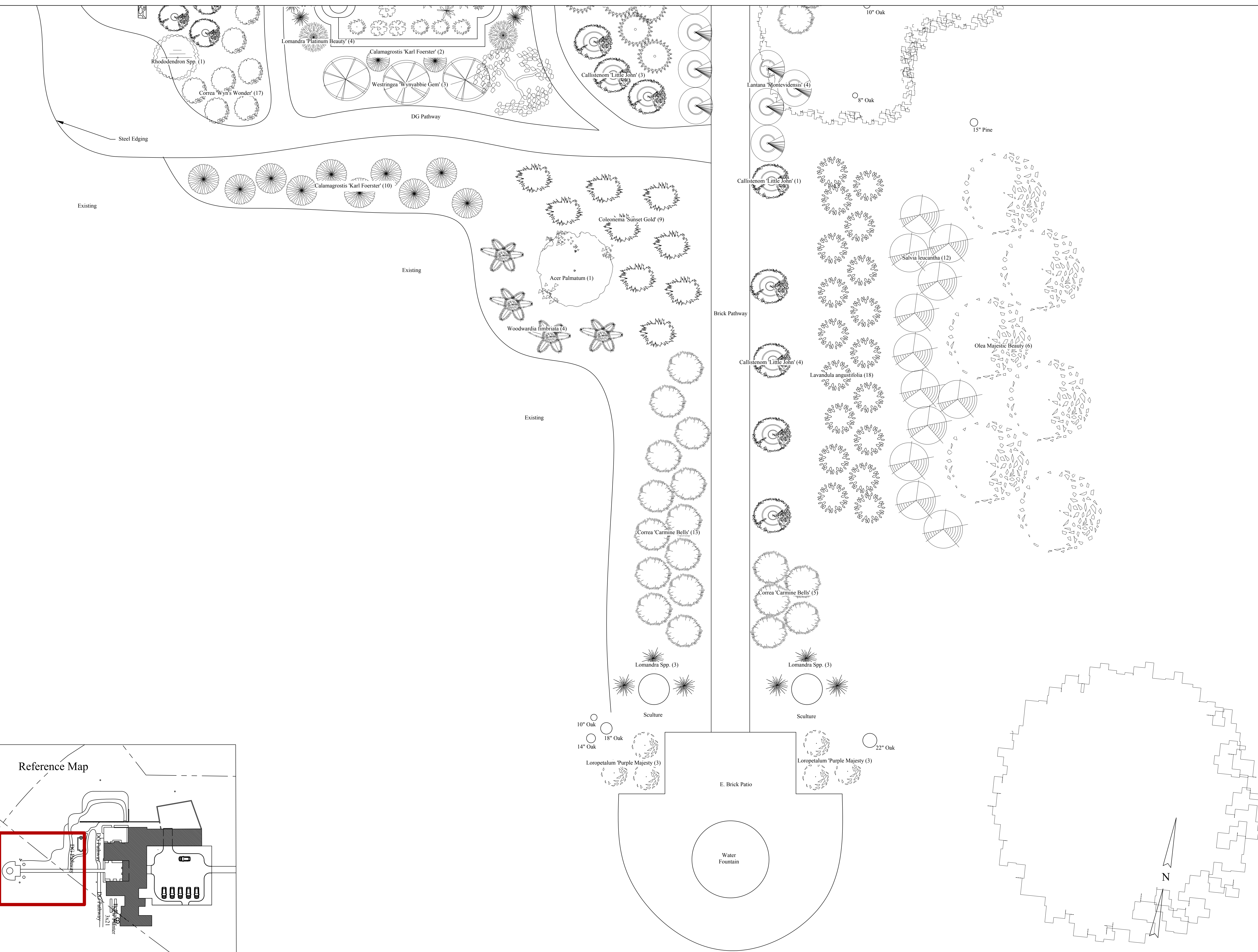
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Of: 11





Soske's Residence  
 1451 Ondulado Rd.  
 Pebble Beach, Ca. 93953

Residence:

Sheet Title

Back Patio Details

Date: 8.23.2022

Revision:

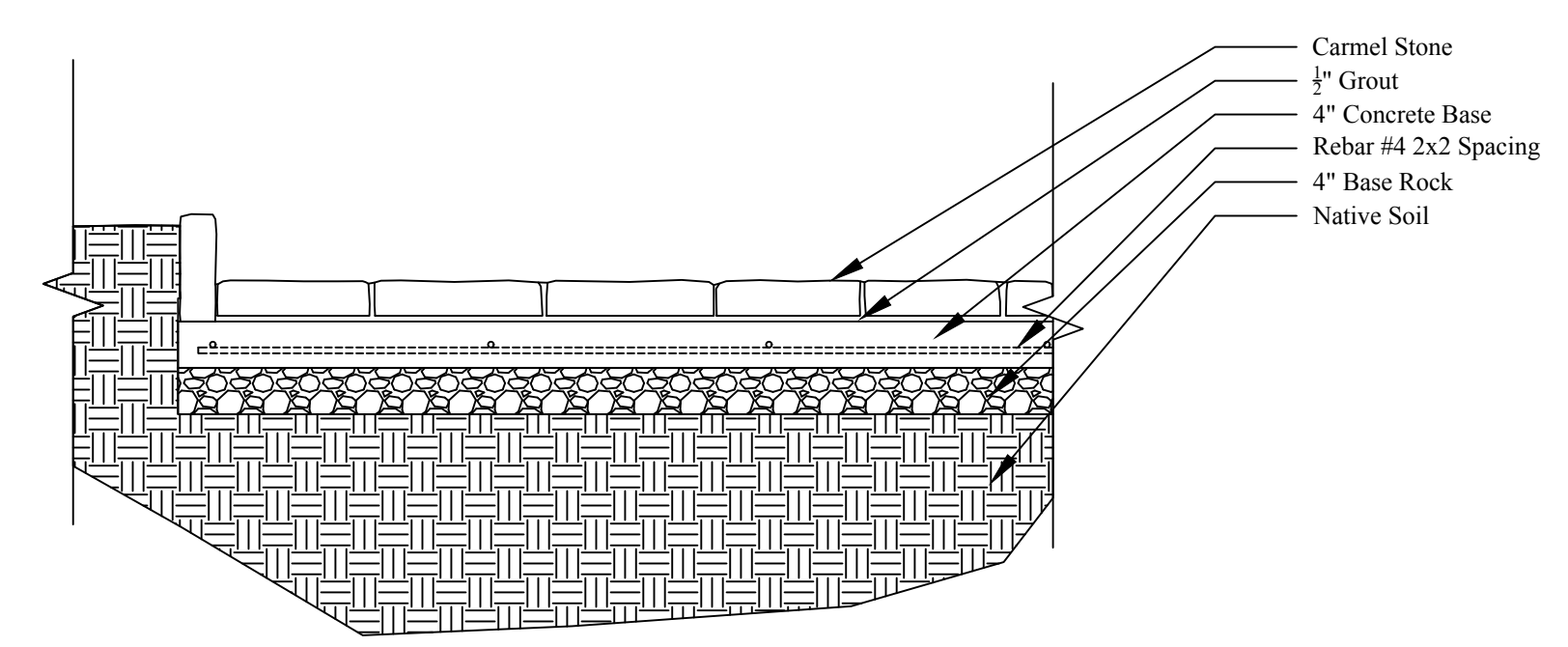
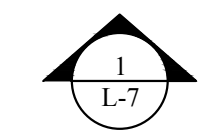
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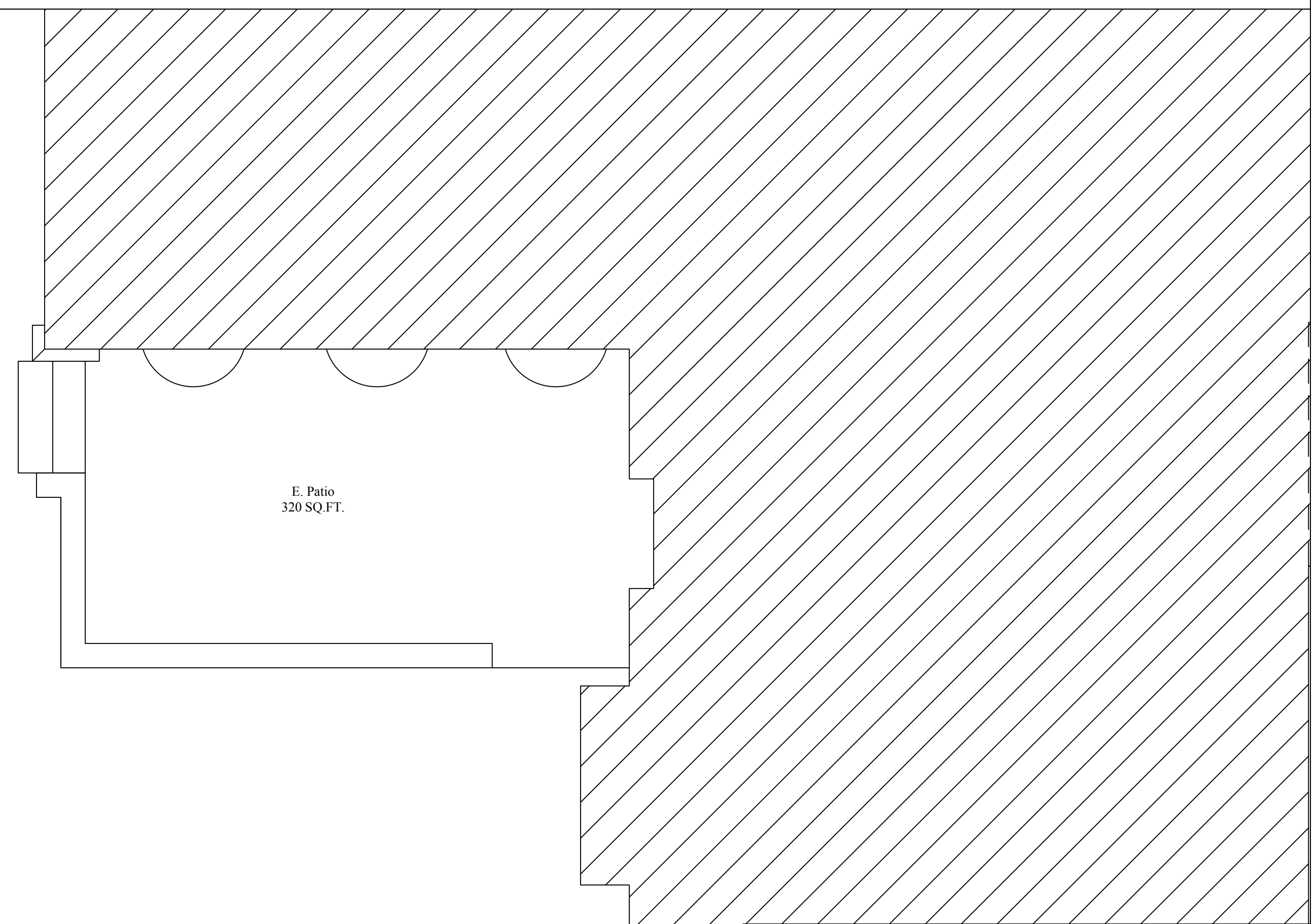
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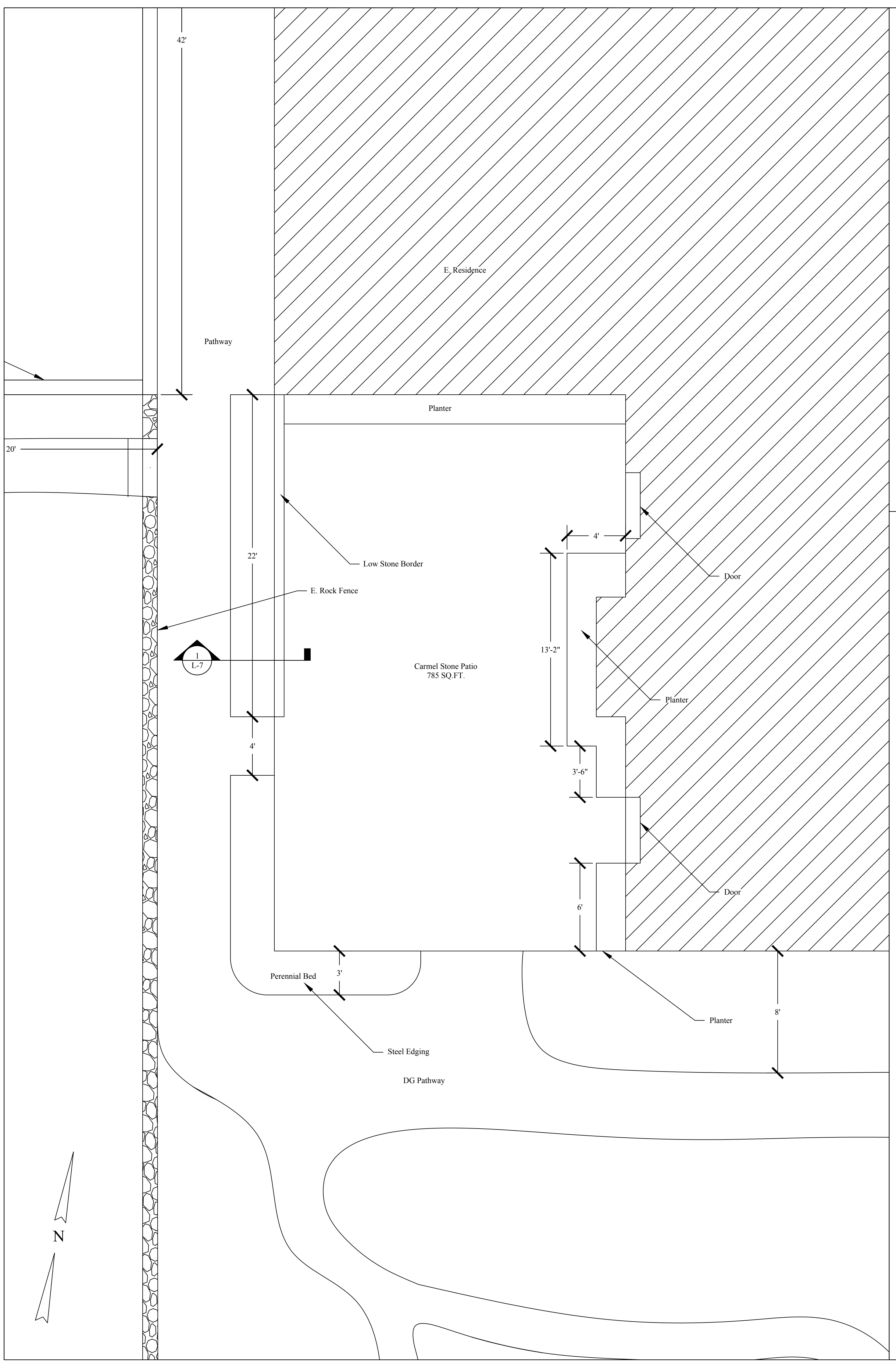
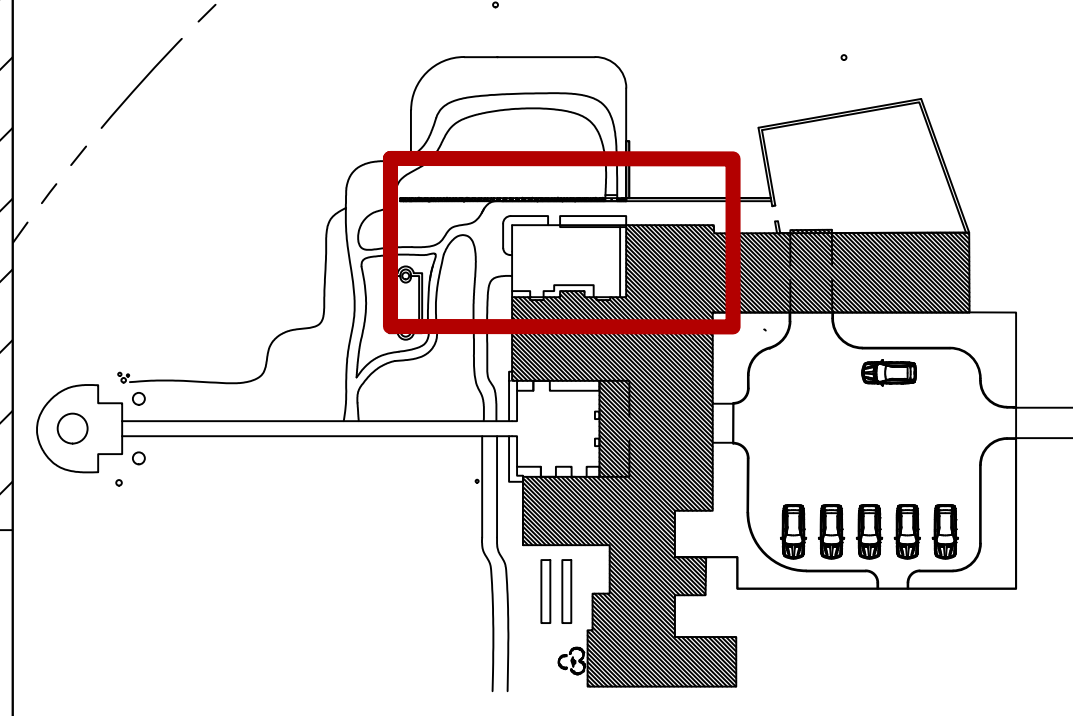
Carmel Stone Detail  
 Scale 3/4" = 1'-0"



Existing Back Patio  
 Scale 1/4" = 1'-0"



Reference Map

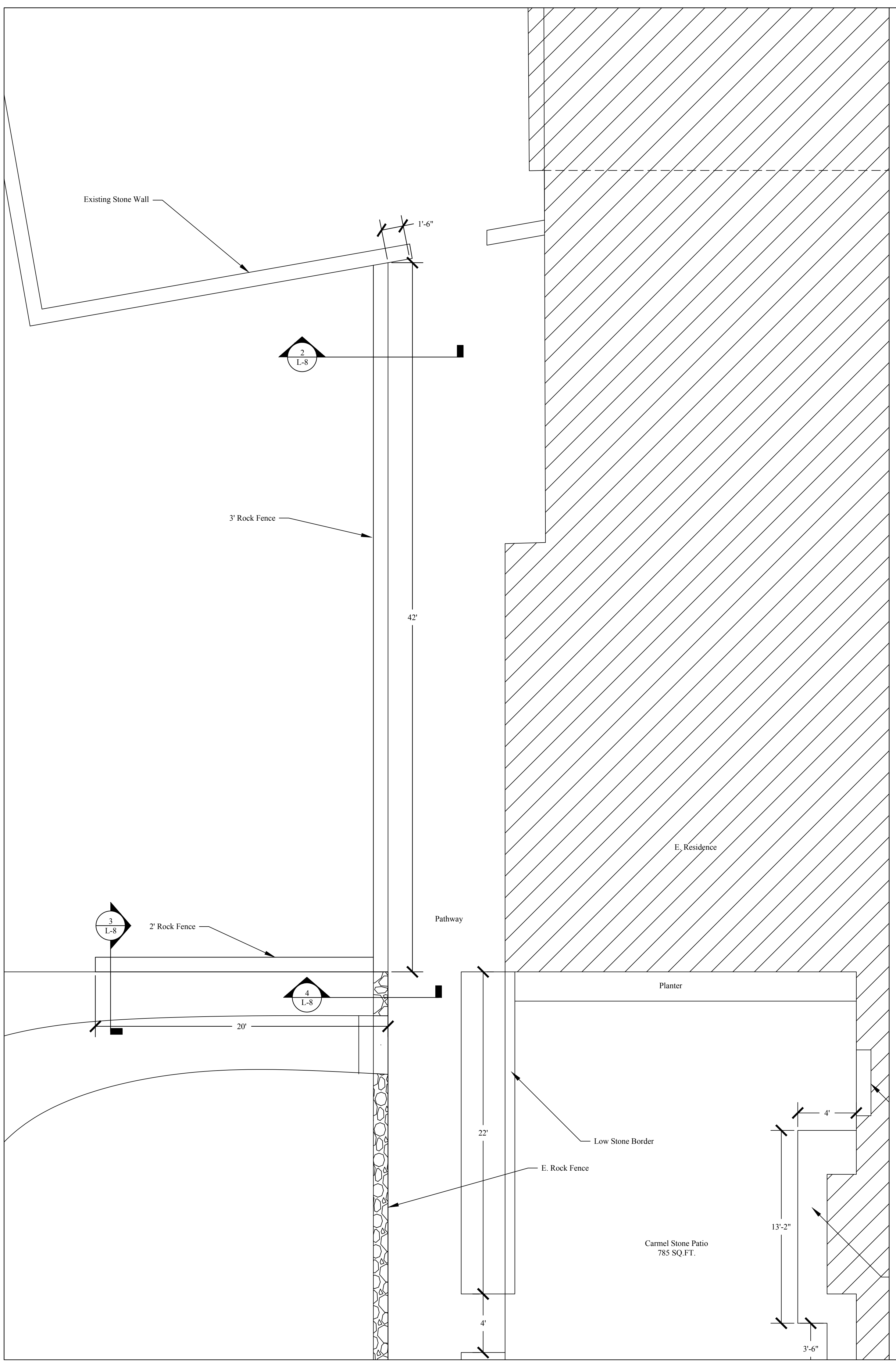


Residence:  
**Soske's Residence**  
 1451 Ondulado Rd.  
 Pebble Beach, Ca. 93953

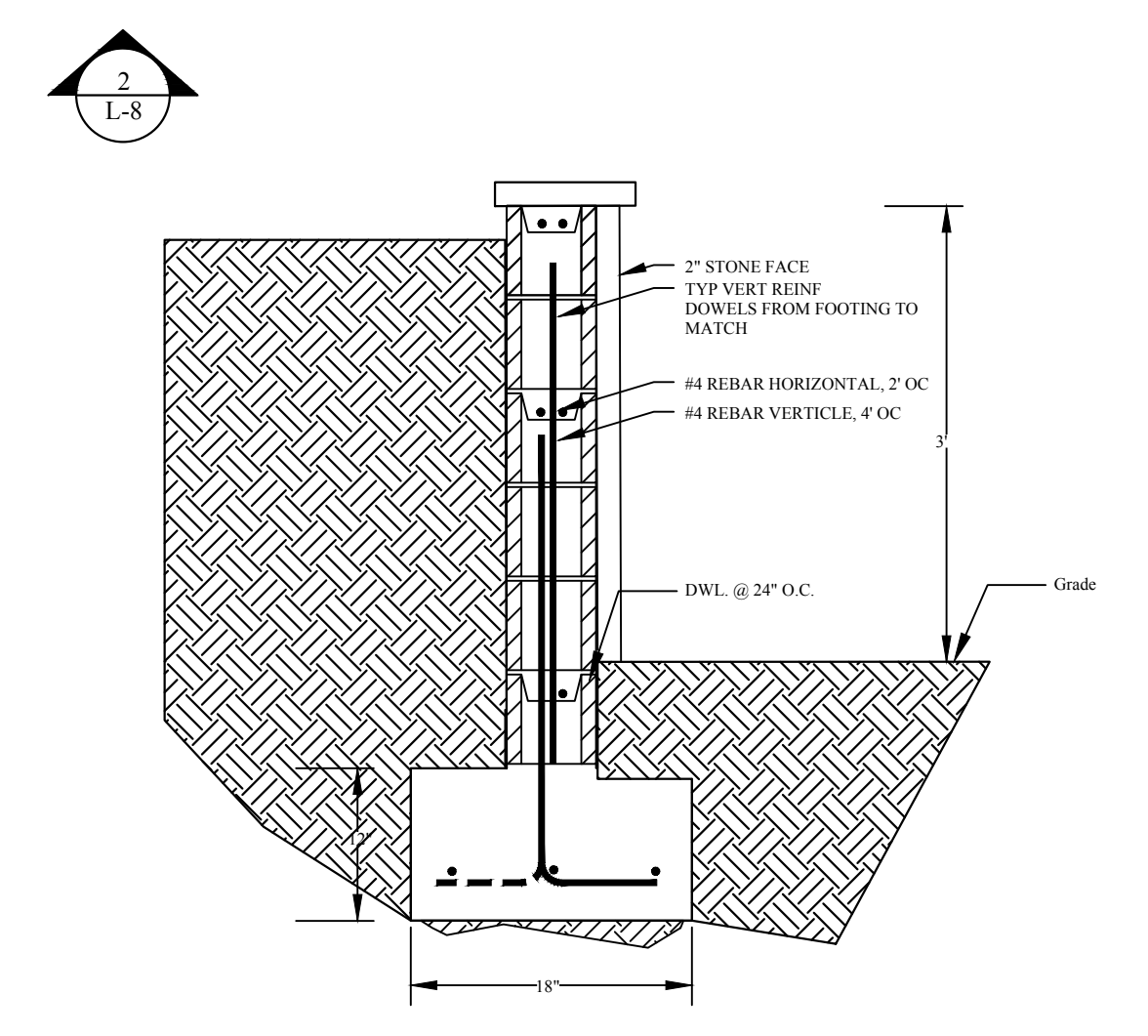
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**Rock Fence Details**

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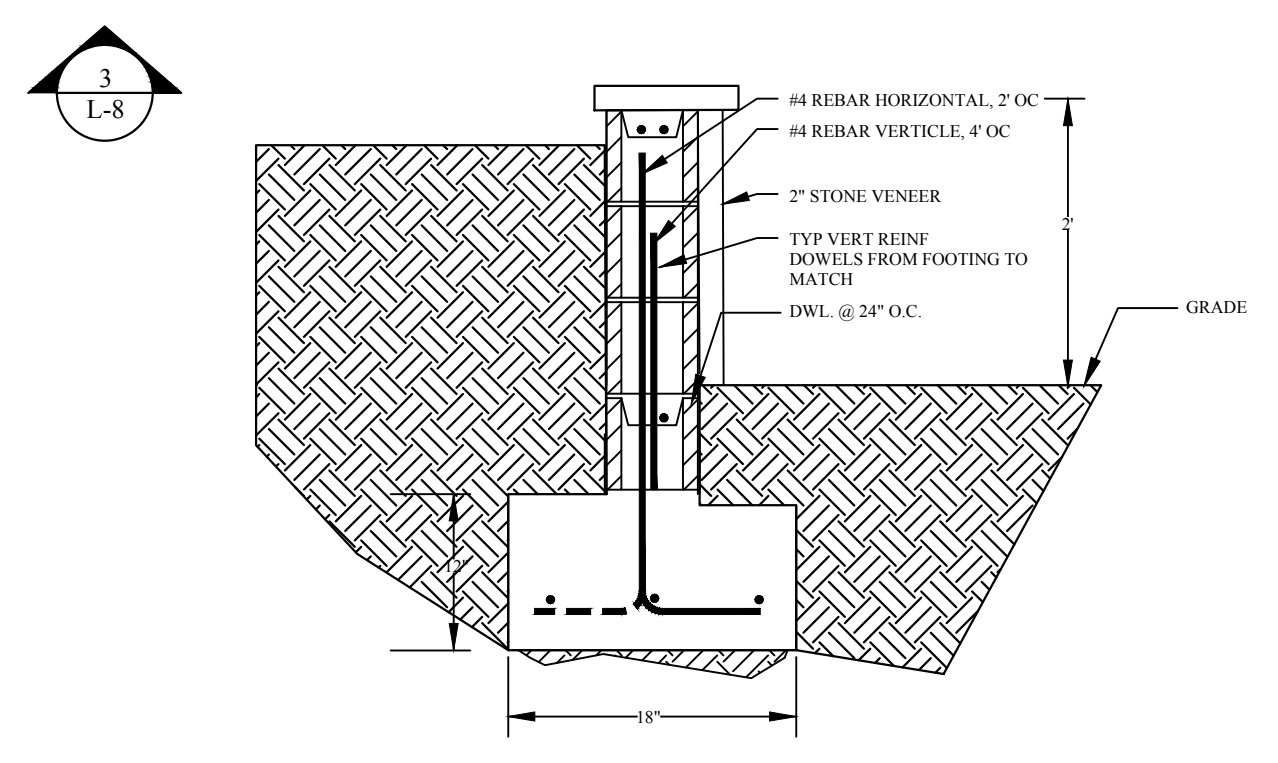
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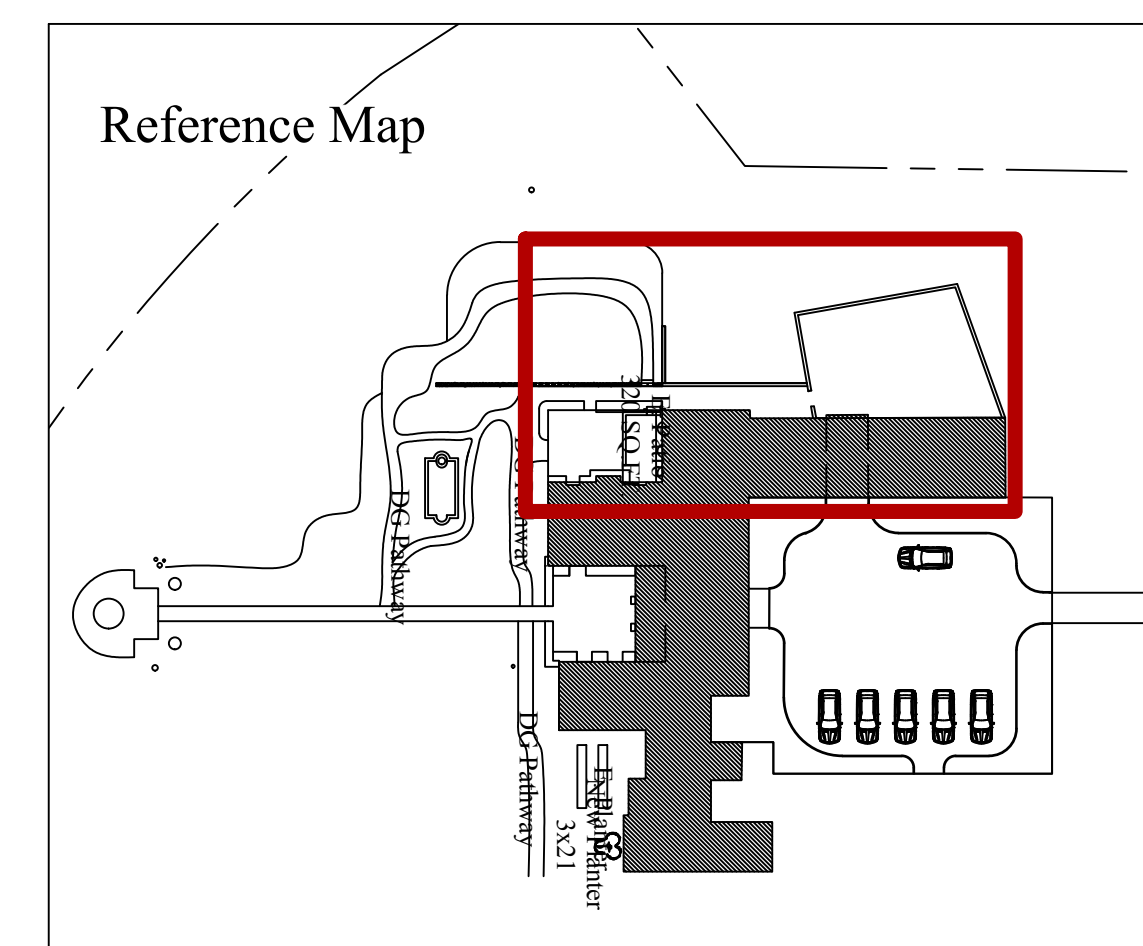
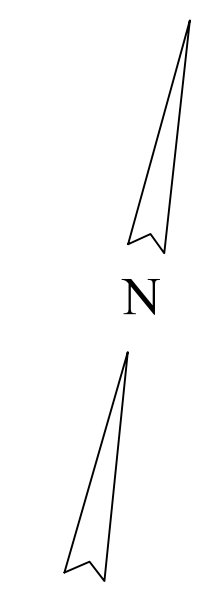
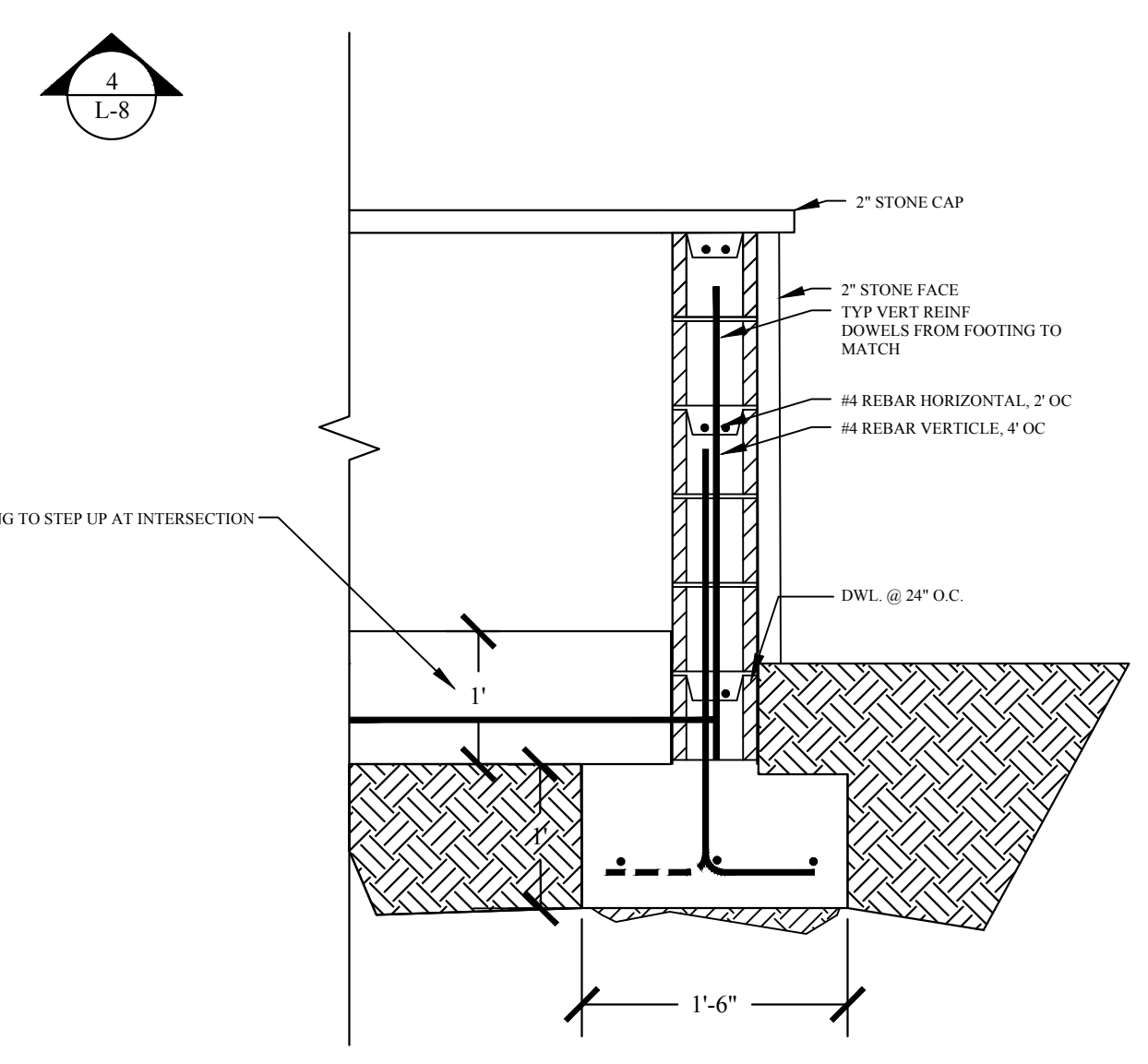
3' Rock Fence Detail

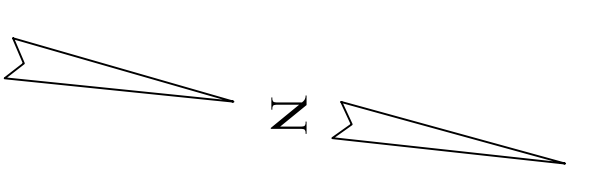
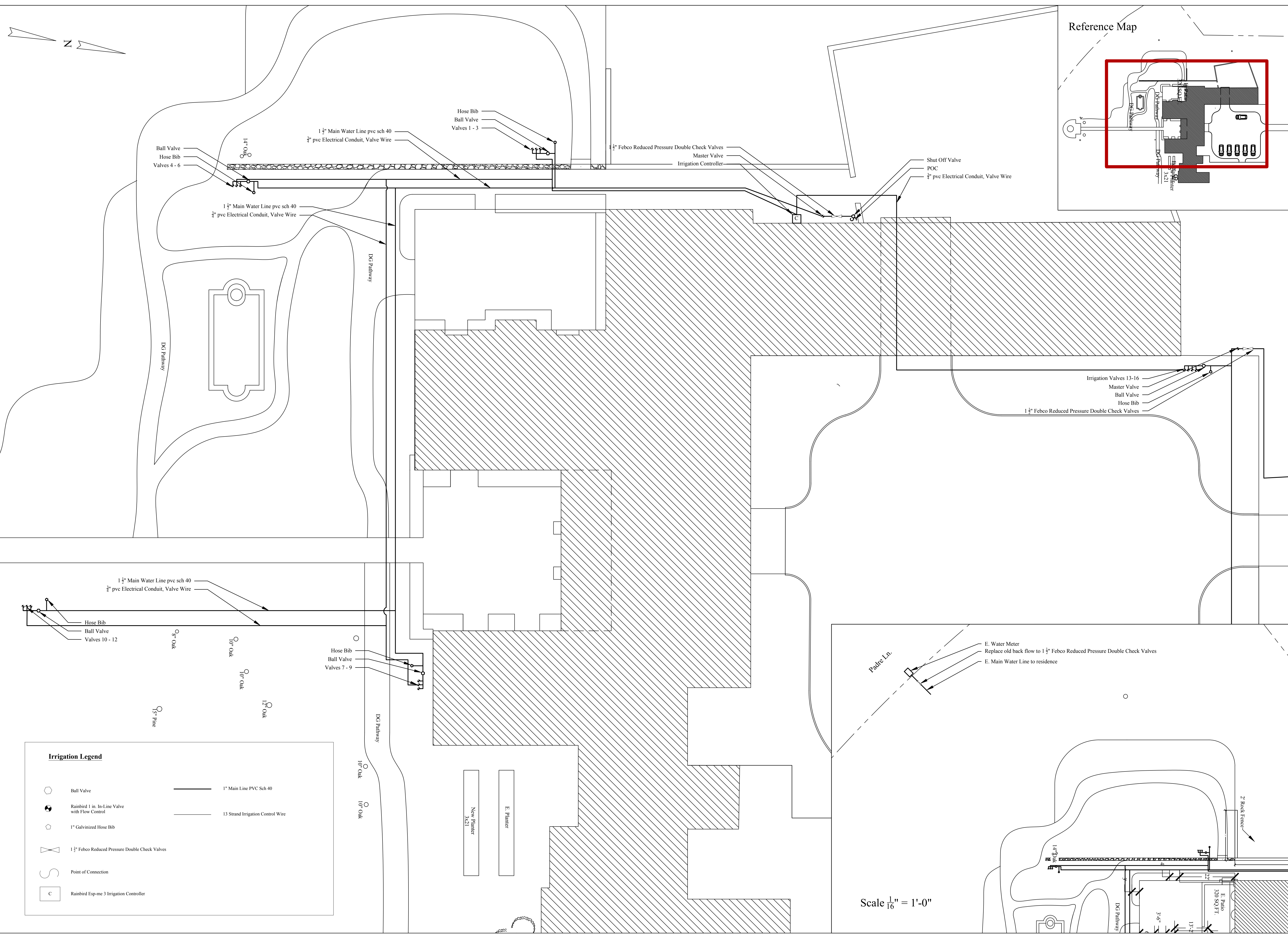


2' Rock Fence Detail

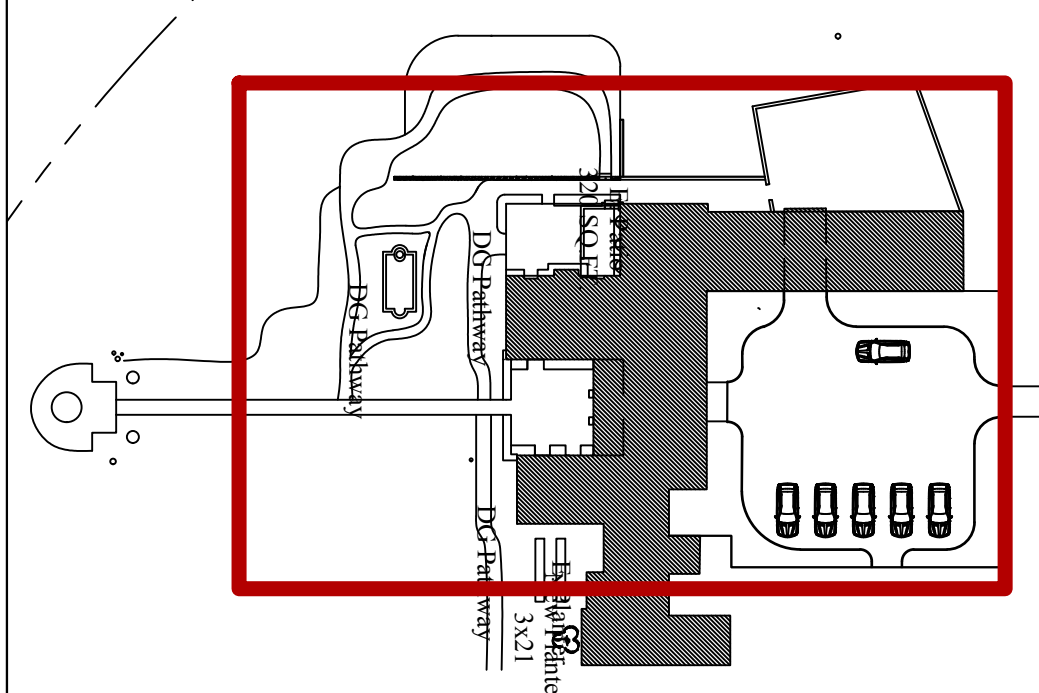


Rock Fence Intersection





Reference Map



Soske's Residence  
 1451 Ondulado Rd.  
 Pebble Beach, Ca. 93953

Residence:

Sheet Title

Irrigation Plan

Date: 9.1.2022

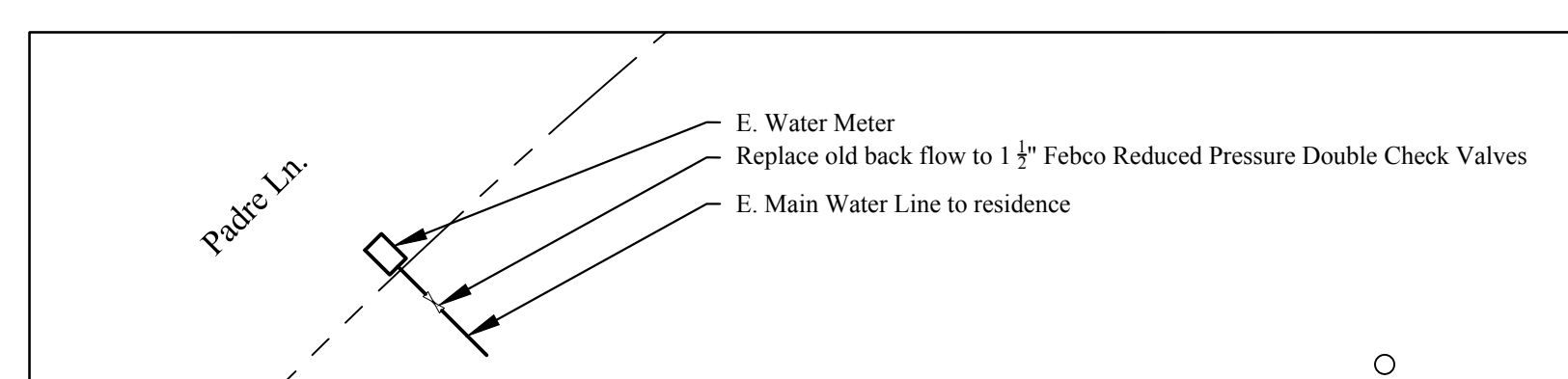
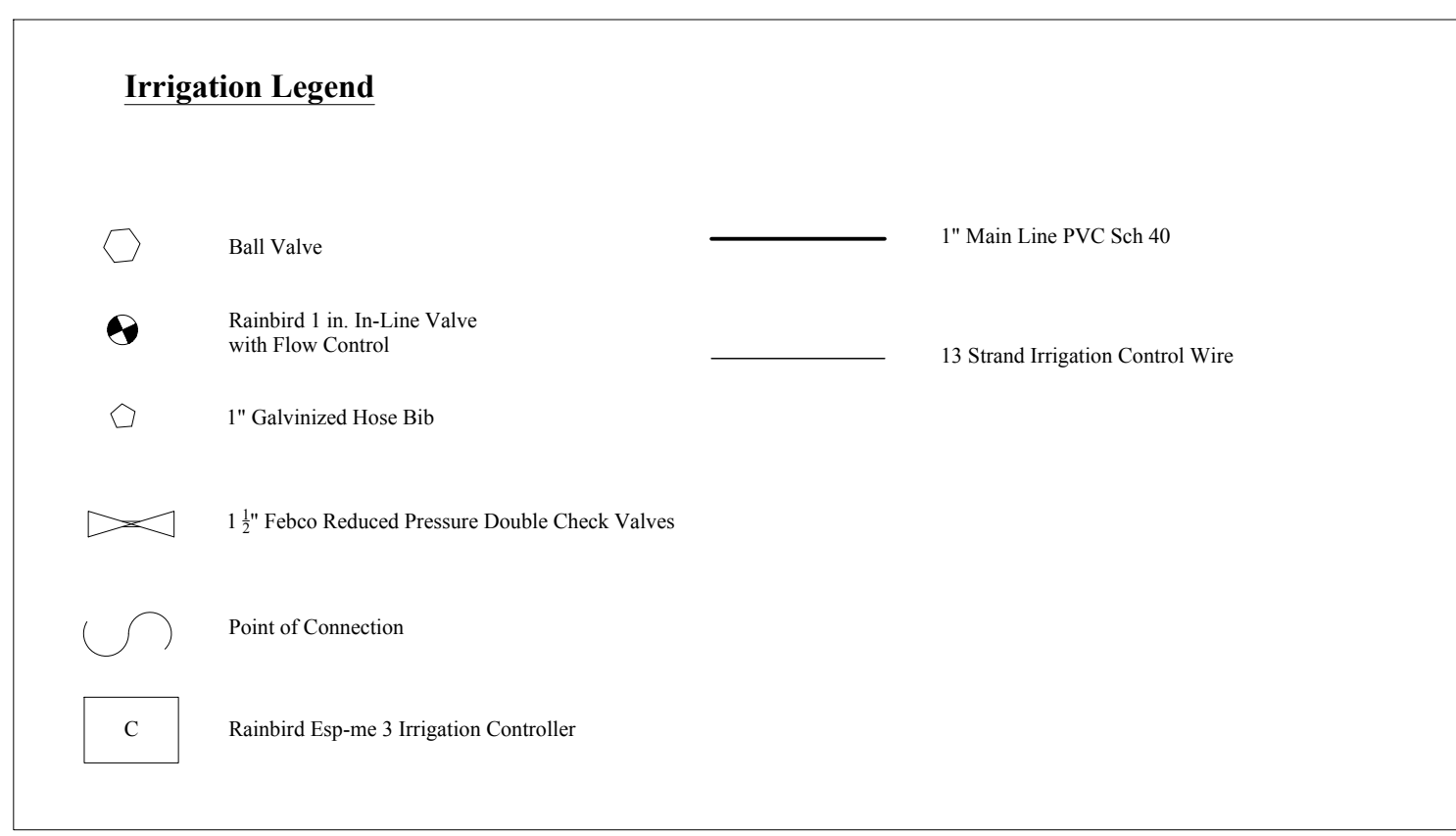
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Drawn By: GM

Sheet: L-9

Of: 11



Scale  $\frac{1}{16}'' = 1'-0''$





Residence:  
**Soske's Residence**  
 1451 Ondulado Rd.  
 Pebble Beach, Ca. 93953

Sheet Title  
**Irrigation Plan 2**

Date: 9.1.2022

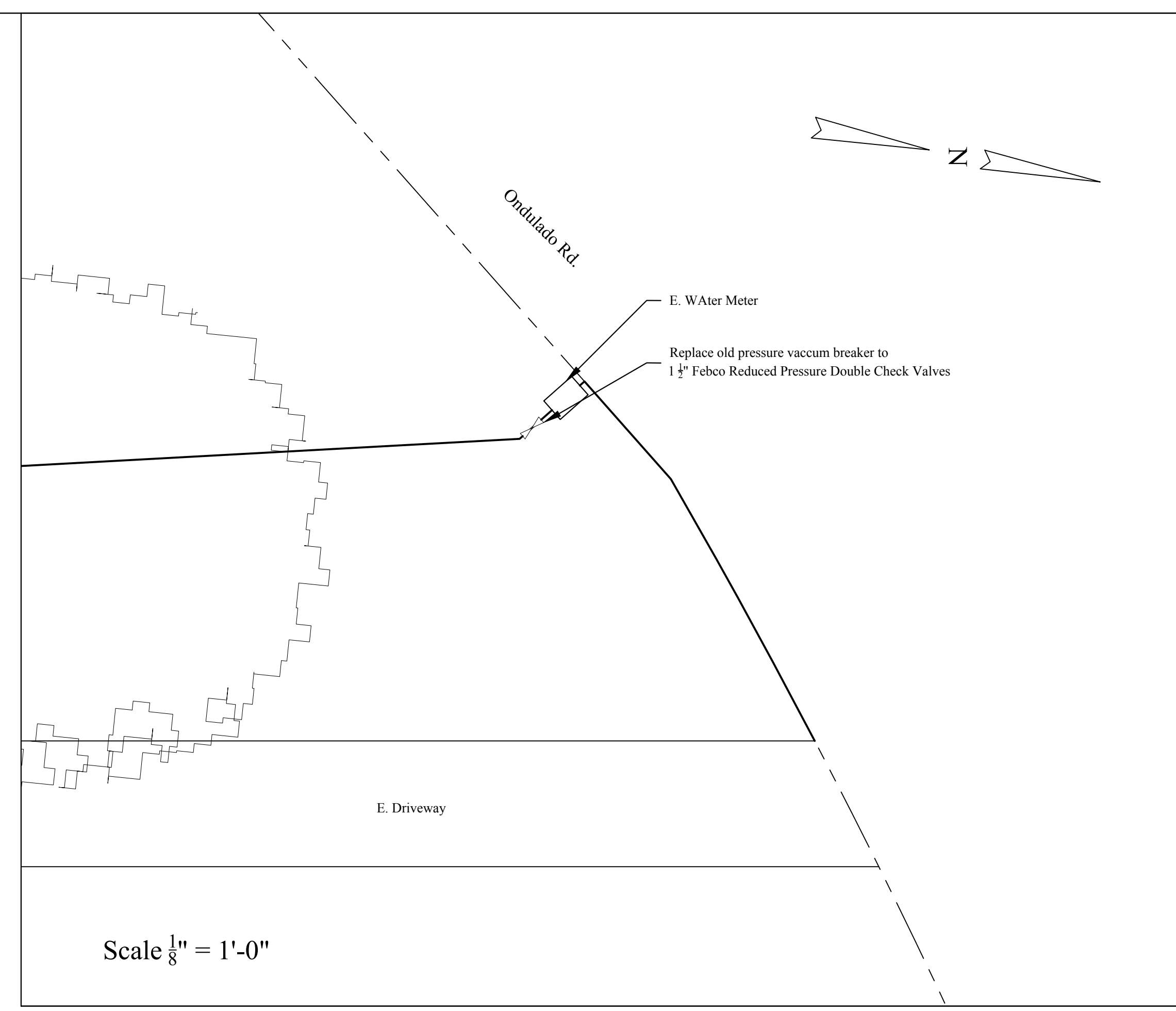
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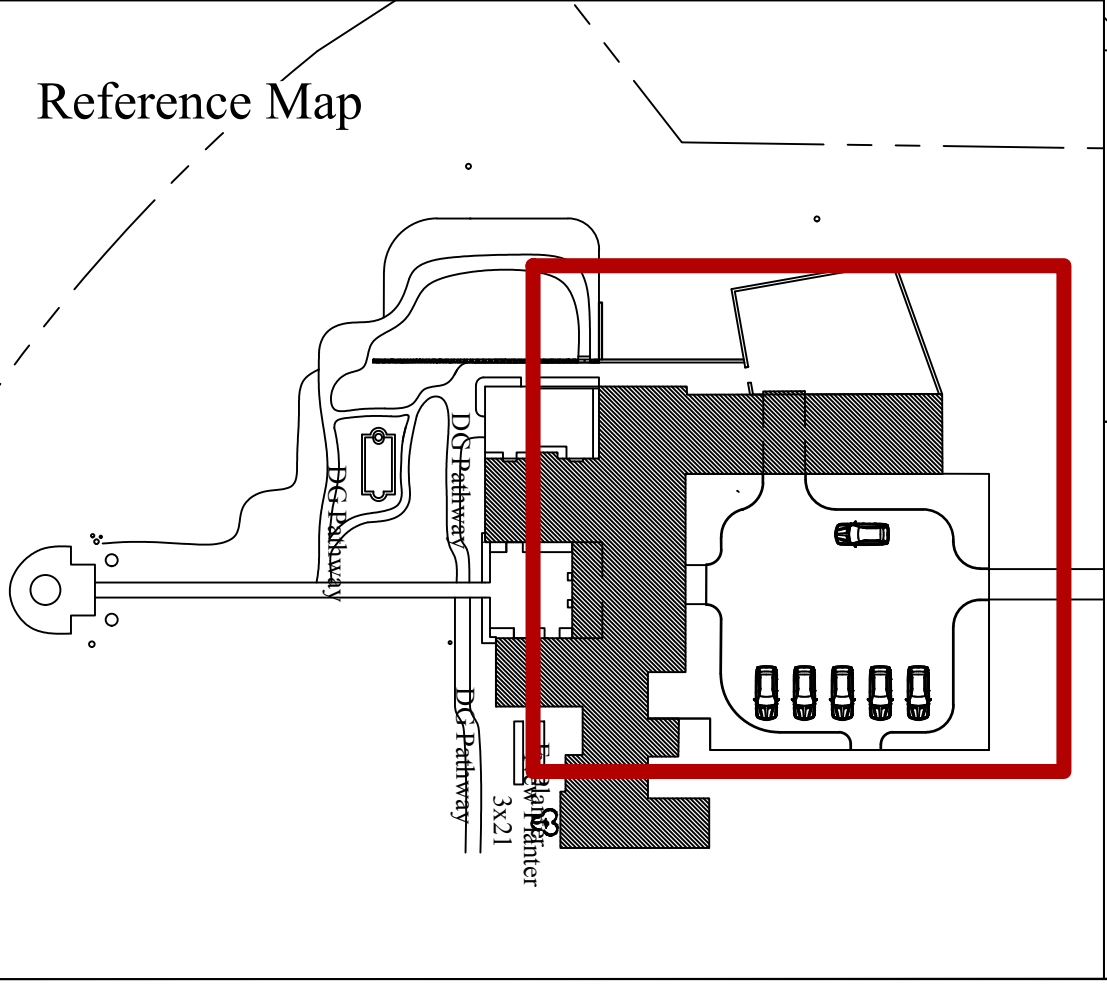
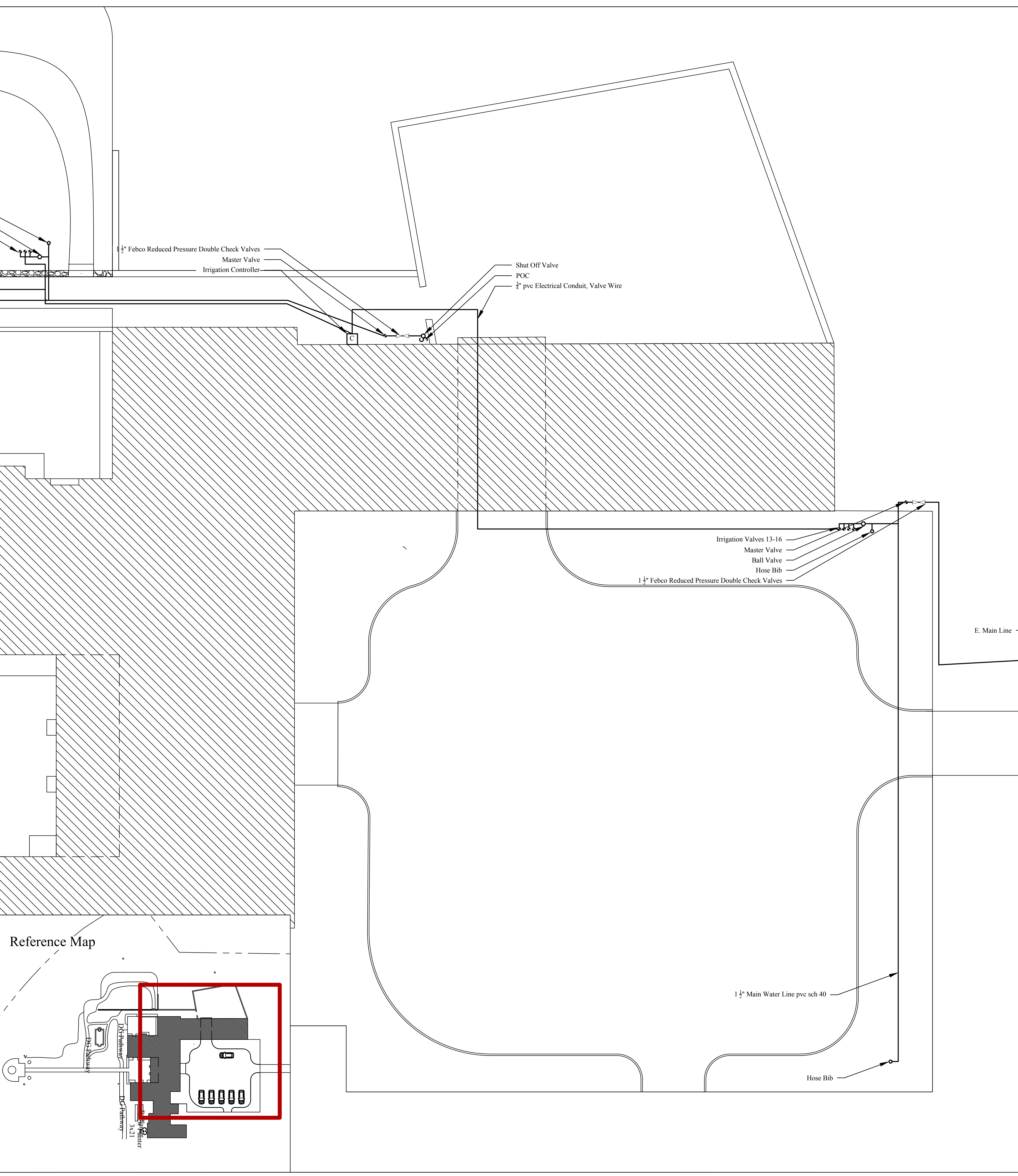
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Scale  $\frac{1}{8}'' = 1'-0''$



**Irrigation Legend**

	Ball Valve		1" Main Line PVC Sch 40
	Rainbird 1 in. In-Line Valve with Flow Control		13 Strand Irrigation Control Wire
	1" Galvanized Hose Bib		
	1 1/2" Febco Reduced Pressure Double Check Valves		
	Point of Connection		
	Rainbird Esp-me 3 Irrigation Controller		

**Soske Plant List**

Size	Qty	Scientific Name	Common Name
5g	31	Acacia cognata	Little River Wattle
15g	7	Acacia longifolia	Golden Wattle
24"	4	Acer palmatum 'Bloodgood'	Bloodgood Japanese Maple
2g	4	Aeonium 'Zwartkop'	Zwartkop Aeonium
2g	6	Aeonium eschbarii	Aeonium Spp.
5g	3	Agave attenuata	Blue Flame Agave
5g	2	Aloe Spp.	Aloe
24"	3	Arbutus 'Oktoberfest'	Strawberry Tree
1g	11	Arctostaphylos 'Emerald Carpet'	Emerald Capet Manzanita
24"	1	Betula Spp.	Betula Spp.
15g	5	Bougainvillea 'Espalier'	Paper Flower
1g	12	Calamagrostis 'Karl Foerster'	Feather Reed Grass
5g	11	Callistemon 'Little John'	Bottlebrush
15g	6	Camellia japonica	Japanese Camellia
24"	3	Cercis Occidentalis	Western Redbud
5g	13	Choysia ternata	Mexican Mock Orange
1g	47	Coloanema 'Sunset Gold'	Breath of Heaven
1g	47	Correa 'Carmine Bells'	Red Australian Fuchsia
1g	57	Correa 'Wyn's Wonder'	Variiegated Australian Fuchsia
5g	4	Correa alba	White Correa
15g	1	Cotinus coggygria	Royal Purple Smoke Tree
5g	8	Ehlium candicans	Pride of Madeira
24"	2	Juniperus 'Torulosa'	Hollywood Juniper
2g	5	Kniphofia kitrina	Yellow Flowering Cape Poker
5g	27	Lantana Montevicensis	Trailing Lantana
5g	7	Lantana x 'New Gold'	New Gold Lantana
5g	24	lavandula augustifolia	English Lavender
15g	6	Leptospermum laevigatum	Australian Tea Tree
35"	3	Liquidamber styraciflua	Sweetgum Tree
1g	12	Lomadra Spp	Lime Tuff Mat Rush
5g	18	Lomandra 'Platinum Beauty'	Variiegated Dwarf Mat Rush
5g	27	Loropetalum 'Purple Majesty'	Chinese Fringe Flower
24"	2	Magnolia 'Little Gem'	Dwarf Magnolia
5g	26	Nandina domestica	Heavenly Bamboo
36"	6	Olea 'Majestic Beauty'	Majestic Beauty Olive
5g	7	Pieris japonica	Japanese Andromeda
15g	2	Podocarpus 'Espalier'	Espalier Podocarpus
24"	2	Podocarpus gracilior	Fern Podocarpus
24"	3	Podocarpus macrophyllus	Podocarpus
24"	3	Prunus 'Krauter Vesuvius'	Purple Leaf Plum
5g	6	Quercus agrifolia	Coast Live Oak
15g	2	Rhododendron Spp.	Rhododendron Spp.
5g	24	Rosmarinus 'Irene'	Trailing Blue Rosemary
5g	12	Salvia leucantha	Mexican Sage
24"	4	Taxus Spp.	Yew
1g	11	Tulbaghia violacea	Wild Garlic
5g	10	Westringea 'Wynabbie Gem'	Costal Rosemary
15g	2	Wisteria Spp.	Wisteria
5g	6	Woodwardia fimbriata	Giant Chain Fern

**PLANTING NOTES:**

- Plant quantities are for contractors convenience only. Contractor is responsible for actual plant quantities and shall be verified from the planting plan. To meet the planting requirements, contractor may need to engage in contract with growers to ensure plant availability.
- Contractor to notify landscape designer in the event of plant unavailability immediately.
- Conditions permitting, the retention of water in planting pits for more than 1 hour shall be corrected by the contractor.
- All plant material shall match specification per species and comply with ANZSI Z601 "Standard for Nursery Stock", and shall be inspected by landscape designer.
- Plant materials may be adjusted in the field as directed by landscape designer at no extra cost to owner.
- Contractor shall erect tree protection barriers around existing trees to be saved on site, creating a tree protection zone, contractor shall be responsible for damage to existing trees.
- Contractor shall provide an allowance of \$2,000 for additional material.
- Top dress all planter areas with 2" of  $\frac{3}{8}$ " -  $\frac{1}{4}$ " gravel free of all dirt, sticks, dust or debris. Provide a 1 pint sample and source to Landscape Designer prior to ordering.
- Erosion control blanket/jute to be applied to all slope areas according to manufacturers specifications.
- All trees to be staked with two lodgepole stakes 10' x 2" a batter board and cinch ties, or with guy wires as necessary.
- All plants to be planted with 1/3 top soil, 1/3 organic planting mix, 1/3 harvest supreme organic amendment.
- All plants to be planted with organic fertilizer inoculated with appropriate mycorrhizae.
- No plant substitutions unless approved by designer.
- All irrigation lines to be SCH 40 PVC main lines.
- All valve wires to be sleeved with  $\frac{3}{4}$ " electrical conduit, SCH 40.
- All direct burial low voltage wires to be sleeved with  $\frac{3}{4}$ " electrical conduit, SCH 40 PVC.

**IRRIGATION LEGEND**

**CONTROLLER**  
 Rain Bird Esp-me 3, Flow Sensor, Rain Sensor and Master Valve  
 1" 7911 Remote Control Valve, Nelson Plastic Valve Box  
 1" Brass Ball Valve Matco  
 1 1/2" Febco Reduced Pressure Double Check Valves  
 1" Main Line, SCH. 40, 18" Deep  
 1" B - 40I champion Bent Nose Garden Valve

**VALVE DETAIL**

STATION #	TYPE	LOCATION
1	Drip	Landscape Above Garage Parking Retaining Wall
2	Drip	Plants in Existing Plum Tree Area
3	Drip	Perennial Planters and back courtyards
4	Drip	Plants North of Succulent Bed
5	Drip	Plants South of Succulent Bed
6	Drip	Succulent Bed
7	Drip	Herb Garden by House Kitchen
8	Drip	Plants Under Oak tree Cluster
9	Extra	Extra
10	Drip	Plants West of E. Brick Path
11	Drip	Plants East of Existing Brick Path
12	Drip	Succulent ed South of Statues
13	Drip	Shade Plants Motor Court
14	Drip	Sun Loving Plants Motor Court
15	Drip	Tree Motor Court
16	Drip	Tree Motor Court

**IRRIGATION TIMETABLE**

SPRING (AS NECESSARY ACCORDING TO WEATHER)	VALVES 1-16	T, F	20 MIN
SUMMER	VALVES 1-16	T, F	20 MIN
FALL	VALVES 1-16	T, F	20 MIN
WINTER (AS NECESSARY ACCORDING TO WEATHER)	VALVES 1-16	T, F	20 MIN

**MAWA Calculations**

ETo - Annual Net Reference evaporation (inches)  
 0.7 - ET Adjustment Factor  
 LA - Landscape Area (sq.ft.)  
 0.62 - Conversion Factor(to Gallons per square foot)  
 SLA - Portion of the Landscape Area Identified as Special Land Area (sq.ft.)  
 0.3 - The Additional ET Adjustment Factor for the SLA (1.0 - 0.7=0.3)  
 325,851- Gallons-per-Acre-Foot  
 748 - Hundred-Cubic-Feet/Year

Eto Monterey- 36 in.  
 LA- 5,782 sq.ft.  
 SLA- 0

$(ETo \times .62) [(7 \times LA) + (3 \times SLA)] = \text{Gallons/Year}$

$(36 \times .62) [(7 \times 5,782) + (3 \times 0)] = 90,337.97 \text{ Gallons/Year}$

$(36 \times .62) [(7 \times 5,782) + (3 \times SLA)] = 120.8 \text{ Hundred-Cubic-Feet/Year}$   
 748 gallons per cubic ft.

$(36 \times .62) [(7 \times 5,782) + (3 \times SLA)] = .28 \text{ Acre-Ft.}$   
 325,851 gallons per acre ft.

**ETWU Calculations**

ETo - Annual Net Reference evaporation (36 in)

PF- Plant Factor  
 HA- Hydrozone Area (sq.ft.)  
 0.62 - Conversion Factor(to Gallons per square foot)  
 SLA - Portion of the Landscape Area Identified as Special Land Area (sq.ft.)  
 IE- Irrigation Efficiency (.81)

$(ETo)(.62) (PF \times HA + SLA) \div IE = \text{ETWU}$

Hydrozone Area (Drip/ Low) = 5,782 sq.ft.  
 Plant Factor= .2 = 5,782 x .2 = 1,156.4 sq.ft.  
 IE = .81  
 SLA = 0

$(36 \times .62) [(1,156.4) + (0)] \div .81 = 31,865.24 \text{ gallons/year}$

**Irrigation Legend**

- Ball Valve
  - Rainbird 1 in. In-Line Valve with Flow Control
  - 1" Galvanized Hose Bib
  - ⊗ 1 1/2" Febco Reduced Pressure Double Check Valves
  - ⊕ Point of Connection
  - Rainbird Esp-me 3 Irrigation Controller
- 1" Main Line PVC Sch 40  
 ———— 13 Strand Irrigation Control Wire

IS-F-860RPZ  
**Installation Instructions • Instrucciones de Instalación • Instruções d'Instalação**

**Series 860 and LF860**  
**Series 860 y LF860**  
**Séries 860 et LF860**

Reduce Pressure Zone Assemblies  
 Montajes de zona de presión reducida  
 Disconnecteurs à zone de pression réduite contrôlable

Size: 1/2" - 2" (15-50mm)  
 Tamaño: 15 a 50 mm (0,5 a 2 pulg.)  
 Dimensions : 15 à 50 mm (0,5 à 2 po)

Model 860

**WARNING**  
 You are required to thoroughly read all installation instructions and product safety information before beginning the installation of this product. **FAILURE TO COMPLY WITH PROPER INSTALLATION AND MAINTENANCE INSTRUCTIONS COULD RESULT IN PRODUCT FAILURE WHICH CAN CAUSE PROPERTY DAMAGE, PERSONAL INJURY AND/OR DEATH.** FEBCO is not responsible for damages resulting from improper installation and/or maintenance.

Local building or plumbing codes may require modifications to the information provided. You are required to consult the local building and plumbing codes prior to installation. If this information is not consistent with local building or plumbing codes, the local codes should be followed.

**Need for Periodic Inspection/Maintenance:** This product must be tested periodically in compliance with local codes, but at least once per year or more in severe conditions warrant. Corrosive water conditions, and/or unauthorized adjustments or repair could render the product ineffective for the service intended. Regular checking and cleaning of the product's internal components helps ensure maximum life and proper product function.

**Installation Instructions**

- These instructions apply to models 860 (RP), LF860 (RP), and LF860 (RP) sizes 1/2" - 2" (15 - 50mm) only. The valves may be installed only in the orientation/flow direction as shown.
- THE VALVE ASSEMBLY MUST BE INSTALLED WHERE RELIEF VALVE DISCHARGE WILL BE ACCEPTABLE, OR WHERE RELIEF DISCHARGE CAN BE COMPLETELY DRAINED. The valve assembly must be installed where it is accessible for periodic testing and maintenance. Clearances shown in the installation views apply to exterior and interior installations and are only recommendations. These minimums do not apply to removable protective enclosures. Refer to local codes for actual requirements in your area.

**Note:** The gap drain is not designed to catch the maximum discharge possible from the relief valve. The installation of FEBCO air gap with the drain line terminating above a floor drain will handle any normal discharge or nuisance spilling through the relief valve. However, floor drain size may need to be designed to prevent water damage caused by a catastrophic failure condition. Do not reduce the size of the drain line from the air gap fitting.

**PRIOR TO INSTALLING THE VALVE INTO THE LINE, FLUSH THE SUPPLY LINE OF ALL FOREIGN MATERIAL.** Failure to flush the supply line may cause the check valves to become fouled and require disassembly and cleaning.

- After installation SLOWLY fill the assembly with water and bleed air from the body using the #2, #3 and #4 test cocks. Test the valve assembly to ensure correct operation.
- DO NOT USE PIPE DOPE, OIL, GREASE OR SOLVENT ON ANY PARTS unless instructed to do so.
- Do not force parts. Parts should fit together freely. Excess force may cause damage and render the assembly inoperable.
- After servicing, repressurize the assembly and test to ensure proper operation.

**Service and Maintenance**

**General**

- Detailed maintenance manuals are available from your local FEBCO representative.
- Rinse all parts with clean water prior to reassembly.
- DO NOT USE PIPE DOPE, OIL, GREASE OR SOLVENT ON ANY PARTS unless instructed to do so.
- Do not force parts. Parts should fit together freely. Excess force may cause damage and render the assembly inoperable.
- After servicing, repressurize the assembly and test to ensure proper operation.

**Typical Installation**

**Typical Installation cont.**

**Check Valve Disassembly**

- Remove cover-bolts using the appropriate size wrench.
- Remove the spacer between the checks by grasping the flanged end of spacer and pulling straight up.
- Remove the inlet check assembly by pulling it out from the body bore, in the direction of flow, until it is completely exposed, then lift out of body.
- Remove the outlet check assembly by placing the tip of a medium sized flat slotted screw driver in the slot of the seat and pry the check assembly back until the O-ring is exposed. Then, using your fingers, pull it out from the body bore until it is completely exposed. Lift check assembly from the body.
- Both check assemblies are disassembled and reassembled in the same manner. To disassemble, grasp the seat section in one hand and the guide section in the other hand. Rotate in a counter-clockwise direction (approximately 1/2 turn) until the two parts disengage.

**Check Valve Disassembly cont.**

- Inspect for debris, damage or fouling of the seat disc. Clean and/or replace parts as required.
- Reassemble the valve in the reverse order of disassembly. Ensure the orientation of the 1st check assembly is positioned so that one (1) of the four (4) flow path windows faces down towards the relief valve.

**Relief Valve Disassembly**

- Close the outlet shutoff valve, then close the inlet shutoff valve. Bleed residual pressure from the assembly by opening the #4, #3, and #2 test cocks in this sequence.
- Remove the relief valve cover bolts, cover and relief valve assembly in accordance with the FEBCO maintenance manual.
- Inspect/clean seat surfaces, seals and diaphragm. Replace worn or damaged parts as required.
- Reassemble the relief valve in the reverse order of disassembly.

**Test Procedures**

FEBCO recommends the use of the appropriate test method presented in the ASSE Series 5000 manual that is consistent with your local codes.

**Troubleshooting**

PROBLEM	CAUSE	SOLUTION
1. Continuous relief valve discharge	a. Debris on check seating surface b. Debris on relief valve seating surface	Disassemble and clean seating surface Disassemble and clean seating surface
2. Intermittent relief valve discharge	a. Inlet pressure fluctuations b. Downstream pressure surges	Eliminate fluctuations Eliminate surges



**Soske's Residence**  
**1451 Ondulado Rd.**  
**Pebble Beach, Ca. 93953**

Residence:

Sheet Title

Notes

Date: 9.5.2022

Revision:

Scale: No Scale

Drawn By: GM

Sheet: L-11

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