County of Monterey

Government Center - Board Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Meeting Agenda - Final

Wednesday, January 14, 2026
9:00 AM

County of Monterey Planning Commission

FEE SCAM ALERT: Be aware of a fake invoice scam, if you receive an unexpected invoice related to a county project, call the County Permit Center at 831-755-5025 to confirm its authentic.

ALERTA DE ESTAFA DE TARIFAS: Tenga cuidado con las estafas de facturas falsas, si recibe una factura inesperada relacionada con un proyecto del condado, llame al Centro de Permisos del Condado al 831-755-5025 para confirmar su autenticidad.

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

NOTE: All agenda titles related to numbered agenda items are live web links. Click on the title to be directed to the corresponding staff report and associated documents.

In addition to attending in person, public participation will be available by ZOOM and/or telephonic means:

You may participate through ZOOM. For ZOOM participation please join by computer audio at: https://montereycty.zoom.us/j/95316276581

OR to participate by phone call any of these numbers below:

+ **1 669 900 6833 US (San Jose)**
+ **1 346 248 7799 US (Houston)**
+ **1 312 626 6799 US (Chicago)**
+ **1 929 205 6099 US (New York)**
+ **1 253 215 8782 US**
+ **1 301 715 8592 US**

Enter this Meeting ID number 953 1627 6581 when prompted.

PLEASE NOTE: IF ALL COMMISSIONERS ARE PRESENT IN PERSON, PUBLIC PARTICIPATION BY ZOOM IS FOR CONVENIENCE ONLY AND IS NOT REQUIRED BY LAW. IF THE ZOOM FEED IS LOST FOR ANY REASON, THE MEETING MAY BE PAUSED WHILE A FIX IS ATTEMPTED BUT THE MEETING MAY CONTINUE AT THE DISCRETION OF THE CHAIRPERSON.

If you choose not to attend the Planning Commission meeting in person, but desire to make general public comment, or comment on a specific item on the agenda, you may do so in two ways:

a. Submit your comment via email by 5:00 p.m. on the Tuesday prior to the Planning Commission meeting. Please submit your comment to the Clerk at pchearingcomments@countyofmonterey.gov . In an effort to assist the Clerk in identifying the agenda item relating to your public comment please indicate in the Subject Line, the meeting body (i.e. Planning Commission Agenda) and item number (i.e. Item No. 10). Your comment will be placed into the record at the meeting.

b. You may participate through ZOOM or telephonically. For ZOOM or telephonic participation please join by computer audio using the links above.

DOCUMENT DISTRIBUTION: Documents related to agenda items that are distributed to the Planning Commission less than 72 hours prior to the meeting shall be available for public inspection at the meeting the day of the Planning Commission meeting and in the Housing and Community Development Office located at 1441 Schilling Place, 2nd Floor, Salinas California. Documents submitted in-person at the meeting, will be distributed to the Planning Commission. All documents submitted by the public at the meeting the day of the Planning Commission must have no less than sixteen (16) copies. Comments received after the agenda item will be made part of the record if received prior to the end of the meeting.

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

INTERPRETATION SERVICE POLICY: The Monterey County Planning Commission invites and encourages the participation of Monterey County residents at its meetings. If you require the assistance of an interpreter, please contact the Monterey County Housing and Community Development Department by phone at (831) 755-5025. The Clerk will make every effort to accommodate requests for interpreter assistance. Requests should be made as soon as possible, and at a minimum 24 hours in advance of any meeting.

La medida recomendada indica la recomendación del personal en el momento en que se preparó la agenda. Dicha recomendación no limita las acciones alternativas de la Comisión de Planificación sobre cualquier asunto que se le haya sometido.

Además de asistir en persona, la participación del público estará disponible por ZOOM y/o medios telefónicos:

Puede participar a través de ZOOM. Para la participación de ZOOM, únase por computadora en: https://montereycty.zoom.us/j/95316276581

O para participar por teléfono, llame a cualquiera de estos números a continuación:
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+ **1 312 626 6799 US (Chicago)**
+ **1 929 205 6099 US (New York)**

+ **1 253 215 8782 US**
+ **1 301 715 8592 US**

Presione el código de acceso de reunión: 953 1627 6581 cuando se le solicite.

TENGA EN CUENTA: SI TODOS LOS COMISIONADOS ESTÁN PRESENTES EN PERSONA, LA PARTICIPACIÓN PÚBLICA DE ZOOM ES SOLO POR CONVENIENCIA Y NO ES REQUERIDA POR LA LEY. SI LA TRANSMISIÓN DE ZOOM SE PIERDE POR CUALQUIER MOTIVO, LA REUNIÓN PUEDE PAUSARSE MIENTRAS SE INTENTA UNA SOLUCIÓN, PERO LA REUNIÓN PUEDE CONTINUAR A DISCRECIÓN DEL PRESIDENTE DE LA REUNIÓN.

Si decide no asistir a la reunión de la Comisión de Planificación en persona, pero desea hacer comentarios públicos generales o comentar sobre un tema específico de la agenda, puede hacerlo de dos maneras:

a. Envíe su comentario por correo electrónico antes de las 5:00 p.m. del martes anterior a la reunión de la Comisión de Planificación. Por favor, envíe su comentario al asistente de la Comisión de Planificación a: pchearingcomments@countyofmonterey.gov . En un esfuerzo por ayudar al asistente a identificar el tema de la agenda relacionado con su comentario público, indique en la Línea de Asunto, la audiencia de la reunión (ejemplo, la Junta de la Comisión de Planificación) y número de artículo (ejemplo, artículo n.º 10). Su comentario se incluirá en el registro de la reunión.

b. Puede participar a través de ZOOM o telefónicamente. Pará ZOOM o participación telefónica, únase por audio de computadora utilizando los enlaces anteriores.

DISTRIBUCIÓN DE DOCUMENTOS: Los documentos relacionados con los temas de la agenda que se distribuyan a la Comisión de Planificación menos de 72 horas antes de la reunión estarán disponibles para inspección pública en la reunión el día de la reunión de la Comisión de Planificación y en la Oficina de Vivienda y Desarrollo Comunitario ubicada en 1441 Schilling Place, 2nd Floor, Salinas California. Los documentos presentados en persona en la reunión se distribuirán a la Comisión de Planificación. Todos los documentos presentados por el público en la reunión del día de la Comisión de Planificación deben tener no menos de dieciséis (16) copias. Las observaciones recibidas después del tema del programa pasarán a formar parte del acta si se reciben antes de que finalice la sesión.

FORMATOS ALTERNATIVOS: Si se solicita, la agenda se pondrá a disposición de las personas con discapacidad en formatos alternativos apropiados, según lo exige la Sección 202 de la Ley de Estadounidenses con Discapacidades de 1990 (42 USC Sec. 12132) y las reglas y regulaciones federales adoptadas en implementación de la misma. Para obtener información sobre cómo, a quién y cuándo una persona con una discapacidad que requiere una modificación o adaptación para participar en la reunión pública puede hacer una solicitud de modificación o adaptación relacionada con la discapacidad, incluidas las ayudas o servicios auxiliares, o si tiene alguna pregunta sobre cualquiera de los temas enumerados en esta agenda, llame al Departamento de Vivienda y Desarrollo

Comunitario del Condado de Monterey al (831) 755-5025.

POLÍZA DE SERVICIO DE INTERPRETACIÓN: Los miembros de la Comisión de Planificación del Condado de Monterey invita y apoya la participación de los residentes del Condado de Monterey en sus reuniones. Si usted requiere la asistencia de un intérprete, por favor comuníquese con el Departamento de Vivienda y Desarrollo Comunitario localizado en el Centro de Gobierno del Condado de Monterey, (County of Monterey Government Center), 1441 Schilling Place, segundo piso sur, Salinas – o por teléfono al (831) 755-5025. La asistente hará el esfuerzo para acomodar los pedidos de asistencia de un intérprete. Los pedidos se deberán hacer lo más pronto posible, y no más de lo mínimo de 24 horas de anticipo para cualquier reunión.

NOTA: Todos los títulos de la agenda relacionados con los puntos numerados de la agenda son enlaces web en vivo. Haga clic en el título para dirigirse al informe del personal correspondiente y los documentos asociados.

PUBLIC COMMENT: Members of the public may address comments to the Planning Commission concerning each agenda item. The timing of public comment shall be at the discretion of the Chair.

COMENTARIO PÚBLICO: Los miembros del público pueden dirigir comentarios a la Comisión de Planificación sobre cada punto del orden del día. El momento de los comentarios públicos será a discreción del presidente.

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

9:00 A.M. - CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

Jessica Hartzell
Paul C. Getzelman
Christine Shaw
Ernesto G. Gonzalez
Ben Work
Francisco Javier Mendoza
Martha Diehl
Amy Roberts
Etna Monsalve
Ramon Gomez

PUBLIC COMMENTS

This is a time set aside for the public to comment on a matter that is not on the agenda.

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

The Commission Clerk will announce agenda corrections, deletions and proposed additions, which may be acted on by the Planning Commission as provided in Sections 54954.2 of the California Government Code.

COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

This is a time set aside for the Commissioners to comment, request, or refer a matter that is on or not on the agenda.

APPROVAL/ACCEPTANCE OF MINUTES

1. **APPROVAL OF THE DECEMBER 10, 2025, PLANNING COMMISSION MEETING MINUTES.**

Attachments: Draft PC Meeting Minutes - 121025

APPROVAL OF CONSENT CALENDAR

2. **APPOINT ANTONIO DIAZ TO THE CASTROVILLE LAND USE ADVISORY COMMITTEE.**

   Attachments: Cover Page
   Exhibit A - Statement of Interest Information for Antonio Diaz

3. **APPOINT SRIVIDYA SHANKAR TO THE CARMEL UNINCORPORATED/HIGHLANDS LAND USE ADVISORY COMMITTEE.**

   Attachments: Cover Page
   Exhibit A - Statement of Interest Information for Srividya Shankar

4. **APPOINT JUDITH RILEY TO THE TORO LAND USE ADVISORY COMMITTEE.**

   Attachments: Cover Page
   Exhibit A - Statement of Interest Information for Judith Riley

5. **APPOINT ETHAN DUNTON COLBURN TO THE SOUTH COAST LAND USE ADVISORY COMMITTEE.**

   Attachments: Cover Page
   Exhibit A - Statement of Interest Information for Ethan Dunton Colburn

9:00 A.M. – SCHEDULED MATTERS

6. CONSIDER AND ADOPT THE 2026 PLANNING COMMISSION MEETING SCHEDULE.

   Attachments: Staff Report
   Exhibit A - Alternative 2026 Meeting Schedule
   Exhibit B - Regular 2026 Meeting Schedule
   Exhibit C - Planning Commission Rules for Transaction of Business

7. PLN230235 - PEBBLE TREE LLC

Public hearing to consider the construction of a 5,202 square foot two-story single-family residence with an attached 831 square foot garage, a detached 869 square foot Accessory Dwelling Unit, and associated site improvements, including the removal of up to 34 protected trees

Project Location: 1266 Portola Road, Pebble Beach.

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

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

OTHER MATTERS

DEPARTMENT REPORT

ADJOURNMENT

County of Monterey

Board Report

Legistar File Number: PC 25-098

Item No.1

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

January 14, 2026

Introduced: 12/12/2025
Version: 1

Current Status: Agenda Ready
Matter Type: Planning Item

APPROVAL OF THE DECEMBER 10, 2025, PLANNING COMMISSION MEETING MINUTES.

County of Monterey

Planning Commission

Legistar File Number: PC 25-098

Item No.1

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

January 14, 2026

Introduced: 12/12/2025
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APPROVAL OF THE DECEMBER 10, 2025, PLANNING COMMISSION MEETING MINUTES.

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County of Monterey

Government Center - Board Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Meeting Minutes - Draft

Wednesday, December 10, 2025

9:00 AM

County of Monterey Planning Commission

9:00 A.M. - CALL TO ORDER

The meeting was called to order at 9:00AM

PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Commissioner Hartzell

ROLL CALL

Present:
Paul C. Getzelman
Francisco Javier Mendoza
Jessica Hartzell
Ernesto Gonzalez
Ben Work
Amy Roberts arrived at 9:04AM
Christine Shaw
Etna Monsalve
Martha Diehl arrived at 9:04AM

Absent:
Ramon Gomez

Secretary Beretti reviewed the Zoom Protocols.

PUBLIC COMMENTS

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Clerk Navarro informed the Commission that there are additional public comments for Agenda Item No.3 – PLN240202-DEP – Rancho Canada Venture LLC

COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

Commissioner Shaw asked about a Castroville LUAC applicant not on the agenda. Clerk McDougal stated the applicant was not added due to no response on the nomination.

APPROVAL OF CONSENT CALENDAR

1. **APPOINT STUART POULTER TO THE CARMEL UNINCORPORARED/HIGHLANDS LAND USE ADVISORY COMMITTEE.**

   Public Comment: None

   It was moved to approve by Commissioner Diehl, seconded by Commissioner Hartzell, by the following vote:

AYES: Getzelman, Mendoza, Hartzell, Gonzalez, Roberts, Work, Shaw, Monsalve, Diehl
NOES: None
ABSENT: Gomez
ABSTAIN: None

APPROVAL/ACCEPTANCE OF MINUTES

2. Approval of the November 12, 2025, Planning Commission Meeting Minutes.

Public Comment: None

It was moved to approve by Commissioner Hartzell, seconded by Commissioner Monsalve, with the corrections to language in the motion of agenda item No.3 - PLN250114 LIVE BY THE SEA LLC and by the following vote:

AYES: Getzelman, Mendoza, Hartzell, Gonzalez, Roberts, Work, Shaw, Monsalve, Diehl
NOES: None
ABSENT: Gomez
ABSTAIN: None

9:00 A.M. – SCHEDULED MATTERS

3. PLN240202-DEP - RANCHO CANADA VENTURES LLC

Public hearing to consider the construction of 40 inclusionary units in four two-story buildings consisting of 8,128 square feet, 8,688 square feet, 13,448 square feet, and 8,688 square feet with shared parking (88 spaces) and associated improvements on a five-lot parcel (Parcel A) designated for the proposed use within the Rancho Cañada Village Subdivision.

Project Location: No address assigned. between Carmel Valley Road and the Carmel River, east of Val Verde and approximately 0.6 miles east of Highway 1, Carmel Valley

Proposed CEQA action: Consider the previously certified Second Final Environmental Impact Report (SFEIR) for the Rancho Cañada Village Project subdivision (SCH#: 2006081150) and find that the preparation of a subsequent environmental document is not required, pursuant to CEQA Guidelines section 15162.

Mary Israel, Project Planner presented the item.

Applicant/Agent: Anthony Lombardo, William

Public Comment: Jesus Vega, Brian Clark

It was moved to approve the project, by Commissioner Diehl, seconded by Commissioner Hartzell, by the following vote:

AYES: Getzelman, Mendoza, Hartzell, Gonzalez, Roberts, Work, Shaw, Monsalve, Diehl
NOES: None
ABSENT: Gomez
ABSTAIN: None

4. PLN210348 - NAIK DEVANG & DESAI RUPA (KOASTAL STAR LLC)

Public hearing to consider demolition of an existing 2,860 square foot one-story single family dwelling and construction of a 5,781 square foot two-story single family dwelling with attached 775 square foot garage, a detached 800 square foot Accessory Dwelling Unit with an attached 333 square foot mechanical/storage room and approximately 880 square feet of associated stairs, landing, deck and jacuzzi, and associated site improvements including restoration of approximately 25,075 square feet of disturbed areas with native coastal scrub. Project requires removal of up to three Cypress trees, approximately 2,090 square feet of development on slopes greater than 30%, and development within the Critical Viewshed, within 750 feet of archaeological resources, within 50 feet of a coastal bluff, and within 100 feet of Environmentally Sensitive Habitat Area (coastal bluff scrub).
Project Location: 36240 and 36242 Hwy 1, Big Sur.
Proposed CEQA action: Find that the project qualifies for Class 2, 3 and 33 Categorical Exemptions pursuant to CEQA Guidelines sections 15302, 15303 and 15333, and that none of the exceptions from CEQA Guidelines 15300.2 apply.

Commissioner Diehl inquired regarding the location of where the public hearing notices were posted at the job site. Clerk McDougal and Secretary Beretti informed the commission that copies of pictures are available and according to the applicant representative the notices were posted on the property.

Mary Israel, Project Planner presented the item informed the commission of two errata's in the resolution are needed, corrections to Finding 8, evidence B and Finding 11, evidence
F and removal of a duplicate sentence on page 8, in Findings and Evidence regarding site visit from LUAC and dates.

Applicant/Agent: Eric Miller

Public Comment: Brian Clark

It was moved by Commissioner Diehl, seconded by Commissioner Monsalve, to approve with the editorial edits and by the following vote:

AYES: Getzelman, Mendoza, Hartzell, Gonzalez, Roberts, Work, Shaw, Monsalve, Diehl
NOES: None

ABSENT: Gomez
ABSTAIN: None

The commission recessed at 10:24AM, and reconvened at 10:36AM

5. REFERRAL 19.01 - SEMI-ANNUAL REPORT OF AFFORDABLE AND WORKFORCE HOUSING APPLICATIONS WITHIN THE COUNTY

Consider receiving an update on affordable and workforce housing applications within the County.
Project Location: Countywide
Proposed CEQA action: Statutory Exemption pursuant to Section 15262 of the CEQA.

Darby Marshall, Housing Program Manager presented the item.

Public Comment: None

REFERRALS

6. PLANNING COMMISSION REFERRALS

Secretary Beretti reviewed the referrals, and the Commission received the referral update.

DEPARTMENT REPORT

Secretary Beretti informed the Commission with the following:
-Housing and Community Development office will be closed for Eco Recesses from 12pm on December 23, 2025, through January 1, 2026.
- December 19, 2025, the Coastal Accessory Dwelling Unit regulations will go in effect
- December 24, 2025, is compliance date for unpermitted Vacation Rentals to come into compliance adopted regulations in the Coastal Zone.
- January 2026 an update to the Land Use Fees will be going to Board of Supervisors.
- Suggested staff would like to coincide the Planning Commission taking a break from meetings during the summer to align with the Board of Supervisors summer recess.
- Long range work program items are moving forward, and a Draft Environmental Justice Element is anticipated to be available for public comment early 2026 and a Planning Commission workshop to be held.
- We are working on amendments to the County Surface, Mining and Reclamation Act (SMARA) updated with State law and a draft is anticipated early 2026.
- The Agricultural Wine Corridor implementation and Zoning clearance are also being drafted and is planned to be before the Planning Commission in early 2026.
- The Planning Commission also discussed the agenda order and timing regarding long range policy matters.

ADJOURNMENT

The meeting was adjourned by Chair Gonzales at 11:36AM

Introduced: 12/19/2025
Version: 1

Current Status: Agenda Ready
Matter Type: Planning Item

APPOINT ANTONIO DIAZ TO THE CASTROVILLE LAND USE ADVISORY COMMITTEE.

RECOMMENDATION:
It is recommended that the Planning Commission appoint Antonio Diaz to serve on the Castroville Land Use Advisory Committee for a term ending June 30, 2028. This nomination was submitted by Commissioner Shaw, who serves as the Primary Commissioner Liaison for the committee.

DISCUSSION:
On November 24, 2025, Staff received a Statement of Interest from Antonio Diaz, expressing interest in serving on the Castroville Land Use Advisory Committee. This Statement of Interest was reviewed by Commissioner Shaw.

Commissioner Shaw confirmed the nomination and requested that the item be placed on a future Planning Commission agenda for formal consideration.

Prepared by: Carissa Caro, Secretary, ext.7091
Approved by: Melanie Beretti, AICP, Acting Chief of Planning

The following attachment is on file with the HCD:
Exhibit A - Statement of Interest Information for Antonio Diaz

County of Monterey
Planning Commission

Item No.2

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

January 14, 2026

Agenda Item No. 2

Legistar File Number: PC 26-001

Introduced: 12/19/2025
Version: 1

Current Status: Agenda Ready
Matter Type: Planning Item

APPOINT ANTONIO DIAZ TO THE CASTROVILLE LAND USE ADVISORY COMMITTEE.

RECOMMENDATION:
It is recommended that the Planning Commission appoint Antonio Diaz to serve on the Castroville Land Use Advisory Committee for a term ending June 30, 2028. This nomination was submitted by Commissioner Shaw, who serves as the Primary Commissioner Liaison for the committee.

DISCUSSION:
On November 24, 2025, Staff received a Statement of Interest from Antonio Diaz, expressing interest in serving on the Castroville Land Use Advisory Committee. This Statement of Interest was reviewed by Commissioner Shaw.

Commissioner Shaw confirmed the nomination and requested that the item be placed on a future Planning Commission agenda for formal consideration.

Prepared by: Carissa Caro, Secretary, ext.7091
Approved by: Melanie Beretti, AICP, Acting Chief of Planning

The following attachment is on file with the HCD:
Exhibit A - Statement of Interest Information for Antonio Diaz

Exhibit A

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County of Monterey
HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT
Craig Spencer, Director

1441 Schilling Place
Salinas, CA 93901
O: 831 755 5025
F: 831 757 9516

Land Use Advisory Committee
Statement of Interest Information Sheet

Name: Antonio De Jesus Diaz

Land Use Advisory Committee area: District 2, Castroville Land Use Advisory Committee

Number of years residing in that land use area: 20

Occupation: Monterey Bay Aquarium Security Officer

Past experiences pertaining to architecture, building, community issues, construction, environmental concerns, forestry, landscaping, land use issues or other matters are listed below:

1. Growing up in Castroville has given me firsthand understanding of local land use and community issues.
2. My service in the Army strengthened my experience with facilities, infrastructure and problem solving.
3. My involvement in local sports, churches and community activities has exposed me to real concerns about public.

Reason that I wish to participate as a member of my land use advisory committee:

1. I want to ensure that land use decisions in Castroville reflect the real needs and voices of the community I grew up in.
2. I hope to contribute a younger perspective and help guide responsible development that protects our agricultural heritage while supporting local growth.
3. I want to build my public service experience and work collaboratively with residents and county staff to improve the quality of life in Castroville and the North County

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Introduced: 12/19/2025
Version: 1

Current Status: Agenda Ready
Matter Type: Planning Item

APPOINT SRIVIDYA SHANKAR TO THE CARMEL UNINCORPORATED/HIGHLANDS LAND USE ADVISORY COMMITTEE.

RECOMMENDATION:
It is recommended that the Planning Commission appoint Srividya Shankar to serve on the Carmel Unincorporated/Highlands Land Use Advisory Committee for a term ending June 30, 2028. This nomination was submitted by Commissioner Diehl, who serves as the Primary Commissioner Liaison for the committee.

DISCUSSION:
On December 11, 2025, Staff received a Statement of Interest from Srividya Shankar, expressing interest in serving on the Carmel Unincorporated/Highlands Land Use Advisory Committee. This Statement of Interest was reviewed by Commissioner Diehl.

Commissioner Diehl confirmed the nomination and requested that the item be placed on a future Planning Commission agenda for formal consideration.

Prepared by: Carissa Caro, Secretary, ext.7091
Approved by: Melanie Beretti, AICP, Acting Chief of Planning

The following attachment is on file with the HCD:
Exhibit A - Statement of Interest Information for Srividya Shankar

County of Monterey
Planning Commission

Agenda Item No. 3
Legistar File Number: PC 26-002

Item No.3

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

January 14, 2026

Introduced: 12/19/2025
Version: 1

Current Status: Agenda Ready
Matter Type: Planning Item

APPOINT SRIVIDYA SHANKAR TO THE CARMEL UNINCORPORATED/HIGHLANDS LAND USE ADVISORY COMMITTEE.

RECOMMENDATION:
It is recommended that the Planning Commission appoint Srividya Shankar to serve on the Carmel Unincorporated/Highlands Land Use Advisory Committee for a term ending June 30, 2028. This nomination was submitted by Commissioner Diehl, who serves as the Primary Commissioner Liaison for the committee.

DISCUSSION:
On December 11, 2025, Staff received a Statement of Interest from Srividya Shankar, expressing interest in serving on the Carmel Unincorporated/Highlands Land Use Advisory Committee. This Statement of Interest was reviewed by Commissioner Diehl.

Commissioner Diehl confirmed the nomination and requested that the item be placed on a future Planning Commission agenda for formal consideration.

Prepared by: Carissa Caro, Secretary, ext.7091
Approved by: Melanie Beretti, AICP, Acting Chief of Planning

The following attachment is on file with the HCD:
Exhibit A - Statement of Interest Information for Srividya Shankar

Exhibit A

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County of Monterey
HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT
Craig Spencer, Director

1441 Schilling Place
Salinas, CA 93901
O: 831 755 5025
F: 831 757 9516

Land Use Advisory Committee
Statement of Interest Information Sheet

Name: Srividya Shankar

Land Use Advisory Committee area: District 5, Carmel Unincorporated/Highlands Land Use Advisory Committee

Number of years residing in that land use area: 13

Occupation: Controller at Studio Schicketanz; Realtor

Past experiences pertaining to architecture, building, community issues, construction, environmental concerns, forestry, landscaping, land use issues or other matters are listed below:

1. I have been working for an architect for the past 14 years in Carmel.
2. I'm also a realtor and have worked on land sales.

Reason that I wish to participate as a member of my land use advisory committee:

1. To focus on issues related to the community.
2. To help conserve lands as intended.

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Introduced: 12/19/2025
Version: 1

Current Status: Agenda Ready
Matter Type: Planning Item

APPOINT JUDITH RILEY TO THE TORO LAND USE ADVISORY COMMITTEE.

RECOMMENDATION:
It is recommended that the Planning Commission appoint Judith Riley to serve on the Toro Land Use Advisory Committee for a term ending June 30, 2028. This nomination was submitted by Commissioner Roberts, who serves as the Primary Commissioner Liaison for the committee.

DISCUSSION:
On September 17, 2025, Staff received a Statement of Interest from Judith Riley, expressing interest in serving on the Toro Land Use Advisory Committee. This Statement of Interest was reviewed by Commissioner Roberts.

Commissioner Roberts confirmed the nomination and requested that the item be placed on a future Planning Commission agenda for formal consideration.

Prepared by: Carissa Caro, Secretary, ext.7091
Approved by: Melanie Beretti, AICP, Acting Chief of Planning

The following attachment is on file with the HCD:
Exhibit A - Statement of Interest Information for Judith Riley

County of Monterey
Planning Commission

Item No.4

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

January 14, 2026

Agenda Item No. 4

Legistar File Number: PC 26-005

Introduced: 12/19/2025
Version: 1

Current Status: Agenda Ready
Matter Type: General Agenda Item

APPOINT JUDITH RILEY TO THE TORO LAND USE ADVISORY COMMITTEE.

RECOMMENDATION:
It is recommended that the Planning Commission appoint Judith Riley to serve on the Toro Land Use Advisory Committee for a term ending June 30, 2028. This nomination was submitted by Commissioner Roberts, who serves as the Primary Commissioner Liaison for the committee.

DISCUSSION:
On September 17, 2025, Staff received a Statement of Interest from Judith Riley, expressing interest in serving on the Toro Land Use Advisory Committee. This Statement of Interest was reviewed by Commissioner Roberts.

Commissioner Roberts confirmed the nomination and requested that the item be placed on a future Planning Commission agenda for formal consideration.

Prepared by: Carissa Caro, Secretary, ext.7091
Approved by: Melanie Beretti, AICP, Acting Chief of Planning

The following attachment is on file with the HCD:
Exhibit A - Statement of Interest Information for Judith Riley

County of Monterey
HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT
Craig Spencer, Director

1441 Schilling Place
Salinas, CA 93901
O: 831 755 5025
F: 831 757 9516

Land Use Advisory Committee
Statement of Interest Information Sheet

Name: Judith Riley

Land Use Advisory Committee area: District 5, Toro Land Use Advisory Committee

Number of years residing in that land use area: 36

Occupation: Retired

Past experiences pertaining to architecture, building, community issues, construction, environmental concerns, forestry, landscaping, land use issues or other matters are listed below:

1. Prior to moving to this area (36 years) together with my husband, Daniel Riley, we were owners and builders on two homes - the last one in Hillsborough, CA. During that timeframe I took classes in architecture, building, community issues and construction which led to growth of knowledge in environmental issues. Establishing a balance between building codes and HOAs were always an issue. When our property in Markham Ranch was purchased, we were determined to follow all code requirements and protect our piece of nature. We have always supported the land use recommendations in our beautiful area.
2. Upholding land use protections are of great interest to me. The resources in this community are sensitive and the natural environment must be protected. I want to be part of supporting and maintaining that protection.
3. When I first purchased our land on Markham Ranch, I was in awe of the ancient oak forest. We were given an award (thanks to Richard Rhopes) in 1988 for the proper planning of developing virgin land loaded with wildlife and native plants into a housing development in Sunset Magazine. It was a prestigious award at the time and a good balance of preserving the flora and fauna by blending buildings in clusters, avoiding major excavating, and building "ticky tacky boxes". Following building codes and land use restrictions are a "win-win" - it preserves value, saves the environment, improves fire safety and helps relieve community services.

Reason that I wish to participate as a member of my land use advisory committee:

1. Our area is considered the "Pastures of Heaven".
2. Geographically our area is unique.
3. Hearing of past anecdotal issues that have occurred- thank goodness we have a Land Use Advisory Committee.

Introduced: 1/7/2026
Version: 1

Current Status: Agenda Ready
Matter Type: Planning Item

APPOINT ETHAN DUNTON COLBURN TO THE SOUTH COAST LAND USE ADVISORY COMMITTEE.

RECOMMENDATION:
It is recommended that the Planning Commission appoint Ethan Dunton Colburn to serve on the South Coast Land Use Advisory Committee for a term ending June 30, 2027. This nomination was submitted by Commissioner Diehl, who serves as the Primary Commissioner Liaison for the committee.

DISCUSSION:
On January 5, 2026, Staff received a Statement of Interest from Ethan Dunton Colburn, expressing interest in serving on the South Coast Land Use Advisory Committee. This Statement of Interest was reviewed by Commissioner Diehl.

Commissioner Diehl confirmed the nomination and requested that the item be placed on a future Planning Commission agenda for formal consideration.

Prepared by: Carissa Caro, Secretary, ext.7091
Approved by: Melanie Beretti, AICP, Acting Chief of Planning

The following attachment is on file with the HCD:
Exhibit A - Statement of Interest Information for Ethan Dunton Colburn

Introduced: 1/7/2026
Version: 1

Current Status: Agenda Ready
Matter Type: Planning Item

APPOINT ETHAN DUNTON COLBURN TO THE SOUTH COAST LAND USE ADVISORY COMMITTEE.

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Prepared by: Carissa Caro, Secretary, ext.7091
Approved by: Melanie Beretti, AICP, Acting Chief of Planning

The following attachment is on file with the HCD:
Exhibit A - Statement of Interest Information for Ethan Dunton Colburn

Exhibit A

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County of Monterey
HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT
Craig Spencer, Director

1441 Schilling Place
Salinas, CA 93901
O: 831 755 5025
F: 831 757 9516

Land Use Advisory Committee
Statement of Interest Information Sheet

Name: Ethan Dunton Colburn

Land Use Advisory Committee area: District 5, South Coast Land Use Advisory Committee

Number of years residing in that land use area: 4

Occupation: Documentary Filmmaker, Commercial Real Estate Lender

Past experiences pertaining to architecture, building, community issues, construction, environmental concerns, forestry, landscaping, land use issues or other matters are listed below:

1. Full-time resident and property owner in Big Sur with firsthand experience developing and maintaining property in compliance with Monterey County land use and permitting requirements.
2. Active involvement in Big Sur community institutions through ongoing support or local organizations, including Big Sur Fire, Park, School, Grange, Health Center, Keep Big Sur Wild, and the Emile Norman Foundation.
3. Documentary filmmaker focused on Big Sur history and community, with experience engaging residents on issues of land stewardship, environmental protections, and cultural preservation.

Reason that I wish to participate as a member of my land use advisory committee:

1. To contribute constructively to land use discussions that affect the scenic, environmental, and community character of the South Coast of Big Sur.
2. To represent the perspective of a younger year-round resident committed to long-term stewardship, responsible development, and respect for established County planning processes.
3. To apply my communication skills and local knowledge in support of clear, thoughtful, and community-informed advisory recommendations.

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Introduced: 1/7/2026
Version: 1

Current Status: Agenda Ready
Matter Type: Planning Item

CONSIDER AND ADOPT THE 2026 PLANNING COMMISSION MEETING SCHEDULE.

RECOMMENDATION:
It is recommended that the Planning Commission adopt the 2026 Planning Commission meeting schedule.

SUMMARY/DISCUSSION:
Pursuant to the Planning Commission Rules for Transaction of Business ("Planning Commission Rules")(Attachment C), regular Commission meetings are held on the second and last Wednesdays of each month except for the months of November and December in which there shall be one meeting held on the second Wednesday of each month, unless otherwise modified by the Commission at the time of the regular calendar adoption at its first meeting each year.

The 2026 regular meeting schedule per the Planning Commission Rules is included for consideration as Attachment A. Staff notes that the second Wednesday in November falls on Veterans Day, and therefore the November meeting is moved to the third Wednesday for 2026.

An alternative 2026 meeting schedule is included for consideration as Attachment B, which aligns with the regular meeting schedule except that no meeting is scheduled on the last Wednesday in July. Staff has proposed this alternative meeting schedule eliminating the second meeting in July to coincide with the Board of Supervisors summer recess, during which no Board meetings are scheduled. Staff is proposing the same mid-year recess for Zoning Administrator and Administrative Permit hearings.

Staff requests that the Planning Commission consider adopting the alternative 2026 meeting schedule to afford the opportunity for Housing and Community Development (HCD) administrative and planning staff in July to conduct a mid-year comprehensive review of hearing documents, meeting minutes, and administrative records, as well as participate in staff training and coordinate regarding process improvements. Staff anticipates this mid-year break in hearings will not adversely affect or delay applicant projects and instead will allow for improved processing and administrative of planning permits. During this time, planning services, application intake, and processing will continue without interruption, and statutory timelines will be maintained. Staff plans to work with applicants and the Planning Commission to ensure that time-sensitive items are schedule before or after the recess, and that those agendas are filled to extent feasible.

OTHER AGENCY INVOLVEMENT
None.

Prepared by: Melissa McDougall, Planning Commission Clerk
Approved by: Melanie Beretti, AICP, Chief of Planning

The following attachments are on file with HCD:
Exhibit A - Regular 2026 Meeting Schedule
Exhibit B - Alternative 2026 Meeting Schedule
Exhibit C - Planning Commission Rules for Transaction of Business

Introduced: 1/7/2026
Version: 1

Current Status: Agenda Ready
Matter Type: Planning Item

Consider and adopt the 2026 Planning Commission meeting schedule.

RECOMMENDATION:
It is recommended that the Planning Commission adopt the 2026 Planning Commission meeting schedule.

SUMMARY/DISCUSSION:
Pursuant to the Planning Commission Rules for Transaction of Business ("Planning Commission Rules")(Attachment C), regular Commission meetings are held on the second and last Wednesdays of each month except for the months of November and December in which there shall be one meeting held on the second Wednesday of each month, unless otherwise modified by the Commission at the time of the regular calendar adoption at its first meeting each year.

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OTHER AGENCY INVOLVEMENT

Prepared by: Melissa McDougall, Planning Commission Clerk
Approved by: Melanie Beretti, AICP, Chief of Planning

The following attachments are on file with HCD:
Exhibit A - Regular 2026 Meeting Schedule
Exhibit B - Alternative 2026 Meeting Schedule
Exhibit C - Planning Commission Rules for Transaction of Business

Exhibit A

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Exhibit A – Alternative 2026 Meeting Schedule

January 14, 2026
January 28, 2026
February 11, 2026
February 25, 2026
March 11, 2026
March 25, 2026
April 8, 2026
April 29, 2026
May 13, 2026
May 27, 2026
June 10, 2026
June 24, 2026
July 8, 2026
August 12, 2026
August 26, 2026
September 9, 2026
September 30, 2026
October 14, 2026
October 28, 2026
November 18, 2026
December 9, 2026

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Exhibit B

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Exhibit B – Regular 2026 Meeting Schedule

January 14, 2026
January 28, 2026
February 11, 2026
February 25, 2026
March 11, 2026
March 25, 2026
April 8, 2026
April 29, 2026
May 13, 2026
May 27, 2026
June 10, 2026
June 24, 2026
July 8, 2026
July 29, 2026
August 12, 2026
August 26, 2026
September 9, 2026
September 30, 2026
October 14, 2026
October 28, 2026
November 18, 2026
December 9, 2026

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Exhibit C

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COUNTY OF MONTEREY

PLANNING COMMISSION

MONTEREY COUNTY PLANNING COMMISSION RULES FOR THE TRANSACTION OF BUSINESS

RULE 1 - Authority

The California Government Code directs the legislative body of a county to assign by ordinance the function of a "planning agency" to a planning department, one or more planning commissions, administrative bodies or hearing offices, the legislative body itself, or any combination thereof it deems appropriate and necessary per Government Code sections 65100 – 65101.

The County of Monterey Board of Supervisors created the Monterey County Planning Commission ("Commission") by Ordinance No. 1020, which is codified in Chapter 2.48 of the Monterey County Code. These Rules for the Transaction of Business ("Rules") are adopted in accordance with Section 2.48.040 of the Monterey County Code.

RULE 2 – Membership and Quorum

The Commission shall consist of ten appointed members and six members shall constitute a quorum. No action shall be taken by the Commission unless a quorum is present at the meeting.

RULE 3 – Rules of Order

Meetings shall be conducted in accordance with the Ralph M. Brown Act (California Government Code section 54950, *et seq*.) and guided by Robert's Rules of Order, Revised, except as otherwise specifically provided herein. Counsel for the Commission shall act as parliamentarian and on request of the Chair, shall give parliamentary advice.

RULE 4 – Election of Officers

At the first regular meeting in January, the Chair shall appoint a Nominating Committee to nominate a Chair and Vice Chair. The Nominating Committee shall consider the Commissioners who have served the longest without being Chair and Vice Chair for nomination.

At the first regular meeting in February, the Nominating Committee shall provide its nominees and the Commission shall, by majority vote, elect a Chair and Vice Chair. Any Chair and Vice Chair selected under the provisions of this section shall continue to act as Chair and Vice Chair until the selection of their successors is complete.

RULE 5 – Secretary of the Commission

The Chief of Planning, or equivalent position, or his or her designee shall act as the Secretary without any voting rights.

RULE 6 – Regular Meetings

Regular meetings of the Commission shall begin at 9:00 a.m. and be held in the Board of Supervisors' Chambers, located at 168 W. Alisal Street, Salinas, California; or at such other location within the unincorporated County as may from time to time be determined by the Commission.

Regular meetings shall be held on the second and last Wednesdays of each month except for the months of November and December in which there shall be only one meeting held on the second Wednesday of each month, unless otherwise modified by the Commission at the time of the regular calendar adoption at its first meeting of each year. Public hearings shall not be scheduled to begin later than 5:30 p.m. unless the Commission expressly authorizes an evening meeting.

RULE 7 – Special Meetings

Special meetings of the Commission may be called at any time at the direction of the Chair, a majority of Commissioners, or by the Board of Supervisors upon notice given to the members of the Commission. Special meetings may be held at a different time or location than the regular meetings of the Planning Commission, provided that the location is within the unincorporated area of the County.

RULE 8 – Duties of the Chair

The Chair shall preside at all regular and special meetings. The Chair shall be entitled to make or second any motion, and discuss and present any matter as a member of the Commission. The Chair may appoint committees from time to time for any purpose he or she deems proper for the conduct of Commission business. The Chair may set reasonable time limits on public comment to facilitate the business of the Commission.

The Vice-Chair shall assume all duties of the Chair in the latter's absence from any meeting.

In the absence or inability of either the Chair or Vice-Chair to act, the members present shall select a member to act as Chair Pro-Tem for that meeting.

RULE 9 – Document Submittal

All documents and materials to be filed with the Commission, shall be filed in the office of the Secretary of the Commission (Housing Community and Development - Planning).

RULE 10 - Agenda

The Secretary shall prepare and distribute to the Commission an agenda for each meeting. The agenda and all related materials shall be ready for distribution by the Wednesday prior to the meeting.

RULE 11 – Conduct of Public Hearings and Consent Agenda

A. Applications for land use entitlements.

Public hearings on applications for land use entitlements shall be conducted in the following order:

1. Open hearing
2. Staff presentation
3. Commissioner questions of staff
4. Applicant presentation
5. Public comment
6. Applicant rebuttal
7. Close hearing to floor
8. Staff response
9. Commission discussion
10. Render decision

B. Appeals from decisions of another County decision-making body.

Public hearings on appeals from the decision of another County decision-making body shall be conducted in the same order as indicated above, except that the appellant's presentation shall immediately follow the applicant's presentation in cases in which appellant is not the applicant.

C. County-initiated legislative enactments.

Public hearings on County-initiated legislation enactments, such as general plan amendments and zoning ordinances, shall be conducted in the following order:

1. Open hearing
2. Staff presentation
3. Commissioner questions of staff
4. Public comment
5. Close hearing to floor
6. Staff response
7. Commissioner discussion
8. Render decision

D. Consent agenda.

The Commission may, in a single motion, approve administrative items of a routine or generally uncontested nature by adoption of a consent agenda. The Secretary may, in his or her discretion, schedule such administrative items for approval on the consent agenda. Such items may include, but are not limited to the approval of Commission minutes and staff responses to Commission referrals.

Prior to acting on the consent agenda, the Chair shall determine whether any Commissioner, member of the public, or staff requests removal of an item from the consent agenda, and if so requested, remove that item from the consent agenda. Removed items shall be considered individually. Consideration of the remainder of the consent agenda shall considered together.

RULE 12 – Decisions and Tie Votes

When the Commission alters or modifies a project, the appropriate findings, evidence, and conditions or modification to findings, evidence, and conditions shall be clearly noted.

If a motion to approve does not pass, then the Chair shall:

1. Permit the applicant to request a continuance, if that is appropriate; or
2. Entertain a motion to deny if sufficient findings are fully articulated to support denial; or
3. Entertain a motion of intent to deny if findings for denial are not yet fully articulated. The Commission shall specify in making a motion of intent to deny whether the public hearing remains open.

If a motion to deny does not pass, then the Chair shall:

1. Permit staff to request a continuance, if that is appropriate; or
2. Entertain a motion to approve if sufficient findings are fully articulated to support approval; or
3. Entertain a motion of intent to approve if findings for approval are not yet fully articulated. The Commission shall specify in making a motion of intent to approve whether the public hearing remains open.

Tie votes will be resolved as follows:

1. A tie vote resulting from a recusal of one or more Commissioners due to a conflict of interest or an abstention of one or more Commissioners, with no Commissioners absent and no vacancies on the Planning Commission, shall constitute a defeat of the motion.
2. A tie vote during the absence of one or more members, or when there is a vacancy on the Commission, shall cause the item to be continued to the next meeting or another date certain; except that, as to matters on which action must be taken on a date prior to the next meeting, a tie vote shall constitute a denial of the requested

action.

3. A tie vote at the next meeting on a matter that has been continued as a result of a tie vote shall constitute defeat of the motion.

If a matter is denied due to a tie vote, the Chair shall solicit findings from both sides and direct staff to prepare a resolution with such findings and expressly state the matter ended with a tie vote.

RULE 13 – Continuance

The Commission shall allow, as a matter of right, one staff requested continuance of any public hearing item without a public hearing on the merits of an item, provided that the continuance would not violate state law or the Monterey County Code.

The Commission may consider requests for continuances from an applicant, an appellant, or the public. It is within the Commission's discretion whether to grant such a continuance.

If the Commission continues a legally noticed public hearing, the Commission shall attempt to continue the item to a date and time certain if such action is possible.

RULE 14 – Rules of Conduct

The Commissioners shall observe the following rules of conduct:

1. Be recognized by the Chair before speaking.
2. Acknowledge the Chair when you are finished.
3. Address staff by name or by department.

RULE 15 – Majority Vote

Actions of the Commission shall be by a majority vote of Commission members present and voting on the issue.

If a Commissioner is recused or prohibited from voting due to an actual or perceived conflict of interest under the California Political Reform Act (Government Code section 8700, *et seq*.) or Government Code section 1090, *et seq*., the Commissioner shall leave the dais and the Board chambers, and his or her presence shall not be counted towards a quorum. If the recusal of a Commissioner on a certain item will upset the quorum and this is known before the item is heard, the Chair shall trail such item to the end of the meeting.

The presence of any Commissioner who otherwise abstains from voting shall be counted for purposes of determining a quorum, but such abstaining members shall not be counted either for or against a measure in determining whether a majority vote has been obtained.

RULE 16 – Rule Review

The Commission shall review these rules as needed.

RULE 17 – Record of Proceedings

All proceedings of every meeting of the Commission shall be reported in writing and shall be permanently maintained in an appropriate Minute File. Minutes of the Commission meetings shall be presented to the Commission within two regularly scheduled meetings, or as soon as possible thereafter, and shall be approved by a majority of Commissioners present. All orders of the Commission with reference to its final action upon any application resolution shall be maintained in full in the Minute File.

RULE 18 – Supersession

These Rules shall supersede any and all rules of procedure previously adopted by the Commission.

RULE 19 – Severability

Should any part term, portion or provision of these Rules be determined to conflict with any law or otherwise unenforceable or ineffectual, the remaining parts, terms, portions, or provisions shall be deemed severable, and their validity shall not be affected thereby, provided such remaining portions or provisions can be construed in substance to constitute the provisions that the members intended to enact in the first instance.

Last updated August 14, 2024

Introduced: 12/23/2025
Version: 1

Current Status: Agenda Ready
Matter Type: Planning Item

PLN230235 - PEBBLE TREE LLC

Public hearing to consider the construction of a 5,202 square foot two-story single-family residence with an attached 831 square foot garage, a detached 869 square foot Accessory Dwelling Unit, and associated site improvements, including the removal of up to 34 protected trees

Project Location: 1266 Portola Road, Pebble Beach.

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

RECOMMENDATION:

It is recommended that the Planning Commission adopt a resolution to:

1) Find that the project qualifies as a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to section 15300.2; and
2) Approve a Combined Development Permit consisting of:
    a. A Coastal Administrative Permit and Design Approval to allow the construction of a 5,202 square foot two-story single-family residence with an attached 831 square foot garage, and associated site improvements;
    b. A Coastal Administrative Permit and Design Approval to allow construction of an 869 square foot Accessory Dwelling Unit with a 100 square foot covered patio; and
    c. A Coastal Development Permit to allow the removal of up to 34 protected trees.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**), subject to 11 conditions of approval.

PROJECT INFORMATION:

Agent: Justin Storck
Property Owner: Shirley and John Herbowo
APN: 008-302-023-000
Parcel Size: 65,340 square feet
Zoning: Low Density Residential with a maximum gross density of 1.5 acres per unit and a Design Control overlay in the Coastal Zone or "LDR/1.5-D(CZ)"
Plan Area: Del Monte Forest Land Use Plan
Flagged and Staked: yes
Project Planner: Joseph Alameda, Associate Planner
alamedaj@countyofmonterey.gov, 831-783-7079

SUMMARY/DISCUSSION:
The property is located at 1266 Portola Road, Pebble Beach (Assessor's Parcel Number 008-302-023-000), Del Monte Forest Land Use Plan. The parcel is zoned Low Density Residential with a maximum gross density of 1.5 acres per unit and a Design Control overlay in the Coastal Zone or "LDR/1.5-D (CZ)". The proposed project involves construction of a 5,202 square foot two-story single-family residence with an attached 831 square foot garage, a detached 869 square foot Accessory Dwelling Unit, and associated site improvements, including 1,433 square feet of covered patio, a trash enclosure, perimeter fencing, and the removal of up to 34 protected trees. Potable water will be provided to the parcel by the California American Water Company (Cal Am), and sewer service will be provided by the Pebble Beach Community Services District.

Based on staff's review, the project is consistent with applicable goals and policies in the 1982 General Plan, policies in the Del Monte Forest Land Use Plan, policies in the Monterey County Coastal Implementation Plan, Part 5, and Title 20 Zoning Ordinance.

Design & Site Development Standards Review
Residences within the vicinity of the project site are eclectic in architectural style, ranging from modern-style homes to craftsman-style homes. The proposed single-family dwelling will have colors and materials consisting of a Terra Cotta tile roof, warm white exterior plaster, and natural cut stone door and window trim. The proposed single-family dwelling and ADU colors and materials are consistent with the surrounding neighborhood character and will not detract from the immediately surrounding neighborhood character. The proposed exterior finishes would not detract from the surrounding natural environment and would be consistent with the surrounding residential neighborhood character. A standard condition of approval has been applied to ensure that all exterior lighting is down-lit, unobtrusive, and harmonious with the area.

The subject property is not shown on Figure 3 of the Del Monte Forest Land Use Plan as being within the viewshed from Point Lobos State Natural Reserve. Therefore, as proposed and conditioned, the project is not in conflict with the surrounding environment or with the surrounding residential neighborhood character and assures protection of the public viewshed and visual integrity. The subject property is not along a scenic highway corridor or in the critical viewshed. As confirmed on a site visit, intervening vegetation and existing development block the project site's visibility from common public viewing areas, including 17 Mile Drive. Accordingly, the proposed residence and accessory structures would not create any adverse visual impacts.

The project meets all required development standards for Low Density Residential zoning district, as well as those regulations for Accessory Dwelling Units. Pursuant to Title 20 section 20.14.060, the required setbacks in the LDR zoning district for Main Structures are 30 feet (front), 20 feet (side), and 20 feet (rear). The single-family dwelling will have setbacks of 161.5 feet (front), 25.3 feet and 53 feet (sides), and 65 feet (rear). The required setbacks for Accessory Dwelling Units are 50 feet (front) and 4 feet (side and rear). The Accessory Dwelling Unit, sited towards the rear of the property, will have setbacks of well over 50 feet (front) and over 4 feet (side and rear). The single-family dwelling will have a height of 21 feet 6 inches, while the detached ADU will be approximately 14 feet. The project will result in a building site coverage of 10% and a floor area ratio of 10%. Therefore, the project meets all required development standards.

Tree Removal

The project includes an application for the removal of up to 34 protected trees. Pursuant to section 20.147.050.A of the DMF CIP, a Coastal Development Permit has been applied to this project for the proposed tree removal. This Coastal Development Permit allows the removal of 23 protected trees and authorizes the removal of up to 11 other protected trees that may not successfully be protected in place. Pursuant to DMF CIP section 20.147.050 an Arborist report (County of Monterey Library No. LIB250236) was prepared to evaluate the health, structure, and preservation suitability for each tree within or adjacent to the proposed development. The report identified 149 trees on site, consisting of Monterey Pine and Coast Live Oak trees. Twenty three trees will be removed with implementation of this project, consisting of five Coast Live Oaks and 18 Monterey Pines. The 23 trees proposed for removal are directly within the development footprint of the single-family dwelling, the accessory dwelling unit, or the driveway.

Condition No. 7 requires the Applicant/Owner to install tree protection measures, including fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Even with the implementation of this condition, up to 11 other trees adjacent to the development were identified in the arborist report as being potentially impacted by construction. These 11 trees are within five to ten feet of the proposed driveway. Condition No. 11 requires that an Arborist be on-site during all trenching, grading, or any other digging or soil removal that is expected to encounter tree roots. This monitor shall ensure that trenching for retaining walls or footings located adjacent to any tree shall be done by hand where practical, and any roots greater than 2 inches in diameter shall be bridged or pruned appropriately. If significant roots are identified that must be removed that will destabilize or negatively affect the tree, the Arborist shall halt work and determine whether removal is warranted or additional, appropriate construction design approaches to minimize effects can be implemented, such as hand digging, bridging or tunneling under roots, etc. Prior to final inspection, the project Arborist shall provide HCD-Planning a report outlining whether additional construction design approaches were needed to avoid the removal of additional trees (up to 11) or if the removal of additional trees was warranted because they were impacted or damaged beyond saving.

The proposed tree removal is the minimum required under the circumstances of this case. The lot is heavily forested and thus, avoiding tree removal entirely is unfeasible for any reasonable development consistent with the neighborhood. The single-family dwelling is consistent in size with other single-family dwellings within the surrounding neighborhood. As sited and designed, the proposed development occurs in the least forested location within the developable area and utilizes a two-story design to avoid having an expansive development footprint that would impact more protected trees. In addition to being impacted by grading activities, the removal of these trees within close proximity to the development also helps to reduce fuel loads near the proposed residential development, consistent with State fuel management guidelines. Additionally, siting the proposed ADU 10 feet from the proposed residence, the minimum required distance, achieves a clustered development design that reduces the overall disturbance footprint and potential tree removal (DMF LUP Policy 35). Finally, the single-family dwelling and ADU are sited in a location that complies with the required setback from the on-site potential fault. Removing up to 34 trees is the minimum necessary to allow construction of

the residence and required access improvements. Therefore, staff believe that the proposed tree removal is the minimum required under the circumstances of this case.

There are 32 trees on-site that are considered "Landmark" due to their trunk size being greater than 24 inches. Four of the 23 trees proposed for removal are Landmark Pine trees, and two of which are dead. Five of the 11 trees that may require removal are Landmark Pine trees. These trees are within the limits of the proposed driveway and residence footprint. DMF CIP section 20.147.050.C.2 prohibits the removal of Landmark Coast live oak trees, but does not place the same level of protection.

The DMF CIP section 20.147.050.C.6 requires mitigation for tree removal, including planting onsite (at a 1:1 ratio), planting offsite, or payment of a fee to the DMF Conservancy for tree planting or forest preservation. In this case, due to potential overcrowding, the project arborist recommends a less than 1:1 ratio for replanting with a total of 19 (four Coast Live Oak and 15 Monterey Pine) trees recommended to be replanted onsite (Condition No. 10). This condition also addresses replanting, or other mitigation, requirements should up to 11 other trees be negative impacted during construction.

OTHER AGENCY INVOLVEMENT:
The following agencies have reviewed the project, have comments, and/or have recommended conditions:

Environmental Health Bureau
HCD- Engineering Services
HCD- Environmental Services
Pebble Beach Community Services District

LAND USE ADVISORY COMMITTEE
This project warrants referral to the Del Monte Forest (DMF) Land Use Advisory Committee (LUAC) because it involves a Design Approval subject to a public hearing. Accordingly, HCD-Planning staff attempted to schedule the project for the DMF LUAC review. However, no DMF LUAC meeting room was available until January 15, 2026, and thus all Del Monte Forest LUAC meetings in November and December 2025 were cancelled. Therefore, the LUAC did not make a recommendation on this project. To ensure timely processing, staff scheduled the project for the Planning Commission hearing.

Prepared by: Joseph Alameda, Associate Planner, (831) 783-7079
Reviewed and Approved by: Fionna Jensen, Principal Planner

The following attachments are on file with the HCD:

Exhibit A - Draft Resolution including:
- A.1 - Conditions of Approval
- A.2 - Plans

Exhibit B - Vicinity Map
Exhibit C - Arborist Report

cc: Front Counter Copy; Planning Commission; Pebble Beach Community Services District (fire); HCD-Environmental Services; HCD - Engineering Services; Environmental Health Bureau; Joseph Alameda, Project Planner; Fionna Jensen, Principal Planner; Lilly Ching, Property Owner; Kuan Chang, Agent/Architect; The Open Monterey Project (Molly Erickson); Laborers International Union of North America (Lozeau Drury LLP); Christina McGinnis, Keep Big Sur Wild; LandWatch; Project File PLN230235

Introduced: 12/23/2025
Version: 1

Current Status: Agenda Ready
Matter Type: Planning Item

PLN230235 - PEBBLE TREE LLC

Public hearing to consider the construction of a 5,202 square foot two-story single-family residence with an attached 831 square foot garage, a detached 869 square foot Accessory Dwelling Unit, and associated site improvements, including the removal of up to 34 protected trees

Project Location: 1266 Portola Road, Pebble Beach.

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

RECOMMENDATION:

It is recommended that the Planning Commission adopt a resolution to:

1) Find that the project qualifies as a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to section 15300.2; and
2) Approve a Combined Development Permit consisting of:
    a. A Coastal Administrative Permit and Design Approval to allow the construction of a 5,202 square foot two-story single-family residence with an attached 831 square foot garage, and associated site improvements;
    b. A Coastal Administrative Permit and Design Approval to allow construction of an 869 square foot Accessory Dwelling Unit with a 100 square foot covered patio; and
    c. A Coastal Development Permit to allow the removal of up to 34 protected trees.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**), subject to 11 conditions of approval.

PROJECT INFORMATION:

Agent: Justin Storck
Property Owner: Shirley and John Herbowo
APN: 008-302-023-000
Parcel Size: 65,340 square feet
Zoning: Low Density Residential with a maximum gross density of 1.5 acres per unit and a Design Control overlay in the Coastal Zone or "LDR/1.5-D(CZ)"
Plan Area: Del Monte Forest Land Use Plan
Flagged and Staked: yes
Project Planner: Joseph Alameda, Associate Planner
alamedaj@countyofmonterey.gov, 831-783-7079

SUMMARY/DISCUSSION:
The property is located at 1266 Portola Road, Pebble Beach (Assessor's Parcel Number 008-302-023-000), Del Monte Forest Land Use Plan. The parcel is zoned Low Density Residential with a maximum gross density of 1.5 acres per unit and a Design Control overlay in the Coastal Zone or "LDR/1.5-D (CZ)". The proposed project involves construction of a 5,202 square foot two-story single-family residence with an attached 831 square foot garage, a detached 869 square foot Accessory Dwelling Unit, and associated site improvements, including 1,433 square feet of covered patio, a trash enclosure, perimeter fencing, and the removal of up to 34 protected trees. Potable water will be provided to the parcel by the California American Water Company (Cal Am), and sewer service will be provided by the Pebble Beach Community Services District.

Based on staff's review, the project is consistent with applicable goals and policies in the 1982 General Plan, policies in the Del Monte Forest Land Use Plan, policies in the Monterey County Coastal Implementation Plan, Part 5, and Title 20 Zoning Ordinance.

Design & Site Development Standards Review
Residences within the vicinity of the project site are eclectic in architectural style, ranging from modern-style homes to craftsman-style homes. The proposed single-family dwelling will have colors and materials consisting of a Terra Cotta tile roof, warm white exterior plaster, and natural cut stone door and window trim. The proposed single-family dwelling and ADU colors and materials are consistent with the surrounding neighborhood character and will not detract from the immediately surrounding neighborhood character. The proposed exterior finishes would not detract from the surrounding natural environment and would be consistent with the surrounding residential neighborhood character. A standard condition of approval has been applied to ensure that all exterior lighting is down-lit, unobtrusive, and harmonious with the area.

The subject property is not shown on Figure 3 of the Del Monte Forest Land Use Plan as being within the viewshed from Point Lobos State Natural Reserve. Therefore, as proposed and conditioned, the project is not in conflict with the surrounding environment or with the surrounding residential neighborhood character and assures protection of the public viewshed and visual integrity. The subject property is not along a scenic highway corridor or in the critical viewshed. As confirmed on a site visit, intervening vegetation and existing development block the project site's visibility from common public viewing areas, including 17 Mile Drive. Accordingly, the proposed residence and accessory structures would not create any adverse visual impacts.

The project meets all required development standards for Low Density Residential zoning district, as well as those regulations for Accessory Dwelling Units. Pursuant to Title 20 section 20.14.060, the required setbacks in the LDR zoning district for Main Structures are 30 feet (front), 20 feet (side), and 20 feet (rear). The single-family dwelling will have setbacks of 161.5 feet (front), 25.3 feet and 53 feet (sides), and 65 feet (rear). The required setbacks for Accessory Dwelling Units are 50 feet (front) and 4 feet (side and rear). The Accessory Dwelling Unit, sited towards the rear of the property, will have setbacks of well over 50 feet (front) and over 4 feet (side and rear). The single-family dwelling will have a height of 21 feet 6 inches, while the detached ADU will be approximately 14 feet. The project will result in a building site coverage of 10% and a floor area ratio of 10%. Therefore, the project meets all required development standards.

Tree Removal

The project includes an application for the removal of up to 34 protected trees. Pursuant to section 20.147.050.A of the DMF CIP, a Coastal Development Permit has been applied to this project for the proposed tree removal. This Coastal Development Permit allows the removal of 23 protected trees and authorizes the removal of up to 11 other protected trees that may not successfully be protected in place. Pursuant to DMF CIP section 20.147.050 an Arborist report (County of Monterey Library No. LIB250236) was prepared to evaluate the health, structure, and preservation suitability for each tree within or adjacent to the proposed development. The report identified 149 trees on site, consisting of Monterey Pine and Coast Live Oak trees. Twenty three trees will be removed with implementation of this project, consisting of five Coast Live Oaks and 18 Monterey Pines. The 23 trees proposed for removal are directly within the development footprint of the single-family dwelling, the accessory dwelling unit, or the driveway.

Condition No. 7 requires the Applicant/Owner to install tree protection measures, including fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Even with the implementation of this condition, up to 11 other trees adjacent to the development were identified in the arborist report as being potentially impacted by construction. These 11 trees are within five to ten feet of the proposed driveway. Condition No. 11 requires that an Arborist be on-site during all trenching, grading, or any other digging or soil removal that is expected to encounter tree roots. This monitor shall ensure that trenching for retaining walls or footings located adjacent to any tree shall be done by hand where practical, and any roots greater than 2 inches in diameter shall be bridged or pruned appropriately. If significant roots are identified that must be removed that will destabilize or negatively affect the tree, the Arborist shall halt work and determine whether removal is warranted or additional, appropriate construction design approaches to minimize effects can be implemented, such as hand digging, bridging or tunneling under roots, etc. Prior to final inspection, the project Arborist shall provide HCD-Planning a report outlining whether additional construction design approaches were needed to avoid the removal of additional trees (up to 11) or if the removal of additional trees was warranted because they were impacted or damaged beyond saving.

The proposed tree removal is the minimum required under the circumstances of this case. The lot is heavily forested and thus, avoiding tree removal entirely is unfeasible for any reasonable development consistent with the neighborhood. The single-family dwelling is consistent in size with other single-family dwellings within the surrounding neighborhood. As sited and designed, the proposed development occurs in the least forested location within the developable area and utilizes a two-story design to avoid having an expansive development footprint that would impact more protected trees. In addition to being impacted by grading activities, the removal of these trees within close proximity to the development also helps to reduce fuel loads near the proposed residential development, consistent with State fuel management guidelines. Additionally, siting the proposed ADU 10 feet from the proposed residence, the minimum required distance, achieves a clustered development design that reduces the overall disturbance footprint and potential tree removal (DMF LUP Policy 35). Finally, the single-family dwelling and ADU are sited in a location that complies with the required setback from the on-site potential fault. Removing up to 34 trees is the minimum necessary to allow construction of

the residence and required access improvements. Therefore, staff believe that the proposed tree removal is the minimum required under the circumstances of this case.

There are 32 trees on-site that are considered "Landmark" due to their trunk size being greater than 24 inches. Four of the 23 trees proposed for removal are Landmark Pine trees, and two of which are dead. Five of the 11 trees that may require removal are Landmark Pine trees. These trees are within the limits of the proposed driveway and residence footprint. DMF CIP section 20.147.050.C.2 prohibits the removal of Landmark Coast live oak trees, but does not place the same level of protection.

The DMF CIP section 20.147.050.C.6 requires mitigation for tree removal, including planting onsite (at a 1:1 ratio), planting offsite, or payment of a fee to the DMF Conservancy for tree planting or forest preservation. In this case, due to potential overcrowding, the project arborist recommends a less than 1:1 ratio for replanting with a total of 19 (four Coast Live Oak and 15 Monterey Pine) trees recommended to be replanted onsite (Condition No. 10). This condition also addresses replanting, or other mitigation, requirements should up to 11 other trees be negative impacted during construction.

OTHER AGENCY INVOLVEMENT:
The following agencies have reviewed the project, have comments, and/or have recommended conditions:

Environmental Health Bureau
HCD- Engineering Services
HCD- Environmental Services
Pebble Beach Community Services District

LAND USE ADVISORY COMMITTEE
This project warrants referral to the Del Monte Forest (DMF) Land Use Advisory Committee (LUAC) because it involves a Design Approval subject to a public hearing. Accordingly, HCD-Planning staff attempted to schedule the project for the DMF LUAC review. However, no DMF LUAC meeting room was available until January 15, 2026, and thus all Del Monte Forest LUAC meetings in November and December 2025 were cancelled. Therefore, the LUAC did not make a recommendation on this project. To ensure timely processing, staff scheduled the project for the Planning Commission hearing.

Prepared by: Joseph Alameda, Associate Planner, (831) 783-7079
Reviewed and Approved by: Fionna Jensen, Principal Planner

The following attachments are on file with the HCD:

Exhibit A - Draft Resolution including:
- A.1 - Conditions of Approval
- A.2 - Plans

Exhibit B - Vicinity Map
Exhibit C - Arborist Report

cc: Front Counter Copy; Planning Commission; Pebble Beach Community Services District (fire); HCD-Environmental Services; HCD - Engineering Services; Environmental Health Bureau; Joseph Alameda, Project Planner; Fionna Jensen, Principal Planner; Lilly Ching, Property Owner; Kuan Chang, Agent/Architect; The Open Monterey Project (Molly Erickson); Laborers International Union of North America (Lozeau Drury LLP); Christina McGinnis, Keep Big Sur Wild; LandWatch; Project File PLN230235

Exhibit A

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DRAFT RESOLUTION

Before the Planning Commission in and for the County of Monterey, State of California

In the matter of the application of:
PEBBLE TREE LLC (PLN230235)
RESOLUTION NO. 26-
Resolution by the County of Monterey Planning Commission:

1) Finding the project qualifies as a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to section 15300.2; and
2) Approving a Combined Development Permit consisting of:
    a. A Coastal Administrative Permit and Design Approval to allow the construction of a 5,202 square foot two-story single-family residence with an attached 831 square foot garage, and associated site improvements;
    b. A Coastal Administrative Permit and Design Approval to allow construction of an 869 square foot Accessory Dwelling Unit with a 100 square foot covered patio; and
    c. A Coastal Development Permit to allow the removal of up to 34 protected trees.

[PLN230235, Pebble Tree LLC, 1266 Portola Road, Pebble Beach, Del Monte Forest Land Use Plan (APN: (008-302-023-000)]

The Pebble Tree LLC application (PLN230235) came on for public hearing before the County of Monterey Planning Commission on January 14, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission finds and decides as follows:

FINDINGS

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

EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
- the 1982 Monterey County General Plan;

- Del Monte Forest Land Use Plan;
- Monterey County Coastal Implementation Plan, Part 5; and
- Monterey County Zoning Ordinance (Title 20);

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

b) Allowed Use. The property is located at 1266 Portola Road, Pebble Beach (Assessor's Parcel Number 008-302-023-000), Del Monte Forest Land Use Plan. The parcel is zoned Low Density Residential with a maximum gross density of 1.5 acres per unit and a Design Control overlay in the Coastal Zone or "LDR/1.5-D (CZ)". LDR zoning allows for the establishment of the first single-family dwelling and Accessory Dwelling Units as a principally allowed use subject to the granting of a Coastal Administrative Permit, in each case, pursuant to Title 20 section 20.14.040.A. The Design Control overlay requires the granting of a Design Approval for all structures, as further discussed in evidence "e" below. The proposed project involves the construction of a 5,202 square foot two-story single-family residence with an attached 831 square foot garage, a detached 869 square foot Accessory Dwelling Unit, and associated site improvements, including 1,433 square feet of covered patio, a trash enclosure, exterior stairs, and perimeter fencing. The project also involves the removal of up to 34 protected trees, which is an allowed use subject to the granting of a Coastal Development Permit. Therefore, the project is an allowed land use for this site.

c) HCD-Planning staff conducted a site inspection on May 15, 2025, to verify that the project on the subject parcel conforms to the plans listed above.

d) Review of Development Standards. The project meets all required development standards for Low Density Residential zoning district. Pursuant to Title 20 section 20.14.060, the required setbacks in the LDR zoning district for Main Structures are 30 feet (front), 20 feet (side), and 20 feet (rear). The single-family dwelling will have setbacks of 161.5 feet (front), 25.3 feet and 53 feet (sides), and 65 feet (rear). The required setbacks for Accessory Dwelling Units are 50 feet (front) and 4 feet (side and rear). The Accessory Dwelling Unit, sited towards the rear of the property, will have setbacks of well over 50 feet (front) and over 4 feet (side and rear). The LDR zoning district allows a maximum height of 30 feet for main structures, and the single-family dwelling will have a height of 21 feet 6 inches. Title 20 section 20.64.030 (Accessory Dwelling Unit Regulations) allows detached ADUs to be no more than 16 feet in height, unless other criteria are met. The ADU will have a height of approximately 14 feet. The LDR zoning district allows a maximum building site coverage of 15% and a maximum floor area ratio of 17.5%. The project will result in a building site coverage of 10% and a floor area ratio of 10%. Therefore, the project meets all required development standards.

e) Design and Visual Resources. Pursuant to Title 20 Chapter 20.44, the project parcels and surrounding area are designated as a Design Control Zoning District ("D" zoning overlay), which regulates the location, size,

configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character. The proposed single-family dwelling will have colors and materials consisting of a Terra Cotta tile roof, warm white exterior plaster, and natural cut stone door and window trim. The proposed single-family dwelling and ADUs' colors and materials are consistent with the surrounding neighborhood character and will not detract from the immediately surrounding neighborhood character. Condition No. 8 has been applied to require the installation of down-lit unobtrusive exterior lighting. The subject property is not shown on Figure 3 of the Del Monte Forest Land Use Plan as being within the viewshed from Point Lobos State Natural Reserve. A site visit confirmed that the project is not visible from 17 Mile Drive. Therefore, as proposed and conditioned, the project is not in conflict with the surrounding environment or with the surrounding residential neighborhood character and assures protection of the public viewshed and visual integrity.

f) Tree Removal. The project will require a minimum tree removal of 23 protected trees, one of which is dead. The project arborist also found that the roots of 11 other protected trees, including one dead tree, may be impacted during construction and fail. These trees identified as being potentially impacted, are proposed for tree protection, as are all other existing trees to remain on site. However, should any of these trees fail as a result of construction activities, this Coastal Development Permit authorizes such removal and requires corresponding replanting. As detailed in Finding No. 6 and supporting evidence, the proposed tree removal is the minimum required under the circumstances, and the removal will not involve a risk of adverse environmental impacts. Therefore, the criteria necessary to grant a Coastal Development Permit have been met in this case.

g) Cultural Resources. DMF CIP Section 20.147.080.B.1 states that an archaeological survey report shall be required for all development within a known or potential archaeological resource area. According to the Monterey County Geographic Informational System (GIS), the subject property has a high archaeological sensitivity. The Archaeological report (Monterey County Library No. LIB250237) prepared for the subject property concluded that there is no indicator of a prehistoric site or a historic site in the soils of the project parcel. The potential for inadvertent impacts to cultural resources is limited and will be controlled by use of the County's standard condition (Condition No. 3), which requires the contractor to stop work if previously unidentified resources are discovered during construction.

h) Driveway and Parking. DMF LUP Policy 1 requires that new residential driveways and other vehicular surfaces shall be kept to the minimum length and width to provide simple, direct access, and surfaces shall be designed to minimize runoff. DMF LUP Policy 35 requires that driveways be designed and sited to minimize tree removal. The proposed residence and ADU are sited towards the rear of the property, where a natural clearing of trees occurs to minimize the overall number of trees required for removal. See Finding No. 6 and supporting

evidence. Although the siting of the residence requires the driveway to be elongated, the driveway has been designed to balance the requirements of the above policies by incorporating pervious cobblestones or pavers, a simple configuration that avoids significant clusters of trees, and the minimum required width. Six trees are proposed for removal to accommodate the driveway, and seven additional trees (two dead) are proposed for removal to accommodate the required fire truck turnaround in the auto court. Two parking spaces are required for the proposed single-family dwelling, while no parking spaces are required for the ADU. The proposed garage accommodates three vehicles.

i) Lot Legality. The subject property is shown in its current configuration and under separate ownership in the 1964 and 1972 Parcel Maps, Book 8, Page 30. Therefore, the County recognizes the subject parcel as a legal lot of record.

j) Land Use Advisory Committee. This project warrants referral to the Del Monte Forest (DMF) Land Use Advisory Committee (LUAC) because it involves a Design Approval subject to a public hearing. Accordingly, HCD-Planning staff attempted to schedule the project for the DMF LUAC review. However, no DMF LUAC meeting room was available until January 15, 2026, and thus all Del Monte Forest LUAC meetings in November and December 2025 were cancelled. Therefore, the LUAC did not make a recommendation on this project. To ensure timely processing, staff scheduled the project for the Planning Commission hearing.

k) Geological Hazards. The project site is in an area of known geological hazard (1/8 mile of active or potentially active fault). According to the prepared Geologic Hazards Assessment (County of Monterey Library No. LIB250238), this site is suitable for the residential use this project proposes; there are no geological or seismic hazards that would preclude this property from being developed. See Finding 2, evidence "d".

l) Accessory Dwelling Unit. See Finding No. 7 and supporting evidence.

m) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN230235.

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

EVIDENCE: a) The project has been reviewed for site suitability by the following departments and agencies: HCD- Planning, Pebble Beach Community Services District (fire), HCD-Engineering Services, HCD-Environmental Services, and Environmental Health Bureau. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.

b) Staff identified potential impacts to Geological Resources (fault), Geotechnical Resources (soil), Forest Resources, and Cultural Resources. The following reports have been prepared:
   - "Refraction Seismic Investigation" (County of Monterey Library No. LIB250238), prepared by Gasch Geophysical Services, INC., Rancho Cordova, CA, October 2023
   - "Geotechnical Report" (County of Monterey Library No. LIB250239), prepared by Belinda Taluban, Salinas, CA, January 24, 2025
   - "Tree Resource Assessment" (County of Monterey Library No. LIB250236), prepared by Frank Ono, Pacific Grove, CA, October 14, 2024
   - "Archaeological Assessment" (County of Monterey Library No. LIB250237), prepared by Gary S. Breschini, Salinas, CA, March 25, 2016

   The above-mentioned technical reports by outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff has independently reviewed these reports and concurs with their conclusions.

c) Staff conducted a site inspection on December 11, 2025 to verify that the site is suitable for this use.

d) Geological Hazards. The prepared refraction seismic investigation provides revealed a high degree of variation in the calculated seismic velocities of the subsurface materials, with the highest seismic velocity of greater than 11,000 ft/s measured on eastern portion of the property. The southwest portion of the project site, where the house is planned, showed little variation in lateral seismic velocities, indicative of little to no subsurface faulting. The northeast portion of the project site showed variable changes in the seismic velocities, which are indicative of subsurface faulting. Accordingly, the report identified a possible fault trace as being approximately 70 feet northeast of the proposed development (front third of the property), trending almost parallel to the planned driveway. This report made no recommendations to further reduce the potential hazard. Siting the development 70 feet from the potential fault complies with DMF LUP Policy 41, which requires a setback of 50 feet from an active or potentially active fault. As designed, the hazards are reduced to an acceptable level.

e) The application, project plans, and related support materials submitted by the project applicant to the County of Monterey HCD - Planning for the proposed development found in Project File PLN230235.

3. **FINDING:** **HEALTH AND SAFETY -** The establishment, maintenance, or operation of the use or structure applied for, will not, under the circumstances of the 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, Pebble Beach Community Services District (fire), HCD-Engineering Services, HCD-Environmental Services, and Environmental Health Bureau. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

b) All necessary public facilities will be provided to the proposed single-family dwelling and ADU. Potable water will be provided to the parcel by the California American Water Company (Cal Am) utilizing existing purchased water credits, and sewer service will be provided by the Pebble Beach Community Services District.

c) Staff conducted a site inspection on December 11, 2025 to verify that the site is suitable for this use.

d) The application, project plans, and related support materials submitted by the project applicant to the County of Monterey HCD - Planning for the proposed development found in Project File PLN230235.

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

EVIDENCE:

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

b) Staff conducted a site inspection on December 11, 2025, and researched County records to assess if any violation exists on the subject property.

c) The application, plans and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development are found in Project File PLN230235.

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 construction and location of limited numbers of new, small facilities or structures including one single-family residence and an ADU in a residential zone.

b) The proposed project involves the construction of a 5,202 square foot two-story single-family residence with an attached 831 square foot garage, a detached 869 square foot Accessory Dwelling Unit, and associated site improvements. Therefore, the project is consistent with the categorical exemption requirements of CEQA Guidelines section 15303.

c) No adverse environmental effects were identified during staff review of the development application during a site visit on December 11, 2025.

d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. There is no significant effect on the environment due to unusual circumstances. The proposed development is not visible from

any scenic corridor or scenic highway. There is no cumulative impact without any prior successive projects of the same type in the same place, over time, and no new land use is proposed. The site is not included on any list compiled pursuant to Section 65962.5 of the Government Code to be considered on a hazardous waste site. No known historical or archaeological resources are present. Although up to 34 protected trees will be removed, such removal will not have a significant effect on the environment.

e) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN230235.

6. **FINDING:** **TREE REMOVAL** - The siting, location, size, and design has been established to minimize tree removal and has been limited to that required for the overall health and long-term maintenance of the property.

EVIDENCE:

a) Consistent with section 20.147.050 of the DMF CIP, a Tree Assessment and Forest Management Plan (County of Monterey Library No. LIB250236) was submitted to evaluate the proposed tree removal and address potential impacts.

b) The project includes application for the removal of up to 34 protected trees. Pursuant to section 20.147.050.A of the DMF CIP, a Coastal Development Permit has been applied to this project for the proposed tree removal. This Coastal Development Permit allows the removal of 23 protected trees and authorizes the removal of up to 11 other protected trees that may not successfully be protected in place.

c) Pursuant to DMF CIP section 20.147.050 an Arborist report (County of Monterey Library No. LIB250236) was prepared to evaluate the health, structure, and preservation suitability for each tree within or adjacent to the proposed development. The report identified 149 trees on site, consisting of Monterey Pine and Coast Live Oak trees. Twenty three trees will be removed with implementation of this project, consisting of five Coast Live Oaks and 18 Monterey Pines. All 23 trees proposed for removal are directly within the development footprint of the single-family dwelling, the accessory dwelling unit, or the driveway. Eleven other trees adjacent (within 5 to 10 feet) to the proposed driveway were identified in the arborist report as being potentially impacted by construction, with the potential to fail even with tree protection in place. Should satisfactory evidence demonstrate to HCD-Planning that up to 11 additional trees cannot be saved or were damaged beyond saving after installation of tree protection measures, this Coastal Development Permit authorizes such removal.

d) Condition No. 7 requires the Applicant/Owner to install tree protection measures, including fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Condition No. 11 requires that an Arborist be on-site during all trenching, grading, or any other digging or soil removal that is expected to encounter tree roots. This monitor shall

ensure that trenching for retaining walls or footings located adjacent to any tree shall be done by hand where practical, and any roots greater than 2 inches in diameter shall be bridged or pruned appropriately. If significant roots are identified that must be removed that will destabilize or negatively affect the tree, the Arborist shall halt work and determine whether removal is warranted or additional, appropriate construction design approaches to minimize effects can be implemented, such as hand digging, bridging, or tunneling under roots, etc. Prior to final inspection, the project Arborist shall provide HCD-Planning a report outlining whether additional construction design approaches were needed to avoid the removal of additional trees (up to 11) or if the removal of additional trees was warranted because they were impacted or damaged beyond saving.

e) The proposed tree removal is the minimum required under the circumstances of this case. The lot is heavily forested and thus, avoiding tree removal entirely is unfeasible for any reasonable development consistent with the neighborhood. The single-family dwelling is consistent in size with other single-family dwellings within the surrounding neighborhood. As sited and designed, the proposed development occurs in the least forested location within the developable area and utilizes a two-story design to avoid having an expansive development footprint that would impact more protected trees. Siting the proposed ADU 10 feet from the proposed residence, the minimum required distance, achieves a clustered development design that reduces the overall disturbance footprint and potential tree removal (DMF LUP Policy 35). Further, as detailed in Finding 2, evidence "d", the proposed siting of the residence requires ensuring adequate setback from an on-site potential fault. Finally, the driveway design reduces tree removal by utilizing a simple configuration (Policy 35).

f) There are 32 trees on-site that are considered "Landmark" due to their trunk size being greater than 24 inches. Four of the 23 trees proposed for removal are Landmark Pine trees, and two of which are dead. Five of the 11 trees that may require removal are Landmark Pine trees. These trees are within the limits of the proposed driveway and residence footprint. DMF CIP section 20.147.050.C.2 prohibits the removal of Landmark Coast live oak trees, but does not place the same level of protection.

g) The DMF CIP section 20.147.050.C.6 requires mitigation for tree removal, including planting onsite (at a 1:1 ratio), planting offsite, or payment of a fee to the DMF Conservancy for tree planting or forest preservation. In this case, due to potential overcrowding, the project arborist recommends a less than 1:1 ratio for replanting with a total of 19 (four Coast Live Oak and 15 Monterey Pine) trees recommended to be replanted onsite (Condition No. 10). Should the 11 additional trees that may be impacted require removal, the Applicant/Owner shall satisfy Condition No. 10 by either being replanted onsite (at a ratio recommended by a qualified arborist), planted offsite, or payment of a commensurate fee to the DMF Conservancy for tree planting or forest preservation.

h) Measures for tree protection during construction have been incorporated as a condition of approval, and include tree protection zones, trunk protection, hand excavation and bridging roots (Condition No.7).

i) No significant long-term effects on the forest ecosystem are anticipated. The project as proposed will not significantly reduce the availability of wildlife habitat over the long term.

j) Staff conducted a site inspection on December 11, 2025, to verify that the tree removal is the minimum necessary for the project and to identify any potential adverse environmental impacts related to the proposed tree removal.

k) The application, plans and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development are found in Project File PLN230235.

7. **FINDING:** **ACCESSORY DWELLING UNIT** – The project meets the established regulations and standards as identified in Title 20 section 20.64.030.

EVIDENCE: a) Title 20 section 20.64.030 establishes regulations and standards for which an accessory dwelling unit, accessory to the main residence on a lot, may be permitted. The project includes the construction of an 869 square foot Accessory Dwelling Unit.

b) The proposed ADU is below the maximum 1,200 square foot floor area. The ADU is sited 10 feet east of the proposed single-family dwelling and meets all setback standards.

c) The ADU meets the required site development standards and design criteria as defined in Title 20 section 20.14.060 and Chapter 20.44 (See Finding 1, Evidence "d" and "e").

d) The application was reviewed by the Environmental Health Bureau (EHB) to ensure adequate sewage disposal and water supply facilities exist and are readily available to serve the ADU. EHB made the determination that the property has adequate public facilities, and no further comments or conditions were provided (See Finding 3).

e) The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN230235.

8. **FINDING:** **PUBLIC ACCESS –** The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and applicable Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

EVIDENCE: a) No public access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in DMF CIP, Section 20.147.130 can be demonstrated.

b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.

c) The subject property is not described as an area where the Local Coastal Program requires visual or physical public access (Figure 3, Visual

Resources, and Figure 8, Major Public Access and Recreational Facilities, in the DMF LUP).

d) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN230235.

9. **FINDING:** **APPEALABILITY -** The decision on this project may be appealed to the Board of Supervisors.

EVIDENCE: a) Board of Supervisors. Pursuant to Title 20 section 20.86.030, an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate

b) Authority other than the Board of Supervisors.
Coastal Commission. Pursuant to Title 20 section 20.86.080.A, the project is subject to appeal by/to the California Coastal Commission because it involves development between the sea and the first public road paralleling the sea (i.e., State Route/Highway 1) and involves a conditionally allowed use (native tree removal).

DECISION

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

1. Find that the project qualifies as a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to section 15300.2; and
2. Approve a Combined development Permit consisting of:
    a. A Coastal Administrative Permit and Design Approval to allow the construction of a 5,202 square foot two-story single-family residence with an attached 831 square foot garage, and associated site improvements;
    b. A Coastal Administrative Permit and Design Approval to allow construction of an 869 square foot Accessory Dwelling Unit with a 100 square foot covered patio; and
    c. A Coastal Development Permit to allow the removal of up to 34 protected trees.

All of which are in general conformance with the attached sketch and subject to the attached 11 conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 14th day of January, 2026 upon motion of _____, seconded by _____, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Melanie Beretti, AICP, Chief of Planning

Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

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

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION MAKING BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA.

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

NOTES

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

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

   Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from County of Monterey 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.

Form Rev. 5-14-2014

Exhibit A.1

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County of Monterey HCD Planning

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

PLN230235

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Combined Development permit (PLN230235) allows the 5,202 square foot two-story single-family residence with an attached 831 square foot garage, a detached 869 square foot Accessory Dwelling Unit, and associated site improvements, including the removal of up to 34 protected trees. The property is located at 1266 Portola Road, Pebble Beach (Assessor's Parcel Number 008-302-023-000), Del Monte Forest Land Use 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 ongoing basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Combined Development Permit (Resolution Number _____) was approved by Planning Commission for Assessor's Parcel Number 008-302-023-000 on January 14, 2026. The permit was granted subject to 11 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

3. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County HCD - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery.
(HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to this condition on an on-going basis.

Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County HCD - Planning and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered."

When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

4. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: Prior to issuance of building permits, applicant shall pay the Regional Development Impact Fee (RDIF) pursuant to
Monterey Code Chapter 12.90. The fee amount shall be determined based on the parameters adopted in the current
fee schedule.

Compliance or Monitoring Action to be Performed: Prior to issuance of Building Permits Owner/Applicant shall pay Monterey County Building Services Department the
traffic mitigation fee. Owner/Applicant shall submit proof of payment to the HCD-Engineering Services.

5. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: The applicant shall submit a site-specific Construction Management Plan (CMP) to HCD-Planning and HCD-Engineering Services for review and approval that describes how the site will be managed during construction to protect onsite and nearby sensitive resources, avoid construction nuisance impacts to nearby properties, and reduce congesting/circulation impacts to the local transportation network. The applicant shall be required to adhere to the approved CMP. The Construction Management Plan shall include the following (As applicable):

Names and contact information (primary and secondary) of parties responsible for project during construction.

Summary table including:

Types of construction vehicles and number of truck and/or vehicle trips/day.

Quantity and extent (acreage) of grading per day (Air Quality Management District Standards).

Hours of operation.

Project scheduling (dates) and duration of construction.

Map illustrating:

Location of project (vicinity map).

Proposed route for hauling material.

Location of Sensitive Receptors (schools, hospitals, etc) along haul route.

Location of stockpiles and parking for construction vehicles.

Sensitive areas (tree protection zones, drainage, environmentally sensitive habitat, slopes, etc) where no parking, stockpiling, construction will occur.

The CMP shall:

Prescribe measures to reduce traffic impacts including but not limited to scheduling hauling and material deliveries off-peak hours and encouraging carpooling

Prohibit blocking of access roads or driveways.

Avoid impacting access to private properties by not parking on neighboring properties or impinging on the travel lane of access roads. Construction vehicles shall be encouraged to not park directly in-front of neighboring properties.

Ensure pedestrian paths of travel are not impeded or that alternative paths of travel are provided.

Provide adequate storage and staging areas. Staging and storage areas shall be on-site to maximum extent possible to reduce potential noise, dust, glare, and other impacts to neighboring property.

If on-site storage and staging areas cannot be accommodated, appropriate best management practices shall be implemented to ensure that off-site storage and staging do not adversely impact access or cause excessive noise, dust, or lighting for neighboring properties.

The Applicant/Owner may need to obtain separate authorization to utilize off-site storage and staging areas. The owner/applicant shall be responsible for securing this authorization prior to approval of the CMP.

Prior to the commencement of construction activities, the applicant shall post a publicly visible sign that outlines the specifics of the construction management plan, the telephone number of the on-site contractor, and the telephone number of the person to contact regarding complaints. This contact person shall respond to complaints and take corrective action within 24 hours.

Recommendations from the project biologist, arborist, archaeologist, and/or other qualified professionals relating to construction activities shall be included in the CMP.

Compliance or Monitoring Action to be Performed:

1. Prior to issuance of a construction permit, the Owner/Applicant/Contractor shall prepare and submit a CMP meeting the requirements of this condition to HCD-Planning and HCD-Engineering Services for review and approval.

2. On-going through construction phases Owner/Applicant/Contractor shall implement the approved measures during the
construction/grading phase of the project.

6. PW0045 – COUNTYWIDE TRAFFIC FEE

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: Prior to issuance of building permits, the Owner/Applicant shall pay the Countywide Traffic Fee or the ad hoc fee
pursuant to General Plan Policy C-1.8. The fee amount shall be determined based on the parameters in the current fee
schedule.

Compliance or Monitoring Action to be Performed: Prior to issuance of Building Permits, the Owner/Applicant shall pay Monterey County HCD-Building Services the traffic
mitigation fee. The Owner/Applicant shall submit proof of payment to HCD-Engineering Services.

7. PD011 - TREE AND ROOT PROTECTION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Trees which are located close to construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Said protection, approved by certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of HCD - Director of Planning. If there is any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permits, the Owner/Applicant shall submit evidence to HCD - Planning for review and approval that a qualified arborist observed and approved installation of the required tree protection measures.

During construction, the Owner/Applicant/Arborist shall submit on-going evidence that tree protection measures are in place through out grading and construction phases. If damage is possible, submit an interim report prepared by a certified arborist.

Prior to final inspection, the Owner/Applicant shall submit photos of the trees on the property to HCD-Planning after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.

8. PD011(A) - TREE REMOVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Tree removal shall not occur until a construction permit has been issued in conformance with the appropriate stage or phase of development in this permit. Only those trees approved and/or authorized for removal shall be removed. (HCD-Planning)

Compliance or Monitoring Action to be Performed: Prior to tree removal, the Owner/ Applicant/ Tree Removal Contractor shall demonstrate that a construction permit has been issued prior to commencement of tree removal.

9. PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The lighting source shall be shielded and recessed into the fixture. The applicant shall submit three (3) copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the Director of HCD - Planning, prior to the issuance of building permits.
(HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of building permits, the Owner/Applicant shall submit three copies of the lighting plans to HCD - Planning for review and approval. Approved lighting plans shall be incorporated into final building plans.

Prior to final/occupancy, the Owner/Applicant/Contractor shall submit written and photographic evidence demonstrating that the lighting has been installed according to the approved plan.

On an on-going basis, the Owner/Applicant shall ensure that the lighting is installed and maintained in accordance with the approved plan.

10. PD048 - TREE REPLACEMENT/RELOCATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Within 60 days of permit approval, the applicant shall replace and or relocate each tree approved for removal as follows:

- Replacement ratio recommended by arborist: 19 trees consisting of 4 Coat Live Oaks and 15 Monterey Pines.

Replacement tree(s) shall be located within the same general location as the tree being removed. (HCD - Planning)

- 11 other trees adjacent to the development were identified in the arborist report as being potentially impacted by construction with potential to fail even with tree protection in place. If any of these additional trees fail, they shall not require an additional Coastal Development Permit for removal but shall be replaced in 1:1 ratio unless otherwise recommended by the project arborist. The replanted trees shall be located within the same general location.

The final tree impact and replacement ratios and sizes shall be confirmed by HCD-Planning prior to final inspection of the subsequent building permits.(HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall submit evidence of tree replacement to HCD -Planning for review and approval. Evidence shall be a receipt for the purchase of the replacement tree(s) and photos of the replacement tree(s) being planted.

Six months after the planting of the replacement tree(s), the Owner/Applicant shall submit evidence demonstrating that the replacement tree(s) are in a healthy, growing condition.

One year after the planting of the replacement tree(s), the Owner/Applicant shall submit a letter prepared by a County-approved tree consultant reporting on the health of the replacement tree(s) and whether or not the tree replacement was successful or if follow-up remediation measures or additional permits are required.

11. PDSP001- ARBORIST MONITOR

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Even with the implementation of Condition No. 7's tree protection measures, up to 11 other trees adjacent to the development are identified in the arborist report (County of Monterey Library No. LIB250236) as being potentially impacted by construction. To ensure the recommendation of LIB250236 are adhered to, the Applicant/Owner shall ensure into a contract with a qualified arborist. This contract shall outlined required actions to comply with Conditions No. 7, 10, and 11, and all recommendations of LIB250236. Additionally, this contract shall require that an arborist be on-site during all trenching, grading, or any other digging or soil removal that is expected to encounter tree roots. This monitor shall ensure that trenching for retaining walls or footings located adjacent to any tree shall be done by hand where practical, and any roots greater than 2 inches in diameter shall be bridged or pruned appropriately. If significant roots are identified that must be removed that will destabilize or negatively affect the tree, the Arborist shall halt work and determine whether removal is warranted or additional, appropriate construction design approaches to minimize effects can be implemented, such as hand digging, bridging, or tunneling under roots, etc. Prior to final inspection, the project Arborist shall provide HCD-Planning a report outlining whether additional construction design approaches were needed to avoid the removal of additional trees (up to 11) or if the removal of additional trees was warranted because they were impacted or damaged beyond saving.

Compliance or Monitoring Action to be Performed: Prior to issuance of grading or construction permits, the Applicant/Owner shall enter into a contract with a qualified arborist that satisfies the requirements of this condition. This contract shall be submitted to HCD-Planning for review and approval.

During construction, the Arborist shall keep a record of all trees removed, whether work was halted, whether appropriate construction design approaches to minimize effects were implemented, and ensure tree protection remains in-place.

Prior to final inspection, the project Arborist shall provide HCD-Planning a report outlining whether additional construction design approaches were needed to avoid the removal of additional trees (up to 11) or if the removal of additional trees was warranted because they were impacted or damaged beyond saving. This report shall also outline compliance with Conditions No. 7 and 10.

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Exhibit A.2

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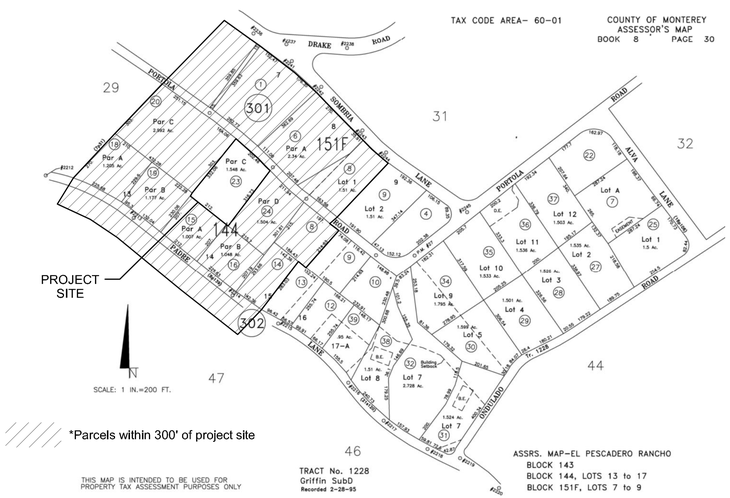
ASSESSOR PARCEL MAP



SHEET INDEX

ARCHITECTURAL

A0.0	Title Sheet, Project Data, Sheet Index
A0.1-A0.2	Architectural Specifications & Notes
A0.3-A0.4	CA Green Building Mandatory Measures
--	Parcel Survey
A1.1	Architectural Site Plan
A1.2	Construction Site Management Plan
A2.1-A2.4	Residence Floor Plans
A2.5	ADU Floor / Roof / Reflected Ceiling Plans
A3.1	Residence Roof Plans
A4.1-A4.4	Residence Reflected Ceiling Plans
A5.1-A5.2	Residence Building Sections
A5.3	ADU Building Sections
A6.1-A6.4	Residence Exterior Elevations
A6.5	ADU Exterior Elevations
A7.1-A7.4	3D Rendered Models
A8.1	Finish Schedule
A8.2	Door & Window Schedule
A9.1-A9.7	Architectural Details

LANDSCAPE

L0.0	Landscape Title Sheet
L1.1	Overall Landscape Site Plan
L1.2	Front Entry Plans
L1.3	Design Character Images
L1.4-L1.5	Plant Images
L1.6	Tree Protection, Mitigation & Removal Plan
L1.7	Tree Protection Notes
L2.0	Overall Irrigation Plan
L2.1	Irrigation Notes & Legend
L2.2-L2.5	Irrigation Details
L2.6	Irrigation Water Calculations
L3.0	Site Lighting Plan and Specifications
L4.0	Fuel Management Plan

CIVIL

C0.0	Cover Sheet, Abbreviations, Notes
C0.1	General Notes
C1.0	Overall Site Plan
C2.0	Driveway Grading & Improvements Plan
C2.1	Driveway Profiles
C2.2	Driveway Sections
C2.3	Residence Area Grading & Improvements Plan
C2.4	Slope Development Diagram
C3.0	Driveway Drainage & Utility Plan
C3.1	Residence Area Drainage & Utility Plan
C3.2	Stormwater Control Plan
C4.0	Erosion Control Plan
C4.1	Erosion Control Details
C5.0-5.2	Civil Details

NOTES

GENERAL

1. All project work shall comply with the 2022 California Building Code (CBC), Title 24, 2022 California Residential Code (CRC), 2022 California Plumbing Code (CPC), 2022 California Mechanical Code (CMC), 2022 California Electrical Code (CEC), 2022 California Energy Code (CEnC), 2022 California Green Building Standards Code (CGBSC), and current editions of Monterey County Code & adopting ordinances.
2. New buildings (building materials, systems, assemblies and methods of construction) located within any Fire Hazard Severity Zone or any Wildland-Urban Interface Fire Area designated by the local jurisdiction or in a State Responsibility Area shall comply with the requirements of CRC Sec. R337 for exterior wildfire exposure.
3. At the time of final inspection a copy of the operation & maintenance manual, compact disc or web based reference, shall be placed in the building and/or provided to building occupant per California Green Building Standards.
4. All utility electrical, cable, television and phone lines shall be placed underground.
5. Prior to building permit issuance, the property shall be certified to be in compliance with the vegetation management requirements prescribed in California Fire Code Section 4906. Refer to landscape plans for any additional specifications.
6. All construction-related truck trips for trucks with a gross vehicle weight rating of three tons or more shall not be scheduled during peak hours (7-9 am and 4-6 pm).
7. All construction related vehicles shall be parked on the property during construction. Refer to the Construction Site Management Plan for on-site project parking location. When no space is available on the construction site, the contractor shall be responsible for parking off-site and designate location of off-site construction parking. In the event of obstruction to the road right-of-way or the flow of traffic in any way, including the temporary parking of construction related vehicles, the contractor shall provide traffic control facilities and measures, including competent flag people at both ends of the obstruction, to assist in the safe flow of traffic. The use of pebble beach company ("PBC") property, including road right-of-way, is prohibited without written consent of PBC.

NOTIFICATIONS

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

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

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

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

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

TREE PROTECTION AND REPLACEMENT

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

SPECIAL INSPECTIONS

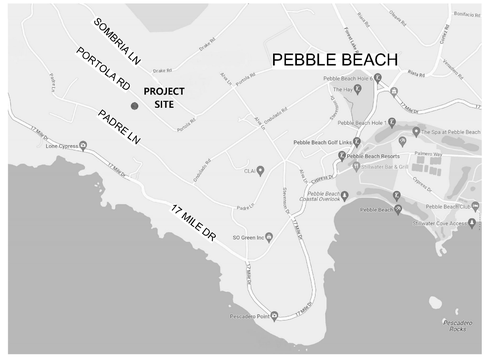
1. All special inspections shall conform to section 1701 of the Uniform Building Code.
2. Structural special inspections and observations are required for this project, refer to structural plans for additional specifications.
3. Required for all concrete with a design ultimate 28 day compressive strength in excess of 2500 psi.
4. Required for all installation of epoxied anchors.
5. During excavation process, a thorough search shall be made under the direction of soils engineer, to locate and remove any man-made buried structures and utilities
6. Inspection of the finished building pad shall be conducted by the soils engineer.
7. Soils engineer to review foundation and grading plans prior to submittal for building permit.
8. A representative of soils engineer shall be requested to inspect all excavations prior to backfilling, steel reinforcement and concrete or soil placement.

SEPARATE PERMITS & DEFERRED SUBMITTALS

All separate permits & deferred submittals per contractor U.N.O., refer to consultant listings for contact.

1. Provide grading under separate permit. **Civil plans for grading and driveway construction are provided for reference only and are not part of this permit.*
2. Provide fire sprinklers under deferred submittal.
3. Provide alarm under separate permit.
4. Provide solar photovoltaic under deferred submittal.
5. Provide landscape plans under deferred submittal.
6. Provide separate permit for any site walls above 6'.

VICINITY MAP



PROJECT DATA

PROJECT ADDRESS	1266 Portola Road Pebble Beach, CA 93953
OWNER	Shirley Herbowo / John Michael Sutanto
SCOPE OF WORK	On vacant land construction of new proposed two story residence with attached 3 car garage, and detached accessory dwelling unit. **Refer to separate permits & deferred submittals notes this page for additional info*

PLANNING DATA

APN	008-302-023
ZONE	LDR/1.5D(CZ)
LAND USE/AREA	1A / Del Monte Forest LUP
COASTAL ZONE	Yes
LOT/BLOCK	14 / 144
LOT SIZE	1.548 AC / 67,431 SF
AVERAGE NATURAL GRADE	152.4
SETBACKS	Residence: Front 30' / Side 20' / Rear 20' ADU: Front 50' / Side 6' / Rear 6'
GRADING	Yes, refer to civil plans, estimated earthwork: Cut: 1440 CY / Fill: 320 CY / Export: 1120 CY
TREES TO BE REMOVED	Yes, refer to arborist report & landscape plan L1.6 (19 total)
LOT/SITE COVERAGE	Structure Max. Allowable: 15% Proposed Structures (*See proposed floor area table below): 7,077 SF / 10% Proposed Site Surfaces (driveway/walls<6'/open terraces<24" abv.gnd.,hardscapes): 8,948 SF / 13%
IMPERVIOUS COVERAGE	16,025 SF / 23%
PARKING	Proposed: 3 Covered / 3 Open Guest
WASTE WATER SYSTEM	Sewer
WATER SERVICE	MPWMD

BUILDING DATA

OCCUPANCY GROUP	R-3/U
TYPE OF CONSTRUCTION	VB
SPRINKLERS	Yes
STORIES	2
BUILDING HEIGHT	Max. Allowable (Above Avg. Natural Grade): 30' / Proposed: 21.5'
FLOOR AREA RATIO - FAR	Max. Allowable: 17.5% / Proposed: 10% (6,902 SF)
FLOOR AREAS - EXISTING	N/A
FLOOR AREAS - PROPOSED	**GROSS / NET**
MAIN LEVEL (Totals include 94 SF for stairs)	5031 SF / 4589 SF
LOWER LEVEL (Totals do not include SF for stairs)	117 SF / 103 SF
STAIRS	94 SF / --
MECHANICAL	54 SF / 36 SF
GARAGE	831 SF / 744 SF
TRASH	72 SF / 60 SF
COVERED TERRACE / PATIO	479 SF / --
OPEN TERRACE / PATIO (>24" ABOVE GRADE)	253 SF / --
OPEN TERRACE / PATIO (<24" ABOVE GRADE)	601 SF / --
ADU	869 SF / 770 SF
ADU COVERED TERRACE / PATIO	100 SF / --
DETACHED BIKE STORAGE	96 SF / --
RESIDENCE EXTERIOR STAIRS	177 SF / --

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REVISION SCHEDULE

NO.	DESCRIPTION	DATE

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TITLE SHEET

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

NOT FOR CONSTRUCTION

Date JUL 2025
Scale
Drawn JS
Sheet

A0.0

SPECIFICATIONS

DIVISION 1 - GENERAL REQUIREMENTS

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

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

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

1.3 CONSTRUCTION DOCUMENTS

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

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

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

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

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

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

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

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

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

DIVISION 2 - SITEWORK

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

2.2 DEMOLITION

2.2.1 REMOVE ALL PORTIONS OF BUILDING, EQUIPMENT, PAVING, FOUNDATIONS, ETC. AS SHOWN OR AS REQUIRED TO COMPLETE THE WORK.

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

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

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

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

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

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

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

2.9 PROTECT ALL TREES AND LANDSCAPING NOT TO BE REMOVED.

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

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

DIVISION 3 - CONCRETE

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

DIVISION 4 - MASONRY

4.1 FOR STRUCTURAL DESIGN AND CONSTRUCTION REQUIREMENTS FOR CONCRETE MASONRY UNITS SEE STRUCTURAL PLANS.

4.2 WHEN INCORPORATED INTO THE DESIGN OF THE PROJECT, FURNISH AND INSTALL ALL MASONRY WORK COMPLETE, INCLUDING MASONRY VENEER AND MASONRY REINFORCING AND WATERPROOFING.

4.3 MASONRY VENEER SHALL COMPLY WITH I.B.C. 2021. FIREPLACES SHALL CONFORM TO I.B.C. 2021.

4.4 FILL ALL CONCRETE MASONRY UNITS WITH SOLID GROUT.

DIVISION 5 - METALS

5.1 FOR STRUCTURAL DESIGN, FABRICATION, AND CONSTRUCTION REQUIREMENTS FOR STRUCTURAL STEEL SEE STRUCTURAL PLANS.

5.2 ALL STRUCTURAL STEEL DELIVERED ON SITE SHALL BE PRIMED WITH TWO COATS OF THE APPROPRIATE PRIMER. IF EXPOSED, PAINT AS DIRECTED.

5.3 ALL WELDS SHALL COMPLY WITH THE SPECIFICATIONS OF THE "AMERICAN WELDING SOCIETY". ALL WELDS SHALL BE GROUND SMOOTH AND ALL WELDING SPLATTER SHALL BE REMOVED. ALL EXPOSED WELDS ARE TO BE CONTINUOUS WELDS.

5.4 FURNISH ALL METAL SUPPORTS, ANGLES, PLATES, ATTACHMENTS, BOLTS, GATES, RAILINGS, WELDING, SHOP PRIMING AND INCLUDE INSTALLATION AS REQUIRED TO COMPLETE THE WORK.

DIVISION 6 - WOOD AND PLASTIC

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

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

6.11 FINISH CARPENTRY

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

6.12 CABINETS

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

6.13 FOR CERAMIC TILE INSTALLATIONS ON COUNTERTOPS, INSTALL ALL CERAMIC TILE ON ONE INCH MORTAR BED ON SOLID PARTICLE BOARD OR PINE FACED PLYWOOD WITH EXTERIOR WATERPROOF GLUE. PROVIDE WATERPROOF MEMBRANE BETWEEN PARTICLE BOARD AND MORTAR BED. ADJUST MORTAR TO BE LEVEL AND TRUE UNLESS SLOPING IS NECESSARY FOR DRAINING PURPOSES.

6.14 PROVIDE DRAFT STOP WITHIN ATTICS, MANSARD, OVERHANGS AND SIMILAR CONCEALED SPACES IN EXCESS OF 1000 SF OR 60' IN LENGTH FORMED OF COMBUSTIBLE MATERIAL PER CBC § 708.3.1.1.1.
6.15 PROVIDE SPECIAL INSPECTION OF MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING WITH MOISTURE METER BEFORE ENCLOSING (CGBC 4.505.3).
6.16 IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR-CEILING ASSEMBLY, PROVIDE APPROVED DRAFTSTOPPING TO SUBDIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS NOT TO EXCEED 1000 SQUARE FEET EACH

DIVISION 7 - THERMAL AND MOISTURE PROTECTION

7.1 FLASHING

7.1.1 SHEET METAL - SHEET METAL WORK SHALL CONFORM TO PUBLISHED STANDARDS OF SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION, INC.:
7.1.2 INSTALL ROOFING AND WALL FLASHING PER MANUFACTURER'S RECOMMENDATIONS CAREFULLY ESTABLISHING A CONTINUOUS SEAL WITH SCUPPERS, JACKS, DRAINS, ETC.
7.1.3 FLASHING AND COUNTER FLASHING IS REQUIRED AT ROOF/WALL JUNCTIONS, AND AT ALL EXTERIOR OPENINGS.
7.1.4 FLASH ALL ROOF PENETRATIONS TO PROVIDE WATERPROOF CONDITIONS.
7.1.5 ALL WORK TO BE ACCURATELY FABRICATED TO DETAIL AND FITTED TO JOB CONDITIONS FOLDED AND BREAK FORWARD PIECES SHALL BE FINISHED TRUE AND STRAIGHT, WITH WARP LINES AND ANGLES.
7.1.6 LOCK SEAMS FLAT AND TRUE, 1/2" WIDE SWEATED FULL WITH SOLDER.
7.1.7 PROVIDE CONTINUOUS 6" HIGH FLASHING AND COUNTERFLASHING AT ALL ROOF TO WALL JOINTS.
7.1.8 IN FLASHING AND WATERPROOFING PROVIDE FOR DIFFERENTIAL MOVEMENT OF MATERIALS DUE TO WIND, SEISMIC, LOADING, TEMPERATURE, AND SHRINKAGE.
7.1.9 FLASHING SHALL BE 26 GAUGE G.I. MINIMUM UNLESS OTHERWISE NOTED.
7.1.10 VALLEY FLASHING SHALL NOT BE LESS THAN NO. 26 GAGE GALVANIZED SHEET CORROSION-RESISTANT METAL INSTALLED OVER NOT LESS THAN ONE LAYER OF MINIMUM 72-POUND MINERAL-SURFACED NON-PERFORATED CAP SHEET, AT LEAST 36 INCH WIDE RUNNING THE FULL LENGTH OF THE VALLEY PER CRC R3327.5.3.
7.1.11 ALL GALVANIZED METAL TO BE PRIMED AND PAINTED.

7.2 INSULATION

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

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

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

DIVISION 8 - DOORS AND WINDOWS

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

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

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

DIVISION 9 - FINISHES

9.0 POLLUTANT CONTROL

9.0.1 FINISH MATERIALS SHALL COMPLY PER (CGBC 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 (250), 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 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.
9.1.7 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.
9.1.8 FOR RENOVATION AND ADDITION WORK, TEXTURE TO MATCH EXISTING INTERIOR PLASTER, UNLESS OTHERWISE NOTED.
9.1.9 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

SPECIFICATIONS (CONTINUED)

DIVISION 13 - SPECIAL CONSTRUCTION

13.1 SEE DRAWINGS FOR SPECIAL REQUIREMENTS.

DIVISION 14 - CONVEYING SYSTEMS

14.1 SEE DRAWINGS FOR SPECIAL REQUIREMENTS.

DIVISION 15 - MECHANICAL

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

15.2 HEATING AND AIR CONDITIONING

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

15.2.18 VENT ALL FAU'S THROUGH ROOF.

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

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

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

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

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

15.2.24 INSTALL DRYER VENT TO CRAWL SPACE UNDER PORCH.

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

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

15.3 PLUMBING

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

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

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

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

15.3.5 CONTRACTOR TO PROVIDE CONTINUOUS SOLID BACKING FOR SECURING FIXTURES.

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

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

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

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

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

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

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

15.3.13 CONTRACTOR TO CLEAN OFF ANY EXCESS FLUX AFTER SOLDERING.

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

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

15.3.16 ALL PLUMBING FITTINGS TO BE SELECTED BY ARCHITECT.

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

15.3.18 PLUMBING FIXTURES AND PLUMBING FITTINGS WITH THE FOLLOWING MAXIMUM WATER USAGES SHALL BE INSTALLED AND SHALL MEET THE STANDARDS REFERENCED PER (CGBSC 4.303/T4.303.1-3), WHERE APPLICABLE IN BATHS, WASHROOMS, KITCHEN, LAUNDRY, ETC.;
A) TANK-TYPE TOILETS SHALL HAVE DUAL FLUSH OR EQUAL TO OR LESS THAN 1.28 GALLON PER FLUSH.
B) WATER-SAVING SHOWER HEADS SHALL HAVE A MAXIMUM FLOW OF 1.8 GALLONS PER MIN. @ 60 PSI. WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWER HEAD, THE COMBINED FLOW RATE OF ALL HEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1.8 GALLONS PER MIN. @ 80 PSI OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME, A HAND-HELD SHOWER IS TO BE CONSIDERED A SHOWER HEAD FOR PURPOSES OF THIS PROVISION.
C) WATER-SAVING SINK AND LAVATORY FAUCETS SHALL HAVE A MAXIMUM FLOW OF 1.2 GALLONS PER MIN. @ 60 PSI.
D) WATER-SAVING KITCHEN SINK FAUCETS SHALL HAVE A MAXIMUM FLOW OF 1.8 GALLONS PER MIN. @ 60 PSI. FAUCETS MAY TEMPORARILY INCREASE THE FLOW ABOVE THE MAXIMUM RATE, BUT NOT TO EXCEED 2.2 GALLONS PER MIN. @ 60 PSI, AND MUST DEFAULT TO A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MIN. @ 60 PSI.
E) INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE SHALL BE PROVIDED.

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

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

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

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

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

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

15.3.24 SPRINKLER UNDER SEPARATE PERMIT, IF REQUIRED.

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

15.3.26 WATER PRESSURE EXCEEDING 80 PSI REQUIRES PRESSURE REGULATOR.

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

15.3.28 GAS PIPING SHALL NOT BE INSTALLED UNDER SLAB.

15.3.29 ALL VENTS TO REAR SIDE OF RIDGE.

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

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

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

DIVISION 16 - ELECTRICAL

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

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

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

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

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

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

16.7 LAMP ALL FIXTURES.

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

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

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

16.11 PROVIDE ELECTRICAL IGNITION FOR ALL GAS POWERED EQUIPMENT.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

16.26 VERIFY DIMMER SWITCHES W/ OWNER.

16.27 SPEAKER LOCATIONS PER OWNER.

16.28 VERIFY OUTLET AND SWITCH TYPES W/ OWNER.

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

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

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

16.32 ALL KITCHEN RECEPTACLES TO BE GFCI PROTECTED.

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

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

16.35 PROVIDE A BUFFER GROUND WITHIN THE FOUNDATION.

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

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

16.38 INSTALL OWNER PROVIDED FIXTURES PER PLAN.

NOTES

GRADING NOTES

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

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

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

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

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

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

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

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

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

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

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

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

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

GENERAL NOTES

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

2. THE CONTRACTOR'S WORK SHALL CONFORM TO THE FOLLOWING SPECIFIC CODES FOR NEW CONSTRUCTION:
   A. TITLE 24, C.R.C., PART 2, 2022 C.B.C. (I.B.C. W/ CALIFORNIA AMENDMENTS)
   B. TITLE 24, C.R.C., PART 3, 2022 C.E.C. (N.E.C. W/ CALIFORNIA AMENDMENTS)
   C. TITLE 24, C.R.C., PART 4, 2022 C.M.C. (U.M.C. W/ CALIFORNIA AMENDMENTS)
   D. TITLE 24, C.R.C., PART 5, 2022 C.P.C. (U.P.C. W/ CALIFORNIA AMENDMENTS)
   E. TITLE 19, C.R.C., 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

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

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

Y | N/A | 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.

The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.3 for application.

Note: Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing lighting fixtures are not considered alterations for the purpose of this section.

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 *California Building Code*, 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
OSHPD	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 or 4.106.4.2 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the *California Electrical Code,* 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 local utility power supply or the local utility is unable to supply adequate power.
   1.2 Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 4.106.4, may adversely impact the construction cost of the project.
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 other 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.

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 *California Electrical Code.*

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 | N/A | RESPON. PARTY

4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities.
When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the requirements of Sections 4.106.4.2.1 and 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest whole number. A parking space served by electric vehicle supply equipment or designed as a future EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 for further details.

4.106.4.2.1Multifamily development projects with less than 20 dwelling units; and hotels and motels with less than 20 sleeping units or guest rooms.
The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.

1.EV Capable. 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 Level 2 EVSE. Electrical load calculations shall demonstrate 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 a minimum of 40 amperes.

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 California Electrical Code.

Exceptions:

1.When EV chargers (Level 2 EVSE) are installed in a number equal to or greater than the required number of EV capable spaces.

2.When EV chargers (Level 2 EVSE) are installed in a number less than the required number of EV capable spaces, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed.

Notes:

a.Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.

b.There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.

2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.

Exception: Areas of parking facilities served by parking lifts.

4.106.4.2.2 Multifamily development projects with 20 or more dwelling units, hotels and motels with 20 or more sleeping units or guest rooms.
The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.

1.EV Capable. 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 Level 2 EVSE. Electrical load calculations shall demonstrate 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 a minimum of 40 amperes.

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 California Electrical Code.

Exception: When EV chargers (Level 2 EVSE) are installed in a number greater than five (5) percent of parking spaces required by Section 4.106.4.2.2, Item 3, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed over the five (5) percent required.

Notes:

a.Construction documents shall show locations of future EV spaces.

b.There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.

2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.

Exception: Areas of parking facilities served by parking lifts.

3.EV Chargers. Five (5) percent of the total number of parking spaces shall be equipped with Level 2 EVSE. Where common use parking is provided, at least one EV charger shall be located in the common use parking area and shall be available for use by all residents or guests.

When low power Level 2 EV charging receptacles or Level 2 EVSE are installed beyond the minimum required, an automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EVSE shall have a capacity of not less than 30 amperes. ALMS shall not be used to reduce the minimum required electrical capacity to the required EV capable spaces.

4.106.4.2.2.1 Electric vehicle charging stations (EVCS).
Electric vehicle charging stations required by Section 4.106.4.2.2, Item 3, shall comply with Section 4.106.4.2.2.1.

Exception: Electric vehicle charging stations serving public accommodations, public housing, motels and hotels shall not be required to comply with this section. See California Building Code, Chapter 11B, for applicable requirements.

4.106.4.2.2.1.1 Location.
EVCS shall comply with at least one of the following options:

1.The charging space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space.

2.The charging space shall be located on an accessible route, as defined in the California Building Code, Chapter 2, to the building.

Exception: Electric vehicle charging stations designed and constructed in compliance with the California Building Code, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1 and Section 4.106.4.2.2.1.2, Item 3.

4.106.4.2.2.1.2 Electric vehicle charging stations (EVCS) dimensions.
The charging spaces 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 charging spaces, but not less than one, shall also 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.

4.106.4.2.2.1.3 Accessible EV spaces.
In addition to the requirements in Sections 4.106.4.2.2.1.1 and 4.106.4.2.2.1.2, all EVSE, when installed, shall comply with the accessibility provisions for EV chargers in the California Building Code, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with California Building Code, Chapter 11A, Section 1109A.

4.106.4.2.3 EV space requirements.
1.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 location or the proposed location of the EV space. Construction documents shall identify the raceway termination point, receptacle or charger location, as applicable. The service panel and/ or subpanel shall have a 40-ampere minimum dedicated branch circuit, including branch circuit overcurrent protective device installed, or 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 location or the proposed location of the EV space, at the time of original construction in accordance with the California Electrical Code.

2.Multiple EV spaces required. Construction documents shall indicate the raceway termination point and the location of installed or future EV spaces, receptacles or EV chargers. Construction documents shall also provide information on amperage of installed or future receptacles or EVSE, raceway method(s), wiring schematics and electrical load calculations. 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.

Y | N/A | RESPON. PARTY

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 location or the proposed location of the EV space at the time of original construction in accordance with the California Electrical Code.

4.106.4.2.4 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 California Electrical Code.

4.106.4.2.5 Electric Vehicle Ready Space Signage.
Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multifamily buildings.
When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE.

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.

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 4.303.4.4.

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 *California Code of Regulations*, 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 *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations),Section 1605.1 (h)(4) and Section 1605.3 (h)(4)(A).

TABLE H-2

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

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

Title 20 Section 1605.3 (h)(4)(A): Commercial prerinse spray values 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 *California Plumbing Code*.

4.303.3 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code*.

NOTE:
THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.

TABLE - MAXIMUM FIXTURE WATER USE

FIXTURE TYPE	FLOW RATE
SHOWER HEADS (RESIDENTIAL)	1.8 GMP @ 80 PSI
LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI
LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
METERING FAUCETS	0.2 GAL/CYCLE
WATER CLOSET	1.28 GAL/FLUSH
URINALS	0.125 GAL/FLUSH

Y | N/A | RESPON. PARTY

4.304 OUTDOOR WATER USE

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

NOTES:

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

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE

4.406.1 RODENT PROOFING. Annular 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 the Department of Forestry and Fire Protection on maintenance of defensible space around residential structures.
12. Information and/or drawings identifying the location of grab bar reinforcements.

4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) 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 note 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. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, 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.

A0.3

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

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

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

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O^3/g ROC).
Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.

MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).
Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).

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

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

4.503 FIREPLACES
4.503.1 GENERAL. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.

4.504 POLLUTANT CONTROL
4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT 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, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.

4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section.

4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2 below.
2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with section 94507.

4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.

4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of *California Code of Regulations*, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.

4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

1. Manufacturer's product specification.
2. Field verification of on-site product containers.

TABLE 4.504.1 - ADHESIVE VOC LIMIT[1,2]
(Less Water and Less Exempt Compounds in Grams per Liter)

ARCHITECTURAL APPLICATIONS	VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVE	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.

2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

TABLE 4.504.2 - SEALANT VOC LIMIT
(Less Water and Less Exempt Compounds in Grams per Liter)

SEALANTS	VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NON-POROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[2,3]
GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

COATING CATEGORY	VOC LIMIT
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS[1]	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS

2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.

3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

TABLE 4.504.5 - FORMALDEHYDE LIMITS[1]
MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD[2]	0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.

2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)
4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.

4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed , at least 80% of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

hhttps://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5

4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.
5. Other methods acceptable to the enforcing agency.

4.505 INTERIOR MOISTURE CONTROL
4.505.1 General. Buildings shall meet or exceed the provisions of the *California Building Standards Code*.

4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.

4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following:

1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.
2. Other equivalent methods approved by the enforcing agency.
3. A slab design specified by a licensed design professional.

4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:

1. Moisture content shall be determined with either a probe-type or contact-type moisture meter.Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.
2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified.
3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.

4.506 INDOOR AIR QUALITY AND EXHAUST
4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following:

1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
   a. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment.
   b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in)

Notes:

1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.
2. Lighting integral to bathroom exhaust fans shall comply with the *California Energy Code*.

4.507 ENVIRONMENTAL COMFORT
4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods:

1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.
2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods.

Exception: Use of alternate design temperatures necessary to ensure the system functions are acceptable.

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS
702 QUALIFICATIONS
702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

1. State certified apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.

702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

Notes:
1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS
703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

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

Map Legend:

Basis of Bearings: The bearing of N50° 19' 00"W as shown on 8 SURV 139 and as found monumented is taken as the basis of bearings for this survey.

Vertical Datum: Assumed.

Site Benchmark: As shown hereon.

Contour Interval: Contours as shown hereon are interpolated using computer digital terrain modeling software and spot elevations. Ground may be more irregular than contours indicate.

Note: The abbreviation and symbol lists below are comprehensive and not all abbreviations or symbols will appear on the map.

VOL 172-O.R.-PG.454

Surveyor's Notes:

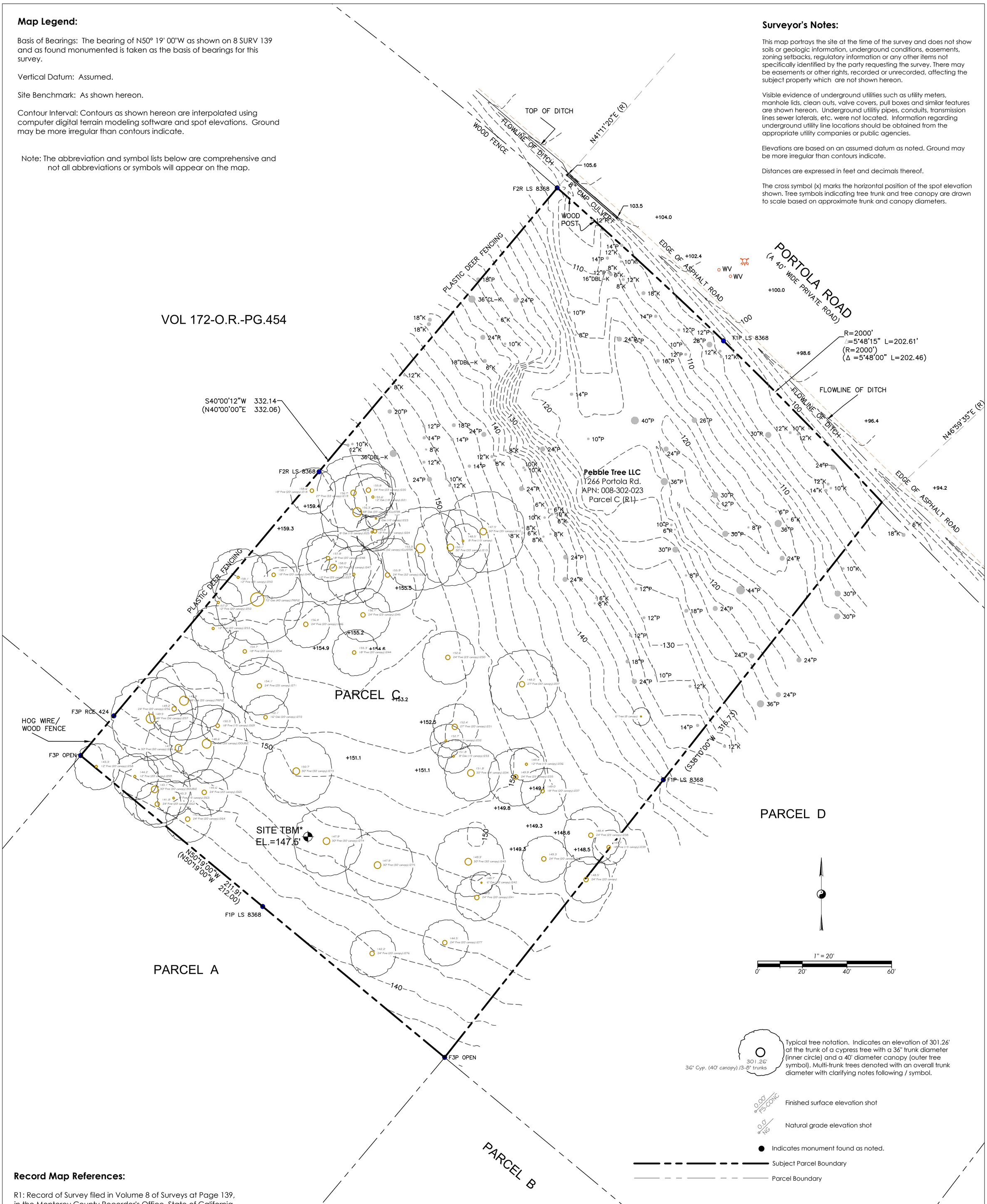
This map portrays the site at the time of the survey and does not show soils or geologic information, underground conditions, easements, zoning setbacks, regulatory information or any other items not specifically identified by the party requesting the survey. There may be easements or other rights, recorded or unrecorded, affecting the subject property which are not shown hereon.

Visible evidence of underground utilities such as utility meters, manhole lids, clean outs, valve covers, pull boxes and similar features are shown hereon. Underground utilitiy pipes, conduits, transmission lines sewer laterals, etc. were not located. Information regarding underground utility line locations should be obtained from the appropriate utility companies or public agencies.

Elevations are based on an assumed datum as noted. Ground may be more irregular than contours indicate.

Distances are expressed in feet and decimals thereof.

The cross symbol (x) marks the horizontal position of the spot elevation shown. Tree symbols indicating tree trunk and tree canopy are drawn to scale based on approximate trunk and canopy diameters.



Typical tree notation. Indicates an elevation of 301.26' at the trunk of a cypress tree with a 36" trunk diameter (inner circle) and a 40' diameter canopy (outer tree symbol). Multi-trunk trees denoted with an overall trunk diameter with clarifying notes following / symbol.

301.26'
36" Cyp. (40' canopy) /3-8" trunks

0.00' FS-CONC — Finished surface elevation shot

0.0' NG — Natural grade elevation shot

● Indicates monument found as noted.

Subject Parcel Boundary

Parcel Boundary

Record Map References:

R1: Record of Survey filed in Volume 8 of Surveys at Page 139, in the Monterey County Recorder's Office, State of California.

Boundary Legend
A.G.S.- above ground surface
A.S.O. - as shown on
AP - angle point
BC - brass cap or begin curve
BFP - backflow preventer
B.G.S. - below ground surface
BOC - back of curb
COR - corner
CP - control point
CTL - CONTROL
DOC. - document
ENG/ENGR - engineer
FD/FND - found
F.T.C. - from true corner
I.P. - iron pipe
L&T - lead & tag
LS - land surveyor
M-T - MAG NAIL & tag
MAG - MAG NAIL
MKD - marked
MON - monument
N-T - nail & tag
N.R.F. - no reference found
N.S.F. - not searched for
O.R. - Official Records, Monterey County
O.U. - origin unknown
POL - point on line
RCE - registered civil engineer
ROW - right of way
S.F.N.F. - searched for, not found
SPK - spike
STA - station(control point)
TBM - temporary benchmark

Topography Legend
AC - asphalt concrete
AD - area drain
AL - area light
BLD/BLDG - building
BLDR(S) - boulder(s)
BOC - back of curb
BRK - brick
BTM/BOT - bottom
BW - back of sidewalk
CF - curb face
CHIM - chimney
CL - centerline
CLM - column
CONC - concrete
D - dirt
DG - decomposed granite
DK - deck
DW - driveway
EA - exposed aggregate concrete
ENCL - enclosure
EP - edge of paving
FF - finished floor
FF-THRESH - finished floor threshold
FH - fire hydrant
FL - flow line
FL-NG - flow line natural grade
FNC - fence
FNC-BRD - board fence
FNC-BW - barbed wire fence
FNC-CL - chain-link fence
FNC-GS - grapestake fence
FNC-HW - hogwire fence
FNC-I - iron fence
FNC-LAT - lattice fence
FNC-PR - post & rail fence
FNC-WD - wood fence
FNC-WI - wrought iron fence
FNC-WR - wire fence
FOB - face of building
FOW - face of wall
FS - finished surface
FTG - footing
FW - front of sidewalk
GAR - garage
GB - grade break
GUT - edge of gutter
GUYA - guy anchor
GUYP - guy pole
GVL - gravel
HC - handicap
HDG - hedge
HRAIL - hand rail
INT - intersection
LNDG - landing
LIP - edge of conc gutter
MB - mailbox
MTL - metal
NG - natural grade
P- pool
PLTR - planter
PTO - patio
PVR - paver
RD - road
RDG - ridge
ROOF-P - roof peak
ROOF-R - roof ridge
STC - stucco
STN - stone
STP - step
STRP - stripe
SW - sidewalk
SWL - swale
TC - top of curb
TOP - top of slope
TOE - toe of slope
TW/TOW - top of wall
WALL-AB - Allen Block wall
WALL-CMU - concrete masonry unit wall
WALL-CRML - Carmel stone wall
WALL-DSTN - dry stack stone wall
WALL-RR - rrtie wall
WALL-STC - stucco wall
WLK - sidewalk

Utility Legend
CATV - cable tv
COMM - communications
CO or C/O - clean out
DDCV - double detector check valve
ELEC - electric
EM - electric meter
EO - electric outlet
GM - gas meter
GV - gas valve
HB - hose bib
ICV - irrigation control valve
IRR - irrigation
JP - joint utility pole
LT - light
LT-STD - light standard/pole
PB - utility pull box
PB-? - unmarked pull box
PF-PIN FLAG
PF-B - blue pin flag
PF-G - green pin flag
PF-O - orange pin flag
PF-P - pink pin flag
PF-PL - purple pin flag
PF-R - red pin flag
PF-W - white pin flag
PF-Y - yellow pin flag
PM - paint mark
PM-B - blue PM (water)
PM-G - green PM (sewer)
PM-O - orange PM (catv/comm)
PM-P - pink PM (unknown facilities)
PM-PL - purple PM (reclaimed water/irr)
PM-R - red PM (elec)
PM-W - white paint mark
PM-Y - yellow PM (gas)
PP - power pole
PVR - paver
SCO - sewer clean out
SDMH - storm drain manhole
SSMH - sanitary sewer manhole
ST LT - street light
STN - stone
TELCO - telephone
TG - top of drain grate
UP - utility pole
UTIL - utility
VLT - vault
VLT-GTE - GTE vault
VLT-PB - PacBell vault
VLT-PGE - PG&E vault
VLT-TELCOM - telecommunications vault
VLT-? - unmarked vault
VLT-VRZ - Verizon vault
WD-wood
WL - water line
WM - water meter
WV - water valve

DRAWING REVISIONS:
January 2016 - Original Survey
October 2022 - Tree data updated

Topogrpahic Survey

1266 Portola Rd., APN: 008-302-023
Located in Pebble Beach, Monterey County, State of California

Prepared For: Pebble Tree LLC
Requested By: Shirley Herbowo / John Michael Sutanto

Original Survey: January 2016
Updated: November 2022

Rasmussen Land Surveying, Inc.
2150 Garden Road, Suite A-3, Monterey, California 93942
P: 831.375.7240 F: 831.375.2545

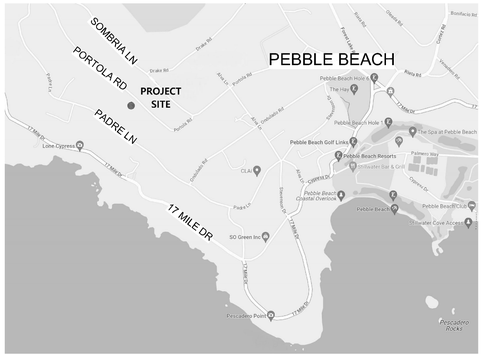
LICENSED LAND SURVEYOR
ROGER PETERSON
No. 5958
STATE OF CALIFORNIA

RLS W.O. # 2022-085

Sheet 1 of 1

Plotted On: 11/8/2022 10:08 AM File Name: G:\Shared drives\Civil 3D Projects 2020-2029\2022 Projects\2022-084 Pebble Tree LLC\DWG\Topographic Survey 1266 Portola Rd 2022-084 Pebble Tree.dwg

VICINITY MAP



PLANNING DATA

APN	008-302-023
ZONE	LDR/1.5D(CZ)
LAND USE/AREA	1A / Del Monte Forest LUP
COASTAL ZONE	Yes
LOT/BLOCK	14 / 144
LOT SIZE	1.548 AC / 67,431 SF
AVERAGE NATURAL GRADE	152.4
SETBACKS	Residence: Front 30' / Side 20' / Rear 20' ADU: Front 50' / Side 6' / Rear 6'
GRADING	Yes, refer to civil plans, estimated earthwork: Cut: 1440 CY / Fill: 320 CY / Export: 1120 CY
TREES TO BE REMOVED	Yes, refer to arborist report & landscape plan L1.6 (19 total)
LOT/SITE COVERAGE	Structure Max. Allowable: 15% Proposed Structures (*See proposed floor area table below): 7,077 SF / 10% Proposed Site Surfaces (driveway/walls<6'/open terraces<24" abv.gnd.,hardscapes): 8,948 SF / 13%
IMPERVIOUS COVERAGE	16,025 SF / 23%
PARKING	Proposed: 3 Covered / 3 Open Guest
WASTE WATER SYSTEM	Sewer
WATER SERVICE	MPWMD

BUILDING DATA

OCCUPANCY GROUP	R-3/U
TYPE OF CONSTRUCTION	VB
SPRINKLERS	Yes
STORIES	2
BUILDING HEIGHT	Max. Allowable (Above Avg. Natural Grade): 30' / Proposed: 21.5'
FLOOR AREA RATIO - FAR	Max. Allowable: 17.5% / Proposed: 10% (6,902 SF)
FLOOR AREAS - EXISTING	N/A
FLOOR AREAS - PROPOSED	**GROSS / NET**
MAIN LEVEL (Totals include 94 SF for stairs)	5031 SF / 4589 SF
LOWER LEVEL (Totals do not include SF for stairs)	117 SF / 103 SF
STAIRS	94 SF / --
MECHANICAL	54 SF / 36 SF
GARAGE	831 SF / 744 SF
TRASH	72 SF / 60 SF
COVERED TERRACE / PATIO	479 SF / --
OPEN TERRACE / PATIO (>24" ABOVE GRADE)	253 SF / --
OPEN TERRACE / PATIO (<24" ABOVE GRADE)	601 SF / --
ADU	869 SF / 770 SF
ADU COVERED TERRACE / PATIO	100 SF / --
DETACHED BIKE STORAGE	96 SF / --
RESIDENCE EXTERIOR STAIRS	177 SF / --

PROJECT DATA

PROJECT ADDRESS	1266 Portola Road Pebble Beach, CA 93953
OWNER	Shirley Herbowo / John Michael Sutanto
SCOPE OF WORK	On vacant land construction of new proposed two story residence with attached 3 car garage, and detached accessory dwelling unit.

NOTES

1. TOPOGRAPHY REPRESENTS EXISTING GRADE, REFER TO CIVIL & LANDSCAPE PLANS FOR PROPOSED GRADING & DRAINAGE.
2. REFER TO CIVIL & LANDSCAPE PLANS FOR LAYOUT OF DRIVEWAY, COURTYARD, TERRACES, PATHS, STEPS, SITE WALLS & LIGHTING.
3. REFER TO ARCHITECTURAL FLOOR PLANS FOR BUILDING FLOOR ELEVATIONS AND BUILDING ENVELOPE/FOOTPRINT DIMENSIONING.
4. PROVIDE MINIMUM OF 5% SLOPE FOR A MINIMUM OF 10' AWAY FROM STRUCTURES AS MEASURED PERPENDICULAR OR TO AN APPROVED DRAINAGE SYSTEM (2% IF SURFACE IS IMPERVIOUS). SWALES USED FOR THIS PURPOSE ARE TO HAVE A MINIMUM SLOPE OF 2%.
5. X INDICATES TREES TO BE REMOVED, REFER TO ARBORIST REPORT AND LANDSCAPE TREE PROTECTION, MITIGATION AND REMOVAL PLAN SHEET L1.6

ARCHITECTURAL SITE PLAN

SCALE 1"=20'

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REVISION SCHEDULE

NO.	DESCRIPTION	DATE

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

PORTOLA RESIDENCE & ADU
1266 PORTOLA ROAD
PEBBLE BEACH, CA 93953

SITE PLAN

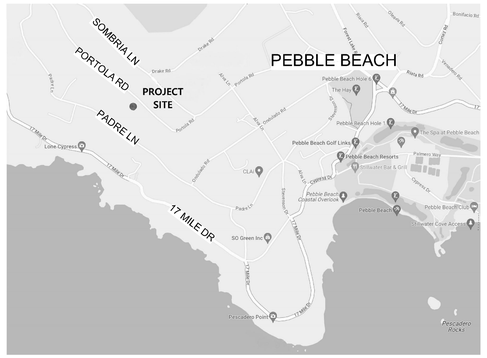
LICENSED ARCHITECT
THOMAS MEANEY
No. C14606
Renew 8/31/25
STATE OF CALIFORNIA

Date JUL 2025
Scale
Drawn JS
Sheet

A1.1

NOT FOR CONSTRUCTION

VICINITY MAP



CONSTRUCTION WASTE HAULING ROUTE

PROJECT DATA & NOTES

OWNER	Shirley Herbowo / John Michael Sutanto
PRIMARY CONTACT	Rocky Maguire, Inc. Lic.#854744 Rocky Maguire / 831-915-4517
SECONDARY CONTACT	Tom Meaney Architect Tom Meaney / tom@tommeaney.com / 805-895-2836

CONSTRUCTION NOTES

1. Contractor shall provide a construction coordinator that can be contacted during construction should questions arise during construction (in case of both regular inquiries and in emergencies). Their contact information (including their address and 24 hour phone number) shall be conspicuously posted at the job site in a manner that the contact information is readily visible from public viewing areas. The posting shall indicate that the construction coordinator should be contacted to answer any questions that arise during construction (in case of both regular inquiries and in emergencies). The construction coordinator shall record the name, phone number, and nature of all complaints and take remedial actions if necessary, within 24 hours of receipt of the complaint or inquiry.
2. Water all active construction areas at least twice per day, frequency should be based upon the type of operation, soil, and wind exposure.
3. All grading activities shall be halted during periods of high winds, 15 MPH or greater.
4. Haul trucks shall maintain 2 feet freeboard and be covered.
5. All inactive construction storage piles to be covered.
6. The signed permits and the approved construction plans shall be maintained in a conspicuous location at the construction job site at all times and with copies to be available for agency review upon request. All persons involved with the construction shall be briefed on the content & meaning of the permits, the approved construction plans, and the public review requirements applicable to them prior to commencement of construction.
7. Equipment washing, refueling and servicing shall take place only onsite. Appropriate best management practices shall be used to ensure that no spills of petroleum products or other chemicals take place during these activities. the construction site shall maintain good construction site housekeeping controls and procedures (e.g. cleanup all leaks, drips, and other spills immediately, keep materials covered and out of the wet weather, including covering exposed piles of soils and wastes, dispose of all wastes properly, place trash receptacles on site for that purpose, and cover open trash receptacles during wet weather.
8. Refer to civil plans for proposed construction entrance, materials staging & stockpiling areas, inlet protection, concrete washout, and erosion control plans & details for further specifications.
9. All erosion and sediment controls shall be in place prior to the commencement of construction as well as at the end of each workday.
10. All toxic materials are to be disposed or recycled per local ordinance.
11. All sub-contractors are held to the same standard and procedure.

CONSTRUCTION SUMMARY

All construction activities will be planned and executed in a professional and workmanlike manner complying with all local and state building codes and practices. The project will begin with demolition of the existing structure and the off-hauling of materials. The project will continue with the installation of foundation and framing and continue through the finish stages. The contractor will secure the proper encroachment permits for any staging of vehicles impeding the main throughway during demo, grading/hauling, and construction portions of the job. Construction and waste management will recycle and/or reuse a minimum of 65% of the non-hazardous construction & demolition waste in accordance with the California Green Building Standards, Chapter 4, Division 4.4. Care will be taken to maintain a schedule that avoids the hauling of material or substantial traffic impacts during peak commute hours or school transportation schedules. Precautions will be taken to deal with and treat any site water run-off and storm water management systems will be in place.

CONSTRUCTION PARKING & TRAFFIC CONTROL

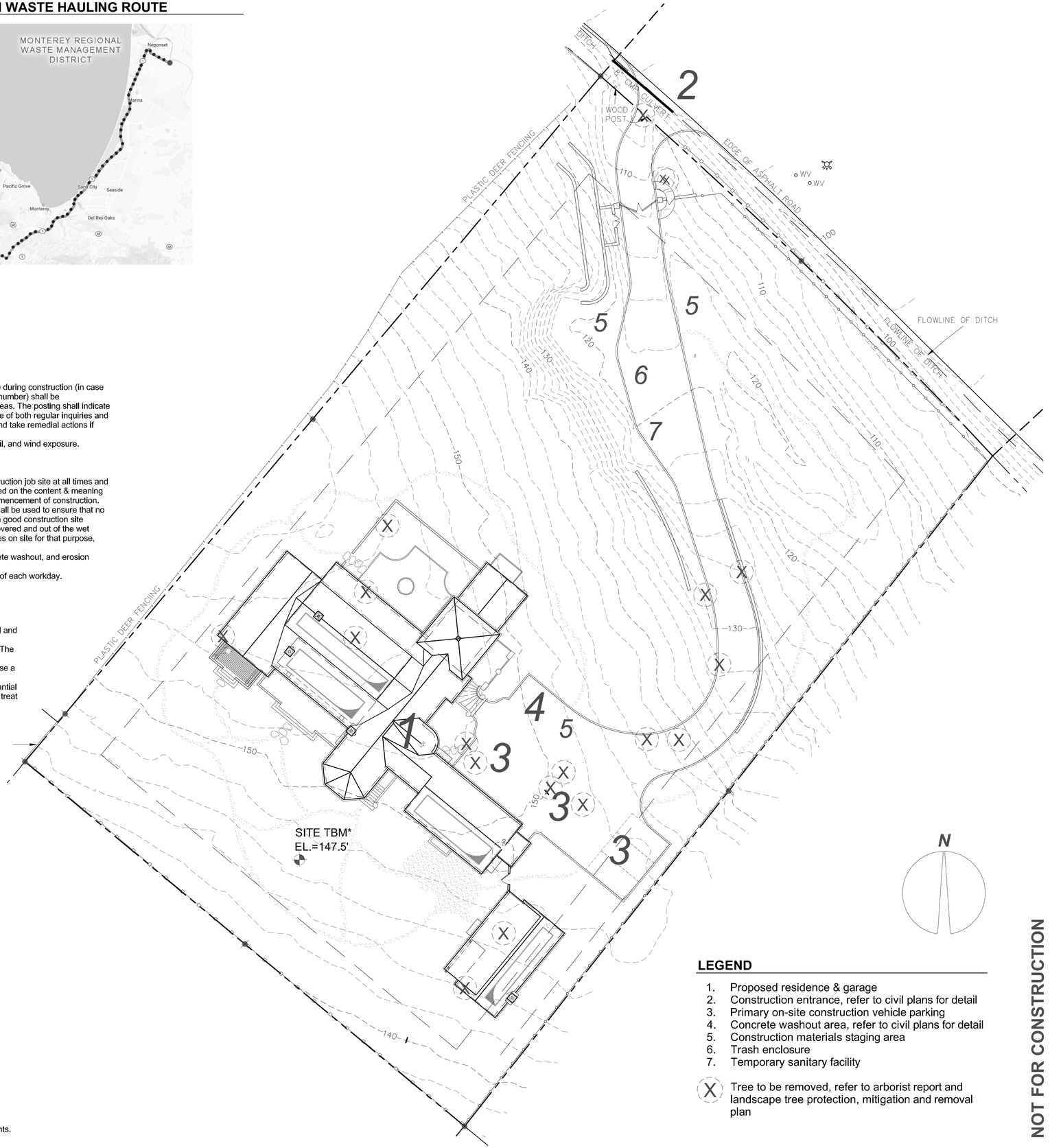
All construction related vehicles shall be parked on the property during construction. When no space is available on the construction site, the contractor shall be responsible for parking off-site and designate location of off-site construction parking. In the event of obstruction to the road right-of-way or the flow of traffic in any way, including the temporary parking of construction related vehicles, the contractor shall provide traffic control facilities and measures, including competent flag people at both ends of the obstruction, to assist in the safe flow of traffic. The use of pebble beach company ("PBC") property, including road right-of-way, is prohibited without written consent of PBC.

CONSTRUCTION ACTIVITY

CONSTRUCTION SCHEDULING / DURATION	18 Months, beginning upon permit issuance
CONSTRUCTION HOURS	Monday-Friday / 8 AM - 5 PM
CONSTRUCTION VEHICLES	5-10 regular pickup trucks per day
CONSTRUCTION WASTE MANAGEMENT	Trash and unrecycled debris are collected on site in a portable trailer and removed by towing behind a regular pickup truck once a month to approved waste collection landfill site.
CONSTRUCTION GRADING	250 cu yd max. per day, per Air Quality Management District Standards, Refer to civil grading plans for more information

TREE PROTECTION AND REPLACEMENT

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



LEGEND

1. Proposed residence & garage
2. Construction entrance, refer to civil plans for detail
3. Primary on-site construction vehicle parking
4. Concrete washout area, refer to civil plans for detail
5. Construction materials staging area
6. Trash enclosure
7. Temporary sanitary facility

X Tree to be removed, refer to arborist report and landscape tree protection, mitigation and removal plan

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PORTOLA RESIDENCE & ADU
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PEBBLE BEACH, CA 93953

CONSTRUCTION SITE MANAGEMENT PLAN

LICENSED ARCHITECT THOMAS MEANEY No. C14926 Renew 8/31/25 STATE OF CALIFORNIA

Date JUL 2025
Scale
Drawn JS

Sheet

A1.2

NOT FOR CONSTRUCTION

100

WALL LEGEND

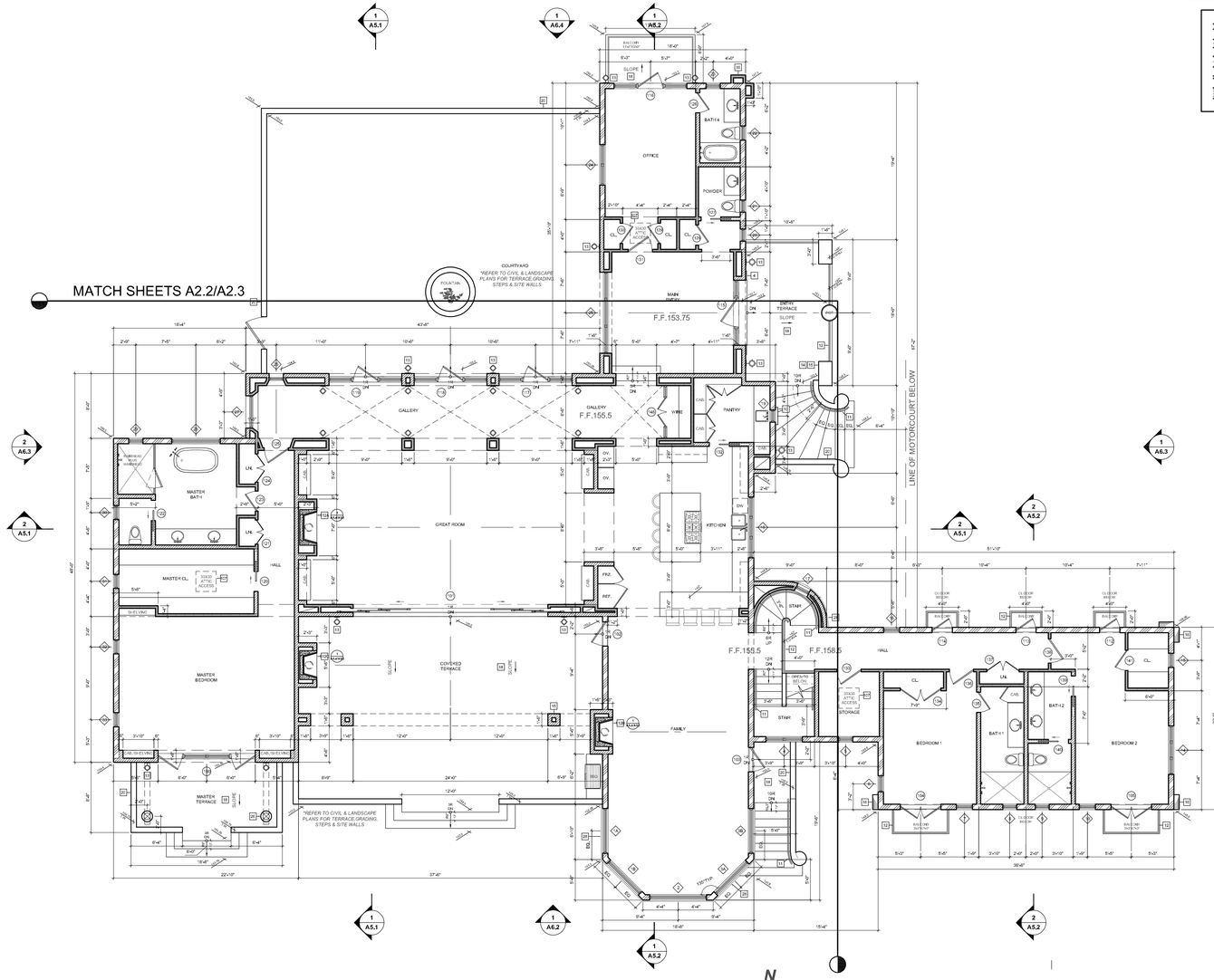
- (N) 2X4 STUD WALL
- (N) 2X6 STUD WALL
- (N) 2X8 STUD WALL
- STONE VENEER
- (N) MASONRY WALL

NOTES

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

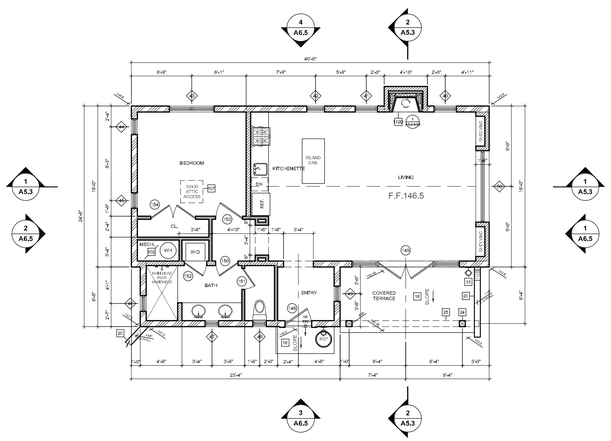
FLOOR AREAS

	GROSS / NET
MAIN LEVEL (INCLUDING STAIR)	5031 SF / 4589 SF
LOWER LEVEL (NOT INCLUDING STAIR)	117 SF / 103 SF
GARAGE	831 SF / 744 SF
MECHANICAL	54 SF / 36 SF
TRASH	72 SF / 60 SF
STAIRS	94 SF
COVERED TERRACE / PATIO	479 SF / -
OPEN TERRACE / PATIO	854 SF / -
ACCESSORY DWELLING UNIT	869 SF / 770 SF
ADU COVERED TERRACE / PATIO	100 SF / -



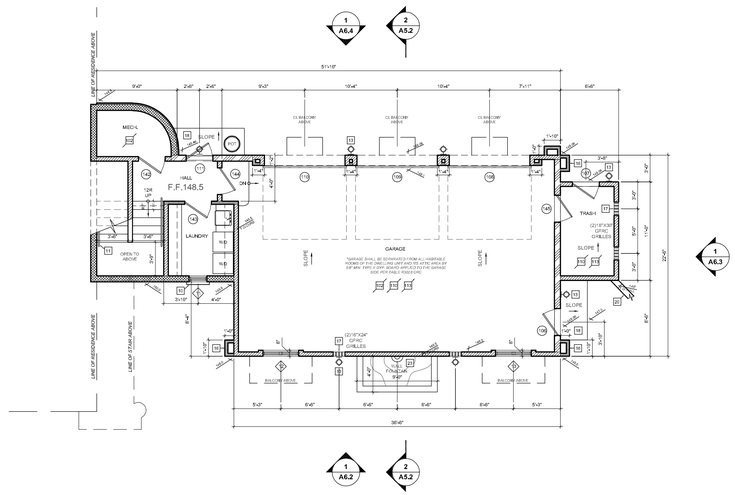
MAIN LEVEL FLOOR PLAN

SCALE 1/8"=1'-0"



ACCESSORY DWELLING UNIT

SCALE 1/8"=1'-0"



GARAGE & LOWER LEVEL FLOOR PLAN

SCALE 1/8"=1'-0"

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NO.	DESCRIPTION	DATE

PORTOLA RESIDENCE & ADU
1266 PORTOLA ROAD
PEBBLE BEACH, CA 93953

FLOOR PLANS

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

Date JUL 2025
Scale
Drawn JS

Sheet **A2.1**

NOT FOR CONSTRUCTION

101

WALL LEGEND

- (N) 2X4 STUD WALL
- (N) 2X6 STUD WALL
- (N) 2X8 STUD WALL
- STONE VENEER
- (N) MASONRY WALL

NOTES

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FLOOR PLANS

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

Date JUL 2025
Scale
Drawn JS

Sheet **A2.2**

NOT FOR CONSTRUCTION

WALL LEGEND

- (N) 2X4 STUD WALL
- (N) 2X6 STUD WALL
- (N) 2X8 STUD WALL
- STONE VENEER
- (N) MASONRY WALL

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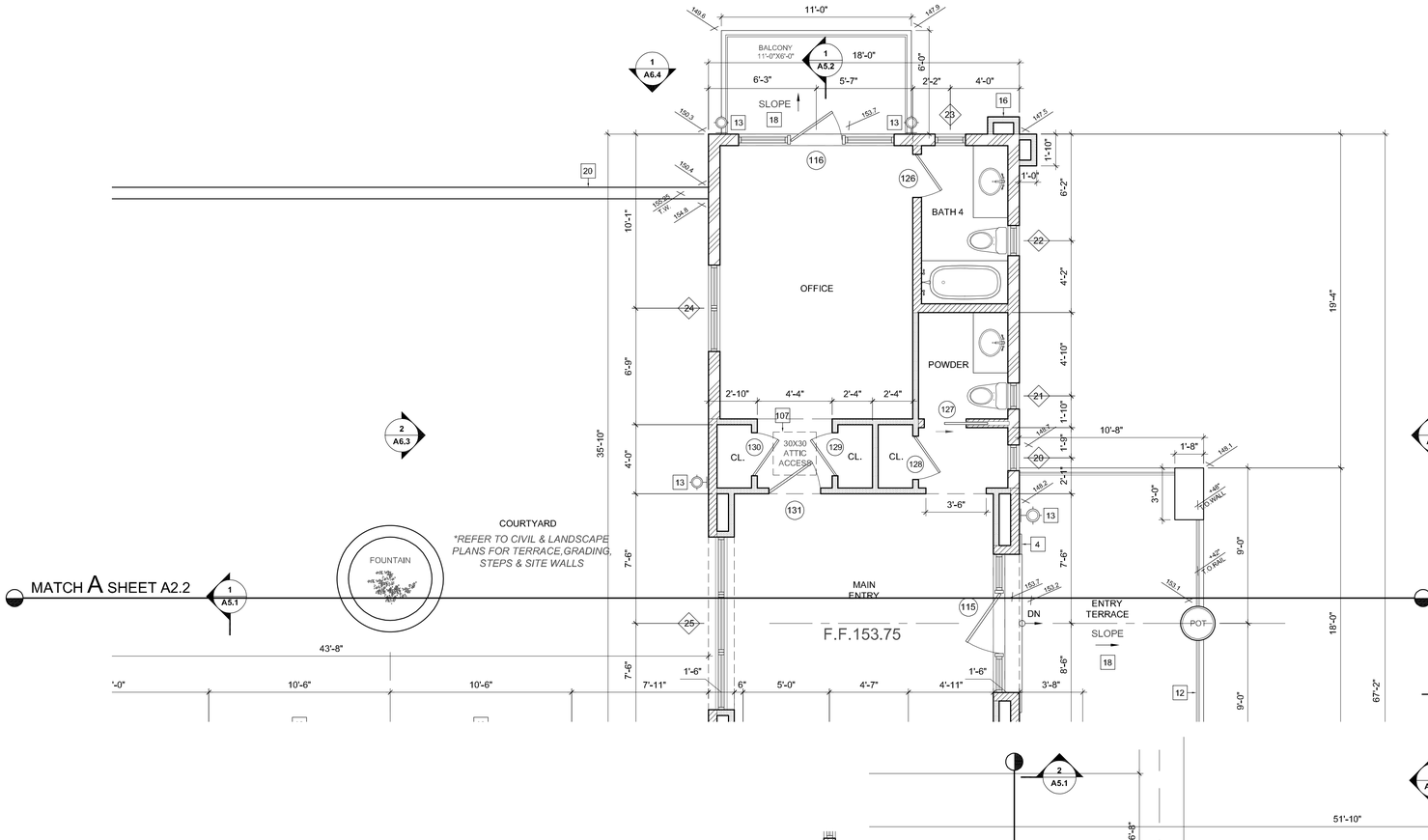
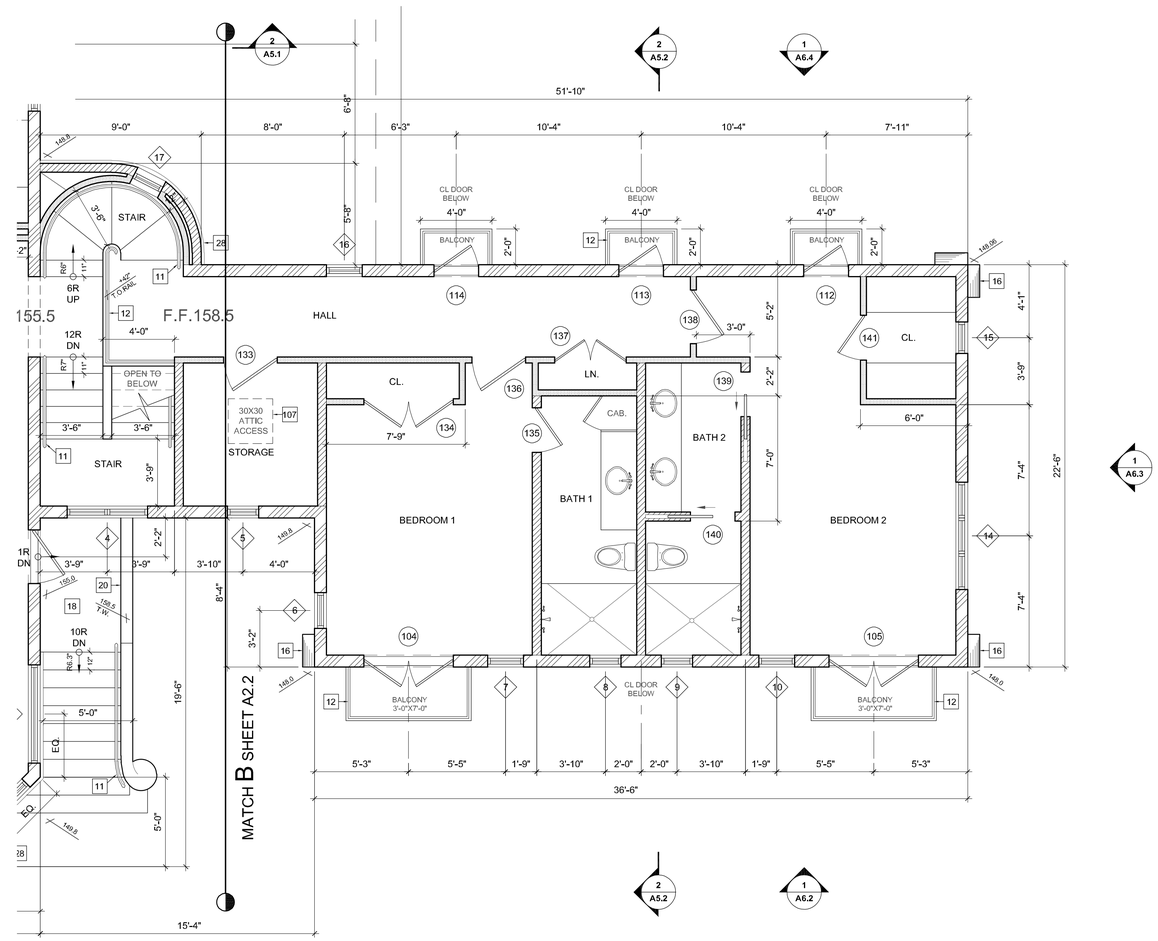


PARTIAL MAIN LEVEL FLOOR PLAN

SCALE 1/4"=1'-0"



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FLOOR PLANS

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

Date JUL 2025
Scale
Drawn JS
Sheet

NOT FOR CONSTRUCTION

A2.3

WALL LEGEND

- (N) 2X4 STUD WALL
- (N) 2X6 STUD WALL
- (N) 2X8 STUD WALL
- STONE VENEER
- (N) MASONRY WALL

NOTES

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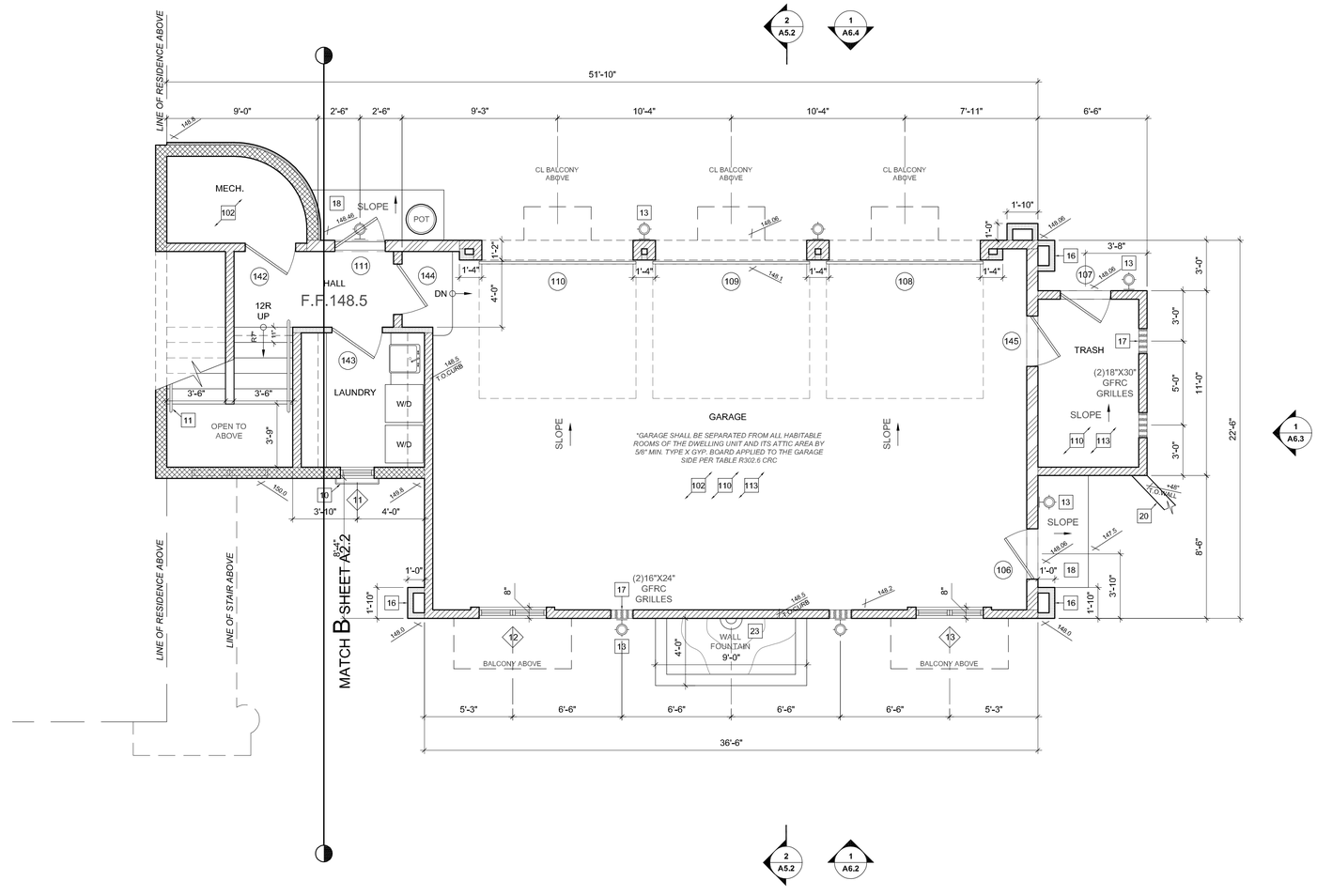

GARAGE & LOWER LEVEL FLOOR PLAN

SCALE 1/4"=1'-0"

N

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REVISION SCHEDULE

NO.	DESCRIPTION	DATE

TM TOM MEANEY | ARCHITECT
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805.895.2836 • TOM@TOMMEANEY.COM • WWW.TOMMEANEY.COM

PORTOLA RESIDENCE & ADU
1266 PORTOLA ROAD
PEBBLE BEACH, CA 93953

FLOOR PLANS

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

Date JUL 2025
Scale
Drawn JS
Sheet

A2.4

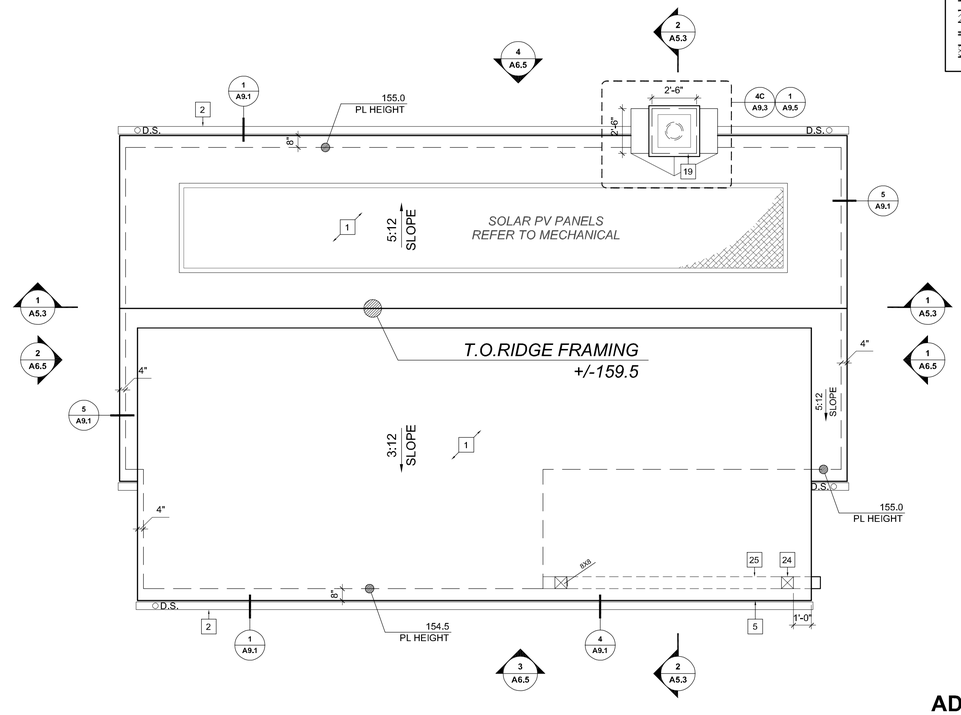
NOT FOR CONSTRUCTION

WALL LEGEND

- (N) 2X4 STUD WALL
- (N) 2X6 STUD WALL
- (N) 2X8 STUD WALL
- STONE VENEER
- (N) MASONRY WALL

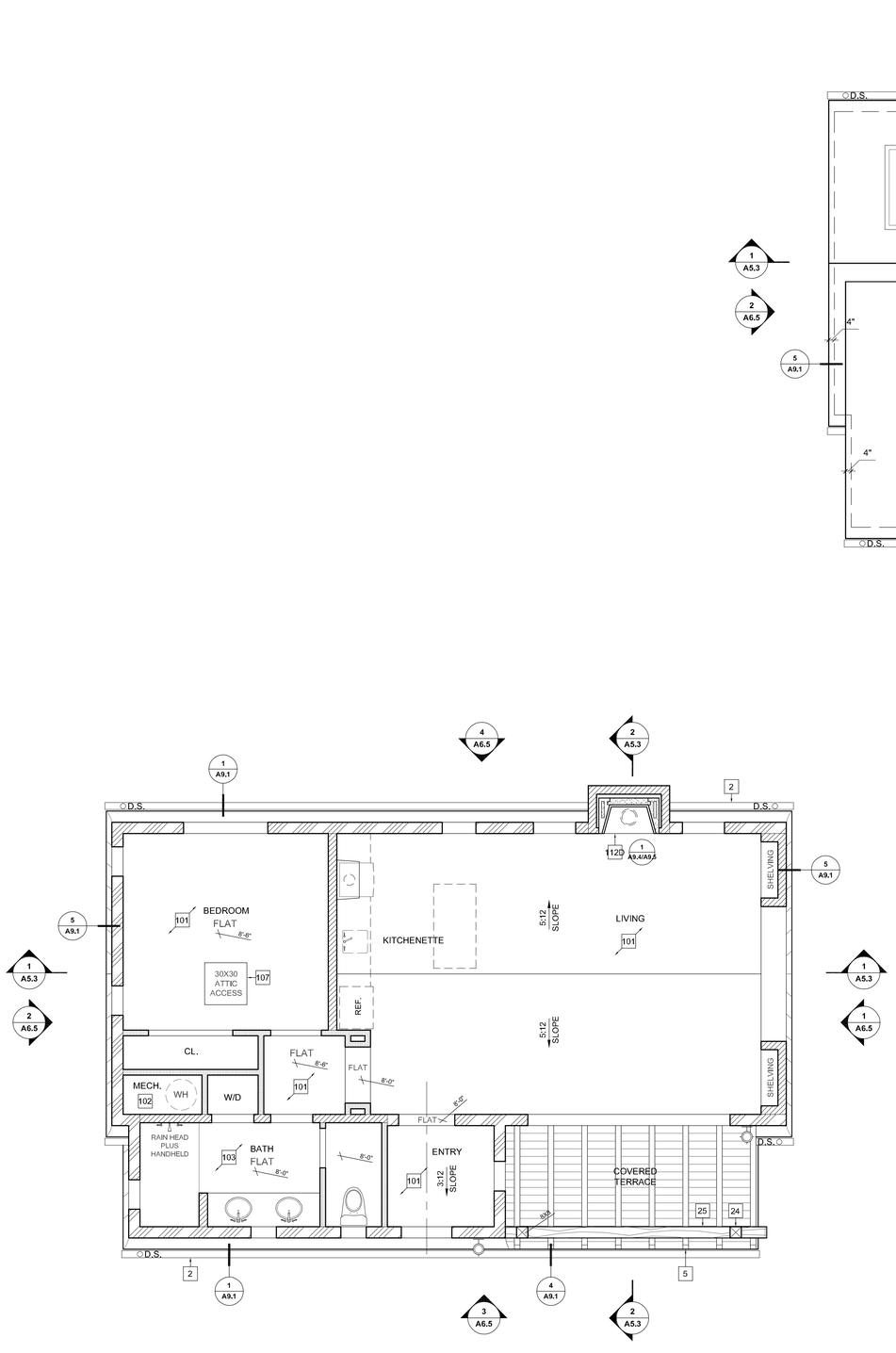
NOTES

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



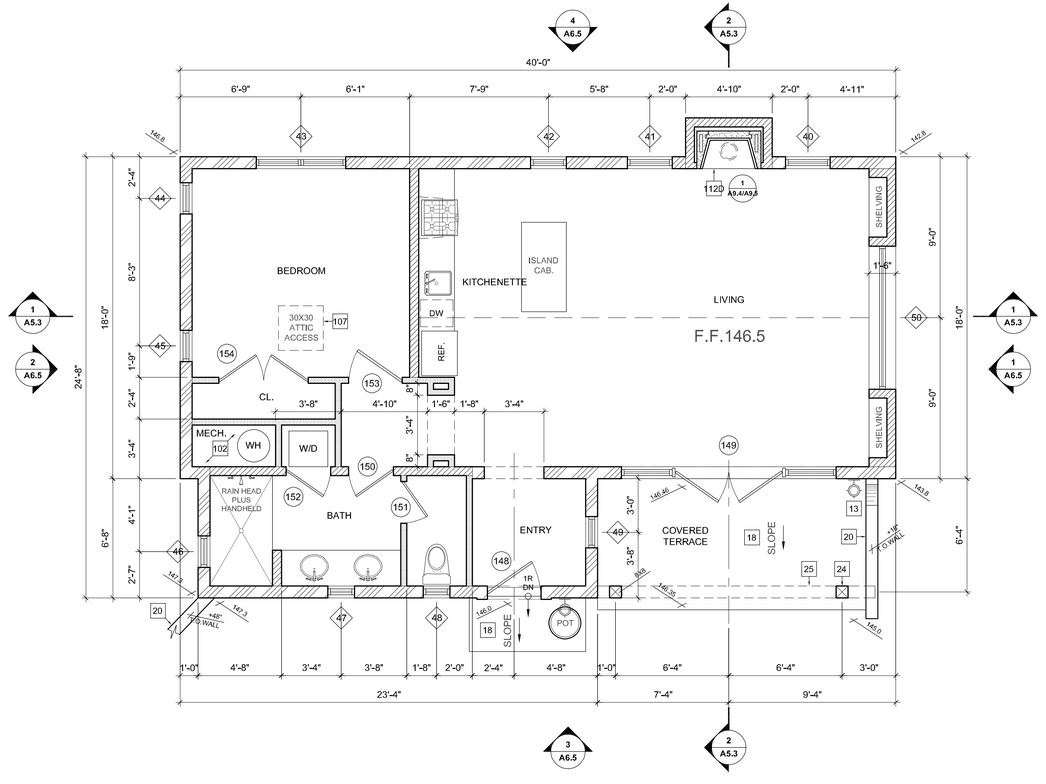
ADU ROOF PLAN

SCALE 1/4"=1'-0"



ADU REFLECTED CEILING PLAN

SCALE 1/4"=1'-0"



ADU FLOOR PLAN

SCALE 1/4"=1'-0"

N

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PORTOLA RESIDENCE & ADU
1266 PORTOLA ROAD
PEBBLE BEACH, CA 93953

ADU FLOOR / ROOF / REFLECTED CEILIGN PLANS

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

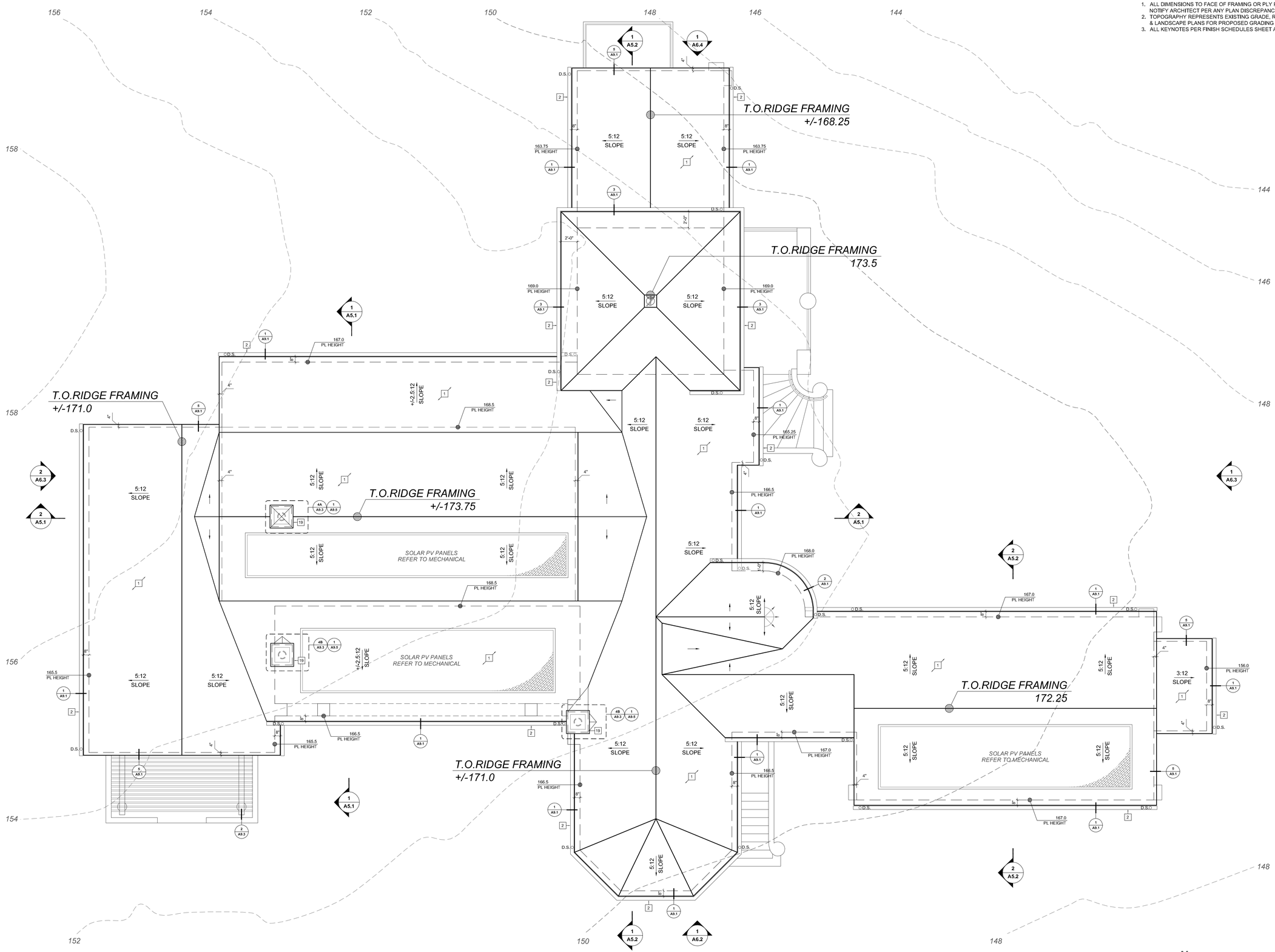
Date JUL 2025
Scale
Drawn JS
Sheet

NOT FOR CONSTRUCTION

A2.5

NOTES

1. ALL DIMENSIONS TO FACE OF FRAMING OR PLY PER PLAN, NOTIFY ARCHITECT PER ANY PLAN DISCREPANCIES.
2. TOPOGRAPHY REPRESENTS EXISTING GRADE, REFER TO CIVIL & LANDSCAPE PLANS FOR PROPOSED GRADING & DRAINAGE.
3. ALL KEYNOTES PER FINISH SCHEDULES SHEET A8.1



ROOF PLAN

SCALE 3/16"=1'-0"

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ROOF PLANS

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

Date JUL 2025
Scale
Drawn JS
Sheet

NOT FOR CONSTRUCTION

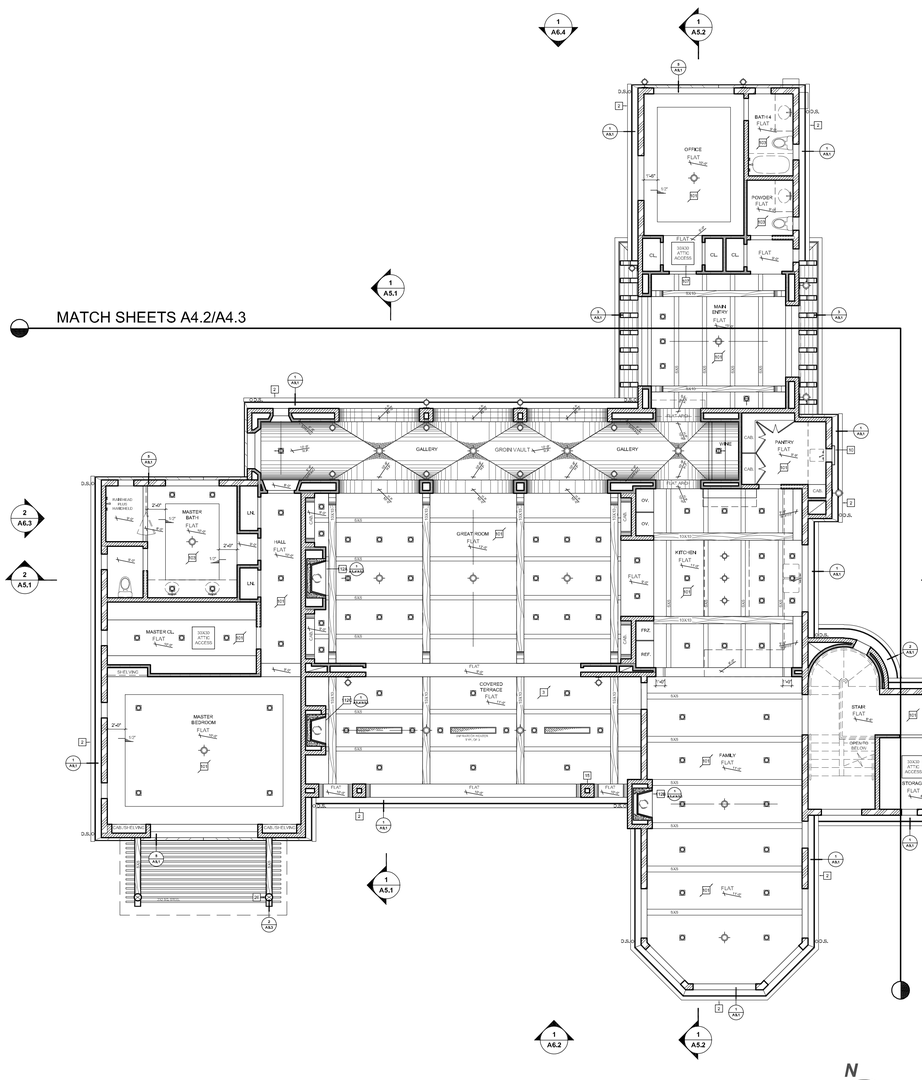
A3.1

WALL LEGEND

- (N) 2X4 STUD WALL
- (N) 2X6 STUD WALL
- (N) 2X8 STUD WALL
- STONE CLADDING
- (N) MASONRY WALL

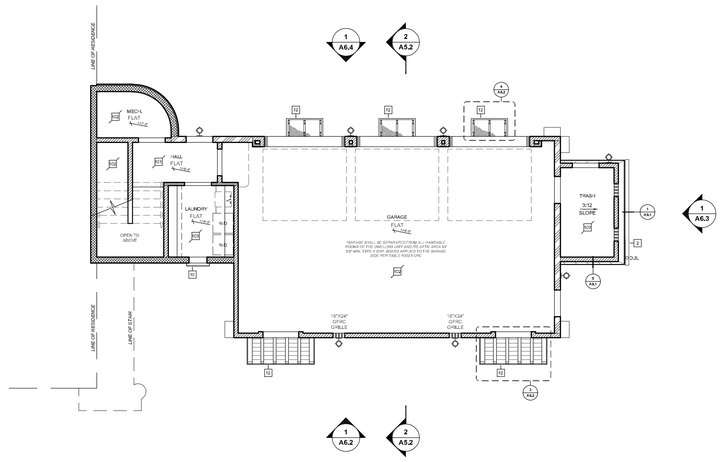
NOTES

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



MAIN LEVEL REFLECETED CEILING PLAN

SCALE 1/8"=1'-0"



GARAGE & LOWER LEVEL REFLECETED CEILING PLAN

SCALE 1/8"=1'-0"

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REFLECTED CEILING PLANS

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

Date JUL 2025
Scale
Drawn JS

Sheet **A4.1**

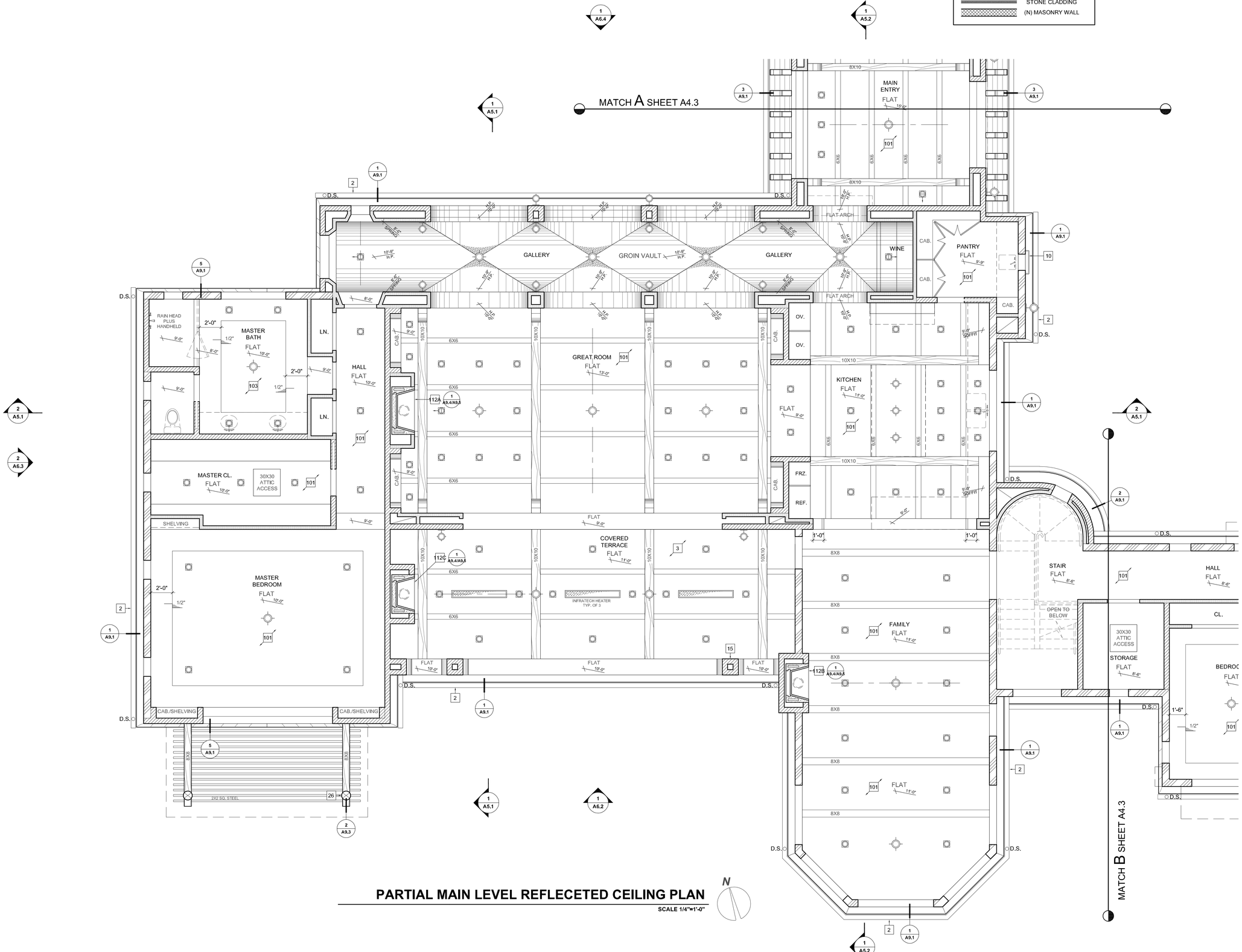
NOT FOR CONSTRUCTION

WALL LEGEND

- (N) 2X4 STUD WALL
- (N) 2X6 STUD WALL
- (N) 2X8 STUD WALL
- STONE CLADDING
- (N) MASONRY WALL

NOTES

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



PARTIAL MAIN LEVEL REFLECETED CEILING PLAN

SCALE 1/4"=1'-0"

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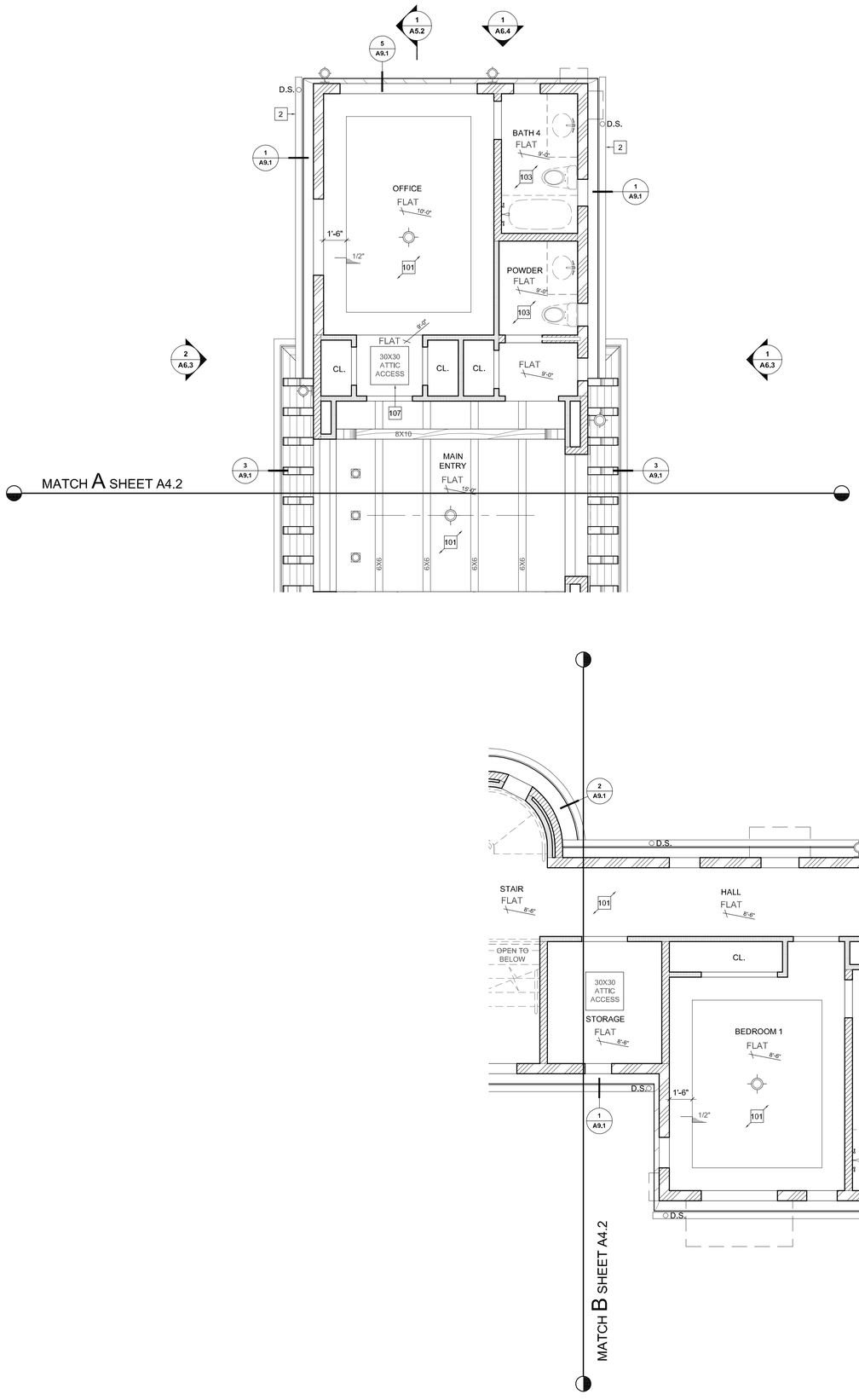
REFLECTED CEILING PLANS

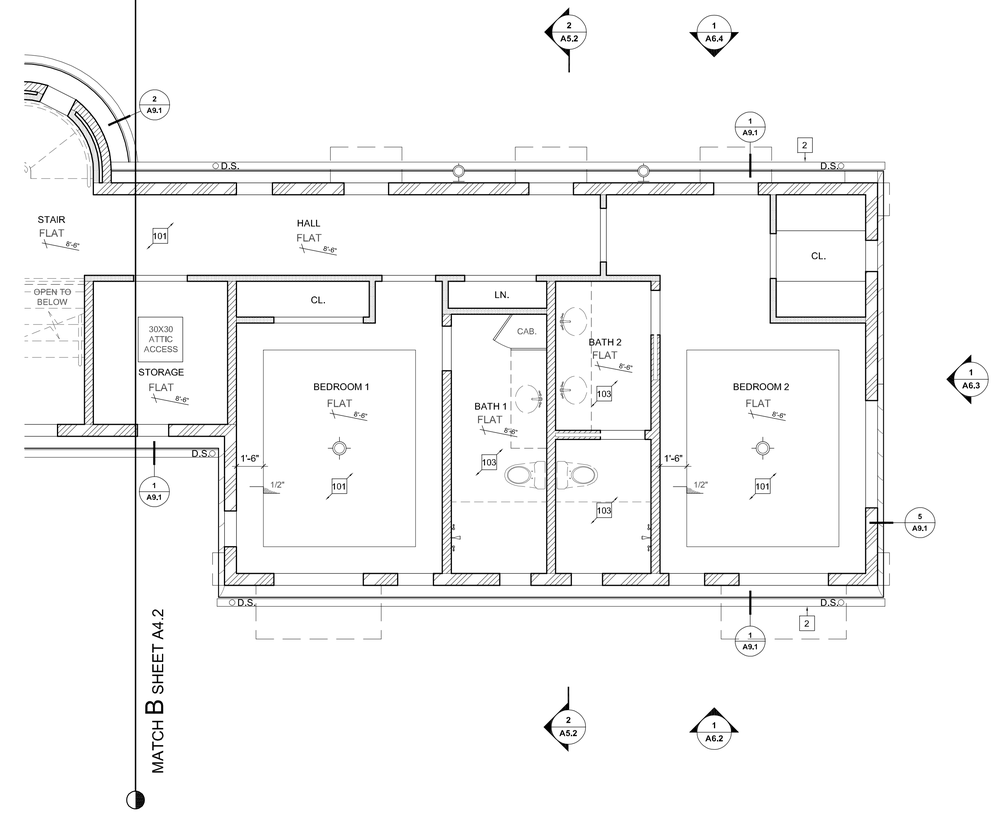
LICENSED ARCHITECT THOMAS MEANEY No. C14606 Renew 8/31/25 STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

Date: JUL 2025
Scale:
Drawn: JS

Sheet: **A4.2**





WALL LEGEND

- (N) 2X4 STUD WALL
- (N) 2X6 STUD WALL
- (N) 2X8 STUD WALL
- STONE CLADDING
- (N) MASONRY WALL

NOTES

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

PARTIAL MAIN LEVEL REFLECTED CEILING PLAN

SCALE 1/4"=1'-0"

N

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REFLECTED CEILING PLANS

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

Date JUL 2025
Scale
Drawn JS
Sheet

NOT FOR CONSTRUCTION

A4.3

WALL LEGEND

- (N) 2X4 STUD WALL
- (N) 2X6 STUD WALL
- (N) 2X8 STUD WALL
- STONE CLADDING
- (N) MASONRY WALL

NOTES

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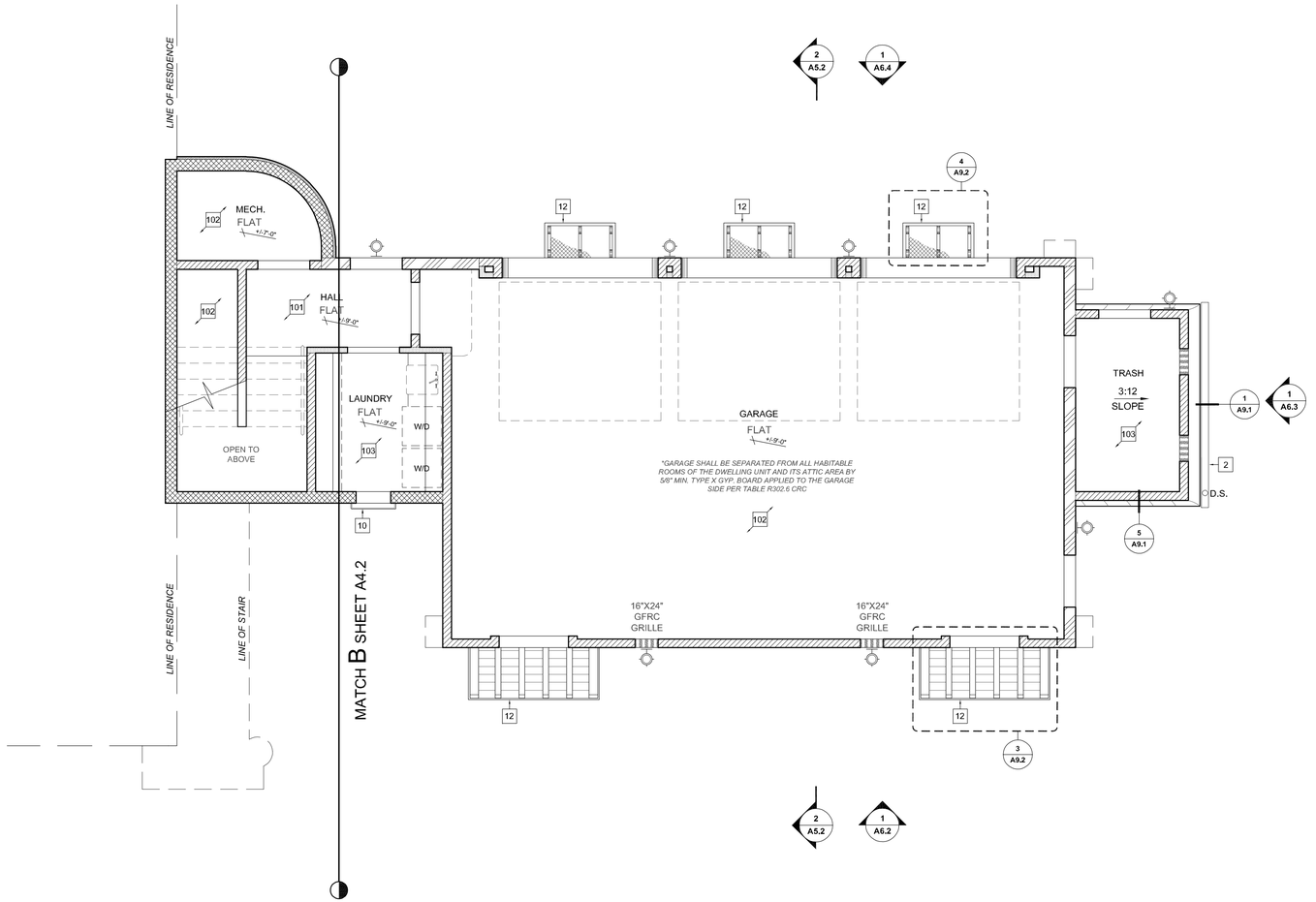

GARAGE & LOWER LEVEL REFLECETED CEILING PLAN

SCALE 1/4"=1'-0"

N

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PEBBLE BEACH, CA 93953

REFLECTED CEILING PLANS

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

Date JUL 2025
Scale
Drawn JS

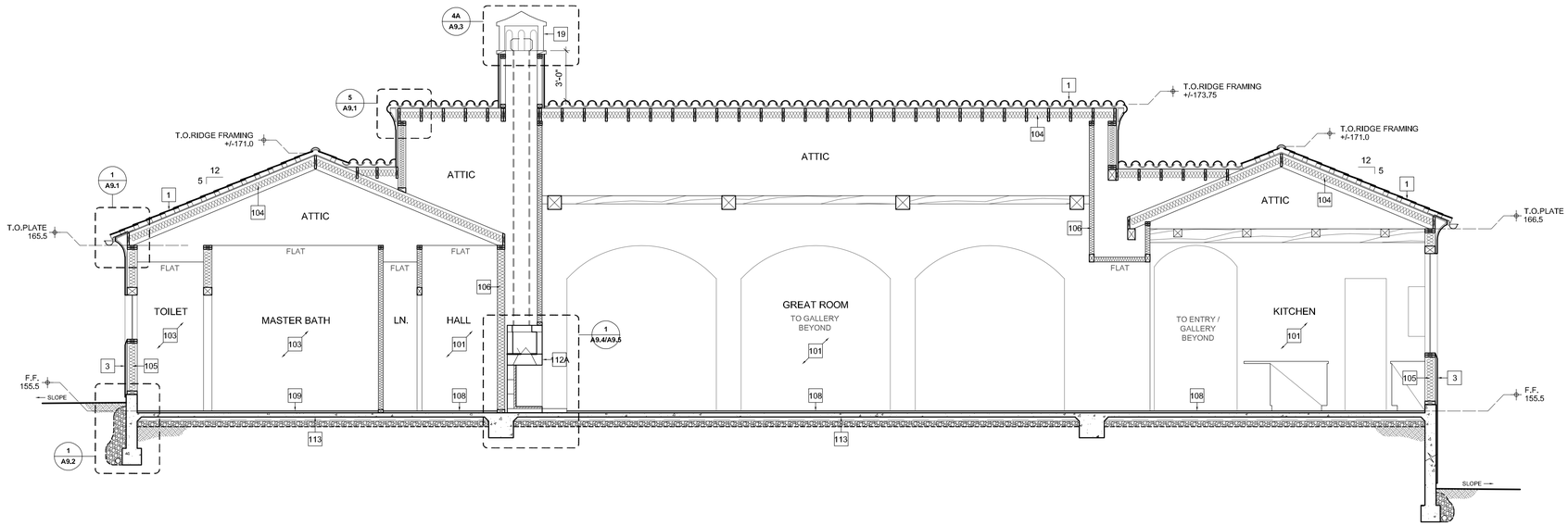
Sheet

A4.4

NOT FOR CONSTRUCTION

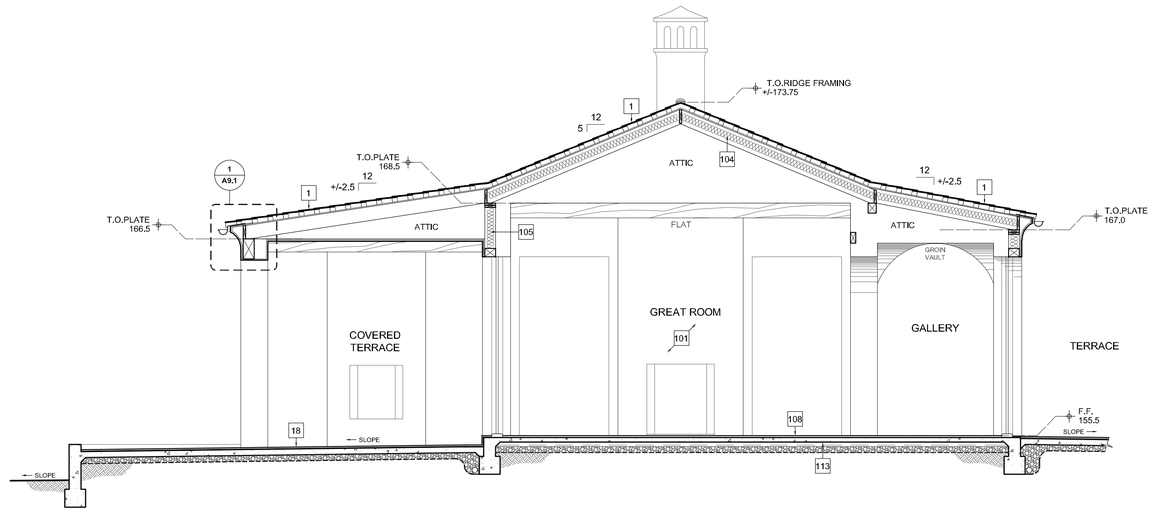
NOTES

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



RESIDENCE SECTION 02

SCALE 1/4"=1'-0"



RESIDENCE SECTION 01

SCALE 1/4"=1'-0"

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PORTOLA RESIDENCE & ADU
1266 PORTOLA ROAD
PEBBLE BEACH, CA 93953

BUILDING SECTIONS

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

Date JUL 2025
Scale
Drawn JS

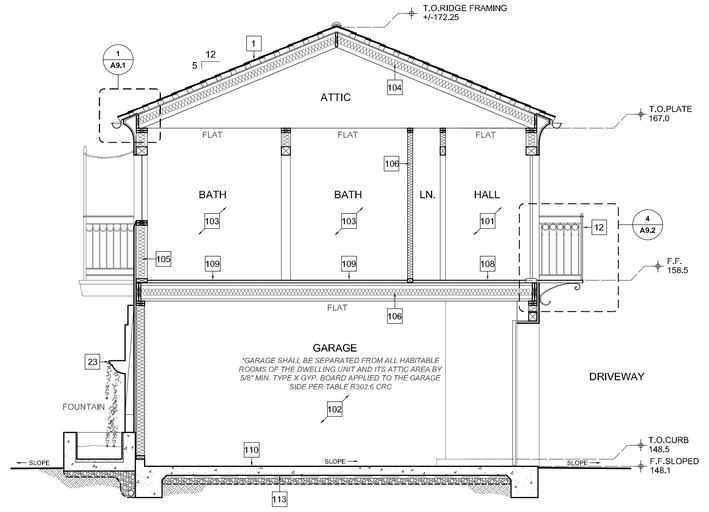
Sheet

A5.1

NOT FOR CONSTRUCTION

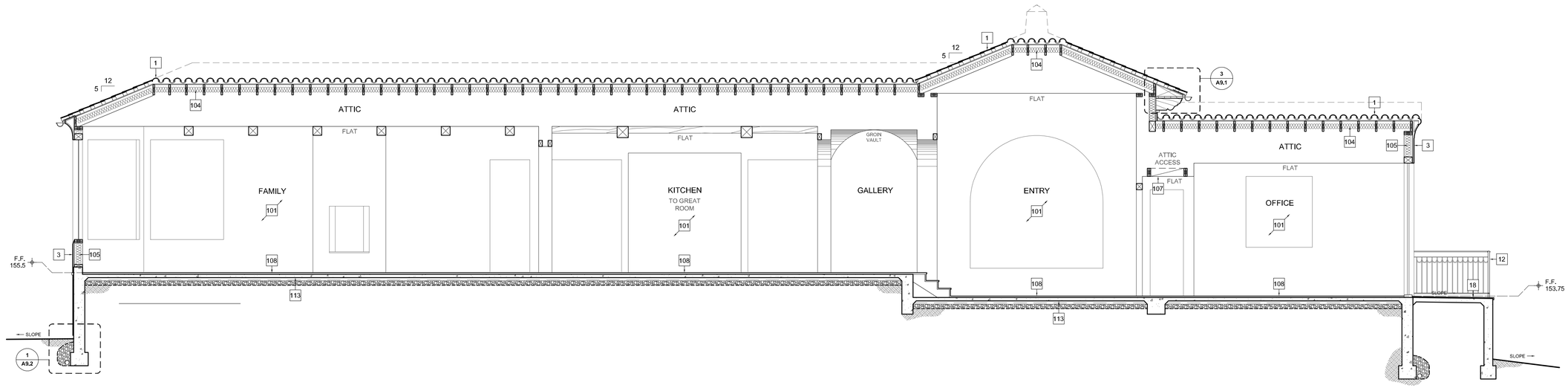
NOTES

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



RESIDENCE SECTION 02

SCALE 1/4"=1'-0"



RESIDENCE SECTION 01

SCALE 1/4"=1'-0"

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PORTOLA RESIDENCE & ADU
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PEBBLE BEACH, CA 93953

BUILDING SECTIONS

LICENSED ARCHITECT THOMAS MEANEY No. C14806 Renew 8/31/26 STATE OF CALIFORNIA

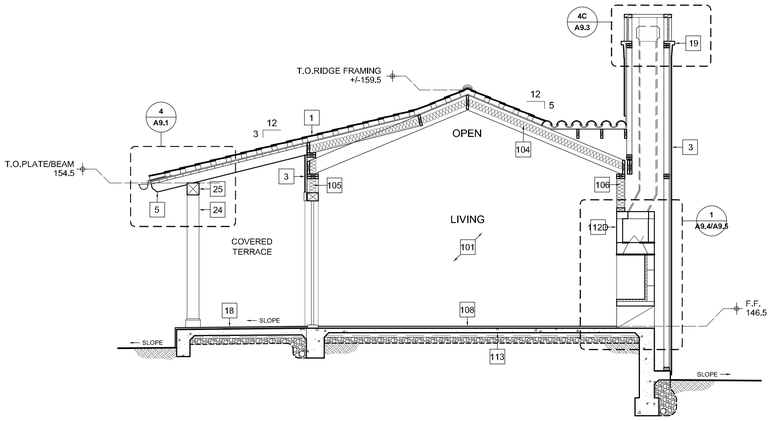
NOT FOR CONSTRUCTION

Date JUL 2025
Scale
Drawn JS
Sheet

A5.2

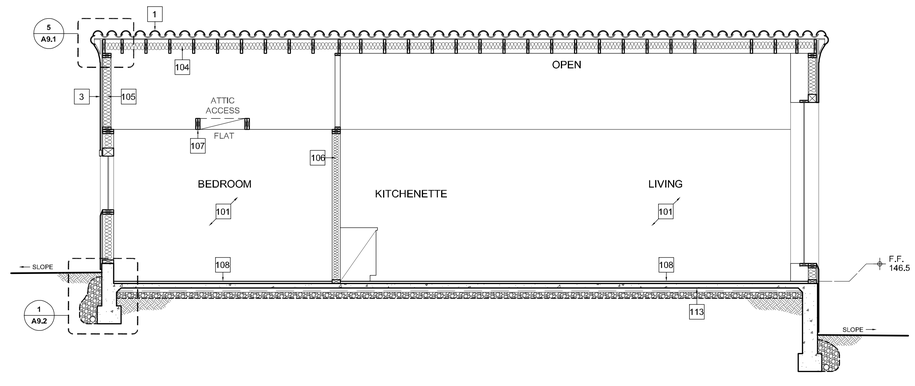
NOTES

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



ADU SECTION 02

SCALE 1/4"=1'-0"



ADU SECTION 01

SCALE 1/4"=1'-0"

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PORTOLA RESIDENCE & ADU
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PEBBLE BEACH, CA 93953

BUILDING SECTIONS

LICENSED ARCHITECT
THOMAS MEANEY
No. C14806
Renew 8/31/26
STATE OF CALIFORNIA

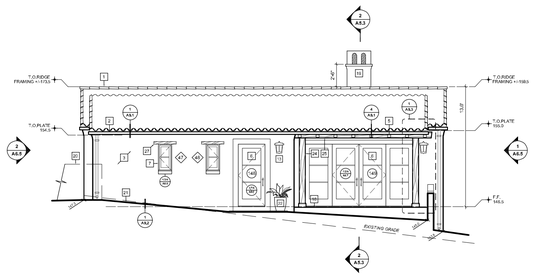
Date JUL 2025
Scale
Drawn JS
Sheet

NOT FOR CONSTRUCTION

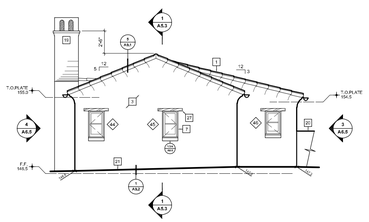
A5.3

NOTES

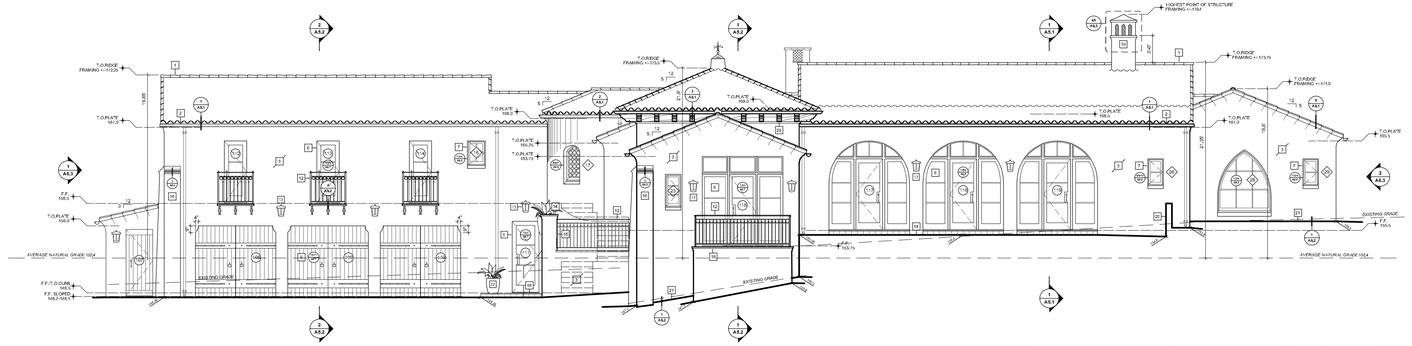
1. ALL DIMENSIONS TO FACE OF FRAMING OR PLY PER PLAN, NOTIFY ARCHITECT PER ANY PLAN DISCREPANCIES.
2. ALL KEYNOTES REFER TO FINISH SCHEDULE SHEET A8.1



ADU - WEST 06
SCALE 1/8"=1'-0"

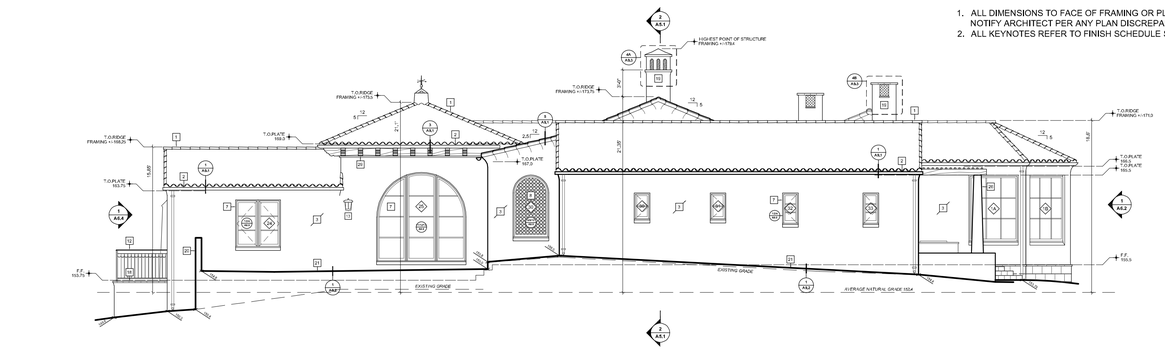


ADU - NORTH 07
SCALE 1/8"=1'-0"

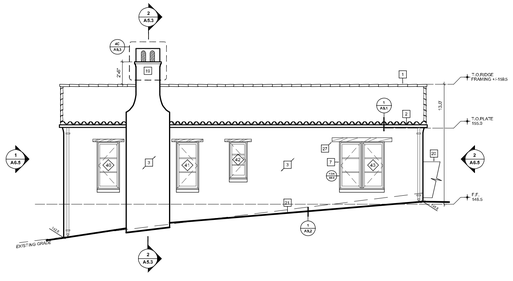


*PORTOLA ROAD FRONTAGE ELEVATION 100.0-105.0

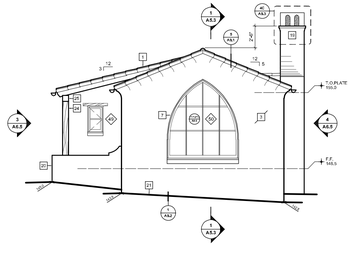
EXTERIOR ELEVATION - NORTH 03
SCALE 1/8"=1'-0"



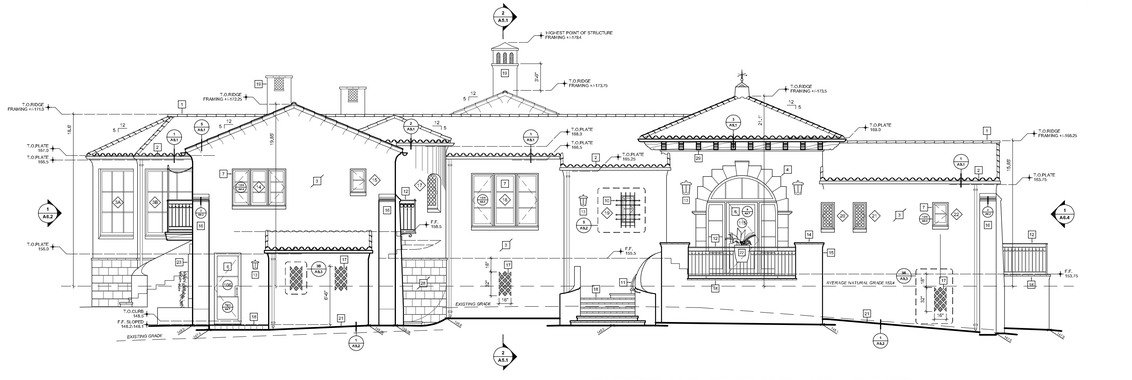
EXTERIOR ELEVATION - WEST 04
SCALE 1/8"=1'-0"



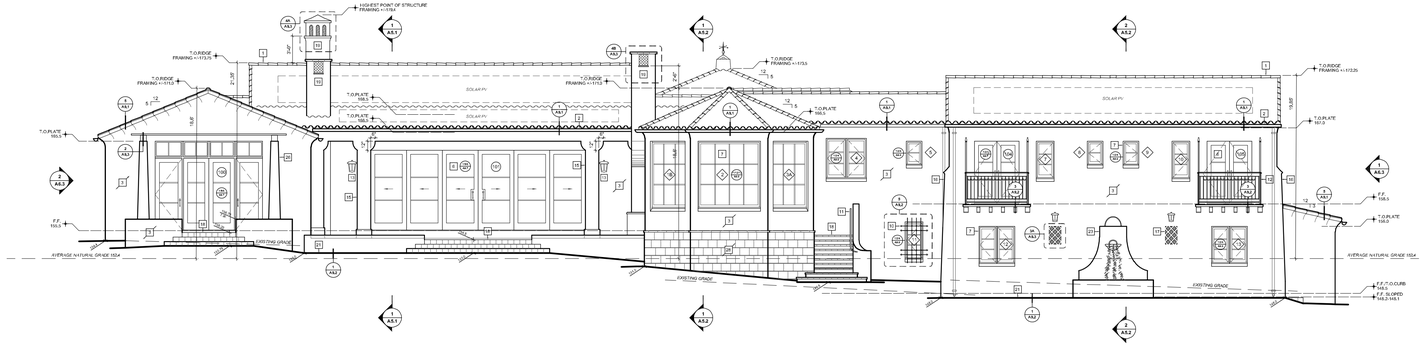
ADU - EAST 06
SCALE 1/8"=1'-0"



ADU - SOUTH 05
SCALE 1/8"=1'-0"



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



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

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PEBBLE BEACH, CA 93953

EXTERIOR ELEVATIONS

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

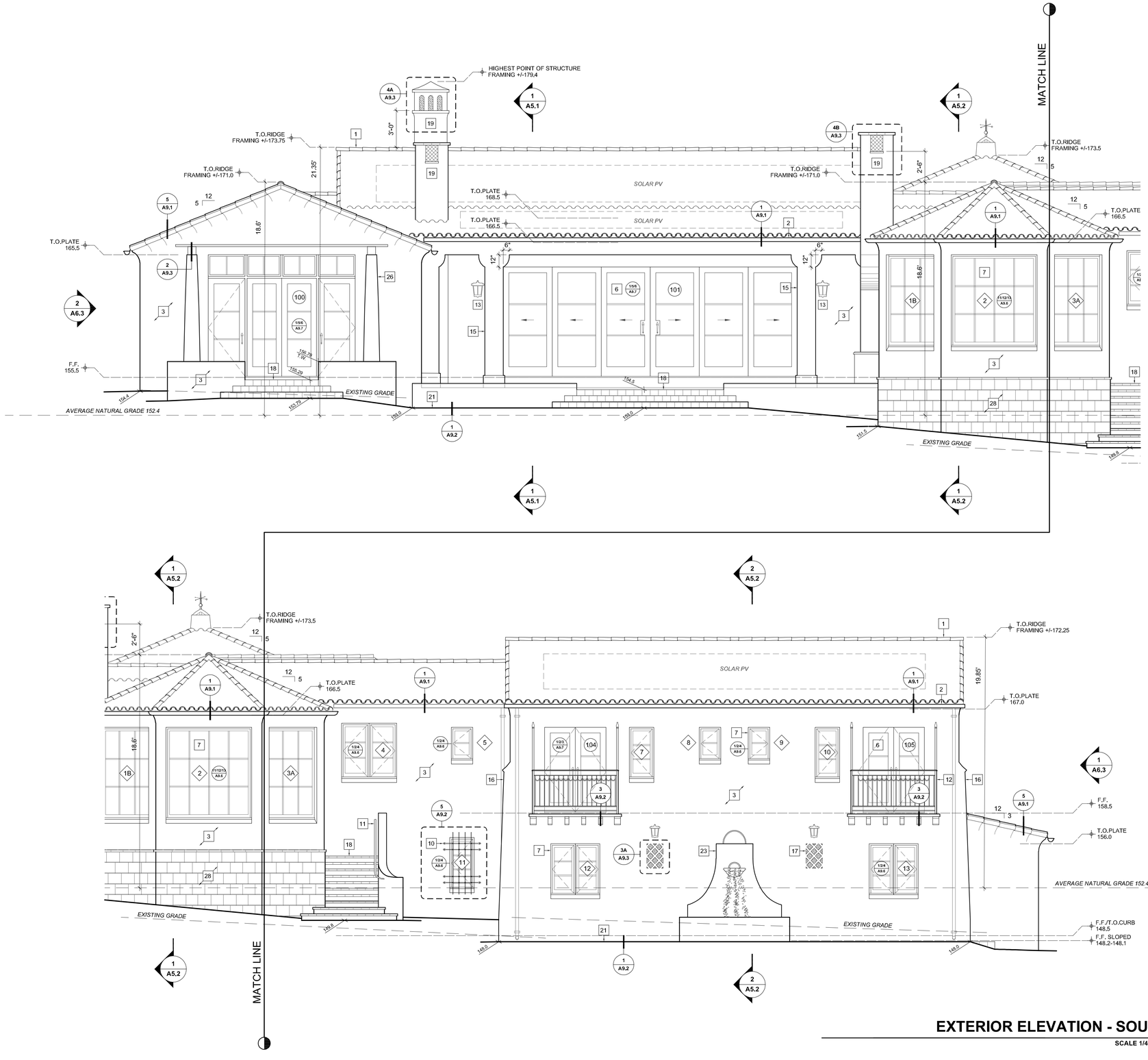
NOT FOR CONSTRUCTION

Date JUL 2025
Scale
Drawn JS

Sheet
A6.1

NOTES

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



EXTERIOR ELEVATION - SOUTH 01

SCALE 1/4"=1'-0"

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EXTERIOR ELEVATIONS

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A6.2

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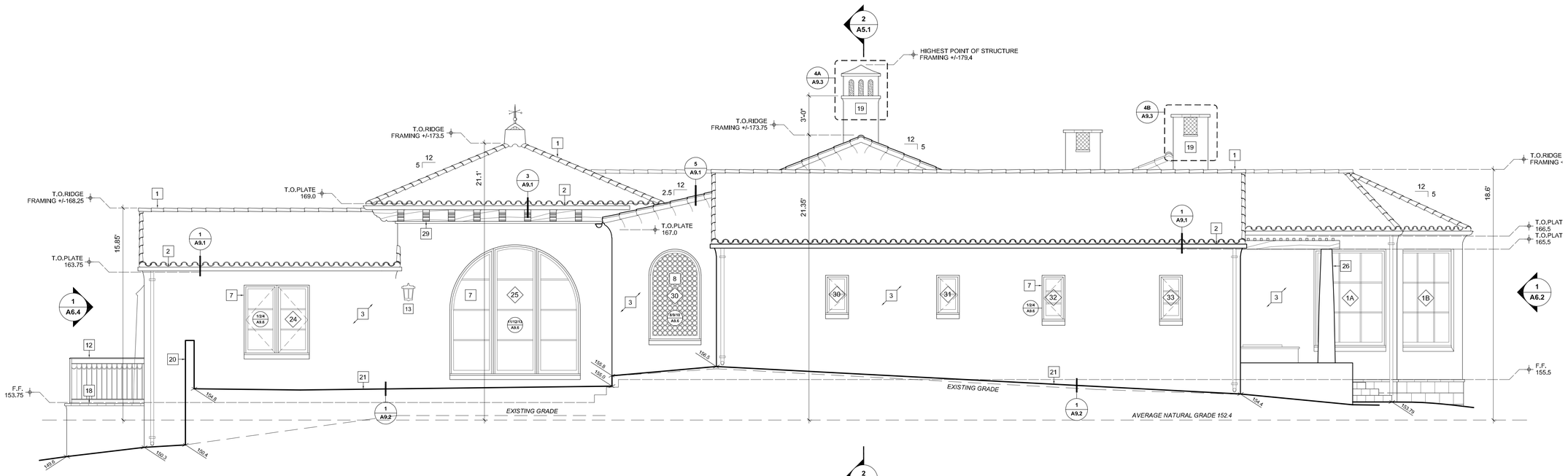
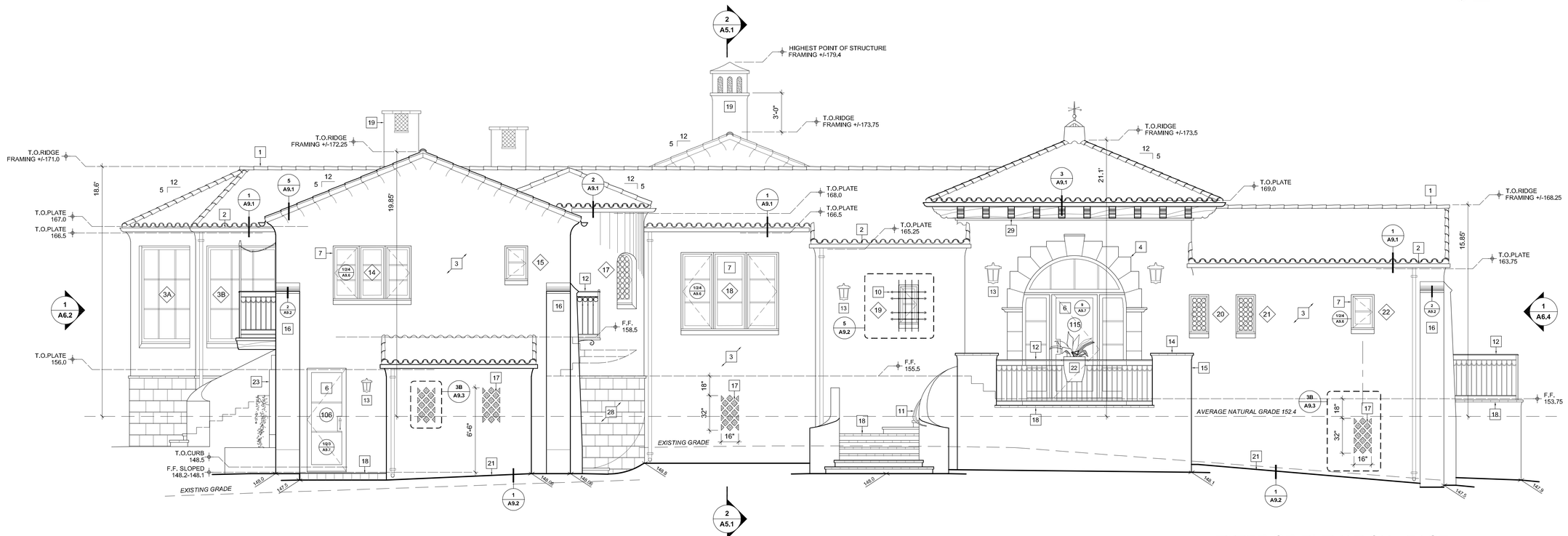


EXTERIOR ELEVATION - WEST

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



EXTERIOR ELEVATION - EAST

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

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EXTERIOR ELEVATIONS

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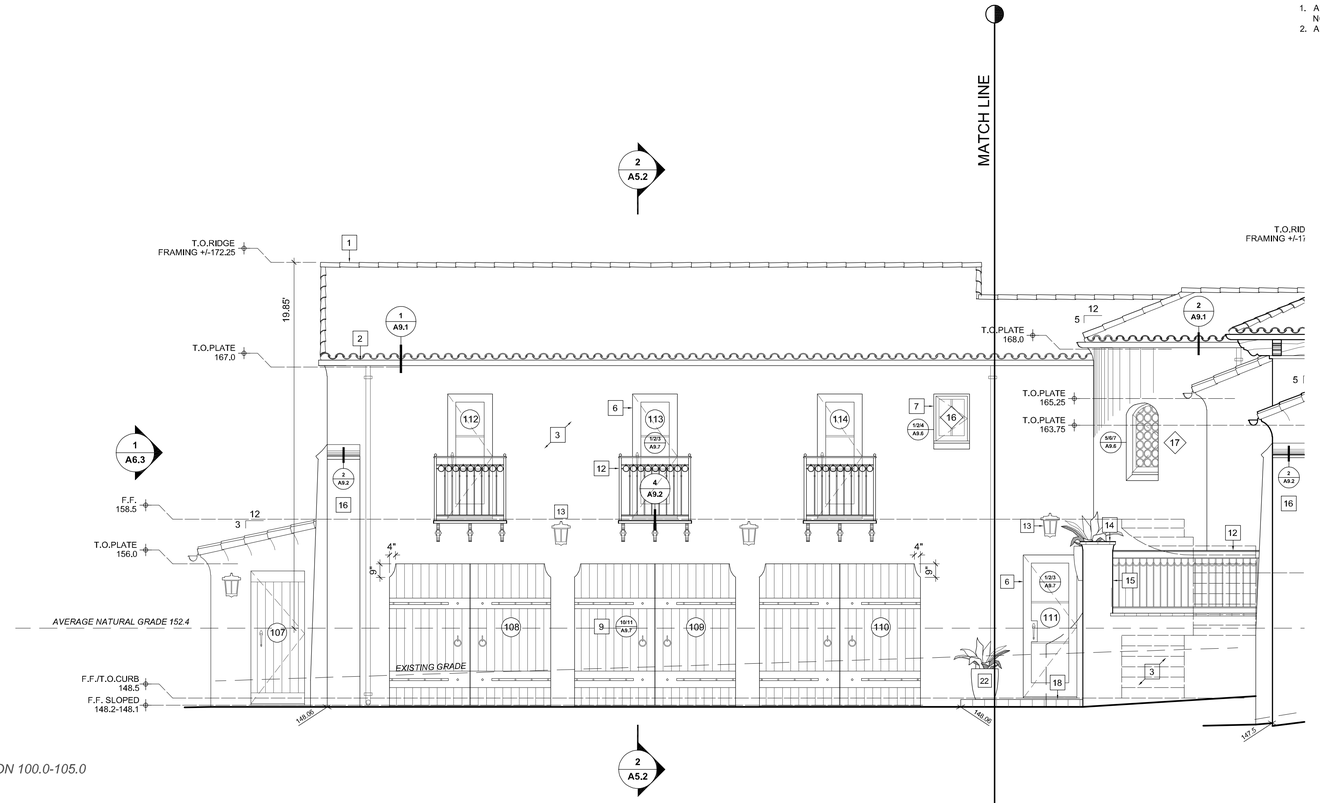

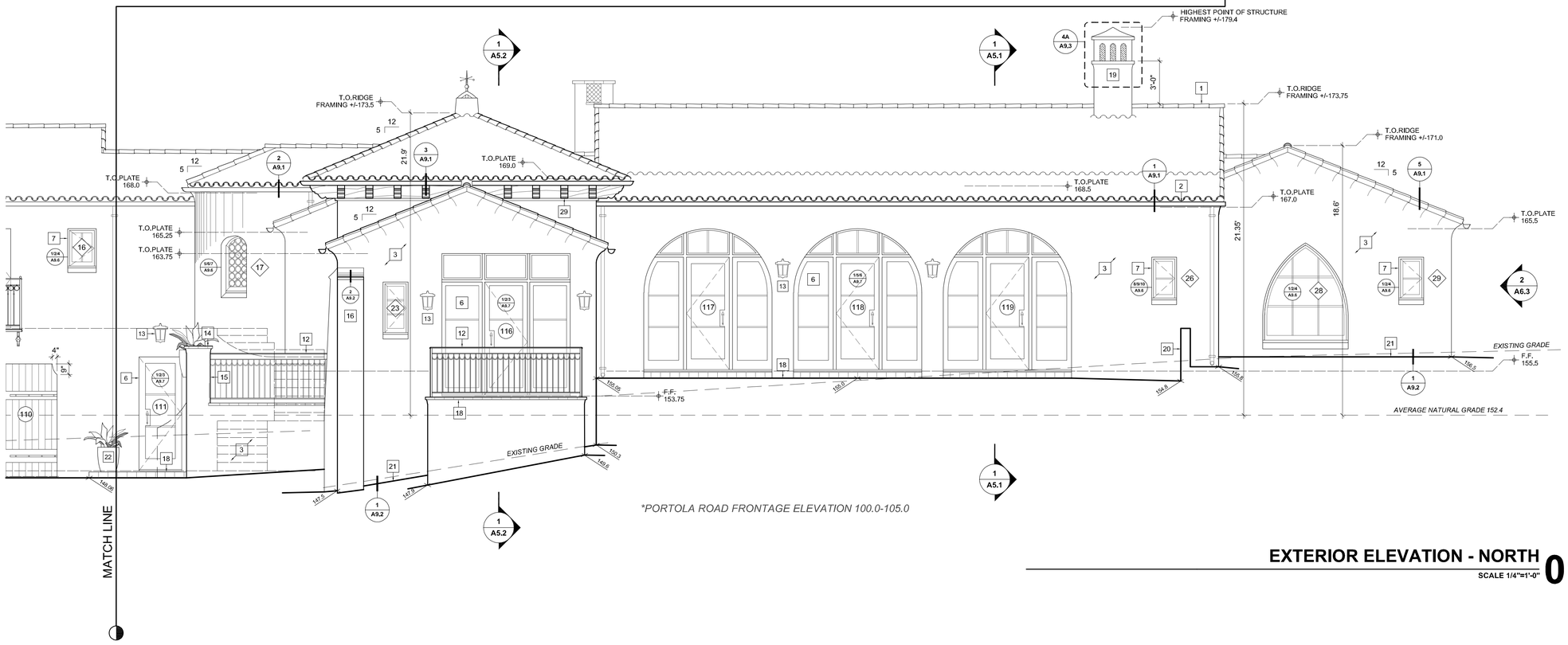

EXTERIOR ELEVATION - NORTH 01

SCALE 1/4"=1'-0"

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A6.4

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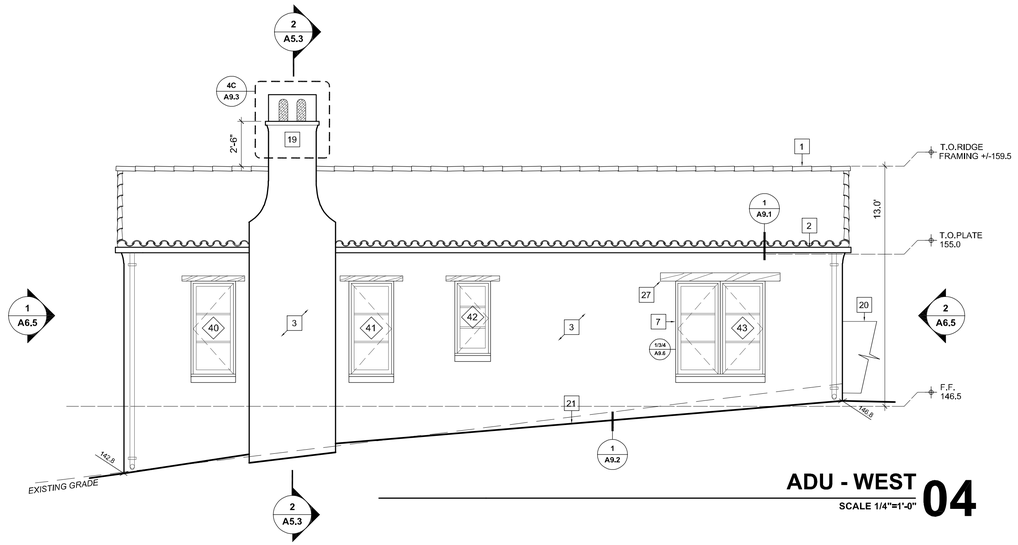
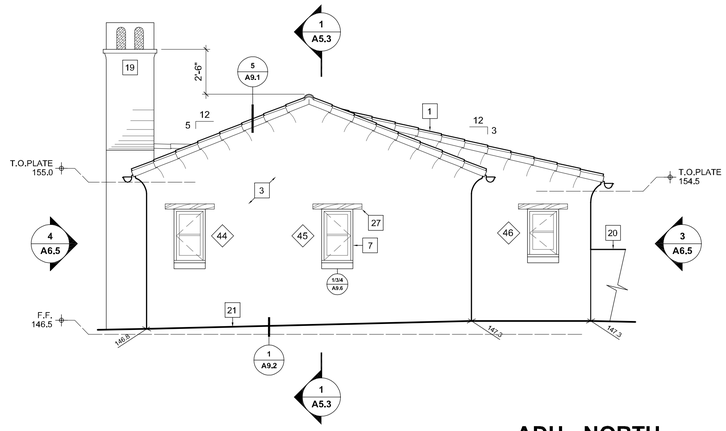
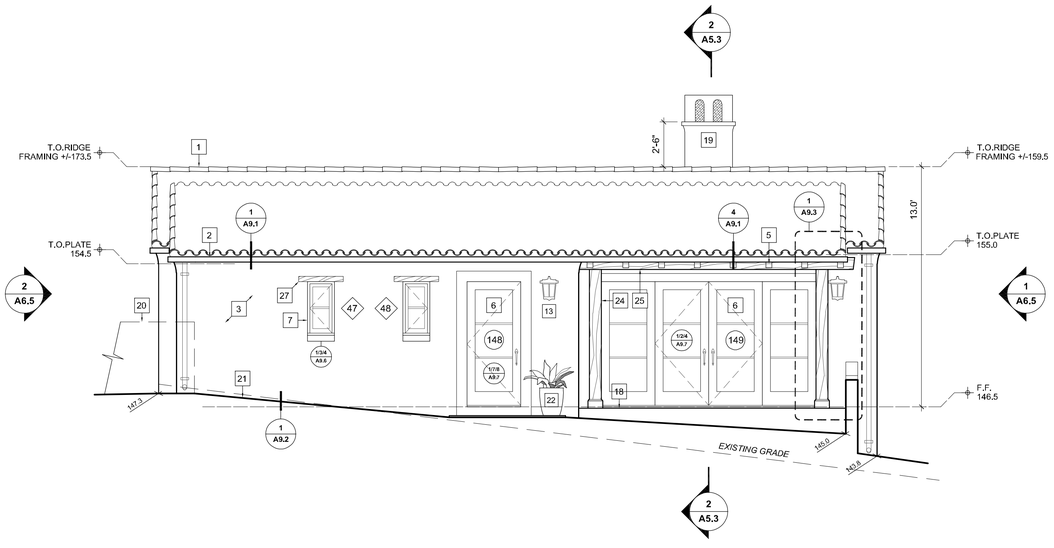


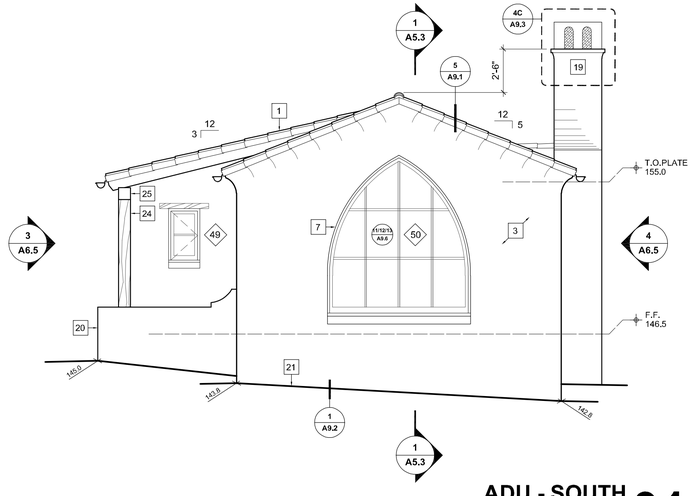
ADU - WEST
SCALE 1/4"=1'-0" **04**



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



ADU - EAST
SCALE 1/4"=1'-0" **03**



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

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EXTERIOR ELEVATIONS

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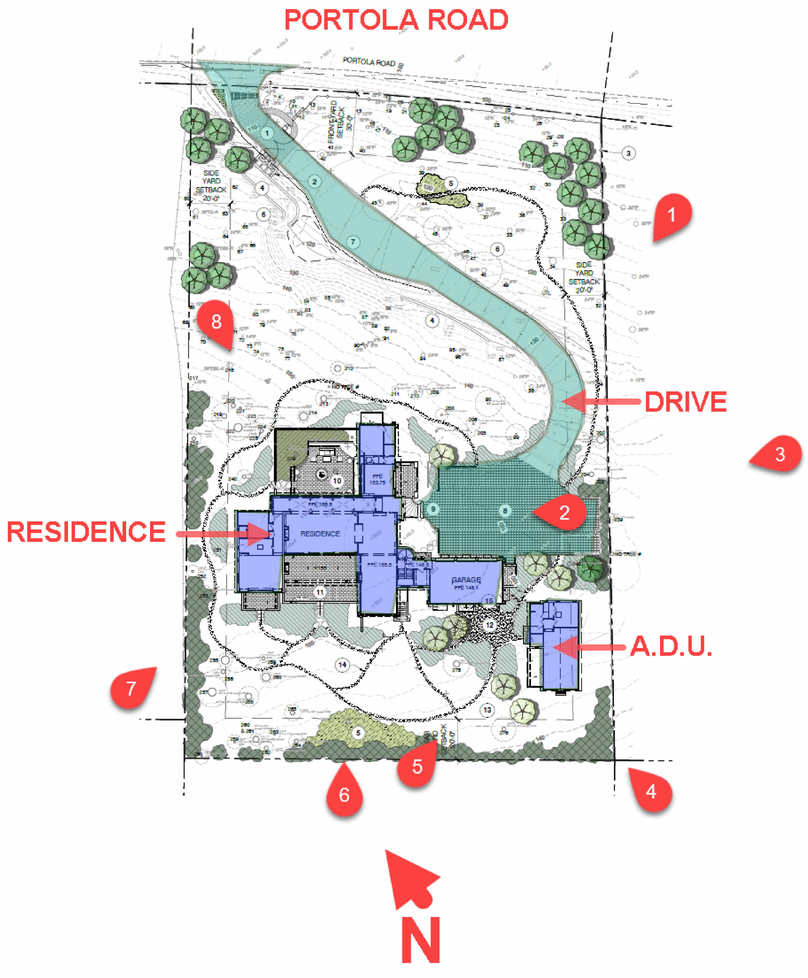

RENDERING VIEWPOINT LEGEND

VIEW 2: EAST AT ENTRY

VIEW 1: N.E. AT DRIVEWAY

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3D RENDERED VIEWS

LICENSED ARCHITECT
THOMAS MEANEY
No. C14606
Renew 8/31/27
STATE OF CALIFORNIA

Date	2025-06-17
Scale	
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Job #	Project Number
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A7.1

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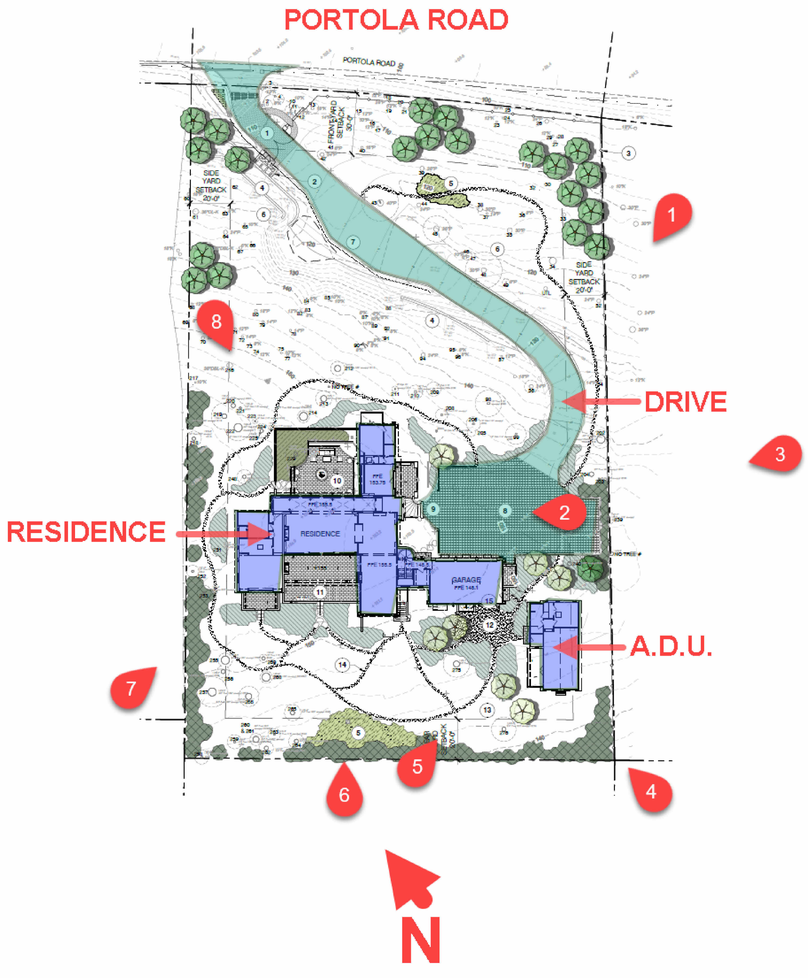

RENDERING VIEWPOINT LEGEND

VIEW 4: SOUTH AT A.D.U.

VIEW 3: EAST AT A.D.U. AND ENTRY

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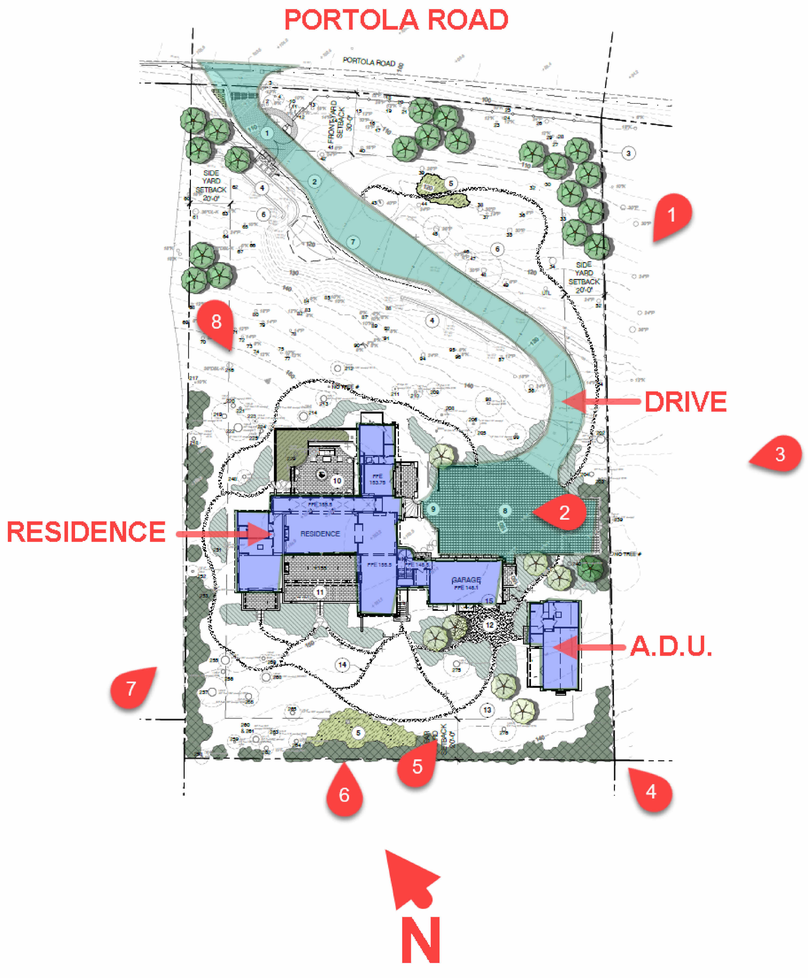
Renew 8/31/25
STATE OF CALIFORNIA

Date	2025-06-17
Scale	
Drawn	AW
Job #	Project Number
Sheet	A7.2



RENDERING VIEWPOINT LEGEND

VIEW 6: SOUTH

VIEW 5: S.W. TO A.D.U.

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A7.3

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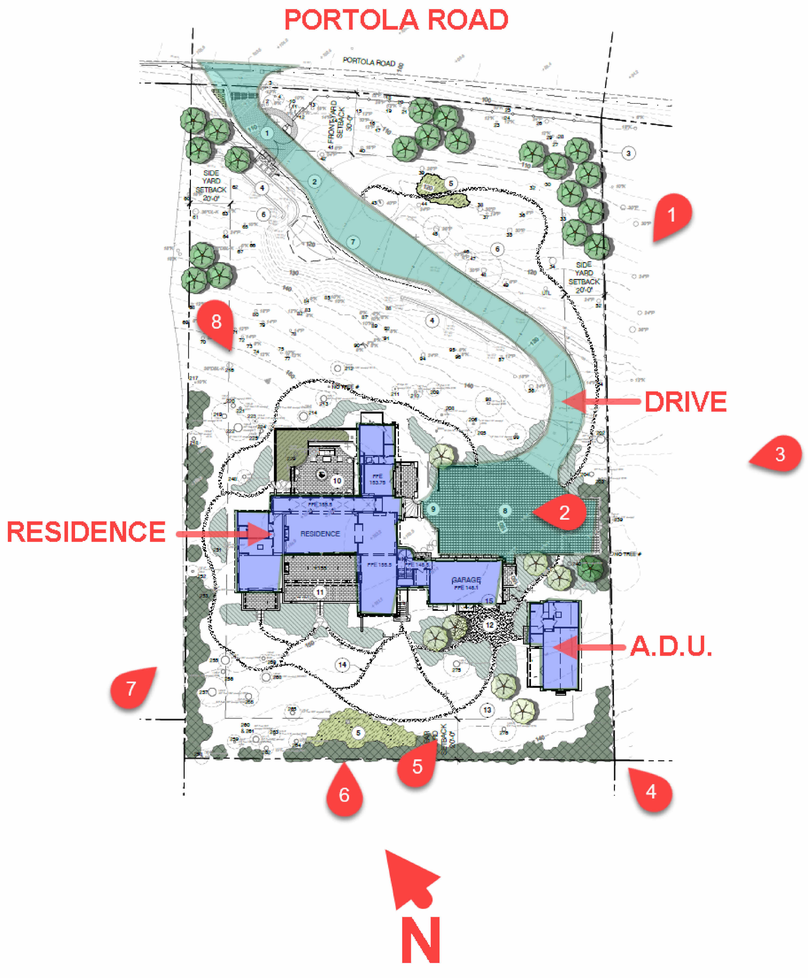

RENDERING VIEWPOINT LEGEND

VIEW 8: NORTH @ COURTYARD

VIEW 7: S.W. @ MASTER SUITE

REVISION SCHEDULE		
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3D RENDERED VIEWS

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INTERIOR FINISHES

101 DRYWALL - 5/8" TYP., 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 / ICC ESR-3199), 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 30"X30" U.N.O. 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 FIREPLACE PER PLAN & DETAIL, ALL FIREBOXES SET FLUSH W/ TOP OF HEARTH ON NON-COMBUSTIBLE METAL FRAMING PER MFR. SPEC., 20" MIN. CLEARANCE FROM FIREPLACE OPENING TO COMBUSTIBLE FLOORING, PROVIDE COMBUSTION AIR INTAKE FROM OUTSIDE AIR DIRECTLY INTO FIREBOX MIN. 6 SQUARE INCHES AND EQUIPPED WITH A READILY ACCESSIBLE / OPERABLE / TIGHT- FITTING DAMPER, EXTERIOR AIR INTAKE BELOW FIREBOX AND SCREENED W/ 1/4" CORROSION RESISTANT WIRE MESH, PROVIDE GAS SUPPLY & KEY IN ACCORDANCE TO MFR SPECS, AND WITHIN 6' MAX. FROM THE GAS OUTLET, PROVIDE GLASS DOORS COVERING THE ENTIRE OPENING OF FIREBOX, PROVIDE APPROVED INSTALLATION INSTRUCTIONS AT JOB SITE AT TIME OF INSPECTION

A. GREAT ROOM -
B. FAMILY ROOM -
C. COVERED TERRACE -
D. ADU -

113 CONCRETE SLAB OR 3" CONCRETE RAT SLAB PER PLAN, OVER CLASS I VAPOR BARRIER, VERIFY W/ GEOTECHNICAL REPORT

EXTERIOR FINISHES

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

2 5"Ø HALF ROUND COPPER GUTTER W/ 4"Ø DOWNSPOUT TO MATCH, PROVIDE HINGED GUTTER GUARD TO MATCH, 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, COLOR/TEXTURE: WARM WHITE - VERIFY W/ ARCHITECT, PROVIDE SAMPLES IN FIELD, 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, TYVEK (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 CUT LIMESTONE ENTRY DOOR SURROUND & THRESHOLD PER PLAN/DETAIL, SUPPLY/FINISH: VERIFY W/ ARCHITECT, SHOP DRAWINGS AND SAMPLE TO BE PROVIDED TO BE APPROVED BY ARCHITECT

5 4X8 APPLIED DOUGLAS FIR RAFTER TAIL +/-24" O.C. W/ 2X6 T&G KILN DRIED DOUGLAS FIR EAVE NO 'V' GROOVE - REFER TO DETAIL, COLOR/TEXTURE: *SEE FOOTNOTE

6 EXTERIOR DOOR, PER DOOR SCHEDULE, MFR./COLOR: ARCADIA CUSTOM - ALUMINUM 'STEEL LOOK' - BLACK, VERIFY W/ ARCHITECT

7 EXTERIOR WINDOW, PER WINDOW SCHEDULE, MFR./COLOR: ARCADIA CUSTOM - ALUMINUM 'STEEL LOOK' - BLACK, VERIFY W/ ARCHITECT

8 LEADED WINDOW, SUPPLY: TANYA HOLROYD *(WWW.HOLROYDSTUDIOS.COM)*, VERIFY W/ ARCHITECT

9 CEDAR PLANK GARAGE DOOR, WIRE BRUSHED VERTICAL PLANKS W/ EASED EDGES, HAND HAMMERED IRON STRAPS 2"X1/8" W/ CLAVOS EVERY OTHER BOARD, REFER TO DOOR SCHEDULE ELEVATIONS, COLOR/TEXTURE: LIGHT SANDBLAST, VERIFY W/ ARCHITECT

10 HAND FORGED IRON WINDOW GRILLE PER DETAIL, SHOP DRAWINGS AND SAMPLE TO BE PROVIDED TO BE APPROVED BY ARCHITECT, TYPICAL FOR ALL IRONWORK

11 HAND FORGED IRON HANDRAIL PER DETAIL, WHERE OCCURS PER PLAN OPENINGS BETWEEN RAILING PICKETS SHALL BE LESS THAN 4", AT STAIR TRIANGULAR OPENING FORMED BY THE RISER, TREAD AND BOTTOM ELEMENT OF A GUARDRAIL SHALL BE LESS THAN 6" PER (CRC R312.3), SHOP DRAWINGS AND SAMPLE TO BE PROVIDED TO BE APPROVED BY ARCHITECT, TYPICAL FOR ALL IRONWORK

12 HAND FORGED IRON RAILING, GUARDRAIL, OR BALCONY PER PLAN/DETAIL, +42"H TOP RAIL ABOVE FINISH SURFACE, HAMMERED SQUARE PICKETS TYPICAL FOR ALL IRONWORK, OPENINGS BETWEEN RAILING PICKETS SHALL BE LESS THAN 4", AT STAIR TRIANGULAR OPENING FORMED BY THE RISER, TREAD AND BOTTOM ELEMENT OF A GUARDRAIL SHALL BE LESS THAN 6" PER (CRC R312.3), SHOP DRAWINGS AND SAMPLE TO BE PROVIDED TO BE APPROVED BY ARCHITECT, TYPICAL FOR ALL IRONWORK

13 EXTERIOR WALL SCONCE PER PLAN, SUPPLY/COLOR: STEVEN HANDELMAN STUDIOS - VERIFY W/ ARCHITECT, EXTERIOR LIGHTING SHALL BE "DARK SKY COMPLIANT" AND BE INSTALLED IN A WAY THAT THE FILAMENTS, LIGHT SOURCES, OR LENSES ARE SHIELDED WITH OPAQUE MATERIAL TO COMPLETELY SHROUD ANY EXPOSED VISIBLE PORTION OF BULB, LED HIGH EFFICIENCY 3.5 WATT BULB 3500 KELVIN OR LOWER (WARM NOT COOL), HEAVY SEEDED OBSCURED GLASS, INSTALLATION HEIGHT PER PLAN

14 1 1/2" THICK TUMBLED BRICK CAP, OVER SCRATCH COAT, METAL LATHE, TYVEK AND EXTERIOR PLY, SUPPLY/COLOR: GEORGE DAVIDSON - VERIFY W/ ARCHITECT

15 PLASTER COLUMN PER PLAN/DETAIL

16 PLASTER BUTTRESS PER PLAN/DETAIL

17 GFRC DECORATIVE PLASTER GRILLE PER PLAN/DETAIL, PLASTER TO MATCH 3, SUPPLY: PACIFIC REGISTER COMPANY

18 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

19 PLASTER CHIMNEY TO MATCH 3 PER DETAIL, W/ CLASS 'A' INSULATED DOUBLE WALL STAINLESS STEEL FLUE FOR ALL CHIMNEY LENGTHS & ASSOCIATED COMPONENTS PER MFR SPECS, REPORTS & LISTINGS (UL103), MFR: DURAVENT - DURATECH 12" (WWW.DURAVENT.COM), PROVIDE CAP/SHROUD AND SPARK ARRESTOR AT THE TERMINATION OF CHIMNEYS FOR FACTOR-BUILT FIREPLACES THAT ARE LISTED AND LABELED FOR USE WITH THE SPECIFIC FACTORY-BUILT FIREPLACE SYSTEM AND INSTALLED IN ACCORDANCE WITH THE MFR. SPEC., CHIMNEY TO EXTEND 2' ABOVE ANY PORTION OF THE BUILDING AND ROOF WITHIN 10' OF THE CHIMNEY OUTLET AND 3' ABOVE THE HIGHEST POINT WHERE CHIMNEY PASSES THROUGH ROOF, NET FREE AREA UNDER CHIMNEY CAP TO BE 4 TIMES GREATER THAN THE AREA OF THE CHIMNEY FLUE OUTLET

20 C.M.U. BLOCK WALL, PLASTER TO MATCH 3, REFER TO LANDSCAPE PLANS FOR SITE WALLS

21 WEEP SCREED PER DETAIL, 26 GAUGE MIN., 4" MIN. ABOVE GRADE OR 2" MIN. ABOVE CONCRETE/PAVING WHERE OCCURS

22 DECORATIVE POT PER PLAN, MFR: GLADDING MCBEAN *(WWW.GLADDINGMCBEAN.COM)*, VERIFY COLOR W/ ARCHITECT

23 WALL FOUNTAIN, VERIFY W/ ARCHITECT

24 8X8 DOUGLAS FIR POST PER PLAN & DETAIL, COLOR/TEXTURE: *REFER TO FOOTNOTE

25 8X8 DOUGLAS FIR BEAM PER PLAN & DETAIL, COLOR/TEXTURE: *REFER TO FOOTNOTE

26 MASTER TERRACE TRELLIS, PLASTER COLUMN TAPERED 10" TO 16" TO MATCH 3, 8X8 WOOD BEAM TO MATCH 25, AND 2X2 STEEL PURLINS AT 6" O.C., COLOR: VERIFY W/ ARCHITECT

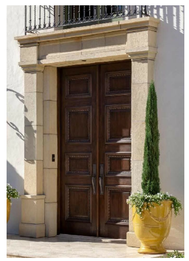
27 EXPOSED CEDAR LINTEL, SEMI-TRANSPARENT STAIN, NON-TREATED, PLUMB CUT ENDS W/ EASED EDGES, SIZES: 3 1/2" AT OPENINGS 3'-0" OR LESS, 5 1/2" AT OPENINGS 3'-0"-6'-0", AND 7 1/2" AT OPENINGS GREATER THAN 6'-0", OVERHANG BEYOND SIDES TO BE TWICE THE HEIGHT OF LINTEL, COLOR/TEXTURE: *REFER TO FOOTNOTE

28 1 1/2" ADHERED THIN SANDSTONE VENEER, 10" BLOCKS W/ GROUT TO MATCH, HORIZONTAL LAY RECTANGULAR W/ STAGGERED GROUT LINES, OVER SCRATCH COAT, METAL LATHE, TYVEK (TWO LAYERS AT SHEAR WALLS), AND EXTERIOR PLY, SUPPLY/COLOR: VERIFY W/ ARCHITECT

29 6X10 DOUGLAS FIR EAVE CORBEL PER PLAN & DETAIL, COLOR/TEXTURE: *REFER TO FOOTNOTE

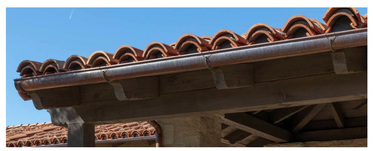
EXTERIOR MATERIALS IMAGES

*SEE KEYNOTE 1



*SEE KEYNOTE 4

*SEE KEYNOTE 13

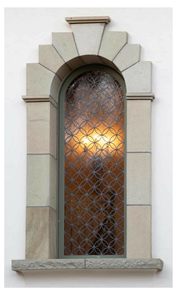


*SEE KEYNOTE 2

*SEE KEYNOTE 6-7

*SEE KEYNOTE 3

*SEE KEYNOTE 10



*SEE KEYNOTE 8

**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

TM TOM MEANEY ARCHITECT
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1266 PORTOLA ROAD
PEBBLE BEACH, CA 93953

FINISH SCHEDULE

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

Date JUL 2025
Scale
Drawn JS

Sheet
A8.1

NOT FOR CONSTRUCTION

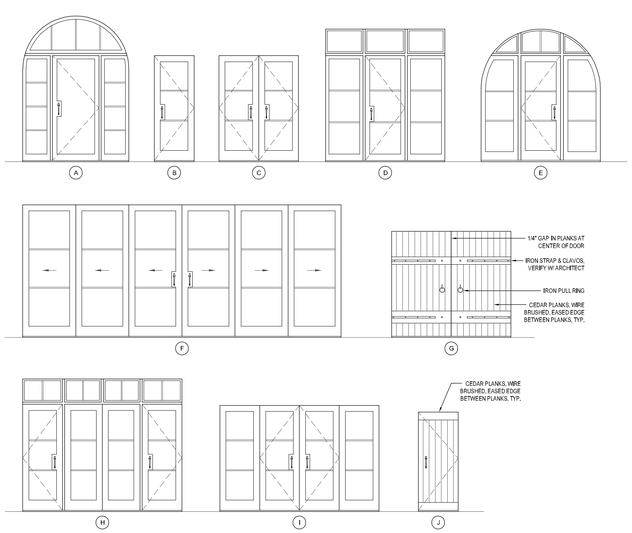
DOOR SCHEDULE

#	LOCATION	ELEV TYPE	WIDTH	HEIGHT	DOOR TYPE	DOOR FINISH	FRAME TYPE	REMARKS	
RESIDENCE / GARAGE									
100	MASTER BEDROOM	H	12'-0"	10'-0"	MTL.	MFR.	SWING OUT	4W(X00X)	8'-0"H DOOR W/ FIXED TRANSOM
101	GREAT ROOM	F	24'-0"	9'-0"	MTL.	MFR.	SLIDING/POCKET	6W(XXXXXX)	
102	FAMILY	B	3'-0"	8'-0"	MTL.	MFR.	SWING OUT	1W	
103	FAMILY	B	3'-0"	8'-0"	MTL.	MFR.	SWING OUT	1W	
104	BEDROOM 1	C	5'-0"	7'-0"	MTL.	MFR.	SWING OUT	2W	
105	BEDROOM 2	C	5'-0"	7'-0"	MTL.	MFR.	SWING OUT	2W	
106	GARAGE	B	3'-0"	8'-0"	MTL.	MFR.	SWING IN	1W	SELF CLOSING, SELF LATCHING
107	TRASH	J	3'-0"	7'-6"	WOOD	STN.	SWING IN	1W	VERTICAL WOOD PLANK, SEE DOOR ELEVATIONS
108	GARAGE	G	9'-0"	8'-0"	WOOD	STN.	FOLD UP	1W	VERTICAL WOOD PLANK, SEE DOOR ELEVATIONS
109	GARAGE	G	9'-0"	8'-0"	WOOD	STN.	FOLD UP	1W	VERTICAL WOOD PLANK, SEE DOOR ELEVATIONS
110	GARAGE	G	9'-0"	8'-0"	WOOD	STN.	FOLD UP	1W	VERTICAL WOOD PLANK, SEE DOOR ELEVATIONS
111	HALL	B	3'-0"	8'-0"	MTL.	MFR.	SWING OUT	1W	
112	HALL	B	2'-6"	7'-0"	MTL.	MFR.	SWING OUT	1W	
113	HALL	B	2'-6"	7'-0"	MTL.	MFR.	SWING OUT	1W	
114	HALL	B	2'-6"	7'-0"	MTL.	MFR.	SWING OUT	1W	
115	ENTRY	A	8'-0"	11'-0"	MTL.	MFR.	SWING IN	1W	3'-6"WX8'-0"H DOOR W/ FIXED SIDE LITES, FULL ARCH, FIXED TRANSOM
116	OFFICE	D	9'-0"	10'-0"	MTL.	MFR.	SWING OUT	3W(OXO)	FIXED TRANSOM
117	GALLERY	E	9'-0"	10'-0"	MTL.	MFR.	SWING OUT	3W(OXO)	FULL ARCH, FIXED TRANSOM
118	GALLERY	E	9'-0"	10'-0"	MTL.	MFR.	SWING OUT	3W(OXO)	FULL ARCH, FIXED TRANSOM
119	GALLERY	E	9'-0"	10'-0"	MTL.	MFR.	SWING OUT	3W(OXO)	FULL ARCH, FIXED TRANSOM
120	MASTER CL.		2'-6"	7'-0"	WOOD		POCKET	1W	
121	MASTER LN.		3'-0"	7'-0"	WOOD		SWING	2W	
122	MASTER BATH		2'-6"	7'-0"	WOOD		POCKET	1W	
123	MASTER BATH		2'-6"	7'-0"	WOOD		SWING	1W	
124	MASTER LN.		3'-6"	7'-0"	WOOD		SWING	2W	
125	MASTER BEDROOM		3'-0"	7'-0"	WOOD		SWING	1W	
126	BATH 4		2'-6"	7'-0"	WOOD		SWING	1W	
127	POWDER		2'-4"	7'-0"	WOOD		POCKET	1W	
128	ENTRY CL.		2'-6"	7'-0"	WOOD		SWING	1W	
129	OFFICE CL.		2'-6"	7'-0"	WOOD		SWING	1W	
130	OFFICE CL.		2'-6"	7'-0"	WOOD		SWING	1W	
131	OFFICE		3'-0"	7'-0"	WOOD		SWING	1W	
132	PANTRY		2'-6"	7'-0"	WOOD		POCKET	1W	
133	STORAGE		3'-0"	7'-0"	WOOD		SWING	1W	
134	BEDROOM 1 CL.		5'-0"	7'-0"	WOOD		SWING	2W	
135	BATH 1		2'-6"	7'-0"	WOOD		SWING	1W	
136	BEDROOM 1		3'-0"	7'-0"	WOOD		SWING	1W	
137	HALL LN.		4'-0"	7'-0"	WOOD		SWING	2W	
138	BEDROOM 2		3'-0"	7'-0"	WOOD		SWING	1W	
139	BATH 2		2'-6"	7'-0"	WOOD		POCKET	1W	
140	BATH 2		2'-6"	7'-0"	WOOD		POCKET	1W	
141	BEDROOM 2 CL.		2'-6"	7'-0"	WOOD		SWING	1W	
142	MECH.		3'-0"	7'-0"	WOOD		SWING	1W	1 3/8" SOLID CORE, SELF CLOSING, SELF LATCHING
143	LAUNDRY		3'-0"	7'-0"	WOOD		SWING	1W	
144	GARAGE		3'-0"	7'-0"	WOOD		SWING	1W	1 3/8" SOLID CORE, SELF CLOSING, SELF LATCHING
145	GARAGE STOR.		3'-0"	7'-0"	WOOD		SWING	1W	1 3/8" SOLID CORE, SELF CLOSING, SELF LATCHING
146	WINE		6'-6"				SWING	4W(OXXO)	VERIFY W/ ARCHITECT
147	NOT USED								
148	ADU ENTRY	B	3'-0"	7'-0"	MTL.		SWING IN	1W	
149	ADU LIVING	I	12'-0"	7'-0"	MTL.		SWING OUT	4W(OXXO)	
150	ADU BATH		2'-6"	7'-0"	WOOD		SWING	1W	
151	ADU BATH		2'-4"	7'-0"	WOOD		SWING	1W	
152	ADU BATH		2'-6"	7'-0"	WOOD		SWING	1W	
153	ADU BEDROOM		3'-0"	7'-0"	WOOD		SWING	1W	
154	ADU BEDROOM CL.		5'-0"	7'-0"	WOOD		SWING	2W	

DOOR NOTES

1. ALL EXTERIOR DOORS - ARCADIA CUSTOM METAL, SINGLE COLOR, LOW E, U.N.O. PER SCHEDULE.
2. ALL GLASS DOORS SHALL BE CONSTRUCTED OF MULTI-PANE (DUAL) TEMPERED GLAZING FOR ALL FIXED & OPERABLE PANELS OF SWINGING, SLIDING, AND OPERABLE DOORS PER CRC R308.4.
3. ALL EXTERIOR DOOR ASSEMBLIES SHALL BE OF APPROVED NONCOMBUSTIBLE CONSTRUCTION, OR SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1 3/8" THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1 1/4" THICK, OR SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES PER CRC R327.8.
4. ALL INTERIOR DOORS CLEAR VERTICAL GRAIN FIR.
5. ALL DOORS, VERIFY SWING PER PLAN.

DOOR ELEVATIONS - NOT TO SCALE



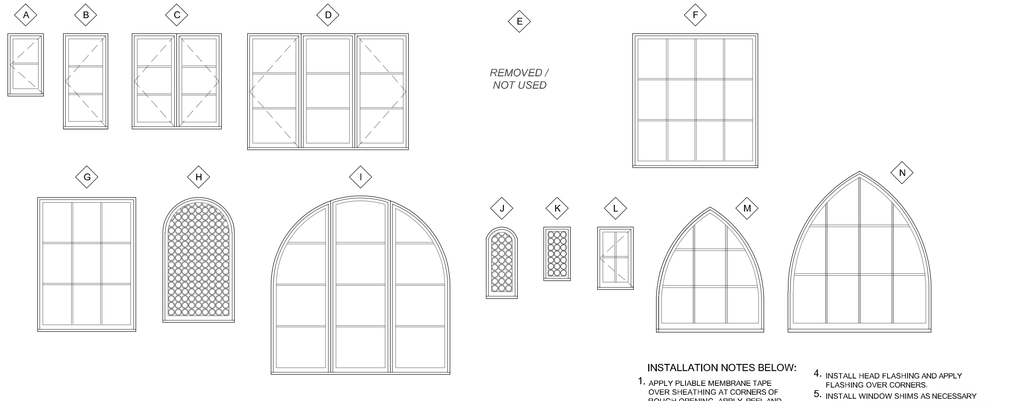
WINDOW SCHEDULE

#	LOCATION	ELEV TYPE	WIDTH	HEIGHT	HEAD HT. AT F.F.	WINDOW TYPE	FRAME TYPE	GLASS TYPE	REMARKS	
RESIDENCE / GARAGE										
1A	FAMILY	A	5'-6"	7'-6"	10'-0"	STEEL	VERIFY	DUAL LOW E	1W	
1B	FAMILY	A	5'-6"	7'-6"	10'-0"	STEEL	VERIFY	DUAL LOW E	1W	
2	FAMILY	A	7'-0"	7'-6"	10'-0"	STEEL	FIXED	DUAL LOW E	1W	
3A	FAMILY	A	5'-6"	7'-6"	10'-0"	STEEL	VERIFY	DUAL LOW E	1W	
3B	FAMILY	A	5'-6"	7'-6"	10'-0"	STEEL	VERIFY	DUAL LOW E	1W	
4	STAIR	C	4'-6"	4'-6"	VERIFY	MTL.	CSMT.	DUAL LOW E	2W	TEMPERED GLASS
5	STORAGE	A	1'-9"	2'-8"	7'-0"	MTL.	CSMT.	DUAL LOW E	2W	
6	BEDROOM 1	A	2'-0"	4'-2"	7'-0"	MTL.	CSMT.	DUAL LOW E	1W	
7	BEDROOM 1	A	2'-0"	4'-2"	7'-0"	MTL.	CSMT.	DUAL LOW E	1W	
8	BATH 1	A	1'-9"	2'-8"	7'-0"	FIBERGLASS	CSMT.	DUAL LOW E	1W	TEMPERED GLASS
9	BATH 2	A	1'-9"	2'-8"	7'-0"	FIBERGLASS	CSMT.	DUAL LOW E	1W	TEMPERED GLASS
10	BEDROOM 2	B	2'-0"	4'-2"	7'-0"	MTL.	CSMT.	DUAL LOW E	1W	
11	LAUNDRY	B	2'-0"	4'-2"	8'-6"	MTL.	CSMT.	DUAL LOW E	1W, W/ IRON GRILLE	
12	GARAGE	C	4'-0"	4'-2"	8'-0"	MTL.	CSMT.	DUAL LOW E	2W	TEMPERED GLASS
13	GARAGE	C	4'-0"	4'-2"	8'-0"	MTL.	CSMT.	DUAL LOW E	2W	TEMPERED GLASS
14	BEDROOM 2	B	6'-0"	4'-2"	7'-0"	MTL.	CSMT.	DUAL LOW E	3W (XOX)	
15	BEDROOM 2 CL.	A	1'-9"	2'-9"	7'-0"	MTL.	CSMT.	DUAL LOW E	1W	
16	HALL	A	2'-0"	2'-9"	7'-0"	MTL.	CSMT.	DUAL LOW E	1W	
17	STAIR	A	1'-9"	4'-0"	9'-6"	LEADED	FIXED	LEADED	1W, FLAT ARCH	TEMPERED GLASS
18	KITCHEN	D	7'-6"	6'-0"	9'-6"	MTL.	CSMT.	DUAL LOW E	3W (XOX)	TEMPERED GLASS
19	PANTRY	A	1'-6"	3'-0"	7'-0"	MTL.	CSMT.	DUAL LOW E	1W, W/ IRON GRILLE	TEMPERED GLASS
20	ENTRY	A	1'-6"	3'-0"	8'-0"	LEADED	CSMT.	DUAL LOW E	1W	
21	POWDER	A	1'-6"	3'-0"	8'-0"	LEADED	CSMT.	DUAL LOW E	1W	
22	BATH 4	A	1'-9"	2'-8"	8'-0"	MTL.	CSMT.	DUAL LOW E	1W	TEMPERED GLASS
23	BATH 4	A	1'-9"	3'-8"	8'-0"	MTL.	CSMT.	DUAL LOW E	1W	
24	OFFICE	C	5'-0"	5'-4"	9'-0"	MTL.	CSMT.	DUAL LOW E	2W	
25	ENTRY	I	10'-0"	10'-0"	12'-0"	STEEL	FIXED	DUAL LOW E	1W, FULL ARCH	TEMPERED GLASS
26	GALLERY	A	1'-9"	3'-0"	8'-0"	MTL.	CSMT.	DUAL LOW E	1W	
27	GALLERY	H	4'-0"	7'-0"	10'-0"	LEADED	FIXED	LEADED	1W, FULL ARCH	
28	MASTER BATH	M	6'-0"	7'-0"	9'-0"	MTL.	FIXED	DUAL LOW E	1W	TEMPERED GLASS
29	MASTER BATH	A	1'-9"	3'-0"	8'-0"	FIBERGLASS	CSMT.	DUAL LOW E	1W, OBSCURED GLASS	TEMPERED GLASS
30	MASTER BATH	A	1'-9"	3'-0"	8'-0"	MTL.	CSMT.	DUAL LOW E	1W	
31	MASTER CL.	A	1'-9"	3'-0"	8'-0"	MTL.	CSMT.	DUAL LOW E	1W	
32	MASTER BEDROOM	A	1'-9"	3'-6"	8'-0"	MTL.	CSMT.	DUAL LOW E	1W	
33	MASTER BEDROOM	A	1'-9"	3'-6"	8'-0"	MTL.	CSMT.	DUAL LOW E	1W	
34-39	NOT USED									
40	ADU LIVING	B	2'-6"	5'-4"	7'-0"	MTL.	CSMT.	DUAL LOW E	1W	
41	ADU LIVING	B	2'-6"	5'-4"	7'-0"	MTL.	CSMT.	DUAL LOW E	1W	
42	ADU LIVING	B	2'-0"	4'-2"	7'-0"	MTL.	CSMT.	DUAL LOW E	1W	
43	ADU BEDROOM	C	5'-0"	5'-4"	7'-0"	MTL.	CSMT.	DUAL LOW E	2W	
44	ADU BEDROOM	A	1'-9"	3'-0"	7'-0"	MTL.	CSMT.	DUAL LOW E	1W	
45	ADU BEDROOM	A	1'-9"	3'-0"	7'-0"	MTL.	CSMT.	DUAL LOW E	1W	
46	ADU BATH	A	1'-9"	2'-8"	7'-0"	FIBERGLASS	CSMT.	DUAL LOW E	1W	TEMPERED GLASS
47	ADU BATH	A	1'-6"	3'-0"	7'-0"	MTL.	CSMT.	DUAL LOW E	1W	TEMPERED GLASS
48	ADU BATH	A	1'-6"	3'-0"	7'-0"	MTL.	CSMT.	DUAL LOW E	1W	TEMPERED GLASS
49	ADU ENTRY	A	1'-9"	3'-0"	7'-0"	MTL.	CSMT.	DUAL LOW E	1W	TEMPERED GLASS
50	ADU LIVING	N	8'-0"	9'-0"	7'-0"	MTL.	FIXED	DUAL LOW E	1W	TEMPERED GLASS

WINDOW NOTES

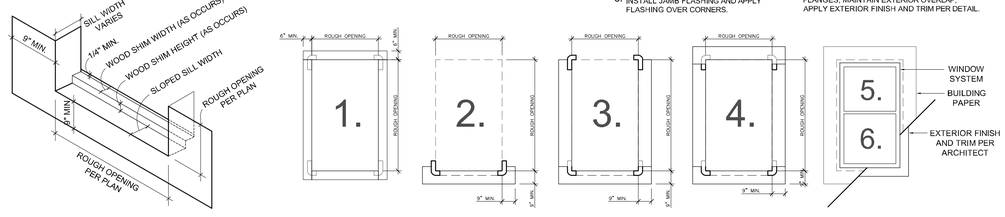
1. ALL WINDOWS - ARCADIA CUSTOM METAL, SINGLE COLOR, DUAL GLAZING, LOW E, U.N.O. PER SCHEDULE.
2. ALL WINDOWS INTERIOR FINISH TO MATCH DOORS, U.N.O.
3. ALL WINDOWS SHALL BE CONSTRUCTED OF MULTI-PANE (DUAL) GLAZING WITH A MINIMUM OF ONE TEMPERED PANE PER CRC R327.8.
4. FLASHING SHALL BE A MIN. OF 9" WIDE, FLASHING SHALL WRAP INTO WINDOW OPENING GREATER THAN THE DEPTH OF THE WINDOW AND OUT ONTO THE WALL 3" MIN., SEQUENCE FLASHING INSTALLATION TO PROVIDE SHINGLED OVERLAPS, OVERLAPS TO BE 2" MIN.
5. SILL PAN TO BE COPPER U.N.O.
6. PRIOR TO WINDOW INSTALLATION SURFACES SHALL BE CLEAN AND DRY AND PRIMED WITH CONTACT ADHESIVE.
7. ALL WINDOWS, VERIFY SWING PER PLAN. ALL OPERABLE WINDOWS, TO BE SCREENED.

WINDOW ELEVATIONS - NOT TO SCALE



INSTALLATION NOTES BELOW:

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



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REVISION SCHEDULE

NO.	DESCRIPTION	DATE

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DOOR&WINDOW SCHEDULE

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

Date JUL 2025
Scale
Drawn JS
Sheet

A8.2

NOT FOR CONSTRUCTION

NOTES

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

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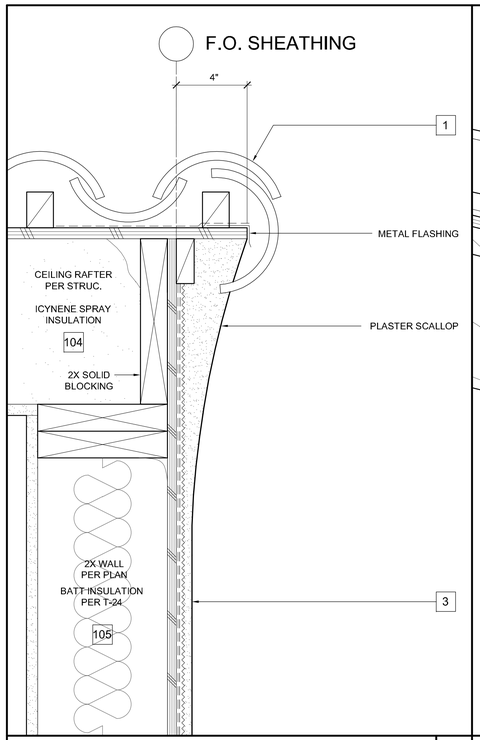
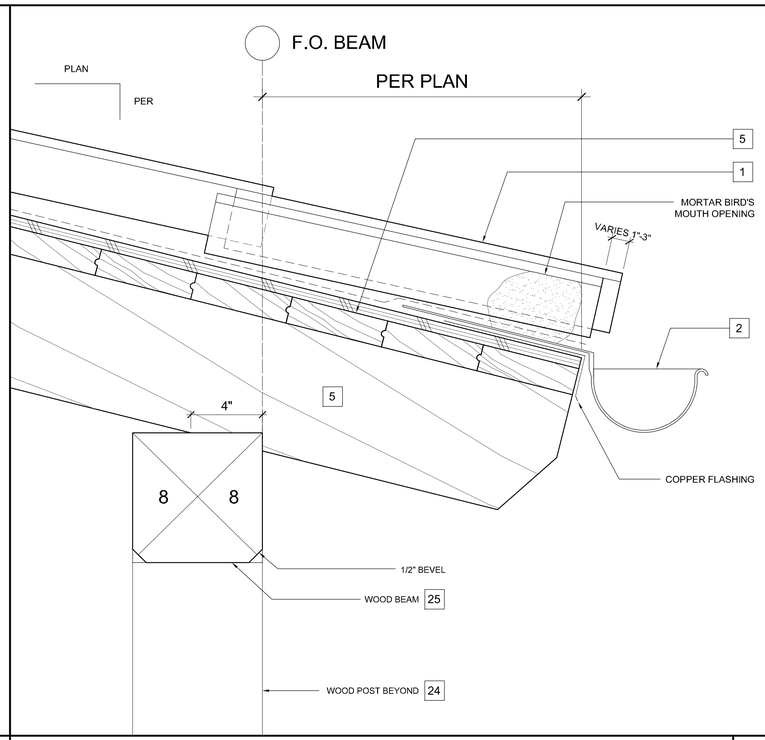
REVISION SCHEDULE

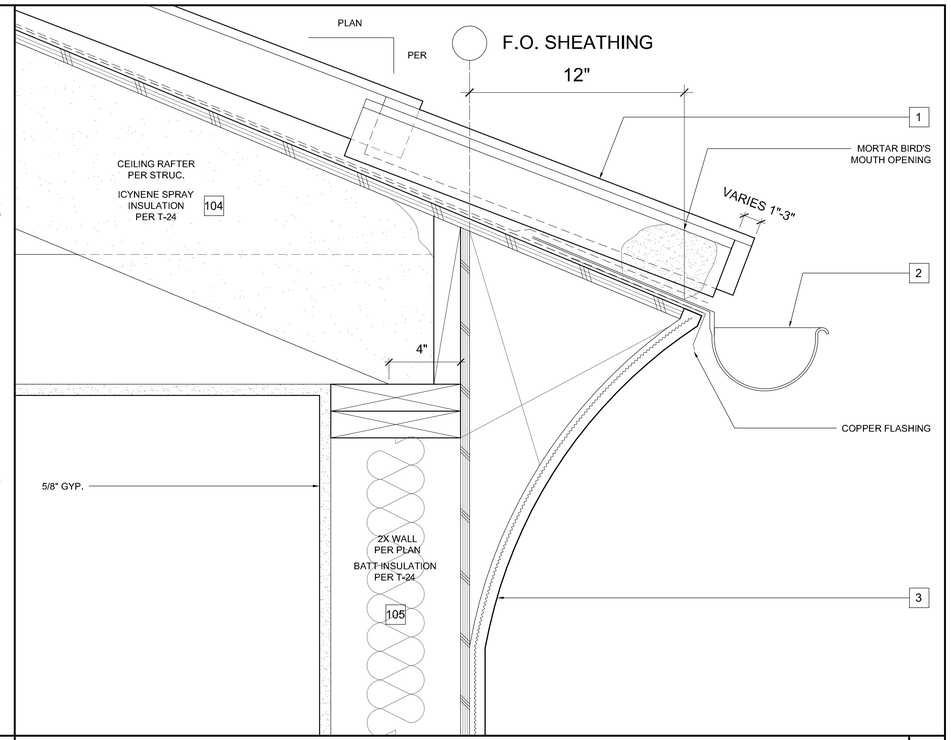
NO.	DESCRIPTION	DATE



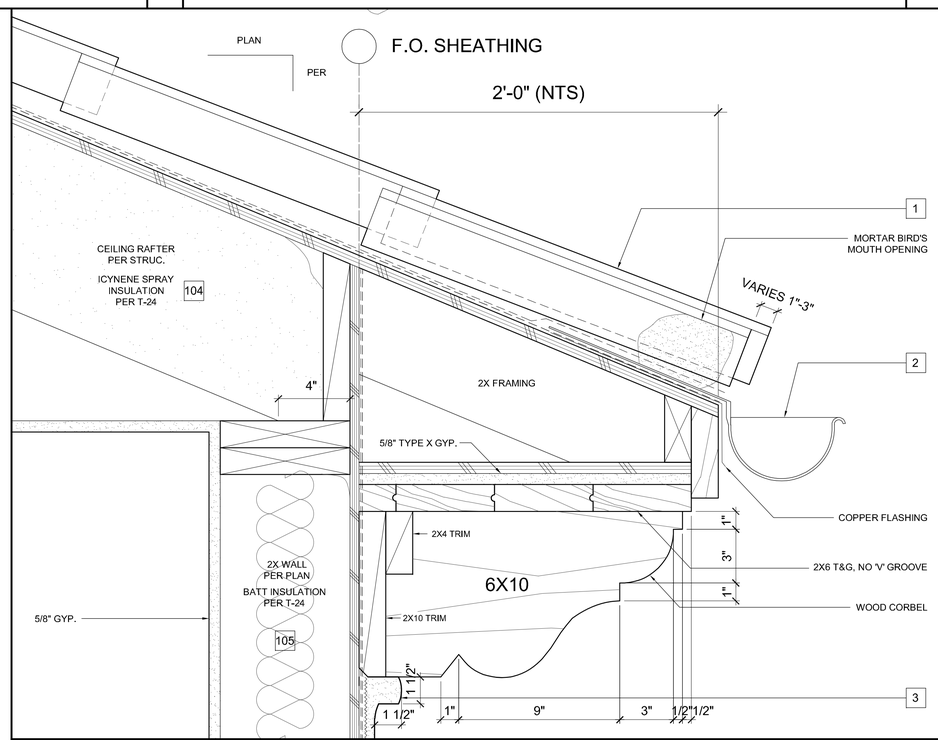
3"=1'-0" RAKE - TYP. 5



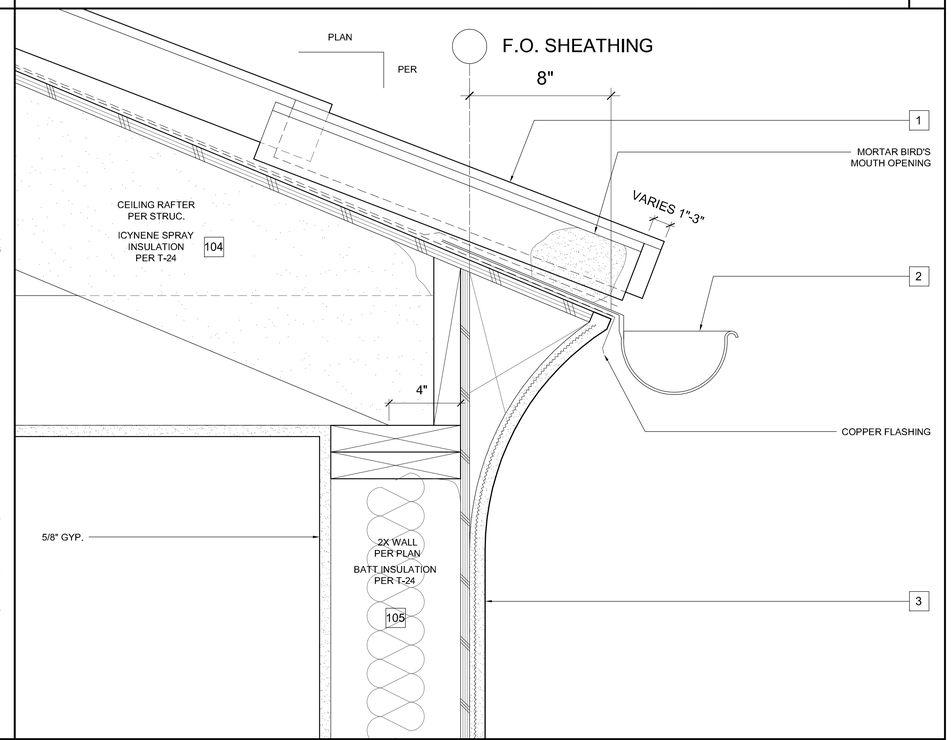
3"=1'-0" RAFTER EAVE AT POST & BEAM - ADU 4



3"=1'-0" ROLLED PLASTER EAVE - TOWER 2



3"=1'-0" CORBEL EAVE - ENTRY 3



3"=1'-0" ROLLED PLASTER EAVE - TYP. 1

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PEBBLE BEACH, CA 93953

ARCHITECTURAL DETAILS

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NOTES

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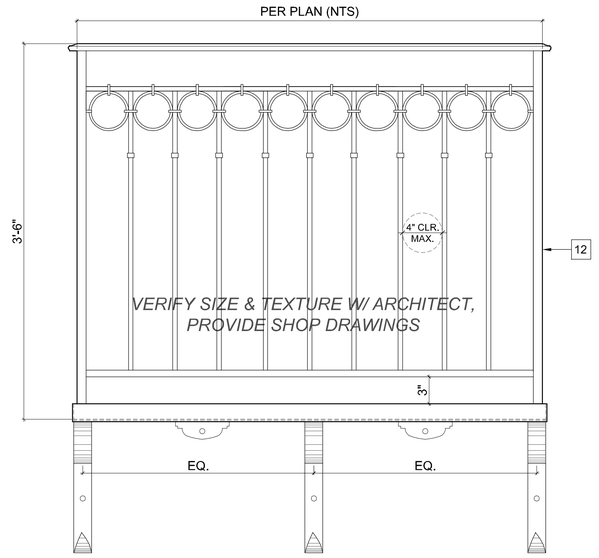

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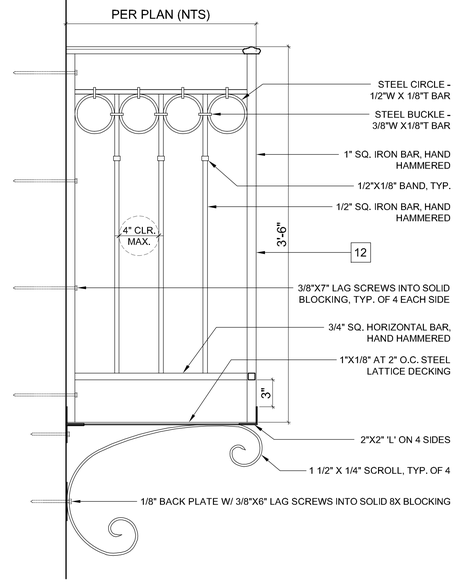
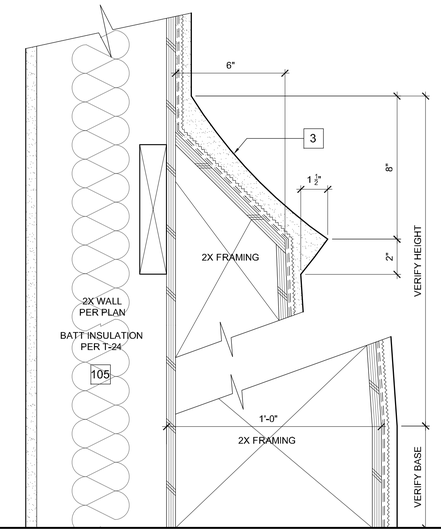
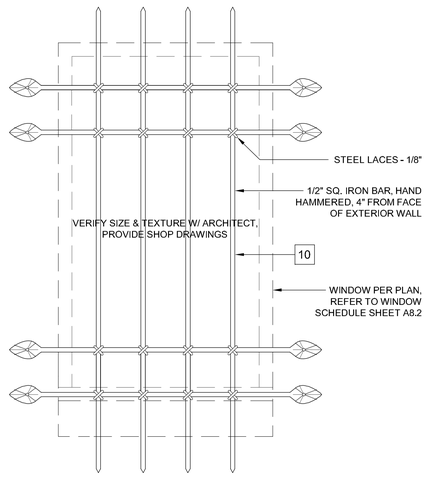
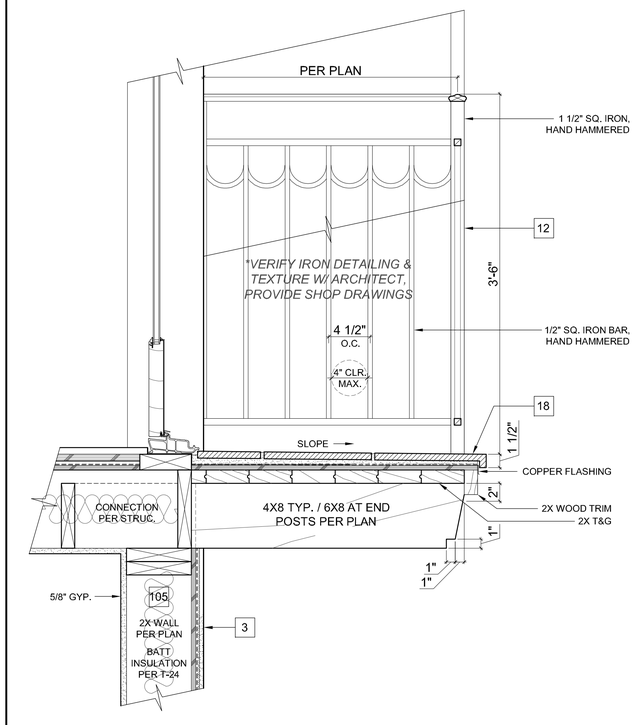




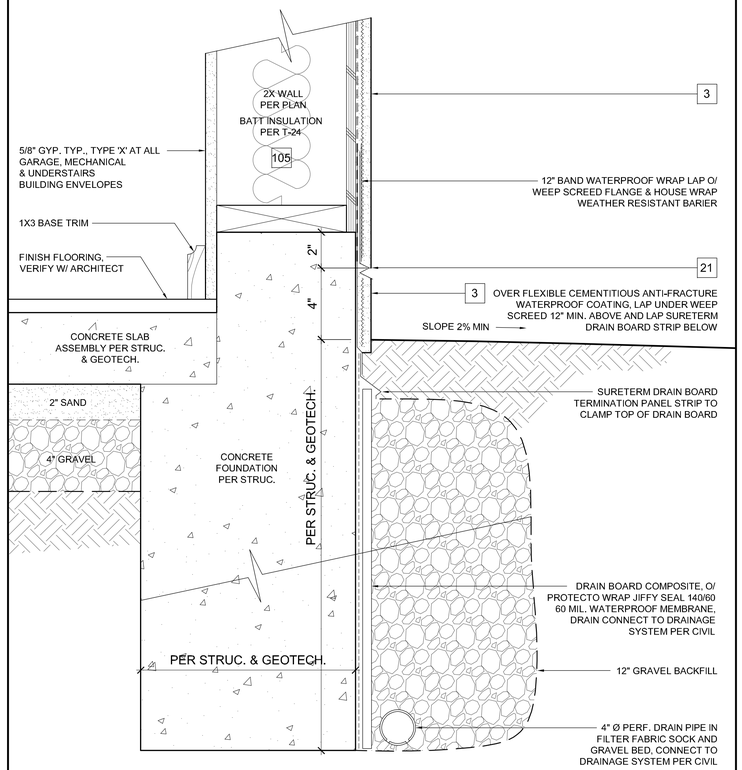
3"=1'-0" PLASTER BUTTRESS 2



1 1/2"=1'-0" IRON GRILLE 5



1 1/2"=1'-0" CORBEL BEAM BALCONY 3



3"=1'-0" FOUNDATION DRAINAGE 1

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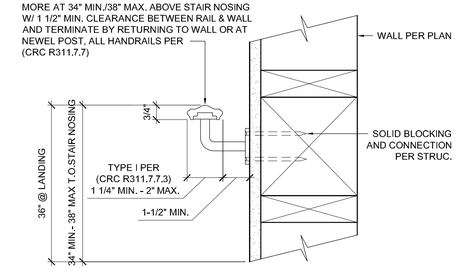
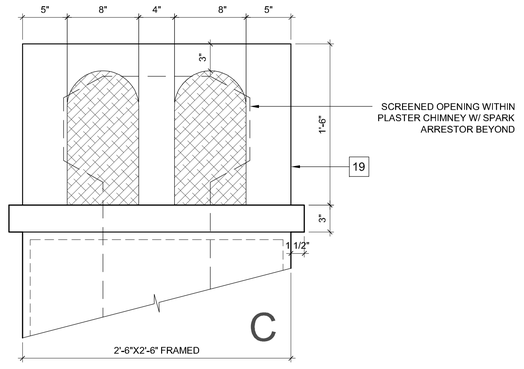
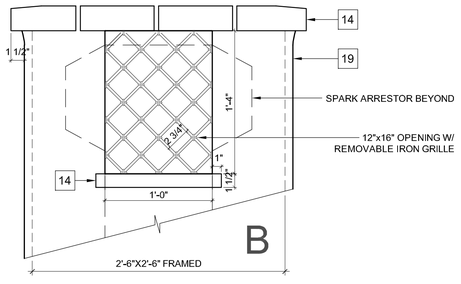
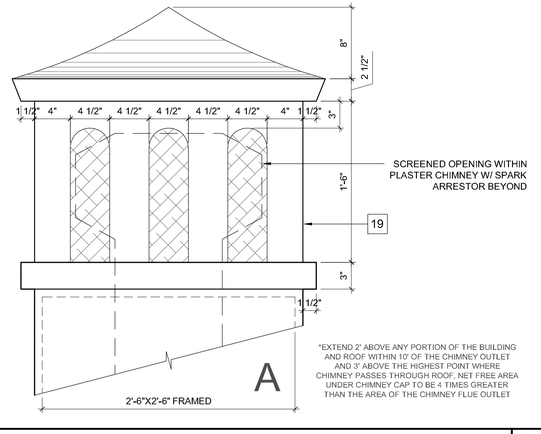


3"=1'-0" HANDRAIL 5

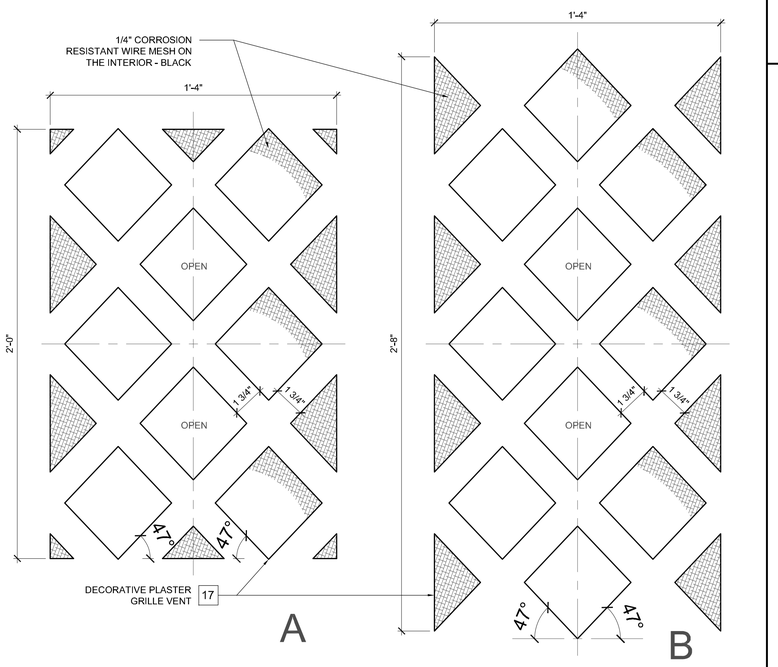




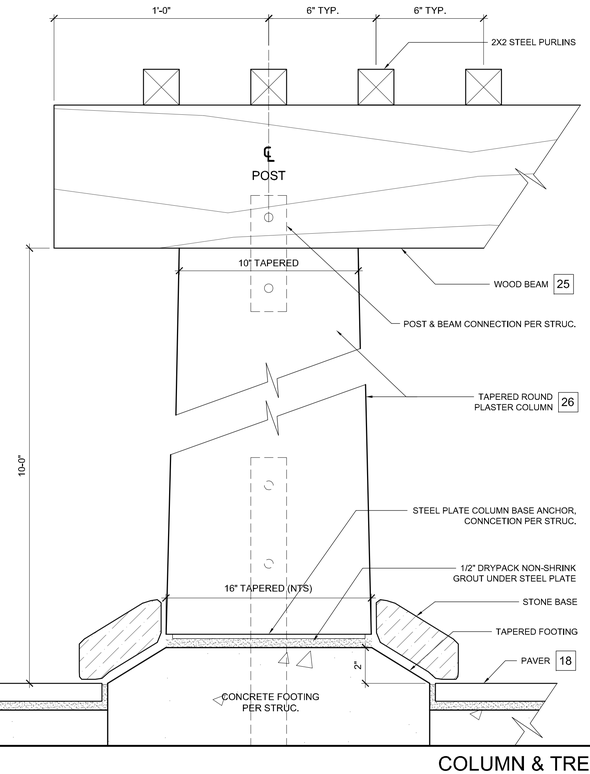


*EXTEND 2' ABOVE ANY PORTION OF THE BUILDING AND ROOF WITHIN 10' OF THE CHIMNEY OUTLET AND 3' ABOVE THE HIGHEST POINT WHERE CHIMNEY PASSES THROUGH ROOF. NET FREE AREA UNDER CHIMNEY CAP TO BE 4 TIMES GREATER THAN THE AREA OF THE CHIMNEY FLUE OUTLET

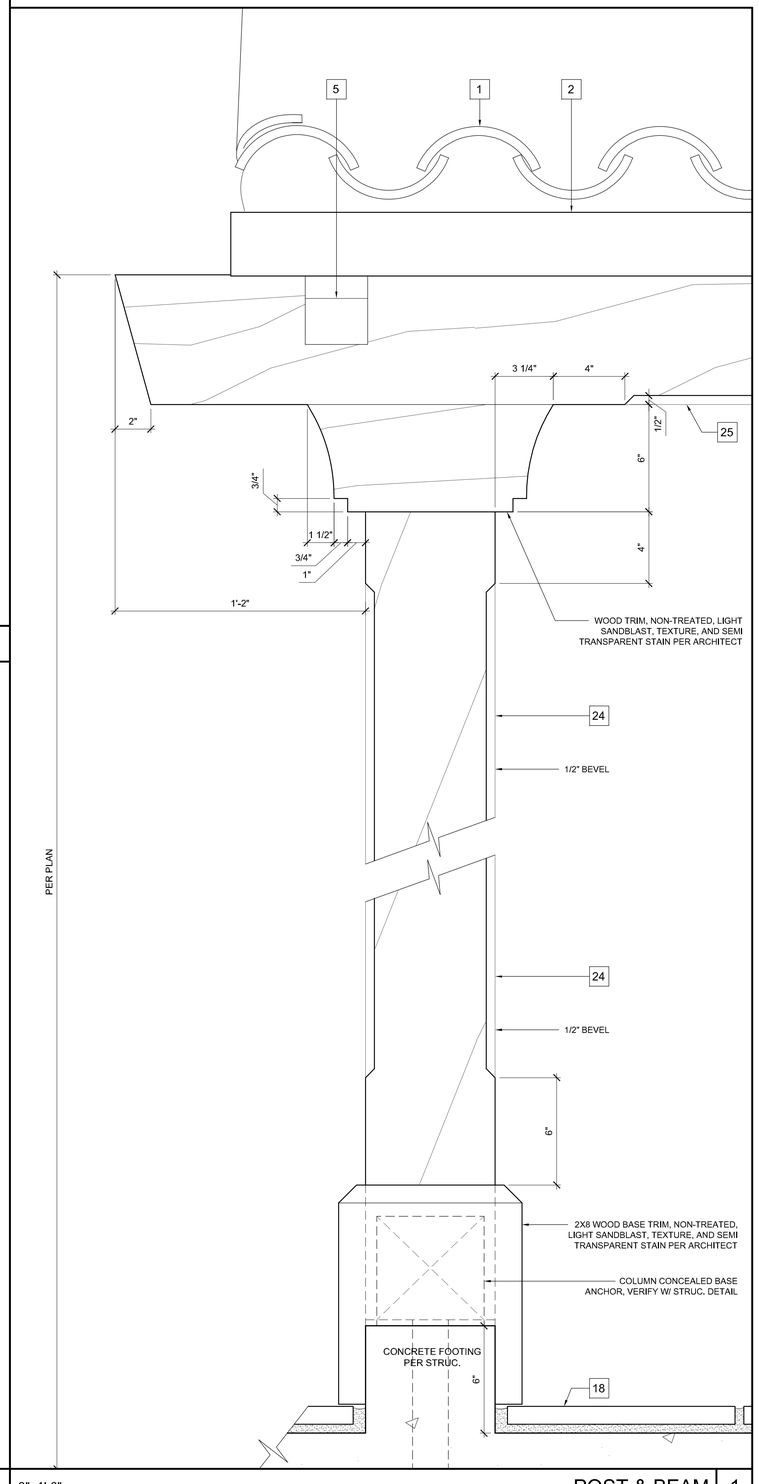
1 1/2"=1'-0" CHIMNEY 4



3"=1'-0" GFRC GRIILLE 3



3"=1'-0" COLUMN & TRELLIS 2



3"=1'-0" POST & BEAM 1

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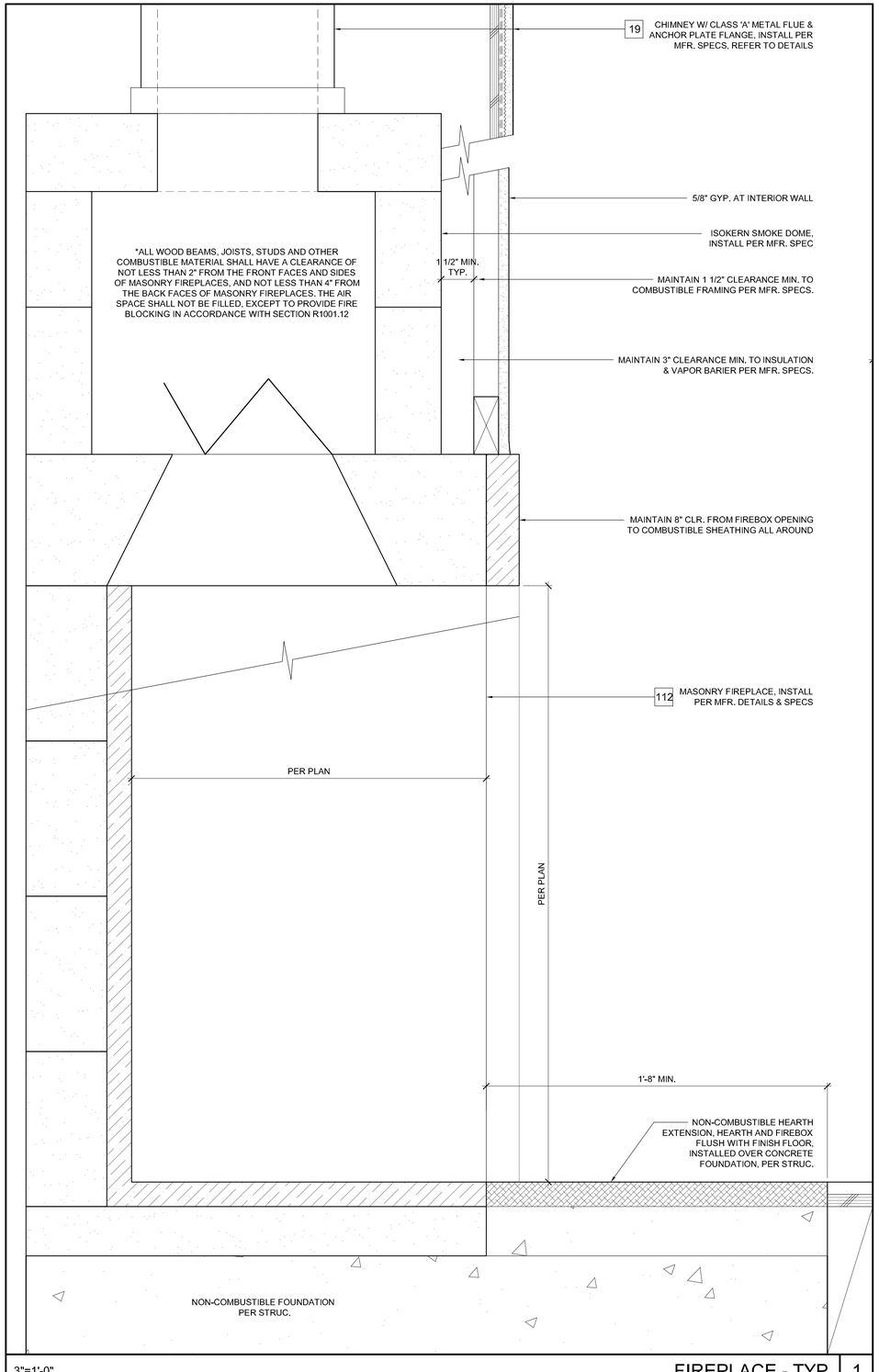

3"=1'-0" FIREPLACE - TYP. 1

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Fire-Lite Application - General Information

General Information:

The Fire-Lite is an application of the Isokern Standard and Magnum fireplaces designed, tested and listed with the ability to be installed on a combustible floor system. The design and installation require that the system use Class A metal flue, or equivalent. The Fire-Lite assembled unit must sit on a raised, noncombustible platform allowing a minimum 4" air space between the Isokern base plate and the combustible floor.

Many of the requirements for the Fire-Lite such as fire brick installation, safety precautions and installation instructions for the Isokern Standard and Magnum fireplaces will apply and are referred to in previous pages of this manual. Refer to those instructions for additional information.

The following pages will refer to installation requirements specific to the Fire-Lite system.

Intended Use Statement:

The Fire-Lite fireplace is designed to sit on a combustible floor system and is intended to burn solid wood fuel, propane or natural gas. The fireplace is intended for use as a supplemental heat source only and is not intended for heavy use as a primary heating system.

Notes:

The local authority having code jurisdiction should be consulted before installation to determine the need to obtain a permit. Refer to page 4 of this manual for areas of concern.

Do not scale drawings. Illustrations in this manual are not to scale and are intended to show "typical" installations. Nominal dimensions are given for design and framing reference only, since actual installations may vary due to job specific design preferences. Always maintain the stated minimum clearances to combustible materials. Do not violate any specific installation requirements.

The Fire-Lite has been tested and listed by Warnock Hersey (Report Nos. J20004277-231 and 632-912500) to UL 127-1999. These units are intended for installation in residential homes, and other buildings of conventional construction.

Fire-Lite fireplace systems are also designed for installation in accordance with the National Fire Protection Association Standard for chimneys, fireplaces, vents and Solid Fuel-Burning Appliances (NFPA 211).

Though any Class A or UL 103 metal chimney can be installed with a Fire-Lite, the following installation instructions refer to the FTF-13 chimney system. If an equivalent metal chimney system is used, follow the metal flue manufacturer's explicit installation instructions.

Safety Instructions:

Because the Fire-Lite is an application of the Magnum or Isokern Standard Series fireplaces, the safety instructions are listed on pages 5 & 6 of this manual. Please refer to them and read them carefully before installing your Fire-Lite system.

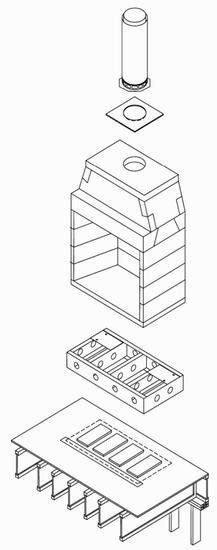

FIGURE 79

Rough Framing Dimensions

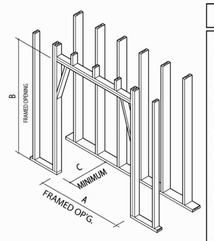

FIGURE 5

Rough Framing Dimensions

Model	Width A	Height B	Depth C
Magnum			
Model 28	38 1/2"	61 1/2"	29.5"
Model 36	46"	71"	29.5"
Model 42	52"	71"	29.5"
Model 48	56"	71"	29.5"
Isokern Standard			
Model 36	46"	65"	26 3/4"
Model 42	52"	65"	26 3/4"
Model 46	56"	65"	26 3/4"

Notes:

1. "B" includes the 3" thick base plate. "B" is reduced by 3" if the base plate is eliminated to create a "flush hearth".

2. "Raised hearth" requires additional rough opening height at "B" equal to the height of the raised hearth detail.

3. Rough framing dimension for width "A" allows for the required 1-1/2" clearance at the sides of the Fireplaces.

4. Rough framing dimension for depth "C" allows for the required 1-1/2" clearance at the back of the Fireplaces.

Corner Location Layout

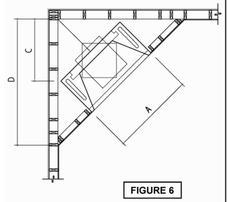

FIGURE 6

The following chart of dimensions is intended to aid in the positioning of a fireplace in a corner condition where the DM chimney must turn 45° degrees to align with overhead framing.

Magnum	A	B	C	D
Model 28	33 1/2"	18 1/4"	24"	65 1/2"
Model 36	43"	16 3/4"	32"	78 3/4"
Model 42	49"	26 1/2"	36"	83"
Model 48	53"	28 1/2"	39"	85 3/4"
Isokern Standard				
Model 36	43"	49"	35"	72"
Model 42	49"	52"	37"	75"
Model 46	53"	54"	39"	79"

To turn flue 45°, first set one offset block on the firebox so that the chimney offsets 3" toward the back of the firebox. (Figure 6)

Set a DM outer casing onto this offset block so that the outer casing is at 45° to the firebox and square to the overhead framing system. Run the vertical DM chimney through the overhead framing.

More offset blocks can be used - if necessary to align with overhead framing - before running the vertical DM chimney outer casing and liner.

Note: Support the third offset down to footings and at each third offset block thereafter (see pages 33 & 34).

Required Clearance to Combustibles

The fireplaces and DM chimney systems are tested and listed for installation with "clearance to combustibles" as follows:

The Isokern Standard and Magnum Series firebox side walls and back wall require 1-1/2" clearance. (Figures 3 & 4)

The smoke dome front wall requires 0" clearance.

All DM chimney components require 0" clearance to combustibles. (Figure 3)

Note: "Combustibles" are defined as "normal construction materials" and are considered to be: wood framing materials, particle board, mill board, plywood sub-flooring, plywood paneling and wood flooring.

Sheathing materials, such as plywood, particle board and drywall may cover the smoke dome front at 0" clearance. All combustible sheathing materials that protrude beyond front of firebox must be held 8" away from the sides of the firebox opening and 8" above the top of the firebox opening.

Wherever insulation is used, the Fireplaces must not be placed directly against it. **Keep all insulation, vapor barriers, "house wrap" paper and other insulating type membranes and products, including fiberglass, cellulose and other insulation, (anything that carries an "R" rating) a minimum of three inches (3") away from all firebox and chimney surfaces.**

Exception:

If insulation is used in walls surrounding the fireplace, insulation may be installed behind sheathing of gypsom board, plywood, particle board or other material on the side facing the Isokern. The facing material cannot be within 1 1/2" to the fireplace sidewalls.

Notes:

A. The fireplaces must sit upon a concrete support slab designed to bear the total installed weight of the fireplace and DM chimney system. These support slabs can have no wood underpinnings. (Figure 4)

The fireplaces are rated for installation on a combustible floor system when using the Fire-Lite application only. See pages 46-51 for Fire-Lite installation instructions.

B. Concrete support slabs for fireplaces must provide the noncombustible hearth extension substrate needed to support the code required noncombustible hearth extension finish materials. (Figure 4)

C. All fireplaces shall have hearth extensions of approved noncombustible material such as brick, tile, or stone that is properly supported, with no combustible material against the underside thereof. Wooden forms used during the construction of hearths and hearth extensions must be removed when the construction is complete.

D. If a raised fireplace floor and raised hearth extension are preferred, the raised underlying structure must be built of noncombustible material and must sit on noncombustible substrate.

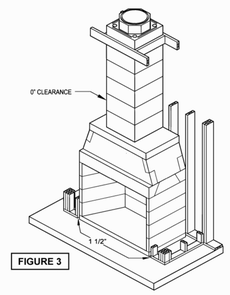

FIGURE 3

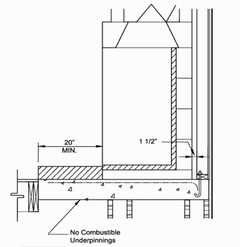

FIGURE 4

Fire-Lite Application - Required Clearance To Combustibles

The Fire-Lite is tested and listed for installation with "clearance to combustibles" as follows:

1) Four inches (4") clearance to the combustible floor.
2) Zero inch (0") clearance at the Isokern smoke dome front wall (Figure 77).
3) One and one half inches (1-1/2") clearance at the Isokern firebox back walls and side walls.
4) Two inches (2") minimum air space to combustibles at all FTF-13 metal chimney components' outer layer.

Important: "Combustibles" are defined as "normal construction materials" and are considered to be: wood framing materials, particle board, mill board, plywood sub-flooring, plywood paneling and wood flooring. Sheathing materials, such as plywood, particle board and drywall may cover the smoke dome front at zero inch (0") clearance. All combustible sheathing materials must be held eight inches (8") away from the sides of the firebox opening and eight inches (8") above the top of the firebox opening.

The firebox backwall, side walls and the smoke dome back require 1 1/2" clearance. (Figures 80 & 81)

Keep all insulation, vapor barriers, "house wrap" paper and other insulating type membranes and products, including fiberglass, cellulose and other insulation, (anything that carries an "R" rating) a minimum of three inches (3") away from all firebox and chimney surfaces.

Exception: If insulation is used in walls surrounding the fireplace, insulation may be installed behind sheathing of gypsom board, plywood, particle board or other material on the side facing the Isokern. (Figure 81)

The sheathing material holding back the insulation cannot be closer than 1 1/2" to the fireplace sidewalls, backwall or chimney system. (Figure 83)

When Fireplace installations are surrounded by walls that are to be insulated, the walls must have enough clearance to the Isokern unit in order to maintain the three inch (3") minimum clearance to insulation for unsupported insulation. **Never spray the Fireplace or chimney system with any type of sealer, insulation or other material.**

Notes:

The Fire-Lite Application is designed, tested and approved for installation at a minimum of four inches (4") above combustible floor systems per the installation specifications given in this manual.

Any portion of the combustible floor system left exposed under the base plate is to be covered with minimum 1" thick ceramic fiber insulation board or equivalent rated to 2100 degrees Fahrenheit (Figure 79).

All Fire-Lite Series result in the finished fire brick floor of the firebox being at least eight inches (8 1/2")* above the combustible floor system (Figure 80).

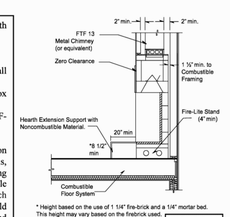

FIGURE 80

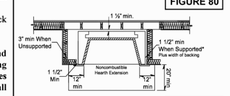

FIGURE 81

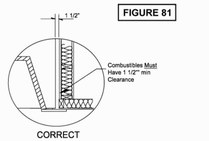

FIGURE 82

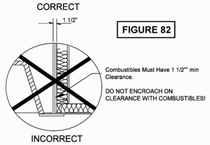

FIGURE 83

Metal Flue

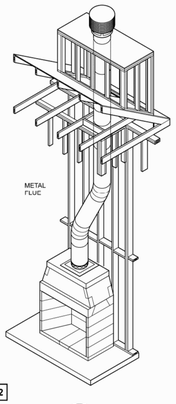

FIGURE 72

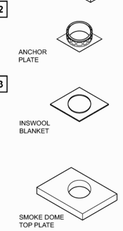

FIGURE 73

Fireplaces are tested and listed for use with factory-built metal, Class "A" (solid fuel) chimneys as an option. Any Class "A" or UL 103 listed metal chimney system is accetable for use on any Isokern system. (Figure 72)

Metal Flue Types:

The selected factory-built metal chimney for use with the fireplaces, at a minimum, must be listed by a recognized agency for solid fuel and as tested to UL 103, for continuous use of one thousand degrees (1000°) Fahrenheit and intermittent use of seventeen hundred degrees (1700°) Fahrenheit.

The factory-built metal flue design can be from the following types:

1. Non-insulated completely thermal siphoning, double-wall, air-cooled solid fuel rated chimneys listed to UL 103, ULC S629.

2. Double-wall with solid-pack insulation.

3. A combination of double-wall, solid-pack insulation and air space (triple-wall).

4. Triple-wall air space solid fuel chimney.

5. Listed chimney liners conforming with the seventeen hundred degree (1700°) Fahrenheit requirements of UL 1777 or ULCS635 or ULC640 may also be used with Isokern fireplaces.

Note:

The selected, approved chimney manufacturer must provide the masonry anchor plate designed to fit their flue system. (Figure 73)

All chimneys and chimney liners must be installed in accordance with the manufacturer's installation instructions and under the terms of their listing for use with open faced fireplaces.

Maximum height of a metal flue system is not required as all the load can be taken off the firebox.

Refer to metal flue manufacturer for number of offsets, approved chimney shrouds, clearance to combustibles and any information specific to that flue system. Earthcore does not manufacture these components and defers to manufacturers instructions.

**PROVIDE COMPLETE MANUFACTURER INSTALLATION MANUAL & INSTRUCTIONS ON JOB SITE AT THE TIME OF INSPECTION*

FIREPLACE & METAL FLUE MANUFACTURER SPECIFICATIONS & NOTES | 1

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PEBBLE BEACH, CA 93953

FIREPLACE DETAILS

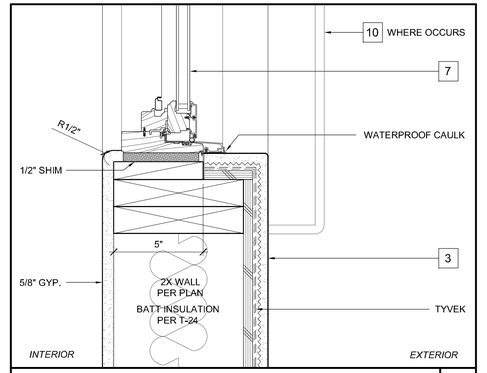
LICENSED ARCHITECT THOMAS MEANEY No. C14606 Renew 8/31/25 STATE OF CALIFORNIA

Date NOV 2024
Scale
Drawn JS
Sheet

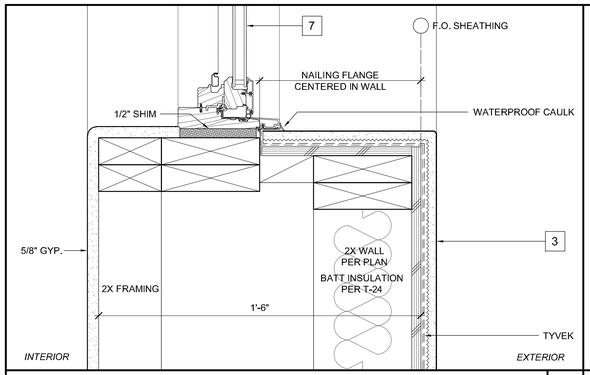
A9.5

NOTES

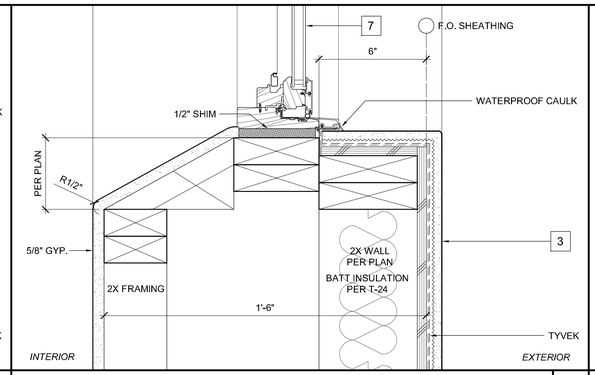
1. ALL DIMENSIONS TO FACE OF FRAMING OR PLY PER PLAN, NOTIFY ARCHITECT PER ANY PLAN DISCREPANCIES.
2. ALL KEYNOTES PER FINISH SCHEDULE SHEET A8.1



3"=1'-0" WINDOW JAMB PLASTER | 4



3"=1'-0" WINDOW JAMB PLASTER | 13



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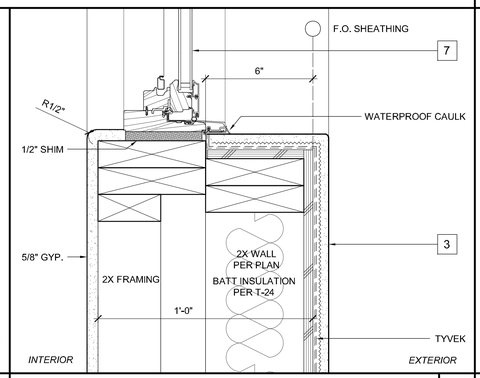
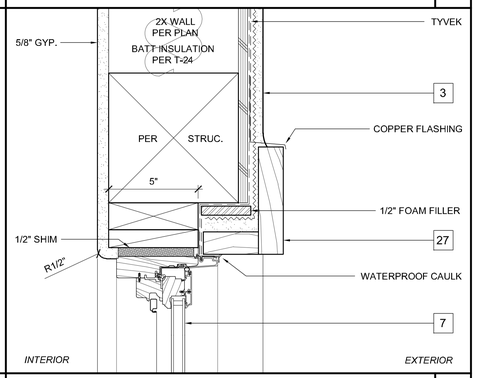
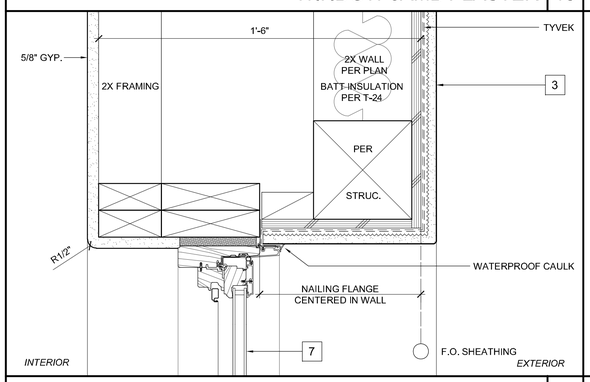


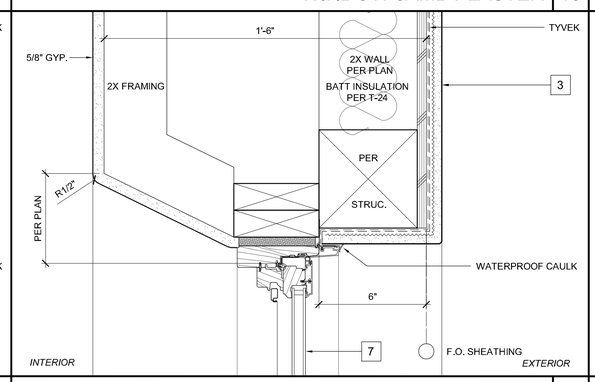
3"=1'-0" WINDOW JAMB PLASTER | 7



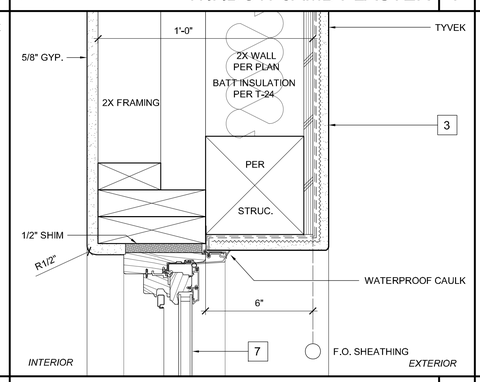
3"=1'-0" WINDOW HEAD LINTEL | 3



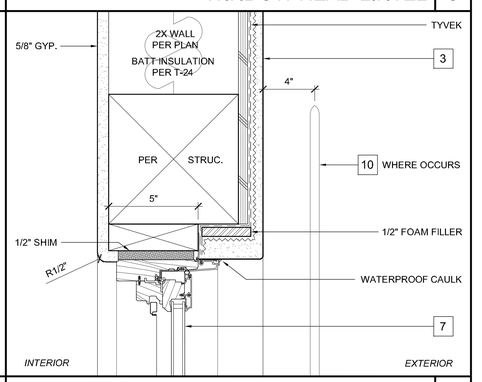
3"=1'-0" WINDOW HEAD PLASTER | 12



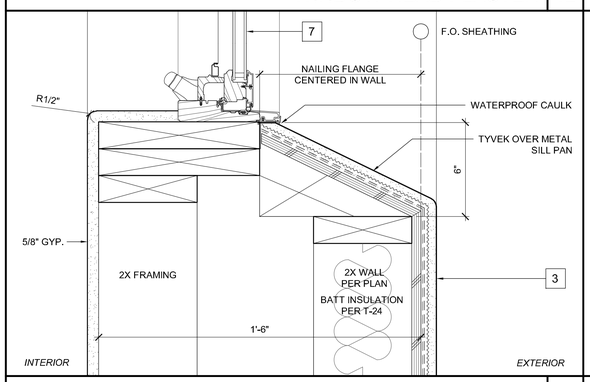
3"=1'-0" WINDOW HEAD PLASTER | 9



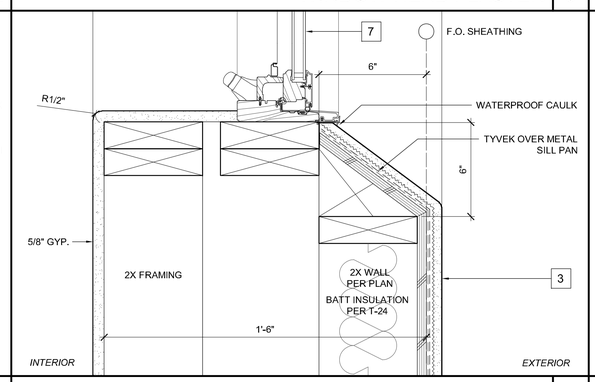
3"=1'-0" WINDOW HEAD PLASTER | 6



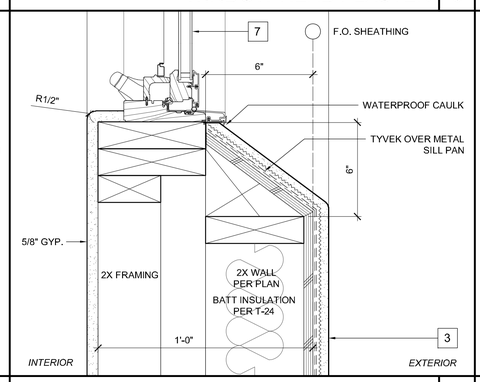
3"=1'-0" WINDOW HEAD PLASTER | 2



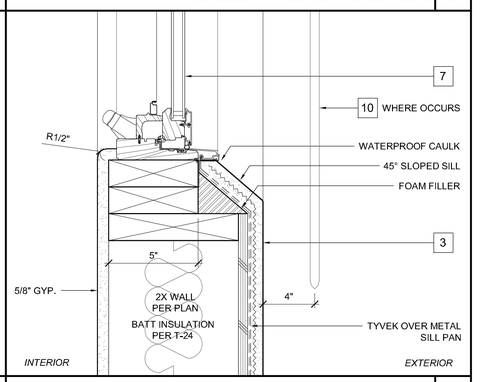
3"=1'-0" WINDOW SILL PLASTER | 11



3"=1'-0" WINDOW SILL PLASTER | 8



3"=1'-0" WINDOW SILL PLASTER | 5



3"=1'-0" WINDOW SILL PLASTER | 1

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REVISION SCHEDULE

NO.	DESCRIPTION	DATE

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PORTOLA RESIDENCE
1266 PORTOLA ROAD
PEBBLE BEACH, CA 93953

ARCHITECTURAL DETAILS

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

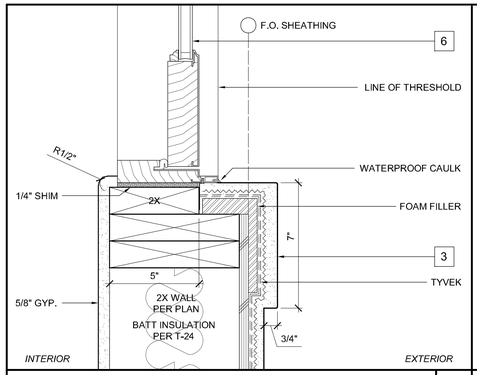
Date: NOV 2024
Scale:
Drawn: JS
Sheet:

A9.6

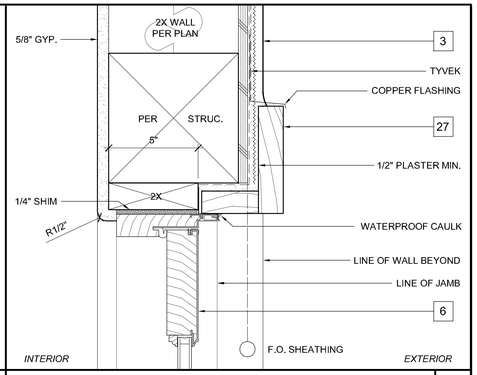
NOT FOR CONSTRUCTION

NOTES

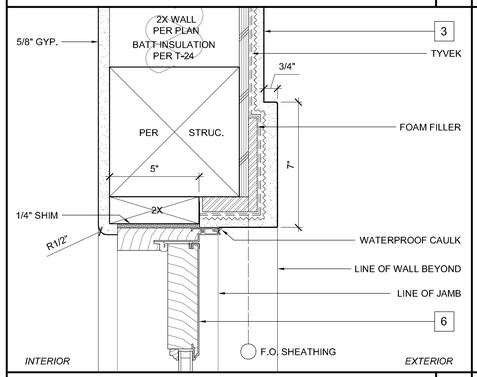
1. ALL DIMENSIONS TO FACE OF FRAMING OR PLY PER PLAN, NOTIFY ARCHITECT PER ANY PLAN DISCREPANCIES.
2. ALL KEYNOTES PER FINISH SCHEDULE SHEET A8.1



3"=1'-0" ENTRY DOOR JAMB - ADU 8



3"=1'-0" DOOR HEAD LINTEL 4



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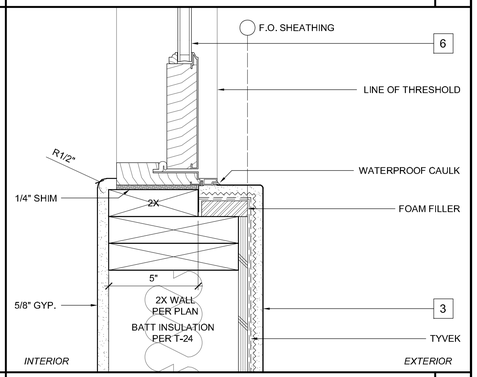
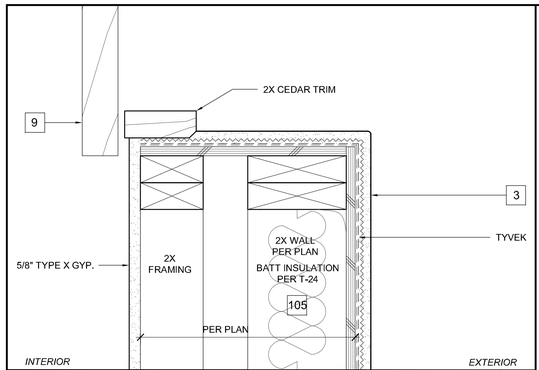
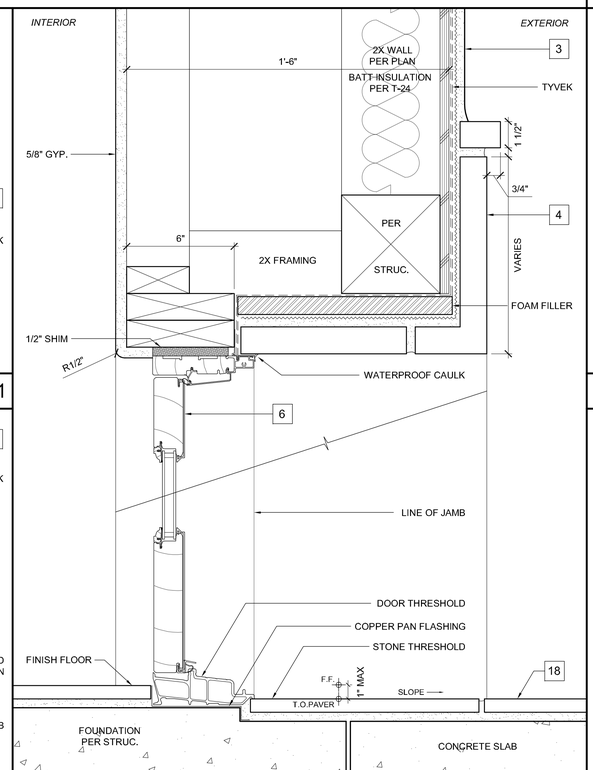


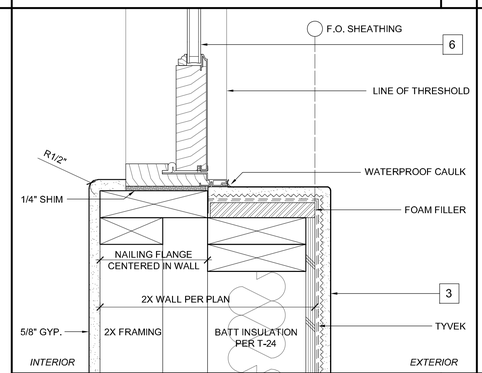
3"=1'-0" DOOR JAMB PLASTER 3



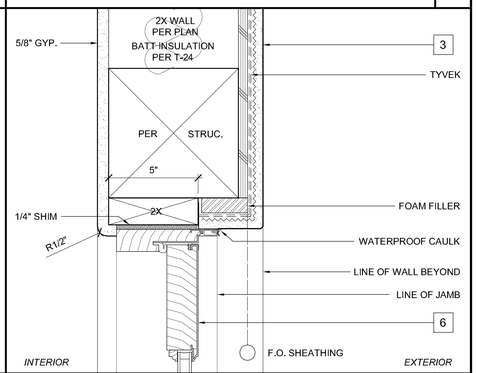
3"=1'-0" GARAGE DOOR JAMB 11



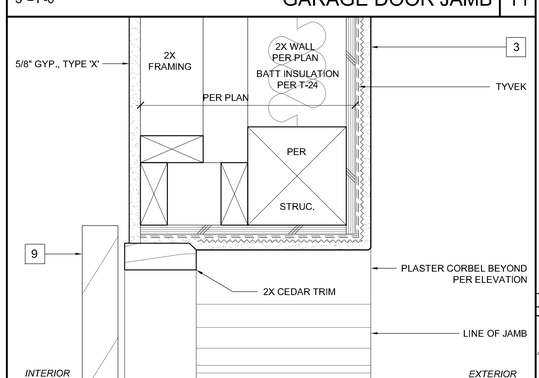
3"=1'-0" ENTRY DOOR HEAD - RESIDENCE 9



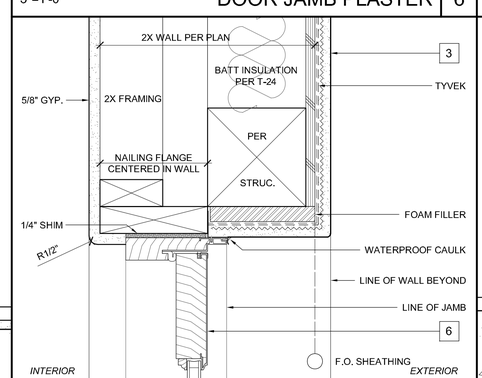
3"=1'-0" DOOR JAMB PLASTER 6



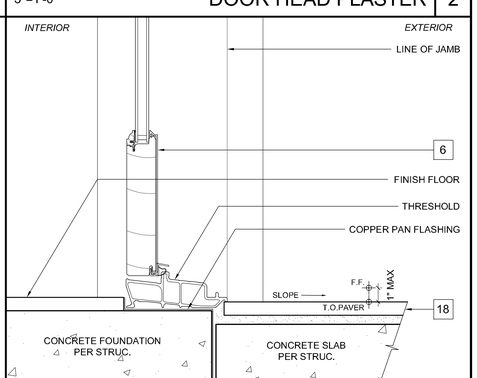
3"=1'-0" DOOR HEAD PLASTER 2



3"=1'-0" GARAGE DOOR HEAD 10



3"=1'-0" DOOR HEAD PLASTER 5



3"=1'-0" THRESHOLD 1

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PORTOLA RESIDENCE
1266 PORTOLA ROAD
PEBBLE BEACH, CA 93953

ARCHITECTURAL DETAILS

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

Date NOV 2024
Scale
Drawn JS

Sheet **A9.7**

MONTEREY COUNTY PLANNING SUBMITTAL

1266 PORTOLA ROAD
PEBBLE BEACH, CALIFORNIA 93953
APN: 008-302-023

NOVEMBER 12, 2024

VICINITY MAP

SOURCE: GOOGLE MAPS

NOT TO SCALE

LOCATION MAP

SOURCE: GOOGLE MAPS

NOT TO SCALE

PROJECT DESCRIPTION/SCOPE OF WORK

1. DECORATIVE ENTRY VEHICULAR AND PEDESTRIAN GATES AT DRIVEWAY ENTRANCE, AND VISUALLY PERMEABLE DEER FENCING.
2. NEW DRIVEWAY, LANDSCAPE AND RETAINING ALONG DRIVEWAY, FIRE-TRUCK/EMERGENCY VEHICLE TURN-OUT, AND HAMMERHEAD AND AUTO-COURT.
3. NEW HOUSE, ADU, COURTYARDS, AND PATIOS.
4. NEW WATER-CONSERVING NATIVE AND REGIONALLY ADAPTED NON-INVASIVE PLANTING; GARDEN PATHS AND SITTING AREAS.
5. NEW WATER-CONSERVING NATIVE AND REGIONALLY ADAPTED NON-INVASIVE SHRUB PLANTING FOR VISUAL SCREENING TO NEIGHBORING PROPERTIES.
6. TREE MITIGATION PLANTING AS REQUIRED BY MONTEREY COUNTY AS DESCRIBED IN ARBORIST REPORT AND NOTED HEREIN.

PROJECT TEAM

OWNER
PEBBLE TREE LLC

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PREPARED BY

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PHONE: (831) 423-6040

SHEET INDEX

SHEET	DESCRIPTION
L0.0	LANDSCAPE TITLE SHEET
L1.1	OVERALL LANDSCAPE SITE PLAN
L1.2	FRONT ENTRY AND FENCING PLAN AND ELEVATION
L1.3	DESIGN CHARACTER IMAGES
L1.4	PLANT IMAGES
L1.5	PLANT IMAGES
L1.6	TREE PROTECTION, MITIGATION, AND REMOVAL PLAN
L1.7	TREE PROTECTION NOTES
L2.0	OVERALL IRRIGATION PLAN
L2.1	IRRIGATION NOTES AND LEGEND
L2.2	IRRIGATION DETAILS
L2.3	IRRIGATION DETAILS
L2.4	IRRIGATION DETAILS
L2.5	IRRIGATION DETAILS
L2.6	IRRIGATION WATER CALCULATION
L3.0	SITE LIGHTING PLAN AND SPECIFICATIONS
L4.0	FUEL MANAGEMENT PLAN

NOT FOR CONSTRUCTION

ORIGINAL SHEET SIZE: 24" X 36"

REVISIONS AND RECORD OF ISSUE:

NO.	DATE	DESCRIPTION
1.	06/15/2023	PEBBLE BEACH ARB
2.	10/23/2023	PEBBLE BEACH ARB
3.	11/12/2024	PLANNING SUBMITTAL
4.		
5.		
6.		

REGISTERED LANDSCAPE ARCHITECT
JONI L. JANECKI
No. 3163
Exp. 9/30/26
STATE OF CALIFORNIA

JONI L. JANECKI & ASSOCIATES
515 SWIFT ST. SANTA CRUZ CA 95060
PHONE 831.423.6040 | WWW.JLJA.COM
California Landscape Architect License 3163

PROJECT:
1266 PORTOLA ROAD
PEBBLE BEACH, CA
APN: 008-302-023

SHEET TITLE:
LANDSCAPE TITLE SHEET

SCALE: -
DRAWN BY: MO/ND
DATE: 11/12/2024

L0.0

I:\Jobs\Current\3855\24\DWG\2-PD\1266 Portola Road\Drawings\1266 Portola Road Landscape.dwg, L0.0 Landscape Title Sheet, 11/7/2024 12:34:05 PM, Erin Dean, DWG To PDF.pc3, ARCH E1 (36.00 x 24.00 Inches), 1:1

MITIGATION TREE LEGEND (REFER TO L1.6)

NAME	TOTAL QUANTITY
PINUS RADIATA (15 GAL) OR QUERCUS AGRIFOLIA (24" BOX AND 36" BOX)	19

PLANT LEGEND

NAME	TOTAL QUANTITY/SF
SMALL DECORATIVE TREES CERCIS CANADENSIS 'FOREST PANSY' (FOREST PANSY EASTERN REDBUD) CITRUS SPP. (CITRUS) MAGNOLIA X SOULANGEANA (SAUCER MAGNOLIA)	8
LOW FUEL PLANTING AREAS (INCLUDING 5'-0" MINIMUM NON-COMBUSTIBLE SUCCULENTS AND GRAVEL ADJACENT TO RESIDENCE) AGAVE SPP. (AGAVE) ARCTOSTAPHYLOS SPP. (MANZANITA) CALAMAGROSTIS NUTKAENSIS (PACIFIC REEDGRASS) ECHEVERIA SPP. (ECHEVERIA) HEUCHERA SPP. (CORAL BELLS) IRIS DOUGLASIANA (DOUGLAS IRIS) OLEA EUROPAEA 'MONTRA' (LITTLE OLLIE OLIVE) POLYSTICHUM MUNITUM (WESTERN SWORD FERN) SENECIO SPP. (SENECIO) WOODWARDIA FIMBRIATA (GIANT CHAIN FERN)	3,325 SF
COURTYARD GARDEN AGAVE SPP. (AGAVE) CALAMAGROSTIS FOLIOSA (LEAFY REEDGRASS) ECHEVERIA SPP. (ECHEVERIA) HEUCHERA SPP. (CORAL BELLS) OLEA EUROPAEA 'MONTRA' (LITTLE OLLIE OLIVE) POLYSTICHUM MUNITUM (WESTERN SWORD FERN) SENECIO SPP. (SENECIO) VIOLA SPP. (VIOLETS) WOODWARDIA FIMBRIATA (GIANT CHAIN FERN)	455 SF
TALL EVERGREEN SHRUB SCREENING CEANOTHUS THYRSIFLORUS (BLUEBLOSSOM) FRANGULA CALIFORNICA (COFFEEBERRY) PRUNUS ILICIFOLIA (HOLLYLEAF CHERRY) RHUS INTEGRIFOLIA (LEMONADE BERRY)	3,315 SF
BIORETENTION CALAMAGROSTIS NUTKAENSIS (PACIFIC REEDGRASS) ELYMUS GLAUCUS (BLUE WILDRYE) FRAGARIA VESCA (WOODLAND STRAWBERRY) IRIS DOUGLASIANA (DOUGLAS IRIS) MIMULUS GUTTATUS (SEEP MONKEYFLOWER) WOODWARDIA FIMBRIATA (GIANT CHAIN FERN)	726 SF
SEASONAL MEADOW ACHILLEA MILLEFOLIUM (COMMON YARROW) ARCTOSTAPHYLOS HOOKERI SPP. HOOKERI (HOOKER'S MANZANITA) ARCTOSTAPHYLOS PUMILA (SANDMAT MANZANITA) DIPLACUS AURANTIACUS (BUSH MONKEY FLOWER) FRAGARIA VESCA (WOODLAND STRAWBERRY) LOMATIUM PARVIFOLIUM (SMALL LEAVED LOMATIUM)	605 SF

LEGEND

PROPERTY LINE

SETBACK LINE

CRITICAL ROOT ZONE (CRZ)

EXISTING TREE TO REMAIN AND PROTECT IN PLACE

TREE TAG NUMBER

DESIGN NARRATIVE

A WOODLAND AND MEADOW GARDEN WOVEN INTO A MATURE PINE AND OAK FOREST. THE SITE IS FILLED WITH DAPPLED SUNLIGHT, THE MATERIALS FOR HARDSCAPE ARE CALMING AND UNDERSTATED, AND THE PLANTING DESIGN IS FOCUSED AROUND BLENDING THE HOME INTO LANDSCAPE THROUGH THE USE OF NATIVE AND MICROCLIMATE-ADAPTED PLANTS.

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	COBBLE STONE ENTRY DRIVE, VEHICULAR WOOD FRAME GATES WITH DECORATIVE IRON ACCENTS IN OPENINGS, WOODEN PEDESTRIAN GATE WITH STUCCO OR STONE PILLARS, AND PEDESTRIAN PATHWAY
2	STUCCO WALLED BIKE ENCLOSURE
3	DEER FENCE - 6'-0" TALL VISUALLY PERMEABLE BLACK METAL MESH AND POSTS
4	STUCCO RETAINING WALLS
5	SEASONAL MEADOW OR BIORETENTION - NATURALISTIC GARDEN WITH NATIVE PLANTINGS
6	MONTEREY PINE AND OAK WOODLAND UNDERSTORY PRESERVATION AND RENEWAL
7	FIRETRUCK TURNOUT - ASPHALT WITH STONE BAND OR CURB
8	AUTO COURT, FIRETRUCK HAMMERHEAD, AND GUEST PARKING - COBBLES OR GRAVEL WITH FIRETRUCK-RATED BASE
9	MAIN ENTRY - STONE OR BRICK TILE
10	COURTYARD - STONE, BRICK TILE, OR CRUSHED GRAVEL WITH LOW STUCCO OR STONE LANDSCAPE WALL, AND WATER FEATURE
11	TERRACE - STONE, BRICK TILE, OR CRUSHED GRAVEL WITH LOW STUCCO OR STONE LANDSCAPE WALL AND STONE STEPS TO TRAIL.
12	LOWER TERRACE - STONE OR GRAVEL
13	MONTEREY PINE UNDERSTORY PRESERVATION AND RENEWAL
14	INFORMAL TRAIL
15	WATER FEATURE (WALL FOUNTAIN)
16	EXISTING ROCK QUARRY

NOTE:
EXISTING TREES SHOWN IN LANDSCAPE PLANS REFLECT CONDITIONS NOTED BY JONI L. JANECKI & ASSOCIATES DURING SITE VISIT ON OCTOBER 1, 2024, AND HAVE NOT BEEN UPDATED IN THE CURRENT SURVEY BY RASMUSSEN LAND SURVEYING DATED JULY 2024.

0 10' 20' 40'
SCALE: 1"=20'-0"

NOT FOR CONSTRUCTION

ORIGINAL SHEET SIZE: 24" X 36"

REVISIONS AND RECORD OF ISSUE:

NO	DATE	DESCRIPTION
1.	06/15/2023	PEBBLE BEACH ARB
2.	10/23/2023	PEBBLE BEACH ARB
3.	11/12/2024	PLANNING SUBMITTAL
4.	07/02/2025	PLAN CHECK
5.		
6.		

REGISTERED LANDSCAPE ARCHITECT
JONI L. JANECKI
No. 3163
Exp. 9/30/26
STATE OF CALIFORNIA

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PHONE 831.423.6040 | WWW.JLJA.COM
California Landscape Architect License 3163

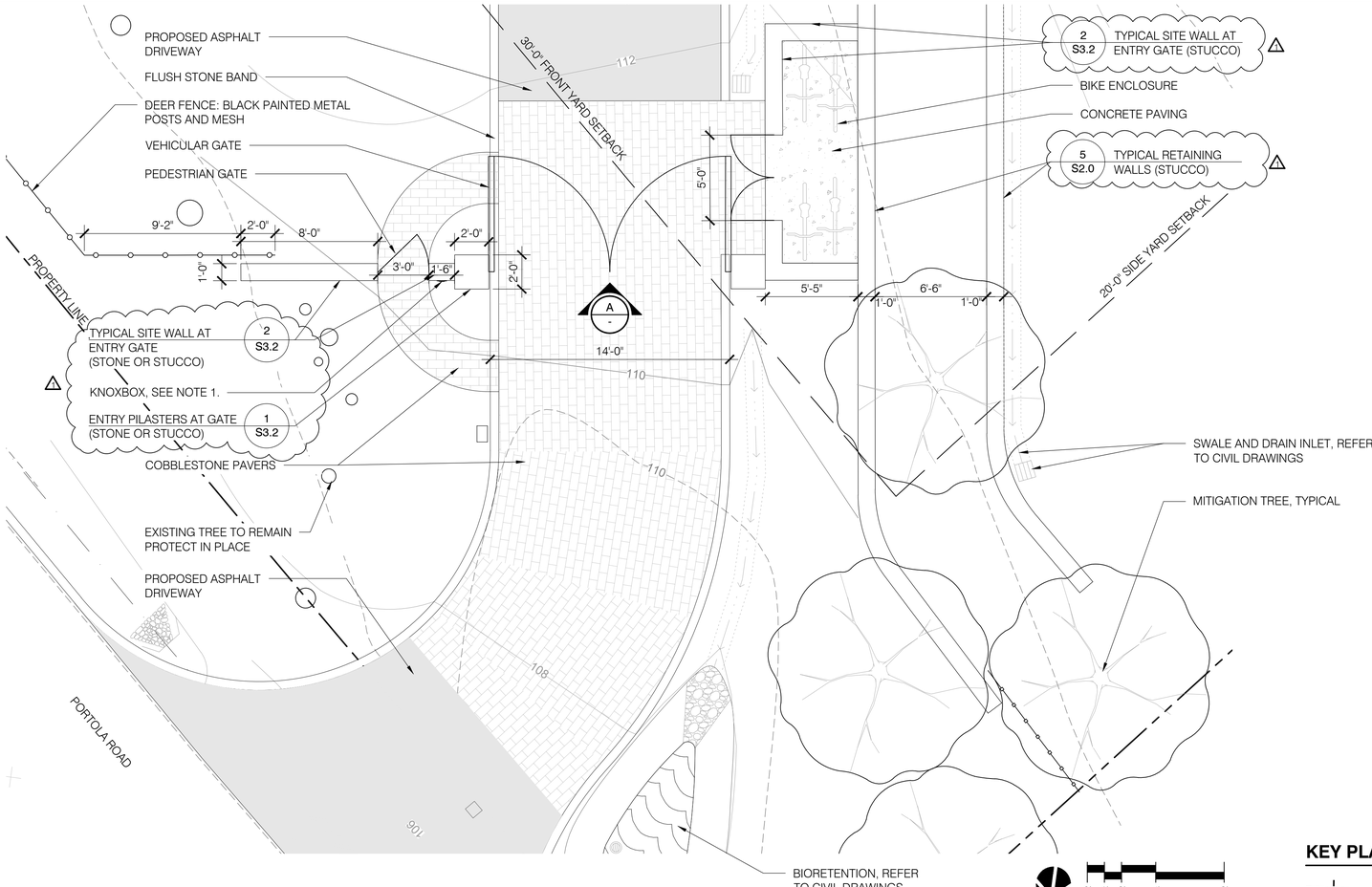
PROJECT:
1266 PORTOLA ROAD
PEBBLE BEACH, CA
APN: 008-302-023

SHEET TITLE:
OVERALL LANDSCAPE SITE PLAN

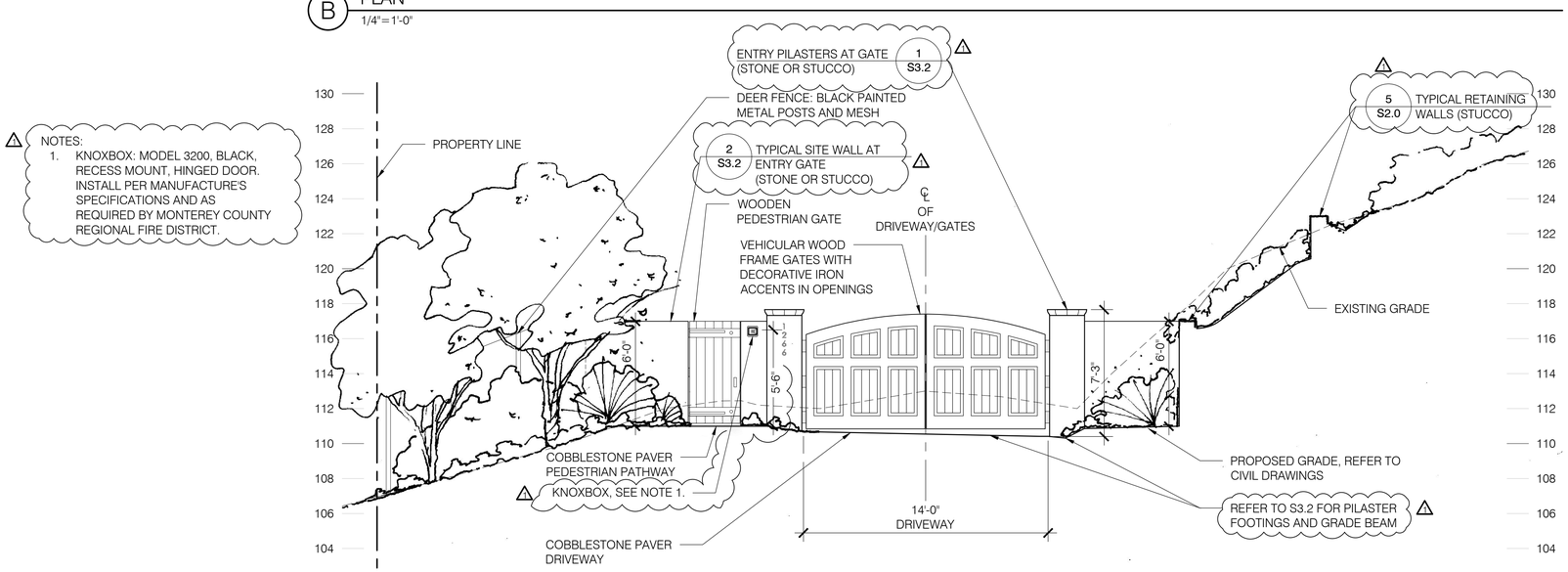
SCALE: 1"=20'-0"
DRAWN BY: MO/ND
DATE: 07/02/2025

L1.1

J:\PROJECTS\2023\2023-JLA-V2-266-1266 Portola Road\Drawings\1266 Portola Road Landscape.dwg L1.1 Overall Landscape Site Plan, 7/7/2025 2:23:23 PM, Eric Dow, 7995 - PP.ctb, ARCH E full bleed (36.00 x 24.00 Inches), 1:1

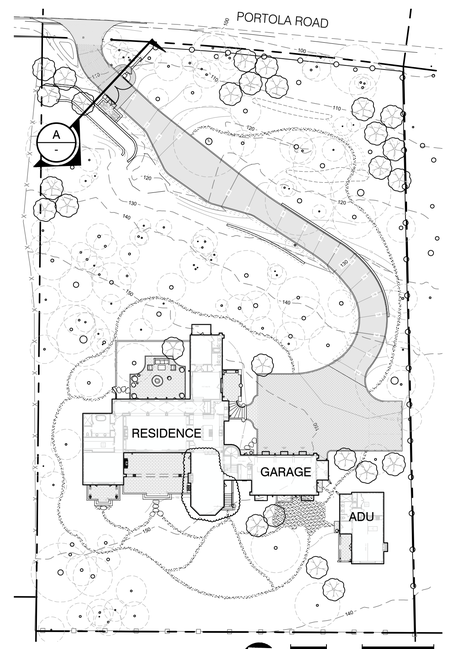


B PLAN
1/4"=1'-0"



A ELEVATION
1/4"=1'-0"

KEY PLAN



NOT FOR CONSTRUCTION

ORIGINAL SHEET SIZE: 24" X 36"

REVISIONS AND RECORD OF ISSUE:

NO.	DATE	DESCRIPTION
1.	06/15/2023	PEBBLE BEACH ARB
2.	10/23/2023	PEBBLE BEACH ARB
3.	11/12/2024	PLANNING SUBMITTAL
4.	07/02/2025	PLAN CHECK
5.		
6.		

REGISTERED LANDSCAPE ARCHITECT
JONI L. JANECKI
No. 3163
Exp. 9/30/26
STATE OF CALIFORNIA

JONI L.JANECKI & ASSOCIATES
515 SWIFT ST. SANTA CRUZ CA 95060
PHONE 831.423.6040 | WWW.JLJA.COM
California Landscape Architect License 3163

PROJECT:
1266 PORTOLA ROAD
PEBBLE BEACH, CA
APN: 008-302-023

SHEET TITLE:
FRONT ENTRY AND FENCING
PLAN AND ELEVATION

SCALE: AS NOTED
DRAWN BY: MO/ND
DATE: 07/02/2025

L1.2

COURTYARD GARDEN

LOW-FUEL PLANTING & AUTO-COURT

ENTRY GATE & DEER FENCING

NOT FOR CONSTRUCTION

ORIGINAL SHEET SIZE: 24" X 36"

REVISIONS AND RECORD OF ISSUE:

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1.	06/15/2023	PEBBLE BEACH ARB
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PROJECT:

1266 PORTOLA ROAD
PEBBLE BEACH, CA
APN: 008-302-023

SHEET TITLE:

DESIGN CHARACTER IMAGES

SCALE: -
DRAWN BY: MO/ND
DATE: 11/12/2024

L1.3

C:\PROJECTS\PROPOSAL\24-2301 1266 Portola Road\Drawings\1266 Portola Road Images.dwg, L1.3 Design Character Images, 11/12/2024 4:57:21 PM, Eric Drew, DWG To PDF.pc3, ARCH full bleed D (24.00 x 36.00 Inches), 1:1

Cercis canadensis 'Forest Pansy' (Forest Pansy Eastern Redbud)

Citrus spp. (Citrus)

Magnolia x *soulangeana* (Saucer Magnolia)

SMALL DECORATIVE TREES

Agave spp. (Agave)

Arctostaphylos spp. (Manzanita)

Calamagrostis nutkaensis (Pacific Reed Grass)

Echeveria spp. (Echeveria)

Heuchera spp. (Coral Bells)

Iris douglasiana (Douglas Iris)

Olea europaea 'Montra' (Little Ollie Olive)

Polystichum munitum (Western Sword Fern)

Senecio spp. (Senecio)

Woodwardia fimbriata (Giant Chain Fern)

LOW FUEL PLANTING AREAS

Agave spp. (Agave)

Calamgrostis foliosa (Mendocino Reed Grass)

Echeveria spp. (Echeveria)

Heuchera spp. (Coral Bells)

Olea europaea 'Montra' (Little Ollie Olive)

Polystichum munitum (Western Sword Fern)

Senecio spp. (Senecio)

Viola spp. (Violets)

Woodwardia fimbriata (Giant Chain Fern)

COURTYARD GARDEN

NOT FOR CONSTRUCTION

ORIGINAL SHEET SIZE: 24" X 36"

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PROJECT:
1266 PORTOLA ROAD
PEBBLE BEACH, CA
APN: 008-302-023

SHEET TITLE:
PLANT IMAGES

SCALE: -
DRAWN BY: MO/ND
DATE: 11/12/2024

L1.4

J:\PROJECTS\1800\1800\DWG\2-1800 1266 Portola Road Drawings\1266 Portola Road Images.dwg, L1.4 Plant Images, 10/30/2024 4:54:27 PM, Eric Dow, DWG to PDF.pc3, ARCH E Mod FD (36.00 x 24.00 inches), 1:1

Ceanothus thyrsiflorus (Blueblossom)

Frangula californica (Coffeeberry)

Prunus ilicifolia (Hollyleaf Cherry)

Rhus integrifolia (Lemonade Berry)

TALL EVERGREEN SHRUB SCREENING

Calamagrostis nutkaensis (Pacific Reed Grass)

Elymus glaucus (Blue Wild Rye)

Fragaria vesca (Woodland Strawberry)

Iris douglasiana (Douglas Iris)

Mimulus guttatus (Yellow Monkeyflower)

Woodwardia fimbriata (Giant Chain Fern)

BIORETENTION

Achillea millefolium (Common Yarrow)

Arctostaphylos hookeri spp. hookeri (Hooker's Manzanita)

Arctostaphylos pumila (Sandmat Manzanita)

Diplacus aurantiacus (Bush Monkey Flower)

Fragaria vesca (Woodland Strawberry)

Lomatium parvifolium (Small-leaved Lomatium)

SEASONAL MEADOW

NOT FOR CONSTRUCTION

ORIGINAL SHEET SIZE: 24" X 36"

REVISIONS AND RECORD OF ISSUE:

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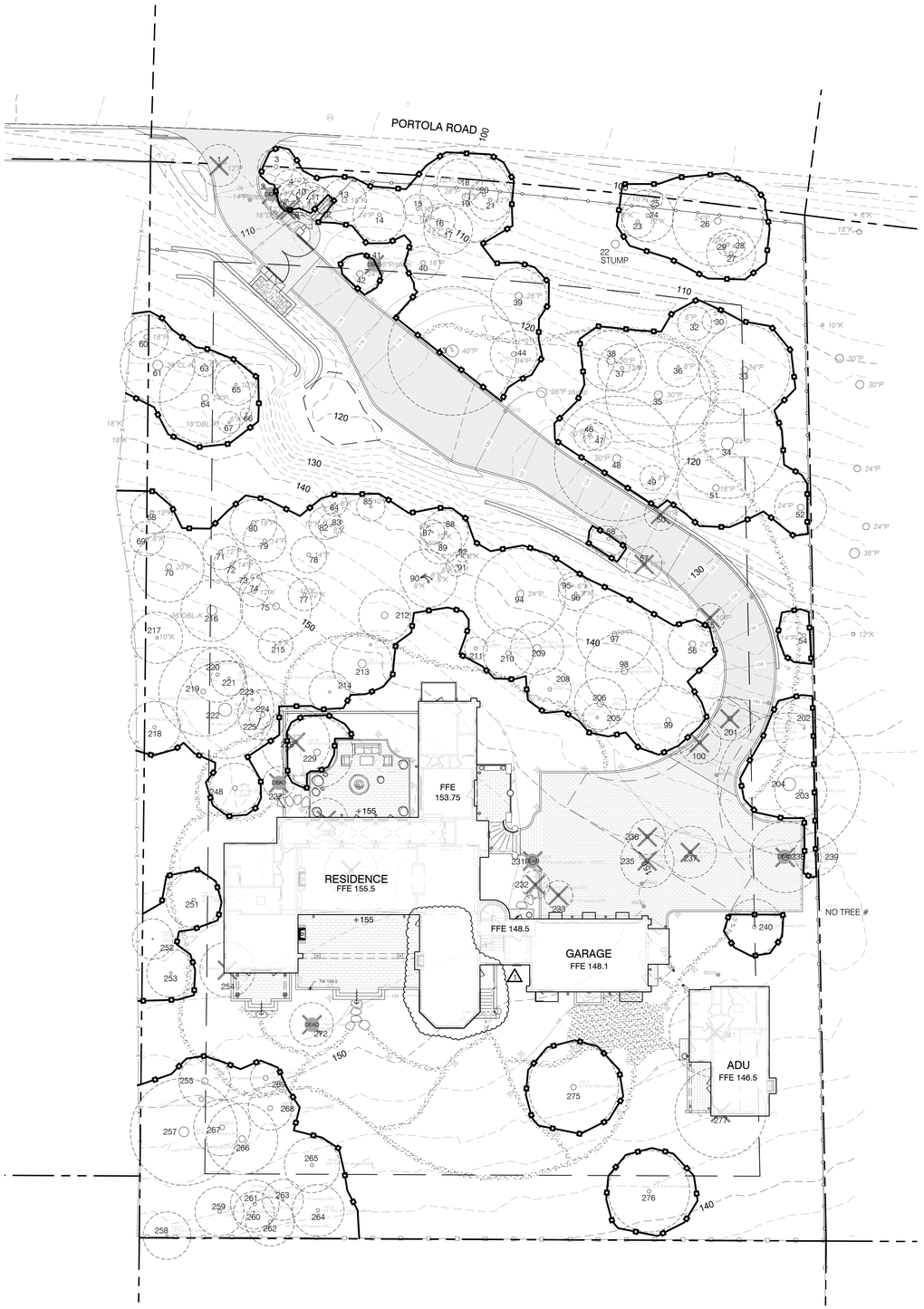
PROJECT:
1266 PORTOLA ROAD
PEBBLE BEACH, CA
APN: 008-302-023

SHEET TITLE:
PLANT IMAGES

SCALE: -
DRAWN BY: MO/ND
DATE: 11/12/2024

L1.5

J:\PROJECTS\PROJECTS\2021\2021-280 1266 Portola Road\Drawings\1266 Portola Road Images.dwg L1.5 Plant Images, 11/8/2024 4:54:43 PM, Erica Chow, DWG To PDF.pc3, ARCH E Full Bleed D (36.00 x 24.00 Inches), 1:1



LEGEND

- PROPERTY LINE
- SETBACK LINE
- TREE PROTECTION FENCING
- CRITICAL ROOT ZONE
- EXISTING TREE TO REMAIN AND PROTECT IN PLACE
- TREE TAG NUMBER
- EXISTING TREE TO BE REMOVED (19 TOTAL)
- TREE TAG NUMBER
- EXISTING DEAD TREE TO BE REMOVED (6 TOTAL)
- TREE TAG NUMBER

TREE MITIGATION SCHEDULE

NUMBER OF LIVING TREES TO BE REMOVED: 19 PINUS RADIATA: 15 QUERCUS AGRIFOLIA: 4
NUMBER OF TREES REQUIRED FOR REPLACEMENT: (19) 5 GALLON OR LARGER, IF AVAILABLE.
NUMBER OF REPLACEMENT TREES PROPOSED: PINUS RADIATA: (15) 15 GALLON QUERCUS AGRIFOLIA (4) 24" AND 36" BOX

NOTES:

1. REMOVE TREES #2, 41, 227, 231, 238, AND 272; THEY ARE DEAD AND NOT PART OF THE MITIGATION SCHEDULE.
2. REFER TO FOREST MANAGEMENT PLAN PREPARED BY ONO CONSULTING DATED 10/11/2024.

NOTE:
EXISTING TREES SHOWN IN LANDSCAPE PLANS REFLECT CONDITIONS NOTED BY JONI L. JANECKI & ASSOCIATES DURING SITE VISIT ON OCTOBER 1, 2024, AND HAVE NOT BEEN UPDATED IN THE CURRENT SURVEY BY RASMUSSEN LAND SURVEYING DATED JULY 2024.

0 10' 20' 40'
SCALE: 1"=20'-0"

NOT FOR CONSTRUCTION

ORIGINAL SHEET SIZE: 24" X 36"

REVISIONS AND RECORD OF ISSUE:

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REGISTERED LANDSCAPE ARCHITECT
JONI L. JANECKI
No. 3163
Exp. 9/30/26
STATE OF CALIFORNIA

JONI L. JANECKI & ASSOCIATES
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PHONE 831.423.6040 | WWW.JLJA.COM
California Landscape Architect License 3163

PROJECT:
1266 PORTOLA ROAD
PEBBLE BEACH, CA
APN: 008-302-023

SHEET TITLE:
TREE PROTECTION, MITIGATION, AND REMOVAL PLAN

SCALE: 1"=20'-0"
DRAWN BY: MO/ND
DATE: 07/02/2025

L1.6

P:\PROJECTS\PEBBLE\PORTOLA 1266 Portola Road\Drawings\1266 Portola Road Landscape Plans V4.1 Tree Protection Mitigation and Removal Plan_7-2-2025 2:29:29 PM_Eric Dyer_DWG to PDF.pc3 ARCH E Mono (0.00 x 0.00 inches).1.1

BEST MANAGEMENT PRACTICES

THE HEALTH OF TREES REMAINING SHOULD NOT BE AFFECTED IF THE FOLLOWING PRACTICES ARE ADHERED TO:

A) DO NOT DEPOSIT ANY FILL AROUND TREES, WHICH MAY COMPACT SOILS AND ALTER WATER AND AIR RELATIONSHIPS. AVOID DEPOSITING FILL, PARKING EQUIPMENT, OR STAGING CONSTRUCTION MATERIALS NEAR EXISTING TREES. COVERING AND COMPACTING SOIL AROUND TREES CAN ALTER WATER AND AIR RELATIONSHIPS WITH THE ROOTS. FILL PLACED WITHIN THE DRIPLINE MAY ENCOURAGE THE DEVELOPMENT OF OAK ROOT FUNGUS (ARMILLARIA MELLEA). AS NECESSARY, TREES MAY BE PROTECTED BY BOARDS, FENCING, OR OTHER MATERIALS TO DELINEATE PROTECTION ZONES.

B) PRUNING SHALL BE CONDUCTED SO AS NOT TO UNNECESSARILY INJURE THE TREE. GENERAL PRINCIPLES OF PRUNING INCLUDE PLACING CUTS IMMEDIATELY BEYOND THE BRANCH COLLAR, MAKING CLEAN CUTS BY SCORING THE UNDERSIDE OF THE BRANCH FIRST, AND FOR LIVE OAK, AVOIDING THE PERIOD FROM FEBRUARY THROUGH MAY.

C) NATIVE TREES ARE NOT ADAPTED TO SUMMER WATERING AND MAY DEVELOP CROWN OR ROOT ROT AS A RESULT. DO NOT REGULARLY IRRIGATE WITHIN THE DRIP LINE OF OAKS.

D) ROOT CUTTING SHOULD OCCUR OUTSIDE OF THE SPRINGTIME. LATE JUNE AND JULY WOULD LIKELY BE THE BEST. PRUNING OF THE LIVE CROWN SHOULD NOT OCCUR FROM FEBRUARY THROUGH MAY TO AVOID THE SPREAD OF FUNGUS OR ATTRACT BARK BEETLES.

E) OAK MATERIAL GREATER THAN 3 INCHES IN DIAMETER REMAINING ON-SITE FOR MORE THAN ONE MONTH THAT IS NOT CUT AND SPLIT INTO FIREWOOD SHOULD BE COVERED WITH BLACK PLASTIC THAT IS DUG IN SECURELY AROUND THE PILE. THIS WILL DISCOURAGE INFESTATION AND DISPERSION OF BARK BEETLES.

F) A MULCH LAYER UP TO APPROXIMATELY 4 INCHES DEEP SHOULD BE APPLIED TO THE GROUND UNDER SELECTED OAKS FOLLOWING CONSTRUCTION. ONLY 1 TO 2 INCHES OF MULCH SHOULD BE APPLIED WITHIN 1 TO 2 FEET OF THE TRUNK, AND UNDER NO CIRCUMSTANCES SHOULD ANY SOIL OR MULCH BE PLACED AGAINST THE ROOT CROWN (BASE) OF TREES. THE BEST SOURCE OF MULCH WOULD BE FROM CHIPPED MATERIAL GENERATED ON-SITE.

G) IF TREES NEAR THE DEVELOPMENT ARE VISIBLY DECLINING IN VIGOR, A PROFESSIONAL FORESTER OR CERTIFIED ARBORIST SHOULD BE CONTACTED TO INSPECT THE SITE TO RECOMMEND A COURSE OF ACTION.

SOURCE: FOREST MANAGEMENT PLAN PREPARED BY ONO CONSULTING DATED 10/11/2024.

TREE PROTECTION STANDARDS

BEFORE THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY, THE FOLLOWING TREE PROTECTION MEASURES SHALL BE IMPLEMENTED AND APPROVED BY A QUALIFIED ARBORIST OR FORESTER:

- TREES LOCATED ADJACENT TO THE CONSTRUCTION AREA SHALL BE PROTECTED FROM DAMAGE BY CONSTRUCTION EQUIPMENT BY THE USE OF TEMPORARY FENCING AND BY WRAPPING TRUNKS WITH PROTECTIVE MATERIALS. NO STRIPPING OF TOPSOIL OR GRUBBING OF UNDERSTORY SHALL OCCUR IN TREE PRESERVATION ZONES.
- FENCED AREAS AND TRUNK PROTECTION MATERIALS SHALL REMAIN IN PLACE DURING THE ENTIRE CONSTRUCTION PERIOD. SHOULD ACCESS TO THE AREA BE NECESSARY A PROFESSIONAL FORESTER OR CERTIFIED ARBORIST MUST BE CONTACTED TO INSPECT THE SITE FOR A RECOMMENDED COURSE OF ACTION.
- FENCING SHALL CONSIST OF CHAIN LINK, SNOWDRIFT, PLASTIC MESH, HAY BALES, OR FIELD FENCE. EXISTING FENCING MAY ALSO BE USED.
- FENCING IS NOT TO BE ATTACHED TO THE TREE BUT FREE-STANDING OR SELF-SUPPORTING SO AS NOT TO DAMAGE TREES. FENCING SHALL BE RIGIDLY SUPPORTED AND SHALL STAND A MINIMUM HEIGHT OF FOUR FEET ABOVE GRADE AND SHOULD BE PLACED TO THE FARTHEST EXTENT POSSIBLE FROM THE TREE'S BASE TO PROTECT THE AREA WITHIN THE TREE'S DRIP LINE (TYPICALLY 10-12 FEET AWAY FROM THE BASE OF A TREE).
- IN CASES WHERE ACCESS OR SPACE IS LIMITED FOR TREE PROTECTION, IT IS PERMISSIBLE TO PROTECT THE TREE WITHIN THE 10-12-FOOT DISTANCE AFTER DETERMINATION AND APPROVAL BY A QUALIFIED FORESTER OR ARBORIST.
- SOIL COMPACTION, PARKING OF VEHICLES OR HEAVY EQUIPMENT, STOCKPILING OF CONSTRUCTION MATERIALS, CLEANING OF CONCRETE OR PLASTER, AND/OR DUMPING OF SPOILS OR MATERIALS SHALL NOT BE ALLOWED ADJACENT TO TREES ON THE PROPERTY ESPECIALLY WITHIN OR NEAR FENCED AREAS.

DURING GRADING AND EXCAVATION ACTIVITIES:

- ALL TRENCHING, GRADING, OR ANY OTHER DIGGING OR SOIL REMOVAL THAT IS EXPECTED TO ENCOUNTER TREE ROOTS SHOULD BE MONITORED BY A QUALIFIED ARBORIST OR FORESTER TO ENSURE AGAINST DRILLING OR CUTTING INTO OR THROUGH MAJOR ROOTS. AGAIN, NO STRIPPING OF TOPSOIL OR GRUBBING OF THE UNDERSTORY SHALL OCCUR IN TREE PRESERVATION ZONES.
- THE PROJECT ARCHITECT AND QUALIFIED ARBORIST SHOULD BE ON-SITE DURING EXCAVATION ACTIVITIES TO DIRECT ANY MINOR FIELD ADJUSTMENTS THAT MAY BE NEEDED.
- TRENCHING FOR RETAINING WALLS OR FOOTINGS LOCATED ADJACENT TO ANY TREE SHALL BE DONE BY HAND WHERE PRACTICAL AND ANY ROOTS GREATER THAN 2 INCHES IN DIAMETER SHALL BE BRIDGED OR PRUNED APPROPRIATELY.
- ANY ROOTS THAT MUST BE CUT SHALL BE CUT BY MANUALLY DIGGING A TRENCH AND CUTTING EXPOSED ROOTS WITH A SAW, VIBRATING KNIFE, ROCK SAW NARROW TRENCHER WITH SHARP BLADES OR OTHER APPROVED ROOT PRUNING EQUIPMENT.
- ANY ROOTS DAMAGED DURING GRADING OR EXCAVATION SHALL BE EXPOSED TO SOUND TISSUE AND CUT CLEANLY WITH A SAW.

WHEN SIGNIFICANT ROOTS (OVER 2" IN DIAMETER) ARE DISCOVERED:

- THE ARBORIST/FORESTER WILL BE AUTHORIZED TO HALT EXCAVATION UNTIL APPROPRIATE MITIGATION MEASURES ARE FORMULATED AND IMPLEMENTED.
- IF SIGNIFICANT ROOTS ARE IDENTIFIED THAT MUST BE REMOVED THAT WILL DESTABILIZE OR NEGATIVELY AFFECT THE TARGET TREES, THE PROPERTY OWNER WILL BE NOTIFIED IMMEDIATELY AND A DETERMINATION FOR REMOVAL WILL BE ASSESSED AND MADE AS REQUIRED BY LAW FOR TREATMENT OF THE AREA THAT WILL NOT RISK DEATH DECLINE OR INSTABILITY OF THE TREE CONSISTENT WITH THE IMPLEMENTATION OF APPROPRIATE CONSTRUCTION DESIGN APPROACHES TO MINIMIZE EFFECTS, SUCH AS HAND DIGGING, BRIDGING OR TUNNELING UNDER ROOTS, ETC.

SOURCE: FOREST MANAGEMENT PLAN PREPARED BY ONO CONSULTING DATED 05/23/2023.

NOT FOR CONSTRUCTION

ORIGINAL SHEET SIZE: 24" X 36"

REVISIONS AND RECORD OF ISSUE:

NO	DATE	DESCRIPTION
1.	06/15/2023	PEBBLE BEACH ARB
2.	10/23/2023	PEBBLE BEACH ARB
3	11/12/2024	PLANNING SUBMITTAL
4		
5		
6		

REGISTERED LANDSCAPE ARCHITECT
JONI L. JANECKI
No. 3163
Exp. 9/30/26
STATE OF CALIFORNIA

JONI L. JANECKI & ASSOCIATES
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California Landscape Architect License 3163

PROJECT:
1266 PORTOLA ROAD
PEBBLE BEACH, CA
APN: 008-302-023

SHEET TITLE:
TREE PROTECTION NOTES

SCALE: -
DRAWN BY: MO/ND
DATE: 11/12/2024

L1.7

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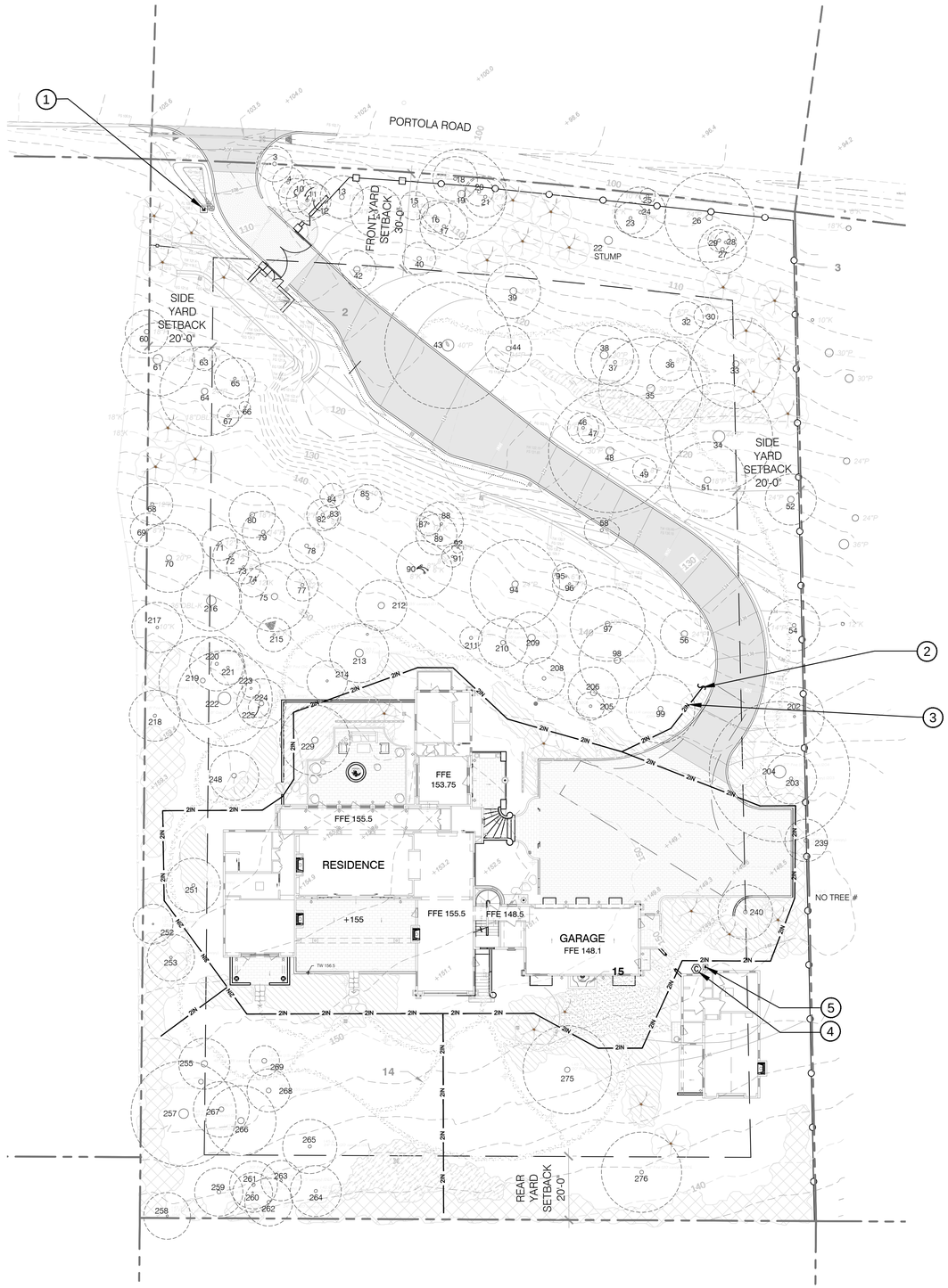
PLAN NOTES LEGEND

1. RESIDENCE WATER METER. ELEVATION 110 AND HOUSE ELEVATION AT 150. A PRESSURE LOST OF 18 PSI.
2. FINAL CONNECTION OF IRRIGATION SYSTEM SHALL BE DETERMINED IN THE FIELD BY LANDSCAPE ARCHITECT OR OWNER. PLUMBER TO PROVIDE 2" STUB-OUT AND GATE VALVE FOR THE IRRIGATION SYSTEM.
   MAXIMUM IRRIGATION DEMAND: 15 GPM AT 00 PSI STATIC PRESSURE AT CONNECTION LOCATION.
   IRRIGATION SYSTEM SHALL REQUIRE 65 PSI AT HOUSE ELEVATION TO OPERATE SYSTEM TO IT POTENTIAL. THE ELEVATION CHANGE FROM THE IRRIGATION CONNECTION TO HOUSE WATER LINE FROM THE WATER METER, WILL NOT OCCUR ENOUGH PRESSURE TO SUPPORT OR OPERATE THE IRRIGATION SYSTEM. LANDSCAPE CONTRACTOR SHALL FIELD VERIFY THE PRESSURE, ONCE THE PRESSURE IS DETERMINED AT THE WATER METER. (IT SHALL DETERMINED IF A BOOSTER PUMP IS REQUIRED OPERATE THE IRRIGATION SYSTEM).
3. IRRIGATION SYSTEM SHALL REQUIRE A BACKLOW, MASTER VALVE AND FLOW SENSOR. LOCATION OF IRRIGATION EQUIPMENT SHALL BE DETERMINED IN THE FIELD BY THE LANDSCAPE CONTRACTOR AND APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNER. REFER TO IRRIGATION LEGEND FOR INFORMATION ON THE IRRIGATION EQUIPMENT.
4. IRRIGATION CONTROLLER "C". MOUNT ON EXTERIOR WALL AT THIS LOCATION AS DETAILED AND REVIEWED BY LANDSCAPE CONTRACTOR, LANDSCAPE ARCHITECT AND ARCHITECT. CONNECT TO 120 VOLT A.C. ELECTRICAL SERVICE INSTALLED AT THIS LOCATION UNDER ELECTRICAL CONTRACT. IRRIGATION CONTRACTOR SHALL COORDINATE LOCATION OF ELECTRICAL SERVICE PRIOR TO CONSTRUCTION.
5. WIRELESS WEATHER SENSOR. MOUNT ON EVE OF BUILDING. INSTALL SENSOR OPEN TO THE SKY. COORDINATE AND CONFIRM EXACT LOCATION WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.



NOTES:

1. CONTRACTOR SHALL INSTALL CHECK VALVES, AS REQUIRED, IN LATERAL LINES WHERE THERE IS AN ELEVATION DIFFERENCE OF 10 FEET. PLACEMENT OF CHECK VALVES SHALL BE DETERMINED IN THE FIELD BY THE CONTRACTOR.
2. CONTRACTOR SHALL TAKE EXTREME CARE WHEN TRENCHING IN VICINITY OF EXISTING TREE ROOTS TO REMAIN. EXCAVATE BY HAND IN AREAS WHERE IT IS NECESSARY.

811 CALL BEFORE YOU DIG UNDERGROUND SERVICE ALERT

0 10' 20' 40'
SCALE: 1"=20'-0"

NOT FOR CONSTRUCTION

ORIGINAL SHEET SIZE: 24" X 36"

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REGISTERED LANDSCAPE ARCHITECT JONI L. JANECKI No. 3163 Exp. 9/30/26 STATE OF CALIFORNIA

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Irrigation Consultant:
2760 Camino Diablo
Walnut Creek, CA 94597
tel 925.939.3985 | fax 925.932.5671
www.rmairrigation.com

PROJECT:
1266 PORTOLA ROAD
PEBBLE BEACH, CA
APN: 008-302-023

SHEET TITLE:
OVERALL IRRIGATION PLAN

SCALE: 1"=20'-0"
DRAWN BY: MO/ND
DATE: 11/12/2024

L2.0

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IRRIGATION NOTES

1. THESE IRRIGATION DRAWINGS ARE DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. ALL PIPING, VALVES, AND OTHER IRRIGATION COMPONENTS MAY BE SHOWN WITHIN PAVED AREAS FOR GRAPHIC CLARITY ONLY AND ARE TO BE INSTALLED WITHIN PLANTING AREAS. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, CONDUIT, AND OTHER ITEMS WHICH MAY BE REQUIRED. INVESTIGATE THE STRUCTURAL AND FINISHED CONDITION AFFECTING THE CONTRACT WORK INCLUDING OBSTRUCTIONS, GRADE DIFFERENCES OR AREA DIMENSIONAL DIFFERENCES. IN THE EVENT OF FIELD DISCREPANCY WITH CONTRACT DOCUMENTS, PLAN THE INSTALLATION WORK ACCORDINGLY BY NOTIFICATION AND APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE AND ACCORDING TO THE CONTRACT SPECIFICATIONS. NOTIFY AND COORDINATE IRRIGATION CONTRACT WORK WITH APPLICABLE CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE, CONDUIT OR SLEEVES THROUGH OR UNDER WALLS, ROADWAYS, PAVING AND STRUCTURES BEFORE CONSTRUCTION. IN THE EVENT THESE NOTIFICATIONS ARE NOT PERFORMED, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR REQUIRED REVISIONS.

2. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, STANDARDS, AND REGULATIONS. ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF THE NATIONAL ELECTRIC CODE; THE UNIFORM PLUMBING CODE, PUBLISHED BY THE WESTERN PLUMBING OFFICIALS ASSOCIATION; AND OTHER STATE OR LOCAL LAWS OR REGULATIONS. NOTHING IN THESE DRAWINGS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES OR REGULATIONS. THE CONTRACTOR SHALL FURNISH WITHOUT ANY EXTRA CHARGE, ANY ADDITIONAL MATERIAL AND LABOR WHEN REQUIRED BY THE COMPLIANCE WITH THESE CODES AND REGULATIONS.

3. THE CONTRACTOR SHALL COORDINATE INSTALLATION OF IRRIGATION SYSTEM WITH LAYOUT AND INSTALLATION OF THE PLANT MATERIALS TO INSURE THAT THERE WILL BE COMPLETE AND UNIFORM IRRIGATION COVERAGE OF PLANTING IN ACCORDANCE WITH THESE DRAWINGS, AND CONTRACT DOCUMENTS. THE IRRIGATION LAYOUT SHALL BE CHECKED BY THE CONTRACTOR AND OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO CONSTRUCTION TO DETERMINE IF ANY CHANGES, DELETIONS, OR ADDITIONS ARE REQUIRED. IRRIGATION SYSTEM SHALL BE INSTALLED AND TESTED PRIOR TO INSTALLATION OF PLANT MATERIAL.

4. THE INTENT OF THIS IRRIGATION SYSTEM IS TO PROVIDE THE MINIMUM AMOUNT OF WATER REQUIRED TO SUSTAIN GOOD PLANT HEALTH.

5. IT IS THE RESPONSIBILITY OF THE MAINTENANCE CONTRACTOR AND/OR OWNER TO PROGRAM THE IRRIGATION CONTROLLER(S) TO PROVIDE THE MINIMUM AMOUNT OF WATER NEEDED TO SUSTAIN GOOD PLANT HEALTH. THIS INCLUDES MAKING ADJUSTMENTS TO THE PROGRAM FOR SEASONAL WEATHER CHANGES, PLANT MATERIAL, WATER REQUIREMENTS, MOUNDS, SLOPES, SUN, SHADE AND WIND EXPOSURE.

6. IT IS THE RESPONSIBILITY OF A LICENSED ELECTRICAL CONTRACTOR TO PROVIDE 120 VOLT A.C. (2.5 AMP DEMAND PER CONTROLLER) ELECTRICAL SERVICE TO THE CONTROLLER LOCATION(S). IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO COORDINATE THE ELECTRICAL SERVICE STUB-OUT TO THE CONTROLLER(S). PROVIDE PROPER GROUNDING PER CONTROLLER MANUFACTURER'S INSTRUCTIONS AND IN ACCORDANCE WITH LOCAL CODES.

7. PROVIDE EACH CONTROLLER WITH ITS OWN GROUND ROD. SEPARATE THE GROUND RODS BY A MINIMUM OF EIGHT FEET. THE GROUND ROD SHALL BE AN EIGHT FOOT LONG BY 5/8" DIAMETER U.L. APPROVED COPPER CLAD ROD. INSTALL NO MORE THAN 6" OF THE GROUND ROD ABOVE FINISH GRADE. CONNECT #6 GAUGE WIRE WITH A U.L. APPROVED GROUND ROD CLAMP TO ROD AND BACK TO GROUND SCREW AT BASE OF CONTROLLER WITH APPROPRIATE CONNECTOR. MAKE THIS WIRE AS SHORT AS POSSIBLE, AVOIDING KINKS OR BENDING.

8. SCHEDULE A MEETING WHICH INCLUDES REPRESENTATIVES OF THE IRRIGATION CONTROLLER MANUFACTURER, THE MAINTENANCE CONTRACTOR, THE OWNER AND THE IRRIGATION CONTRACTOR AT THE SITE FOR INSTRUCTION ON THE PROPER PROGRAMMING AND OPERATION OF THE IRRIGATION CONTROLLER.

9. INSTALL 2-WIRE CABLE ALONG THE MAIN LINE. CONTACT CONTROLLER REPRESENTATIVE FOR A PRE-CONSTRUCTION MEETING.

10. IRRIGATION CONTROL WIRES: SOLID COPPER WITH U.L. APPROVAL FOR DIRECT BURIAL IN GROUND. SIZE #14AWG WIRE WITH A JACKETED 2-CONDUCTOR. PREFERRED WIRE MAKE AND MODEL IS P7354D (HUNTER) THE PAIGE IRRIGATION WIRE. ALL SPLICING SHALL BE MADE WITH 3-M DBR/Y-6 WATERPROOF SPLICE KIT.

11. DECODER GROUNDING SHALL BE PROVIDED EVERY 600 FEET OR EVERY 8 DECODERS, WHICHEVER IS SMALLER. AT THE CONTROLLER AND AT THE LAST DECODER OR AT THE END OF THE 2 WIRE PATH. GROUND WITH A 5/8" X 8' COPPER CLAD GROUNDING ROD. #6 COPPER WIRE TO SURGE DEVICE/DECODER. INCLUDE A SURGE ARRESTOR AT EACH GROUNDING LOCATION. A SPLIT BOLT CONNECTION TO BE USED TO CONNECT THE SURGE DEVICE TO THE GROUND WIRE WITH A DBR/Y-6.

12. SPLICING OF JACKETED 2-WIRE IS PERMITTED IN VALVE BOXES ONLY. LEAVE A 36" LONG COIL OF WIRE AT EACH SPLICE AND A 36" LONG EXPANSION LOOP EVERY 100 FEET ALONG WIRE RUN.

13. INSTALL BLACK PLASTIC VALVE BOXES WITH BOLT DOWN, NON HINGED COVER MARKED "IRRIGATION". BOX BODY SHALL HAVE KNOCK OUTS. ACCEPTABLE VALVE BOX MANUFACTURER'S INCLUDE NDS, CARSON OR APPROVED EQUAL.

14. INSTALL REMOTE CONTROL VALVE BOXES 12" FROM WALK, CURB, BUILDING OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, INSTALL EACH BOX AN EQUAL DISTANCE FROM THE WALK, CURB, BUILDING OR LANDSCAPE FEATURE AND PROVIDE 12" BETWEEN BOX TOPS. ALIGN THE SHORT SIDE OF RECTANGULAR VALVE BOXES PARALLEL TO WALK, CURB, BUILDING OR LANDSCAPE FEATURE.

15. THE CONTRACTOR SHALL LABEL CONTROL LINE WIRE AT EACH REMOTE CONTROL VALVE WITH A 2 1/4" X 2 3/4" POLYURETHANE I.D. TAG, INDICATING IDENTIFICATION NUMBER OF VALVE (CONTROLLER AND STATION NUMBER). ATTACH LABEL TO CONTROL WIRE. THE CONTRACTOR SHALL PERMANENTLY STAMP ALL VALVE BOX LIDS WITH APPROPRIATE IDENTIFICATION AS NOTED IN CONSTRUCTION DETAILS.

31. FLUSH AND ADJUST IRRIGATION OUTLETS AND NOZZLES FOR OPTIMUM PERFORMANCE AND TO PREVENT OVER SPRAY ONTO WALKS, ROADWAYS, AND/OR BUILDINGS. SELECT THE BEST DEGREE OF THE ARC AND RADIUS TO FIT THE EXISTING SITE CONDITIONS AND THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH CONTROL ZONE.

32. LOCATE BUBBLERS ON UPHILL SIDE OF PLANT OR TREE.

33. INSTALL A HUNTER HCV SERIES, KBI CV SERIES, OR APPROVED EQUAL SPRING LOADED CHECK VALVE IN SPRINKLER RISER ASSEMBLIES WHERE LOW OUTLET DRAINAGE WILL CAUSE EROSION AND/OR EXCESS WATER.

34. WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES, USE CAUTION TO AVOID INJURY TO TREES AND TREE ROOTS. EXCAVATE BY HAND IN AREAS WHERE TWO (2) INCH AND LARGER ROOTS OCCUR. BACK FILL TRENCHES ADJACENT TO TREE WITHIN TWENTY-FOUR (24) HOURS. WHERE THIS IS NOT POSSIBLE, SHADE THE SIDE OF THE TRENCH ADJACENT TO THE TREE WITH WET BURLAP OR CANVAS.

35. NOTIFY LOCAL JURISDICTIONS FOR INSPECTION AND TESTING OF INSTALLED BACKFLOW PREVENTION DEVICE.

36. THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE SHOWN ON THE IRRIGATION DRAWINGS. VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE.

37. IRRIGATION DEMAND: REFER TO PLANS.

38. PIPE SIZING SHOWN ON THE DRAWINGS IS TYPICAL. AS CHANGES IN LAYOUT OCCUR DURING STAKING AND CONSTRUCTION THE SIZE MAY NEED TO BE ADJUSTED ACCORDINGLY.

39. PIPE THREAD SEALANT COMPOUND SHALL BE RECTOR SEAL #5.

40. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MINOR CHANGES IN THE IRRIGATION LAYOUT DUE TO OBSTRUCTIONS NOT SHOWN ON THE IRRIGATION DRAWINGS SUCH AS LIGHTS, FIRE HYDRANTS, SIGNS, ELECTRICAL ENCLOSURES, ETC.

41. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CHANGES IN THE IRRIGATION LAYOUT AND VALVE ZONING DUE TO VARIATIONS IN THE EXISTING SITE CONDITIONS SUCH AS EXPOSURE FROM BUILDINGS, TRELLISES, TREES, ETC., AS WELL AS SLOPE AND SOIL CONDITIONS. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND IRRIGATION CONSULTANT OF THE PROPOSED CHANGES PRIOR TO INSTALLATION FOR APPROVAL.

42. WHEN WORK OF THIS SECTION HAS BEEN COMPLETED AND SUCH OTHER TIMES AS MAY BE DIRECTED, REMOVE ALL TRASH, DEBRIS, SURPLUS MATERIALS AND EQUIPMENT FROM SITE.

43. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLEMENTAL HAND WATERING OF ALL PLANT MATERIAL WITHIN DRIPLINE AREAS UNTIL THE PLANTS ARE SUFFICIENTLY ESTABLISHED.

44. VERIFY LOCATIONS OF ALL IRRIGATION COMPONENTS INSTALLED WITHIN A VALVE BOX WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. DO NOT INSTALL UNTIL LANDSCAPE ARCHITECT PROVIDES ACCEPTABLE LOCATIONS.

"A Landscape Irrigation Audit is require. This Audit must be completed by a Certified Landscape Irrigation Auditor, not the designer or installer. The Audit must be submitted to the Building Department, with Certificate of Completion (Appendix C) as required by the Department of Water Resources, prior to scheduling a Final Inspection of the Water Efficient Landscape permit."

WATER CONSERVATION STATEMENT
RUSSELL D MITCHELL AND ASSOCIATES, INC. (RMA) HAVE COMPLIED WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

JOSE L. CRUZ
IRRIGATION CONSULTANT-PROJECT MANAGER

NOTES:

1. IRRIGATION EQUIPMENT MAY BE SHOWN WITHIN HARDSCAPE FOR GRAPHIC CLARITY ONLY. INSTALL ALL IRRIGATION EQUIPMENT WITHIN PLANTED AREAS. IRRIGATION PIPE AND WIRE CROSSING BENEATH HARDSCAPE SURFACES SHALL BE CONTAINED WITHIN SLEEVING OR SCHEDULE 40 PVC CONDUIT. SLEEVING SIZE SHALL BE A MINIMUM OF TWO TIMES THE AGGREGATE DIAMETER OF ALL PIPES CONTAINED WITH SLEEVE. PROVIDE VERTICAL SWEEP FOR ALL ELECTRICAL CONDUIT ON EACH SIDE OF HARDSCAPE AND TERMINATE ENDS AT 12" MINIMUM DEPTH AND 12" FROM HARDSCAPE SURFACE.
2. UNSIZED LATERAL LINE PIPING LOCATED DOWN STREAM OF 1" PIPING SHALL BE 3/4" IN SIZE (TYPICAL).
3. SIZING OF LATERAL PIPE SHALL BE AS FOLLOWS:

0.75"	0-6 GPM
1"	7-12 GPM
1.25"	13-20 GPM

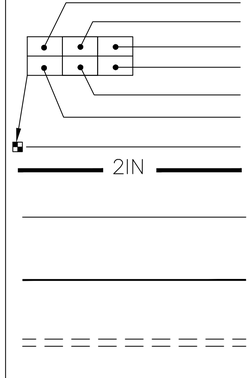
4. SIZING OF LATERAL PIPE FOR DRIPLINE (12" O.C. GRID WITH 0.6 GPH OR LESS EMITTERS) SHALL BE AS FOLLOWS:

0.75	0-500 FT
1"	501-1100 FT

5. EACH DRIP ZONE SHALL RECEIVE A FLUSH VALVE AND OPERATION INDICATOR AT FARTHEST ENDS OF EACH SYSTEM.
6. CONTRACTOR TO INSTALL ALL IRRIGATION PIPING AND DRIPLINE TO GO AROUND ALL UTILITY BOX, LIGHTS, SIGNS, ETC. (DRAWINGS ARE DIAGRAMMATIC).
7. CONTRACTOR TO LOCATE REMOTE CONTROL VALVE BOXES AWAY FROM PROMINENT, HIGHLY VISIBLE LOCATION. CONTACT LANDSCAPE ARCHITECT FOR EXACT LOCATIONS.

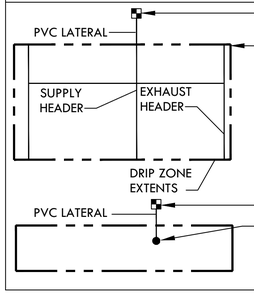
IRRIGATION LEGEND

SYMBOL	MODEL NUMBER	DESCRIPTION	NOZZLE GPM	OPERATING PSI	OPERATING RADIUS (FEET)
③	HDL-06-12	ON GRADE HDL DRIPLINE WITH 12" O.C. EMITTER DRIP RING FOR TREES (3 RINGS PER TREE) SEE DETAIL	0.10	30	TRICKLE
	PCZ-101-40	HUNTER REMOTE CONTROL DRIP KIT WITH 40 PSI REGULATOR			
	WLT-0500-T	NDS SCH 40 BALL VALVE OR APPROVED EQUAL			
	PLD-AVR	HUNTER AIR RELIEF VALVE			
	ECO-ID	HUNTER ECO-INDICATOR			
	T-FP600A-LF	NIBCO BRASS BALL VALVE (LINE SIZE)			
CV	KC OR KSC	NDS KSC SERIES CHECK VALVE FOR UPHILL FLOW DIRECTION OR KC SERIES SPRING CHECK VALVE FOR DOWNHILL FLOW DIRECTION (LINE SIZE)			
	975XLSEU-1"/PBB-20	WILKINS REDUCED PRESSURE BACKFLOW ASSEMBLY WITH FREEZE BLANKET.			
MV	ICV-151G	HUNTER MASTER VALVE-1.5" (NORMALLY CLOSED)			
FS	HC-150-FLOW	HUNTER 1.5" FLOW METER			
C	HCC-800-PL/EZ-DM	HUNTER HCC (54) STATION CONTROLLER IN A PLASTIC WALL MOUNTED ENCLOSURE WITH A EZ DECODER SYSTEM.			
-	EZ-1	HUNTER SINGLE STATION DECODER (1 PER VALVE)			
-	EZ-DM	HUNTER DECODER OUTPUT MODULE FOR HCC CONTROLLERS			
-	DUAL-S	HUNTER SURGE ARRESTOR (1 EVERY 1000 FEET ALONG MAIN) REFER TO DETAILS FOR INSTALLATION INSTRUCTIONS.			
-	NOT SHOWN ON PLANS	ROUTE TWO WIRE CABLE TO ALL REMOTE CONTROL VALVES. SIZE #14AWG WIRE WITH A JACKETED 2-CONDUCTOR. PREFERRED WIRE MAKE AND MODEL IS PAIGE ELECTRIC WIRE P7354D. ALL SPLICING SHALL BE MADE WITH 3-M DBR/Y-6 WATERPROOF SPLICE KITS OR APPROVED EQUAL. REFER TO DETAIL FOR INSTALLATION INSTRUCTIONS.			
R	WR-CLIK	WIRELESS RAIN-CLIK SENSOR AND RECIEVER.			



CONTROLLER AND STATION NUMBER
REMOTE CONTROL VALVE SIZE (IN INCHES)
FLOW (GPM)
WATER USE CLASSIFICATION OF ZONE
APPLICATION RATE (IN/HR) or DRIPLINE SPACING
AREA (SQ. FT.)
ASSOCIATED REMOTE CONTROL VALVE

MAIN LINE:	1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 18" COVER.
LATERAL LINE:	3/4" AND LARGER: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 12" COVER.
DRIPLINE LATERAL LINE:	3/4" AND LARGER: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 12" COVER.
SLEEVING:	SCHEDULE 40 PVC PLASTIC PIPE. COVER TO BE AS INDICATED IN SPECIFICATIONS OR AS INDICATED ABOVE FOR PIPE DEPTH OF COVER.



DRIPLINE REMOTE CONTROL VALVE

DRIP ZONE:

HUNTER HDL SERIES DRIPLINE WITH BUILT IN PRESSURE COMPENSATION AND CHECK VALVE, PART #HDL-06-18-250-CV. USE PLD FITTINGS. TUBING TO BE INSTALLED 2" BELOW GRADE IN A 18" O.C. GRID ACCORDING TO DETAILS. SIZE EXHAUST HEADERS AS FOLLOWS: 1": 0-10 GPM, 1.25": 11-20 GPM. ALL EXHAUST HEADERS SHALL BE 1" SCH 40 PVC OR 1" SCH 40 FLEXIBLE PVC. USE SCH. 40 PVC SOLVENT WELD FITTINGS. EXTEND PVC HEADERS TO THE ENDS OF ALL DRIP ZONES TO BALANCE FLOW IF REQUIRED. SEE DETAILS FOR FURTHER INFORMATION.

DRIPLINE REMOTE CONTROL VALVE

APPROXIMATE CONNECTION POINT BETWEEN DRIPLINE TUBING AND PVC SUPPLY WHEN DRIP ZONE IS LESS THAN 3 GPM AND NO PVC SUPPLY/EXHUST HEADERS ARE NEEDED. REFER TO DRIPLINE TUBING CONNECTION DETAIL FOR MORE INFORMATION.

REVISIONS AND RECORD OF ISSUE:

NO	DATE	DESCRIPTION
1.	06/15/2023	PEBBLE BEACH ARB
2.	10/23/2023	PEBBLE BEACH ARB
3.	11/12/2024	PLANNING SUBMITTAL
4.		
5.		
6.		

REGISTERED LANDSCAPE ARCHITECT
J. L. JANECKI
No. 3163
Exp. 9/24/24
STATE OF CALIFORNIA

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PROJECT:
1266 PORTOLA ROAD
PEBBLE BEACH, CA
APN: 008-302-023

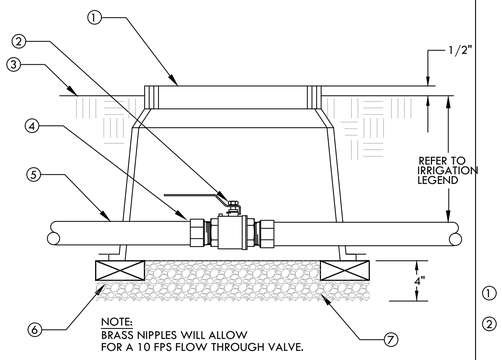
SHEET TITLE:
IRRIGATION NOTES AND LEGEND

SCALE: NONE
DRAWN BY: JC
DATE: 11/12/2024

L2.1

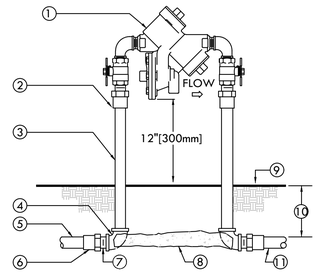
NOT FOR CONSTRUCTION

ORIGINAL SHEET SIZE: 24" X 36"



1. 10" ROUND X 12" DEEP PLASTIC VALVE BOX
2. BRASS BALL VALVE
3. FINISH GRADE
4. MALE ADAPTER. REFER TO LEGEND FOR FITTING TYPE.
5. PVC MAIN LINE TO BACKFLOW
6. COMMON BRICK, TWO TOTAL-180° APART
7. PEA GRAVEL (NO SOIL IN VALVE BOX)

1 BALL VALVE-BRASS
SCALE: NONE

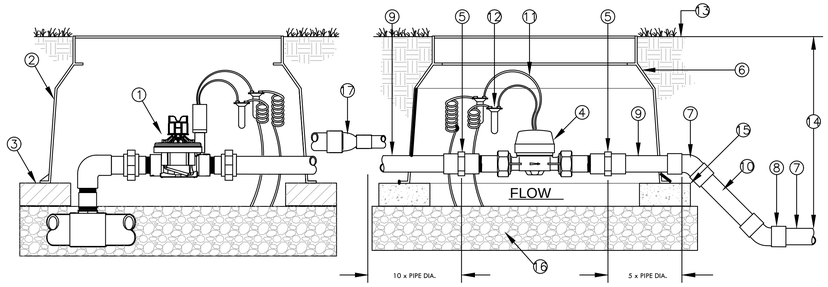


1. REDUCED PRESSURE BACKFLOW ASSEMBLY.
2. WROUGHT COPPER MALE ADAPTER-2 OTAL (SOLDER x THREAD CONNECTION).
3. COPPER TYPE "K" PIPE (LENGTH AS REQUIRED).
4. WROUGHT COPPER 90° ELBOW-2 TOTAL (SOLDER x THREAD CONNECTION).
5. PVC MAIN LINE TO POINT OF CONNECTION.
6. BUSH AS NECESSARY FOR SIZE TRANSITION.
7. SCHEDULE 40 PVC MALE ADAPTER-2 TOTAL.
8. CONCRETE SUPPORT BLOCK.
9. FINISH GRADE.
10. REFER TO IRRIGATION LEGEND.
11. PVC MAIN LINE TO IRRIGATION SYSTEM.

NOTES:
1. INSTALL A FREEZE PREVENTATIVE BLANKET AROUND BACKFLOW ASSEMBLY. BLANKET SHALL BE GREEN.
2. DO NOT SOLDER CONNECT FITTINGS WHILE THREADED INTO BACKFLOW ASSEMBLY. THIS MAY CAUSE DAMAGE TO DEVICE.
3. NIPPLES AND FITTINGS TO BE SAME IPT SIZE AS BACKFLOW ASSEMBLY.

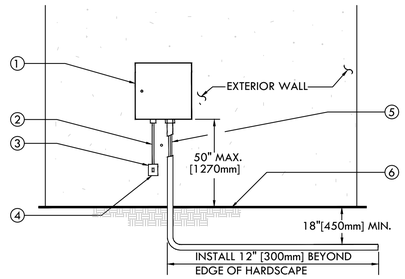
2 REDUCED PRESSURE BACKFLOW ASSEMBLY
SCALE: NONE

NOTE: INLET PIPE ENTERING METER: LENGTH MUST BE A MIN. OF 10 X PIPE DIA.
OUTLET PIPE LEAVING METER: LENGTH MUST BE MIN. OF 5 X PIPE DIA.
INLET AND OUTLET PIPE MUST BE STRAIGHT PIPE WITH NO FITTINGS OR TURNS UNTIL AFTER THESE SPECIFIED LENGTHS. PIPE AND FITTINGS MAY BE SCH 80 PVC SOLVENT WELD, THREADED SCH 80 PVC OR BRASS, AS REQUIRED FOR PROJECT.



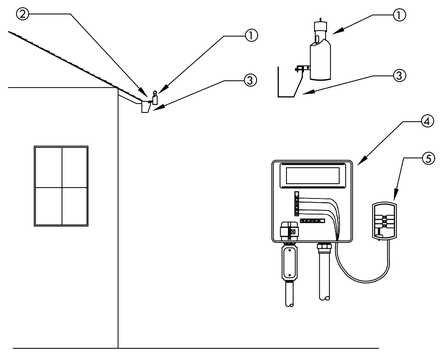
1. MASTER VALVE
2. VALVE BOX
3. BRICK SUPPORT
4. HUNTER HC FLOW METER HC-100 WITH UNION CONNECTIONS
5. SCH 80 PVC FEMALE ADAPTER (S X T)
6. RECTANGULAR VALVE BOX PER SPECIFICATIONS
7. SCH 80 PVC 45 DEGREE ELBOW (S X S) TO LOWER MAIN LINE TO PROPER DEPTH (SIZE FOR LARGER MAIN LINE AS NEEDED)
8. SCH 80 PVC 45 DEGREE ELBOW (S X S) TO LOWER MAIN LINE TO PROPER DEPTH
9. 1.5" DIA. (40 mm) MAIN LINE AT INLET & OUTLET
10. MAIN LINE TO SYSTEM (SEE LEGEND AND PLANS FOR TYPE AND SIZE)
11. TWO WIRES TO FLOW SENSOR TERMINALS AT CONTROLLER. MIN. 18 AWG-UF (2.08 mm) SHIELDED WIRE WITH DIFFERENT COLOR FROM CONTROL/COMMON WIRE.
12. WEATHERPROOF WIRE CONNECTOR
13. FINISH GRADE
14. SPECIFIED SOIL COVER (SEE LEGEND)
15. COMMON BRICK
16. GRAVEL BASE, 6" (15 cm) DEEP
17. IF NECESSARY INSTALL A SCH. 80 REDUCING COUPLING, TYP.

3 HUNTER HC-100 FLOW METER & MASTER VALVE INSTALLATION
Scale: NONE
Det:



1. IRRIGATION CONTROLLER.
2. 120 VOLT SERVICE IN RIGID STEEL CONDUIT.
3. 120 VOLT LOCKABLE WEATHERPROOF ON/OFF SWITCH PROVIDED UNDER IRRIGATION CONTRACT.
4. 120 VOLT SERVICE TO CONTROLLER LOCATION PROVIDED BY CONTRACTOR.
5. LOW VOLTAGE WIRE IN SCHEDULE 40 PVC CONDUIT. PAINT CONDUIT ABOVE GRADE TO MATCH BUILDING SURFACE COLOR.
6. FINISH GRADE OR HARDSCAPE.

4 CONTROLLER - EXTERIOR WALL MOUNTED
SCALE: NONE

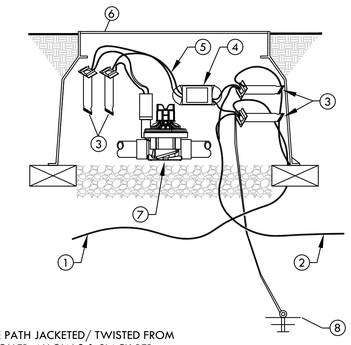


NOTE: MAXIMUM LINE OF SIGHT FROM RAIN SENSOR TO RECEIVER IS 300 FT. DISTANCE IS LESS IF OBSTRUCTIONS EXIST. SENSOR MUST BE INSTALLED IN "CLEAR SPACE" WHERE IT IS EXPOSED TO UNOBSTRUCTED RAINFALL AND IS CLEAR OF IRRIGATION SPRAY.

1. WIRELESS RAIN SENSOR TRANSMITTER (GUTTER MOUNTED)
2. MOUNT RAIN SENSOR ON GUTTER/EVE
3. GUTTER
4. CONTROLLER
5. RAIN SENSOR RECEIVER

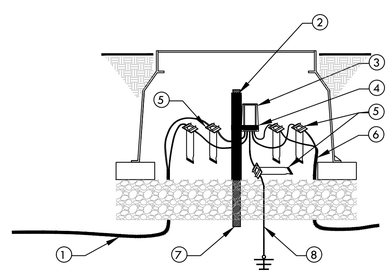
5 WIRELESS RAIN SENSOR-GUTTER MOUNT
SCALE: NONE

NOTE:
TWO WIRE DECODER SYSTEMS MUST BE PROPERLY GROUNDED IN ORDER TO PROTECT AGAINST LIGHTNING SURGES. THE COMMUNICATION CABLE MUST BE GROUNDED NO FURTHER THAN 1000' FROM ANY DECODER.



1. ID WIRE PATH JACKETED/ TWISTED FROM CONTROLLER. ALLOW 3 ft SLACK PER DECODER
2. ID WIRE PATH JACKETED/ TWISTED TO NEXT DECODER
3. DBRY-6 WATERPROOF CONNECTOR.
4. ICD-100 DECODER
5. TWO BLACK WIRES TO VALVE SOLENOID
6. RECTANGULAR PLASTIC VALVE BOX WITH BOLT DOWN LID. REFER TO REMOTE CONTROL VALVE DETAIL FOR INSTALLATION INSTRUCTIONS.
7. REMOTE CONTROL VALVE. REFER TO REMOTE CONTROL VALVE DETAIL FOR INSTALLATION INSTRUCTIONS.
8. 5/8" DIAMETER GROUND ROD OF 8' LENGTH. 1 PER 12 DECODERS OR EVERY 1000ft./330M. GROUND ROD SHALL BE A MINIMUM OF 8' FROM TWO WIRE PATH.

6 HUNTER ICD DECODER
SCALE: NONE



1. ID WIRE PATH JACKETED/ TWISTED FROM CONTROLLER. ALLOW 3 ft SLACK PER DECODER
2. PVC PIPE-1" SCHEDULE 40
3. MODEL DUAL-S SURGE PROTECTOR MODULE
4. ELECTRICAL CABLE TIE-12"
5. DBR/Y-6 (2)
6. ID WIRE PATH JACKETED/ TWISTED TO NEXT DECODER
7. PVC PIPE-.75" SCHEDULE 40
8. 5/8" DIAMETER GROUND ROD OF 8' LENGTH. INSTALL DUAL-S AT RIGHT ANGLE TO THE 2-WIRE PATH

7 HUNTER DUAL-S SURGE DEVICE
SCALE: NONE

REVISIONS AND RECORD OF ISSUE:

NO	DATE	DESCRIPTION
1.	06/15/2023	PEBBLE BEACH ARB
2.	10/23/2023	PEBBLE BEACH ARB
3.	11/12/2024	PLANNING SUBMITTAL
4.		
5.		
6.		

REGISTERED LANDSCAPE ARCHITECT J. L. JANECKI No. 3163 Exp. 9/24/24 STATE OF CALIFORNIA

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PROJECT:
1266 PORTOLA ROAD
PEBBLE BEACH, CA
APN: 008-302-023

SHEET TITLE:
IRRIGATION DETAILS

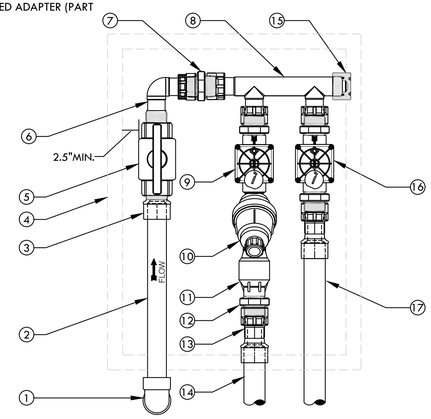
SCALE: NONE
DRAWN BY: JC
DATE: 11/12/2024

L2.2

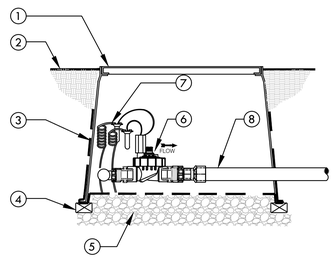
NOT FOR CONSTRUCTION

ORIGINAL SHEET SIZE: 24" X 36"

① SCH 40 PVC 90° ELBOW (SxS) FROM PVC MAIN LINE BELOW.
② SCH 40 PVC PIPE. LENGTH AS REQUIRED.
③ SCH 80 PVC MALE ADAPTER.
④ CARSON 1220 RECTANGULAR PLASTIC VALVE BOX WITH LID. INSTALL PER REMOTE CONTROL VALVE DETAIL.
⑤ NDS 1"LO-TORQ BALL VALVE THREADED (PART #LT-1000-T)
⑥ DURA 1" MIPT x 1" SWIVEL 90° (PART #306-009)
⑦ DURA 1"x1" THREADED ADAPTER (PART #08303) 4 TOTAL.
⑧ DURA 1" MULTI-PORT MANIFOLD (PART #301-010-2)
⑨ DRIP REMOTE CONTROL VALVE. REFER TO LEGEND FOR MODEL.
⑩ FILTER. REFER TO LEGEND FOR MODEL.
⑪ 40 PSI REGULATOR. REFER TO LEGEND FOR MODEL.
⑫ DURA 1" x 3/4" MALE ADAPTER (PART #08303-131). ONLY REQUIRED WITH 3/4" OUTLET REGULATORS. USE 1"x1" DURA THREAD ADAPTER ON 1" REGULATORS
⑬ DURA 1" SLIP X 1" SWIVEL (PART #329-011) 2 TOTAL.
⑭ SCHEDULE 40 PVC LATERAL TO DRIP IRRIGATION
⑮ DURA 1" CAP (PART #348-010)
⑯ BUBBLER OR SPRINKLER REMOTE CONTROL VALVE. REFER TO LEGEND FOR MODEL.
⑰ SCHEDULE 40 PVC LATERAL TO BUBBLER OR SPRAY IRRIGATION.

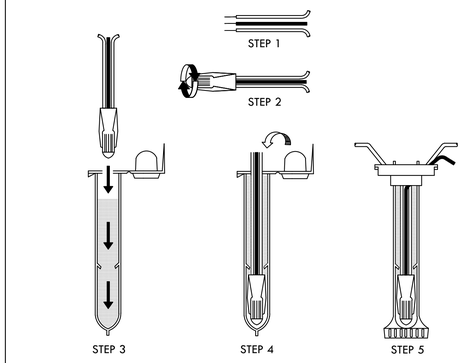


1 TWO REMOTE VALVE MANIFOLD DETAIL (1" VALVES ONLY)
SCALE: NONE



① CARSON 1220 RECTANGULAR VALVE BOX FOR FOUR VALVES OR CARSON 1419 FOR TWO VALVES
② FINISH GRADE
③ 19 GAUGE 1/2" SQUARE WIRE MESH. WRAP UP THE SIDES OF THE BOX
④ BRICK-1 EACH CORNER
⑤ PEA GRAVEL OR 3/4" DRAIN ROCK- 4" DEEP BELOW VALVE (NO SOIL IN VALVE BOX)
⑥ REMOTE CONTROL VALVE WITH FLOW CONTROL AND MANUAL BLEED. REFER TO TWO OR FOUR VALVE MANIFOLD DETAIL FOR INSTALLATION INSTRUCTIONS
⑦ VALVE CONTROL WIRE- PROVIDE 3M-DBY SEAL PACKS AT ALL SPLICES AND 24" OF EXCESS UF WIRE IN A 1" DIAMETER COIL
⑧ SCH 40 PVC LATERAL LINE TO BUBBLERS OR SPRAY

2 BUBBLER OR SPRAY REMOTE CONTROL VALVE IN TWO OR FOUR VALVE MANIFOLD
SCALE: NONE

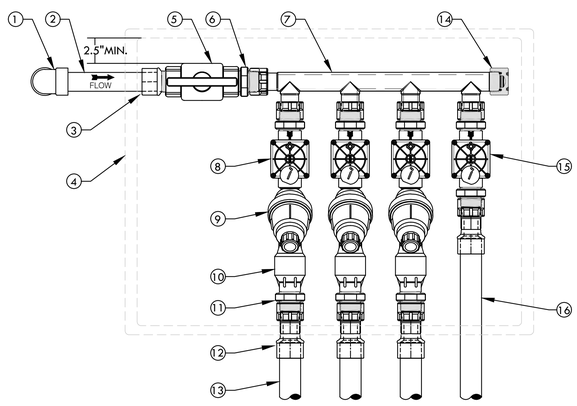


NOTE:
MAXIMUM # OF WIRES PER CONNECTOR:
- 3-#14 GAUGE
- 2-#12 GAUGE

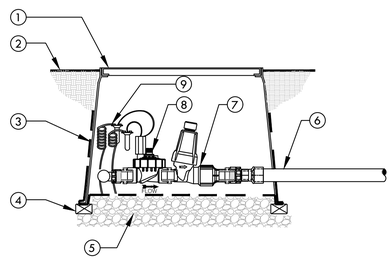
INSTRUCTIONS:
1. STRIP WIRES APPROXIMATELY 1/2" FROM ENDS TO EXPOSE WIRE.
2. TWIST CONNECTOR AROUND WIRES CLOCKWISE UNTIL HAND TIGHT, DO NOT OVERTIGHTEN.
3. INSERT WIRE ASSEMBLY TO BOTTOM OF GEL-FILLED TUBE. CHECK TO MAKE SURE CONNECTOR HAS BEEN PUSHED PAST LOCKING FINGERS AND IS SEATED AT THE BOTTOM OF THE TUBE.
4. PLACE WIRES WHICH EXIT TUBE IN WIRE EXIT HOLES AND CLOSE CAP UNTIL IT SNAPS.
5. INSPECT FINAL SPLICE ASSEMBLY THAT IT IS SECURED.

3 WEATHERPROOF WIRE SPLICE ASSEMBLY
SCALE: NONE

① SCH 40 PVC 90° ELBOW (SxS) FROM PVC MAIN LINE BELOW.
② SCH 40 PVC PIPE. LENGTH AS REQUIRED.
③ SCH 80 PVC MALE ADAPTER.
④ CARSON 1220 RECTANGULAR PLASTIC VALVE BOX WITH LID. INSTALL PER REMOTE CONTROL VALVE DETAIL.
⑤ NDS 1"LO-TORQ BALL VALVE THREADED (PART #LT-1000-T)
⑥ DURA 1"x1" THREADED ADAPTER (PART #08303) 6 TOTAL.
⑦ DURA 1" MULTI-PORT MANIFOLD (PART #301-010-4)
⑧ DRIP REMOTE CONTROL VALVE. REFER TO LEGEND FOR MODEL.
⑨ FILTER. REFER TO LEGEND FOR MODEL.
⑩ 40 PSI REGULATOR. REFER TO LEGEND FOR MODEL.
⑪ DURA 1" x 3/4" MALE ADAPTER (PART #08303-131) 3 TOTAL. ONLY REQUIRED WITH 3/4" OUTLET REGULATORS. USE 1"x1" DURA THREAD ADAPTER ON 1" REGULATORS
⑫ DURA 1" SLIP X 1" SWIVEL (PART #329-011) 4 TOTAL.
⑬ SCHEDULE 40 PVC LATERAL TO DRIP IRRIGATION
⑭ DURA 1" CAP (PART #348-010)
⑮ BUBBLER OR SPRINKLER REMOTE CONTROL VALVE. REFER TO LEGEND FOR MODEL.
⑯ SCHEDULE 40 PVC LATERAL TO BUBBLER OR SPRAY IRRIGATION.

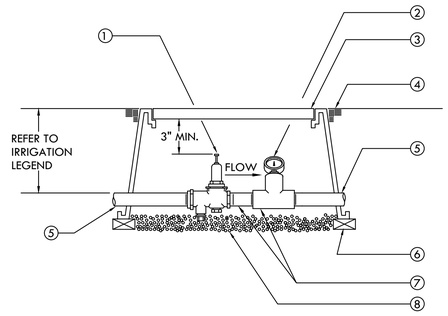


4 FOUR REMOTE VALVE MANIFOLD DETAIL (1" VALVES ONLY)
SCALE: NONE



① CARSON 1220 RECTANGULAR VALVE BOX FOR FOUR VALVES OR CARSON 1419 FOR TWO VALVES
② FINISH GRADE
③ 19 GAUGE 1/2" SQUARE WIRE MESH. WRAP UP THE SIDES OF THE BOX
④ BRICK-1 EACH CORNER
⑤ PEA GRAVEL OR 3/4" DRAIN ROCK- 4" DEEP BELOW VALVE (NO SOIL IN VALVE BOX)
⑥ SCH 40 PVC LATERAL LINE TO DRIPLINE OR DRIP.
⑦ DRIP FILTER AND REGULATOR
⑧ REMOTE CONTROL VALVE WITH FLOW CONTROL AND MANUAL BLEED. REFER TO TWO OR FOUR VALVE MANIFOLD DETAIL FOR INSTALLATION INSTRUCTIONS
⑨ VALVE CONTROL WIRE- PROVIDE 3M-DBY SEAL PACKS AT ALL SPLICES AND 24" OF EXCESS UF WIRE IN A 1" DIAMETER COIL

5 DRIP REMOTE CONTROL VALVE IN TWO OR FOUR VALVE MANIFOLD
SCALE: NONE



① WILKINS MODEL 500XLHLR PRESSURE REDUCING VALVE..
② IRROMETER MODEL 7-100 OR APPROVED EQUAL (0-100 PSI) PRESSURE GUAGE - ROTATE TEE FOR EASE OF READING.
③ RECTANGULAR PURPLE PLASTIC VALVE BOX WITH BOLT- DOWN LID. INSTALL BOX AS SHOWN IN BOX INSTALLATION DETAIL. TOP DIMENSION: 15 3/4" X 25 1/4" (15" DEEP)
④ FINISH GRADE
⑤ SCH. 80 PVC TOE NIPPLE. ADAPT TO PVC MAIN LINE WITH SCH. 40 PVC COUPLING.
⑥ BRICK - ONE EACH CORNER OF BOX
⑦ SCHEDULE 80 PVC THREADED NIPPLES AND FITTINGS AS REQUIRED
⑧ PEA GRAVEL - 4" DEEP (NO SOIL IN VALVE BOX)

6 PRESSURE REDUCING VALVE
SCALE: NONE

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PROJECT:
1266 PORTOLA ROAD
PEBBLE BEACH, CA
APN: 008-302-023

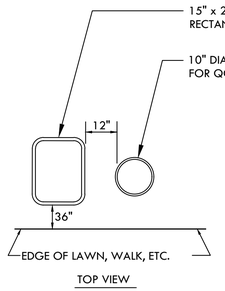
SHEET TITLE:
IRRIGATION DETAILS

SCALE: NONE
DRAWN BY: JC
DATE: 11/12/2024

L2.3

NOT FOR CONSTRUCTION

ORIGINAL SHEET SIZE: 24" X 36"



TOP VIEW

INSTRUCTIONS:

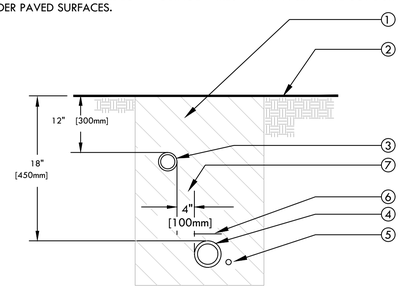
1. CENTER VALVE BOX OVER REMOTE CONTROL VALVES TO FACILITATE SERVICING VALVE.
2. SET BOXES 1" ABOVE FINISH GRADE OR MULCH COVER IN GROUND COVER/SHRUB AREA AND FLUSH WITH FINISH GRADE IN TURF AREA.
3. SET RCV AND VALVE BOX ASSEMBLY IN GROUND COVER/SHRUB AREA WHERE POSSIBLE. INSTALL IN LAWN ONLY IF GROUND COVER DOES NOT EXIST ADJACENT TO LAWN.
4. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE OF LAWN, WALK, FENCE, CURB, ETC.
5. AVOID HEAVILY COMPACTING SOIL AROUND VALVE BOXES TO PREVENT COLLAPSE AND DEFORMATION OF VALVE BOX SIDES.
6. INSTALL EXTENSION BY VALVE BOX MANUFACTURER AS REQUIRED TO COMPLETELY ENCLOSE ASSEMBLY FOR EASY ACCESS.
7. LANDSCAPE CONTRACTOR SHALL VERIFY COLOR OF THE INSTALLED VALVE BOXES AND LIDS WITH LANDSCAPE ARCHITECT.

1 VALVE BOX INSTALLATION-BLACK OR BROWN BOXES AND LIDS

SCALE: NONE

NOTES:

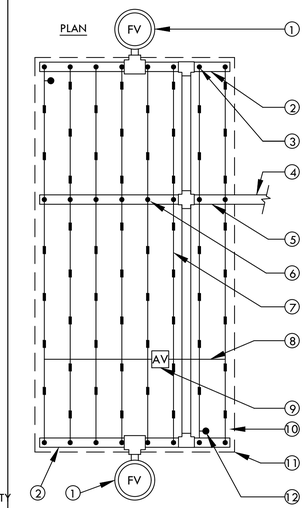
1. ALL MAIN SUPPLY LINES AND LATERAL LINES SHALL BE PLACED IN SLEEVES UNDER PAVED SURFACES. INSTALL LOW VOLTAGE WIRES WITHIN A SEPARATE CONDUIT UNDER PAVED SURFACES.



① CLEAN BACKFILL MATERIAL.
② FINISH GRADE.
③ LATERAL LINE.
④ MAIN LINE.
⑤ 2-WIRE CABLE. CABLE SHALL BE LAID OUT LOOSELY IN THE TRENCH.
⑥ 3" DETECTABLE WARNING TAPE OVER MAIN LINE - 3" [75mm] ABOVE PIPE. USE CHRISTY MODEL #TA-DT-3-BIRR FOR POTABLE IRRIGATION SYSTEMS OR #TA-DT-3-PRW FOR RECYCLED IRRIGATION WATER SYSTEMS
⑦ TYPICAL DISTANCE BETWEEN PIPES.

2 TRENCHING

SCALE: NONE



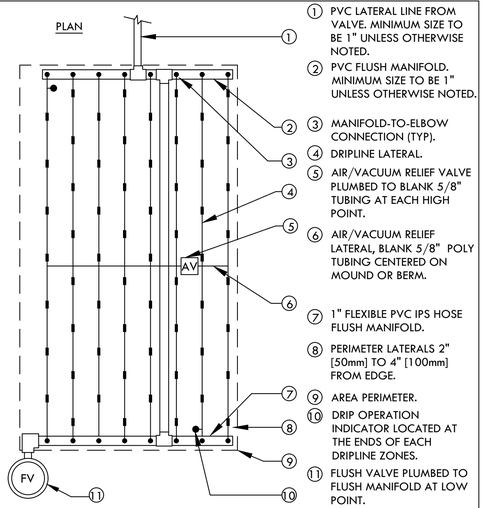
① FLUSH VALVE PLUMBED TO FLUSH MANIFOLD AT LOW POINT
② 1" FLEXIBLE PVC IPS HOSE FLUSH MANIFOLD.
③ MANIFOLD-TO-ELBOW CONNECTION (TYP).
④ PVC LATERAL LINE FROM VALVE. MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.
⑤ PVC SUPPLY MANIFOLD. EXTEND TO END OF ZONE/EXHAUST HEADER.
⑥ MANIFOLD-TO-TEE CONNECTION.
⑦ DRIPLINE LATERAL.
⑧ AIR/VACUUM RELIEF LATERAL, BLANK POLY TUBING CENTERED ON MOUND OR BERM.
⑨ AIR/VACUUM RELIEF PLUMBED TO BLANK 5/8" POLY TUBING AT EACH HIGH POINT.
⑩ PERIMETER LATERALS 2" [50mm] TO 4" [100mm] FROM EDGE.
⑪ AREA PERIMETER.
⑫ DRIPLINE OPERATION INDICATOR LOCATED AT THE ENDS OF EACH DRIPLINE ZONE.

NOTE:

1. THE TOTAL LENGTH OF ALL INTERCONNECTED DRIP LINE OFF A SINGLE PVC SUPPLY LINE CONNECTION OR A SINGLE RUN OF DRIPLINE SHALL NOT EXCEED 300 FT.
2. INSTALL DRIPLINE 2" BELOW GRADE AND STAKE DOWN EVERY 4' OR AS REQUIRED.

3 HLD DRIPLINE CENTER FEED LAYOUT

SCALE: NONE



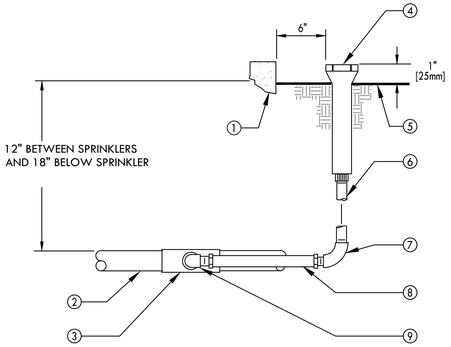
① PVC LATERAL LINE FROM VALVE. MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.
② PVC FLUSH MANIFOLD. MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.
③ MANIFOLD-TO-ELBOW CONNECTION (TYP).
④ DRIPLINE LATERAL.
⑤ AIR/VACUUM RELIEF VALVE PLUMBED TO BLANK 5/8" TUBING AT EACH HIGH POINT.
⑥ AIR/VACUUM RELIEF LATERAL, BLANK 5/8" POLY TUBING CENTERED ON MOUND OR BERM.
⑦ 1" FLEXIBLE PVC IPS HOSE FLUSH MANIFOLD.
⑧ PERIMETER LATERALS 2" [50mm] TO 4" [100mm] FROM EDGE.
⑨ AREA PERIMETER.
⑩ DRIP OPERATION INDICATOR LOCATED AT THE ENDS OF EACH DRIPLINE ZONES.
⑪ FLUSH VALVE PLUMBED TO FLUSH MANIFOLD AT LOW POINT.

NOTE:

1. THE TOTAL LENGTH OF ALL INTERCONNECTED DRIP LINE OFF A SINGLE PVC SUPPLY LINE CONNECTION OR A SINGLE RUN OF DRIPLINE SHALL NOT EXCEED 300 FT.
2. INSTALL DRIPLINE 2" BELOW GRADE AND STAKE DOWN EVERY 4' OR AS REQUIRED.

4 HLD DRIPLINE END FEED LAYOUT

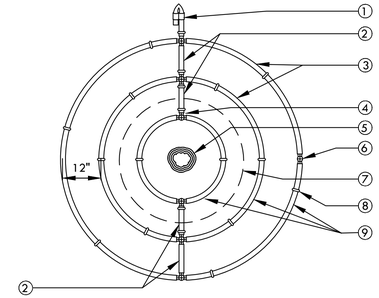
SCALE: NONE



① WALL, WALK, CURB OR BUILDING.
② PVC LATERAL LINE.
③ UPC APPROVED SCHEDULE 40 PVC TEE OR ELBOW.
④ POP-UP SHRUB SPRAY SPRINKLER OR BUBBLER.
⑤ FINISH GRADE.
⑥ 1/2" [13mm] SCHEDULE 80 PVC THREADED NIPPLE (LENGTH AS REQUIRED).
⑦ 1/2" [13mm] SCHEDULE 40 PVC THREADED 90° ELL.
⑧ 1/2" [13mm] FLEXIBLE IPS HOSE 6" [150mm] LONG WITH MALE ADAPTERS OR 1/2" [13mm] FLEXIBLE SWING JOINT (1/2" x 6") [13mm x 150mm] WITH A MINIMUM PRESSURE RATING OF 100 PSI [690kPa].
⑨ 1/2" [13mm] SCHEDULE 40 PVC STREET ELL.

5 POP-UP SPRAY SPRINKLER - SHRUB

SCALE: NONE



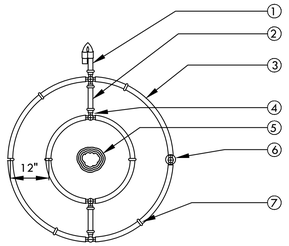
① FIGURE 8 LINE END
② BLANK TUBING
③ DRIPLINE
④ HUNTER PLD-TEE (PLD-TEE)
⑤ TREE TRUNK
⑥ ADAPTER TEE FROM PVC TO DRIPLINE.
⑦ ROOT BALL
⑧ 6-INCH SOIL STAPLE (TYP) EQUALLY SPACE 4 AROUND EACH TUBE RING
⑨ LOCATE FIRST DRIPLINE RING HALFWAY BETWEEN THE TRUNK AND EDGE OF ROOTBALL. LOCATE THE SECOND DRIPLINE RING AT EDGE OF ROOTBALL. LOCATE THE THIRD RING 12" OUTSIDE THE SECOND RING

NOTE:
SUGGESTED QUANTITY DRIP RINGS PER TREES SIZE:

- 15 GAL OR 24" BOX = 2 RINGS
- 36 GAL OR 48" BOX = 3 RINGS
- 60 GAL OR LARGER = 4 RINGS

6 DRIP RINGS AROUND TREE

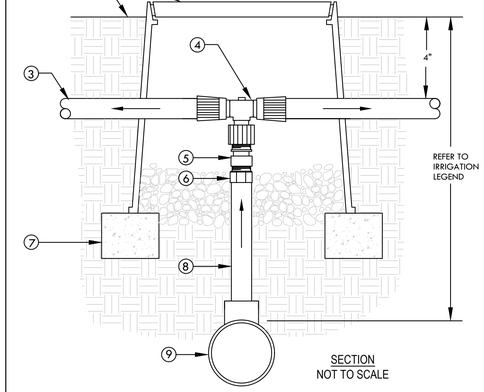
SCALE: NONE



① FIGURE 8 LINE END
② BLANK TUBING
③ DRIPLINE
④ HUNTER PLD-TEE (PLD-TEE)
⑤ SHRUB ROOTBALL
⑥ ADAPTER TEE FROM PVC TO DRIPLINE.
⑦ 6-INCH SOIL STAPLE (TYP) EQUALLY SPACE 4 AROUND EACH TUBE RING

7 DRIP RING AT SHRUB

SCALE: NONE



SECTION
NOT TO SCALE

① FINISH GRADE
② CARSON 708 OR EQUAL. COLOR: BLACK. USE PURPLE FOR RECYCLED WATER SYSTEMS.
③ DRIPLINE TUBING
④ HUNTER PLD-TEE X 1/2" FPT ADAPTER
⑤ TORO 1/2" CHECK VALVE (PCV-500)
⑥ 1/2" SCH 40 MALE ADAPTER.
⑦ BRICK (1 OF 2)
⑧ 1/2" SCH 40 PVC (LENGTH AS REQUIRED)
⑨ PVC LATERAL LINE SUPPLY. MINIMUM SIZE TO BE 1" UNLESS SIZED DIFFERENTLY ON DRAWINGS. USE SCH 40 PVC 1"x1"x1/2" TEE OR 90° ELBOW.

8 DRIPLINE TO PVC CONNECTION

SCALE: NONE

NOT FOR CONSTRUCTION

ORIGINAL SHEET SIZE: 24" X 36"

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J. L. JANECKI
No. 3163
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STATE OF CALIFORNIA

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PEBBLE BEACH, CA
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SHEET TITLE:
IRRIGATION DETAILS

SCALE: NONE
DRAWN BY: JC
DATE: 11/12/2024

L2.4

WATER USE ESTIMATION - 1266 Portola Road (Residence) - Pebble Beach Ca- Preliminary

WATER TYPE	POTABLE
SITE ETO=	36

5/25/2023

REGULAR LANDSCAPE AREAS

HYDROZONE #	HYDROZONE NAME	PLANT WATER USE TYPE	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY	ETAF (PF/IE)	AREA (SQ. FT) (HA)	ETAF X AREA (HA)	ETWU (GAL/YR)	ACRE FEET/ YEAR	HCF/ YEAR	PERCENTAGE OF LANDSCAPE
1	Trees Decorative	MOD	0.4	RINGS	0.81	0.49	350	**173**	3,858	0.01	5.16	4%
2	Trees Pinus Radiata/Monterey Pine	MOD	0.4	RINGS	0.81	0.49	600	**296**	6,613	0.02	8.84	6%
3	Trees Quercus Agrifolia/Coast Live Oak	LOW	0.3	RINGS	0.81	0.37	600	**222**	4,960	0.02	6.63	6%
4	Shrubs Entry/Courtyard	LOW	0.3	DRIP	0.81	0.37	1,102	**408**	9,110	0.03	12.18	11%
5	Evergreen Shrubs Screening	LOW	0.3	DRIP	0.81	0.37	3,315	**1,228**	27,404	0.08	36.64	33%
6	Shrubs Bioretention	LOW	0.3	SPRAY	0.75	0.40	33	**13**	295	0.00	0.39	0%
7	Shrubs Season Meadow	LOW	0.3	DRIP	0.81	0.37	1,003	**371**	8,291	0.03	11.08	10%
8	Low Fuel Planting	LOW	0.3	DRIP	0.81	0.37	2,958	**1,096**	24,453	0.08	32.69	30%
					TOTALS		**9,961**	**3,808**	**84,984**	**0.26**	**113.61**	**100%**

SPECIAL LANDSCAPE AREAS

HYDROZONE #	HYDROZONE NAME											
					1							0%
					TOTALS		0					**0%**

MAWA	GALLONS/YR	122,281
	ACRE FEET/YR	0.38
	HCF/YR	163.48

ETWU	GALLONS/YR	84,984
	ACRE FEET/YR	0.26
	HCF/YR	113.61

SITE IRRIGATION EFFICIENCY	SITE PLANT FACT0R	MAWA COMPLIANT
81.0%	0.31	YES

ETAF Calculations	
REGULAR LANDSCAPE AREAS	
TOTAL ETAF x AREA	3,808
TOTAL AREA	9,961
AVG. ETAF	38.22%

MAWA FORMULA
MAXIMUM APPLIED WATER ALLOWANCE (MAWA) GALLONS PER YEAR
MAWA = (ETo)(0.62)[(LA x 0.55) + (0.45 x SLA)]

ETo = REFERENCE EVAPOTRANSPIRATION

0.45= ET ADJUSTMENT FACTOR

LA=LANDSCAPED AREA (SQUARE FEET)

0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

ETWU FORMULA
ESTIMATED TOTAL WATER USE (ETWU) GALLONS PER YEAR
ETWU= ((ETO)(.62)(ETAF x LA))

ETo = REFERENCE EVAPOTRANSPIRATION

PF = PLANT FACTOR FOR HYDROZONES

HA = HYDROZONE AREA (SQ.FT)

0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

IE = IRRIGATION EFFICIENCY (0.81)-BUBBLER/DRIP

IE = IRRIGATION EFFICIENCY (0.75)-ROTORS/SPRAY

NOT FOR CONSTRUCTION

ORIGINAL SHEET SIZE: 24" X 36"

REVISIONS AND RECORD OF ISSUE:

NO.	DATE	DESCRIPTION
1.	06/15/2023	PEBBLE BEACH ARB
2.	10/23/2023	PEBBLE BEACH ARB
3.	11/12/2024	PLANNING SUBMITTAL
4.		
5.		
6.		

REGISTERED LANDSCAPE ARCHITECT J. L. JANECKI No. 3163 Exp. 9/24/24 STATE OF CALIFORNIA

JONI L.JANECKI & ASSOCIATES
515 SWIFT ST. SANTA CRUZ CA 95060
PHONE 831.423.6040 | WWW.JLJA.COM
California Landscape Architect License 3163

RMA
RUSSELL D. MITCHELL & ASSOCIATES, INC.
Irrigation Consultant:
2760 Camino Diablo
Walnut Creek, CA 94597
tel 925.939.3985 | fax 925.932.5671
www.rmairrigation.com

PROJECT:
1266 PORTOLA ROAD
PEBBLE BEACH, CA
APN: 008-302-023

SHEET TITLE:
IRRIGATION WATER CALCULATION

SCALE: NONE
DRAWN BY: JC
DATE: 11/12/2024

L2.6

C-LL Ledge Light SPECIFICATIONS

Output	Integrated LED
Total Lumens	151
Input Voltage	10 to 15V
Input Power (W)	4.0
VA	4.2
Efficacy (Lumens/Watt)	37
Color Rendering Index (CRI)	80+
Center Beam Candlepower	--
Dimming	PWM, Phase
RGBW Available	No
Luxor Compatibility	
Default	--
ZD Option	--
ZDC Option	--
Minimum Rated Life (L70)	33,000 Hrs

3 LEDGE LIGHT CUT SHEET
NOT TO SCALE

PO Wall Light SPECIFICATIONS

Output	1LED
Total Lumens†‡	4-39
Input Voltage	10 to 15V
Input Power (W)	2.0
VA	2.4
Efficacy (Lumens/Watt)	8
Color Rendering Index (CRI)	80+
Max Candela†	24
Dimming	PWM, Phase**
RGBW Available	No
Luxor Compatibility	
Default	Zoning
ZD Option	Zoning/Dimming
ZDC Option	--
Minimum Rated Life (L90/B10)	55,000 Hrs

† *Measured using the 3,900K CCT lens. Multipliers for other CCTs include 0.80 (2,700K), 0.65 (4,500K), and 0.65 (5,200K).*
‡ *Measured using the Round (RD) faceplate. Multipliers for other faceplates include: 1.0 (Square), 2.0 (Spot), and 0.4 (Wall Wash).*
** *For optimal performance, use a trailing-edge, phase-cut dimmer.*

2 WALL LIGHT CUT SHEET
NOT TO SCALE

PF LED Path Light SPECIFICATIONS

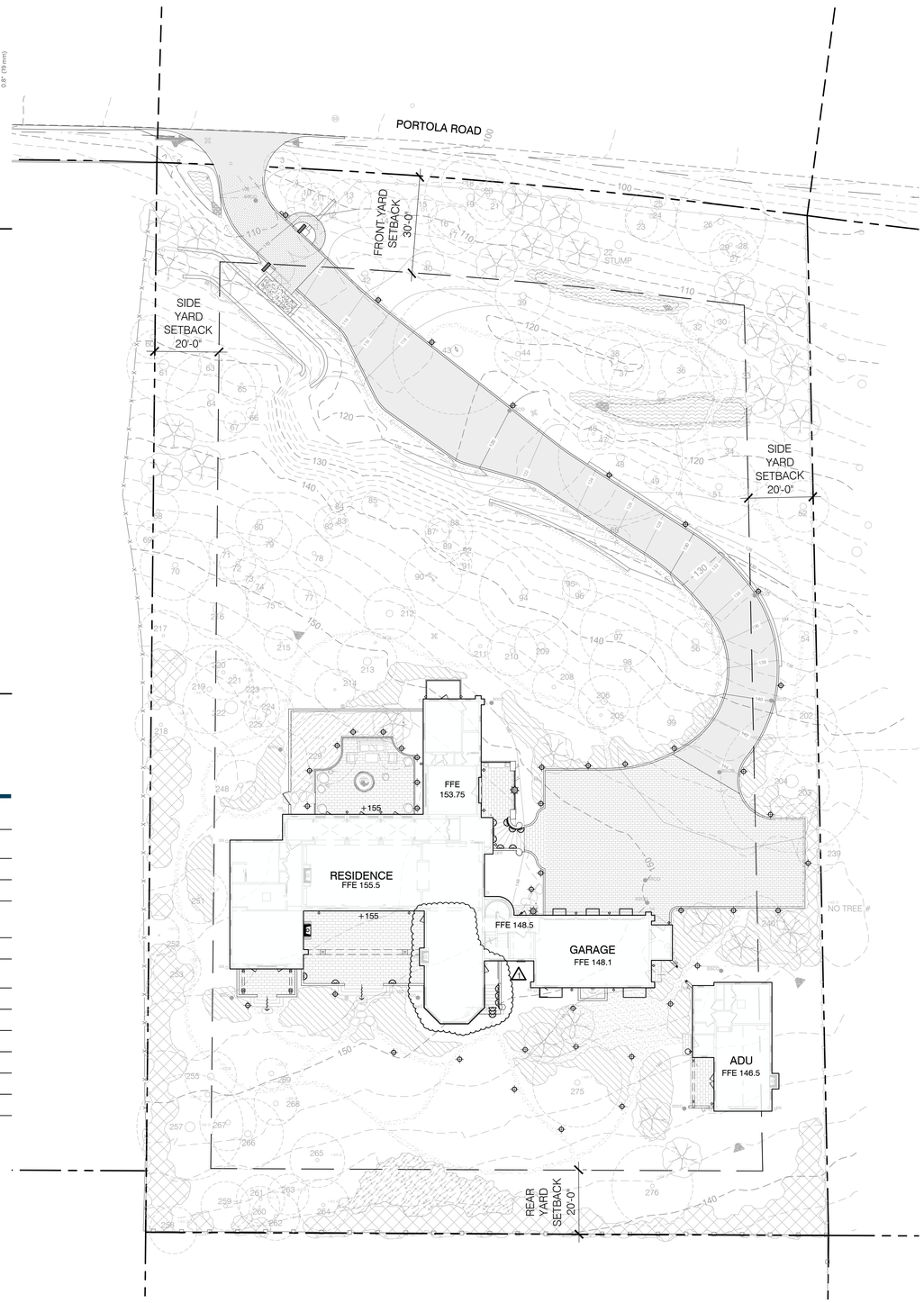
Number of LEDs	1
Halogen Lumen Output Equivalent	10 Watt
Useful LED Life (L70)	50,000 hrs avg
Input Voltage	10 to 15V
VA Total (Use this number to size the transformer)	2.4
Watts Used	2
Lumens per Watt (Efficacy)	19.4
Max Lumens	39
CRI (Ra)	86
CCT	
Amber Filter	2700K
Green Filter	4500K
Blue Filter	5200K

4" PF Path Light - Recommended Spacing
1 LED

Footcandles (Lux)	12" Riser	18" Riser
0.1 fc (1.1 lx)	6.5' (2.0 m)	8.4' (2.6 m)
0.3 fc (3.2 lx)	5.0' (1.5 m)	6.6' (2.0 m)
0.5 fc (5.4 lx)	4.5' (1.4 m)	6.0' (1.8 m)
0.8 fc (8.6 lx)	4.3' (1.3 m)	5.0' (1.5 m)
1.0 fc (10.8 lx)	4.0' (1.2 m)	4.5' (1.4 m)

0.1 fc (1.1 lx) minimum spacing recommended for residential projects
0.3 fc (3.2 lx) minimum spacing recommended for commercial projects

1 PATH LIGHT CUT SHEET
NOT TO SCALE



LEGEND

PROPERTY LINE
SETBACK LINE
CRITICAL ROOT ZONE (CRZ)
EXISTING TREE TO REMAIN AND PROTECT IN PLACE
TREE TAG NUMBER

LIGHTING SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	PF MANUFACTURER: FX LUMINAIRE TYPE: PATH LIGHT	43
	PO MANUFACTURER: FX LUMINAIRE TYPE: WALL LIGHT	16
	C-LL MANUFACTURER: FX LUMINAIRE TYPE: LEDGE LIGHT	2

NOTE:
EXISTING TREES SHOWN IN LANDSCAPE PLANS REFLECT CONDITIONS NOTED BY JONI L. JANECKI & ASSOCIATES DURING SITE VISIT ON OCTOBER 1, 2024, AND HAVE NOT BEEN UPDATED IN THE CURRENT SURVEY BY RASMUSSEN LAND SURVEYING DATED JULY 2024.

0 10' 20' 40'
SCALE: 1"=20'-0"

NOT FOR CONSTRUCTION

ORIGINAL SHEET SIZE: 24" X 36"

REVISIONS AND RECORD OF ISSUE:

NO	DATE	DESCRIPTION
1.	06/15/2023	PEBBLE BEACH ARB
2.	10/23/2023	PEBBLE BEACH ARB
3.	11/12/2024	PLANNING SUBMITTAL
4.	07/02/2025	PLAN CHECK
5.		
6.		

REGISTERED LANDSCAPE ARCHITECT
JONI L. JANECKI
No. 3163
Exp. 9/30/26
STATE OF CALIFORNIA

JONI L. JANECKI & ASSOCIATES
515 SWIFT ST. SANTA CRUZ CA 95060
PHONE 831.423.6040 | WWW.JLJA.COM
California Landscape Architect License 3163

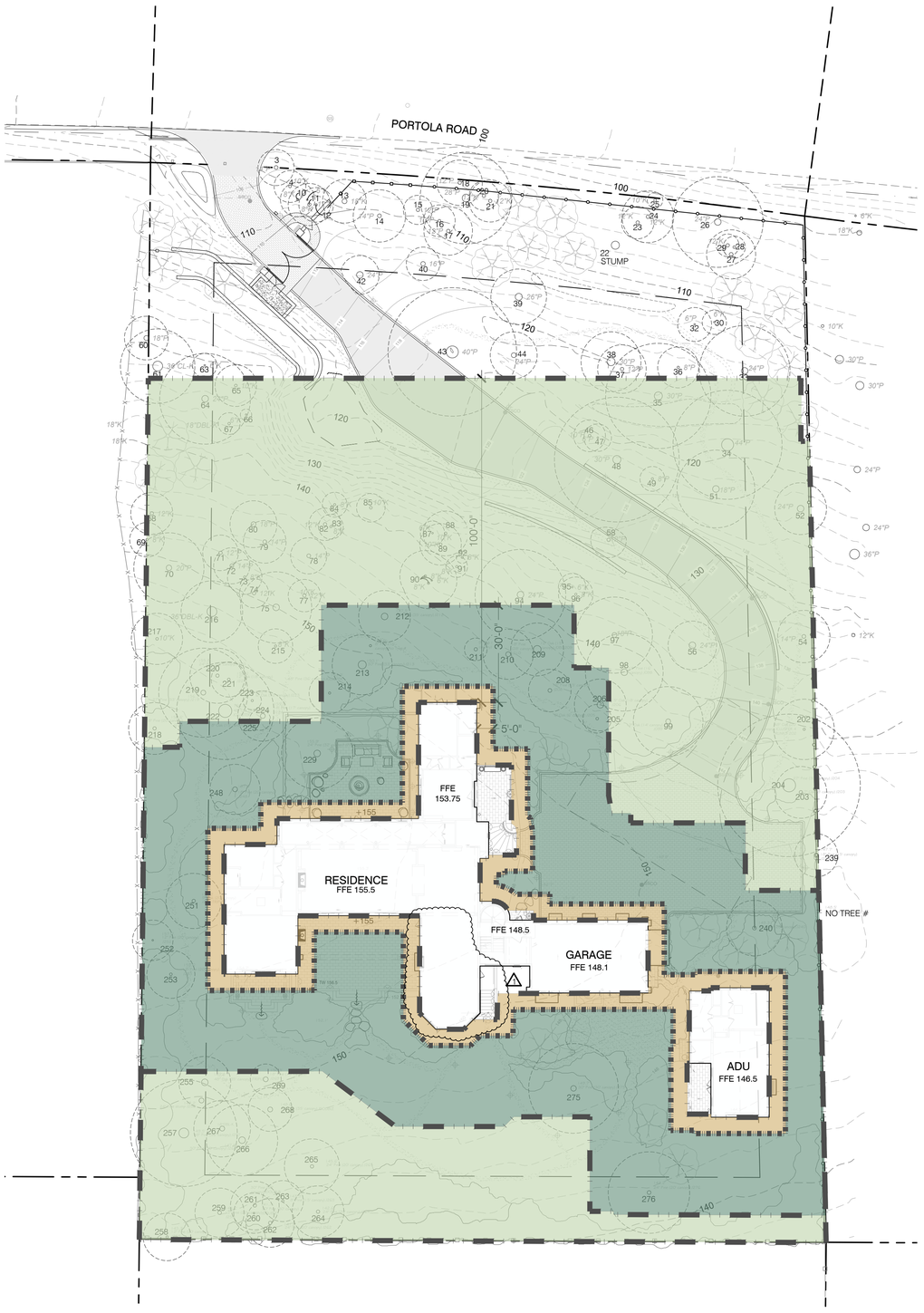
PROJECT:
1266 PORTOLA ROAD
PEBBLE BEACH, CA
APN: 008-302-023

SHEET TITLE:
SITE LIGHTING PLAN AND SPECIFICATIONS

SCALE: 1"=20'-0"
DRAWN BY: MO/ND
DATE: 07/02/2025

L3.0

C:\Users\CS3\Dropbox\JLJA 22-283 1266 Portola Road\Drawings\1266 Portola Road Landscape Plans_L3 Site Lighting Plan and Specifications_7/2/2025 3:27:14 PM, Erica Perez, DWG To PDF.pc3, ARCH full bleed D (18.00 x 24.00 Inches), 1:1



LEGEND

- PROPERTY LINE
- SETBACK LINE
- NON-COMBUSTIBLE ZONE (0'-0" TO 5'-0") - GRAVEL AND SUCCULENTS
- ZONE 1 (5'-0" TO 30'-0")
- ZONE 2 (30'-0" TO 100'-0")

NOTES:

1. REFER TO 1266 PORTOLA DRIVE PEBBLE BEACH TREE RESOURCE ASSESSMENT FOREST MANAGMENT PLAN, FUEL MANAGEMENT AND PUBLIC RESOURCE CODE (4291) ON PAGES 9-11. BY ONO CONSULTING DATED 10/11/2024.

NOTE:
EXISTING TREES SHOWN IN LANDSCAPE PLANS REFLECT CONDITIONS NOTED BY JONI L. JANECKI & ASSOCIATES DURING SITE VISIT ON OCTOBER 1, 2024, AND HAVE NOT BEEN UPDATED IN THE CURRENT SURVEY BY RASMUSSEN LAND SURVEYING DATED JULY 2024.

0 10' 20' 40'
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REVISIONS AND RECORD OF ISSUE:

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REGISTERED LANDSCAPE ARCHITECT
JONI L. JANECKI
No. 3163
Exp. 9/30/26
STATE OF CALIFORNIA

JONI L. JANECKI & ASSOCIATES
515 SWIFT ST. SANTA CRUZ CA 95060
PHONE 831.423.6040 | WWW.JLJA.COM
California Landscape Architect License 3163

PROJECT:
1266 PORTOLA ROAD
PEBBLE BEACH, CA
APN: 008-302-023

SHEET TITLE:
FUEL MANAGEMENT PLAN

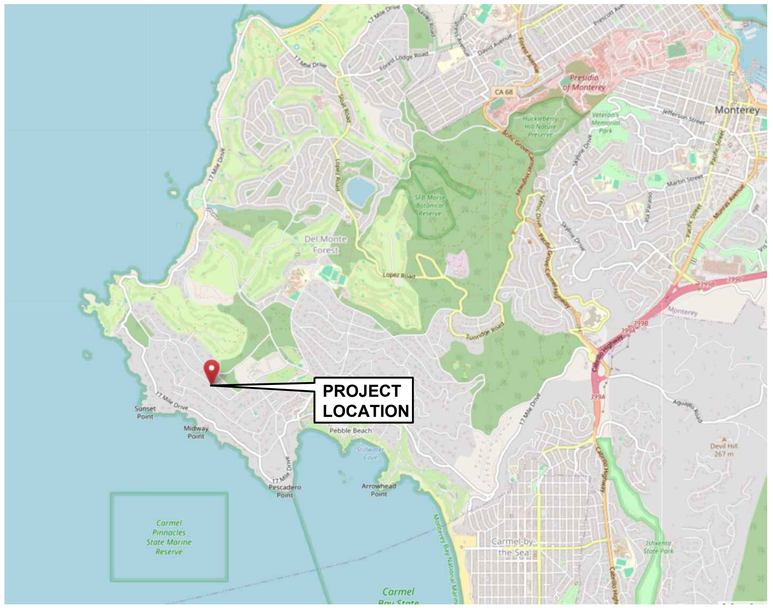
SCALE: 1"=20'-0"
DRAWN BY: MO/ND
DATE: 07/02/2025

L4.0

L:\PROJECTS\PROJECTS\2023\2301 1266 Portola Road\Drawings\1266 Portola Road Landscape Plans 11\01 Fuel Management Plan 11\01 Fuel Management Plan 11.dwg, 7/2/2025 5:26:49 PM, Erica Dhow, DWG To PDF.pc3, ARCH E1 (Plotted To Fit) (38.00 x 24.00 Inches), 1:1

PORTOLA RESIDENCE

PEBBLE BEACH, CA



VICINITY MAP
SCALE: NTS

NORTH

CIVIL SCOPE OF WORK

THE CIVIL SCOPE OF WORK INCLUDES:
GRADING, DRAINAGE AND UTILITY IMPROVEMENTS TO SUPPORT THE CONSTRUCTION OF A NEW RESIDENCE, DRIVEWAY, AND AUTO-COURT.

APPLICABLE CODES AND STANDARDS

THE DESIGN SHOWN IN THESE DRAWINGS WAS BASED UPON THE FOLLOWING STANDARDS. IN THE EVENT OF CONFLICTING REQUIREMENTS, THE WORK SHALL FOLLOW THE MORE STRINGENT STANDARD OR THE ORDER LISTED BELOW.

1. COUNTY OF MONTEREY STANDARDS AND REQUIREMENTS
2. CURRENT CODE DOCUMENTS FOR THE CBC, CPC, CGBC

SURVEY

1. EXISTING TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS IS BASED ON RASMUSSEN LAND SURVEYING, INC. - ROGER PETERSON, JANUARY 2016 - UPDATED NOVEMBER 2022 AND DECEMBER 2022, ASSUMED DATUM, PROJECT BENCHMARK IS A SITE TEMPORARY BENCHMARK. GRADES ENCOUNTERED ON-SITE MAY VARY FROM THOSE SHOWN. CONTRACTOR SHALL REVIEW THE PLANS AND SPECIFICATIONS AND CONDUCT FIELD INVESTIGATIONS TO VERIFY EXISTING CONDITIONS AT THE PROJECT SITE.
2. CONSTRUCTION STAKING SHALL BE PERFORMED BY A LAND SURVEYOR REGISTERED IN THE STATE OF CALIFORNIA.

GEOTECHNICAL REPORT

THE CONTRACTOR SHALL FAMILIARIZE HIMSELF OR HERSELF WITH THE GEOTECHNICAL REPORT, ENTITLED "GEOTECHNICAL INVESTIGATION" DATED APRIL 18, 2016, BY SOIL SURVEYS GROUP, INC AND KEEP A COPY OF THIS REPORT ON SITE. THE GEOTECHNICAL REPORT IS AN INTEGRAL PART OF THE CONTRACT DOCUMENTS AND ALL EARTHWORK SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS CONTAINED THEREIN.

EARTHWORK ANALYSIS*

	CUT ANALYSIS (CUBIC YARDS)	FILL ANALYSIS (CUBIC YARDS)
PROJECT	1,440	320
NET	1,120 CU YDS (EXPORT)	

*SHERWOOD DESIGN ENGINEERS IS NOT AN ENGINEERING CONTRACTOR, NOR SHOULD OUR RENDERING OF CUT AND FILL EARTHWORK VOLUMES BE CONSIDERED EQUIVALENT TO THE NATURE AND EXTENT OF SERVICE AN ENGINEERING CONTRACTOR WOULD PROVIDE. THIS ESTIMATE IS BASED SOLELY ON OUR OWN ANALYSIS, WHICH IS AS ACCURATE AS THE INFORMATION PROVIDED TO US IN REGARDS TO EXISTING TOPOGRAPHY AND CONCEPTUAL GRADING. THIS ANALYSIS WILL NOT REFLECT THE LOCALIZED SITE CONDITIONS NOT REPRESENTED ON THE TOPOGRAPHIC SURVEY, NOR DOES IT TAKE INTO EFFECT FACTORS SUCH AS SHRINKAGE, SWELL, LOSS DURING TRANSPORT AND SUBSIDENCE, UNLESS OTHERWISE STATED ON QUANTITIES TABLE ABOVE. THIS EARTHWORK VOLUME ANALYSIS SHOULD NOT BE USED FOR BID PURPOSES. DUE TO THESE FACTORS, SHERWOOD DESIGN ENGINEERS CANNOT GUARANTEE THE ACCURACY OF OUR EARTHWORK VOLUME ESTIMATE BEYOND USE AS A PLANNING TOOL.

DISTURBED AREA TOTAL

THE TOTAL DISTURBED AREA FOR THE PROJECT WILL BE 0.65± ACRES.

ABBREVIATIONS

AB	AGGREGATE BASE	N	NORTH
ABD	ABANDONED	NTS	NOT TO SCALE
AC	ASPHALT CONCRETE	(P)	PROPOSED
AD	AREA DRAIN	PA	PLANTED AREA
ADA	AMERICANS WITH DISABILITIES ACT	PIV	POST INDICATOR VALVE
BS	BOTTOM OF STEP	PL	PROPERTY LINE
BW	BOTTOM OF WALL / BACK OF WALK	POC	POINT OF CONNECTION
CF	CUBIC FEET	PRW	PRESSURIZED RAINWATER
CL	CENTERLINE	PSI	POUNDS PER SQUARE INCH
CO	CLEAN OUT	PVMT	PAVEMENT
CONC	CONCRETE	R, RAD	RADIUS
DEMO	DEMOLISH	RC	RELATIVE COMPACTION
DI	DRAINAGE INLET	RIM	TOP OF STRUCTURE GRATE/ COVER
DS	DOWN SPOUT	S	SLOPE
DW	DOMESTIC WATER	SAP	SEE ARCHITECTURAL PLANS
E	EAST	SCO	SOFTSCAPE CLEANOUT
(E)	EXISTING	SD	STORM DRAIN
EB	ELECTRICAL BOX	SDE	SHERWOOD DESIGN ENGINEERS
EC	END CURVE	SDMH	STORM DRAIN MANHOLE
EL, ELEV	ELEVATION	SEP	SEE ELECTRICAL PLANS
ELEC	ELECTRIC	SF	SQUARE FEET
EP	EDGE OF PAVEMENT	SLP	SEE LANDSCAPE PLANS
FC	FACE OF CURB	SMP	SEE MECHANICAL PLANS
FFE	FINISHED FLOOR ELEVATION	SPD	SEE PLUMBING DRAWINGS
FG	FINISH GRADE	SPRK	FW SPRINKLER LINE
FH	FIRE HYDRANT	SQ	SQUARE
FL	FLOWLINE	SS	SANITARY SEWER
FS	FINISH SURFACE	SSCO	SANITARY SEWER CLEAN OUT
FT	FEET	SSMH	SANITARY SEWER MANHOLE
FW	FIRE WATER	SSP	SEE STRUCTURAL PLANS
G	GAS	STD	STANDARD
GB	GRADE BREAK	SW	SIDEWALK
GM	GAS METER	TB	TOP OF BANK
GV	GATE VALVE	TBD	TO BE DETERMINED
HB	HOSE BIB	TBM	TEMPORARY BENCHMARK
HDPE	HIGH-DENSITY POLYETHYLENE	TBR	TO BE REMOVED
HP	HIGH POINT/ HINGE POINT	TC	TOP OF CURB
HT	HEIGHT	TD	TRENCH DRAIN
HV	HIGH VOLTAGE	TEL	TELEPHONE
INV	INVERT OF PIPE OR CHANNEL	TG	TOP OF GRATE
IRR	IRRIGATION	TS	TOP OF STEP
JB	JUNCTION BOX	TW	TOP OF WALL
JP	JOINT POLE	TYP	TYPICAL
LA	LANDSCAPE ARCHITECT	UG	UNDERGROUND
LF	LINEAR FEET	UON	UNLESS OTHERWISE NOTED
LP	LIGHT POLE / LOW POINT	VERT	VERTICAL
LT	LEFT	VIF	VERIFY IN FIELD
MAX	MAXIMUM	W	WATER
MH	MAINTENANCE HOLE	WALK	WALKWAY/SIDEWALK
MIN	MINIMUM	WM	WATER METER

SHEET INDEX

C0.0	COVER SHEET
C0.1	GENERAL NOTES
C1.0	OVERALL SITE PLAN
C2.0	DRIVEWAY GRADING & IMPROVEMENTS PLAN
C2.1	DRIVEWAY PROFILE
C2.2	DRIVEWAY SECTIONS
C2.3	RESIDENCE AREA GRADING & IMPROVEMENTS PLAN
C2.4	SLOPE DEVELOPMENT DIAGRAM
C3.0	DRAINAGE & UTILITY PLAN
C3.1	DRAINAGE & UTILITY PLAN
C3.2	STORMWATER CONTROL PLAN
C4.0	EROSION CONTROL PLAN
C4.1	EROSION CONTROL DETAILS
C5.0	DETAILS
C5.1	DETAILS
C5.2	DETAILS

Underground Service Alert

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SHERWOOD DESIGN ENGINEERS
2548 Mission Street
San Francisco, CA 94110
www.sherwoodengineers.com

REGISTERED PROFESSIONAL ENGINEER
CHRISTINA GRAY NICHOLSON
EXP: 03/31/26
No. 84701
CIVIL
STATE OF CALIFORNIA

SCALE: AS NOTED
0 1"
Note: If this graphic scale does not equal 1", this sheet has been modified from its original size.

NO	DATE	REVISION
1	05-19-25	BUILDING PERMIT REV 1

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PROJECT NO.	23-025
DATE	05/19/2025
DRAWN	CS/AR
DESIGNED	CN
CHECKED	CN / MH

BUILDING PERMIT

PORTOLA RESIDENCE
1266 PORTOLA ROAD
PEBBLE BEACH, CA

COVER SHEET

DRAWING NO.
C0.0
1 OF 16

P:\2023\23-025_PrtlA_Revit\03_Design\01_CAD\02_Building Permit\C0.0 COVER SHEET.dwg,C0.0 COVER SHEET,Andrea Raum,7/11/2025 4:54:29 PM,ANSI full bleed D (22.00 x 34.00 Inches),1:1

GENERAL NOTES

1. WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT PLANS AND SPECIFICATIONS. THE GEOTECHNICAL REPORT IS AN INTEGRAL PART OF THE CONTRACT DOCUMENTS AND ALL EARTHWORK SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS CONTAINED THEREIN.
2. SHOULD IT APPEAR THAT THE WORK OUTLINED ON THESE PLANS IS NOT SUFFICIENTLY DETAILED OR SPECIFIED IN THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE OWNER BEFORE PROCEEDING WITH THE WORK IN QUESTION AND REQUEST CLARIFICATION.
3. WHEN SPECIFICATIONS OR STANDARDS FROM DIFFERENT AUTHORITIES DIFFER FOR THE SAME SUBJECT MATTER, NOTIFY OWNER FOR CLARIFICATION.
4. UTILITIES AND UNDERGROUND FACILITIES INDICATED ARE FOR INFORMATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH WITH THE APPROPRIATE AGENCIES AND / OR FIELD INVESTIGATION.
5. THE CONTRACTOR OR ANY SUBCONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT ONE CALL PROGRAM 48 HOURS IN ADVANCE OF PERFORMING EXCAVATION WORK BY CALLING THE TOLL-FREE NUMBER 811. EXCAVATION IS DEFINED AS REMOVING MATERIAL 18 INCHES OR MORE BELOW EXISTING GRADE.
6. THE CONTRACTOR SHALL ADJUST TO FINAL GRADE EXISTING AND / OR NEW MAINTENANCE HOLES, CURB INLETS, CATCH BASINS, VALVES, VAULTS, MONUMENT COVERS, AND OTHER CASTINGS WITHIN THE WORK AREA TO FINAL GRADE IN PAVEMENT AND LANDSCAPE AREAS, UNLESS OTHERWISE NOTED.
7. THE CONTRACTOR SHALL POST ON SITE EMERGENCY TELEPHONE NUMBERS FOR AMBULANCE, POLICE, FIRE DEPARTMENTS, AND THOSE AGENCIES RESPONSIBLE FOR MAINTENANCE OF UTILITIES IN THE VICINITY OF THE JOB SITE.
8. THE CONTRACTOR SHALL MAINTAIN ON-SITE AND IN ALL VEHICLES A COPY OF THE SPILL PREVENTION AND RESPONSE PLAN AND SHALL BE KNOWLEDGEABLE OF THE REPORTING REQUIREMENTS AND PROCEDURES.
9. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE ENGINEER.
10. CONTRACTOR SHALL COMPLY WITH STATE, COUNTY AND CITY LAWS AND ORDINANCES; AND REGULATIONS OF THE DEPARTMENT OF INDUSTRIAL RELATIONS, OSHA AND INDUSTRIAL ACCIDENT COMMISSION RELATING TO SAFETY AND CHARACTER OF WORK, EQUIPMENT AND LABOR PERSONNEL.
11. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING DUST CONTROL 24-HOURS PER DAY. DUST CONTROL MEASURES SHALL BE APPLIED AS NECESSARY, OR AS DIRECTED BY MONTEREY COUNTY TO PREVENT THE TRANSPORT OFF-SITE OF ANY DUST OR OTHER AIRBORNE NUISANCE.
12. TREE PROTECTION FENCING SHALL BE PROVIDED AT THE DRIP LINE AROUND TREES TO REMAIN. ANY EXCAVATION REQUIRED WITHIN THE TREE PROTECTION ZONE SHALL BE BY HAND EXCAVATION OR AIR ONLY AND THE CONTRACTOR SHALL AVOID DAMAGE TO THE TREE'S ROOTS. WHEN CUTTING ROOTS IS UNAVOIDABLE, THE CONTRACTOR SHALL FOLLOW THE RECOMMENDATIONS OF THE PROJECT ARBORIST IF AVAILABLE AT TIME OF CONSTRUCTION OR LANDSCAPE ARCHITECT, JONI L. JANECKI AND ASSOCIATES, INC., 831-423-6040.
13. TRUCKS HAULING DIRT AND DEBRIS SHALL BE COVERED TO REDUCE WINDBLOWN DUST SPILLS.
14. ON-SITE STOCKPILES OF IMPORTED AND EXCAVATED MATERIAL TO BE LEFT IN PLACE FOR MORE THAN 24 HOURS SHALL BE COVERED AND WATERED TO PREVENT DUST AND RUNOFF.
15. DURING CONSTRUCTION, THE PUBLIC STREETS SHALL BE CLEANED AS OFTEN AS REQUIRED TO REMOVE ACCUMULATION OF MUD AND DEBRIS RESULTING FROM CONSTRUCTION. IF IMPORT OR EXPORT OF DIRT IS NECESSARY, THE CONTRACTOR SHALL OBTAIN AN APPROVAL FOR THE HAULING ROUTE FROM MONTEREY COUNTY BUILDING SERVICES. THE HAULING ROUTES SHALL BE STRICTLY ADHERED TO BY THE CONTRACTOR AND SUBCONTRACTORS.
16. STORAGE OF CONSTRUCTION MATERIAL AND EQUIPMENT ON CITY STREETS WILL NOT BE PERMITTED.
17. CONSTRUCTION EQUIPMENT, TOOLS, ETC. SHALL NOT BE CLEANED OR RINSED INTO A STREET, GUTTER, OR STORM DRAIN.
18. TRAFFIC CONTROL SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
19. THE CONTRACTOR SHALL MAINTAIN THE WORKSITE AND ADJACENT AREAS IN A CLEAN AND ORGANIZED MANNER THROUGHOUT THE PROJECT DURATION.
20. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING SITE FEATURES / STRUCTURES NOT SPECIFICALLY SHOWN TO BE REMOVED. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL MITIGATION TO DAMAGED SITE FEATURES / STRUCTURES.
21. THE COST OF PROTECTION AND / OR REPAIR OF THE CONTRACTOR'S WORK AS AFFECTED BY STORMWATER DURING A STORM EVENT SHALL BE THE CONTRACTOR'S RESPONSIBILITY UNTIL THE IMPROVEMENTS HAVE BEEN ACCEPTED BY THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT PROPERTIES OR IMPROVEMENTS AS A RESULT OF NOT PROTECTING SUCH AREAS FROM STORMWATER FLOWING BEYOND THE WORK AREA.
22. THE COST OF CORRECTIVE WORK REQUIRED FOR COMPLETION AND / OR ACCEPTANCE OF THE WORK NECESSITATED BECAUSE OF UNSATISFACTORY WORKMANSHIP OR MATERIALS OR DUE TO THE CONTRACTOR'S NEGLIGENCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
23. THE WORK SITE SHALL BE CLEANED AND LEFT FREE OF CONSTRUCTION WASTE AND RUBBISH OF ANY NATURE BY THE CONTRACTOR AT THE END OF EACH WORK DAY.
24. CHAPTER 33 OF THE CALIFORNIA FIRE CODE SHALL BE FOLLOWED FOR AREAS UNDER CONSTRUCTION. CONTACT THE MONTEREY COUNTY FIRE DEPARTMENT FOR SPECIFIC REQUIREMENTS FOR BUILDINGS UNDER CONSTRUCTION.
25. THE CONTRACTOR SHALL ABIDE BY THE RULES AND REGULATIONS OF THE STATE OF CALIFORNIA CONSTRUCTION SAFETY ORDERS PERTAINING TO EXCAVATIONS AND TRENCHES.
26. CONTRACTOR IS RESPONSIBLE FOR THE MITIGATION OF ANY DAMAGE TO EXISTING AND PROPOSED SITE FEATURES / STRUCTURES DUE TO CONSTRUCTION ACTIVITIES AND LOADINGS.

UNAUTHORIZED CHANGE AND USE

1. SHERWOOD DESIGN ENGINEERS, LTD. SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR, FOR THE SAFETY OF THE PUBLIC OR CONTRACTOR'S EMPLOYEES, OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUR THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
2. THE CIVIL DESIGN ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS. ANY MODIFICATIONS TO THIS DOCUMENT, WITHOUT THE WRITTEN PERMISSION OF SHERWOOD DESIGN ENGINEERS, LTD., SHALL RENDER THE PLANS INVALID AND UNUSABLE.
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GRADING NOTES

1. ALL GRADING SHALL COMPLY WITH APPLICABLE PERMITS, LOCAL ORDINANCES AND RECOMMENDATIONS OF THE GEOTECHNICAL REPORT REFERENCED UNDER GENERAL NOTES.
2. SEDIMENT AND EROSION CONTROL MEASURES, AS SPECIFIED IN THE ATTACHED EROSION CONTROL PLAN AND DETAILS, SHALL BE INSTALLED PRIOR TO START OF GRADING ACTIVITIES.
3. WHEN GRADING ACTIVITIES COMMENCE MORE THAN 30 DAYS AFTER GRUBBING ACTIVITIES, THE AREA SHALL BE SEEDED WITH PLANT MATERIAL TO CONTROL EROSION. ROOT DEPTH OF SUCH PLANT MATERIAL NOT TO EXCEED 4 INCHES.
4. ALL COMPACTION TESTS AND FINAL GRADING REPORT SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE PRIOR TO SCHEDULING INSPECTIONS.
5. CUT AND/OR FILL SLOPES SHALL NOT EXCEED SLOPE RECOMMENDED BY GEOTECHNICAL ENGINEER. (ALL NEW CUT AND FILL SLOPES [1V:2H])
6. MAINTAIN MIN. 5% SLOPE AWAY FROM BUILDING IN SOFTSCAPE OR 2% AWAY FROM BUILDING IN HARDSCAPE UNLESS OTHERWISE SHOWN ON PLANS.
7. PROVIDE MIN. SOIL COMPACTION OF 90% RELATIVE COMPACTION FOR FILLS BENEATH PROPOSED FLATWORK; 95% RELATIVE COMPACTION FOR FILLS BENEATH VEHICULAR PAVEMENT; AND 85% IN SOFTSCAPE OR LANDSCAPE AREAS, UNLESS OTHERWISE NOTED.
8. IF SERPENTINE BEDROCK IS ENCOUNTERED DURING GRADING, A CERTIFIED ASBESTOS PROFESSIONAL MUST BE RETAINED TO COLLECT AND TEST SAMPLES FOR THE PRESENCE OF NATURALLY OCCURRING ASBESTOS. IF ASBESTOS IS DETECTED, MEASURES TO MITIGATE THE HEALTH HAZARDS TO WORKERS ASSOCIATED WITH AIRBORNE ASBESTOS FIBER PARTICLES GENERATED DURING GRADING SHOULD BE IMPLEMENTED. THESE SHOULD INCLUDE CONSULTING WITH THE REGULATORY AGENCIES, PREPARING A WORK PLAN AND VERIFYING THIS PLAN IS IMPLEMENTED.
9. IN EXPANSIVE SOIL AREAS, CUT SLOPES SHOULD BE NO STEEPER THAN 3:1, OR PER THE GEOTECHNICAL RECOMMENDATIONS.
10. WHERE THE EMBANKMENT SLOPE EXCEEDS 3:1 THE OUTER 10 FEET OF SOIL SHALL BE NON-EXPANSIVE SOIL, OR PER THE GEOTECHNICAL RECOMMENDATIONS.
11. ALL GRADING AND SPOILS GENERATED BY CONSTRUCTION OF THE PROJECT FACILITIES SHALL BE MANAGED PER ENGINEERING SERVICES DIRECTION. ALTERNATIVE LOCATIONS FOR SPOILS ARE PERMITTED, SUBJECT TO REVIEW AND APPROVAL BY THE PBES DIRECTOR, WHEN SUCH ALTERNATIVE LOCATIONS DO NOT CHANGE THE OVERALL CONCEPT AND DO NOT CONFLICT WITH ANY ENVIRONMENTAL MITIGATION MEASURES OR CONDITIONS OF APPROVAL.

DRAINAGE NOTES

1. CONTRACTOR TO PROVIDE STORM DRAIN PIPES OF SIZE, LENGTH AND SLOPE INDICATED ON THE DRAWINGS. UNLABELED PIPES ARE 4-INCHES DIAMETER AT 2% MIN SLOPE, LENGTH AS SCALED, UNLESS OTHERWISE NOTED.
2. UNLESS OTHERWISE NOTED, STORM DRAIN PIPE MATERIALS SHALL BE BLACK CORRUGATED HDPE DRAINAGE PIPE AND FITTINGS PER AASHTO M252M/M294M, TYPE S WITH SMOOTH WATERWAY; SILTTIGHT PE COUPLINGS WITH ASTM D 1056, TYPE 2, CLASS A GRADE 2 GASKET MATERIAL THAT MATES WITH PIPE AND FITTINGS.
3. SOILS INCORPORATED INTO BIOSWALES AND BIORETENTION BASINS SHALL BE AS SPECIFIED AND APPROVED BY THE ENGINEER WITHOUT EXCEPTION.
4. THE CONTRACTOR IS RESPONSIBLE TO OPERATE AND MAINTAIN ALL DRAINAGE STRUCTURES AND FEATURES UNTIL FINAL ACCEPTANCE BY THE OWNER. FEATURES SUCH AS LOW-IMPACT DEVELOPMENT (LID) ELEMENTS SHALL NOT BE USED FOR IMPOUNDMENT OR EROSION/SEDIMENT CONTROL DURING CONSTRUCTION UNLESS THOROUGHLY PROTECTED FROM SILT-UP OR CLOGGING. CLEAN UP OR REPLACEMENT OF SOILS IMPACTED BY CONSTRUCTION ACTIVITIES OR RUNOFF PRIOR TO HAND-OVER SHALL BE REPLACED PER ORIGINAL DESIGN AT THE CONTRACTOR'S EXPENSE.

UTILITY NOTES

1. SEE MEP FOR UTILITY CONNECTIONS 5' FROM BUILDING FACE.
2. UNLESS OTHERWISE NOTED, PIPE MATERIALS SHALL BE AS FOLLOWS:
   - A. DOMESTIC WATER - [AWWA C900, CLASS 235 PVC (BLUE) WITH BELL AND SPIGOT, PUSH-ON JOINTS WITH FACTORY INSTALLED ELASTOMERIC GASKET PER ASTM F477]
   - B. FIRE WATER - [DUCTILE IRON PER ANSI A21.50/51 WITH FACTORY APPLIED CEMENT MORTAR LINING PER ANSI A21.4 AND FLANGED JOINTS PER ANSI B16.1, CLASS 125]
   - C. NON-POTABLE WATER - [HDPE PER ASTM D3350 (WITH PURPLE STRIPE) WITH BUTT HEAT FUSION JOINTS PER ASTM D3261]
   - D. IRRIGATION WATER - [SCHED 40 PVC PER ASTM D2466 WITH PVC FLEX HOSE FOR SPRINKLER RUNS AND SCHED 40 PVC FITTINGS]
   - E. STORM DRAIN - [BLACK CORRUGATED HDPE DRAINAGE PIPE AND FITTINGS PER AASHTO M252M/M294M, TYPE S WITH SMOOTH WATERWAY; SILTTIGHT PE COUPLINGS WITH ASTM D 1056, TYPE 2, CLASS A GRADE 2 GASKET MATERIAL THAT MATES WITH PIPE AND FITTINGS]
   - F. SANITARY SEWER - [VITRIFIED CLAY PIPE (VCP), CONFORMING TO ASTM D700 WITH PUSH-ON TYPE FACTORY FABRICATED BELL/SPIGOT JOINTS WITH RIDGED CONFORMABLE COMPRESSION JOINT AND WATER TIGHT SEAL]
2. PIPE TRENCHES SHALL BE EXCAVATED INTO UNDISTURBED NATIVE SOIL OR ENGINEERED AND COMPACTED FILL. IN NO EVENT SHALL PIPE BE INSTALLED IN A PROPOSED SLOPE WITH FILL PLACED OVER IT.
3. PIPE TRENCHES SHALL BE OF ADEQUATE WIDTH TO PERMIT COMPACTION TO THE REQUIRED RELATIVE DENSITY UNDER THE HAUNCH OF THE PIPE.
4. ALL PIPE SHALL BE PLACED ON COMPETENT SOIL, AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER, SUCH THAT THE FULL LENGTH OF PIPE REST ON THE TRENCH BOTTOM. HAND EXCAVATE AT THE JOINTS AND FITTINGS WHERE REQUIRED TO AVOID POINT LOADING.
5. GRANULAR BEDDING SHALL BE PLACED TO A DEPTH INDICATED IN THE DRAWINGS WHERE ROCKY OR POORLY DRAINING SOILS ARE FOUND. CONTRACTOR SHALL USE ONLY MATERIALS THAT HAVE BEEN SUBMITTED TO AND APPROVED BY THE GEOTECHNICAL ENGINEER FOR BEDDING AND BACKFILL MATERIAL AND MAY INCLUDE NATIVE SOIL IF IT MEETS PROJECT REQUIREMENTS.
6. BACKFILL PIPE TRENCHES AS FOLLOWS:
   - A. PIPE ZONE: ACCEPTABLE PIPE ZONE BACKFILL MATERIAL SHALL BE POORLY GRADED GRANULAR MATERIAL FREE OF CLAY, ORGANICS, FINES OR CLUMPS/STONES LARGER THAN 3-INCHES.
   - B. BELOW THE HAUNCH: HAND PLACE APPROVED PIPE ZONE BACKFILL MATERIAL AND COMPACT BY HAND TAMPING TO FILL ALL VOIDS TO THE EXTENT PRACTICAL.
   - C. SPRINGLINE TO 12-INCHES ABOVE THE PIPE: HAND PLACE ACCEPTABLE PIPE ZONE BACKFILL MATERIAL AND COMPACT USING HAND METHODS. DO NOT DROP FILL ONTO PIPE. DO NOT USE WHEELED METHODS TO COMPACT.
   - D. TRENCH BACKFILL TO 12-INCHES ABOVE THE PIPE: BACKFILL WITH SUITABLE MATERIAL IN LIFTS NOT EXCEEDING 8-INCHES. COMPACT TO THE RELATIVE DENSITY REQUIRED. BACKFILL EVENLY ON BOTH SIDES OF THE PIPE SO AS TO AVOID DISPLACEMENT OF THE PIPE. DO NOT ALLOW WHEELED COMPACTION METHODS OVER THE PIPE UNTIL BACKFILL REACHES AT LEAST 3-FT ABOVE TOP OF PIPE.
   - E. TOP ZONE: PLACE AND COMPACT MATERIAL TO FINAL GRADE ACCORDING TO THE PROPOSED SURFACE TREATMENT. IN PAVED AREAS, PLACE APPROPRIATE SUBBASE; IN LANDSCAPE AREAS, PLACE TOPSOIL PER LANDSCAPE PLANS, ETC.
7. GRAVITY SYSTEMS SHALL BE INSTALLED TO THE LINE AND GRADE INDICATED. IF A CONFLICT IS IDENTIFIED, THE CONTRACTOR SHALL PROPOSE A SOLUTION TO THE ENGINEER AND WILL STOP WORK ON THE PIPE UNTIL THE ENGINEER ISSUES NEW ALIGNMENT OR ACCEPTS THE CONTRACTOR'S PROPOSED RESOLUTION IN WRITING.
8. GRAVITY PIPE SHALL BE INSTALLED BEGINNING AT THE LOW POINT OF EACH RUN AND PROCEDING UPHILL.
9. ALL PIPE BENDS SHALL BE PRE-FABRICATED FITTINGS UNLESS SPECIAL FABRICATION IS APPROVED IN ADVANCE BY THE ENGINEER. NO FIELD-CONSTRUCTED FITTINGS SHALL BE INCORPORATED INTO THE WORK WITHOUT PRIOR APPROVAL OF THE ENGINEER.
10. ALL STRUCTURE RIMS (EXISTING AND PROPOSED) SHALL BE SET OR ADJUSTED TO BE FLUSH WITH ADJACENT PAVEMENT OR FINISHED GRADE, UNLESS OTHERWISE NOTED.
11. METALIC PIPES SHALL BE SLEEVED, COATED OR PROVIDED WITH OTHER CATHODIC PROTECTION PER DIRECTION FROM THE CORROSION ENGINEER WHERE PLACED IN CORROSIVE SOILS. THE CONTRACTOR SHALL CONFIRM WITH THE GEOTECHNICAL ENGINEER THAT CORROSIVE SOILS ARE NOT PRESENT IN THE PROJECT AREA.
12. IF A UTILITY PROVIDER REQUIRES THAT WORK ASSOCIATED WITH THEIR FACILITIES BE PERFORMED BY ITS OWN OR ANOTHER UTILITY-CERTIFIED CONTRACTOR, THE CONTRACTOR SHALL PROVIDE INFORMATION AND FACILITATE COORDINATION TO ACCOMPLISH THE REQUIRED WORK EFFECTIVELY.

EROSION AND SEDIMENTATION CONTROL NOTES

1. SEDIMENT AND EROSION CONTROL MEASURES, AS SPECIFIED IN THE PROJECT SWPPP AND EROSION CONTROL PLAN AND DETAILS, SHALL BE INSTALLED PRIOR TO START OF DEMOLITION AND MAINTAINED THROUGHOUT THE PROJECT. MONITORING REQUIREMENTS SHALL BE CONDUCTED BY QUALIFIED PERSONNEL AS INDICATED IN THE SWPPP. EROSION CONTROL MEASURES SHALL BE IN PLACE BETWEEN OCTOBER 15TH AND APRIL 15TH, OR WHEN RAIN IS FORECASTED.
2. NO GRADING OR EARTHMOVING ACTIVITIES SHALL TAKE PLACE BETWEEN OCTOBER 15TH AND APRIL 15TH (WINTER SHUT DOWN PERIOD) WITHOUT A WINTER GRADING PERMIT.
3. MONITORING REQUIREMENTS SHALL BE CONDUCTED BY QUALIFIED PERSONNEL.
4. ALL MOVEMENT OF EARTH SHALL COMPLY WITH THE COUNTY OF MONTEREY GRADING REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING SDE AND THE COUNTY OF MONTEREY 48 HOURS PRIOR TO THE COMMENCEMENT OF EARTHMOVING ACTIVITIES (CONSTRUCTION).
5. INLET PROTECTION SHALL BE PROVIDED ON ALL PROPOSED AND EXISTING STORMWATER DRAINAGE INLETS AND CATCH BASINS PER THE DETAILS SHOWN ON C4.0 & C4.1.
6. TEMPORARY EROSION CONTROL DEVICES SHOWN ON THE EROSION CONTROL PLAN THAT INTERFERE WITH THE WORK PERFORMED SHALL BE RELOCATED OR MODIFIED AS DIRECTED BY THE ENGINEER OR INSPECTOR AS WORK PROGRESSES TO MEET "AS GRADED" CONDITIONS.
7. DURING COUNTY OF MONTEREY REQUIRED WINTER SHUT DOWN PERIOD (OCTOBER 15TH TO APRIL 15TH), ALL EROSION CONTROL MEASURES SHALL BE INSPECTED AND REPAIRED AT THE END OF EACH WORKING DAY AND FOLLOWING EACH RAIN EVENT THAT PRODUCES RUNOFF.
8. EROSION CONTROL DEVICES SHALL BE STOCKPILED ONSITE AT LOCATIONS SHOWN ON THE EROSION CONTROL PLAN AND COVERED PER THE DETAILS SHOWN ON C4.0 & C4.1. DEVICES SHALL BE READY TO BE PLACED IN POSITION WHEN RAIN IS FORECASTED OR WHEN DIRECTED BY SDE OR INSPECTOR.
9. THE CONTRACTOR SHALL INFORM ALL CONSTRUCTION SITE WORKERS ABOUT THE EROSION CONTROL MEASURES AND DEVICES AS WELL AS SEEK THEIR COOPERATION IN AVOIDING THE DISTURBANCE OF THE EROSION CONTROL MEASURES AND DEVICES.

EROSION AND SEDIMENTATION CONTROL NOTES

10. BRUSH AND VEGETATIVE GROUND COVER MAY NOT BE REMOVED MORE THAN 10-FEET ABOVE FILLS DURING THE WINTER SHUT DOWN PERIOD.
11. ALL DISTURBED AREAS AND LIMITS OF GRADING SHALL BE SEEDED IMMEDIATELY AFTER COMPLETION OF GRADING ACTIVITIES IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
    - a. STANDARD EROSION CONTROL MIX; APPLIED AT A RATE OF 25 LBS PER ACRE OR 0.6 LBS PER 1,000 SF. THE STANDARD EROSION CONTROL MIX INCLUDES: 40% BLANDO BROME, 20% ZORRO ANNUAL FESCUE, 15% CALIFORNIA BROME, 10% CRIMSON CLOVER, AND 15% ROSE CLOVER.
    - b. AN EQUIVALENT SEED MIX MAY BE SUBSTITUTED BY THE OWNER OR CONTRACTOR UPON PROVEN SUCCESS OF THE SEED MIX AND NUTRIENT LEVELS IN THE SOIL
12. FERTILIZER SHALL BE APPLIED PER THE FOLLOWING OR APPROVED EQUIVALENT: 16-20-00 APPLIED AT A RATE OF 200 TO 250 LBS PER ACRE OR 4.6 TO 5.7 LBS PER 1,000 SF.
13. IF USING HYDROSEED, A TACKIFIER SUCH AS M-BINDER, SENTINEL, OR APPROVED EQUIVALENT SHALL BE APPLIED AT A RATE OF 75 TO 100 LBS PER ACRE.
14. WHEN MIXING HYDROSEED, SEED SHALL NOT REMAIN IN THE SLURRY LONGER THAN 30 MINUTES, FERTILIZERS SHALL NOT REMAIN IN THE SLURRY FOR LONGER THAN TWO HOURS. ALL SLURRIES SHALL BE APPLIED IN A UNIFORM MANNER AT NON-EROSIVE RATES THAT MINIMIZES RUNOFF.
15. ALL SEEDED AREAS SHALL BE REPAIRED, RE-SEEDED, AND MULCHED AS SOON AS POSSIBLE FOLLOWING ANY DAMAGE THAT OCCURS.
16. SEEDED AREAS SHALL BE SCARIFIED TO A DEPTH OF FOUR TO EIGHT INCHES AND DRESSED TO PROVIDE A REASONABLY SMOOTH AND FIRM SURFACE.
17. WHEN USING STRAW MULCH, STRAW SHALL BE ANCHORED TO THE SOIL BY A TACKIFIER, EROSION CONTROL BLANKET, CRIMPING, PUNCH ROLLERS, OR BY TRACK WALKING.
18. NORTH AMERICAN GREEN BIONET C12BN EROSION CONTROL BLANKETS SHALL BE INSTALLED OVER SEED ON ALL DISTURBED AREAS WITH SLOPES STEEPER THAN 4:1.
19. ALL FILLS SHALL BE GRADED TO PROMOTE POSITIVE DRAINAGE AWAY FROM THE EDGES OF THE FILL.
20. ALL LOOSE SOIL AND DEBRIS SHALL BE REMOVED FROM PAVED AREAS UPON STARTING OPERATIONS AND PERIODICALLY THEREAFTER AS DIRECTED BY SDE OR INSPECTOR TO MINIMIZE SEDIMENT-LADEN RUNOFF.

Geotechnical Inspection with Timing of Inspection

Description of the Required Inspection:	When Inspection is to be Completed:	Who Will Conduct the Inspection:
Inspect and Test Subexcavation/Overexcavation:	1)Prior to backfilling	Geotechnical Engineer
Inspect and Test Keyway/Subexcavation/Overexcavation:	2) During backfill placement - ongoing	Geotechnical Engineer
Inspect and Test Building Pad Subgrade:	1) Prior to excavation footings or placement of slab-on-grade materials	Geotechnical Engineer
Inspect Slab-on-Grade Installation:	1)Prior to concrete placement	Geotechnical Engineer
Inspect Foundation and/or Retaining Wall Footing Excavations:	1) Prior to reinforcement placement	Geotechnical Engineer
Inspect and Test Retaining Wall Backfill:	1) During backfill placement - ongoing	Geotechnical Engineer
Inspect and Test Driveway Fill, Subgrade, and Baserock Placement:	1)During fill placement	Geotechnical Engineer
Inspect and Test Driveway Fill, Subgrade, and Baserock Placement:	2) Subgrade, prior baserock placement	Geotechnical Engineer
Inspect and Test Driveway Fill, Subgrade, and Baserock Placement:	3)Baserock prior to AC, Concrete, or Pavement	Geotechnical Engineer
Inspect and Test Drainage Installation:	1)After pipe placement, prior to backfill placement	Geotechnical Engineer
Inspect and Test Drainage Installation:	2)During backfill placement - ongoing	Geotechnical Engineer
Inspect Septic Installation:	1)After tank placement, prior to backfilling	Geotechnical Engineer

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REGISTERED PROFESSIONAL ENGINEER
CHRISTINA GRAY NICHOLSON
EXP: 03/31/26
No. 84701
CIVIL
STATE OF CALIFORNIA

SCALE: NTS
0 1"
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1	05-19-25	BUILDING PERMIT REV 1

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PROJECT NO. 23-025
DATE 05/19/2025
DRAWN CS/AR
DESIGNED CN
CHECKED CN/MH

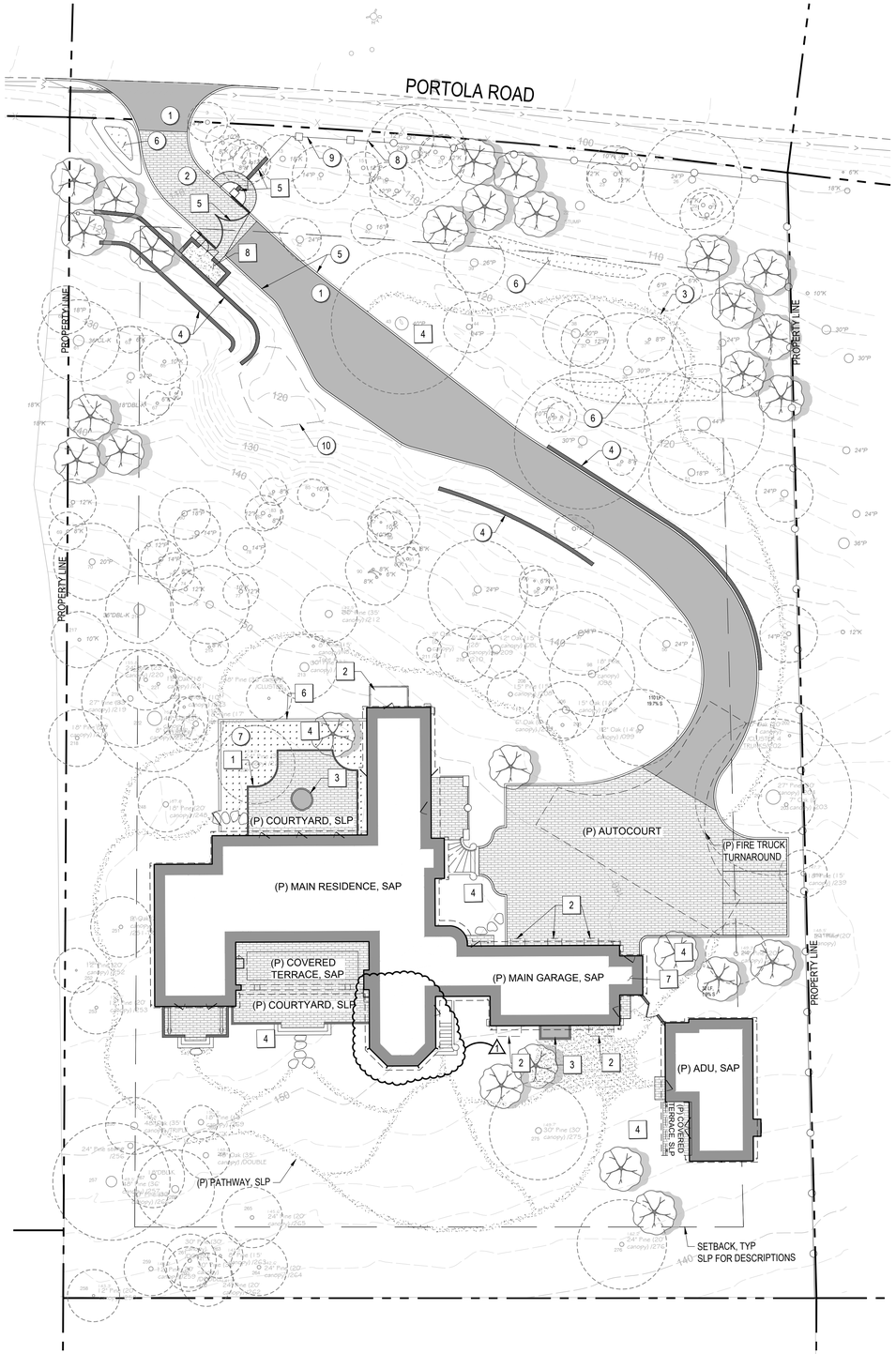
BUILDING PERMIT

PORTOLA RESIDENCE
1266 PORTOLA ROAD
PEBBLE BEACH, CA

GENERAL NOTES

DRAWING NO.
C0.1
2 OF 16

P:\2023\23-025_Pella_Reid\03_Design\01_CAD\02_Building Permit\C0.1 GENERAL NOTES.dwg,C0.1 - GEN NOTES,Andreas Rahm,7/11/2025 4:54:41 PM,ANSI full bleed D (22.00 x 34.00 Inches),1:1



OVERALL SITE PLAN
SCALE: 1" = 20'

0 10' 20' 40'

North

SITE LEGEND

1. (P) AC PAVEMENT PER A/C5.0
2. (P) PERMEABLE PAVERS, SLP, PER C/C5.0
3. PATHWAY, SLP
4. (P) RETAINING WALL, SSP, PER A/C5.2
5. 6" WIDE FLUSH COBBLE CURB, SLP
6. (P) BIORETENTION BASIN PER F/C5.0
7. (P) PLANTING AREA, SLP
8. DEER/SCREENING FENCING, SLP
9. DECORATIVE IRON FENCE, SLP
10. (E) ROCK QUARRY

SITE KEYNOTES

1. (P) LANDSCAPE EDGE, SLP
2. (P) BALCONY, SAP
3. (P) FOUNTAIN, SLP
4. SLP FOR LIGHTING IN THIS AREA
5. (P) DRIVEWAY GATE AND LANDSCAPE WALL, SLP & SSP
6. (P) SITE WALL, SLP
7. (P) TRASH ENCLOSURE, SAP
8. (P) BICYCLE STORAGE, SAP

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OVERALL SITE PLAN

DRAWING NO.
C1.0
3 OF 16

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PORTOLA ROAD

MATCHLINE C2.3

PROPERTY LINE

PROPERTY LINE

GRADING & IMPROVEMENTS LEGEND

FG 100.00	SPOT ELEVATION
1.0%	HARDSCAPE SLOPE
1.0%	SOFTSCAPE SLOPE
FFE 100.0	FINISH FLOOR ELEVATION
100	(P) MAJOR CONTOUR
102	(P) MINOR CONTOUR
100	(E) MAJOR CONTOUR
102	(E) MINOR CONTOUR
	(P) SD OUTLET
	1 (P) ROCK INLET/OUTLET PROTECTION PER G/C5.2
SD SD	2 (E) STORM DRAIN PIPE TO BE REMOVED
SD SD	(P) STORM DRAIN PIPE SIZE AND SLOPE PER PLAN
UD UD	(P) UNDER DRAIN PIPE SIZE AND SLOPE PER PLAN
	3 NOT USED
AD	4 (P) AREA DRAIN PER C/C5.1
DI	5 (P) DRAIN INLET / JUNCTION BOX PER E/C5.0
	6 (P) LANDSCAPE SWALE PER D/C5.1
	7 (P) BIORETENTION BASIN PER F/C5.0
	8 (P) ROCK LINED SWALE PER E/C5.1
	9 (P) RETAINING WALL, SSP
	10 CENTERLINE PROFILE PER C3.1

GRADING & IMPROVEMENTS KEYNOTES

1. (P) TURNOUT
2. CRITICAL ROOT ZONE, TYP

NOTES

1. A KNOX BOX AND KNOX KEY SHALL BE PROVIDED AT THE GATE ENTRANCE PER THE LOCAL FIRE DEPARTMENT REQUIREMENTS
2. ALL GRADING SHALL COMPLY WITH APPLICABLE PERMITS, LOCAL ORDINANCES AND RECOMMENDATIONS OF THE GEOTECHNICAL REPORT REFERENCED UNDER GENERAL NOTES.
3. MAINTAIN MIN. 5% SLOPE AWAY FROM BUILDING IN SOFTSCAPE OR 2% AWAY FROM BUILDING IN HARDSCAPE UNLESS OTHERWISE SHOWN ON PLANS.
4. FILL IN THIS AREA CAN BE REMOVED IF THE (E) ROCK QUARRY CAN PROVIDE NATURAL RETAINMENT OF GRADES IN THIS AREA AS VERIFIED IN THE FIELD BY THE GEOTECHNICAL ENGINEER
5. FOR GEOTECHNICAL INSPECTION SCHEDULE REFERENCE GENERAL NOTES ON SHEET C0.1. ⚠1

Underground Service Alert

CALL BEFORE YOU DIG

Dial: 811

TWO WORKING DAYS BEFORE YOU DIG

0 5' 10' 20' North

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PORTOLA RESIDENCE
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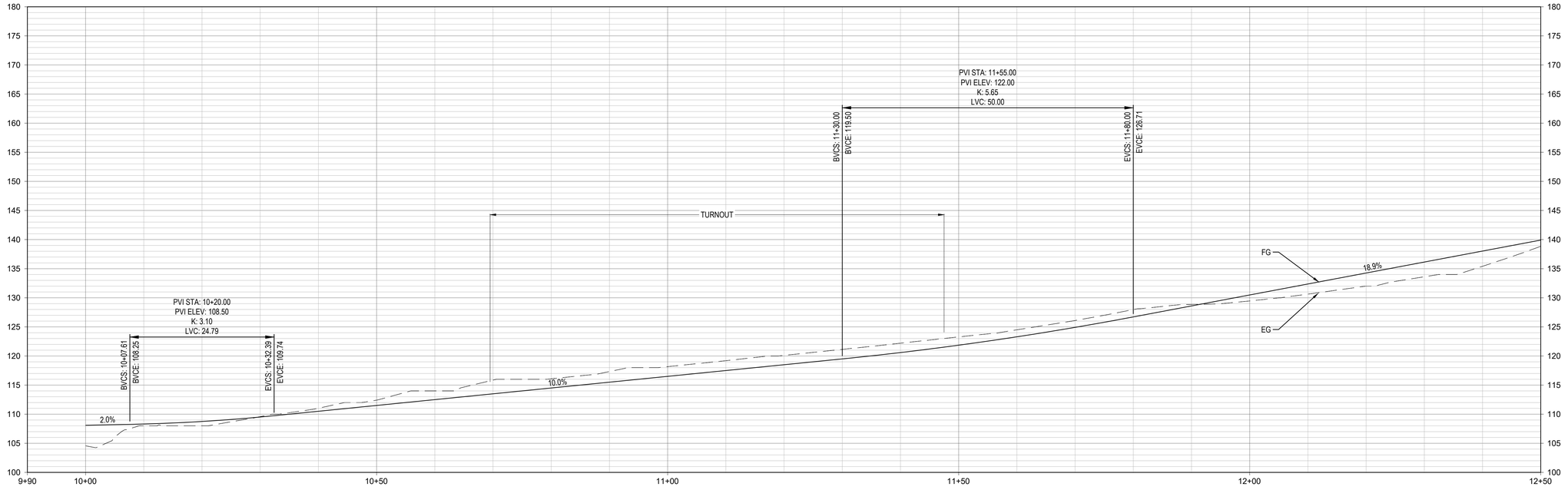
DRIVEWAY GRADING & IMPROVEMENTS PLAN

DRAWING NO.
C2.0
4 OF 16

P:\2023\23-025_Pella_Res\03_Design\01_CAD\02_Building Permit\C2.0 DRIVEWAY PLAN & PROFILE.dwg C2.0 - DRIVEWAY PLAN, Andreas Rahm, 7/11/2025 4:58:40 PM, ANSI full bleed D (22.00 x 34.00 Inches), 1:1

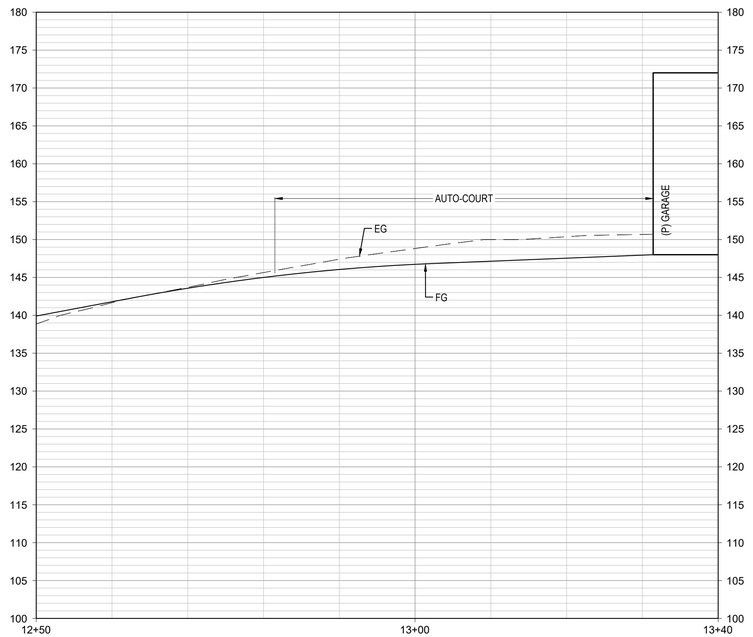


DRIVEWAY PROFILE STA 10+00 TO STA 12+50

HORIZ: 1"=10'
VERT:1"=10'

NOTE

FG REPRESENTS THE PROPOSED DRIVEWAY FINISH GRADE. EG REPRESENTS THE EXISTING GRADE.



DRIVEWAY PROFILE STA 12+50 TO STA 13+33

HORIZ: 1"=10'
VERT:1"=10'

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SCALE: AS NOTED
0 1"
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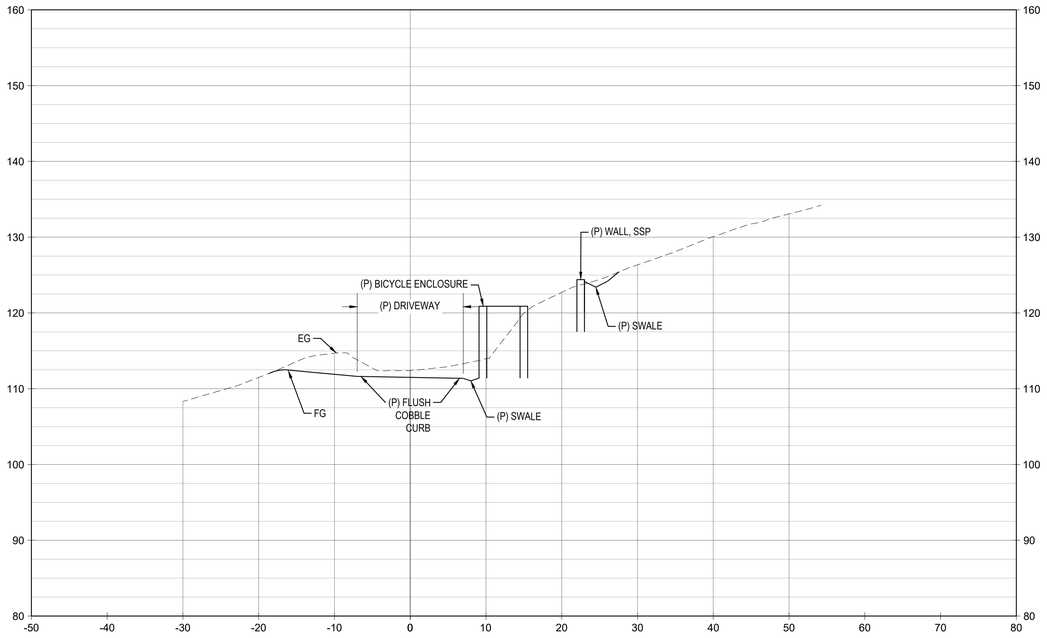
DRIVEWAY PROFILE

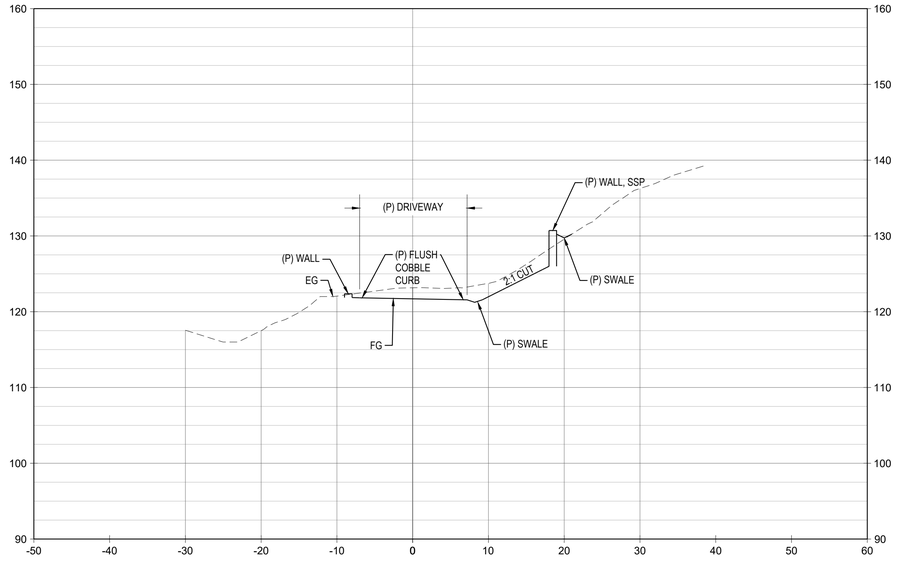
DRAWING NO.
C2.1
5 OF 16

P:\2023\23-025_Pella_Reed\03_Design\01_CAD\02_Building Permit\C2.0 DRIVEWAY PLAN & PROFILE.dwg C2.1 - DRIVEWAY PROFILE Andreas Rahm 7/11/2025 4:56:48 PM ANSI full bleed D (22.00 x 34.00 Inches) 1:1



SECTION A

HORIZ: 1"=10'
VERT:1"=10'

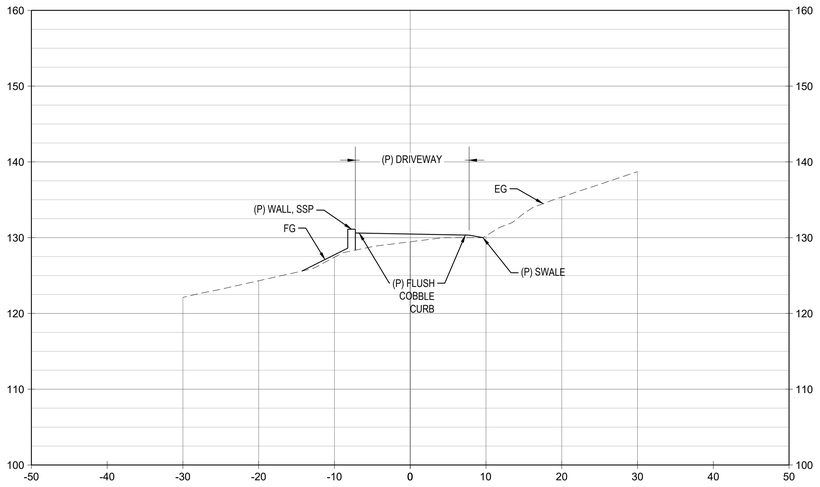


SECTION B

HORIZ: 1"=10'
VERT:1"=10'

NOTE

FG REPRESENTS THE PROPOSED DRIVEWAY FINISH GRADE. EG REPRESENTS THE EXISTING GRADE.



SECTION C

HORIZ: 1"=10'
VERT:1"=10'

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EXP: 03/31/26
No. 84701
CIVIL
STATE OF CALIFORNIA

SCALE: AS NOTED
0 1"
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PROJECT NO.	23-025
DATE	08/28/2024
DRAWN	CS/AR
DESIGNED	CN
CHECKED	CN / MH

BUILDING PERMIT

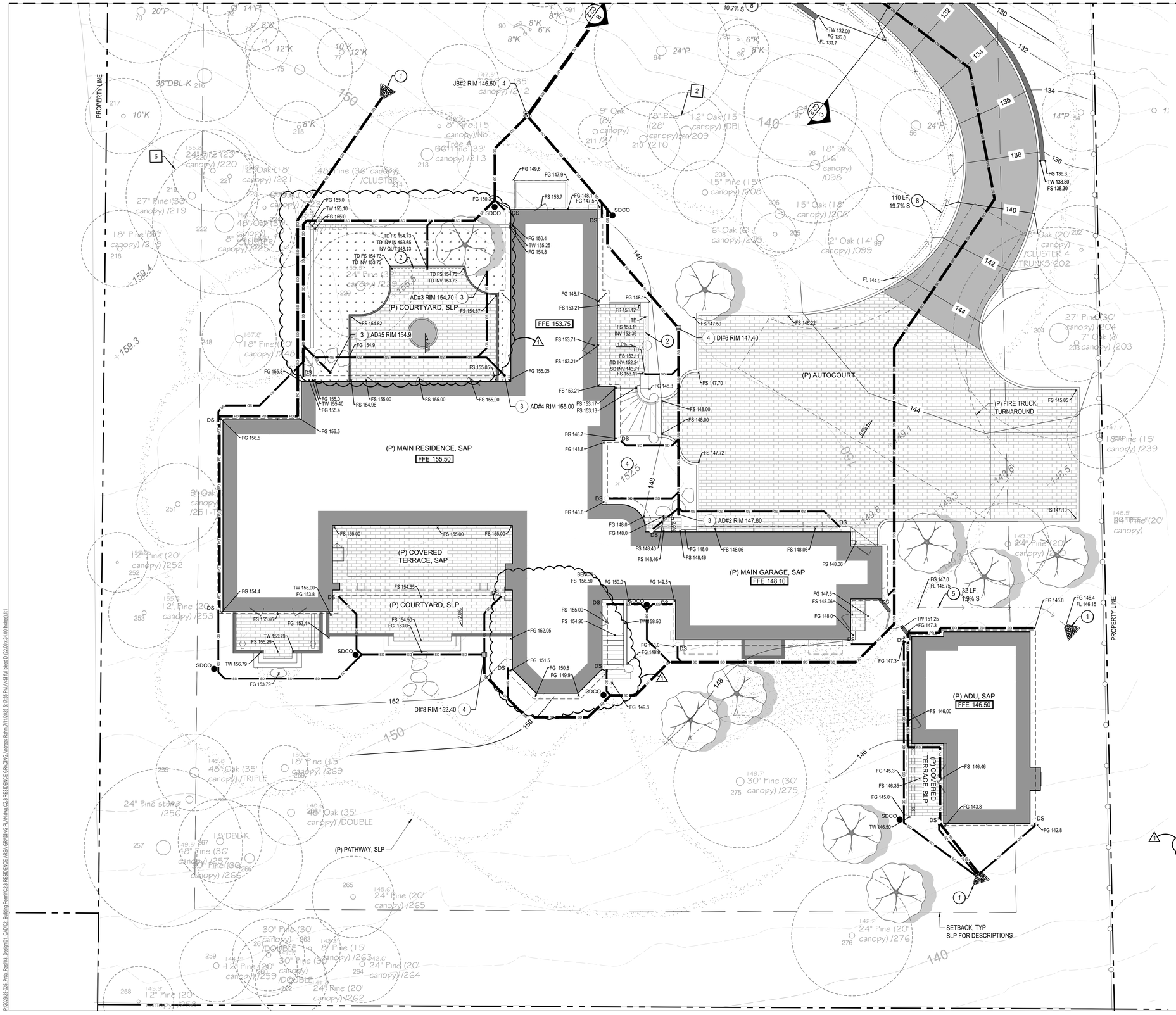
PORTOLA RESIDENCE

1266 PORTOLA ROAD
PEBBLE BEACH, CA

DRIVEWAY SECTIONS

DRAWING NO.
C2.2
6 OF 16

P:\2023\23-025_Pella_Reid\03_Design\01_CAD\02_Building Permit\C2.0 DRIVEWAY PLAN & PROFILE.dwg C2.2 - DRIVEWAY SECTIONS Andreas Rahm 7/11/2025 4:56:52 PM ANSI full bleed D (22.00 x 34.00 Inches) 1:1



GRADING & IMPROVEMENTS LEGEND

- FG 100.00 — SPOT ELEVATION
- 1.0% — HARDSCAPE SLOPE
- 1.0% — SOFTSCAPE SLOPE
- FFE 100.0 — FINISH FLOOR ELEVATION
- PAD 100.0 — FINISH FLOOR ELEVATION
- 100 — (P) MAJOR CONTOUR
- 102 — (P) MINOR CONTOUR
- 100 — (E) MAJOR CONTOUR
- 102 — (E) MINOR CONTOUR
- (P) SD OUTLET
- 1 — (P) ROCK INLET/OUTLET PROTECTION PER G/C5.2
- UD UD — (P) PERFORATED UNDERDRAIN 0.5% S MIN
- PD PD — (P) PERIMETER DRAIN PIPE PER DETAIL B/C5.2
- 2 — (P) TRENCH DRAIN PER DETAIL D/C5.2
- SD SD — (P) STORM DRAIN ~ 0.5% S MIN
- AD — 3 — (P) AREA DRAIN PER C/C5.1
- DI — 4 — (P) DRAIN INLET / JUNCTION BOX PER F/C5.0
- DS — CONNECT DS TO SD PER B/C5.1
- SDCO — (P) STORM DRAIN CLEANOUT PER C/C5.2
- 5 — (P) LANDSCAPE SWALE PER D/C5.1

GRADING & DRAINAGE KEYNOTES

1. (P) WALL, SLP
2. (P) LANDSCAPE EDGE, SLP
3. (P) BALCONY, SLP
4. (P) FOUNTAIN, SLP
5. DAYLIGHT TO DRAIN
6. CRITICAL ROOT ZONE, TYP

NOTES

1. A KNOX BOX AND KNOX KEY SHALL BE PROVIDED AT THE GATE ENTRANCE PER THE LOCAL FIRE DEPARTMENT REQUIREMENTS
2. ALL GRADING SHALL COMPLY WITH APPLICABLE PERMITS, LOCAL ORDINANCES AND RECOMMENDATIONS OF THE GEOTECHNICAL REPORT REFERENCED UNDER GENERAL NOTES.
3. MAINTAIN MIN. 5% SLOPE AWAY FROM BUILDING IN SOFTSCAPE OR 2% AWAY FROM BUILDING IN HARDSCAPE UNLESS OTHERWISE SHOWN ON PLANS.
4. FILL IN THIS AREA CAN BE REMOVED IF THE (E) ROCK QUARRY CAN PROVIDE NATURAL RETAINMENT OF GRADES IN THIS AREA AS VERIFIED IN THE FIELD BY THE GEOTECHNICAL ENGINEER.
5. REFER TO THE CUT SHEET FOR CUT AND FILL NUMBERS.
6. FOR GEOTECHNICAL INSPECTION SCHEDULE REFERENCE GENERAL NOTES ON SHEET C0.1

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TWO WORKING DAYS BEFORE YOU DIG

0 5' 10' 20'

North

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PROJECT NO.	23-025
DATE	05/19/2025
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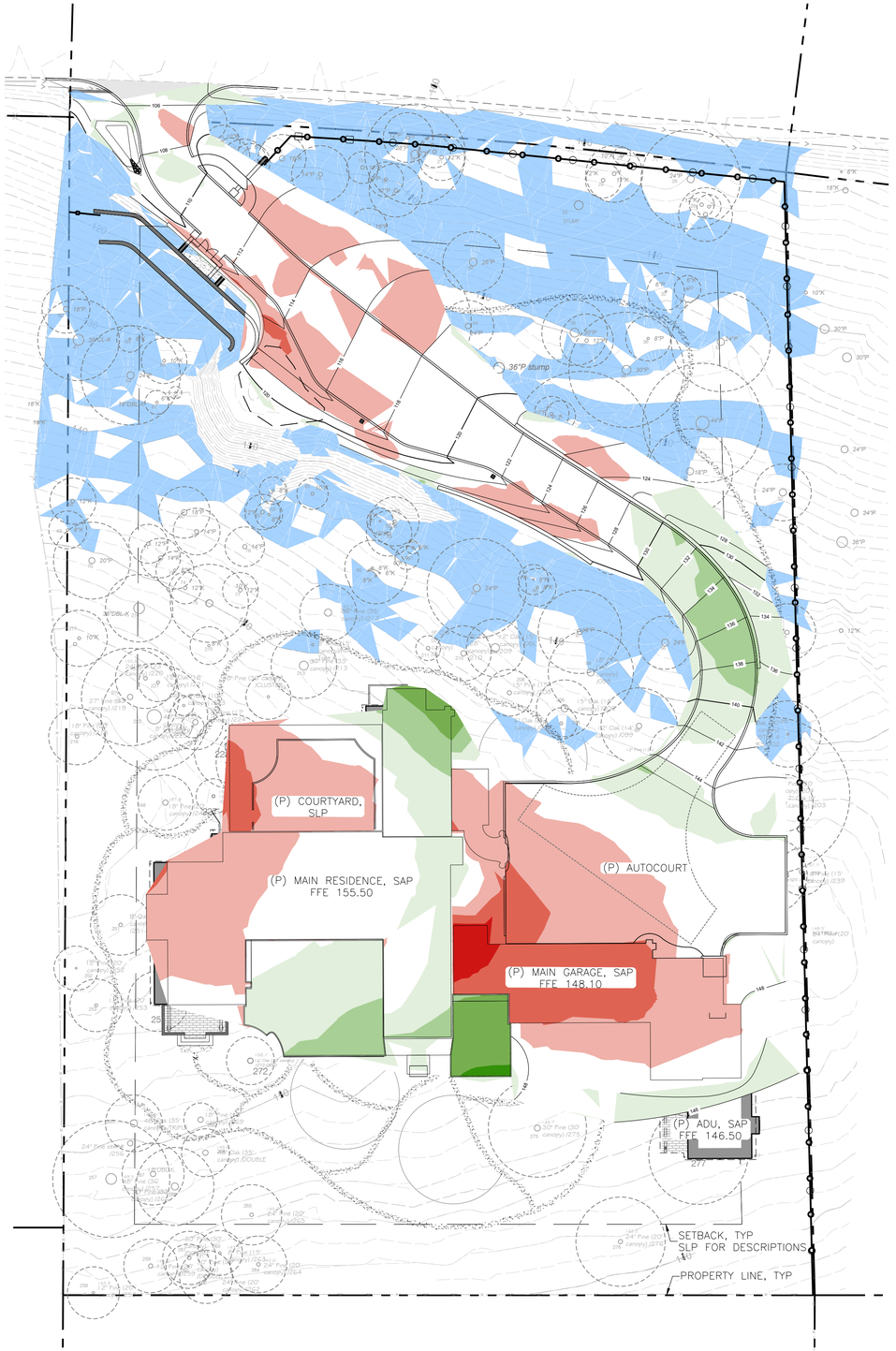
DESIGNED	CN / VHT
CHECKED	CN / MH

PORTOLA RESIDENCE
1266 PORTOLA ROAD
PEBBLE BEACH, CA

RESIDENCE AREA
GRADING & IMPROVEMENTS
PLAN

DRAWING NO.
C2.3
7 OF 16

P:\2023\23-025_Pettis_Res\03_Design\01_CAD\02_Building Permit\C2.3 RESIDENCE AREA GRADING PLAN.dwg,C2.3 RESIDENCE GRADING,Andreas Rahm,7/11/2025 5:17:53 PM,ANSI full bleed D (22.00 x 34.00 Inches),1:1



SLOPE DEVELOPMENT DIAGRAM
SCALE: 1" = 20'

0 10' 20' 40' North

EARTHWORK ANALYSIS*

	CUT ANALYSIS (CUBIC YARDS)	FILL ANALYSIS (CUBIC YARDS)
PROJECT	1,440	320

NET 1,120 CU YDS (EXPORT)

*SHERWOOD DESIGN ENGINEERS IS NOT AN ENGINEERING CONTRACTOR, NOR SHOULD OUR RENDERING OF CUT AND FILL EARTHWORK VOLUMES BE CONSIDERED EQUIVALENT TO THE NATURE AND EXTENT OF SERVICE AN ENGINEERING CONTRACTOR WOULD PROVIDE. THIS ESTIMATE IS BASED SOLELY ON OUR OWN ANALYSIS, WHICH IS AS ACCURATE AS THE INFORMATION PROVIDED TO US IN REGARDS TO EXISTING TOPOGRAPHY AND CONCEPTUAL GRADING. THIS ANALYSIS WILL NOT REFLECT THE LOCALIZED SITE CONDITIONS NOT REPRESENTED ON THE TOPOGRAPHIC SURVEY, NOR DOES IT TAKE INTO EFFECT FACTORS SUCH AS SHRINKAGE, SWELL, LOSS DURING TRANSPORT AND SUBSIDENCE, UNLESS OTHERWISE STATED ON QUANTITIES TABLE ABOVE. THIS EARTHWORK VOLUME ANALYSIS SHOULD NOT BE USED FOR BID PURPOSES. DUE TO THESE FACTORS, SHERWOOD DESIGN ENGINEERS CANNOT GUARANTEE THE ACCURACY OF OUR EARTHWORK VOLUME ESTIMATE BEYOND USE AS A PLANNING TOOL.

DISTURBED AREA TOTAL

THE TOTAL DISTURBED AREA FOR THE PROJECT WILL BE 0.65± ACRES.

Cut and Fill Table

Number	Minimum Elevation	Maximum Elevation	Color
1	-8.000	-6.000	
2	-6.000	-4.000	
3	-4.000	-2.000	
4	-2.000	0.000	
5	0.000	2.000	
6	2.000	4.000	
7	4.000	6.000	
8	6.000	8.000	

Slopes Table

Number	Minimum Slope	Color
1	30.00% or Greater	

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PROJECT NO. 23-025
DATE 05/19/2025
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BUILDING PERMIT

PORTOLA RESIDENCE
1266 PORTOLA ROAD,
PEBBLE BEACH, CA

SLOPE DEVELOPMENT DIAGRAM

DRAWING NO.
C2.4
8 OF 16

P:\2023\23-025_Pritts_Reid\03_Designs\02_Exhibits\Grading\Slope Development Diagram\Portola Exhibit_Slope Development Diagram.dwg, Exhibit, Andreas Rahm, 7/11/2025 4:58:43 PM, ANSI full bleed D (22.00 x 34.00 Inches), 1:1

PORTOLA ROAD

CONNECT TO (E) WATER MAIN PER CAL AM WATER STANDARDS
***NOTE:** (E) WATER MAIN LOCATION IS APPROXIMATE AND BASED ON PUBLICLY AVAILABLE DATA. VIF

(E) WATER MAIN
***NOTE:** (E) WATER MAIN LOCATION IS APPROXIMATE AND BASED ON PUBLICLY AVAILABLE DATA. VIF.

29 LF TRENCH PER PBCSD TYPICAL TRENCH SECTION STD 15

CONNECT TO (E) SEWER MAIN PER PBCSD LATERAL SEWER SERVICE CONNECTION STD 2
INV (98.9±)
***NOTE:** (E) SEWER MAIN LOCATION AND ELEVATION IS APPROXIMATE AND BASED ON PUBLICLY AVAILABLE DATA. VIF.

(E) SEWER MAINTENANCE HOLE
RIM (103.0±)
INV (97.3±)
***NOTE:** (E) SEWER MAINTENANCE HOLE LOCATION AND ELEVATION IS APPROXIMATE AND BASED ON PUBLICLY AVAILABLE DATA. VIF.

18 LF SEWER TRENCH PER PBCSD TYPICAL TRENCH SECTION STD 15

(E) SEWER MAIN
***NOTE:** (E) SEWER MAIN LOCATION IS APPROXIMATE AND BASED ON PUBLICLY AVAILABLE DATA. VIF.

CONNECT TO PUBLIC UTILITIES COORDINATE WITH PUBLIC AGENCY FOR CONNECTION DETAILS

INV 104.00
(P) INV TO MATCH (E) INV
VIF (E) INV

JB#1 RIM 105.75
INV (IN SE) 104.45
INV (IN NE) 104.45
INV (OUT SE) 104.35

34 LF 10" SD S=1.7%
INV 104.57
(P) INV TO MATCH (E) INV
VIF (E) INV

INV (OUT) 104.95

12 LF 6" SD S=1.0%

6" AD #2
RIM 107.75
INV 104.57

INV 105.00

SSCO

36 LF 6" SD S=1.0%

DI#2 RIM 111.75
INV 108.36

DI#1 RIM 121.23
INV 117.65

(P) JOINT DRY UTILITY TRENCH, SEE NOTE 2

(P) WATER SERVICE, SEE NOTE 2

251 LF 6" SD @ 2% MIN

JB#2 RIM 121.00
INV (IN N) 117.50
INV (IN NE) 117.50
INV (IN E) 116.18
INV (OUT) 116.08

21 LF 8" SD S=0.6%

INV 115.95

FL 115.75

18 LF 6" SD S=5.6%

24 LF 6" SD S=4.5%

INV 118.50

37 LF 6" SD S=0.5%

DI#5 RIM 122.05
INV 118.55

135 LF 6" SD S=17.1%

DI#3 RIM 119.85
8" INV (IN) 116.18
8" INV (OUT) 116.08

17 LF 8" SD S=16.6%

DI#4 RIM 126.45
INV (IN) 122.78
INV (OUT) 122.68

PROPERTY LINE

MATCHLINE C3.1

MATCHLINE C3.1

STORM DRAIN LEGEND*

* STORM DRAIN SYSTEM SHOWN FOR REFERENCE ONLY, REFER TO THE GRADING & DRAINAGE PLAN FOR THE STORM DRAIN DESIGN.

- (1) (P) AREA DRAIN
- (2) (P) DRAIN INLET
- SDCO — (P) SD CLEAN OUT
- DS — (P) DOWNSPOUT
- SD SD SD SD — (P) STORM DRAIN PIPE
- FD FD FD FD — (P) FOUNDATION/FRENCH DRAIN PIPE
- PD PD PD PD — (P) PERIMETER DRAIN PIPE
- UD UD UD UD — (P) UNDER DRAIN PIPE / BACK OF WALL DRAIN PER GEOTECHNICAL REPORT

UTILITY LEGEND

- W W W — (E) WATER PIPE
- W W W — (P) WATER PIPE PER F/C5.1
- (1) — (P) UTILITY POC, SEE NOTE 1
- SS SS SS SS — (P) SEWER PIPE PER F/C5.1
- SSCO — (P) SEWER CLEANOUT PER C/C5.2
- E E — (E) ELECTRIC TRENCH
- G G G — (P) GAS TRENCH
- JT JT — (P) JOINT DRY UTILITY TRENCH

NOTES

1. LOCATION IS APPROXIMATE AND SHALL BE VERIFIED WITH THE MEP PLANS OR UTILITY CONTRACTOR, VERIFY WITH SDE PRIOR TO CONSTRUCTION.
2. SIZE AND TYPE TO BE COORDINATED WITH THE MEP PLANS OR UTILITY CONTRACTOR, VERIFY WITH SDE PRIOR TO CONSTRUCTION.

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PROJECT NO. 23-025
DATE 05/19/2025
DRAWN CS/AR
DESIGNED CN
CHECKED CN / MH

BUILDING PERMIT

PORTOLA RESIDENCE
1266 PORTOLA ROAD
PEBBLE BEACH, CA

DRIVEWAY
DRAINAGE & UTILITY
PLAN

DRAWING NO.
C3.0
9 OF 16

P:\2023\23-025_Pella_Res\03_Design\01_CAD\02_Building Permit\C3.0 UTILITY PLAN.dwg,C3.0 UTILITY PLAN,Andrew Raim,7/11/2025 4:59:46 PM,ANSI full bleed D (22.00 x 34.00 Inches),1:1

MATCHLINE C3.0

PROPERTY LINE

JB#2 RIM 146.50
6" INV (IN N) 142.65
6" INV (IN W) 143.00
6" INV (OUT) 142.55

INV 149.00

74 LF 6" SD S=8.0%

INV 148.02

TD FS 154.73
TD INV IN 153.65
INV OUT 148.13

11 LF 4" SD S=1.0%

TD FS 154.73
TD INV 153.73

4" AD#3 RIM 154.70
INV 152.78

(P) COURTYARD, SLP

19 LF 4" SD S=1.0%

64 LF 6" SD S=8.8%

INV 152.22

AD#4 RIM 154.90
4" INV 152.30

INV 152.25

37 LF 4" SD S=1.0%

INV 152.59

INV 152.09

25 LF 4" SD S=8.7%

INV 153.50
PD INV 152.73

PD INV 152.86
INV 154.67

(P) MAIN RESIDENCE, SAP
FFE 155.50

INV 146.82

SDCO

DS

INV 147.42

INV 146.17

FFE 153.75

INV 142.89

SDCO

DS

TD
FS 153.11
INV 152.36

TD
FS 153.11
TD INV 152.24
SD INV 143.71

INV 143.56

DI#6 RIM 147.40
6" INV (IN) 143.31
6" INV (OUT) 143.21

AD#4 RIM 155.00
4" INV 152.66

INV 146.87

DS

INV 144.00

INV 146.97

DS

INV 144.33

INV 144.41

36 LF 4" SD S=4.9%

4" AD#2 RIM 147.80
INV 144.47

INV 146.47

DS

(P) JOINT DRY UTILITY TRENCH, SEE NOTE 2

INV 129.50

SSCO

INV 141.53

(P) AUTOCOURT

(P) WATER SERVICE, SEE NOTE 2

(P) FIRE TRUCK TURNAROUND

48 LF 4" SS @ 2% MIN

WATER POC
1

JOINT UTILITY POC
1

INV 144.67
SEWER POC
1

62 LF 4" SS @ 2% MIN

SSCO

SSCO

SSCO

INV 140.75

110 LF,
19.7% S

2602 LF SS @ 2% MIN

INV 146.17

INV 143.88

32 LF,
10% S

INV 144.17
SEWER POC
1

SSCO

(P) COVERED TERRACE, SAP

DS INV (IN) 152.53
PD INV (IN) 153.06

INV 149.59

DS

(P) COURTYARD, SLP

INV 149.89

DS

INV 146.94

DS

INV 146.26

SDCO

DS

INV 146.26

INV 146.04

DS

(P) MAIN GARAGE, SAP
FFE 148.10

SDCO

INV 149.31

31 LF 4" SD =1.0%

SDCO

46 LF 4" SD =7.0%

DI#8 RIM 152.40
IINV (IN N) 149.00
INV (IN W) 149.00
INV (OUT) 148.90

INV 149.67

INV 147.30

DS

INV 146.41

INV 146.53

SDCO

INV 147.23

159 LF 6" SD =4.0%

INV 144.48

DS

INV 145.36
INV 145.43

INV 145.50

(P) ADU, SAP
FFE 146.50

PROPERTY LINE

(P) COVERED TERRACE SLP

INV 142.37
PD INV 142.70

INV 142.08

DS

SDCO

INV 142.53

INV 142.00

13 LF 6" SD =5.8%

16 LF 4" PD =5.0%

25 LF 6" SD =12.0%

(P) PATHWAY, SLP

SETBACK, TYP
SLP FOR DESCRIPTIONS

STORM DRAIN LEGEND

	(P) AREA DRAIN
2	(P) DRAIN INLET
SDCO	(P) SD CLEAN OUT
DS	(P) DOWNSPOUT
SD SD SD SD	(P) STORM DRAIN PIPE
FD FD FD FD	(P) FOUNDATION/FRENCH DRAIN PIPE
PD PD PD PD	(P) PERIMETER DRAIN PIPE
UD UD UD UD	(P) UNDER DRAIN PIPE / BACK OF WALL DRAIN PER GEOTECHNICAL REPORT

UTILITY LEGEND

W W W	(E) WATER PIPE
W W W	(P) WATER PIPE PER F/C5.1
1	(P) UTILITY POC, SEE NOTE 1
SS SS SS SS	(P) SEWER PIPE PER F/C5.1
SSCO	(P) SEWER CLEANOUT PER C/C5.2
E E E	(E) ELECTRIC TRENCH
G G G	(P) GAS TRENCH
JT JT	(P) JOINT DRY UTILITY TRENCH

NOTES

1. LOCATION IS APPROXIMATE AND SHALL BE VERIFIED WITH THE MEP PLANS OR UTILITY CONTRACTOR, VERIFY WITH SDE PRIOR TO CONSTRUCTION.
2. SIZE AND TYPE TO BE COORDINATED WITH THE MEP PLANS OR UTILITY CONTRACTOR, VERIFY WITH SDE PRIOR TO CONSTRUCTION.

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0 5' 10' 20'

North

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PROJECT NO. 23-025
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DESIGNED CN
CHECKED CN / MH

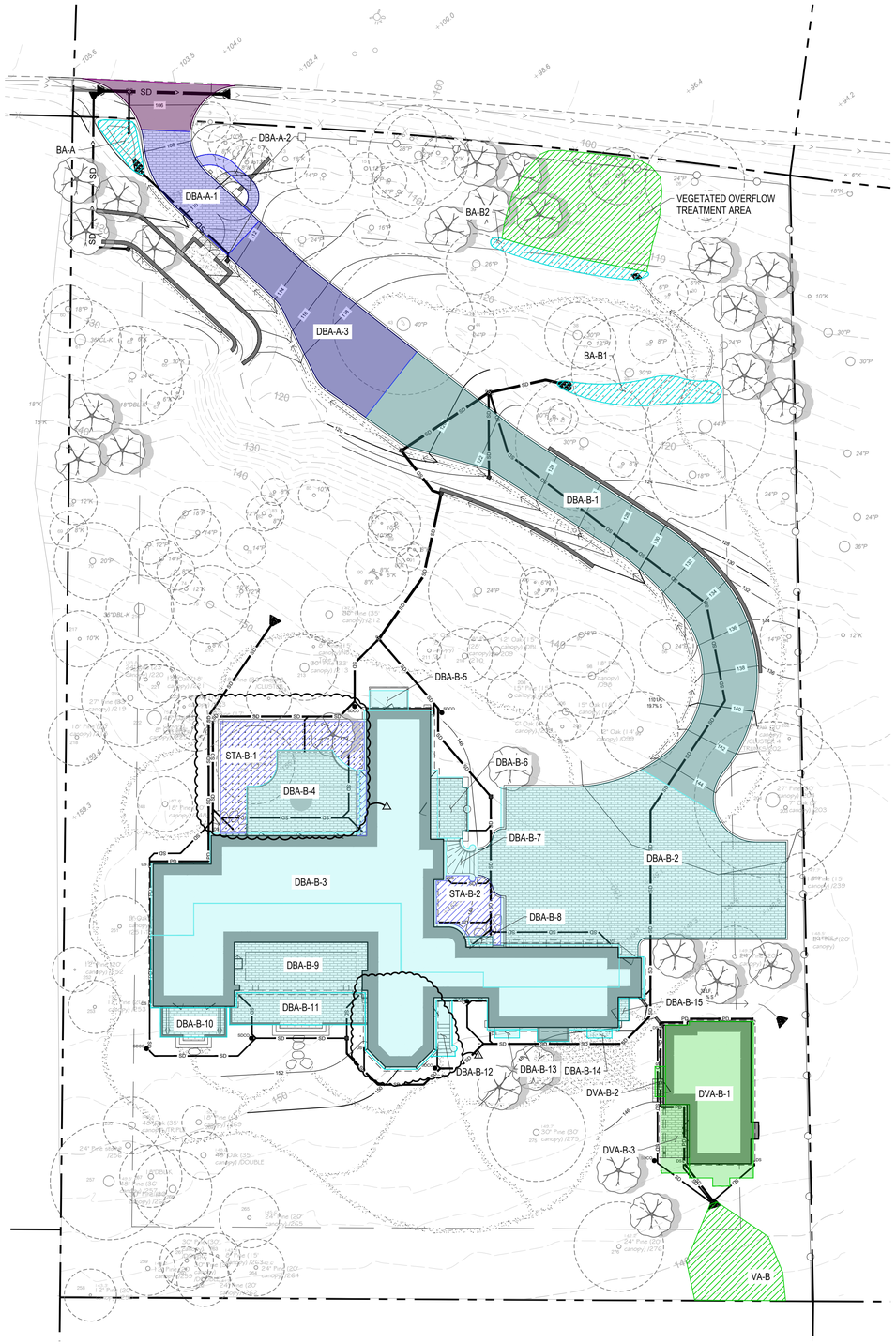
BUILDING PERMIT

PORTOLA RESIDENCE
1266 PORTOLA ROAD
PEBBLE BEACH, CA

RESIDENCE AREA
DRAINAGE & UTILITY
PLAN

DRAWING NO.
C3.1
10 OF 16

P:\2023\23-025_Pella_Res\03_Design\01_CAD\02_Building Permit\C3.0 UTILITY PLAN.dwg,C3.1 UTILITY PLAN,Andreas Rahm,7/11/2025 4:09:54 PM,ANSI full bleed D (22.00 x 34.00 Inches),1:1



STORMWATER CONTROL PLAN

SCALE: 1" = 20'

0 10' 20' 40'

North

STORMWATER CONTROL LEGEND

- PROPERTY LINE
- DSRA
- SELF-RETAINING AREA (SRA)
- SELF-TREATING AREA (STA)
- VEGETATED AREA (VA)
- DRAINING TO BIORETENTION AREA (DBA)
- BIORETENTION AREA (BA)
- DRAINS OFFSITE (DO)

STORMWATER CONTROL PLAN NOTES

1. THE STORMWATER CONTROL PLAN IS FOR A SINGLE FAMILY HOME PROJECT. ALL RUNOFF MEASUREMENTS SHALL COMPLY WITH MONTEREY COUNTY REQUIREMENTS. REFER TO THE STORMWATER CONTROL PLAN REPORT FOR ADDITIONAL INFORMATION.
2. REFER TO GRADING PLAN AND UTILITY PLAN FOR INFORMATION ON THE SURFACE AND SUBSURFACE DRAINAGE SYSTEM.
3. REFER TO THE GRADING PLAN FOR FEATURE DESCRIPTIONS AND GRADING DIRECTIONS.

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DATE	05/19/2025
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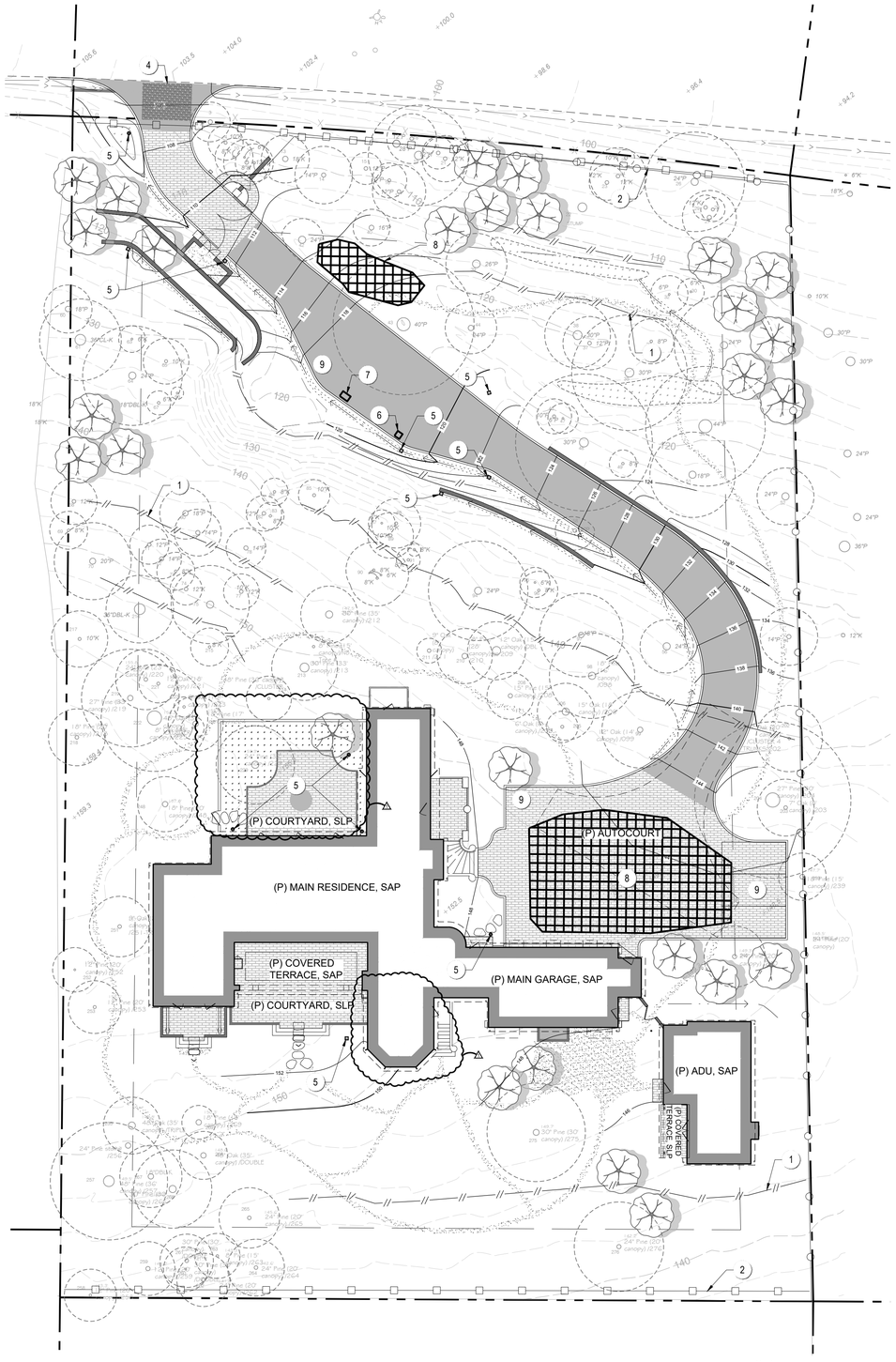
BUILDING PERMIT

PORTOLA RESIDENCE
1266 PORTOLA ROAD
PEBBLE BEACH, CA

STORMWATER CONTROL PLAN

DRAWING NO.
C3.2
11 OF 16

P:\2023\23-025_Pirlo_Res\03_Design\01_CAD\02_Building Permit\C3.1 STORMWATER CONTROL PLAN.dwg C3.1 STORMWATER CONTROL PLAN Andreas Rahm 7/11/2025 5:05:51 PM ANSI full bleed D (22.00 x 34.00 Inches) 1:1



EROSION CONTROL PLAN

SCALE: 1" = 20'

0 10' 20' 40'

North

EROSION CONTROL LEGEND

1	FIBER ROLLS PER E/C4.0
2	SILT FENCE PER D/C4.0
3	CONCRETE WASHOUT PER F/C4.1
4	CONSTRUCTION ENTRANCE PER A/C4.0
5	INLET PROTECTION PER C/C4.0
6	SANITARY FACILITY
7	TRASH ENCLOSURE
8	EQUIPMENT STAGING AREA AND STOCKPILE PER B/C4.0
9	CONSTRUCTION PARKING (SEE NOTE 21)

EROSION AND SEDIMENTATION CONTROL NOTES

1. SEDIMENT AND EROSION CONTROL MEASURES, AS SPECIFIED IN THIS EROSION CONTROL PLAN AND DETAILS, SHALL BE INSTALLED PRIOR TO START OF DEMOLITION AND MAINTAINED THROUGHOUT THE PROJECT. EROSION CONTROL MEASURES SHALL BE IN PLACE BETWEEN OCTOBER 15TH AND APRIL 15TH, OR WHEN RAIN IS FORECASTED.
2. NO GRADING OR EARTHMOVING ACTIVITIES SHALL TAKE PLACE BETWEEN OCTOBER 15TH AND APRIL 15TH (WINTER SHUT DOWN PERIOD) WITHOUT A WINTER GRADING PERMIT.
3. MONITORING REQUIREMENTS SHALL BE CONDUCTED BY QUALIFIED PERSONNEL.
4. ALL MOVEMENT OF EARTH SHALL COMPLY WITH THE COUNTY OF MONTEREY GRADING REQUIREMENTS.
5. INLET PROTECTION SHALL BE PROVIDED ON ALL PROPOSED AND EXISTING STORMWATER DRAINAGE INLETS AND CATCH BASINS PER THE DETAILS SHOWN ON C4.1.
6. TEMPORARY EROSION CONTROL DEVICES SHOWN ON THE EROSION CONTROL PLAN THAT INTERFERE WITH THE WORK PERFORMED SHALL BE RELOCATED OR MODIFIED AS DIRECTED BY THE ENGINEER OR INSPECTOR AS WORK PROGRESSES TO MEET "AS GRADED" CONDITIONS.
7. DURING THE COUNTY OF MONTEREY REQUIRED WINTER SHUT DOWN PERIOD (OCTOBER 15TH TO APRIL 15TH), ALL EROSION CONTROL MEASURES SHALL BE INSPECTED AND REPAIRED AT THE END OF EACH WORKING DAY AND FOLLOWING EACH RAIN EVENT THAT PRODUCES RUNOFF.
8. EROSION CONTROL DEVICES SHALL BE STOCKPILED ONSITE AT LOCATIONS SHOWN ON THE EROSION CONTROL PLAN AND COVERED PER THE DETAILS SHOWN ON C4.1. DEVICES SHALL BE READY TO BE PLACED IN POSITION WHEN RAIN IS FORECASTED OR WHEN DIRECTED BY SDE OR INSPECTOR.
9. THE CONTRACTOR SHALL INFORM ALL CONSTRUCTION SITE WORKERS ABOUT THE EROSION CONTROL MEASURES AND DEVICES AS WELL AS SEEK THEIR COOPERATION IN AVOIDING THE DISTURBANCE OF THE EROSION CONTROL MEASURES AND DEVICES.
10. BRUSH AND VEGETATIVE GROUND COVER MAY NOT BE REMOVED MORE THAN 10-FEET ABOVE FILLS DURING THE WINTER SHUT DOWN PERIOD.
11. ALL DISTURBED AREAS AND LIMITS OF GRADING SHALL BE SEEDED IMMEDIATELY AFTER COMPLETION OF GRADING ACTIVITIES IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
    a. AREAS RE-SEEDED AFTER GRADING SHALL COMPLY WITH LANDSCAPE PLANS AND BIOLOGIST'S RECOMMENDATIONS FOR HABITAT RESTORATION.
12. IF USING HYDROSEED, A TACKIFIER SUCH AS M-BINDER, SENTINEL, OR APPROVED EQUIVALENT SHALL BE APPLIED AT A RATE OF 75 TO 100 LBS PER ACRE.
13. WHEN MIXING HYDROSEED, SEED SHALL NOT REMAIN IN THE SLURRY LONGER THAN 30 MINUTES. ALL SLURRIES SHALL BE APPLIED IN A UNIFORM MANNER AT NON-EROSIVE RATES THAT MINIMIZES RUNOFF.
14. ALL SEEDED AREAS SHALL BE REPAIRED, RESEEDED, AND MULCHED AS SOON AS POSSIBLE FOLLOWING ANY DAMAGE THAT OCCURS.
15. SEEDED AREAS SHALL BE SCARIFIED TO A DEPTH OF FOUR TO EIGHT INCHES AND DRESSED TO PROVIDE A RESONABLY SMOOTH AND FIRM SURFACE.
16. WHEN USING STRAW MULCH, STRAW SHALL BE ANCHORED TO THE SOIL BY A TACKIFIER, EROSION CONTROL BLANKET, CRIMPING, PUNCH ROLLERS, OR BY TRACK WALKING.
17. NORTH AMERICAN GREEN BIONET C125BN EROSION CONTROL BLANKETS SHALL BE INSTALLED OVER SEED ON ALL DISTURBED AREAS WITH SLOPES STEEPER THAN 4:1.
18. ALL FILLS SHALL BE GRADED TO PROMOTE POSITIVE DRAINAGE AWAY FROM THE EDGES OF THE FILL.
19. ALL LOOSE SOIL AND DEBRIS SHALL BE REMOVED FROM PAVED AREAS UPON STARTING OPERATIONS AND PERIODICALLY THEREAFTER AS DIRECTED BY SDE OR INSPECTOR TO MINIMIZE SEDIMENT-LADEN RUNOFF.
20. ALL EROSION CONTROL MEASURES INCLUDING LOCATIONS OF THE SILT FENCE SHALL BE VERIFIED BY THE PROJECT BIOLOGIST TO PROTECT SENSITIVE AREAS. ANY DIRECTED CHANGES SHALL BE VERIFIED BY THE CIVIL ENGINEER PRIOR TO INSTALLATION.
21. ALL CONSTRUCTION RELATED VEHICLES SHALL BE PARKED ON THE PROPERTY DURING CONSTRUCTION. WHEN NO SPACE IS AVAILABLE ON THE CONSTRUCTION SITE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PARKING OFF-SITE - SEE ARB GUIDELINES FOR COMPLETE PARKING REQUIREMENTS. THE USE OF PEBBLE BEACH COMPANY ("PBC") PROPERTY, INCLUDING THE ROAD RIGHT-OF-WAY, IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF PBC.

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PROJECT NO.	23-025
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DESIGNED	CN
CHECKED	CN / MH

BUILDING PERMIT

PORTOLA RESIDENCE
1266 PORTOLA ROAD
PEBBLE BEACH, CA

EROSION CONTROL PLAN

DRAWING NO.
C4.0
12 OF 16

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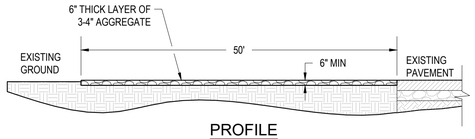
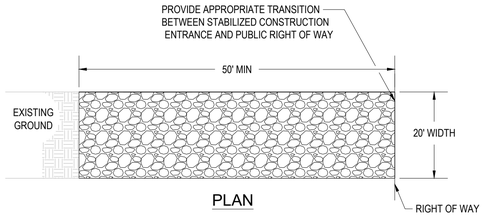


PROFILE



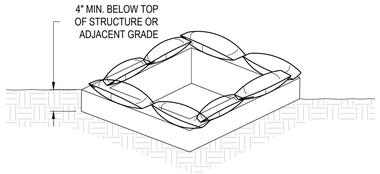
PLAN

NOTES

1. WASHING - WHEN NECESSARY; WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT OF WAY. WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE THROUGH USE OF SAND BAGS, GRAVEL BOARDS OR OTHER APPROVED METHODS.
2. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT OF WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONES AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT OF WAY MUST BE REMOVED IMMEDIATELY.

A CONSTRUCTION ENTRANCE ALTERNATE

SCALE: NTS

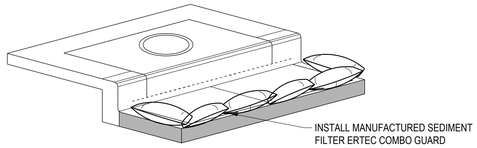


DRAIN INLET - LANDSCAPE AREAS

NOTES

1. ENSURE TEMPORARY CONSTRUCTION MATERIALS OR DEBRIS NEAR PROTECTED INLETS WILL NOT DAMAGE ADJACENT IMPROVEMENTS OR SPILL INTO NEARBY STORM OR SANITARY IMPROVEMENTS OR FACILITIES.
2. MANUFACTURED PRODUCTS SHOULD BE ERTEC COMBO GUARD OR APPROVED EQUAL WITH MAX 425Y FILTER OPENINGS.
3. ALTERNATE INSTALLATION AT BYPASS INLETS NOT AT A LOW POINT; NO INFLOW REQUIRED: PLACE FILTER FABRIC (MIRAFI 140 N OR APPROVED EQUAL) OVER ENTIRE STRUCTURE OPENING, AND INSTALL GRATE TO HOLD IN PLACE. WRAP OVER VERTICAL OPENING AND CURB INLETS AND HOLD IN PLACE WITH SAND BAGS.

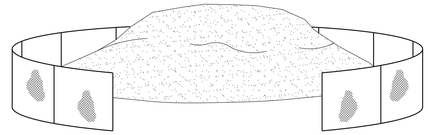
DRAIN INLET - PAVED SURFACE



CURB - PAVED SURFACE

B INLET PROTECTION - WITH SAND BAGS

SCALE: NTS



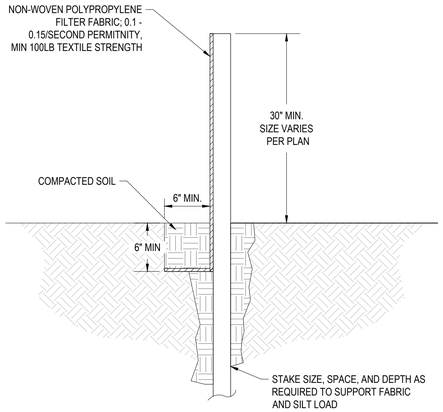
NOTES

1. INSTALL SILT FENCE (ERTEC S-FENCE OR APPROVED EQUAL) AT APPROXIMATE 3' FROM BASE OF STOCKPILE TO CONTAIN RUNOFF. REPLACE ANY PORTIONS REMOVED FOR ACCESS AT THE END OF WORKING DAY AND PRIOR TO ANY RAINFALL. TARP STOCKPILE AND SANDBAG BASE AT THE END OF EACH WORK DAY OR WHEN RAIN IS EXPECTED.

SILT FENCE

C STOCKPILE PROTECTION

SCALE: NTS

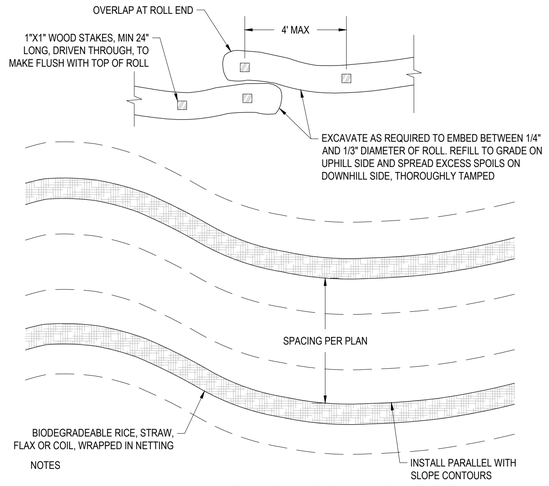


NOTES

1. REFER TO CASQUA BMP DETAIL SE-1 FOR ADDITIONAL INSTALLATION DETAILS AND MAINTENANCE INSTRUCTIONS.
2. ALTERNATE INSTALLATION: ERTEC S-FENCE, 10 HIGH, OR EQUAL BY APPROVED MANUFACTURERS, INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

D SILT S-FENCE

SCALE: NTS

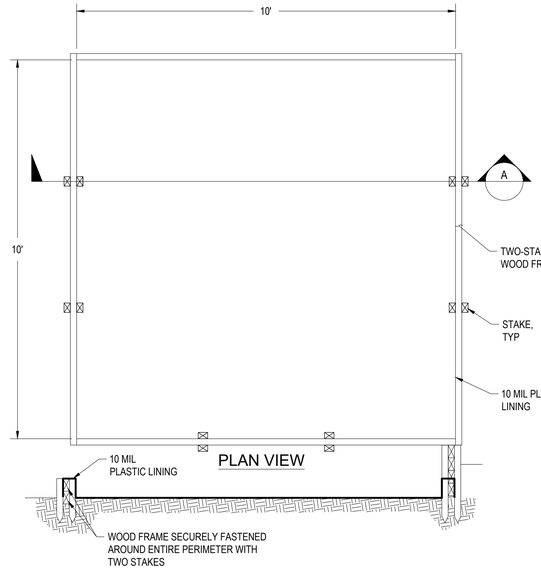


NOTES

1. FIBER ROLLS SHALL BE MANUFACTURED PRODUCTS CONSISTING OF RICE, STRAW, FLAX, COIL OR SIMILAR BIODEGRADABLE MATERIAL WRAPPED INTO A TUBULAR SHAPE WITH NETTING.
2. CONTRACTOR TO USE ERTEC STRAW WATTLES OR APPROVED EQUAL.

E FIBER ROLLS

SCALE: NTS



PLAN VIEW

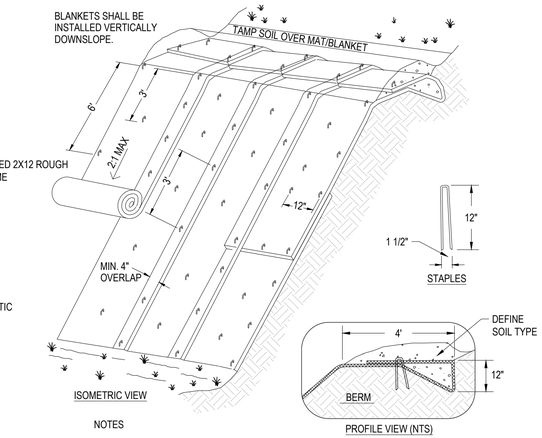
SECTION A-A

NOTES

1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30FT OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

F CONCRETE WASHOUT

SCALE: NTS



NOTES

1. FOR EMBANKMENT FACE AND FILL SLOPES, USE DOUBLE-NET BIODEGRADABLE STRAW BLANKET. PHOTO DEGRADABLE WITHIN 12 MONTHS.
2. SLOPE SURFACE SHALL BE FREE OF ROCKS AND CLODS LARGER THAN 3", AND ORGANIC DEBRIS. BLANKETS SHALL LAY FLAT ON THE SOIL.
3. APPLY PERMANENT SEEDING BEFORE PLACING BLANKETS.
4. LAY BLANKETS LOOSELY AND STAPLE AS SHOWN TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.

G EROSION CONTROL BLANKET

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DESIGNED	CN / VHT
CHECKED	CN / MH

BUILDING PERMIT

PORTOLA RESIDENCE
1266 PORTOLA ROAD
PEBBLE BEACH, CA

EROSION CONTROL DETAILS

DRAWING NO.
C4.1
13 OF 16

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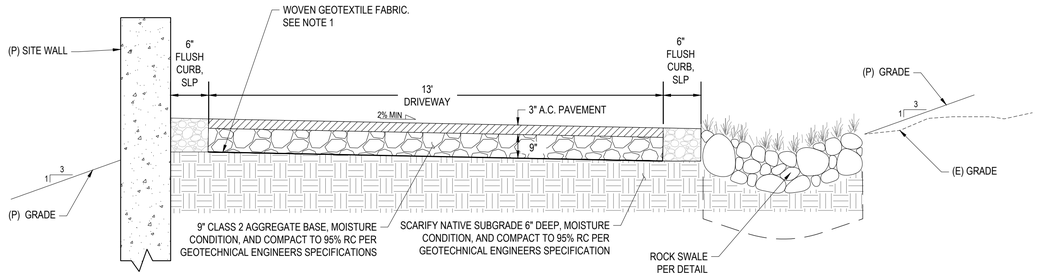
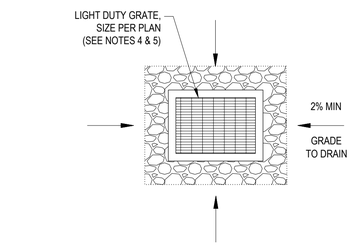


NOTES

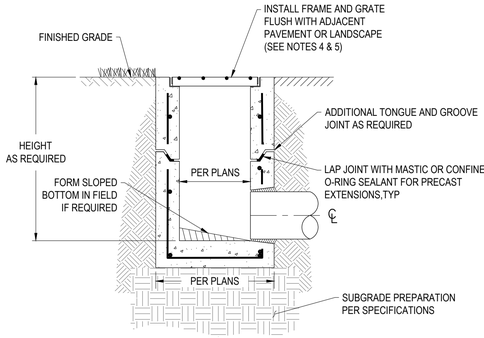
1. REFER TO THE SPECIFICATIONS FOR MATERIAL REQUIREMENTS AND COMPACTION REQUIREMENTS.
2. WHERE TYPICAL ASPHALT SECTION INSTALL IS OVER ENCOUNTERED UNSUITABLE SOILS, GEOGRID MAY BE INSTALLED BETWEEN THE SUBGRADE AND SUBBASE AS PER SPECIFICATIONS.

A TYPICAL DRIVEWAY SECTION

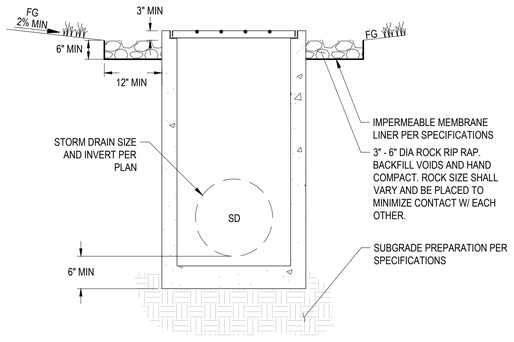
SCALE: NTS



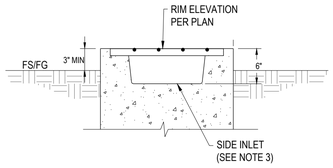
SOFTSCAPE
TOP VIEW



HARDSCAPE



SOFTSCAPE



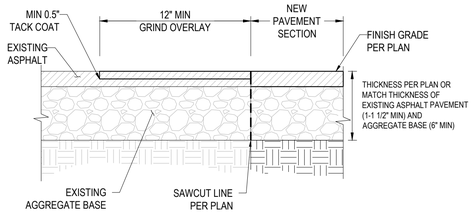
SIDE OPENING

NOTES

1. PIPE CONNECTIONS SHALL BE MADE PER SPECIFICATIONS/ MANUFACTURER INSTRUCTIONS.
2. JOINTS BETWEEN SECTIONS SHALL BE KEYED. A BUTYL OR PLASTIC GASKET SHALL BE PROVIDED.
3. SIDE INLET SHALL BE SET A THE SWALE FL ELEVATION WHERE NOTED PER PLAN
4. REVIEW AND COORDINATE GRATE COVER WITH ARCHITECT AND LANDSCAPE ARCHITECT.
5. WHERE A JUNCTION BOX (JB) IS SPECIFIED PER PLAN, A SOLID LID SHALL BE INSTALLED OVER A GRATED LID AS SHOWN PER THIS DETAIL.

E DRAIN INLET

SCALE: NTS

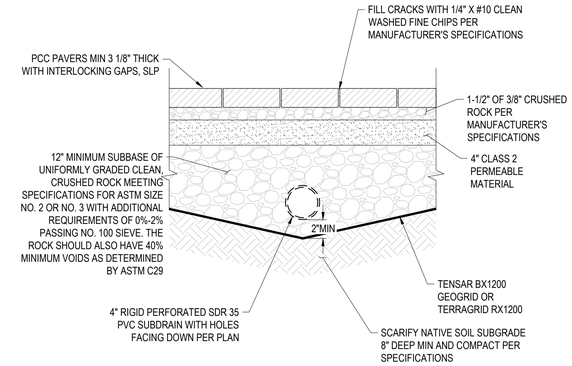


NOTES

1. APPLY TACK COAT A MINIMUM OF ONE FOOT BEYOND THE LIMITS OF PAVEMENT REMOVAL IN COORDINATION WITH FINAL LIFT OF PROPOSED SECTION TO PROVIDE A SMOOTH FINISH SURFACE.
2. INSTALL NEW PAVEMENT AND AGGREGATE BASE PER SPECIFICATIONS

B AC PAVEMENT CONFORM

SCALE: NTS



C PERMEABLE PAVER SECTION

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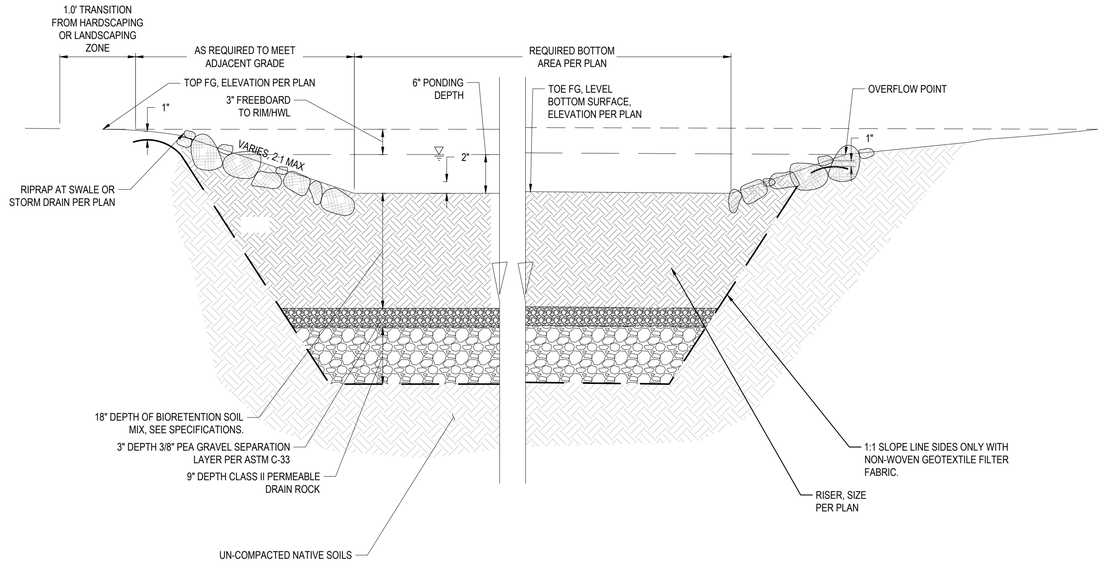

F BIORETENTION BASIN

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DESIGNED	CN / VHT
CHECKED	CN / MH

BUILDING PERMIT

PORTOLA RESIDENCE
1266 PORTOLA ROAD
PEBBLE BEACH, CA

DETAILS

DRAWING NO.
C5.0
14 OF 16

P:\2023\23-025_Pelb_Res\03_Design\01_CAD\02_Building Permit\C5.0 DETAILS.dwg,C5.0 - DETAILS,Andreas Rahm,7/11/2025 5:02:24 PM,ANSI full bleed D (22.00 x 34.00 Inches),1:1

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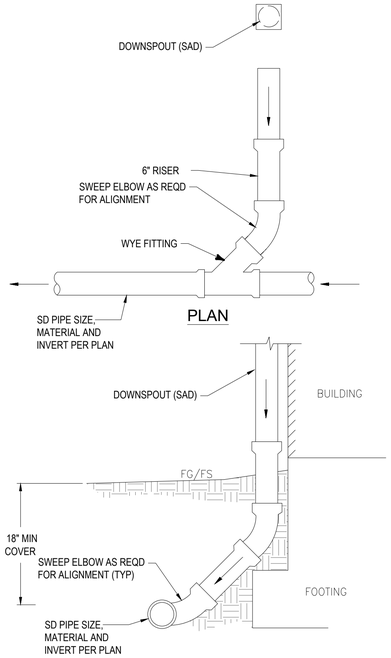


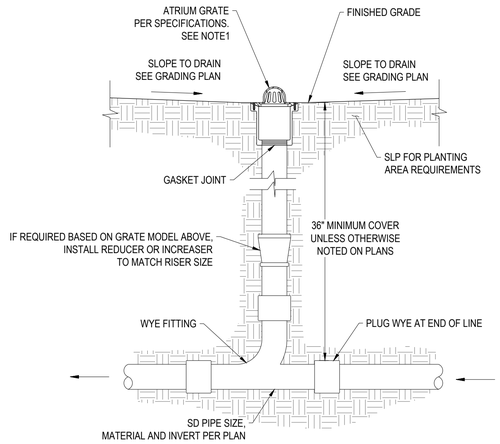
SECTION

NOTES

1. BRING RISER TO SURFACE AND INSTALL A TEMPORARY PLUG AFTER AFTER ALL BACKFILL IS COMPLETE AND SUB-GRADE IS ESTABLISHED. THE FINAL RISER CONNECTION SHALL BE INSTALLED AS SHOWN.

B DOWNSPOUT TO STORMDRAIN

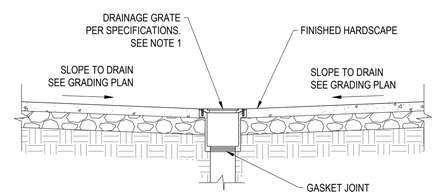
SCALE: NTS



PLANTER AREA

NOTES

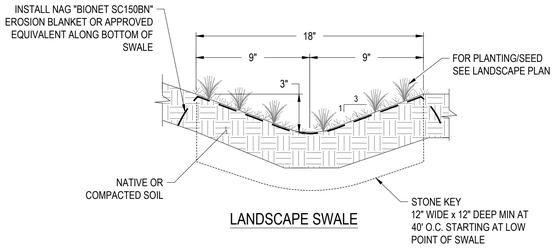
1. BASE OF GRATE TO BE FLUSH WITH ADJACENT LANDSCAPE.
2. BRING TO SURFACE WITH TEMPORARY PLUG. AFTER ALL BACKFILL IS COMPLETE AND SUB-GRADE ESTABLISHED IN AREAS TO BE PAVED, THE FINAL RISER PIPE AND BOX SHALL BE INSTALLED AS SHOWN.



HARDSCAPE

C AREA DRAIN

SCALE: NTS



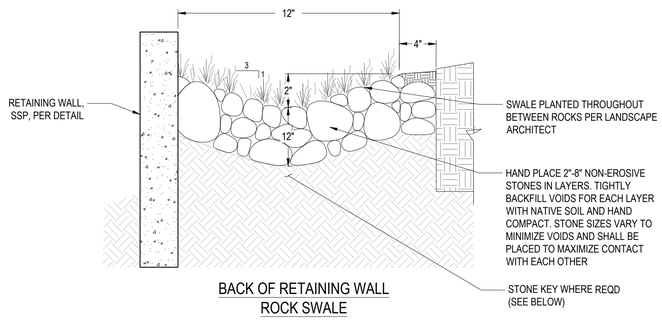
LANDSCAPE SWALE

NOTES

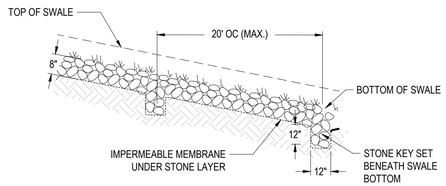
1. "LANDSCAPED" SWALE TO BE CONSTRUCTED FOR SWALES WITH LONGITUDINAL SLOPES BETWEEN 0% AND 2%, OR AS SHOWN ON PLANS.
2. "STONE KEY" SHALL BE EXCAVATED INTO DISTURBED NATIVE SOIL OR INTO SUITABLE FILL COMPACTED TO 90% RELATIVE DENSITY, FILLED WITH COMPACTED 1 1/2" DRAIN ROCK, AND OVERLAY WITH EROSION CONTROL BLANKET.
3. "ROCK" SWALE TO BE CONSTRUCTED WITH LONGITUDINAL SLOPES BETWEEN 2% AND 5%, WITH REINFORCING KEYS ON LONGITUDINAL SLOPES GREATER THAN 5%.

D LANDSCAPE SWALE

SCALE: NTS



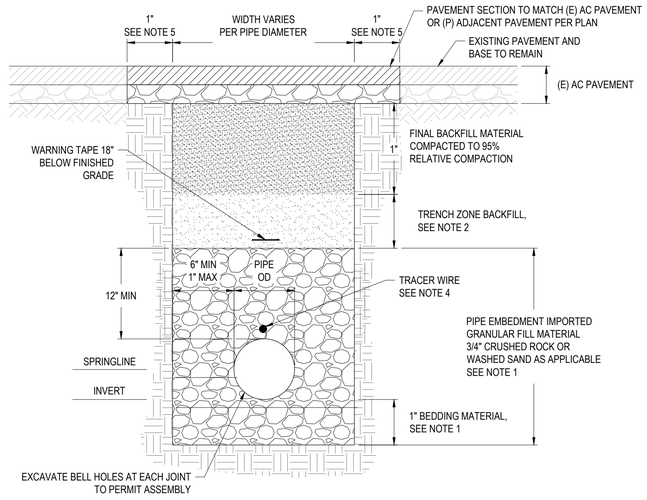
BACK OF RETAINING WALL
ROCK SWALE



ROCK REINFORCED SWALE
PROFILE

E ROCK LINED SWALE

SCALE: NTS



NOTES

1. FOR WATER AND FIRE WATER USE WASHED SAND AND FOR STORM DRAIN AND SANITARY SEWER USE GRANULAR FILL MATERIAL, 3/4" CRUSHED ROCK FOR BEDDING, HAUNCHING AND INITIAL BACKFILL MATERIAL. SAND MATERIAL SHALL BE COMPACTED TO 90% PROCTOR DENSITY. REFER TO PROJECT SPECIFICATIONS ACCORDINGLY.
2. FINAL BACKFILL SHALL CONSIST OF EXCAVATED NATIVE SOIL WHERE SUITABLE FOR FILL, COMPACTED TO 90% PROCTOR DENSITY IN NON-TRAFFIC AREAS. IF EXCAVATED MATERIAL IS NOT SUITABLE, USE IMPORTED GRANULAR MATERIAL. 3/4" CRUSHED ROCK AS APPROVED BY GEOTECHNICAL ENGINEER.
3. BACKFILL SHALL BE PLACED IN LAYERS NOT TO EXCEED 8" MAXIMUM.
4. FOR WATER AND FIRE WATER MAINS INSTALL SINGLE STRAND 12" COPPER WIRE.
5. REMOVE A MINIMUM 6" OF PAVEMENT SURFACE BEYOND EDGE OF TRENCH WHEN INSTALLING UTILITY UNDER EXISTING SURFACE WHERE APPLICABLE PER PLAN.

F UTILITY TRENCH

SCALE: NTS

SHERWOOD
DESIGN ENGINEERS
2548 Mission Street
San Francisco, CA 94110
www.sherwoodengineers.com

REGISTERED PROFESSIONAL ENGINEER
CHRISTINA GRAY NICHOLSON
EXP: 03/31/26
No. 84701
CIVIL
STATE OF CALIFORNIA

SCALE: NTS
0 1"
Note: If this graphic scale does not equal 1", this sheet has been modified from its original size.

NO	DATE	REVISION
1	05-19-25	BUILDING PERMIT REV 1

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PROJECT NO. 23-025

DATE 05/19/2025
DRAWN CS / VHT
DESIGNED CN / VHT
CHECKED CN / MH

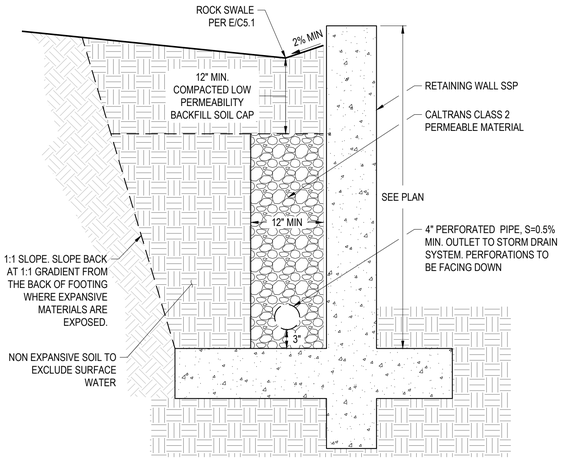
BUILDING PERMIT

PORTOLA RESIDENCE
1266 PORTOLA ROAD
PEBBLE BEACH, CA

DETAILS

DRAWING NO.
C5.1
15 OF 16

P:\2023\23-025_Pella_Reid\03_Design\01_CAD\02_Building Permit\C5\0 DETAILS.dwg C5.1 - DETAILS, Andreas Rojano, 7/11/2025 5:02:28 PM, ANSI full bleed D (22.00 x 34.00 Inches), 1:1

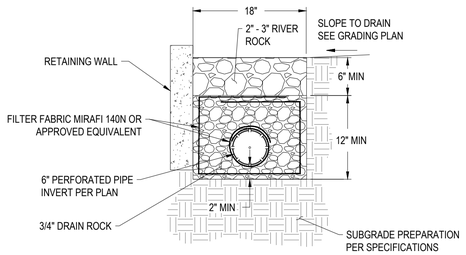


NOTE

1. PREFABRICATED SYNTHETIC WALL DRAINAGE PANELS MAY BE USED PER MANUFACTURER'S RECOMMENDATIONS.

A RETAINING WALL BACKDRAIN

SCALE: NTS

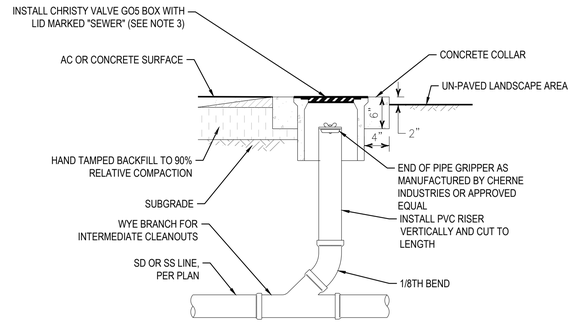


NOTES

1. SEE PLANS FOR DRAINAGE TRENCH LOCATIONS, FINISH SURFACE ELEVATIONS AND UNDERDRAIN INVERT ELEVATIONS.
2. INSTALL PERFORATED PIPE WITH PERFORATIONS FACE DOWN WHEN PERFORATION PATTERN IS NOT CONTINUOUS AROUND PIPE. PERFORATED PIPE TO BE PLACE AT CENTERLINE OF DRAINAGE TRENCH.

B PERIMETER DRAIN

SCALE: NTS

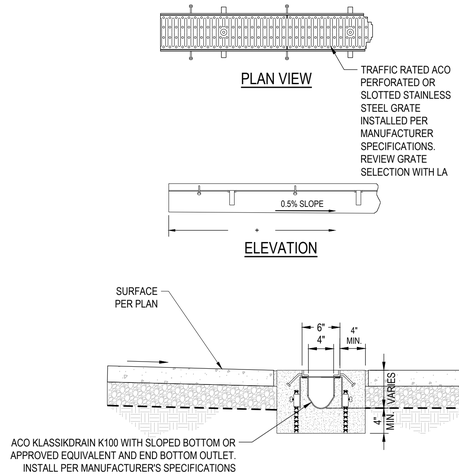


NOTES

1. SLOPE FINISH GRADE OR SURFACE AWAY FROM CLEANOUT.
2. CONCRETE LIDS ARE ACCEPTABLE FOR USE IN NON VEHICULAR TRAFFIC AREAS, WHILE METAL LIDS MUST BE USED IN TRAFFIC AREAS.
3. ALL CLEANOUT BOX LIDS SHALL BE LABELED "STORM" OR "SEWER" AS APPROPRIATE.
4. BRING TO SURFACE WITH TEMPORARY PLUG. AFTER ALL BACKFILL IS COMPLETE AND SUB-GRADE ESTABLISHED IN AREAS TO BE PAVED, THE FINAL RISER PIPE AND BOX SHALL BE INSTALLED AS SHOWN.
5. WHERE 2-WAY CLEANOUTS ARE CALLED ON PLANS THE SWEEP SHALL ALLOW CLEANING IN BOTH DIRECTIONS.

C SD & SS CLEANOUT

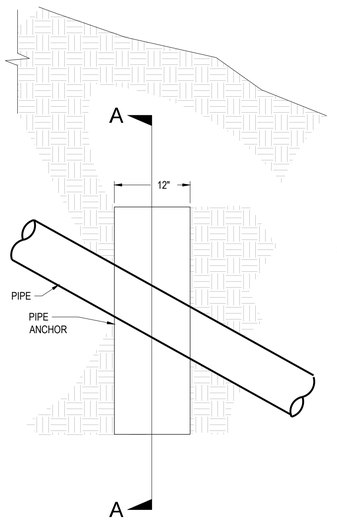
SCALE: NTS



CROSS SECTION

D TRENCH DRAIN

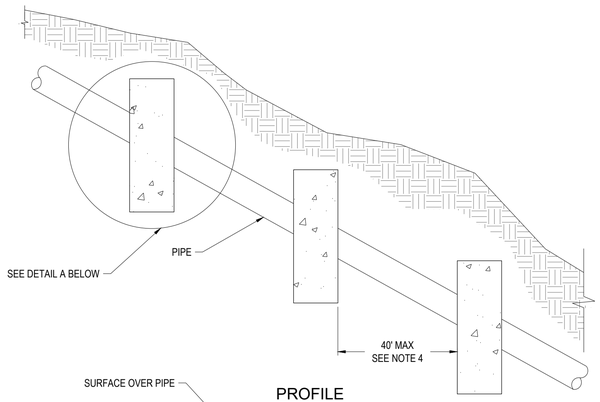
SCALE: NTS



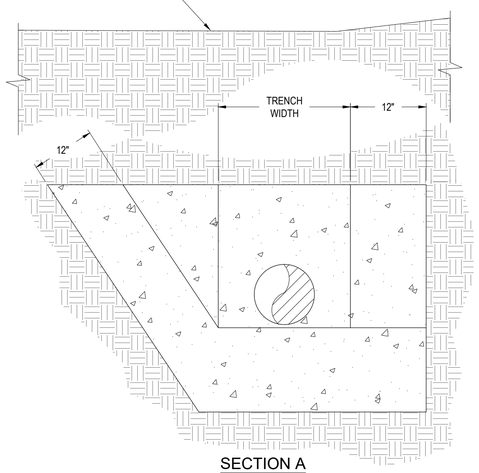
DETAIL A

NOTES

1. INSTALL ANCHORS AT 40' HORIZONTAL, INTERVALS ON ALL SLOPES >= 30%, AS SHOWN ON PLANS.
2. REINFORCING STEEL SHALL BE CONSIDERED ON A CASE BY CASE BASIS.
3. ANCHORS SHALL BE CAST-IN-PLACE CONCRETE PER SPECIFICATION.
4. SPACING TO BE ADJUSTED ACCORDINGLY TO SITE CONDITION.



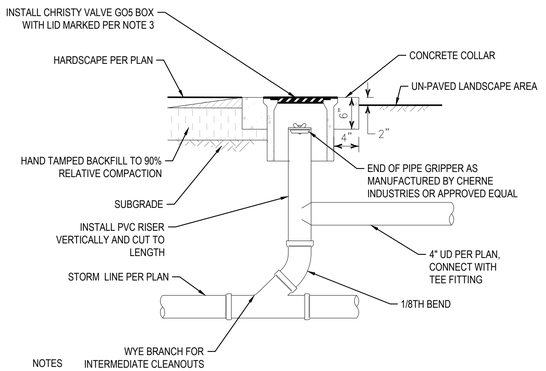
PROFILE



SECTION A

E PIPE ANCHORS IN SLOPE AREAS

SCALE: NTS



NOTES

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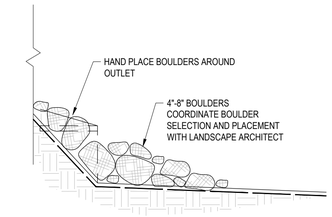
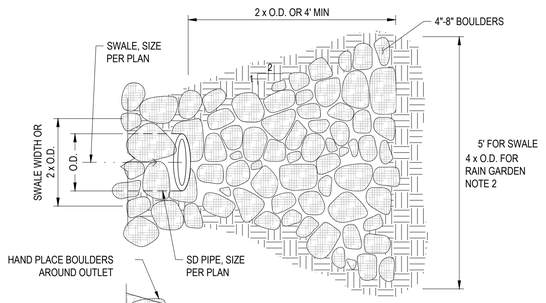
2. CONCRETE LIDS ARE ACCEPTABLE FOR USE IN NON VEHICULAR TRAFFIC AREAS, WHILE METAL LIDS MUST BE USED IN TRAFFIC AREAS.
3. ALL CLEANOUT BOX LIDS SHALL BE LABELED "STORM" OR "SEWER" AS APPROPRIATE.
4. BRING TO SURFACE WITH TEMPORARY PLUG. AFTER ALL BACKFILL IS COMPLETE AND SUB-GRADE ESTABLISHED IN AREAS TO BE PAVED, THE FINAL RISER PIPE AND BOX SHALL BE INSTALLED AS SHOWN.
5. WHERE 2-WAY CLEANOUTS ARE CALLED ON PLANS THE SWEEP SHALL ALLOW CLEANING IN BOTH DIRECTIONS.

F UNDERDRAIN TO STORMDRAIN CLEANOUT

SCALE: NTS



SWALE PROFILE



SD PROFILE

NOTES

1. INITIAL WIDTH OF STONE APRON SHALL BE AT A MINIMUM EQUAL TO TWICE THE OUTLET PIPE OUTTER DIAMETER (O.D.).
2. AT A MINIMUM THE APRON SHALL FAN OUT AT 2:1 (LONGITUDINAL:LATERAL) UP TO AN ULTIMATE WIDTH EQUAL TO THAT OF THE RECEIVING SWALE; IN THE CASE OF A RAIN GARDEN, FOUR (4) TIMES THE OUTLET PIPE DIAMETER.
3. ALL STONE PLACEMENT TO BE APPROVED BY ENGINEER IN THE FIELD PRIOR TO CONSTRUCTION.

G RIPRAP AT DRAINAGE OUTLET

SCALE: NTS

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REGISTERED PROFESSIONAL ENGINEER
CHRISTINA GRAY NICHOLSON
EXP: 03/31/26
No. 84701
CIVIL
STATE OF CALIFORNIA

SCALE: NTS
0 1"
Note: If this graphic scale does not equal 1", this sheet has been modified from its original size.

NO	DATE	REVISION
1	05-19-25	BUILDING PERMIT REV 1

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PROJECT NO.	23-025
DATE	05/19/2025
DRAWN	CS / VHT
DESIGNED	CN / VHT
CHECKED	CN / MH

BUILDING PERMIT

PORTOLA RESIDENCE
1266 PORTOLA ROAD
PEBBLE BEACH, CA

DETAILS

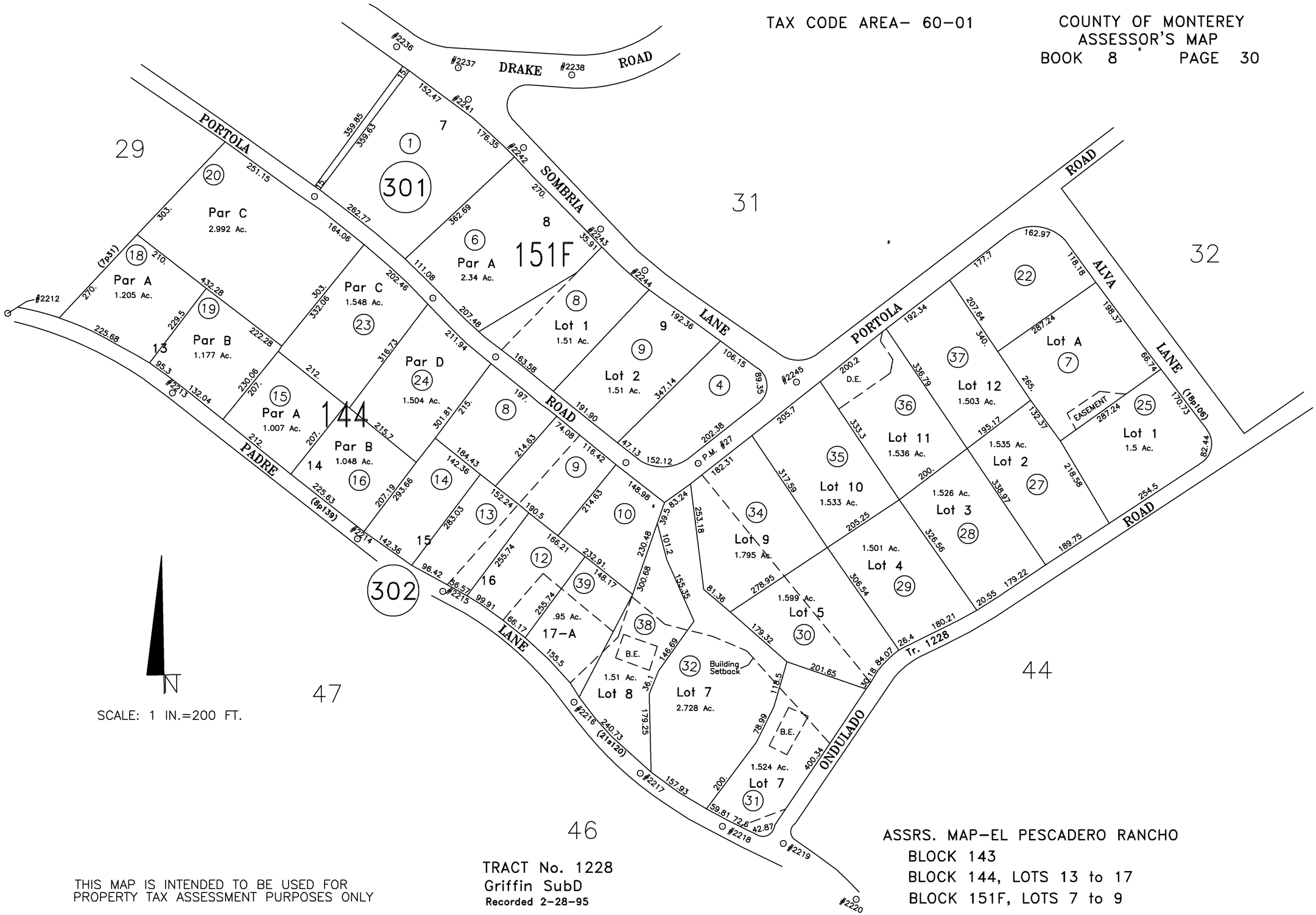
DRAWING NO.
C5.2
16 OF 16

P:\2023\23-025_PHIL_Road\03_Design\1_CAD\02_Building Permit\C5.0 DETAILS.dwg,C5.2 - DETAILS,Andreas Rojen,7/11/2025 5:02:33 PM,ANSI full bleed D (22.00 x 34.00 Inches),1:1

Provided by:
PARCELQUEST

TAX CODE AREA– 60–01

COUNTY OF MONTEREY
ASSESSOR'S MAP
BOOK 8 PAGE 30



SCALE: 1 IN.=200 FT.

THIS MAP IS INTENDED TO BE USED FOR
PROPERTY TAX ASSESSMENT PURPOSES ONLY

TRACT No. 1228
Griffin SubD
Recorded 2-28-95

ASSRS. MAP–EL PESCADERO RANCHO
BLOCK 143
BLOCK 144, LOTS 13 to 17
BLOCK 151F, LOTS 7 to 9

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Exhibit B

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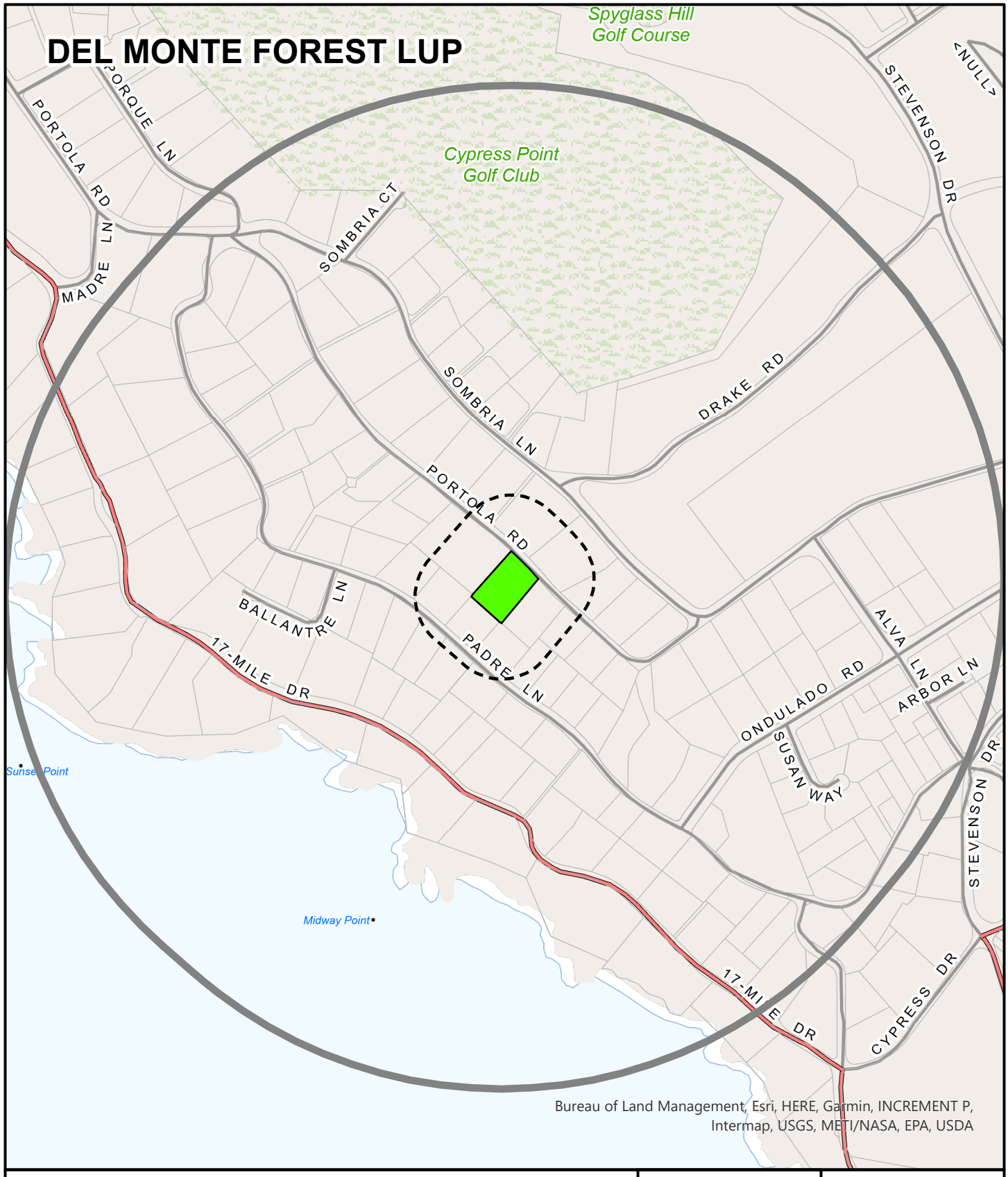

APPLICANT: PEBBLE TREE LLC

APN: 008302023000 **FILE #** PLN230235

Project Site | 300 FT Buffer | 2500 FT Buffer

N

0 600

Feet

PLANNER: JOSEPH ALAMED/

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Exhibit C

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1266 Portola Drive Pebble Beach
Tree Resource Assessment
Forest Management Plan

Prepared for:

Pebble Tree LLC

Prepared by:

Ono Consulting
Members Society of American Foresters
ISA Certified Arborist #WE-0536A
ISA Board Certified Master Arborist WE-9388B
311 Forest Avenue
Pacific Grove, CA 93950

October 14, 2024

Owner:

Pebble Tree LLC
Representatives: Shirley Herbowo and John Michael Sutanto
745 El Camino del Mar
San Francisco, CA 94121

Architect:

Tom Meaney, architect
469 State Street, Ste. 240
Santa Barbara, CA 939101

Forester and Arborist

Ono Consulting
ISA Certified Arborist #WE-0536A
ISA Board Certified Master Arborist WE-9388B
1213 Miles Ave
Pacific Grove, CA 93950

SUMMARY

Development is proposed for the site situated within the coastal zone that is located at 1266 Portola Road, Pebble Beach CA. Monterey County's (Coastal Implementation Plan, CIP, Sec. 20.146.060) requires a forest management plan when tree removal is necessary of native trees six inches in diameter or greater to preserve and maintain the forest and its beneficial uses.

This plan identifies the trees on this property, those affected by construction, the effects the project will have on the existing tree resources on site, and lists recommendations for the project to ensure forest viability. The plan is intended solely for this property and to amend any previously prepared forestry report for this property.

The project as presented, proposes to build a single-family home with an attached garage and new driveway requiring the removal of 23 trees as indicated on the site map provided to me. The site is not an oak woodland meeting requirement of PRC 21083. Tree removal is mostly pines. As presented tree removal is the minimum required for the project to be safely constructed. The site is heavily forested; therefore, the proposed tree removal will not adversely affect the surrounding forest continuity and have little to no effect on prevailing sun/wind exposure to trees. The remaining trees adjacent to the proposed construction, considered to be in fair or better condition both structurally and in health, are to be protected and retained.

ASSIGNMENT/SCOPE OF PROJECT

To ensure the protection of the tree resources on site, the property owners, Pebble Tree LLC have requested an assessment of the trees in proximity to proposed development areas to be prepared into a forest management plan for this property. To accomplish this assignment, the following tasks have been completed;

- Evaluate health, structure, and preservation suitability for each tree within or adjacent (15 feet or less) to the proposed development of trees greater than or equal to six diameter inches at 24 inches above grade.
- Review proposed building site plans as provided by Mr. Tom Meaney, Architect.
- Make recommendations for alternative methods and preconstruction treatments to facilitate tree retention.
- Create preservation specifications, as it relates to numbered trees keyed to an annotated Tree Location Map.
- Determine the number of trees affected by construction that meet "Landmark" criteria as defined by the County of Monterey, Title 20 Monterey County Coastal Zoning Ordinance; as well as mitigation requirements for those to be affected.
- Document findings in the form of a report as required by the County of Monterey Planning Department.

LIMITATIONS

This assignment is limited to the review of a sketch on a site map prepared by Tom Meaney, architect, and presented to me by Joni Janecki. The underlying site map is dated January 2016. The report is to assess the effects of potential construction on trees within or adjacent to construction activities. The assessment has been made of these drawings specifically and no other plans were reviewed. Only the grading and erosion details discussed in this report are those that relate to tree health.

PURPOSE AND GOAL

This Management plan is prepared for this parcel due to proposed construction activities that are intent on improving the land at 1266 Portola Road with a new structure with a garage and driveway. The purpose of the plan is to give an independent assessment of the existing trees on site, determine what trees will be affected by the proposed project, and protect the remaining trees that are part of the forested area. Monterey pines and oak trees are considered protected trees as defined by the County of Monterey, Title 20 Monterey County Coastal Zoning Ordinance.

The goal of this plan is to protect and maintain the Del Monte Forest Land Use Plan forested resources through adherence to development standards, allowing the protection, and maintenance of its forest resources. Furthermore, it is the intended goal of this Plan to aid in planning to offset any potential effects of the proposed development on the property while encouraging forest stability and sustainability, perpetuating the forested character of the property and the immediate vicinity.

INTRODUCTION

This Forest Management Plan is prepared for Pebble Tree LLC, owner of the property at 1266 Portola Road, Pebble Beach CA by Ono Consulting, Urban Foresters, and Certified Arborists due to construction. Monterey County's (Coastal Implementation Plan Sec. 20.146.060) requires a forest management plan when tree removal is necessary of native trees six inches in diameter or greater to preserve and maintain the forest and its beneficial uses. The County identifies Monterey pine and oak trees as native tree species that require special consideration for management.

SITE DESCRIPTION

1) Assessor's Parcel Number: 008-302-023-000

2) Location: 1266 Portola Road

3) Parcel size: 1.56 Acres

4) Existing Land Use: The parcel is vacant and zoned for residential use.

5) Slope: Slopes are less than 25% with an aspect to the northeast.

6) Soils: The parcel is located on SoE and NcE. SoE is Sheridan coarse sandy loam, 15 to 30 percent slopes, and moderately steep soil on rounded hills. Runoff is rapid, and the erosion hazard is moderate. NcE Narlon soil which is loamy fine sand. Clay subsoil is found generally at a depth of 15 to 20 inches. Runoff is slow to medium and erosion hazard is moderate.

7) Vegetation: The site is heavily wooded; vegetation is of the Monterey Pine Forest type. It is a mixture of mature and over-mature Monterey pine forest with some coastal live oak understory present.

8) Forest Condition and Health: The forest condition and health are evaluated with the use of the residual trees and those of the surrounding pine forest as a stand. The stand is a mixture of dominant Monterey pine and oak that ranges from fair to poor health and structural condition. The site is heavily shaded by upper crown pines that compose the higher canopy. This canopy is fragmented and spacing on tree stems ranges from 10 feet to over 20 feet apart, depending on location. The site appears to have been initially graded for development but with no structure or other visible improvements on the land. Tree removal may have occurred during past grading and there are several tree failures from recent storm activity. No abnormal pests or diseases appear to be present.

BACKGROUND/PROJECT DESCRIPTION

Ono Consulting was contacted by Joni Janecki, the landscape architect who requested an assessment of trees on this property, in particular, those trees within and adjacent to the potential proposed construction areas. The architect requested the findings from the assessment within and adjacent to the proposed construction envelope be prepared and documented in a report to work in conjunction with other conditions for approval of the building permit application.

Several site visits were taken to the property to assess trees for health and condition and a study was done of the individual trees determining the treatments necessary to complete the project as presented. During those site visits, the proposed location of improvements assessed included preserving trees to the greatest extent feasible, maintaining the view shed, and general aesthetic quality of the area while complying with county codes. Trees within and immediately adjacent to the proposed development area were located, measured, inspected, and recorded, concluding with an opinion of whether the tree should be removed, or preserved, based on the extent and effect of construction activity on the short- and long-term health of the tree and effects on the surrounding areas.

OBSERVATIONS/DISCUSSION

The following list includes observations made while on site and summarizes details discussed during this stage of the planning process.

- The site is forested mainly with Monterey pine trees (*Pinus radiata*) and coast live oak (Quercus agrifolia). The pines compose the upper-level canopy with oaks as an understory. There are approximately 96 trees /acre and heavily shaded by the overstory.
- Size classes vary ranging from 6” in diameter to over 44” totaling 149 trees of which 32 are landmark sized.
- It is estimated that a total of 23 trees will be impacted and need to be removed for the design.
    - 23 trees need to be removed due to grading for the driveway, slopes, and new home.
        - 5 oaks (all less than 18” diameter), (one 18” is dead)
        - 18 Pines – 14 in 10”-23” class (<u>one is dead</u>), 4 in 24” or larger class (two are dead)
    - 11 additional trees are potentially impacted and may need encroachment into root zones by foundations, the driveway, or slope grading.
        - 1 oak in 12-23” class
        - 10 Pines- 5 in the 10”-23” class (one is dead), 5 Pines in the 24” or larger class
- Of the existing 32 trees that are 24” in diameter or greater (landmark-sized), 4 of these trees will be removed (two are dead).
    - 4 pines 24” in diameter or greater will need removal.
    - An additional 5 pines in that size class may be impacted.
- No landmark-sized oaks are impacted.
- No alternate building sites were considered for this assessment as the building area is mostly defined by the previous grading.

PROJECT ASSESSMENT/CONCLUSION

The site is heavily forested with mature to over-mature trees. Tree removal is required to develop this lot. The proposed development is designed on previously graded areas and in the most suitable location for the long-term maintenance of tree resources to minimize additional tree removal. The remainder of the property contains tree cover that will remain undisturbed.

No significant long-term impacts to the forest ecosystem are anticipated due to the previously graded area in the center of the lot and the wooded nature of the site. The abundance of trees on this site requires tree removal of less than 20% of the existing stock. The project as proposed is not likely to significantly reduce the availability of wildlife habitat over the long term because it is conditioned by surrounding residences, the project will not significantly affect air movement, or increase significant solar penetration or erosion; what solar penetration that is created will allow natural recruitment of additional pines.

Whenever construction activities take place near trees, the potential for trees to experience decline exists in the long term. The greatest attempt has been made to identify and remove those trees likely to experience a decline.

RECOMMENDATIONS

The proposed project requires 23 trees to be removed due to grading for the driveway, slopes, and new home consisting of:

- 5 oaks (all less than 18" diameter), (one 18" is dead)
- 18 Pines – 14 in 10"-23" class (one is dead), 4 in 24" or larger class (two are dead)

11 additional trees are potentially impacted due to the need for encroachment into root zones by foundations, the driveway, or slope grading. These are as follows;

- 1 oak in 12-23" class
- 10 Pines- 5 in the 10"-23" class (one is dead), 5 Pines in the 24" or larger class

Tree Planting

Because it is recommended that the replacement of removed trees be undertaken replacement planting is necessary. A landscape plan that addresses tree replacement is being formulated by the landscape architect. There appears to be enough room to replant on less than a 1:1 ratio (approximately 19 trees: 23 total trees minus 4 dead trees) on the remainder of the parcel without creating an overcrowded vegetated situation, as many as possible should be replaced as the new understory that will go to infill, and maintain the pine-forested environment. Trees should be planted in those areas with the greatest opening in the stand to allow for a minimum of competition and maximum sunlight. Replacement trees should be five-gallon stock or larger, if available. The space between trees should be at least 10 feet. Occasional deep watering (more than two weeks apart) during the late spring, summer, and fall is recommended during the first two years after establishment.

Best Management Practices

The health of trees remaining should not be affected if the following practices are adhered to:

A) Do not deposit any fill around trees, which may compact soils and alter water and air relationships. Avoid depositing fill, parking equipment, or staging construction materials near existing trees. Covering and compacting soil around trees can alter water and air relationships with the roots. Fill placed within the dripline may encourage the development of oak root fungus (*Armillaria mellea*). As necessary, trees may be protected by boards, fencing, or other materials to delineate protection zones.

B) Pruning shall be conducted so as not to unnecessarily injure the tree. General principles of pruning include placing cuts immediately beyond the branch collar, making clean cuts by scoring the underside of the branch first, and for live oak, avoiding the period from February through May.

C) Native trees are not adapted to summer watering and may develop crown or root rot as a result. Do not regularly irrigate within the drip line of oaks.

D) Root cutting should occur outside of the springtime. Late June and July would likely be the best. Pruning of the live crown should not occur from February through May to avoid the spread of fungus or attract bark beetles.

E) Oak material greater than 3 inches in diameter remaining on-site for more than one month that is not cut and split into firewood should be covered with black plastic that is dug in securely around the pile. This will discourage infestation and dispersion of bark beetles.

F) A mulch layer up to approximately 4 inches deep should be applied to the ground under selected oaks following construction. Only 1 to 2 inches of mulch should be applied within 1 to 2 feet of the trunk, and under no circumstances should any soil or mulch be placed against the root crown (base) of trees. The best source of mulch would be from chipped material generated on-site.

G) If trees near the development are visibly declining in vigor, a Professional Forester or Certified Arborist should be contacted to inspect the site to recommend a course of action.

Tree Protection Standards

Before the commencement of any construction activity, the following tree protection measures shall be implemented and approved by a qualified arborist or forester:

- Trees located adjacent to the construction area shall be protected from damage by construction equipment by the use of temporary fencing and by wrapping trunks with protective materials. No stripping of topsoil or grubbing of understory shall occur in tree preservation zones.
- Fenced areas and trunk protection materials shall remain in place during the entire construction period. Should access to the area be necessary a Professional Forester or Certified Arborist must be contacted to inspect the site for a recommended course of action.
- Fencing shall consist of chain link, snowdrift, plastic mesh, hay bales, or field fence. Existing fencing may also be used.
- Fencing is not to be attached to the tree but free-standing or self-supporting so as not to damage trees. Fencing shall be rigidly supported and shall stand a minimum height of four feet above grade and should be placed to the farthest extent possible from the tree's base to protect the area within the tree's drip line (typically 10-12 feet away from the base of a tree).
- In cases where access or space is limited for tree protection, it is permissible to protect the tree within the 10–12-foot distance after determination and approval by a qualified forester or arborist.
- Soil compaction, parking of vehicles or heavy equipment, stockpiling of construction materials, cleaning of concrete or plaster, and/or dumping of spoils or materials shall not be allowed adjacent to trees on the property especially within or near fenced areas.

During grading and excavation activities:

- All trenching, grading, or any other digging or soil removal that is expected to encounter tree roots should be monitored by a qualified arborist or forester to ensure against drilling or cutting into or through major roots. Again, no stripping of topsoil or grubbing of the understory shall occur in tree preservation zones.
- The project architect and qualified arborist should be on-site during excavation activities to direct any minor field adjustments that may be needed.
- Trenching for retaining walls or footings located adjacent to any tree shall be done by hand where practical and any roots greater than 2 inches in diameter shall be bridged or pruned appropriately.
- Any roots that must be cut shall be cut by manually digging a trench and cutting exposed roots with a saw, vibrating knife, rock saw narrow trencher with sharp blades or other approved root pruning equipment.
- Any roots damaged during grading or excavation shall be exposed to sound tissue and cut cleanly with a saw.

When significant roots (over 2” in diameter) are discovered:

- The arborist/forester will be authorized to halt excavation until appropriate mitigation measures are formulated and implemented.
- If significant roots are identified that must be removed that will destabilize or negatively affect the target trees, the property owner will be notified immediately and a determination for removal will be assessed and made as required by law for treatment of the area that will not risk death decline or instability of the tree consistent with the implementation of appropriate construction design approaches to minimize effects, such as hand digging, bridging or tunneling under roots, etc.

Fuel Management and Public Resource Code (4291)

The following is the Public Resource Code (4291) which are minimum standards to be followed for fuel reduction.

- (a) A person who owns, leases, controls, operates, or maintains a building or structure in, upon, or adjoining a mountainous area, forest-covered lands, brush-covered lands, grass-covered lands, or land that is covered with flammable material, shall always do all the following:
- (1) Maintain a defensible space of 100 feet from each side and from the front and rear of the structure, but not beyond the property line except as provided in paragraph (2). The amount of fuel modification necessary shall take into account the flammability of the structure as affected by building material, building standards, location, and type of vegetation. Fuels shall be maintained in a condition so that a wildfire burning under average weather conditions would be unlikely to ignite the structure. This paragraph does not apply to single specimens of trees or other vegetation that are well-pruned and maintained so as to effectively manage fuels and not form a means of rapidly transmitting fire from other nearby vegetation to a structure or from a structure to other nearby vegetation. The intensity of fuel management may vary within the 100-foot perimeter of the structure, the most intense being within the first 30 feet around the structure. Consistent with fuel management objectives, steps should be taken to minimize erosion. For the purposes of this paragraph, “fuel” means any combustible material, including petroleum-based products and wildland fuels.

- (2) A greater distance than that required under paragraph (1) may be required by state law, local ordinance, rule, or regulation. Clearance beyond the property line may only be required if the state law, local ordinance, rule, or regulation includes findings that the clearing is necessary to significantly reduce the risk of transmission of flame or heat sufficient to ignite the structure, and there is no other feasible mitigation measure possible to reduce the risk of ignition or spread of wildfire to the structure. Clearance on adjacent property shall only be conducted following written consent by the adjacent landowner.

- (3) An insurance company that ensures an occupied dwelling or occupied structure may require a greater distance than that required under paragraph (1) if a fire expert, designated by the director, provides findings that the clearing is necessary to significantly reduce the risk of transmission of flame or heat sufficient to ignite the structure, and there is no other feasible mitigation measure possible to reduce the risk of ignition or spread of wildfire to the structure. The greater distance may

not be beyond the property line unless allowed by state law, local ordinance, rule, or regulation.

- (4) Remove that portion of a tree that extends within 10 feet of the outlet of a chimney or stovepipe.

- (5) Maintain a tree, shrub, or other plant adjacent to or overhanging a building free of dead or dying wood.

- (6) Maintain the roof of a structure free of leaves, needles, or other vegetative materials.

- (7) Prior to constructing a new building or structure or rebuilding a building or structure damaged by a fire in an area subject to this section, the construction or rebuilding of which requires a building permit, the owner shall obtain a certification from the local building official that the dwelling or structure, as proposed to be built, complies with all applicable state and local building standards, including those described in subdivision (b) of Section 51189 of the Government Code, and shall provide a copy of the certification, upon request, to the insurer providing course of construction insurance coverage for the building or structure. Upon completion of the construction or rebuilding, the owner shall obtain from the local building official, a copy of the final inspection report that demonstrates that the dwelling or structure was constructed in compliance with all applicable state and local building standards, including those described in subdivision (b) of Section 51189 of the Government Code, and shall provide a copy of the report, upon request, to the property insurance carrier that insures the dwelling or structure.

- (b) A person is not required under this section to manage fuels on land if that person does not have the legal right to manage fuels, nor is a person required to enter upon or to alter property that is owned by any other person without the consent of the owner of the property.

- (c) (1) Except as provided in Section 18930 of the Health and Safety Code, the director may adopt regulations exempting a structure with an exterior constructed entirely of nonflammable materials or conditioned upon the contents and composition of the structure, the director may vary the requirements respecting the removing or clearing away of flammable vegetation or other combustible growth with respect to the area surrounding those structures.

- (2) An exemption or variance under paragraph (1) shall not apply unless and until the occupant of the structure, or if there is not an occupant, the owner of the structure, files with the department, in a form as the director shall prescribe, a written consent to the inspection of the interior and contents of the structure to ascertain whether this section and the regulations adopted under this section are complied with at all times.

- (d) The director may authorize the removal of vegetation that is not consistent with the standards of this section. The director may prescribe a procedure for the removal of that vegetation and make the expense a lien upon the building, structure, or grounds, in the same manner that is applicable to a legislative body under Section 51186 of the Government Code.

- (e) The department shall develop, periodically update, and post on its Internet Web site a guidance document on fuels management pursuant to this chapter. Guidance shall include, but not be limited to, regionally appropriate vegetation management suggestions that preserve and restore native species that are fire resistant or drought tolerant, or both, minimize erosion, minimize water consumption, and permit trees near homes for shade, aesthetics, and habitat; and suggestions to minimize or eliminate the risk of flammability of nonvegetative sources of combustion such as woodpiles, propane tanks, decks, and outdoor lawn furniture.

- (f) As used in this section, "person" means a private individual, organization, partnership, limited liability company, or corporation.

- Detailed descriptions of the firebreaks are described in subsections (a)(1) and (a)(2) of Public Resource Code 4291. These spacings are to be used in and around proposed home site.

Agreement by Landowner

The following standard conditions are made a part of all Monterey County Forest Management Plans:

A. Management Objectives

1. Minimize erosion to prevent soil loss and siltation.
2. Preserve natural habitat including native forest, understory vegetation, and associated wildlife.
3. Prevent forest fire.
4. Preserve scenic forest canopy as located within the Critical View shed (any public viewing area).
5. Preserve landmark trees to the greatest extent possible as defined below.

B. Management Measures

1. Tree Removal: No tree will be removed without a Forest Management Plan or an Amended Forest Management Plan.

2. Application Requirements: Trees proposed for removal will be conspicuously marked by flagging or by paint. The proposed removal of native trees greater than six inches will be the minimum necessary for the proposed development. Removal not necessary for the proposed development will be limited to that required for the overall health and long-term maintenance of the forest, as verified in this plan or subsequent amendments to this plan.

3. Landmark Trees: All landmark trees will be protected from damage if not permitted to be removed as a diseased tree, which threatens to spread the disease to nearby healthy trees, or as a dangerous tree, which presents an immediate danger to human life or structures. Landmark oaks are trees that are visually, historically, or botanically significant specimens or are greater than 24 inches or more in diameter at breast height (DBH), or more than 1.000 years old.

4. Dead Trees: Because of their great value for wildlife habitat (particularly as nesting sites for insect-eating birds) large dead trees will normally be left in place. Smal1er dead trees will normally be removed to reduce the fire hazard. Dead trees may be removed at the convenience of the owner.

5. Thinning: Trees less than six inches in diameter breast height may be thinned to promote the growth of neighboring trees, without first developing a Forest Management Plan.

6. Protection of Trees: All trees other than those approved for removal shall be retained and maintained in good condition. Trimming, where not injurious to the health of the tree, may be performed wherever necessary in the judgment of the owner, particularly to reduce personal safety and fire hazards. Retained trees that are located close to the construction site shall be protected from inadvertent damage by construction equipment through wrapping of trunks with protective materials, bridging or tunneling under major roots where exposed in foundation or utility trenches, and other measures appropriate and necessary to protect the well-being of the retained trees.

7. Fire prevention: In addition to any measures required by the local California Department of Forestry fire authorities, the owner will;

A) Maintain a spark arrester screen atop each chimney.
B) Maintain spark arresters on gasoline-powered equipment.
C) Establish a "greenbelt" by keeping vegetation in a green growing condition to a distance of at least 50 feet around the house.
D) Break up and clear away any dense accumulation of dead or dry underbrush or plant litter, especially near landmark trees and around the greenbelt.

8. Use of fire (for clearing, etc.): Open fires will be set or allowed on the parcel only as a forest management tool under the direction of the Department of Forestry authorities, pursuant to local fire ordinances and directives.

9. Clearing Methods: Brush and other undergrowth, if removed, will be cleared through methods that will not materially disturb the ground surface. Hand grubbing, crushing, and mowing will normally be the methods of choice.

10. Irrigation: To avoid further depletion of the groundwater resource, prevent root diseases and otherwise maintain favorable conditions for the native forest, the parcel will not be irrigated except within developed areas. Caution will be exercised to avoid over-watering around trees.

11. Exotic Plants: Care will be taken to eradicate and avoid the introduction of the following pest species:

A) Pampas grass
B) Genista (Scotch broom, French broom)
C) Eucalyptus (large types)

Amendments

The Monterey County Director of Planning may approve amendments to this plan, provided that such amendments are consistent with the provisions of the discretionary permit or building submittal. Amendments to this Forest Management Plan will be required for proposed tree removal not shown as part of this Plan when the proposed removal fans within the description of a Forest Management Plan or Amendment to an existing Forest Management Plan.

Amended Forest Management Plan

A) An amended Forest Management Plan shall be required when:

1. The Monterey County Director of Planning has previously approved a Forest Management Plan for the parcel.
2. The proposed tree removal as reviewed as part of a development has not been shown in the previously approved Forest management plan

B) At a minimum, the Amended Forest Management Plan shall consist of:

1. A plot showing the location, type, and size of each tree proposed for removal, as well as the location and type of trees to be replanted,
2. A narrative describing reasons for the proposed removal, alternatives to minimize the amount and impacts of the proposed tree removal, tree replanting information, and justification for the removal of trees outside of the developed area is proposed.

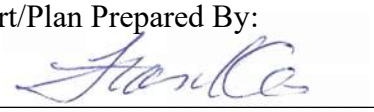
Compliance

It is further understood that failure to comply with this Plan will be considered a failure to comply with the conditions of the Use Permit.

Transfer of Responsibility

This plan is intended to create a permanent forest management program for the site. It is understood, therefore, that in the event of a change of ownership, this plan shall be as binding on the new owner as it is on the present owner. As a permanent management program, this Plan will be conveyed to the future owner upon the sale of the property.

Report/Plan Prepared By:



Frank Ono, SAF Forester #48004 & ISA Certified Arborist #WE-0536A — Oct. 14, 2024 Date

Recommendations Agreed to by landowner:

_____ _____

Landowner — Date

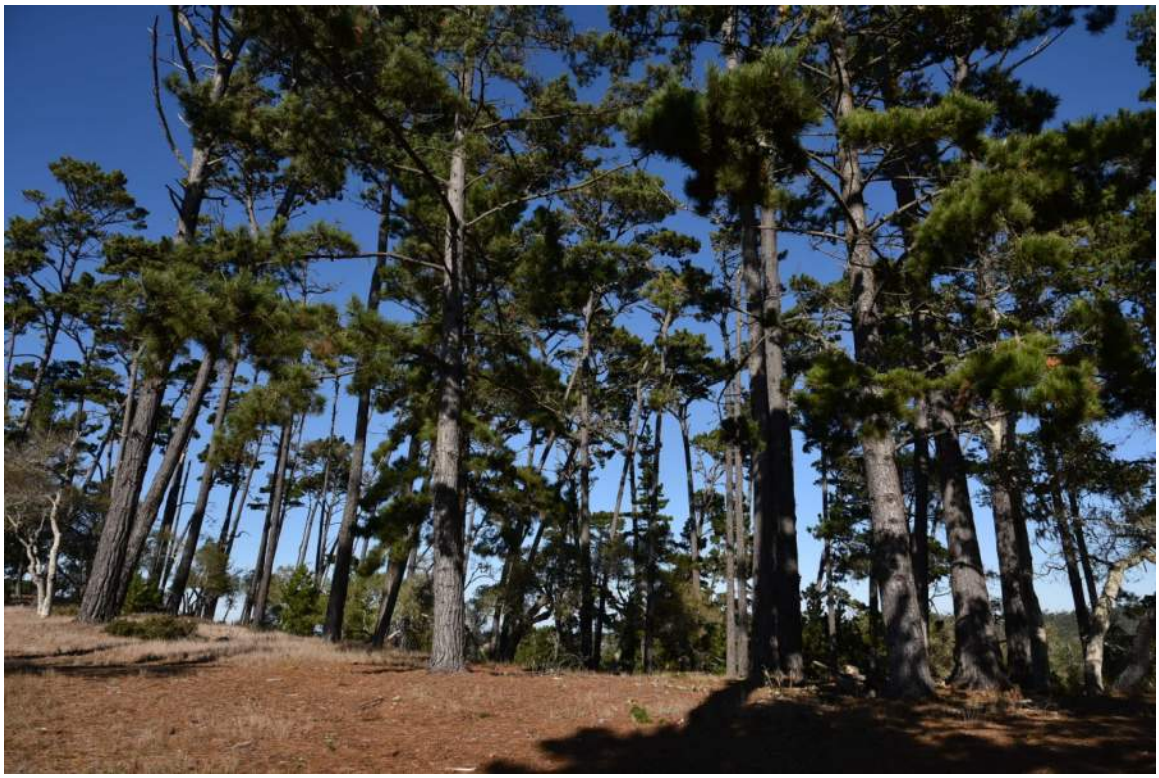
Forest Management Plan approved by:

_____ _____

Director of Planning — Date

PHOTOGRAPHS

View of the homesite at the top of the slope



Views to the east

View looking down from the homesite at the driveway to Portola Road

View looking down toward the entrance at Portola Road

TREE CHART

The following tree chart lists trees on this property. Trees are rated as Good, Fair, or Poor depending on the combination of their structure and health. Landmark trees are highlighted in color.

Tree Legend
MP = Monterey Pine - CLO = Coast live oak

ID	Species	DBH	D2	D3	D4	Crown	CRZ	Health	Impacted	Possible Impact	Comments
1	MP	12				12	6	Fair	x		Driveway
2	MP	14						Dead		x	Stem/no canopy, driveway
3	MP	14				10	5	Fair		x	
4	CLO	10				9		Dead			
7	MP	12				15	7.5	Fair	x		Driveway
8	CLO	8				10	5	Poor	x		Thinning Crown, 1 Stem Removed
10	CLO	6				6	3	Fair			
11	CLO	12				12	6	Fair			
12	CLO	8				10	5	Fair			
13	CLO	18				12	6	Poor			Stem Cavity, driveway
14	MP	14				15	7.5	Fair			
15	MP	12				8	4	Fair			
16	MP	10				9	4.5	Fair			
17	MP	12				14	7	Fair			Lean
18	MP	12				13	6.5	Fair			
19	MP	28				25	13	Fair			
20	CLO	12				8	4	Poor			Thinning Crown
21	CLO	12				12	6	Poor			Thinning Crown

ID	Species	DBH	D2	D3	D4	Crown	CRZ	Health	Impacted	Possible Impact	Comments
23	CLO	12				5	4.5	Poor			Thinning Crown
24	CLO	12				15	7.5	Poor			Thinning Crown
25	CLO	10				4	2	Poor			Thinning Crown
26	MP	24				25	13	Fair			Sweeping Over Road
27	CLO	14				14	7	Fair			
28	CLO	10				6	3	Fair			
29	CLO	12				6	3	Poor			Thinning Crown
30	CLO	6				7	3.5	Fair			
32	MP	6				10	5	Fair			
33	MP	24				26	13	Fair			
34	MP	44				30	15	Fair			
35	MP	30				30	15	Fair			
36	MP	8				12	6	Fair			
37	MP	12				14	7	Fair			
38	MP	30				16	8	Fair			
39	MP	26				15	7.5	Fair			
40	MP	16				9	4.5	Fair			
41	MP	6						Dead			Stem/no canopy
42	MP	24				10	5	Poor		x	Thinning Crown
43	MP	44				35	18	Fair		x	Grading
44	MP	18				13	6.5	Fair			
46	MP	10				9	4.5	Fair			

ID	Species	DBH	D2	D3	D4	Crown	CRZ	Health	Impacted	Possible Impact	Comments
47	MP	6				8	4	Fair			
48	MP	30				35	18	Fair		X	Driveway, Grading
49	MP	8				7	3.5	Fair			
50	MP	10				9	4.5	Fair	X		Driveway, Grading
51	MP	18				12	6	Fair		X	Driveway, Grading
52	MP	24				14	7	Fair			
54	MP	14				15	7.5	Fair			
55	MP	10				8	4	Fair	X		Driveway, grading, Drainage
56	MP	24				13	6.5	Poor		X	Driveway
57	MP	12				10	5	Fair	X		Driveway
58	MP	12				10	5	Fair		X	Driveway
60	MP	18				12	6	Fair			
61	CLO	36				20	10	Fair			Oak Cluster
63	CLO	6				7	3.5	Fair			
64	MP	24				25	13	Fair			
65	CLO	10				12	6	Fair			
66	CLO	6				3		Dead			
67	CLO	9				12	3	Fair			
68	CLO	12				12	6	Fair			
69	CLO	8				10	5	Fair			
70	MP	20				20	10	Fair			
71	MP	12				10	5	Fair			

ID	Species	DBH	D2	D3	D4	Crown	CRZ	Health	Impacted	Possible Impact	Comments
72	MP	14				10	5	Fair			
73	CLO	8				10	5	Fair			
74	CLO	12				8	4	Fair			
75	MP	24				20	10	Fair			
77	CLO	12				9	4.5	Fair			
78	MP	14				10	5	Fair			
79	MP	14				12	6	Fair			
80	MP	18				13	6.5	Fair			
82	CLO	12				9	4.5	Fair			
83	CLO	8				7	3.5	Fair			
84	CLO	8				7	3.5	Poor			Thinning Crown
85	CLO	10				8	4	Fair			
87	CLO	6				7	3.5	Fair			
88	CLO	10				13	6.5	Fair			
89	CLO	10				12	6	Fair			
90	CLO	8	8	6		15	7.5	Fair			
91	CLO	8				6	3	Fair			
92	CLO	8				3	1.5	Fair			
94	MP	24				25	13	Fair			
95	CLO	6				8	4	Fair			
96	CLO	8				10	5	Fair			

ID	Species	DBH	D2	D3	D4	Crown	CRZ	Health	Impacted	Possible Impact	Comments
97	MP	18				22	11	Fair			
98	MP	24				25	13	Fair			
99	CLO	18				20	10	Fair			
100	MP	14				12	6	Fair	X		Driveway footprint
201	MP	18				12	6	Fair	X		Driveway footprint
202	CLO	8	8	6	6	18	9	Fair			
203	CLO	12				15	7.5	Fair			
204	MP	48				40	20	Fair			
205	CLO	10				8	4	Fair			
206	CLO	24				14	7	Poor			Stem Decay, Stem Cavity
208	MP	14				12	6	Fair			
209	CLO	28				14	7	Fair			
210	MP	18				14	7	Fair			
211	CLO	12				6	3	Fair			
212	MP	24				14	7	Fair			
213	MP	30				16		Dead			
214	CLO	8	8	6		12		Dead			
215	CLO	8				10	5	Fair			
216	CLO	36				16	8	Fair			
217	CLO	12	10			15	7.5	Fair			
218	MP	12				15	7.5	Fair			
219	MP	18				25	13	Fair			
220	MP	12				16	8	Fair			
221	CLO	10				10	5	Fair			

ID	Species	DBH	D2	D3	D4	Crown	CRZ	Health	Impacted	Possible Impact	Comments
222	CLO	48				25	13	Fair			
223	CLO	8				5	2.5	Fair			
224	MP	18				14	7	Fair			
225	CLO	6				6	3	Fair			
227	MP	10				9		Dead	X		House Footprint, drain line
228	CLO	12				20	10	Fair	X		House Footprint patio
229	MP	24				20	10	Fair		X	House Footprint patio
231	MP	30						Dead	X		Stem/no canopy,House Footprint
232	CLO	10				8	4	Fair	X		House Footprint
233	CLO	10				8	4	Fair	X		Driveway
235	MP	18				15	7.5	Fair	X		Driveway
236	MP	12				10	5	Fair	X		Driveway
237	MP	12				15	7.5	Fair	X		Driveway
238	MP	24				20		Dead	X		Driveway
239	MP	16				12	6	Fair			
240	MP	14				16	8	Fair		x	Driveway
241	MP	24				25	13	Fair	x		House Footprint
244	MP	12				15	7.5	Fair	x		House Footprint
245	MP	14				12	6	Fair	x		House Footprint

ID	Species	DBH	D2	D3	D4	Crown	CRZ	Health	Impacted	Possible Impact	Comments
248	MP	18				14	7	Fair			
251	CLO	12	12	8		20	10	Fair		X	House Footprint
252	MP	6				12	6	Fair			
253	MP	10				14	7	Fair			
254	MP	12				16	8	Fair	X		House Footprint
255	CLO	24				14	7	Fair			3 Stems
257	MP	36				30	15	Fair			2 Stems
258	MP	8				14	7	Fair			
259	MP	14				14	7	Fair			
260	MP	6				8	6	Fair			
261	MP	12				14	7	Fair			
262	MP	12				14	7	Fair			
263	MP	8				12	6	Fair			
264	MP	12				15	7.5	Fair			
265	MP	12				16	8	Fair			
266	MP	24				20	10	Fair			
267	CLO	18				16	8	Fair			
268	CLO	18				12	6	Fair			
269	MP	18				8	4	Fair			
272	CLO	18				12		Dead	x		House Footprint, dead
275	MP	20				25	13	Fair			
276	MP	14				24	12	Fair			
277	MP	24				25	13	Fair	x		House Footprint

MITIGATION TREE LEGEND (REFER TO L1.1)

NAME	TOTAL QUANTITY
PINUS RADIATA (15 GAL) OR QUERCUS AGRIFOLIA (24" BOX AND 36" BOX)	19

PLANT LEGEND

SMALL DECORATIVE TREES
CERCIS CANADENSIS 'FOREST PANSY' (FOREST PANSY EASTERN REDBUD)
CITRUS SPP. (CITRUS)
MAGNOLIA X SOULANGEANA (SAUCER MAGNOLIA)

LOW FUEL PLANTING AREAS
(INCLUDING 5'-0" MINIMUM NON-COMBUSTIBLE SUCCULENTS AND GRAVEL ADJACENT TO RESIDENCE)
AGAVE SPP. (AGAVE)
ARCTOSTAPHYLOS SPP. (MANZANITA)
CALAMAGROSTIS NUTKAENSIS (PACIFIC REEDGRASS)
ECHEVERIA SPP. (ECHEVERIA)
HEUCHERA SPP. (CORAL BELLS)
IRIS DOUGLASIANA (DOUGLAS IRIS)
OLEA EUROPAEA 'MONTRA' (LITTLE OLLIE OLIVE)
POLYSTICHUM MUNITUM (WESTERN SWORD FERN)
SENECIO SPP. (SENECIO)
WOODWARDIA FIMBRIATA (GIANT CHAIN FERN)

COURTYARD GARDEN
AGAVE SPP. (AGAVE)
CALAMAGROSTIS FOLIOSA (LEAFY REEDGRASS)
ECHEVERIA SPP. (ECHEVERIA)
HEUCHERA SPP. (CORAL BELLS)
OLEA EUROPAEA 'MONTRA' (LITTLE OLLIE OLIVE)
POLYSTICHUM MUNITUM (WESTERN SWORD FERN)
SENECIO SPP. (SENECIO)
VIOLA SPP. (VIOLETS)
WOODWARDIA FIMBRIATA (GIANT CHAIN FERN)

TALL EVERGREEN SHRUB SCREENING
CEANOTHUS THYRSIFLORUS (BLUEBLOSSOM)
FRANGULA CALIFORNICA (COFFEEBERRY)
PRUNUS ILICIFOLIA (HOLLYLEAF CHERRY)
RHUS INTEGRIFOLIA (LEMONADE BERRY)

BIORETENTION
CALAMAGROSTIS NUTKAENSIS (PACIFIC REEDGRASS)
ELYMUS GLAUCUS (BLUE WILDRYE)
FRAGARIA VESCA (WOODLAND STRAWBERRY)
IRIS DOUGLASIANA (DOUGLAS IRIS)
MIMULUS GUTTATUS (SEEP MONKEYFLOWER)
WOODWARDIA FIMBRIATA (GIANT CHAIN FERN)

SEASONAL MEADOW
ACHILLEA MILLEFOLIUM (COMMON YARROW)
ARCTOSTAPHYLOS HOOKERI SPP. HOOKERI (HOOKER'S MANZANITA)
ARCTOSTAPHYLOS PUMILA (SANDMAT MANZANITA)
FRAGARIA VESCA (WOODLAND STRAWBERRY)
LOMATIUM PARVIFOLIUM (SMALL LEAVED LOMATIUM)
MIMULUS AURANTIACUS (STICKY MONKEYFLOWER)

LEGEND

PROPERTY LINE
SETBACK LINE
CRITICAL ROOT ZONE (CRZ)
EXISTING TREE TO REMAIN AND PROTECT IN PLACE
TREE TAG NUMBER

DESIGN NARRATIVE

A WOODLAND AND MEADOW GARDEN WOVEN INTO A MATURE PINE AND OAK FOREST. THE SITE IS FILLED WITH DAPPLED SUNLIGHT, THE MATERIALS FOR HARDSCAPE ARE CALMING AND UNDERSTATED, AND THE PLANTING DESIGN IS FOCUSED AROUND BLENDING THE HOME INTO LANDSCAPE THROUGH THE USE OF NATIVE AND MICROCLIMATE-ADAPTED PLANTS.

REFERENCE_NOTES_SCHEDULE

SYMBOL	DESCRIPTION
1	ENTRY DRIVE, VEHICULAR WOOD FRAME GATES WITH DECORATIVE IRON ACCENTS IN OPENINGS, WOODEN PEDESTRIAN GATE WITH STUCCO OR STONE PILLARS, AND PEDESTRIAN PATHWAY
2	STUCCO TRASH ENCLOSURE
3	DEER FENCE - 6'-0" TALL VISUALLY PERMEABLE BLACK METAL MESH AND POSTS
4	STUCCO RETAINING WALLS
5	SEASONAL MEADOW & BIOSWALE - NATURALISTIC GARDEN WITH NATIVE PLANTINGS
6	MONTEREY PINE AND OAK WOODLAND UNDERSTORY PRESERVATION AND RENEWAL
7	FIRETRUCK TURNOUT - ASPHALT WITH STONE BAND OR CURB
8	AUTO COURT, FIRETRUCK HAMMERHEAD, AND GUEST PARKING - COBBLES OR GRAVEL WITH FIRETRUCK-RATED BASE
9	MAIN ENTRY - STONE OR BRICK TILE
10	COURTYARD - STONE, BRICK TILE, OR CRUSHED GRAVEL WITH LOW STUCCO OR STONE LANDSCAPE WALL, AND WATER FEATURE
11	TERRACE - STONE, BRICK TILE, OR CRUSHED GRAVEL WITH LOW STUCCO OR STONE LANDSCAPE WALL AND STEPS TO TRAIL.
12	LOWER TERRACE - STONE OR GRAVEL
13	MONTEREY PINE UNDERSTORY PRESERVATION AND RENEWAL
14	INFORMAL TRAIL
15	WATER FEATURE (WALL FOUNTAIN)

0 10' 20' 40'
SCALE: 1"=20'-0"

NOT FOR CONSTRUCTION

ORIGINAL SHEET SIZE: 24" X 36"

REVISIONS AND RECORD OF ISSUE:

NO	DATE	DESCRIPTION
1.	06/15/2023	PEBBLE BEACH ARB
2.	10/23/2023	PEBBLE BEACH ARB
3.	10/21/2024	PLANNING SUBMITTAL
4.		
5.		
6.		

REGISTERED LANDSCAPE ARCHITECT
JONI L. JANECKI
No. 3163
Exp. 9/30/26
STATE OF CALIFORNIA

JONI L. JANECKI & ASSOCIATES
515 SWIFT ST. SANTA CRUZ CA 95060
PHONE 831.423.6040 | WWW.JLJA.COM
California Landscape Architect License 3163

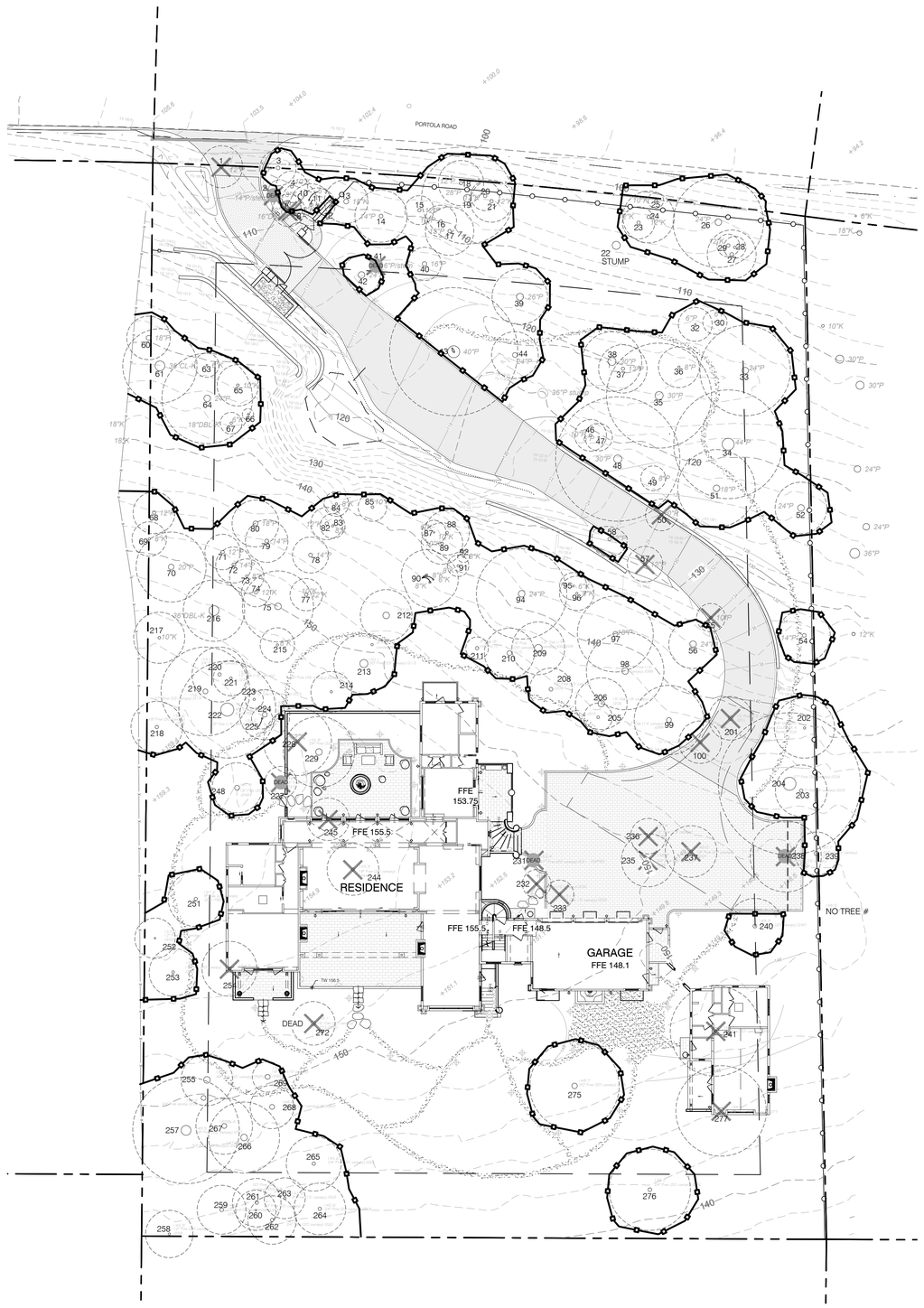
PROJECT:
1266 PORTOLA ROAD
PEBBLE BEACH, CA
APN: 008-302-023

SHEET TITLE:
OVERALL LANDSCAPE SITE PLAN

SCALE: 1"=20'-0"
DRAWN BY: MO/ND
DATE: 10/21/2024

L1.1

J:\2023\CP23850\DRAWING\23-302-PBG Portola Road\Drawings\PBB Portola Road Landscape.dwg, L1.1 Overall Landscape Site Plan, 10/18/2024 10:23:15 AM, Eric Dow, DWG to PDF.pc3, ARCH E Extended (18.00 x 24.00 Inches), 1:1



LEGEND

- PROPERTY LINE
- SETBACK LINE
- TREE PROTECTION FENCING
- CRITICAL ROOT ZONE
- EXISTING TREE TO REMAIN AND PROTECT IN PLACE
- TREE TAG NUMBER
- EXISTING TREE TO BE REMOVED (19 TOTAL)
- TREE TAG NUMBER
- EXISTING DEAD TREE TO BE REMOVED (5 TOTAL)
- TREE TAG NUMBER

TREE MITIGATION SCHEDULE

NUMBER OF LIVING TREES TO BE REMOVED: 19 PINUS RADIATA: 15 QUERCUS AGRIFOLIA: 4
NUMBER OF TREES REQUIRED FOR REPLACEMENT: (19) 5 GALLON OR LARGER, IF AVAILABLE.
NUMBER OF REPLACEMENT TREES PROPOSED: PINUS RADIATA: (14) 15 GALLON QUERCUS AGRIFOLIA (5) 24" AND 36" BOX

NOTES:

1. REMOVE TREES #2, 41, 227, 231, 238, AND 272; THEY ARE DEAD AND NOT PART OF THE MITIGATION SCHEDULE.
2. REFER TO FOREST MANAGEMENT PLAN PREPARED BY ONO CONSULTING DATED 10/11/2024.

0 10' 20' 40'
SCALE: 1"=20'-0"

NOT FOR CONSTRUCTION

ORIGINAL SHEET SIZE: 24" X 36"

REVISIONS AND RECORD OF ISSUE:

NO.	DATE	DESCRIPTION
1.	06/15/2023	PEBBLE BEACH ARB
2.	10/23/2023	PEBBLE BEACH ARB
3.	10/21/2024	PLANNING SUBMITTAL
4.		
5.		
6.		

REGISTERED LANDSCAPE ARCHITECT
JONI L. JANECKI
No. 3163
Exp. 9/30/26
STATE OF CALIFORNIA

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California Landscape Architect License 3163

PROJECT:
1266 PORTOLA ROAD
PEBBLE BEACH, CA
APN: 008-302-023

SHEET TITLE:
TREE PROTECTION, MITIGATION, AND REMOVAL PLAN

SCALE: 1"=20'-0"
DRAWN BY: MO/ND
DATE: 10/21/2024

L1.6

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