

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

In the matter of the application of:

HOLLAND GEORGE L & DANA R TRS (PLN210313-AMD1)

RESOLUTION NO. 23-086

Resolution by the Monterey County Chief of Planning:

1. Finding that the project involves the construction of an addition and changes to exterior features and materials on an existing single family dwelling, which qualifies for a Class 1 Categorical Exemption pursuant to Sections 15301 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and
2. Approving a Minor and Trivial Amendment to a Coastal Administrative Permit & Design Approval for a 1,866 square foot addition, a 62 square foot balcony, 28 square foot access stairs, 600 square foot interior remodel, and new doors & windows to an existing 2,160 square foot two-story single family dwelling with warm white stucco body and red-brown clay barrel tile roof, matching existing, and 165 square feet of patio and walkway improvements within 750 feet of known archaeological resources (Chief of Planning Resolution No. 22-039). The amendment consists of an increase of the addition by 190 square feet, a 270 square foot front terrace, relocation for rooftop terrace, modification of outdoor staircase (from a 30 square foot spiral to a 72 square foot standard staircase), a new 63 square foot shed roof over a door, and incorporation of beige stone cladding accents on exterior finish.

[PLN210313-AMD1 – HOLLAND GEORGE L & DANA R TRS, 3363 17 Mile Drive, Pebble Beach, Del Monte Forest Land Use Plan, Coastal Zone (Assessor's Parcel Number 008-361-007-000)]

Corrected on December 20, 2023. (This resolution corrects the previous resolution mailed out on December 8, 2023.

The HOLLAND GEORGE L & DANA R TRS amendment application (PLN210313-AMD1) came on for a public hearing before the Monterey County Chief of Planning on December 6, 2023. Having considered all the written and documentary evidence, the administrative record, the staff report, and other evidence presented, the Monterey County Chief of Planning finds and decides as follows:

FINDINGS

- 1. FINDING:** **PROCESS** – The County has received and processed a Minor and Trivial Amendment to a previously approved Coastal Administrative Permits and Design Approval (HCD-Planning File No. PLN210313, Chief of Planning Resolution No. 22-039).

EVIDENCE:

 - a) On August 21, 2023, a request for a Minor and Trivial Amendment (PLN210313-AMD1) was submitted to HCD-Planning staff.
 - b) On January 11, 2023, the Monterey County Chief of Planning adopted Resolution No. 22-039 approving a Coastal Administrative Permit and Design Approval for a 1,866 square foot addition, a 62 square foot balcony, 28 square foot access stairs, 600 square foot interior remodel, new doors and windows to an existing 2,160 square foot two-story single family dwelling with warm white stucco body and red-brown clay barrel tile roof, to match existing, and 165 square feet of patio and walkway improvements and a Coastal Administrative Permit for development within 750 feet of known archaeological resources.
 - c) Consideration of the subject request for a Minor and Trivial Amendment has been carried out pursuant to Title 20 section 20.76.115. Notice of this Amendment has been carried out pursuant to Title 20 section 20.76.115.A.
 - d) The findings and evidence from PLN210313 (Chief of Planning Resolution No. 22-039) have been carried forward to this permit amendment and are incorporated by reference, PLN210313-AMD1 except where noted.
 - e) Condition 2 (Permit Approval Notice), Condition 4 (Notice of Exemption), Condition 9 (Construction Management Plan) and Condition 10 (Condition Compliance Fee) from the previous permit have been met and therefore are not carried forward with this amendment. Condition 3 (Cultural Resources) and Condition 5 (Tree and Root Protection) are in On-Going status; Condition 6 (Landscaping Plan) and Condition 7 (Exterior Lighting) are in Partially Met status; and Condition 8 (Pre-Construction Meeting) is in Not Met status. As such, the amendment will carry forward these 5 conditions of approval from the previous permit and, upon entitlement, be the operative permit.
 - f) The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in HCD-Planning File Nos. PLN210313 and PLN210313-AMD1.
- 2. FINDING:** **CONSISTENCY** – The project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

EVIDENCE:

 - a) The project has been reviewed for consistency with the text, policies, and regulations in:
 - 1982 Monterey County General Plan (General Plan);
 - Del Monte Forest Land Use Plan (DMF LUP);
 - Del Monte Forest Coastal Implementation Plan;
 - Monterey County Coastal Zoning Ordinance (Title 20).

No conflicts were found to exist. The subject property is located within the Coastal Zone; therefore, the 2010 Monterey County General Plan does not apply.

- b) Allowed Use. The subject property is located at 3363 17 Mile Drive, Pebble Beach, Del Monte Forest Land Use Plan (APN: 008-361-007-000). The subject parcel is zoned Low Density Residential with a maximum gross density of 1.5 acres/unit and a Design Control Overlay or “LDR/1.5-D(CZ).” Per Title 20, Monterey County Code (MCC) section 20.14.040, the single family dwelling is a principal use allowed. The project involves additions and remodeling new doors & windows to an existing single family dwelling. Therefore, the project is an allowed use.
- c) Amendment. The proposed Minor and Trivial Amendment (PLN210313-AMD1) to the previously approved Coastal Administrative Permit (PLN210313) allows modification to the addition design such that the dwelling’s floor area is increase from the approved total of 4,026 square feet to 4,216 square feet to add a closet and relocate the laundry room within the dwelling. The amended project also reduces and relocates a roof terrace, updates the staircase to the terrace from spiral to standard style, adds new 63 square foot shed roof over a door on the east elevation exterior, a front terrace and beige stone veneer accents. These represent minor changes to the previously approved additions to the single-family dwelling. The proposed Amendment would not intensify the overall use or have any impacts above what was already considered as part of the original project and approved pursuant to the Chief of Planning Resolution 22-039. Approval of this Amendment does not change the entitlement to development within 750 feet of a positive archaeological resource.
- d) Lot Legality. The subject parcel (1.05 acres), APN 008-361-007-000, is located on a residential subdivision as Lot 26A 1972 Assessor’s Map of El Pescadero Ro. Block 132, Book 8 Page 36-2. Therefore, the County recognizes the subject parcel as a legal lot of record.
- e) Design. The project is subject to the Design Control Zoning District (“D” district) standards found in to MCC Chapter 20.44, which ensures a hearing for review of the location, size, materials and colors of the structures to best protect of the public viewshed and neighborhood character. This amendment does not alter the approved colors and materials but adds additional beige stone veneer to the front of the dwelling. The homes within this area have a variety of architectural styles and the as proposed, the design and architectural elements are consistent with the neighborhood character and will not detract the visual integrity of the site.
- f) Review of Development Standards. MCC Chapter 20.14 guides the development standards for the subject parcel, zoned Low Density Residential with a maximum gross density of 1.5 acres/unit and a Design Control Overlay or “LDR/1.5-D(CZ). Required setbacks for main structures are 30 feet (front) and 20 feet (rear and side). The project has over 70 feet front, over 80 feet side and a rear setback of over 71 feet. The height will be 22 feet, 6 inches, below the maximum 30-foot height limitation for this zoning district. The

maximum building site coverage is 15%, (6,873 square feet), and the amended project will have a 10.4% (4,773 square feet) building site coverage. The maximum floor area ratio is 17.5% (8,019 square feet), and the amended project will have a floor area ratio of 10.6% (4,849 square feet). The project meets the building site coverage and floor area ratio regulations. As summarized above, the project meets the development standards for its zoning district per MCC section 20.12.060.

- g) Historical Resources. The project site's main dwelling was built circa 1936. As demonstrated in Chief of Planning Resolution No. 22-039, the historic assessment found that, presently, the house has undergone a substantial loss of historic integrity of design, materials and workmanship and does not meet the minimum requirements for recognition as an Historic Resource. Therefore, the amendment would not result in an impact to a historic resource.
- h) Cultural Resources. As demonstrated in Chief of Planning Resolution No. 22-039, development will occur within 750 of known archaeological resources and the archaeological report provided conclusions of a site survey which did not reveal any of the indicators expected of a prehistoric archaeological or historical resource. Morley did not find the need to recommend measures to protect resources beyond the standard condition of approval for negative archaeological reports. The project amendment does not include substantial additional grading from the original project (approximately 170 cubic yards of cut and 10 cubic yards of fill). The potential for inadvertent impacts to cultural resources is addressed through incorporation of a standard condition of approval, which requires the contractor to stop construction work if resources are uncovered and to pause work within the area until such resources are evaluated (Condition No. 3). Therefore, the amendment would not result in a change in the severity to impact cultural resources.
- i) Pescadero Watershed. DMF LUP Freshwater and Marine Resource policies and Land Use and Development Policy 77 states that development within the Pescadero Watershed shall be sited to minimize erosion and storm-water runoff by having a maximum of 9,000 square feet of impervious site coverage. Figure 2b of the DMF LUP illustrates the subject property within the Pescadero Watershed, which is the area that drains into the Carmel Area of Special Biological Significance. MCC section 20.147.030.A identifies development standards to protect the Pescadero Watershed such as development conforming to the topography, creating simple and direct driveway access and minimizing storm-water runoff by limiting the impervious site coverage to 9,000 square feet. The subject property currently has 5,148 square feet of impervious surfaces. The original permit allowed an increase to 6,725 square feet of impervious surface from the existing 5,148 square feet. The project amendment adds 500 square feet of impervious surfaces for a new total of 7,225 square feet. The project will be accessed through the house and rear patio and does not involve new driveway improvements. Therefore, the project as amended is consistent with the DMF LUP policies and

the Coastal Implementation Plan regulations for development within the Pescadero Watershed.

- j) Public Access. As demonstrated in Finding 4, the development is consistent with public access policies of the DMF LUP and the Coastal Implementation Plan.
- k) Environmentally Sensitive Habitat. As demonstrated in Chief of Planning Resolution No. 22-039, there are no Environmentally Sensitive Habitat Areas (ESHA) on the parcel. Therefore, the amendment would not result in an impact to ESHA. However, invasive non-native plant species were found on the subject parcel and control of these species was recommended by Thompson in anticipation of Pebble Beach Company improving the quality of the stream habitat in the drainage on the neighboring parcel which is in their ownership (zoned Open Space). The recommendations of the Biological Report are incorporated as part of the landscaping plan condition of approval carried over from the original permit.
- l) Tree Removal. The amendment does not involve tree removal; however, construction would have the potential to impact nearby native trees. Conditions requiring installation and maintenance of tree protection measure and a pre-construction meeting have been carried forward which will ensure consistency with DMF LUP Forest Resources policies and regulations of the Coastal Implementation Plan and State and County fire safety regulations.
- m) Visual Resources/Visual Impact. As demonstrated in Chief of Planning Resolution No. 22-039, the project is consistent with the DMF LUP policies and Coastal Implementation Plan regulations for scenic and visual resources because it is designed to be subordinate to and blend with the surrounding environment and neighborhood character (see Evidence “e” above) and will not block significant public views of the beach, ocean or the dunes. Any new lighting for the addition is required to follow the dark sky regulations for the County per Condition No. 6.
- n) Land Use Advisory Committee (LUAC). As demonstrated in Chief of Planning Resolution No. 22-039, the project was review by the Del Monte Forest Land Use Advisory Committee in the May 5, 2022 meeting, where the committee unanimously recommended the original project for approval (6 ayes, 0 noes, 2 absent). This amendment retains the previously approved single family dwelling design and massing from public viewing angles and therefore was not referred back to the LUAC.
- o) 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 Nos. PLN210313 and PLN210313-AMD1.

3. **FINDING:** **SITE SUITABILITY** – The site is physically suitable for the proposed use.

- EVIDENCE:**
- a) The project includes a new single family dwelling and associated use within an established residential neighborhood, Spyglass Cypress.
 - b) The project was reviewed by HCD Planning, Engineering Services, and Environmental Services, as well as Pebble Beach Community

Services District (Fire) and the Environmental Health Bureau. Conditions were recommended and have been incorporated. There are no further physical or environmental constraints that would indicate that the site is not suitable for the use proposed. The following reports have been prepared and submitted with the application:

- Limited Phase One Historic Assessment for 3363 17 Mile Drive, Pebble Beach, CA, APN 008-361-007-000 (LIB220086) prepared by Seth A. Bernstein, Past Consultants LLC, Pacific Grove, CA on September 9, 2021,
- Construction Impact Assessment and Forest Management Plan, Holland Residence (LIB220091) prepared by Frank Ono, Ono Consulting, Salinas, CA on March 7, 2022,
- Biological assessment for 3363 17 Mile Drive in Pebble Beach (LIB220093) prepared by Rob Thompson, Thompson Wildland Management, on May 4, 2022,
- Preliminary Archaeological Assessment for Assessor's Parcel Number APN 008-361-007 in Pebble Beach, County of Monterey, California (LIB220092) prepared by Susan Morley and Brenna Wheelis, Achasta Archaeological Services, Marina, on March 1, 2022, and
- Soil Engineering Investigation for the Holland Residence Additions (APN 008-361-007) 3363 17 Mile Drive, Monterey County, California (LIB220103) prepared by Brian Papurello, Landset Engineers, Inc., Salinas on April 7, 2022.

County staff independently reviewed these reports and concurs with their conclusions. There are no further physical or environmental constraints that would indicate that the site is not suitable for the use proposed. The amendment to the project did not require updates to these reports for Planning purposes. All development shall be in accordance with these reports.

- c) Slopes over 30% on the property are illustrated in the Site Plan but no development is planned on those areas.
- d) 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 Nos. PLN210313 and PLN210313-AMD1.

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

EVIDENCE: a) The project was reviewed by HCD Planning, Engineering Services, and Environmental Services, as well as Pebble Beach Community Services District (Fire) and the Environmental Health Bureau, and conditions have been recommended, 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.

No new conditions were recommended pertaining to this minor and trivial amendment.

- b) Necessary public facilities are existing on the subject property. California American Water Company is the domestic water purveyor and wastewater services are provided by Carmel Area Wastewater District through the Pebble Beach Community Services District. The project has ten additional water credits per Monterey Peninsula Water Management District Ordinance 39 and water fixtures will be updated so that the project will not increase total water credits beyond what is currently allotted to the parcel. Furthermore, the amendment to the project changes the location of the laundry room but does not change the fixture count. Therefore, both potable water and wastewater services can serve the project.
- c) Preliminary civil plans are attached to the plans for the amendment which demonstrate the applicant is complying with erosion control regulations as outline in Chapter 16.12. HCD-Engineering Services reviewed the project submittal which included a Construction Management Plan (CMP). Although most of the roads in the Pebble Beach area are private roads, HCD-Engineering Services reviewed potential increased traffic on the public roads that will need to be taken to get to the project site in Pebble Beach and to remove the 160 cubic yards of cut not anticipated to be used as fill. Implementation of the CMP will minimize traffic on public roads.
- d) The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in HCD-Planning File Nos. PLN210313 and PLN210313-AMD1.

5. **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 access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in MCC 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 physical public access (Figure 8, Major Public Access and Recreational Facilities, in the DMF LUP).
 - d) The subject project site is partially included in the area the Local Coastal Program requires visual public access (Figure 3, Visual Resources, in the DMF LUP). Staking and flagging photographs were attached to the Colors and Materials exhibit of the original permit which demonstrated that the addition will not affect visual public access due to the tree canopy, topography, and the placement of the dwelling over seventy-three feet back in the parcel.
 - e) A visual impact assessment was made by the project planner on June 21, 2022 and October 31, 2023. Based on the project location and its topographical relationship to visual public access points in the area the

development will not interfere with visual access at Point Lobos or Pebble Beach public access parking lot (indicated as a designated Vista Point on Figure 3 of the DMP LUP). Consistent with DMF LUP Policies 123 and 137, the proposed development will not block significant public views toward the ocean and will not adversely impact the public viewshed or scenic character in the project vicinity.

- f) 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 Nos. PLN210313 and PLN210313-AMD1.

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

- EVIDENCE:**
- a) Staff reviewed Monterey County HCD Planning and Building Services records and is not aware of any violations existing on subject property.
 - b) 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 Nos. PLN210313 and PLN210313-AMD1.

7. **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) The project involves construction of a of a 190 square foot addition, a 270 square foot front terrace, different location for rooftop terrace and different type of outdoor staircase (from 30 square foot spiral to 72 square foot standard staircase), addition of a 63 square foot shed roof, and additional stone cladding on exterior finish to an approved 4,026 square foot two-story single family dwelling.
 - b) California Environmental Quality Act (CEQA) Guidelines Section 15301 categorically exempts additions of this size to a single family dwelling in a residential zone where sufficient water, wastewater and utilities are provided.
 - c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource (see Finding 2, Evidence” b”), a hazardous waste site, development located within view of a State scenic highway, unusual circumstances that would result in a significant effect or development that would result in a cumulative significant impact. Although 17-Mile Drive is considered scenic in the DMF LUP, it is not a State scenic highway. No adverse environmental effects were identified during staff review of the development application.
 - d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File Nos. PLN210313 and PLN210313-AMD1.

8. **FINDING:** **APPEALABILITY** – The decision on this project may be appealed to the Board of Supervisors and the Coastal Commission.
- EVIDENCE:** a) Board of Supervisors. Pursuant to MCC section 20.86.030, an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.
- b) Coastal Commission. Pursuant to MCC section 20.86.080, a project is subject to appeal by/to the California Coastal Commission because it involves development located between the sea and the first through public road paralleling the sea (i.e., State Route/Highway 1).

DECISION

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

1. Find that the project involves the construction of an addition to an existing single family dwelling, which qualifies for Class 1 Categorical Exemptions pursuant to Section 15301 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and Approve a Minor and Trivial Amendment to a previously approved Coastal Administrative Permit and Design Approval allowing a 1,866 square foot addition, a 62 square foot balcony, 28 square foot access stairs, 600 square foot interior remodel, and new doors and windows to an existing 2,160 square foot two-story single family dwelling with warm white stucco body and red-brown clay barrel tile roof, matching existing, and 165 square feet of patio and walkway improvements within 750 feet of known archaeological resources (Chief of Planning Resolution No. 22-039). The amendment consists of an increase of the addition by 190 square feet, a 270 square foot front terrace, relocation of the rooftop terrace, modification of the outdoor staircase (from a 30 square foot spiral to a 72 square foot standard staircase), a new 63 square foot shed roof over a door, and incorporation of beige stone cladding accents on the exterior finish.

The project is in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 6th day of December, 2023.

DocuSigned by:

 E6C3AC03D78644E
 Melanie Beretti, AICP,
 Acting HCD-Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON **DECEMBER 8, 2023.**

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 **DECEMBER 18, 2023.**

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

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

NOTES

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

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

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

County of Monterey HCD Planning

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

PLN210313-AMD1

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Minor & Trivial Amendment permit (PLN210313-AMD1) allows Amendment to a previously approved Coastal Administrative Permit & Design Approval (PLN210313) for a 1,866 square foot addition, a 62 square foot balcony, 28 square foot access stairs, 600 square foot interior remodel, new doors & windows to an existing 2,160 square foot two-story single family dwelling with warm white stucco body and red-brown clay barrel tile roof, matching existing and 165 square feet of patio and walkway improvements; Coastal Administrative Permit for development within 750 feet of known archaeological resource. The amendment includes an increase of a 190 square foot addition, 270 square foot front terrace, 63 square foot shed roof, relocation of the rooftop terrace, modification of the outdoor staircase (from 30 sq. ft. spiral to 72 sq. ft. staircase), and incorporation of beige stone cladding accents. The property is located at 3363 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-361-007-000), 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 on-going basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation The applicant shall record a Permit Approval Notice. This notice shall state:

Monitoring Measure: "A Minor and Trivial Amendment (Resolution Number 23-086) was approved by the HCD Chief of Planning for Assessor's Parcel Number 008-361-007-000 on December 6, 2023. The permit was granted subject to 7 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 Prior to the issuance of grading and building permits, certificates of compliance, or
Monitoring commencement of use, whichever occurs first and as applicable, the Owner/Applicant
Action to be shall provide proof of recordation of this notice to the HCD - Planning.
Performed:

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

Responsible Department: Planning

Condition/Mitigation If, during the course of construction, cultural, archaeological, historical or
Monitoring Measure: 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 The Owner/Applicant shall adhere to this condition on an on-going basis.

Monitoring
Action to be Prior to the issuance of grading or building permits and/or prior to the recordation of the
Performed: 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. 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 of tree protection to HCD - Planning for review and approval.

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.

5. PD012 – LANDSCAPING PLAN

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: LANDSCAPING PLAN REQUIRED

Where there is not existing landscaping, the site shall be landscaped and non -native invasive species shall be eliminated. Applicant/owner shall submit a Landscape Package Application in accordance with MCC Chapter 16.63 as required in Section 16.63.050 or Section 16.63.060, and subject to review and approval by the Chief of Planning. The Landscape Plan shall incorporate the recommendations of the reports for the project:

Biological assessment for 3363 17 Mile Drive in Pebble Beach (LIB220093) prepared by Rob Thompson, Thompson Wildland Management, on March 15, 2022, and Construction Impact Assessment and Forest Management Plan, Holland Residence (LIB220091) prepared by Frank Ono, Ono Consulting, Salinas, CA on March 7, 2022.

Compliance or Monitoring Action to be Performed: Prior to issuance of construction permits, the owner shall submit a Landscape Package Application to HCD Chief of Planning for review and approval. and the plans shall be incorporated into final building plans.

The owner shall install the new landscaping in accordance with the provisions of the approved Landscape Package. Compliance with the approved Landscape Package shall be verified by inspections in accordance with Section 16.63.120.

6. PD014(B) - LIGHTING-EXTERIOR LIGHTING PLAN (VS & RIDGELINE)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. Exterior lighting shall have recessed lighting elements. Exterior light sources that would be directly visible from when viewed from a common public viewing area, as defined in Section 21.06.195, are prohibited. The applicant shall submit three (3) copies of exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the Director of HCD - Planning, prior to issuance of building permits.
(HCD - Planning)

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

Prior to final/occupancy, staff shall conduct a site visit to ensure that the lighting has been installed according to the approved plan.

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

7. PD052 - PRE-CONSTRUCTION MEETING

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Prior to the commencement of any grading or construction activities, a pre-construction meeting shall be held on the site. The meeting shall include representatives of each of the selected contractors, any consultant who will conduct required monitoring, the Owner/Applicant, the HCD -Planning Department and any other appropriate County Departments. The purpose of the meeting is to review the conditions of approval that are applicable to the grading and construction of the approved development. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to commencement of any grading or construction activities, the Owner/Applicant shall contact HCD -Planning to schedule a pre-construction meeting prior to commencement of any grading or construction activities. The Owner/Applicant shall be responsible for ensuring that all appropriate contractors and technical consultants are in attendance. HCD -Planning staff shall be responsible for identifying and notifying other County Departments that should attend the meeting (if applicable).

THE HOLLAND RESIDENCE

3363 17 MILE DRIVE

PEBBLE BEACH, CA. 93953

GENERAL NOTES & CONDITIONS

- EXAMINATION OF THE SITE AND PORTIONS THEREOF WHICH WILL AFFECT THIS WORK SHALL BE MADE IMMEDIATELY BY THE CONTRACTOR, WHO SHALL COMPARE IT WITH THE DRAWINGS AND SATISFY HIMSELF TO CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED. HE SHALL AT SUCH TIME ASCERTAIN AND CHECK LOCATIONS OF THE EXISTING STRUCTURES AND EQUIPMENT WHICH MAY AFFECT HIS WORK.
- CONTRACTOR SHALL PROVIDE THE ARCHITECT (INTERNATIONAL DESIGN GROUP) AND OWNER GEORGE AND DANA HOLLAND WITH A COMPLETE COST BREAKDOWN AND SCHEDULE OF CONSTRUCTION FOR THIS PROJECT PRIOR TO COMMENCEMENT OF WORK.
- CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN AND PAY FOR ALL NECESSARY PERMITS INSPECTIONS, CERTIFICATES, AND FEES. HE SHALL ALSO BE RESPONSIBLE FOR FILING OF APPLICATION FOR PERMIT AND PLAN CHECK APPROVAL AS NECESSARY. (THIS SECTION SUBJECT TO OWNER'S REVIEW AND APPROVAL.)
- CONTRACTOR SHALL PROTECT OWNER'S AREA, NEW AND/OR EXISTING MATERIALS AND FINISHES FROM DAMAGE WHICH MAY OCCUR FROM CONSTRUCTION, DEMOLITION, DUST, WATER, ETC., AND SHALL PROVIDE AND MAINTAIN TEMPORARY BARRICADES, CLOSURE WALLS, ETC., AS REQUIRED TO PROTECT THE PUBLIC AND OWNER DURING THE PERIOD OF CONSTRUCTION. DAMAGE TO NEW AND EXISTING MATERIALS, FINISHES, STRUCTURES, AND EQUIPMENT SHALL BE REPAIRED OR REPLACED. CONTRACTOR SHALL COORDINATE TEMPORARY BARRICADES WITH OWNER PRIOR TO COMMENCEMENT OF WORK AS NECESSARY.
- MATERIALS THAT ARE SPECIFIED BY THEIR BRAND NAMES ESTABLISH STANDARDS OF QUALITY AND PERFORMANCE. ANY REQUEST FOR SUBSTITUTION SHALL BE SUBMITTED TO THE DESIGNER AND OWNER FOR REVIEW FOR EQUAL QUALITY AND PERFORMANCE AND SHALL NOT BE PURCHASED OR INSTALLED WITHOUT THEIR WRITTEN APPROVAL. ALL NON-SPECIFIED PRODUCTS SHALL CONFORM TO REQUIREMENTS SET FORTH BY CODE COMPLIANCE OR INDUSTRY STANDARDS AND CONTRACTOR SHALL SUBMIT A LIST OF PRODUCTS AND MANUFACTURERS BEING USED FOR REVIEW BY THE ARCHITECT PRIOR TO PURCHASE OR INSTALLATION.
- ALL CONSTRUCTION WORK, ARCHITECTURAL, MECHANICAL, PLUMBING, ELECTRICAL, ETC., AS MAY BE REQUIRED, SHALL CONFORM TO THE LATEST EDITION OF THE CALIFORNIA BUILDING CODE AND THE LATEST EDITION OF ALL GOVERNING CODES AND REGULATIONS AS ADOPTED BY THE COUNTY OF MONTEREY. ALL WORK SHALL BE DONE IN A THOROUGH, WORKMANLIKE MANNER AND EQUAL TO THE BEST STANDARDS OF THE PRACTICE.
- ALL DIMENSIONS ON CONSTRUCTIONS DRAWINGS ARE TO FACE OF STUD (F.O.S.), OR FACE OF CONCRETE (F.O.C.), UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS TAKE PRECEDENCE OVER SCALE. ANY DISCREPANCIES SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ARCHITECT. CONTRACTORS SHALL NOT SCALE DRAWINGS. QUESTIONS REGARDING DIMENSIONS SHALL BE BROUGHT TO THE ARCHITECT OR OWNER PRIOR TO ANY START OF WORK.
- ALL CONSTRUCTION DOCUMENTS ARE COMPLEMENTARY, AND WHAT IS CALLED FOR BY ANY WILL BE BINDING AS IF CALLED FOR BY ALL. ANY WORK SHOWN OR REFERRED TO ON ANY CONSTRUCTION DOCUMENTS SHALL BE PROVIDED AS THOUGH ON ALL RELATED DOCUMENTS. **DISCREPANCIES SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION.**
- ALL WORK LISTED, SHOWN OR IMPLIED ON ANY CONSTRUCTION DOCUMENT SHALL BE SUPPLIED AND INSTALLED BY THE CONTRACTOR EXCEPT WHERE NOTED. THE CONTRACTOR SHALL CLOSELY COORDINATE HIS WORK WITH THAT OF OTHER CONTRACTORS OR VENDORS TO ASSURE THAT ALL SCHEDULES ARE MET AND THAT ALL WORK IS DONE IN CONFORMANCE WITH MANUFACTURER'S REQUIREMENTS. WORK REQUIRED UNDER THIS CONTRACT SHALL INCLUDE ALL LABOR, MATERIALS, EQUIPMENT, ETC. NECESSARY TO COMPLETE THIS PROJECT. ALL MATERIALS SHALL BE NEW AND UNUSED, UNLESS SPECIFICALLY NOTED AND BE A QUALITY ACCEPTABLE BY INDUSTRY STANDARDS.
- THE USE OF THE WORD "PROVIDE" IN CONNECTION WITH ANY ITEM SPECIFIED IS INTENDED TO MEAN THAT SUCH SHALL BE FURNISHED, INSTALLED, AND CONNECTED WHERE SO REQUIRED, EXCEPT AS NOTED.
- THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR FABRICATED ITEMS, CUT SHEETS OF ALL FIXTURES AND EQUIPMENT, AND SAMPLES OF ALL FINISHES CALLED FOR BY THE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION AND/OR INSTALLATION.
- THE CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DOCUMENTS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL TRADES AND SHALL PROVIDE ALL SUBCONTRACTORS WITH CURRENT CONSTRUCTION DOCUMENTS AS REQUIRED. THE CONTRACTOR, IN ASSUMING RESPONSIBILITY FOR THE WORK INDICATED, SHALL COMPLY WITH THE SPIRIT AS WELL AS WITH THE LETTER IN WHICH THEY WERE DRAWN.
- THE CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS OF ALL SUBCONTRACTORS AND TRADES ON A REGULAR BASIS, AND SHALL EXERCISE STRICT CONTROL OVER JOB CLEANING TO PREVENT ANY DIRT, DEBRIS OR DUST FROM AFFECTING, IN ANY WAY, FINISHED AREAS IN OR OUTSIDE THE JOB SITE.
- THE CONSTRUCTION DOCUMENTS ARE PROVIDED TO ILLUSTRATE THE DESIGN AND GENERAL TYPE OF CONSTRUCTION DESIRED AND IMPLY THE FINEST QUALITY OF CONSTRUCTION, MATERIAL AND WORKMANSHIP THROUGHOUT.
- ALL ELECTRICAL, MECHANICAL, AND PLUMBING WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF THE NATIONAL BOARD OF FIRE UNDERWRITERS, THE STATE FIRE MARSHALL, THE SAFETY ORDERS OF THE DIVISION OF INDUSTRIAL SAFETY, AND ANY APPLICABLE STATE OR LOCAL LAWS AND ORDINANCES. NOTHING ON THESE DRAWINGS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.
- WORK WHICH IS OBVIOUSLY REQUIRED TO BE PERFORMED IN ORDER TO PROVIDE A COMPLETELY OPERABLE INSTALLATION WITHIN THE LIMITS AND SCOPE OF WORK, BUT WHICH MAY NOT BE SPECIFICALLY INCLUDED IN THE PLANS, SHALL BE PERFORMED BY CONTRACTOR AND INCLUDED IN HIS BID.
- ALL WORK SHALL BE GUARANTEED AGAINST DEFECTS IN DESIGN, INSTALLATION AND MATERIAL FOR A MINIMUM PERIOD OF ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION.
- CONTRACTOR SHALL PERSONALLY SUPERVISE AND DIRECT THE WORK OR SHALL KEEP A COMPETENT EMPLOYEE, AUTHORIZED TO RECEIVE INSTRUCTIONS AND ACT ON THE CONTRACTOR'S BEHALF, CONTINUOUSLY ON SITE DURING WORKING HOURS.
- TREES ADJACENT TO STRUCTURES AND OVER DRIVEWAYS SHALL BE TRIMMED TO CLEAR STRUCTURES AND PROVIDE 15' CLEARANCE OVER DRIVES. PROTECT OTHER TREES DURING CONSTRUCTION.

SYMBOLS

- ①

WALL LINE

NUMBERS VERTICAL

LETTERS HORIZONTAL
- ①

DOORS SYMBOL NUMBERS
- ◇

WINDOW TYPE-NUMBERS
- ⊖

DETAIL

DETAIL IDENTIFICATION

SHEET WHERE DETAIL IS DRAWN
- ⊕

SECTION

SECTION IDENTIFICATION

SHEET WHERE SECTION IS DRAWN
- ⊕

ELEVATION

ELEVATION IDENTIFICATION

SHEET WHERE ELEVATION IS DRAWN
- △

REVISIONS-NUMBERS

CLOUD AROUND REVISION OPTIONAL

ABBREVIATIONS

EXIST'G OR (E)	EXISTING	N.I.C.	NOT IN CONTRACT
A.B.	ANCHOR BOLT	N.T.S.	NOT TO SCALE
A.N.G.	AVERAGE NATURAL GRADE	O.C.	ON CENTER
APPROX.	APPROXIMATE	O.D.	OUTSIDE DIAMETER
BLK.	BLOCK	PLYWD.	PLYWOOD
CAB.	CABINET	R.O.	ROUGH OPENING
CL. OR CLO.	CLOSET	RM.	ROOM
CLR.	CLEAR	SM.	SIMILAR
CONC.	CONCRETE	S.L.	SKY LIGHT
CONT.	CONTINUOUS	SL. DR.	SLIDING DOOR
DN.	DOWN	T&G	TONGUE AND GROOVE
D.S.	DOWNSPOUT	T.O.C.	TOP OF CONCRETE
F.F.	FINISHED FLOOR	T.O.P.	TOP OF PLATE
F.O.C.	FACE OF CONCRETE	T.O.S.	TOP OF SLAB
F.O.S.	FACE OF STUDS	TYP.	TYPICAL
GALV.	GALVANIZED	U.O.N.	UNLESS OTHERWISE NOTED
G.I.	GALVANIZED IRON	V.I.F.	VERIFY IN FIELD
GYP.	GYPSUM	W/O	WITHOUT
G.W.B.	GYPSUM WALLBOARD	WP	WATERPROOF
(N)	NEW		

BUILDING DEPARTMENT NOTES

- NO PERSON MAY TAP INTO ANY FIRE HYDRANT OTHER THAN FIRE SUPPRESSION OR EMERGENCY AID, WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE WATER PURVEYOR SUPPLYING WATER TO THE HYDRANT AND FROM THE MONTEREY COUNTY ENVIRONMENTAL HEALTH DEPARTMENT.
- ALL HOSES USED IN CONNECTION WITH ANY CONSTRUCTION ACTIVITIES SHALL BE EQUIPPED WITH A NOZZLE SHUT-OFF. WHEN AN AUTOMATIC SHUT-OFF NOZZLE CAN BE PURCHASED OR OTHERWISE OBTAINED FOR THE SIZE OR TYPE OF HOSE IN USE, THE NOZZLE SHALL BE AN AUTOMATIC SHUT-OFF NOZZLE.
- NO POTABLE WATER MAY BE USED FOR COMPACTION OR DUST CONTROL PURPOSES IN CONSTRUCTION ACTIVITIES WHERE THERE IS A REASONABLY AVAILABLE SOURCE OF RECLAIMED OR OTHER SUB-POTABLE WATER APPROVED BY THE MONTEREY COUNTY ENVIRONMENTAL HEALTH DEPARTMENT AND APPROPRIATE FOR SUCH USE.
- THE USE OF SOLDERS CONTAINING MORE THAN 2/10thth OF 1% LEAD IN MAKING JOINTS ON PRIVATE OR PUBLIC WATER SUPPLY SYSTEMS IS PROHIBITED (SB 164).
- PROVIDE NON-REMOVABLE BACKFLOW DEVICES AT ALL HOSEBIBS.

DEFERRED SUBMITTALS

- CONTRACTOR TO SUBMIT GAS LINE SIZING FOR COUNTY & UTILITY APPROVAL BEFORE INSPECTION.
- GLU-LAM CERTIFICATES SHALL BE COPIED TO THE BUILDING DEPARTMENT.
- GENERATOR PLANS SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT

SPECIAL INSPECTIONS

- THE GEOTECHNICAL ENGINEER SHALL INSPECT THE BUILDING PADS AND FOUNDATION EXCAVATIONS WITHOUT REINFORCING, AND SHALL SUBMIT WRITTEN APPROVAL TO THE BUILDING INSPECTOR BEFORE REQUESTING FOUNDATION INSPECTION AND POURING OF FOOTING.
- THE STRUCTURAL ENGINEER OF RECORD SHALL INSPECT THE BUILDINGS FOUNDATIONS WITH ALL REINFORCING PER PLAN PRIOR TO POURING. THE ENGINEER SHALL SUBMIT WRITTEN APPROVAL OF THE FOUNDATION SYSTEM INSTALLATION TO THE BUILDING INSPECTOR.
- SPECIAL INSPECTIONS FORMS:
-FOR FABRICATION & INSTALLATION OF STEEL STRUCTURAL BEAMS
-EPOXY ANCHORS IN EXISTING FOUNDATIONS

DRAWINGS INDEX

SHEET NO. DESCRIPTION

ARCHITECTURAL

- A0.0 COVER SHEET
- A0.1 GENERAL NOTES; PROJECT CONDITIONS;
ARB CONDITIONS
- A0.3 GENERAL AIA NOTES; PLANNING CONDITIONS
- A0.4 CALIFORNIA GREEN BUILDING STANDARDS CODE
- A1.0 SITE PLAN
- A2.0 MAIN LEVEL CONSTRUCTION NOTES, & POWER PLAN
- A2.1 UPPER LEVEL CONSTRUCTION NOTES, POWER PLAN
- A2.2 BASEMENT CONSTRUCTION NOTES, POWER PLAN & RCP
- A3.0 MAIN LEVEL - DIMENSION FLOOR PLAN
- A3.1 UPPER LEVEL - DIMENSION FLOOR PLAN
- A4.0 MAIN LEVEL - REFLECTED CEILING, & LIGHTING PLAN
- A4.1 UPPER LEVEL - REFLECTED CEILING, & LIGHTING PLAN
- A4.3 CEILING PROFILES
- A5.0 ROOF PLAN
- A6.0 EXTERIOR ELEVATIONS
- A6.1 EXTERIOR ELEVATIONS
- A7.0 BUILDING SECTIONS
- A7.1 BUILDING SECTIONS TYPICAL WALL SECTION;
- A8.0 DETAILS
- A8.1 DETAILS
- A8.2 DETAILS
- A8.3 DETAILS
- A8.4 NOT USED
- A9.0 DOOR/WINDOW/FINISH SCHEDULE
- D2.0 DEMOLITION PLANS
- E2.0 EXISTING PLANS
- E6.0 EXISTING ELEVATIONS

STRUCTURAL

- S1.0 NOTES AND LEGENDS; MAIN FOUNDATION/ FRAMING PLAN, STRUCTURAL DETAILS
- S1.1 UPPER FLOOR/ LOWER ROOF FRAMING PLAN, STRUCTURAL DETAILS
- S1.2 UPPER ROOF FRAMING PLAN, STRUCTURAL DETAILS
- S2.0 GENERAL NOTES, SHEARWALL SCHEDULE, STRUCTURAL DETAILS
- S3.0 STRUCTURAL DETAILS
- S3.1 STRUCTURAL DETAILS
- S4.0 STRUCTURAL DETAILS
- S4.1 STRUCTURAL DETAILS
- S4.2 STRUCTURAL DETAILS
- S5.0 SOIL RECOMMENDATIONS

MECHANICAL & PLUMBING

- M0.1 NOTES
- M0.2 ENERGY COMPLIANCE
- M0.3 2019 LOW-RISE RESIDENTIAL MANDATORY MEAS. SUMMARY
- M2.1 UPPER & LOWER HVAC PLAN
- M2.2 MAIN LEVEL HVAC PLAN
- P0.1 LEGENDS, SCHEDULES, NOTES & DETAILS
- P2.1 BASEMENT & MAIN LEVEL WASTE & VENT PLAN
- P2.2 UPPER LEVEL WASTE & VENT PLAN
- P2.3 MAIN LEVEL & BASEMENT DOMESTIC WATER & GAS PLAN
- P2.4 UPPER LEVEL DOMESTIC WATER & GAS PLAN & GAS LINE SCHEMATIC

CIVIL

- C1.0 COVER SHEET
- C2.0 GRADING & DRAINAGE PLAN
- C3.0 UTILITY PLAN
- C4.0 GRADING SECTIONS & DETAILS
- C5.0 EROSION & SOURCE CONTROL PLAN
- C6.0 CONSTRUCTION MANAGEMENT PLAN

PROJECT DIRECTORY

- PROPERTY OWNER:
GEORGE & DANA HOLLAND
7851 N. SPYGLASS AVENUE
FRESNO, CA. 93711

■ ARCHITECT:
IDG, INC.
721 LIGHTHOUSE AVE.
PACIFIC GROVE, CA. 93950
CONTACT: JASON DIAZ
TEL. (831) 646-1261
FAX (831) 646-1290
E-MAIL : jason@dg-inc.net

■ STRUCTURAL ENGINEER:
ESA DESIGN, INC.
43082 BRIGHTON COMMON
FREMONT, CA. 94538
CONTACT: EFREN S. ABARADO
TEL. (510) 683-8914 EXT. 1
E-MAIL : EFREN@ESADESIGN.NET
- MECH., PLUMB. & T-24 CONSULTANT:
MONTEREY ENERGY GROUP
CONTACT: DAVID KNIGHT
TEL. (831) 372-8328
E-MAIL : dave@meg4.com

■ CIVIL & GEOTECHNICAL:
LANDSET ENGINEERS, INC.
520-B CRAZY HORSE CANYON RD
SALINAS, CA 93907
CONTACT: GUY R. GIRAUDO
TEL. (831) 443-6970
FAX (831) 443-3801

PLANNING INFO.

- PROPERTY OWNER:
GEORGE & DANA HOLLAND
7851 N. SPYGLASS AVENUE
FRESNO, CA. 93711

■ PROJECT ADDRESS:
3363 17 MILE DRIVE
PEBBLE BEACH, CA. 93953

■ PROJECT SCOPE:
MINOR & TRIVIAL AMENDMENT TO PLN210313 / 22CP02519 - NEW LAUNDRY ROOM & ENLARGE MASTER CLOSET; NEW FRONT YARD TERRACE W/ STAIRS; RELOCATE ROOF DECK/TERRACE WITH EXTERIOR STAIR ACCESS; ADD SHED ROOF OVER EXTERIOR AT EAST ELEVATION; ADD STONE CLADDING TO MAIN LEVEL FAMILY ROOM; ADD STONE CLADDING TO FAMILY ROOM CHIMNEY; MOVE LAUNDRY ROOM FROM GARAGE TO MAIN HOUSE.

■ PROJECT PERMIT REFERENCE:
PLN210313 / 22CP02519

■ OCCUPANCY: R-3, U

■ CONST. TYPE: V-B

■ A.P.N. 008-361-007

■ LEGAL DESC.: LOT: BLOCK:

■ ZONE: LDR/1.5-D(CZ)

■ STORIES: 2

■ MAX BLDG. HT: 30 FT

■ GRADING: N/A

■ TREE REMOVAL: NONE

■ TOPOGRAPHY: FLAT

■ PROJECT CODE COMPLIANCE:
2022 CBC, CMC, CPC, CFC, CEC, CALIFORNIA RESIDENTIAL CODE, CALIFORNIA GREEN BUILDING CODE & 2022 CALIFORNIA ENERGY CODE

■ LOT AREA: 45,823 S.F. (1.05 Ac.)

■ F.A.R. CALCULATIONS
- | | EXISTING | PROPOSED ADDITION | PROPOSED TOTAL |
|-----------------|----------|-------------------|----------------|
| MAIN BUILDING | | | |
| MAIN FLOOR | 3,276 | 188 | 3,464 |
| UPPER FLOOR | 553 | 0 | 553 |
| BASEMENT* | 197 | 0 | 0 |
| DETACHED GARAGE | 452 | 0 | 452 |
| GUESTHOUSE | 311 | 0 | 311 |
| SHED | 69 | 0 | 69 |
| TOTAL | 4,661 | 188 | 4,849 |

*BASEMENT- NOT COUNTED

■ F.A.R. ALLOWED: 8,019 SF (17.50%)

■ F.A.R. PROPOSED: 4,849 SF (10.58%)

■ COVERAGE CALCULATIONS (BUILDING & IMPERVIOUS):

	EXISTING	PROPOSED REMOVAL	PROPOSED ADDITION	PROPOSED TOTAL
MAIN RESIDENCE	3283	0	188	3,471
GUEST HOUSE	311	0	0	311
DETACHED GARAGE	452	0	0	452
SHED	69	0	0	69
BALCONY	62	0	0	62
ROOF TERRACE ACCESS STAIRS	28	-28	73	73
NEW SHED ROOFS	0	0	63	63
NEW FRONT TERRACE	0	0	272	272
TILE PATIO	362	0	0	362
TILE WALKWAY	692	0	0	692
PLASTER WALL	64	0	0	64
WATER FEATURES	406	0	0	406
STONE STAIRS	388	-69	0	319
STONE GATE POSTS	18	0	0	18
STONE PATIO	143	0	0	143
STONE WALLS	447	0	0	447
BUILDING COVERAGE SUBTOTAL	4,205	-28	596	4,773
IMPERVIOUS COVERAGE TOTAL	6,725	-97	596	7,224

■ BUILDING SITE COVERAGE PROPOSED: 4,773 SF (10.41%)

■ BUILDING SITE COVERAGE ALLOWED: 6,873 SF (15.00%)

■ IMPERVIOUS COVERAGE PROPOSED: 7,224 SF

■ PESCADERO COVERAGE LIMITATIONS 9,000 SF IMPERVIOUS

MAIN BUILDING

	EXISTING	PROPOSED ADDITION	PROPOSED TOTAL
MAIN FLOOR	3,276	188	3,464
UPPER FLOOR	553	0	553
BASEMENT*	197	0	0
DETACHED GARAGE	452	0	452
GUESTHOUSE	311	0	311
SHED	69	0	69
TOTAL	4,661	188	4,849

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STONE PATIO	143	0	0	143
STONE WALLS	447	0	0	447
BUILDING COVERAGE SUBTOTAL	4,205	-28	596	4,773
IMPERVIOUS COVERAGE TOTAL	6,725	-97	596	7,224

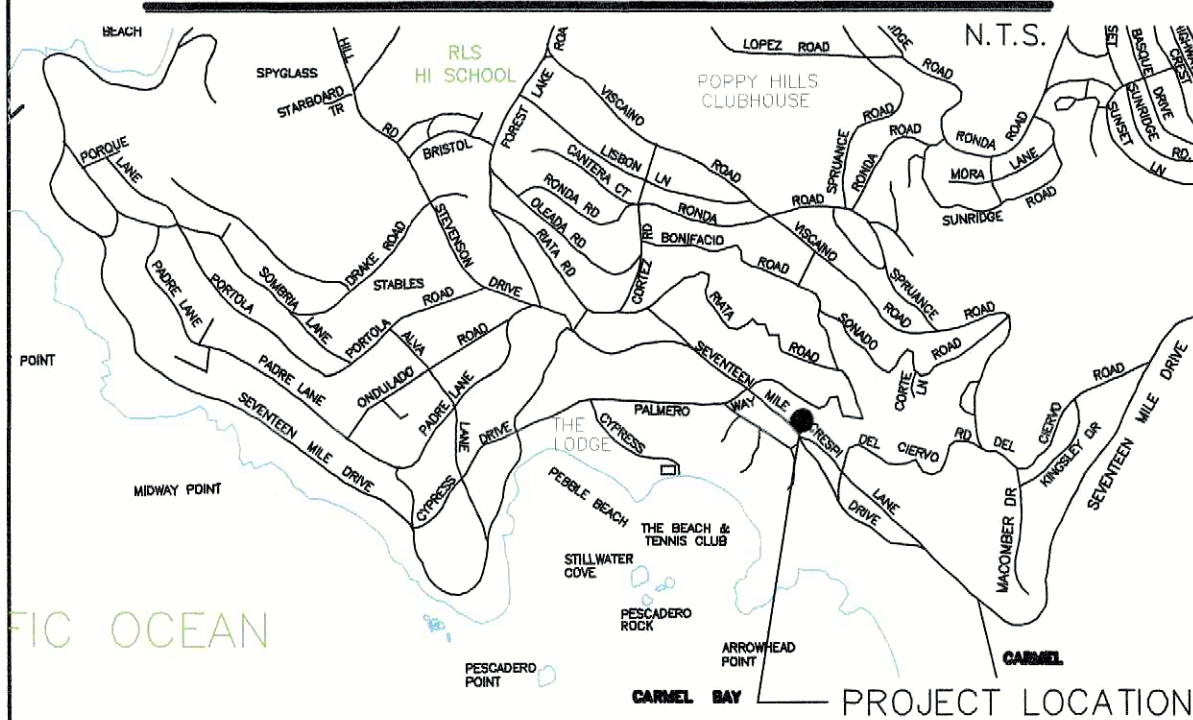
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■ IMPERVIOUS COVERAGE PROPOSED: 7,224 SF

■ PESCADERO COVERAGE LIMITATIONS 9,000 SF IMPERVIOUS

VICINITY MAP



JUN A. SILLANO, AIA



ARCHITECTURE • PLANNING • INTERIOR DESIGN

721 LIGHTHOUSE AVE
PACIFIC GROVE CA
93950

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FAX: (831) 646-1290
EMAIL: info@idg-inc.net
WEB: idg-inc.net

DISCLAIMER:

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED BY THESE DRAWINGS ARE OWNED BY, AND THE PROPERTY OF, IDG INC. AND ARE CREATED, OWNED AND DEVELOPED FOR THE CLIENT AND ARE NOT TO BE REPRODUCED, COPIED, PROJECT, NONE OF SUCH REAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF IDG INC. THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DRAWINGS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THE OFFICE MUST BE ADVISED OF ANY VARIATION DRAWINGS SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THE OFFICE FOR APPROVAL. BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

STAMPS:

PROJECT/CLIENT:

HOLLAND
RESIDENCE

PROJECT ADDRESS:

3363 17 MILE DR
PEBBLE BEACH
CA 93953

APN: 008-361-007



DATE: AUGUST 4, 2022

BUILDING PERMIT

REVISIONS:

- △ OCTOBER 13, 2023

△ MINOR & TRIVIAL AMENDMENT

△ NOVEMBER 16, 2023

△ PLANNING COMMENTS
- △

△

△

△

△

△

COVER
SHEET

SHEET NO.

A0.0

EROSION CONTROL RECOMMENDATIONS

- ALL GRADING SHALL CONFORM TO MONTEREY COUNTY EROSION CONTROL ORDINANCE #2806.
- LIMITS OF GRADING SHOULD BE CONFINED TO THOSE AREAS NECESSARY FOR THE SUBJECT PROJECT; I.E., AS MUCH AS THE VEGETATED LANDSCAPE NOT ASSOCIATED WITH THE PROPOSED CONSTRUCTION SHOULD BE LEFT AS UNDISTURBED AS POSSIBLE.
- IF RAIN IS IN THE FORECAST, ALL EXPOSED SOIL SHOULD BE IMMEDIATELY PROTECTED WITH STRAW MULCH, EROSION NETTING, AND STOCKPILES COVERED WITH PLASTIC SHEETING. THESE ITEMS SHOULD BE KEPT ON HAND AT ALL TIMES DURING CONSTRUCTION.
- CUT AND FILL MATERIALS SHOULD NOT BE STOCKPILED WHERE THEY MAY WASH ONTO ADJOINING PROPERTIES, ROADWAYS OR WATERCOURSES. ANY IMPORTED OR NATIVE MATERIALS REMAINING AFTER COMPLETION OF THE JOB SHOULD BE HAULED OFFSITE.
- RE-VEGETATE AND PROTECT ALL DISTURBED SOIL PRIOR TO OCTOBER 15. THE APPROPRIATE GRASS/LEGUME SEED MIXES, JUTE AND/OR EROSION NETTING, AND STRAW MULCH SHOULD BE USED FOR TEMPORARY COVER. PERMANENT VEGETATION SHOULD INCLUDE NATIVE AND DROUGHT RESISTANT PLANTS.
- IRRIGATION ACTIVITIES AT THE SITE SHOULD ALWAYS BE DONE IN A CONTROLLED AND REASONABLE MANNER. PLANTER AREAS SHOULD NOT BE SITED ADJACENT TO BUILDING WALLS; OTHERWISE, MEASURES SHOULD BE IMPLEMENTED TO CONTAIN IRRIGATION WATER AND PREVENT IT FROM SEEPING INTO WALLS AND UNDER FOUNDATIONS.
- RAIN CUTTERS SHOULD BE INSTALLED ON ALL ROOF EAVES WHICH CONNECT VIA DOWNSPOUT TO PERIMETER STORM DRAIN LINES WHICH ARE ROUTED OR DISPERSED IN A COUNTY APPROVED MANNER.

GENERAL SITE NOTES

CONTRACTOR TO COORDINATE ALL NEW UTILITY INSTALLATIONS WITH UTILITY COMPANIES AND BUILDING DEPARTMENTS.

REFER TO GEOTECH REPORT FOR ALL GRADING AND FOUNDATION RECOMMENDATIONS.

SOIL REPORT BY LANDSET ENGINEERS INC. DATED APRIL 2022.

SEE ROOF PLAN SHEET A5.0 FOR ALL DOWNSPOUT LOCATIONS. REFER TO GRADING AND EROSION CONTROL PLAN PREPARED BY LANDSET ENGINEERS INC. FOR SITE DRAINAGE.

CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING PROPERTY CORNERS AND HOUSE LAYOUT PRIOR TO BUILDING FORMWORK OR POURING CONCRETE.

AUTOMATIC IRRIGATION SYSTEMS CONTROLLERS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER BASED. (CALGREEN, 4-304.1)

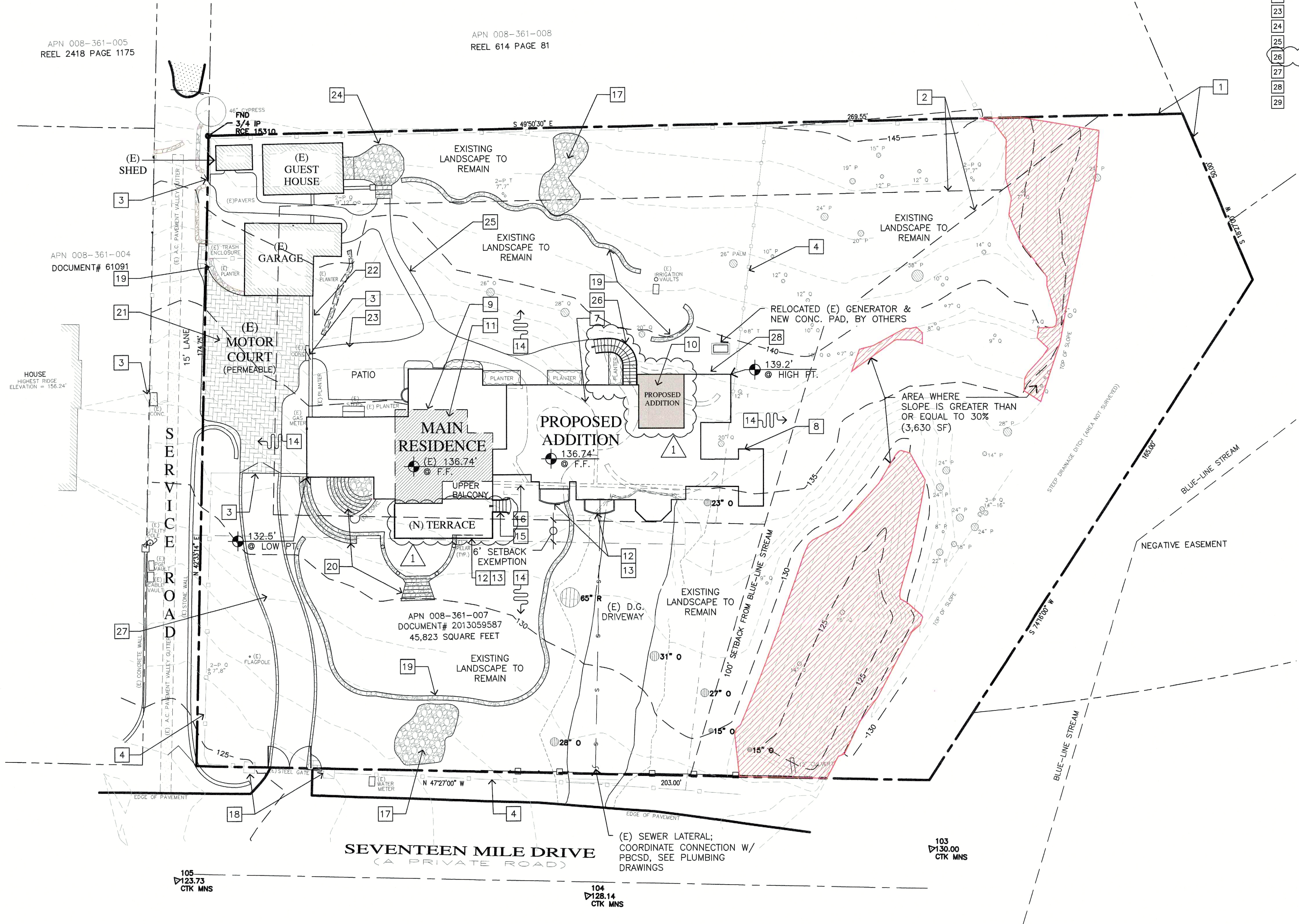
ALL WORK TO COMPLY WITH SOILS ENGINEER "LANDSET PROJECT 2393-02 RECOMMENDATIONS" AND SPECIAL INSPECTIONS REQUIREMENT FROM THE ENGINEER.

KEY NOTES

- PROPERTY LINE
- SETBACK LINE
- (E) GATE
- (E) FENCE
- (E) D.G. WALKWAY
- (N) D.G. WALKWAY TIE-IN TO EXISTING
- (E) PATIO TO BE DEMOLISHED
- OUTLINE OF MAIN LEVEL
- OUTLINE OF UPPER LEVEL
- MAIN FLOOR ADDITION SHOWN SHADED
- UPPER FLOOR ADDITION SHOWN HATCHED
- TERRACE, BALCONIES, OR DECKS OVER 30" OR MORE OFF FINISH GRADE REQUIRES A 42" HIGH GUARDRAILING WITH BALUSTRADES AT 4" O.C. MAXIMUM (SEE DETAIL 2/A8.2)
- SLOPE TERRACES AT 1/4 PER FT. MINIMUM AWAY FROM STRUCTURE
- SLOPE ALL GRADES AWAY FROM THE BUILDING @ 2% FOR MIN. 3'
- (N) STONE STAIRS
- (E) PLASTER WALL TO BE DEMOLISHED
- (E) WATER FEATURE
- (E) GATE POSTS
- (E) STONE WALL
- (E) STONE STAIRS
- (E) PAVERS
- (E) PLASTER WALL
- (E) TILE PATIO
- (E) STONE PATIO
- (E) TILE WALKWAY
- NEW DECK ACCESS STAIRS
- GRAVEL DRIVEWAY
- RELOCATED 400 AMP MAIN SERVICE
- CONTRACTOR TO VERIFY ADEQUACY OF ALL (E) UTILITIES. ALL SUBSTANDARD SERVICES SHALL BE REPLACED AS NECESSARY.

PLANNING INFO.

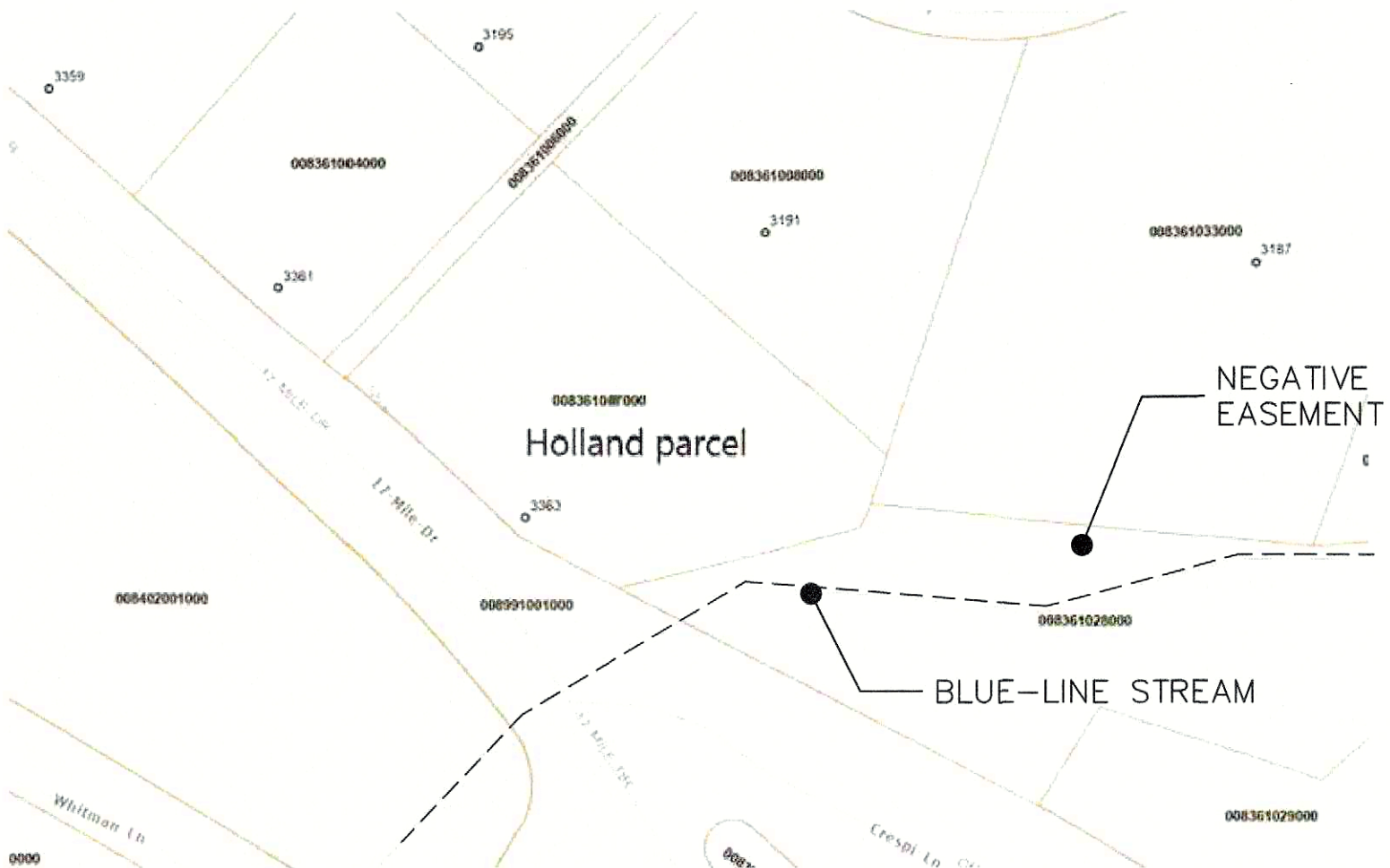
- PROPERTY OWNER:
GEORGE & DANA HOLLAND
7851 N. SPYGLASS AVENUE
FRESNO, CA. 93711
- PROJECT ADDRESS:
3363 17 MILE DRIVE
PEBBLE BEACH, CA. 93953
- PROJECT SCOPE:
MINOR & TRIVIAL AMENDMENT TO PLN210313 / 22CP02519 - NEW LAUNDRY ROOM & ENLARGE MASTER CLOSET; NEW FRONT YARD TERRACE W/ STAIRS; RELOCATE ROOF DECK/TERRACE WITH EXTERIOR STAIR ACCESS; ADD SHED ROOF OVER EXTERIOR AT EAST ELEVATION; ADD STONE CLADDING TO MAIN LEVEL FAMILY ROOM; ADD STONE CLADDING TO FAMILY ROOM CHIMNEY; MOVE LAUNDRY ROOM FROM GARAGE TO MAIN HOUSE.
- OCCUPANCY: R-3, U
- CONST. TYPE: V-B
- A.P.N.: 008-361-007
- LEGAL DESC.: LOT: BLOCK:
- ZONE: LDR/1.5-D(CZ)
- STORIES: 2
- MAX BLDG. HT: 30 FT
- GRADING: N/A
- TREE REMOVAL: NONE
- TOPOGRAPHY: FLAT
- PROJECT CODE COMPLIANCE:
2022 CBC, CMC, CPC, CFC, CEC, CALIFORNIA RESIDENTIAL CODE, CALIFORNIA GREEN BUILDING CODE & 2022 CALIFORNIA ENERGY CODE
- LOT AREA: 45,823 S.F. (1.05 Ac.)
- F.A.R. CALCULATIONS:
- | | EXISTING | PROPOSED ADDITION | PROPOSED TOTAL |
|-----------------|----------|-------------------|----------------|
| MAIN BUILDING | 3,276 | 188 | 3,464 |
| MAIN FLOOR | 553 | 0 | 553 |
| UPPER FLOOR | 197 | 0 | 0 |
| BASEMENT* | 452 | 0 | 452 |
| DETACHED GARAGE | 311 | 0 | 311 |
| GUESTHOUSE | 69 | 0 | 69 |
| SHED | 4,661 | 188 | 4,849 |
- *BASEMENT- NOT COUNTED
- F.A.R. ALLOWED: 8,019 SF (17.50%)
- F.A.R. PROPOSED: 4,849 SF (10.58%)
- COVERAGE CALCULATIONS (BUILDING & IMPERVIOUS):
- | | EXISTING | PROPOSED REMOVAL | PROPOSED ADDITION | PROPOSED TOTAL |
|----------------------------|----------|------------------|-------------------|----------------|
| MAIN RESIDENCE | 3283 | 0 | 188 | 3,471 |
| GUEST HOUSE | 311 | 0 | 0 | 311 |
| DETACHED GARAGE | 452 | 0 | 0 | 452 |
| SHED | 69 | 0 | 0 | 69 |
| BALCONY | 62 | 0 | 0 | 62 |
| ROOF TERRACE ACCESS STAIRS | 28 | -28 | 73 | 73 |
| NEW SHED ROOFS | 0 | 0 | 63 | 63 |
| NEW FRONT TERRACE | 0 | 0 | 272 | 272 |
| TILE PATIO | 362 | 0 | 0 | 362 |
| TILE WALKWAY | 692 | 0 | 0 | 692 |
| PLASTER WALL | 64 | 0 | 0 | 64 |
| WATER FEATURES | 406 | 0 | 0 | 406 |
| STONE STAIRS | 388 | -69 | 0 | 319 |
| STONE GATE POSTS | 18 | 0 | 0 | 18 |
| STONE PATIO | 143 | 0 | 0 | 143 |
| STONE WALLS | 447 | 0 | 0 | 447 |
| BUILDING COVERAGE SUBTOTAL | 4,205 | -28 | 596 | 4,773 |
| IMPERVIOUS COVERAGE TOTAL | 6,725 | -97 | 596 | 7,224 |
- BUILDING SITE COVERAGE PROPOSED: 4,773 SF (10.41%)
- BUILDING SITE COVERAGE ALLOWED: 6,873 SF (15.00%)
- IMPERVIOUS COVERAGE PROPOSED: 7,224 SF
- PISCADERO COVERAGE LIMITATIONS 9,000 SF IMPERVIOUS



SITE PLAN

1/16"=1'-0"

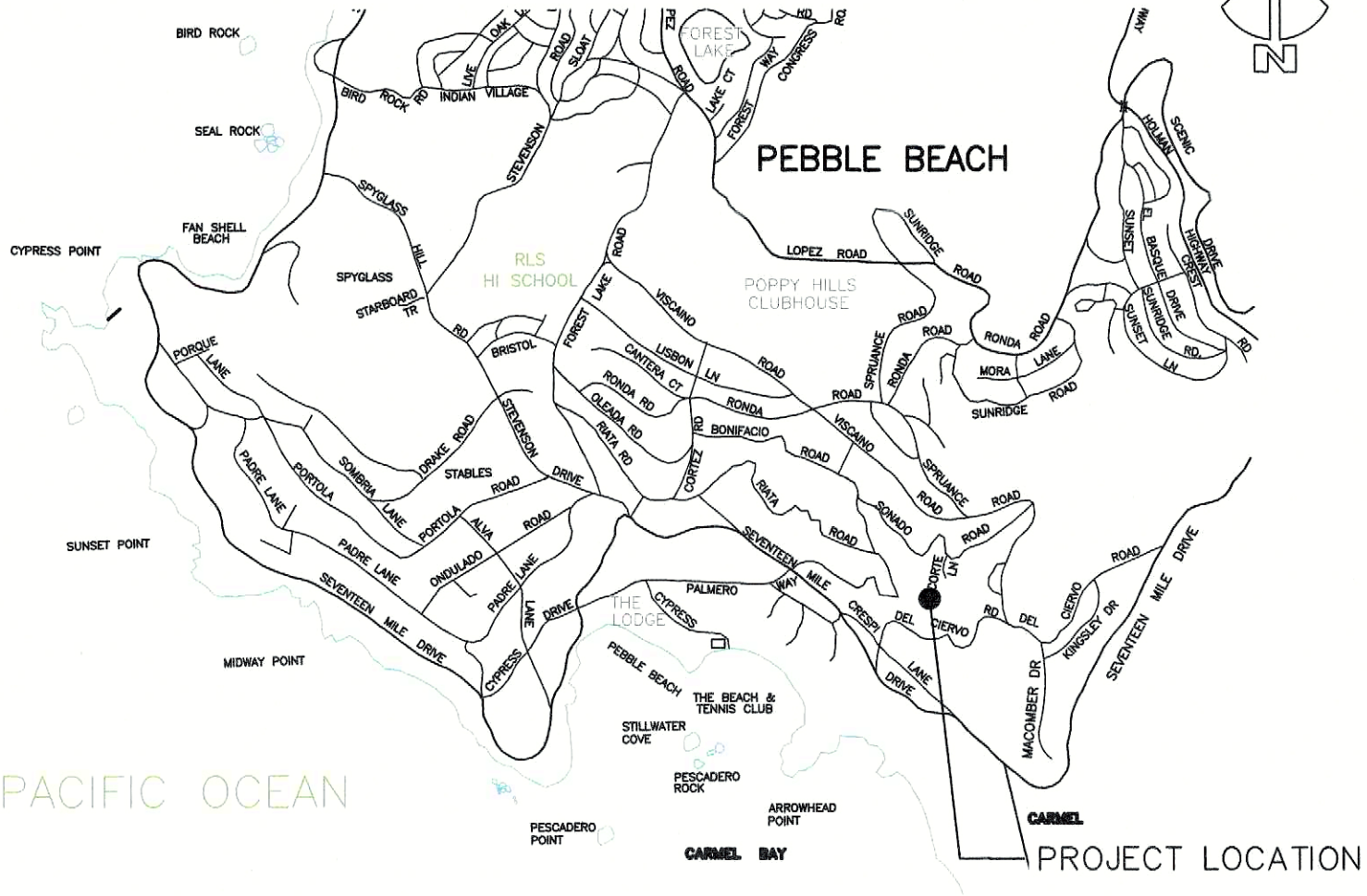
BLUE-LINE STREAM LOCATION



ARCHAEOLOGICAL NOTE

STOP WORK WITHIN 50 METERS (165 FEET) OF UNCOVERED RESOURCE & CONTACT MONTEREY COUNTY HCD - PLANNING & A QUALIFIED ARCHAEOLOGIST IMMEDIATELY IF CULTURAL, ARCHAEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED.

VICINITY MAP



JUN A. SILLANO, AIA



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PACIFIC GROVE CA
93950

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STAMPS:

PROJECT/CLIENT:

HOLLAND
RESIDENCE

PROJECT ADDRESS:

3363 17 MILE DR
PEBBLE BEACH
CA 93953

APN: 008-361-007



DATE: AUGUST 4, 2022
BUILDING PERMIT

REVISIONS:
△ OCTOBER 13, 2023
△ MINOR & TRIVIAL AMENDMENT
△ NOVEMBER 16, 2023
△ PLANNING COMMENTS

SITE
PLAN

SHEET NO.

A1.0

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△	MINOR & TRIVIAL AMENDMENT
△	
△	
△	
△	
△	

MAIN LEVEL
DIMENSION PLAN

SHEET NO.

A3.0

DOOR/WINDOW LEGEND

- ⬡
X² X² DENOTES A WINDOW
- ⬢
X² DENOTES A DOOR

NOTE:
SEE DOOR & WINDOW SCHEDULE FOR CORRESPONDING DOOR
& WINDOW INFORMATION

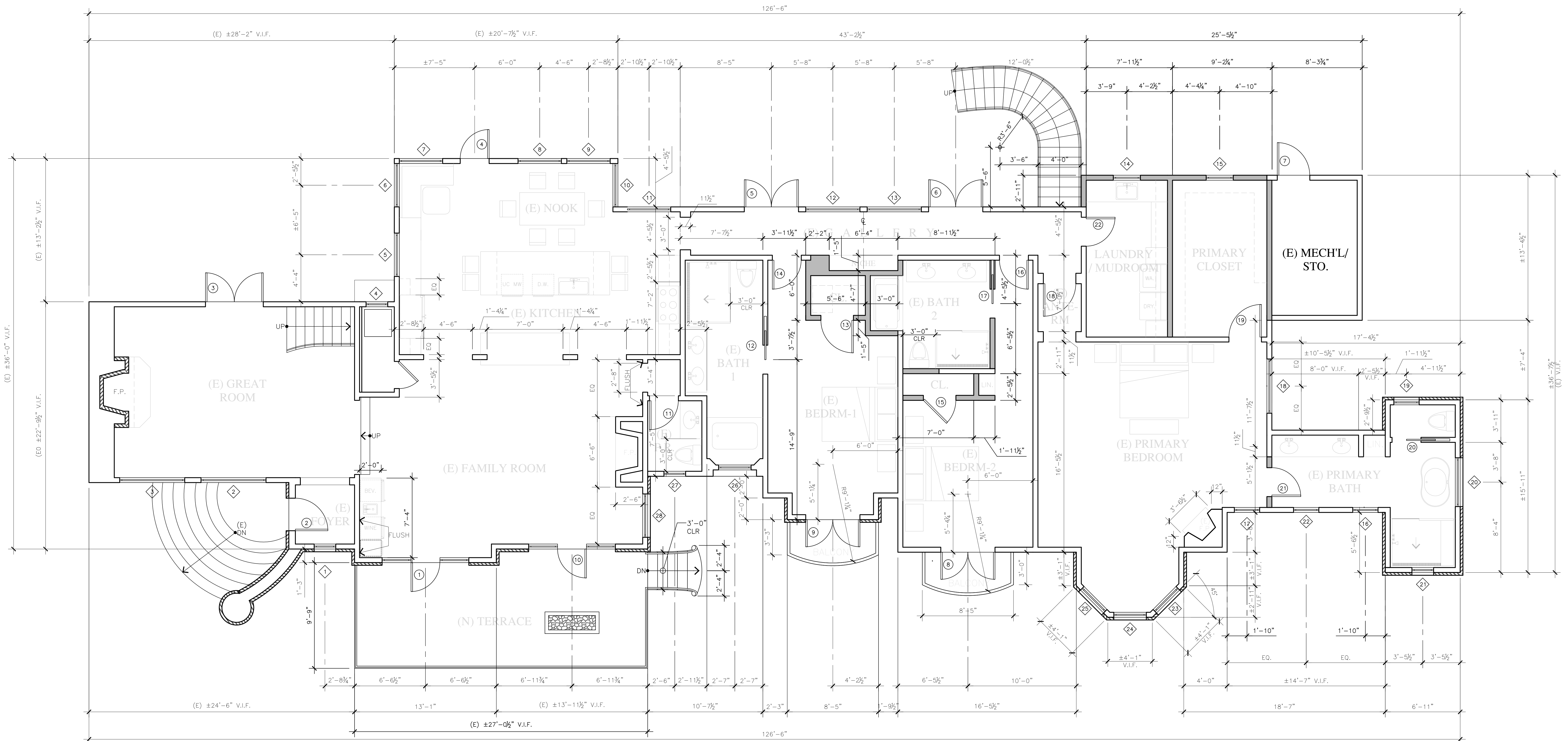
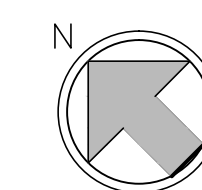
WALL LEGEND

- 2X EXISTING WALL TO REMAIN
- (E) DOOR OR WINDOW TO BE REMOVED
- - - 2X EXISTING WALL TO BE REMOVED
- ▨ 2X STUD FRAMED WALL
- ▨ STONE VENEER
- ▨ CMU WALL—SEE STRUCTURAL DWG'S

HOLLAND

MAIN LEVEL DIMENSION PLAN

1/4"=1'-0"



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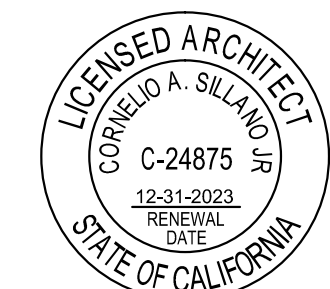
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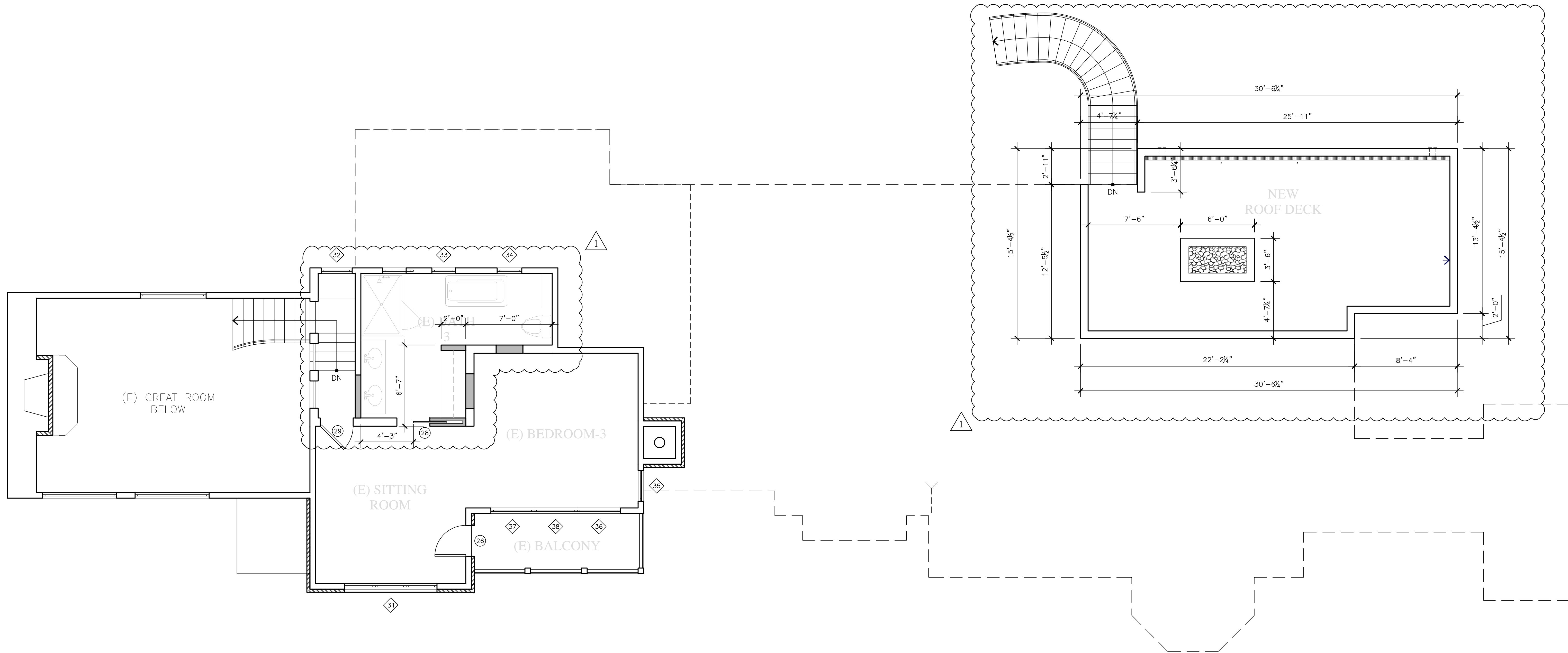
REVISIONS:

△	OCTOBER 13, 2023
△	MINOR & TRIVIAL AMENDMENT
△	
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**UPPER LEVEL
DIMENSION PLAN**

SHEET NO.

A3.1



DOOR/WINDOW LEGEND

- DENOTES A WINDOW
 DENOTES A DOOR

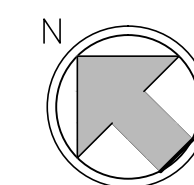
NOTE:
SEE DOOR & WINDOW SCHEDULE FOR CORRESPONDING DOOR
& WINDOW INFORMATION

WALL LEGEND

- 2X EXISTING WALL TO REMAIN
 (E) DOOR OR WINDOW TO BE REMOVED
 2X EXISTING WALL TO BE REMOVED
 2X STUD FRAMED WALL
 STONE VENEER
 CMU WALL—SEE STRUCTURAL DWG'S

UPPER LEVEL DIMENSION PLAN

1/4"=1'-0"



RCP LEGEND

	SINGLE POLE SWITCH		LED CEILING MOUNTED LIGHT FIXTURE
	THREE WAY SWITCH		FLUORESCENT FIXTURE
	FOUR WAY SWITCH		TRACK LIGHTING
	DIMMER SWITCH		SMOKE DETECTOR: IN NEW CONSTRUCTION SHALL BE 110V. HARDWIRED w/ BATTERY BACK-UP, INTERCONNECTED WITH EXTERIOR ALARM BELL, AUDIBLE FOR MASTER BEDROOM.
	JUNCTION BOX		BATTERY POWERED DETECTORS ARE TO BE USED IN REMODELS ONLY.
	RECESSED INCANDESCENT FIXTURE		COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR.
	TYPE IC CAN MAY ONLY BE USED WHERE INSULATION WILL BE WITHIN 3" OF THE FIXTURE- CEC 410-66.		DOOR ACTIVATED LIGHT FIXTURE
	RECESSED LED FIXTURE		MOTION ACTIVATED LIGHT FIXTURE
	RECESSED WALL WASHER		WATERPROOF FIXTURE
	SURFACE MOUNTED FIXTURE		FLUORESCENT FIXTURE (MIN 40 LUMENS PER WATT)
	PENDANT FIXTURE		LOW-VOLTAGE LIGHTING
	COMBINATION FLUORESCENT LIGHT & EXHAUST FAN FIXTURE		MANUAL ON OCCUPANCY SENSOR
	WALL MOUNTED FIXTURE		HIGH EFFICACY LUMINAIRE PER 2013 CA. ENERGY CODE SECTION 150(K)
	COMBINATION GARAGE OPENER & LIGHT		PHOTO CONTROL SENSOR WITH NO OVERRIDE OR BYPASS SWITCH
	CEILING FAN		LIGHT EMITTING DIODE
	COVE, OR, INDIRECT LIGHT FIXTURE		
	UNDERCABINET MOUNTED FLUORESCENT FIXTURE, MIN. 40 LUM PER WATT		

LIGHTING NOTES

- ALL INSTALLED LUMINAIRES SHALL BE HIGH-EFFICACY (CEC 150(K)1.A)
- LUMINAIRES RECESSED INTO CEILING SHALL MEET ALL THE FOLLOWING REQUIREMENTS (CEC 150(K)1.C):
 - BE LISTED FOR FOR ZERO CLEARANCE INSULATION CONTACT BY UL OR OTHER NATIONALLY RECOGNIZED TESTING LABORATORY
 - HAVE A LABEL THAT CERTIFIES THE LUMINAIRE IS AIRTIGHT
 - BE SEALED WITH A GASKET OR CAULK BETWEEN THE LUMINAIRE AND CEILING; AND ALLOW MAINTENANCE AND REPLACEMENT FROM BELOW THE CEILING WITHOUT CUTTING OF HOLES IN THE CEILING
 - SHALL NOT CONTAIN SCREW BASE SOCKETS
 - SHALL CONTAIN LIGHT SOURCES MARKED "JAB-2016-E"
- SCREW BASED LUMINAIRES SHALL NOT BE RECESSED AND SHALL CONTAIN LAMPS MARKED WITH "JAB-2016" OR "JAB-2016-E" (CEC 150(K)1.G)
- DIMMERS OR VACANCY SENSORS SHALL CONTROL ALL LUMINAIRES REQUIRED TO HAVE LIGHT SOURCES MARKED WITH "JAB-2016" OR "JAB-2016-E", EXCEPT OF LUMINAIRES IN CLOSETS LESS THAN 70 S.F. AND LUMINAIRES IN HALLWAYS (CEC 150(K)2.K)
- UNDERCABINET LIGHTING SHALL BE SWITCHED SEPARATELY FROM OTHER LIGHTING SYSTEMS (CEC 150(K)2.L)
- PERMANENTLY INSTALLED NIGHT LIGHTS SHALL BE RATED TO CONSUME NO MORE THAN 5 WATTS PER LUMINAIRE (CEC 150(K)1.E)
- EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTING SYSTEM (CEC 150(K)2.B)
- LUMINAIRES SHALL BE SWITCHED WITH READILY ACCESSIBLE CONTROLS THAT PERMIT SWITCHING "ON" AND "OFF" MANUALLY (CEC 150(K)2.C)
- NO CONTROLS SHALL BYPASS A DIMMER OR VACANCY SENSOR FUNCTION (CEC 150(K)2.E)
- IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE SHALL BE CONTROLLED BY A VACANCY SENSOR (CEC 150(K)2.J)
- OUTDOOR LIGHTING PERMANENTLY MOUNTED TO A HOUSE (OR OTHER BUILDING ON THE SAME LOT) SHALL MEET THE FOLLOWING REQUIREMENTS (CEC 150(K)3.A):
 - SHALL BE CONTROLLED BY A MANUAL "ON" AND "OFF" SWITCH WHICH DOES NOT OVERRIDE TO "ON" THE AUTOMATIC ACTIONS
 - SHALL BE CONTROLLED BY PHOTOCELL AND MOTION SENSOR; OR
 - SHALL BE CONTROLLED BY PHOTOCONTROL AND AUTOMATIC TIME SWITCH CONTROL; OR ASTRONOMICAL TIME CLOCK; OR ENERGY MANAGEMENT CONTROL SYSTEM

JUN A. SILLAND, AIA



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STAMPS:

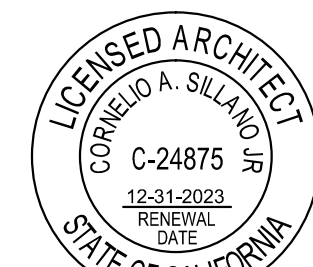
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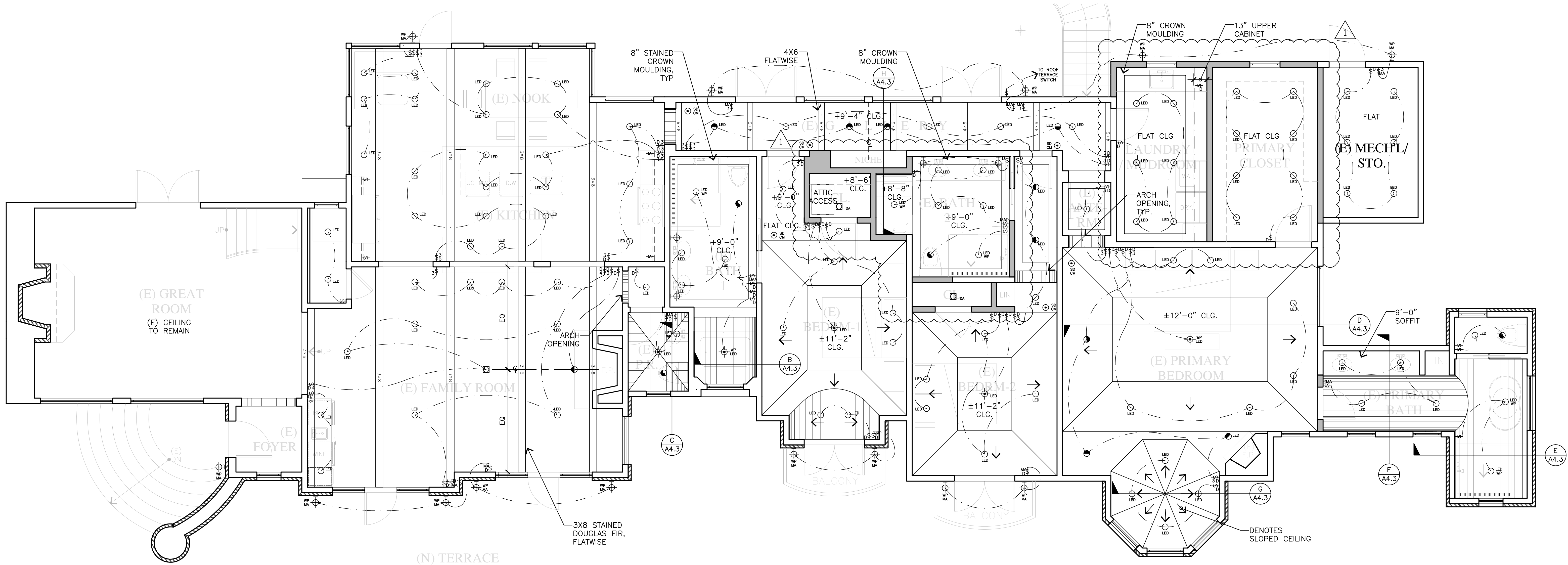
REVISIONS:

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| △ | OCTOBER 13, 2023 |
| △ | MINOR & TRIVIAL AMENDMENT |
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MAIN LEVEL
RCP & LIGHTING

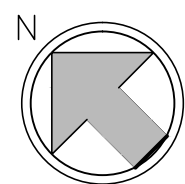
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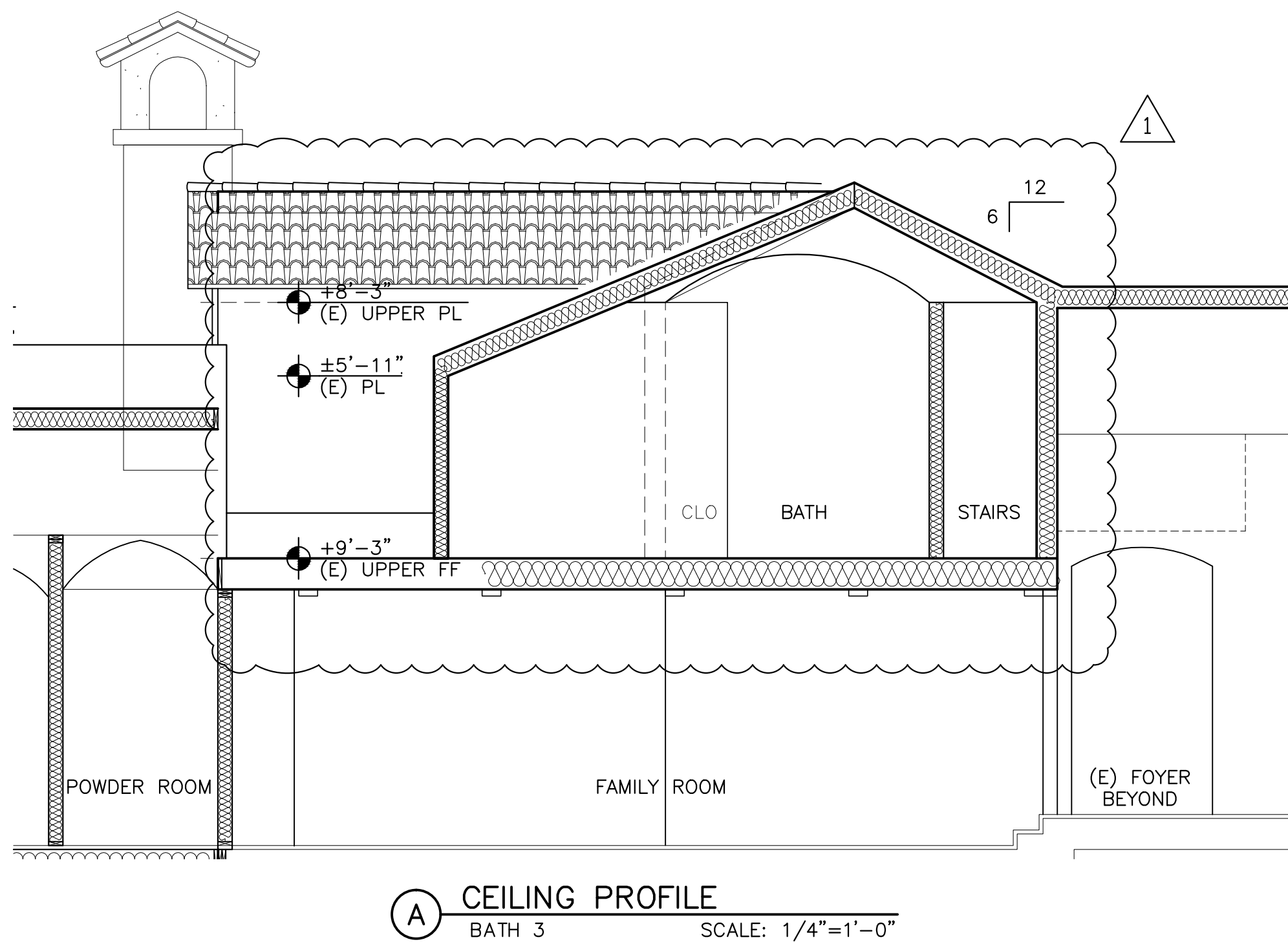
MAIN LEVEL RCP & LIGHTING PLAN

1/4" = 1'-0"

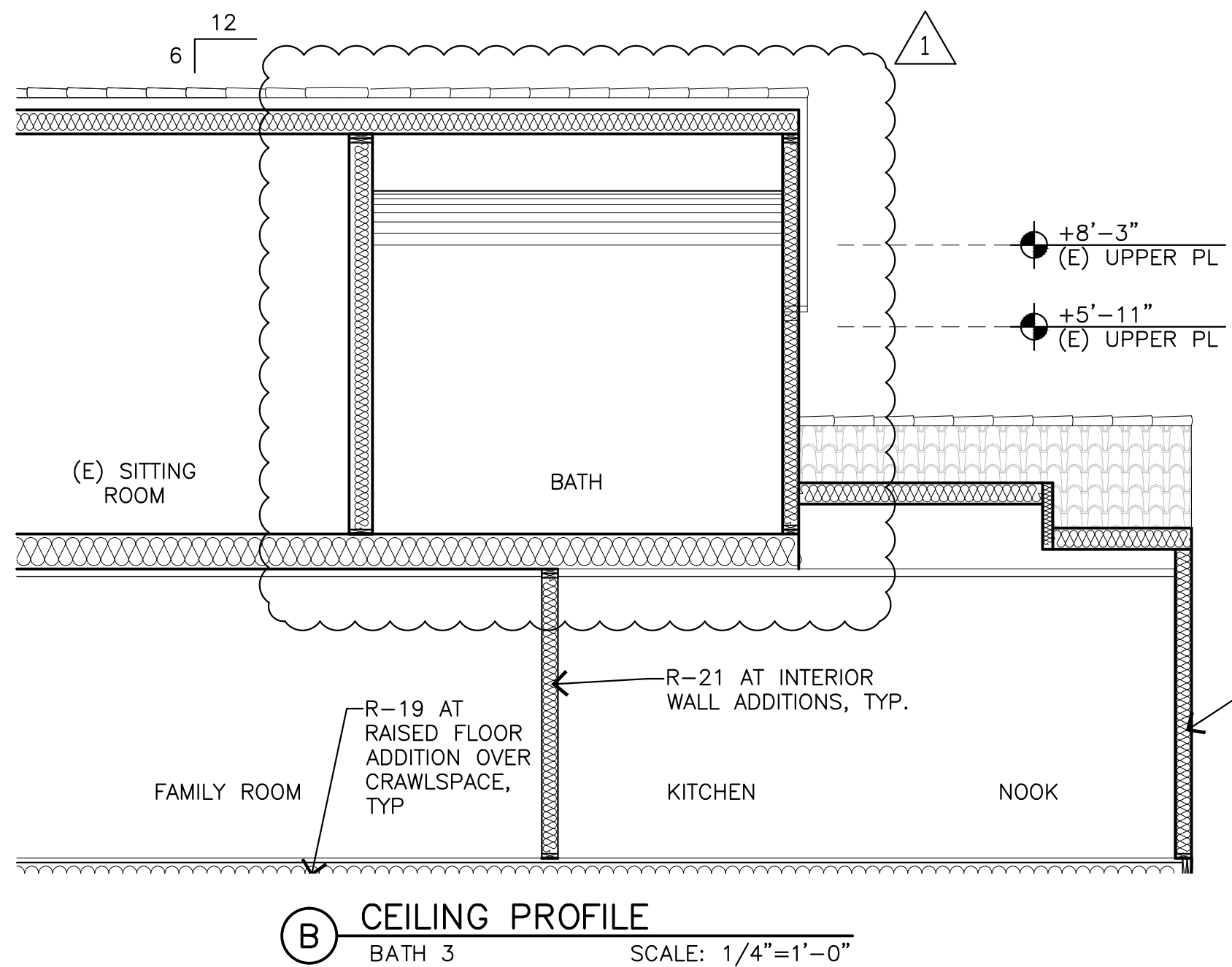


WALL LEGEND

	2X EXISTING WALL TO REMAIN
	(E) DOOR OR WINDOW TO BE REMOVED
	2X EXISTING WALL TO BE REMOVED
	2X STUD FRAMED WALL
	STONE VENEER
	CMU WALL-SEE STRUCTURAL DWG'S



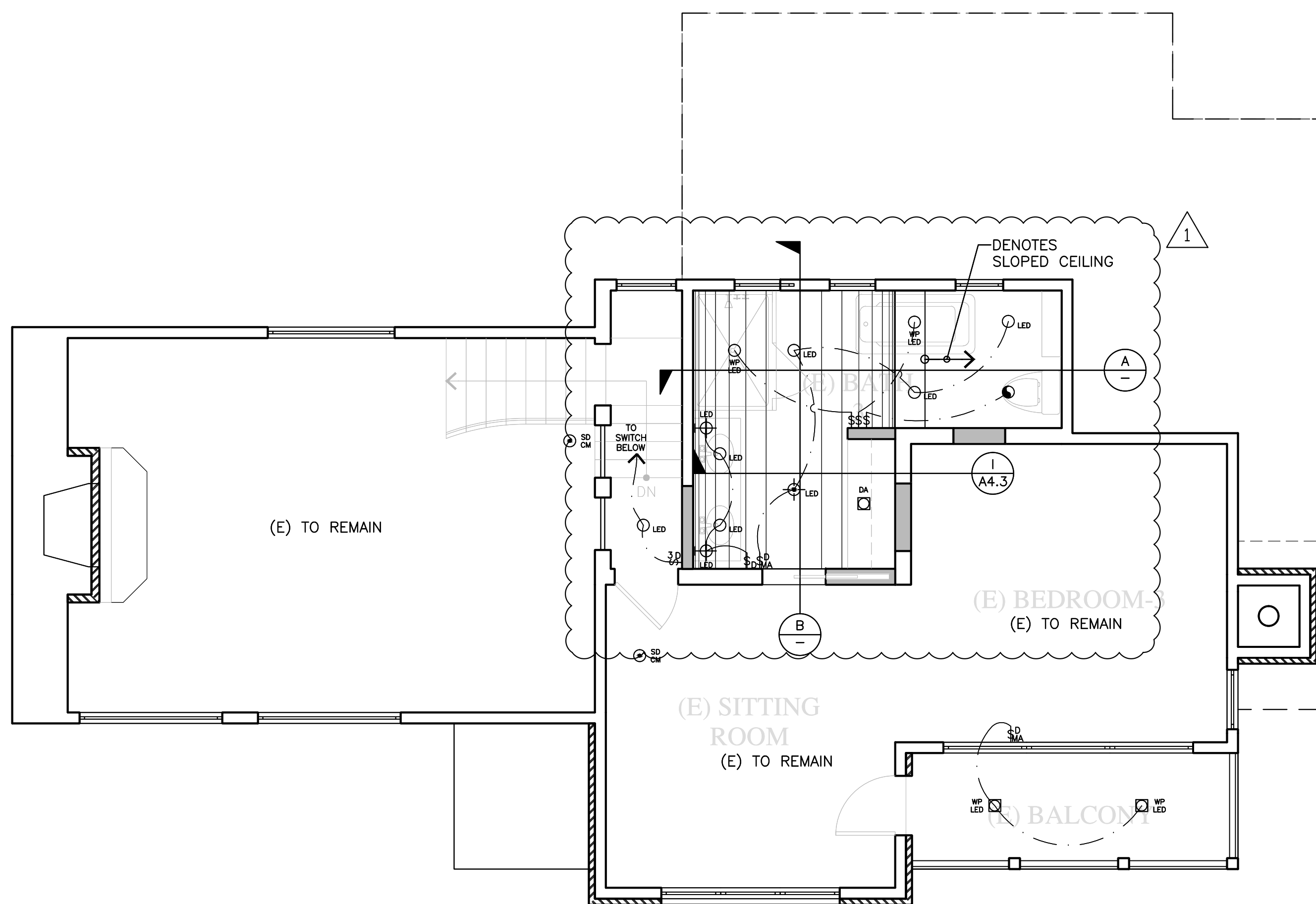
A CEILING PROFILE
BATH 3 SCALE: 1/4"=1'-0"



B CEILING PROFILE
BATH 3 SCALE: 1/4"=1'-0"

UPPER LEVEL BATH 3 - PARTIAL SECTIONS

1/4"=1'-0"



UPPER LEVEL RCP & LIGHTING PLAN

1/4"=1'-0"

RCP LEGEND

⚡	SINGLE POLE SWITCH	=====	LED CEILING MOUNTED LIGHT FIXTURE
⚡	THREE WAY SWITCH	=====	FLUORESCENT FIXTURE
⚡	FOUR WAY SWITCH	=====	TRACK LIGHTING
⚡	DIMMER SWITCH	=====	SMOKE DETECTOR: IN NEW CONSTRUCTION SHALL BE 110V. HARDWIRED w/ BATTERY BACK-UP, INTERCONNECTED WITH EXTERIOR ALARM BELL, AUDIBLE FOR MASTER BEDROOM. BATTERY POWERED DETECTORS ARE TO BE USED IN REMODELS ONLY.
⚡	JUNCTION BOX	=====	CM = CARBON MONOXIDE DETECTOR
⚡	RECESSED INCANDESCENT FIXTURE	=====	SD/ = COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR.
⚡	TYPE IC CAN MAY ONLY BE USED WHERE INSULATION WILL BE WITHIN 3" OF THE FIXTURE- CEC 410-66.	=====	DA = DOOR ACTIVATED LIGHT FIXTURE
⚡	RECESSED LED FIXTURE	=====	MA = MOTION ACTIVATED LIGHT FIXTURE
⚡	RECESSED WALL WASHER	=====	WP = WATERPROOF FIXTURE
⚡	SURFACE MOUNTED FIXTURE	=====	FL = FLUORESCENT FIXTURE (MIN 40 LUMENS PER WATT)
⚡	PENDANT FIXTURE	=====	LV = LOW-VOLTAGE LIGHTING
⚡	COMBINATION FLUORESCENT LIGHT & EXHAUST FAN FIXTURE	=====	OS = MANUAL ON OCCUPANCY SENSOR
⚡	WALL MOUNTED FIXTURE	=====	HE = HIGH EFFICACY LUMINAIRE PER 2013 CA. ENERGY CODE SECTION 150(K)1
⚡	COMBINATION GARAGE OPENER & LIGHT	=====	PC = PHOTO CONTROL SENSOR WITH NO OVERRIDE OR BYPASS SWITCH
⚡	CEILING FAN	=====	LED = LIGHT EMITTING DIODE
⚡	COVE, OR, INDIRECT LIGHT FIXTURE	=====	
⚡	UNDERCABINET MOUNTED FLUORESCENT FIXTURE, MIN. 40 LUM PER WATT	=====	

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- NO CONTROLS SHALL BYPASS A DIMMER OR VACANCY SENSOR FUNCTION (CEC 150(K)2.E)
- IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE SHALL BE CONTROLLED BY A VACANCY SENSOR (CEC 150(K)2.J)
- OUTDOOR LIGHTING PERMANENTLY MOUNTED TO A HOUSE (OR OTHER BUILDING ON THE SAME LOT) SHALL MEET THE FOLLOWING REQUIREMENTS (CEC 150(K)3.A):
 - SHALL BE CONTROLLED BY A MANUAL "ON" AND "OFF" SWITCH WHICH DOES NOT OVERRIDE TO "ON" THE AUTOMATIC ACTIONS
 - SHALL BE CONTROLLED BY PHOTOCELL AND MOTION SENSOR; OR
 - SHALL BE CONTROLLED BY PHOTOCONTROL AND AUTOMATIC TIME SWITCH CONTROL; OR ASTRONOMICAL TIME CLOCK; OR ENERGY MANAGEMENT CONTROL SYSTEM

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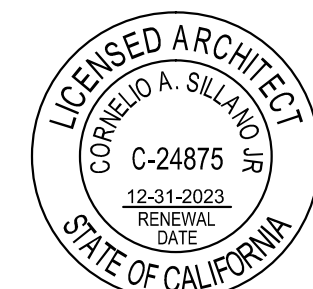
PROJECT/CLIENT:

HOLLAND
RESIDENCE

PROJECT ADDRESS:

3363 17 MILE DR
PEBBLE BEACH
CA 93953

APN: 008-361-007



DATE: AUGUST 4, 2022
BUILDING PERMIT

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UPPER LEVEL
RCP & LIGHTING

SHEET NO.

A4.1

WALL LEGEND

HOLLAND

=====	2X EXISTING WALL TO REMAIN
=====	(E) DOOR OR WINDOW TO BE REMOVED
=====	2X EXISTING WALL TO BE REMOVED
=====	2X STUD FRAMED WALL
=====	STONE VENEER
=====	CMU WALL-SEE STRUCTURAL DWG'S

CHIMNEY NOTES

1. MINIMUM 2" SEPARATION NEEDED BETWEEN CHIMNEY AND COMBUSTIBLE FRAMING. (CRC 1003.18)
2. CHIMNEY SHALL BE A MIN. 2-FEET ABOVE ANY POINT ON THE ROOF LOCATED WITHIN 10- FEET MEASURED HORIZONTALLY FROM THE CHIMNEY, BUT NOT LESS THAN 3 FOOT ABOVE THE HIGHEST POINT WHERE THE CHIMNEY PASSES THE ROOF THROUGH THE ROOF. (CRC 1003.9)
3. CONCRETE AND MASONRY CHIMNEY WALL THICKNESS SHALL BE 4 INCHES MIN. AND SHALL BE LINED (CRC 1003.10 & CRC 1003.11)
4. THE MINIMUM FLUE AREA SHALL BE PER TABLES R1003.14 (1) & (2), SPECIAL CONSTRUCTION OR PER MANUFACTURER'S SPECIFICATIONS.
5. PROVIDE CLEANOUT (6 IN. MAX FROM BASE OF FLUE). (CRC 1003.17)
6. NO CHANGE IN SIZE OR SHAPE WITHIN 6 INCHES OF COMBUSTIBLE FLOOR, CEILING, ROOF. (CRC 1003.6)
7. THERE SHALL BE AT LEAST FOUR (4) #4 REINFORCING BAR EXTENDED FULL HEIGHT. (2) ADDITIONAL #4 BARS REQUIRED FOR EACH ADDITIONAL FLUE OR EACH ADDITIONAL 40-INCH WIDTH OR FRACTION THEREOF. (CRC 1003.3.1)
8. CHIMNEYS SHALL BE ANCHORED AT EACH FLOOR LEVEL CEILING OR ROOF WITH (2) 3/16 X 1 INCH STEEL STRAPS CAST AT LEAST 12 INCHES INTO CHIMNEY WITH A 180° BEND AND A 6-INCH EXTENSION AROUND THE REINFORCING BAR IN THE OUTER FACE OF CHIMNEY. USE (2) 1/2 INCH BOLTS PER STRAP TO ATTACH TO MINIMUM OF FOUR STRUCTURAL MEMBERS. (CRC 1003.4.1)
9. METAL CHIMNEYS SHALL BE ANCHORED AT EACH FLOOR, CEILING OR ROOF WITH TWO 1-1/2" BY 1/8" METAL STRAPS LOOPED AROUND THE OUTSIDE OF THE CHIMNEY INSTALLATION AND NAILED WITH NOT LESS THAN SIX 8D NAILS PER STRAP AT EACH JOIST.
10. DECORATIVE SHROUD AT TOP OF CHIMNEY IS ALL NONCOMBUSTIBLE CONSTRUCTION. NOTE: NO SHROUD SHALL BE PERMITTED ON A FACTORY-BUILT CHIMNEY UNLESS SPECIFICALLY PERMITTED BY THE TERMS OF THE CHIMNEY LISTING. ALL LISTING DOCUMENTS MUST BE SUBMITTED AND APPROVED BY THE BUILDING OFFICIAL. (CRC 1004.3)
11. SPARK ARRESTORS ARE REQUIRED AT ALL CHIMNEYS. (CRC 1003.9.2)
1. THE NET FREE AREA OF THE SPARK ARRESTOR SHALL NOT BE LESS THAN FOUR TIMES THE NET FREE AREA OF THE OUTLET OF THE CHIMNEY.
2. THE SPARK ARRESTOR SCREEN SHALL HAVE HEAT AND CORROSION RESISTANT EQUIVALENT TO 12-GAUGE WIRE, 19-GAUGE GALVANIZED WIRE OR 24-GAUGE STAINLESS STEEL.
3. OPENINGS SHALL NOT PERMIT THE PASSAGE OF SPHERES HAVING A DIAMETER LARGER THAN 1/2" AND SHALL NOT BLOCK THE PASSAGE OF SPHERES HAVING A DIAMETER OF LESS THAN 3/8".
4. THE SPARK ARRESTOR SHALL BE ACCESSIBLE FOR CLEANING AND THE SCREEN OR CHIMNEY CAP SHALL BE REMOVABLE TO ALLOW FOR CLEANING THE CHIMNEY FLUE.
12. FOR ALL MANUFACTURED FIREPLACES, USE THE LISTED FLUE SYSTEMS, PER THE MANUFACTURER'S RECOMMENDATIONS.

KEY NOTES

- 1 CHIMNEY TOP, SEE DETAIL 5/AB.3.
- 2 PERIMETER COPPER GUTTERS WITH DOWNSPOUTS. SEE DETAIL 11/AB.2. VERIFY DOWNSPOUT LOCATIONS WITH OWNER/ARCHITECT PRIOR TO GUTTER FABRICATION.
- 3 COPPER VALLEY FLASHING, TYP. SEE DETAIL 15/AB.0
- 4 WALL LINE BELOW
- 5 FLAT ROOF, MIN 1/2° SLOPE PER FT.
- 6 ROOF DECK, 2% SLOPE TO DRAIN
- 7 CRICKET, SEE DETAIL 14/AB.0
- 8 FIRE PIT, PRE-FABRICATED
- 9 44" HIGH PARAPET WALL

GENERAL ROOF NOTES

ROOF MATERIAL = CAP AND PAN CLAY TILE ROOF

FIELD VERIFY WITH OWNER AND ARCHITECT COLOR AND/OR BLEND OF ROOFING UNITS PRIOR TO INSTALLATION

ROOF SLOPE = 6/12 UNLESS OTHERWISE NOTED

OVERHANG = 12" UNLESS OTHERWISE NOTED

COPPER GUTTERS WITH ROUND DOWNSPOUTS

GANG ALL VENT STACKS TO MINIMIZE QUANTITY OF ROOF JACKS AND LOCATE ROOF JACKS IN LEAST VISIBLE LOCATION

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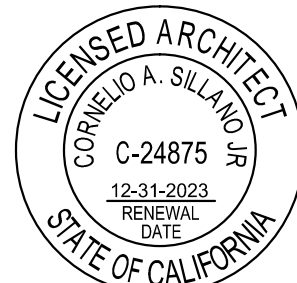
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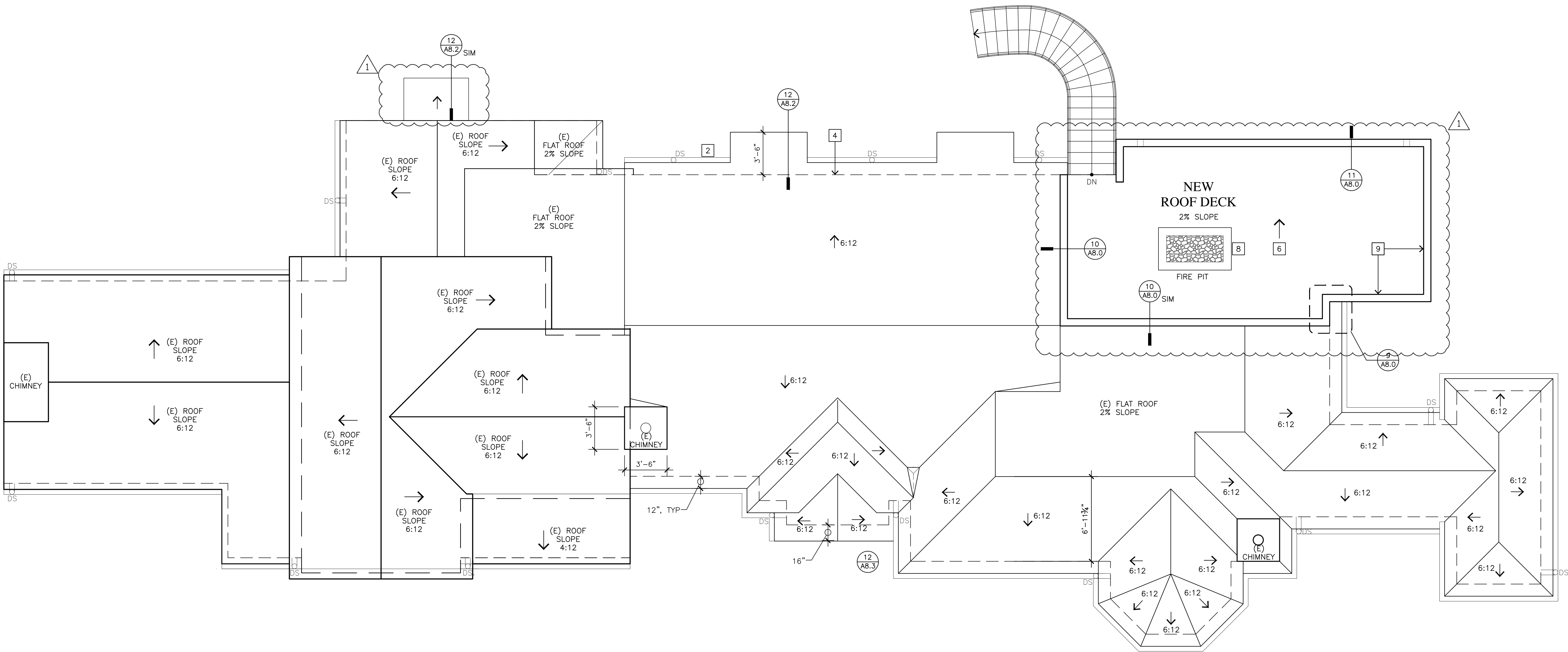
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- 2
- 3
- 4
- 5
- 6
- 7

ROOF
PLAN

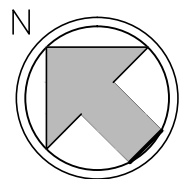
SHEET NO.

A5.0



ROOF PLAN

1/4"=1'-0"



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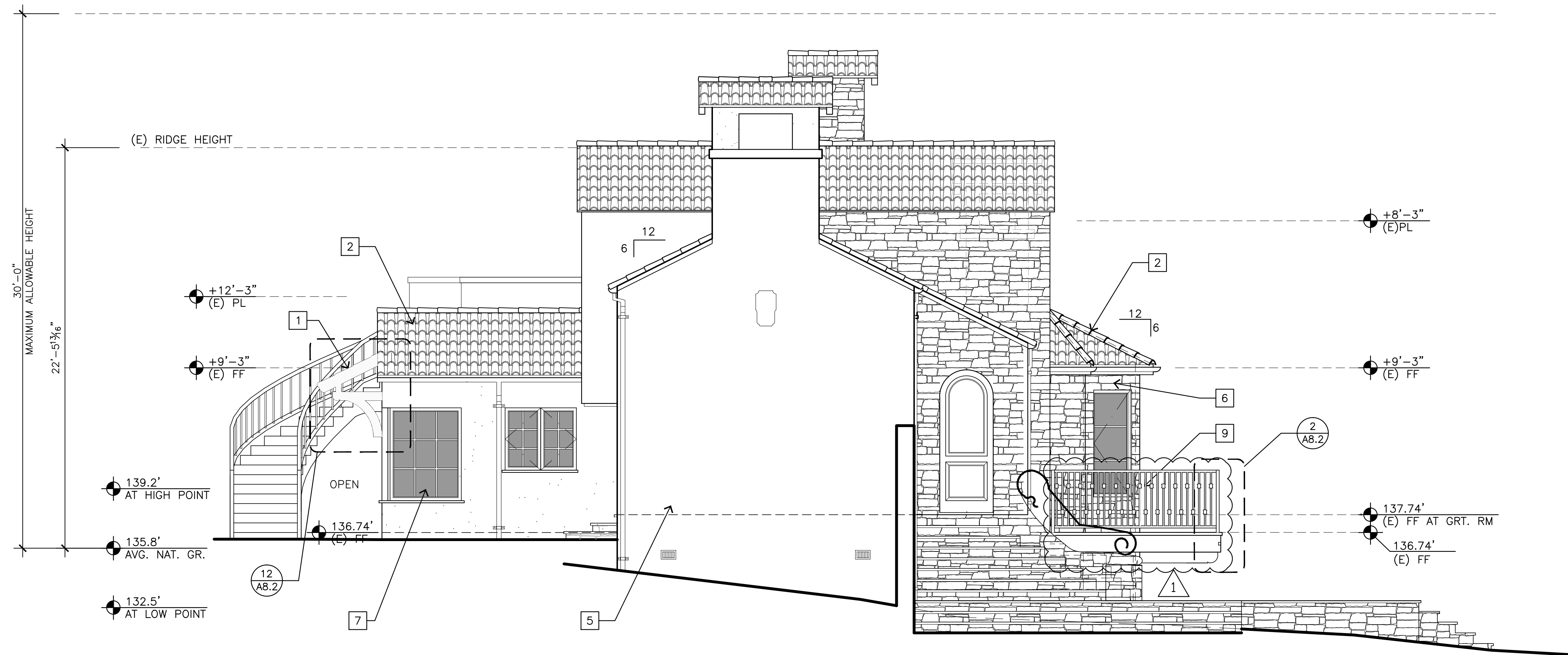
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ELEVATIONS

SHEET NO.

A6.0

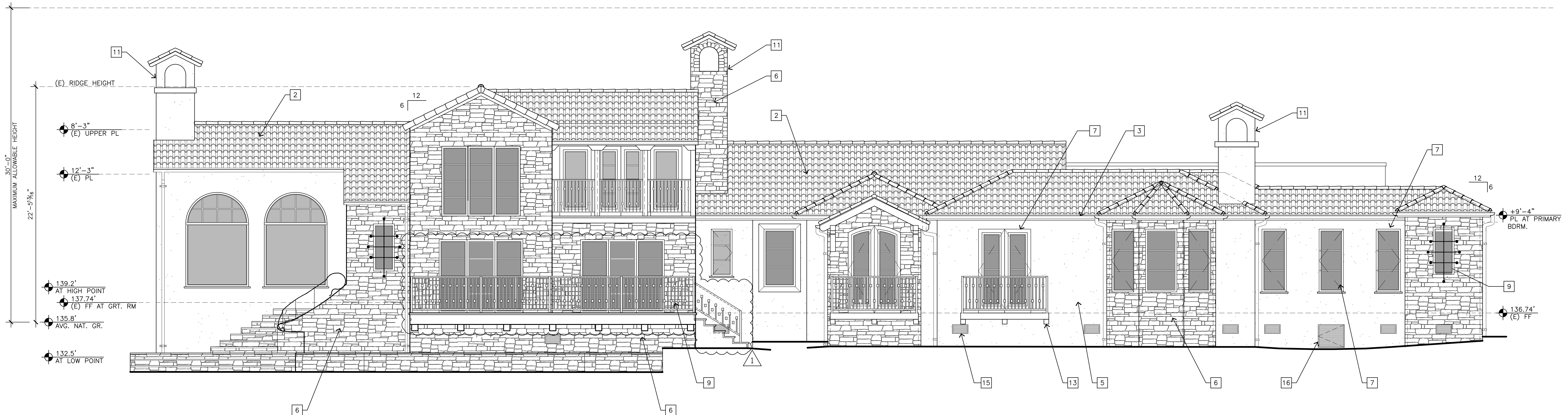


NORTH ELEVATION

1/4"=1'-0"

EXTERIOR FINISH LEGEND

- 1 CAP & PAN CLAY TILE ROOF - MATCH EXISTING
- 2 EXISTING CAP & PAN CLAY TILE ROOF
- 3 5" HALF-ROUND COPPER GUTTERS, LEADER BOX, DOWNSPOUTS, EXISTING
- 4 EXTERIOR STUCCO - MATCH EXISTING
- 5 EXISTING STUCCO
- 6 RANDOM STONE VENEER, EXISTING
- 7 ALUMINUM EXTERIOR DOORS & WINDOWS (KOLBE ALUMINUM OR EQUAL), EXISTING
- 8 NOT USED
- 9 PAINTED GALVANIZED WROUGHT IRON RAILING, CURVED STAIRS, MATCH EXISTING
- 10 PAINTED CEDAR SHUTTERS, RE-FINISH EXIST'G
- 11 EXISTING CHIMNEY
- 12 CEDAR SILL WOOD - MATCH EXISTING
- 13 PAINTED SHAPED 6X6 PAINTED CEDAR CORBEL, EXISTING
- 14 6X8 CEDAR OUTRIGGER WITH SHAPED 6X8 CEDAR CORBELS, MATCH EXISTING
- 15 8X16 LOUVERED CRAWLSPACE VENT, EXISTING
- 16 24X24 LOUVERED CRAWLSPACE ACCESS, EXISTING



WEST ELEVATION

1/4"=1'-0"

DOOR LEGEND

- ⊗ DENOTES A DOOR

NOTE:
SEE DOOR & WINDOW SCHEDULE FOR CORRESPONDING DOOR
& WINDOW INFORMATION

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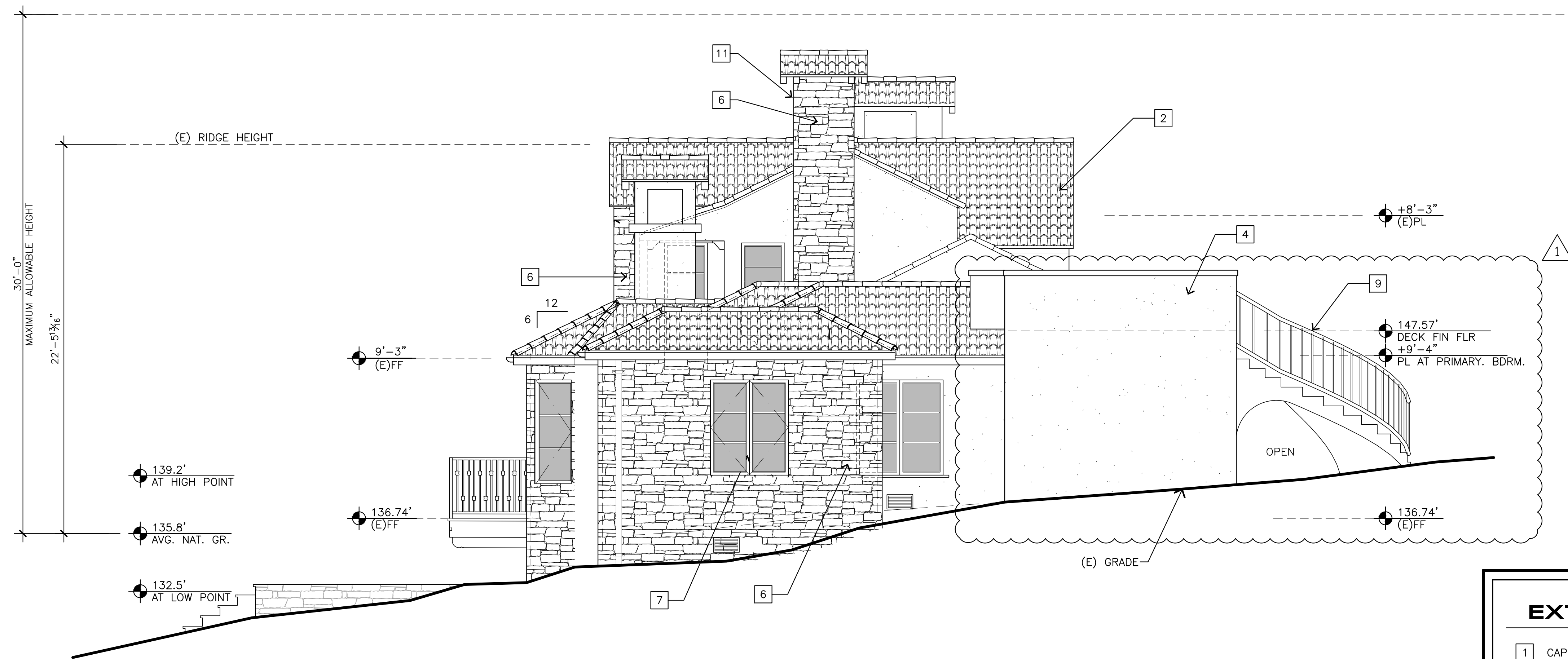
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ELEVATIONS

SHEET NO.

A6.1

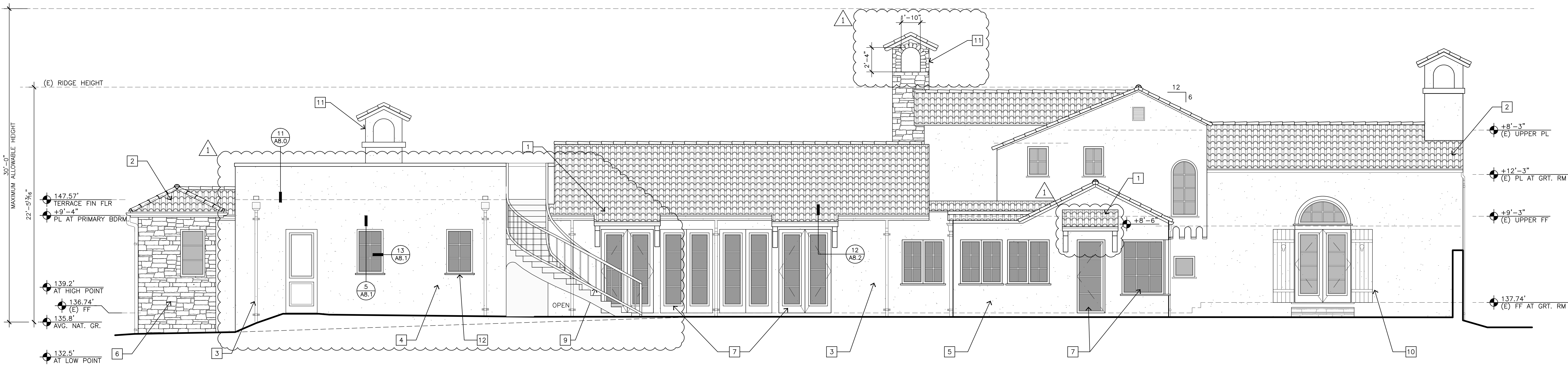


SOUTH ELEVATION

1/4"=1'-0"

EXTERIOR FINISH LEGEND

- 1 CAP & PAN CLAY TILE ROOF - MATCH EXISTING
- 2 EXISTING CAP & PAN CLAY TILE ROOF
- 3 5" HALF-ROUND COPPER GUTTERS, LEADER BOX, DOWNSPOUTS, EXISTING
- 4 EXTERIOR STUCCO - MATCH EXISTING
- 5 EXISTING STUCCO
- 6 RANDOM STONE VENEER, EXISTING
- 7 ALUMINUM EXTERIOR DOORS & WINDOWS (KOLBE ALUMINUM OR EQUAL), EXISTING
- 8 NOT USED
- 9 PAINTED GALVANIZED WROUGHT IRON RAILING, CURVED STAIRS, MATCH EXISTING
- 10 PAINTED CEDAR SHUTTERS, RE-FINISH EXIST'G
- 11 EXISTING CHIMNEY
- 12 CEDAR SILL WOOD - MATCH EXISTING
- 13 PAINTED SHAPED 6X6 PAINTED CEDAR CORBEL, EXISTING
- 14 6X8 CEDAR OUTRIGGER WITH SHAPED 6X8 CEDAR CORBELS, MATCH EXISTING
- 15 8X16 LOUVERED CRAWLSPACE VENT, EXISTING
- 16 24X24 LOUVERED CRAWLSPACE ACCESS, EXISTING



EAST ELEVATION

1/4"=1'-0"

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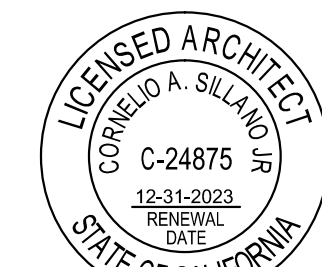
PROJECT/CLIENT:

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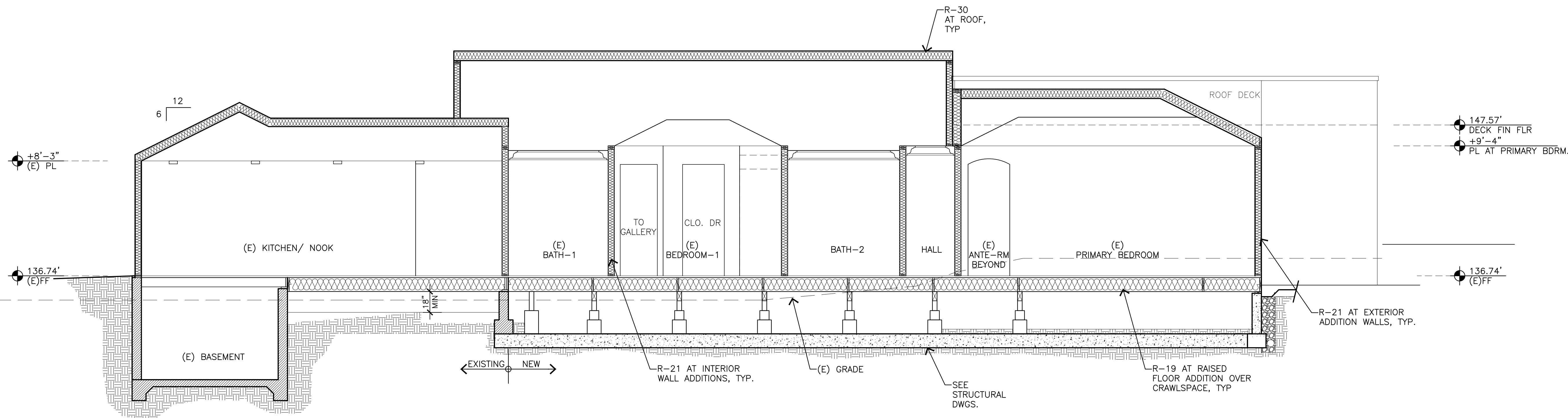
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SECTIONS

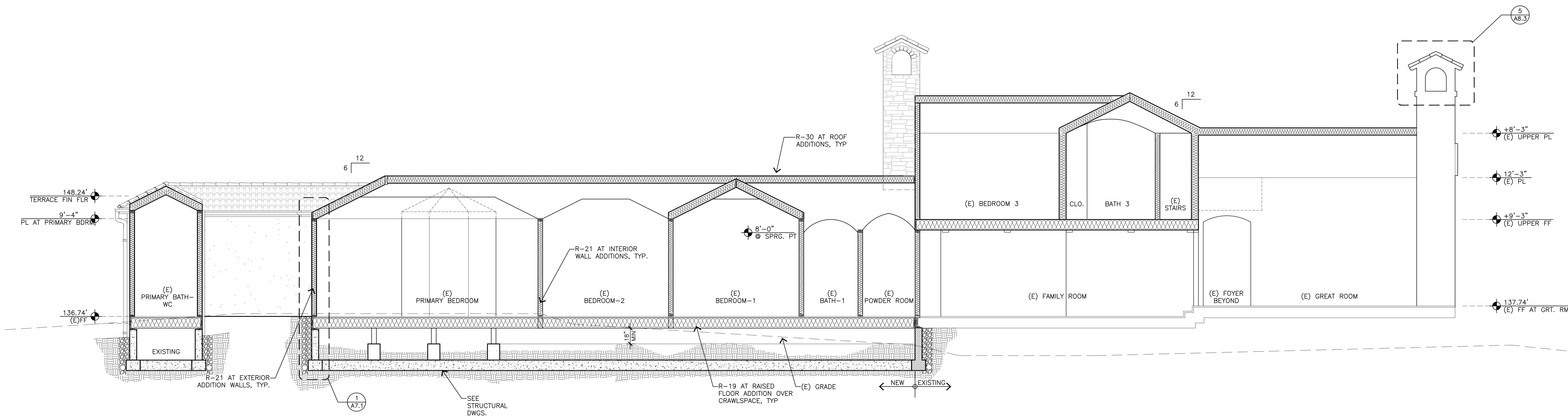
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A7.0



SECTION A

1/4"=1'-0"



SECTION B

1/4"=1'-0"

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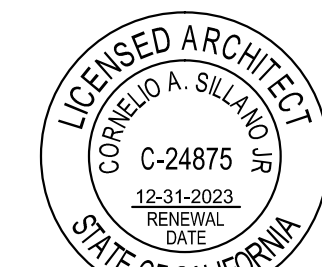
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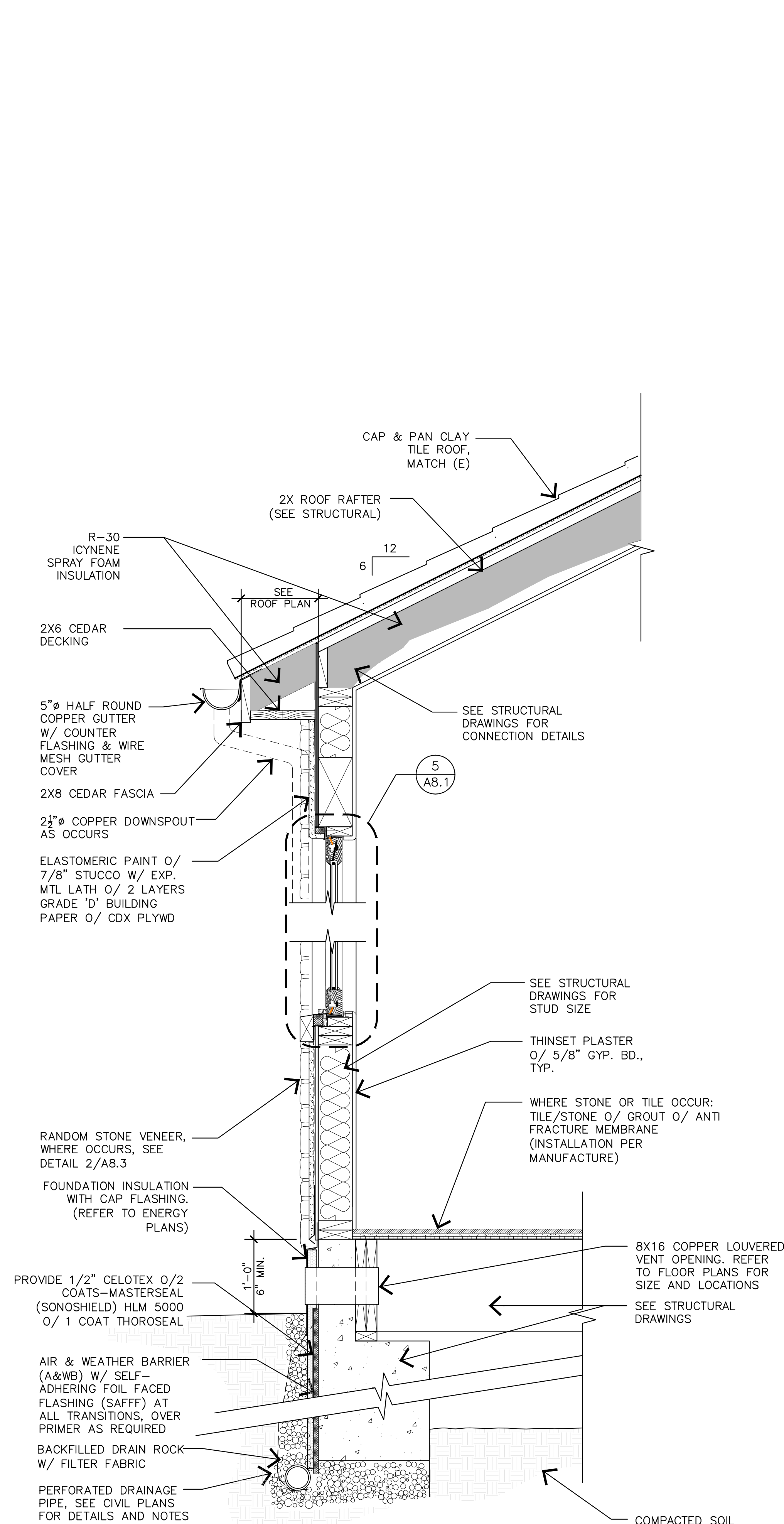
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SECTIONS

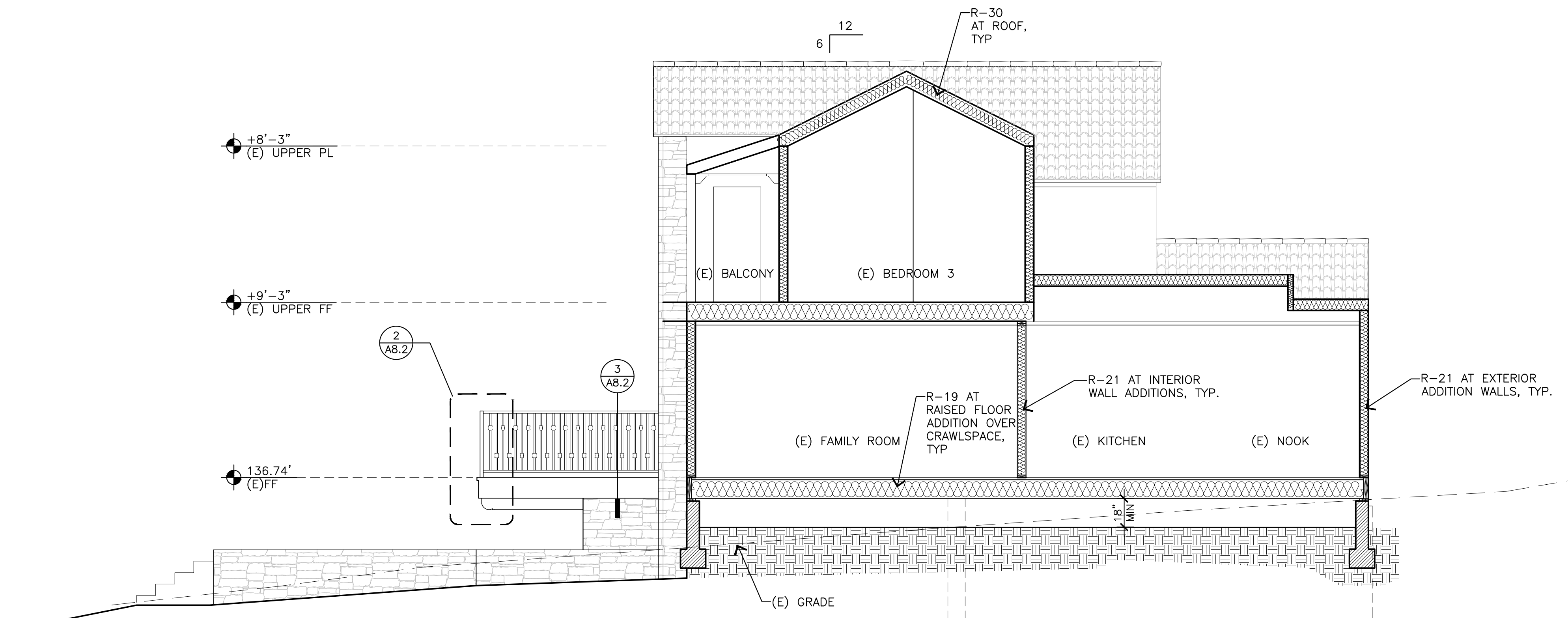
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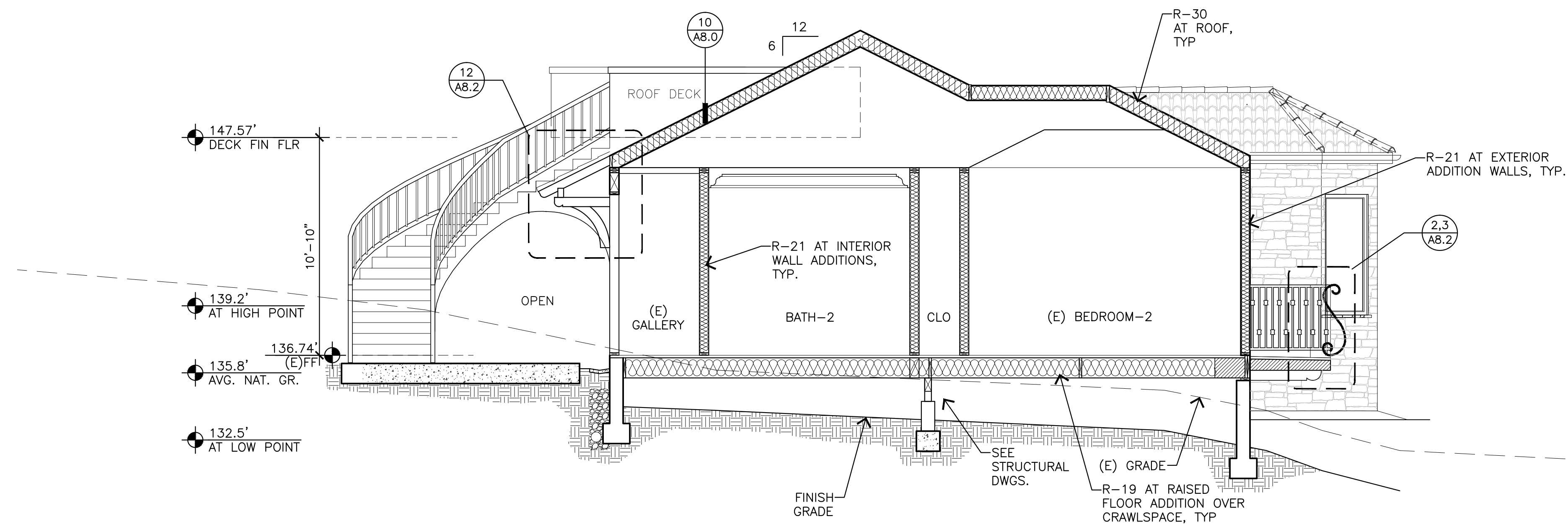
1 TYPICAL WALL SECTION @ ADDITIONS

1"=1'-0"



SECTION C

1/4"=1'-0"



SECTION D

1/4"=1'-0"

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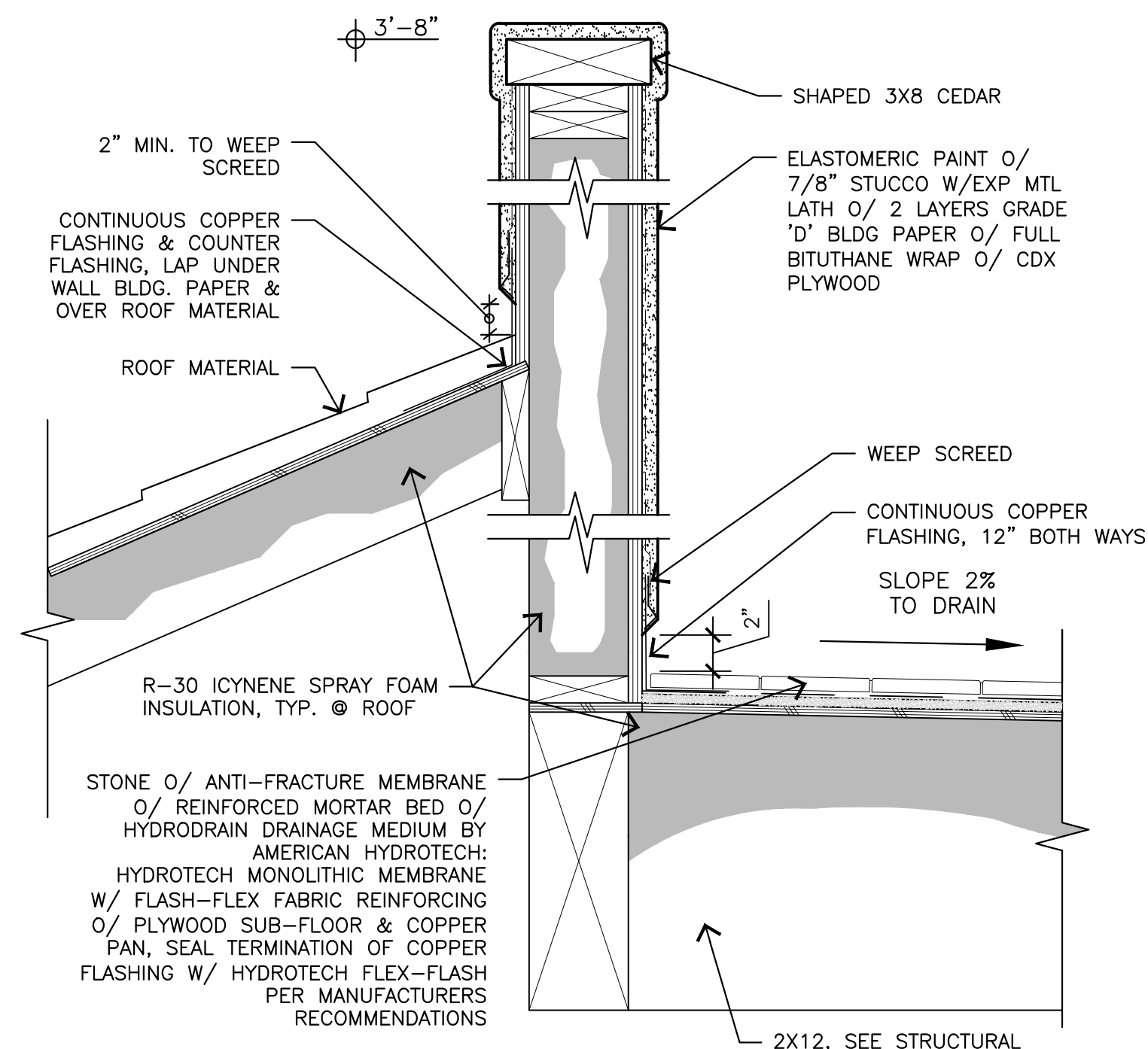
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DETAILS
ROOF

SHEET NO.

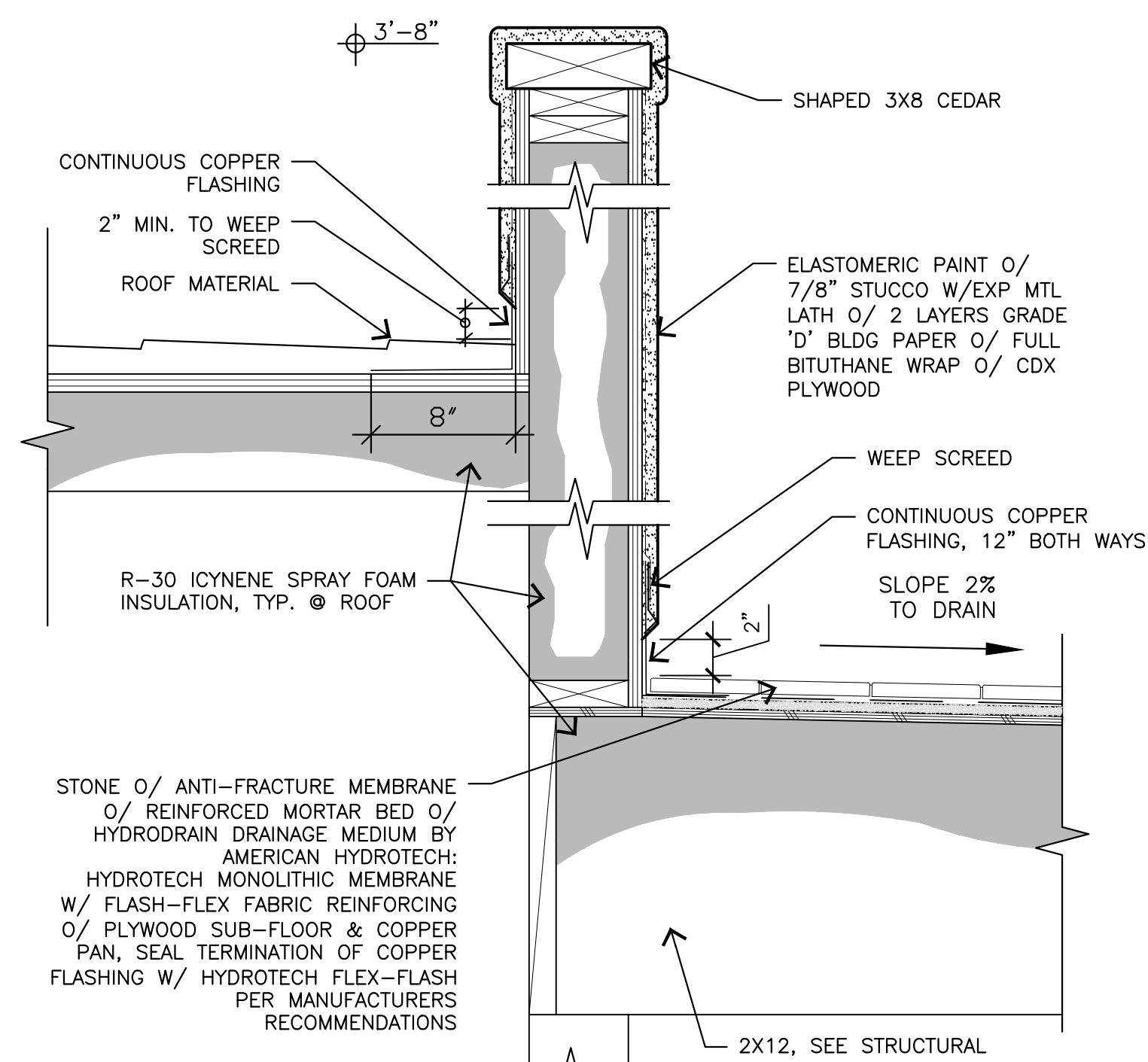
A8.0



9 ROOF - WALL TRANSITION

PARAPET2A

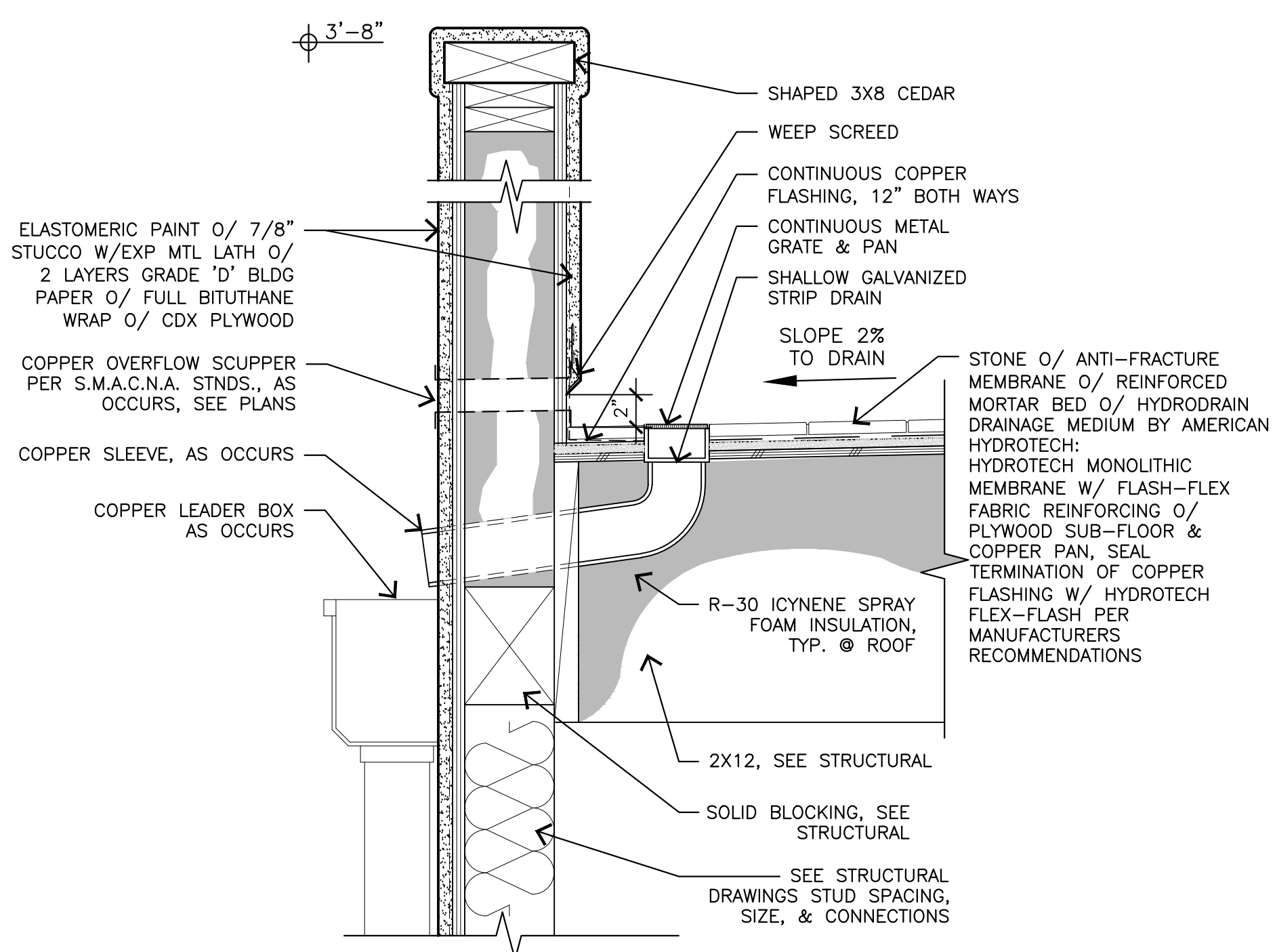
1-1/2"=1'-0"



10 ROOF - WALL TRANSITION

PARAPET2A

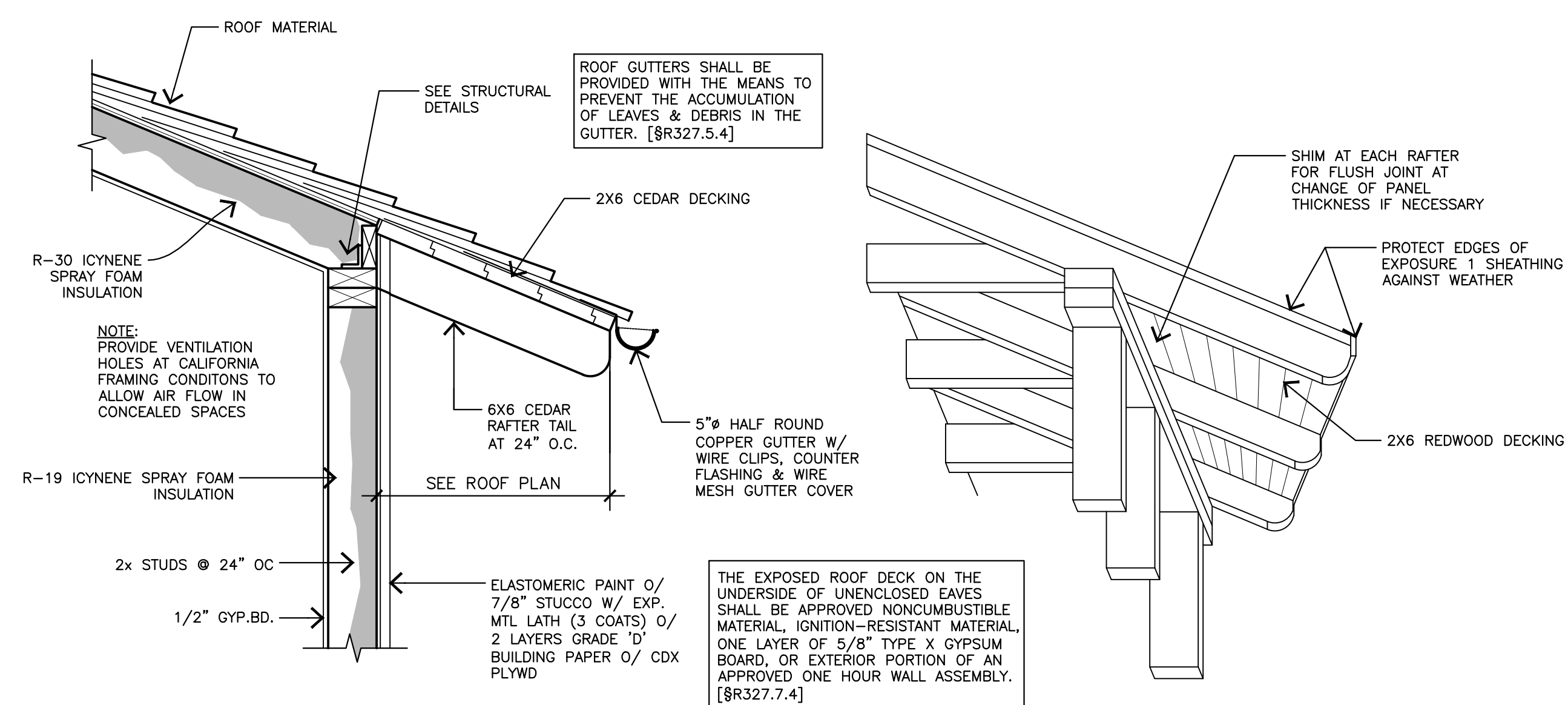
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11 PARAPET

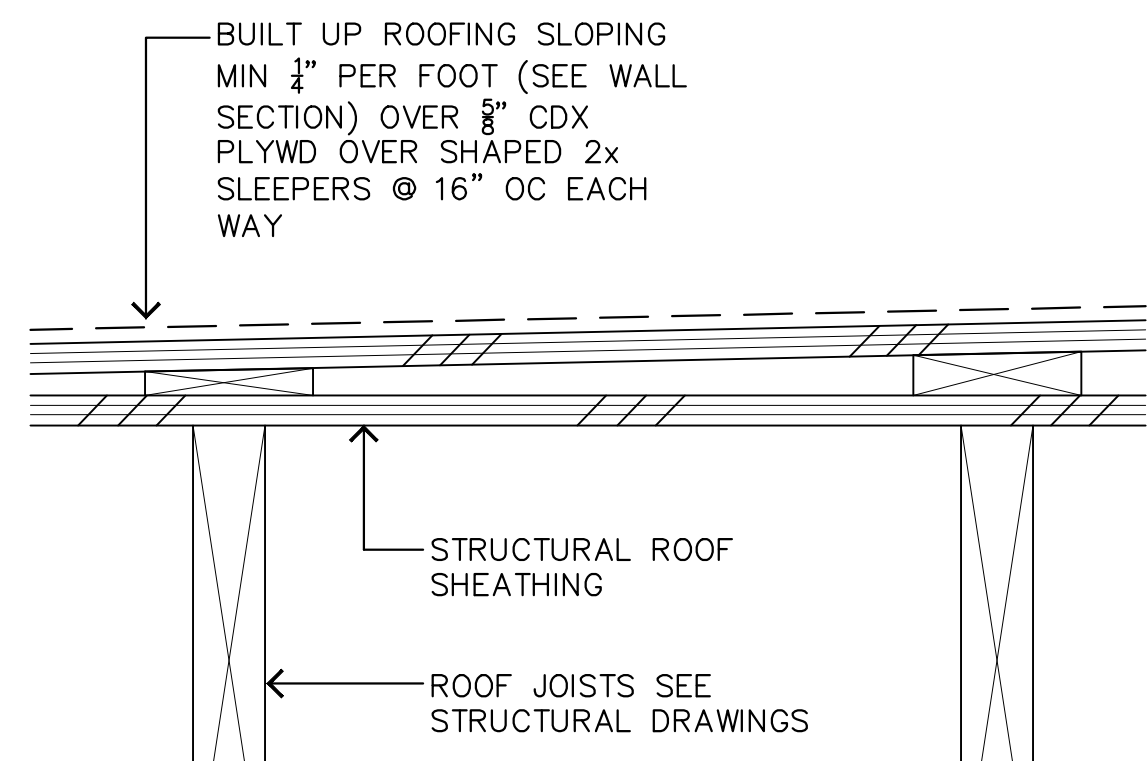
PARAPET2A

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



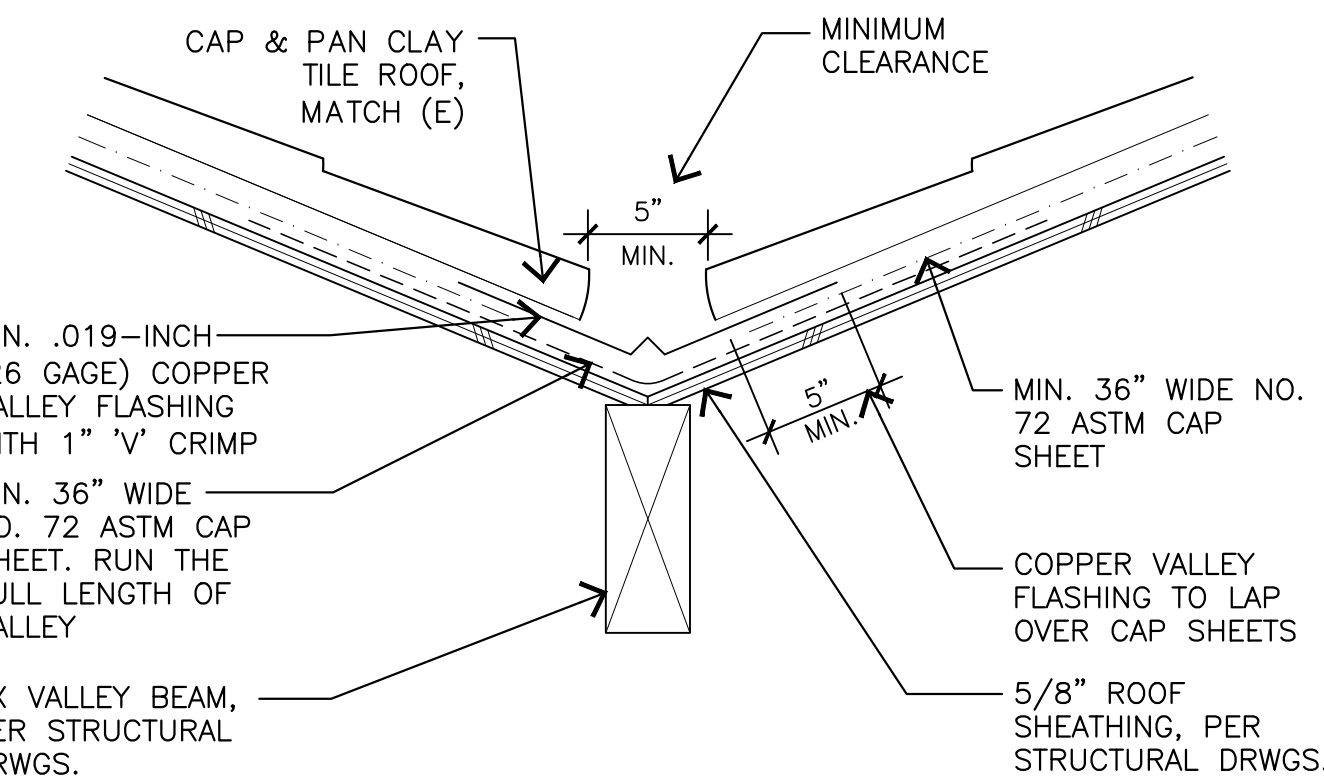
1 EAVE DETAIL-FIRE-RATED

1"=1'-0"



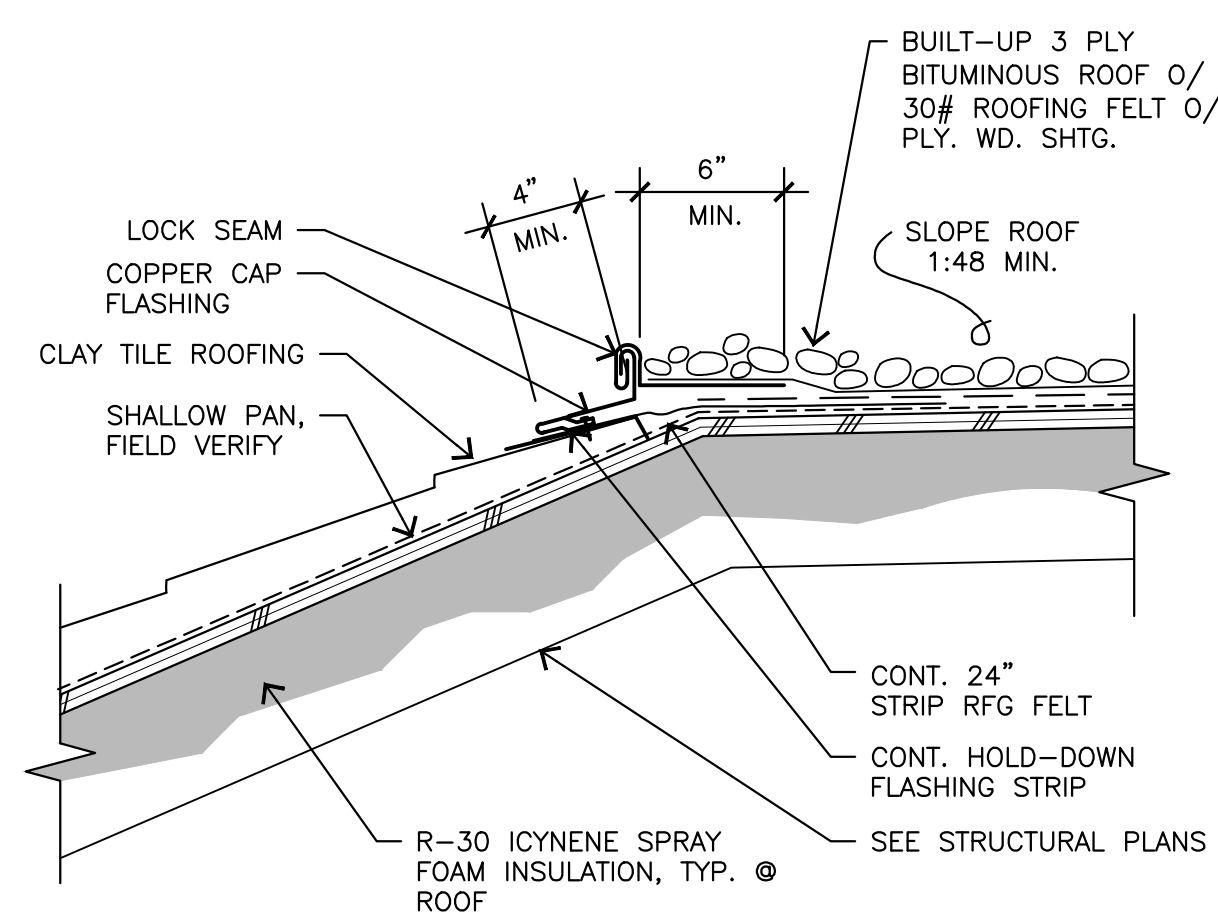
14 CRICKET

3"=1'-0"



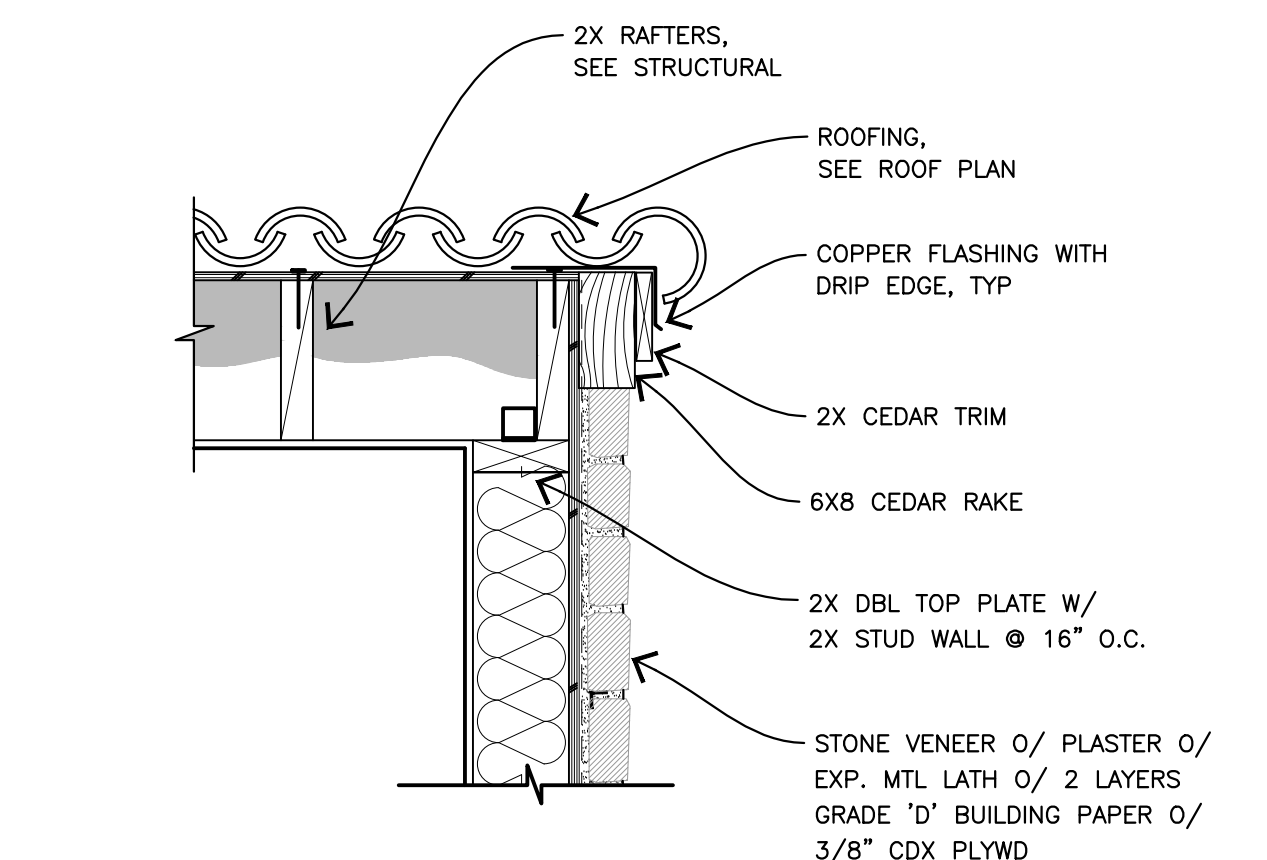
15 TYPICAL VALLEY FLASHING

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



7 ROOF TRANSITION

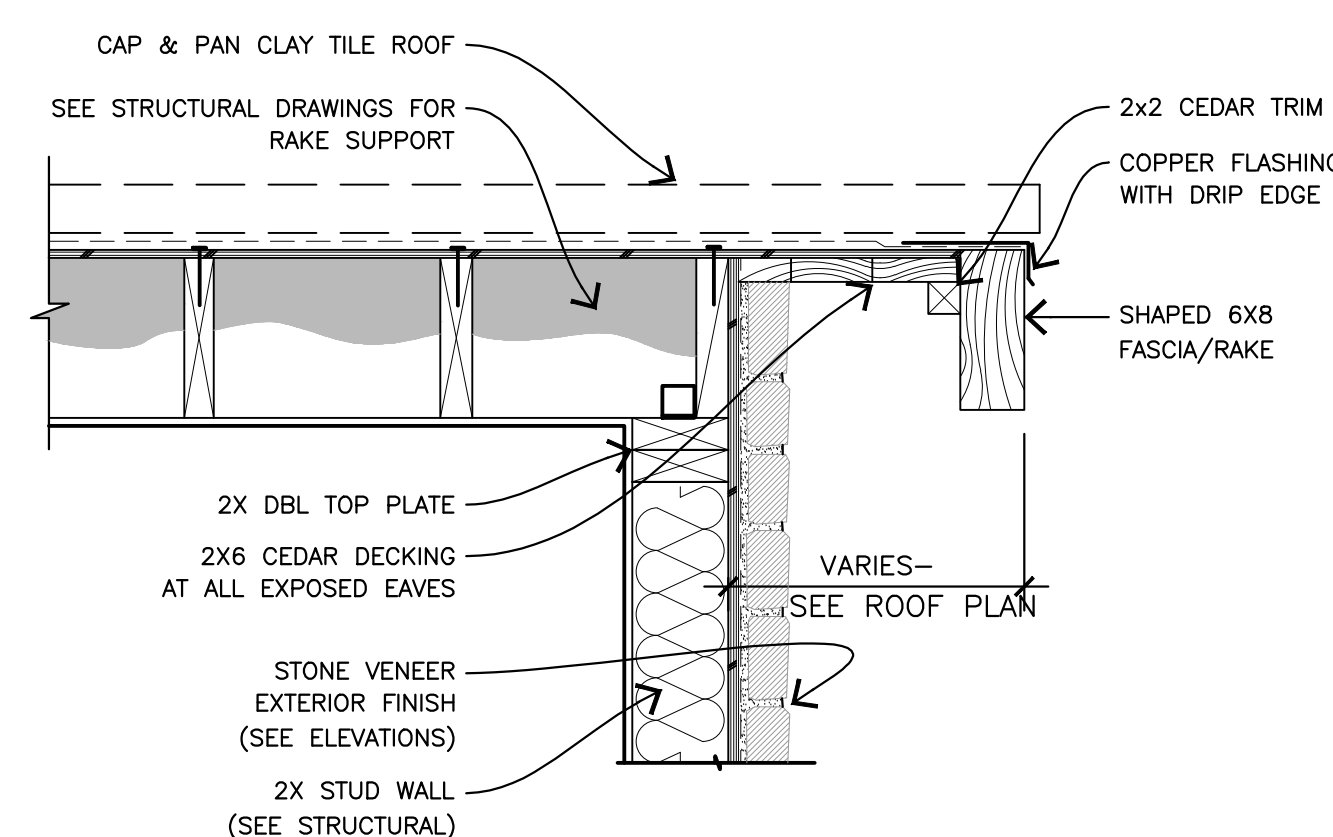
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2 RAKE DETAIL

RAKE4

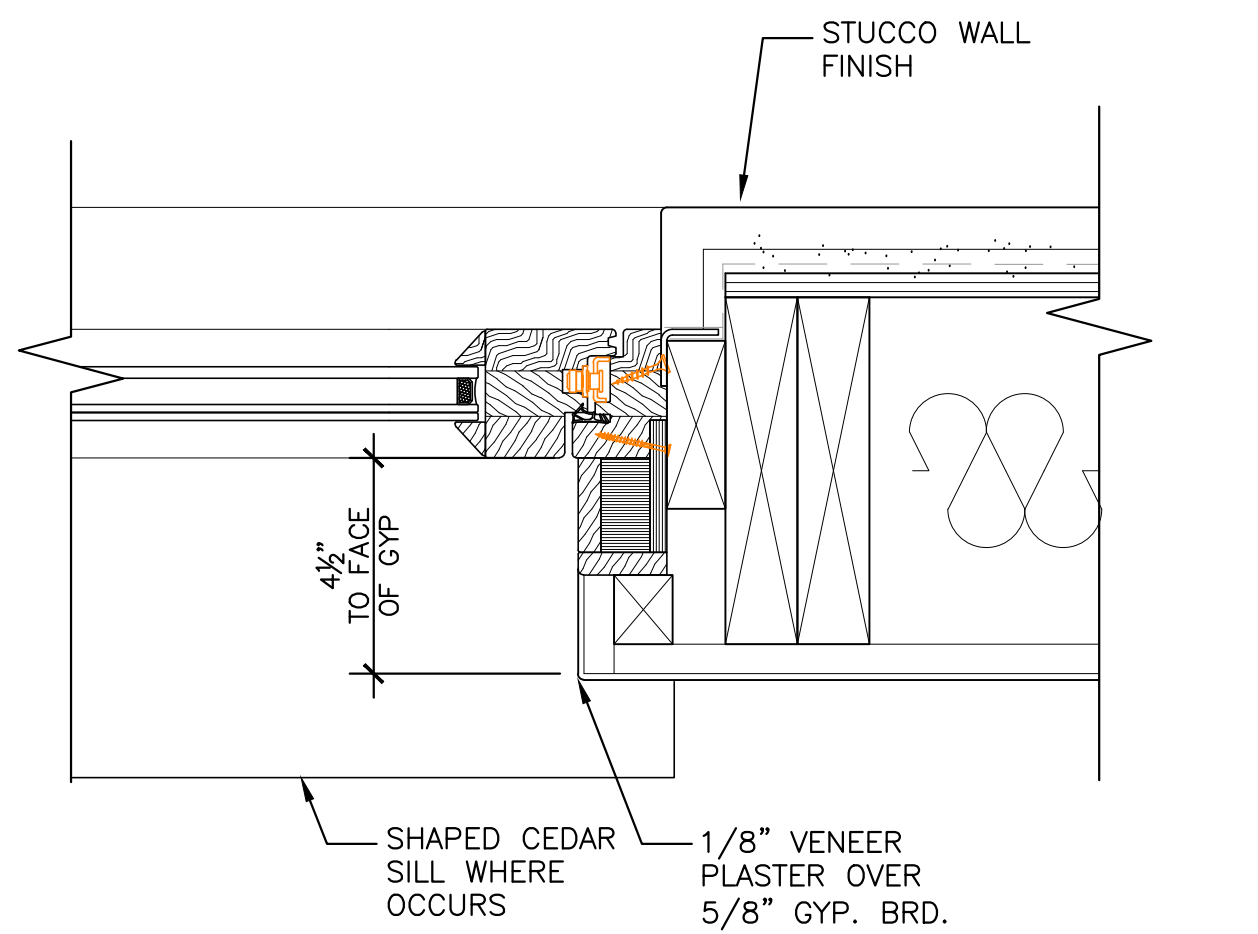
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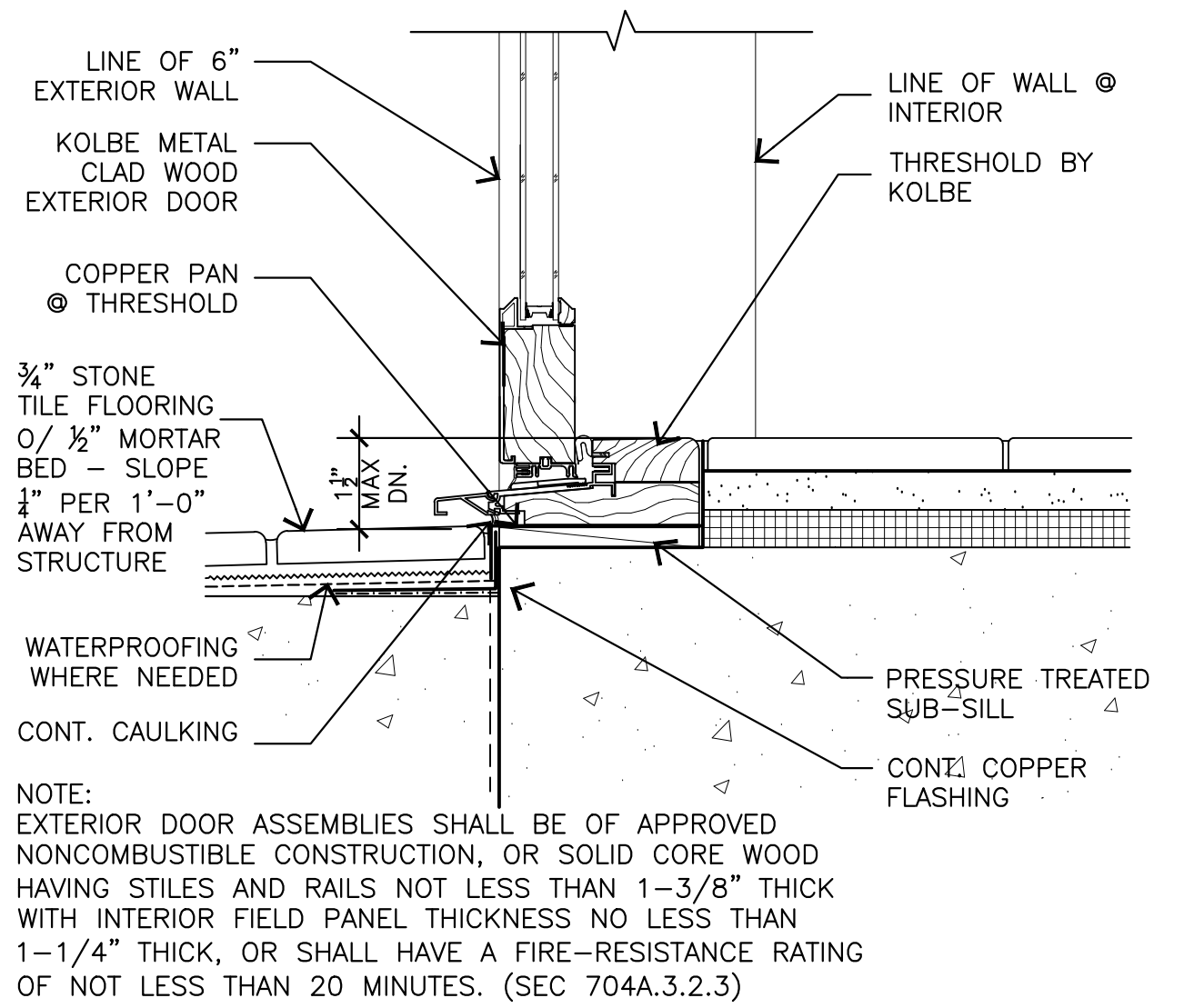
3 RAKE DETAIL @ STONE VENEER

RAKE-3

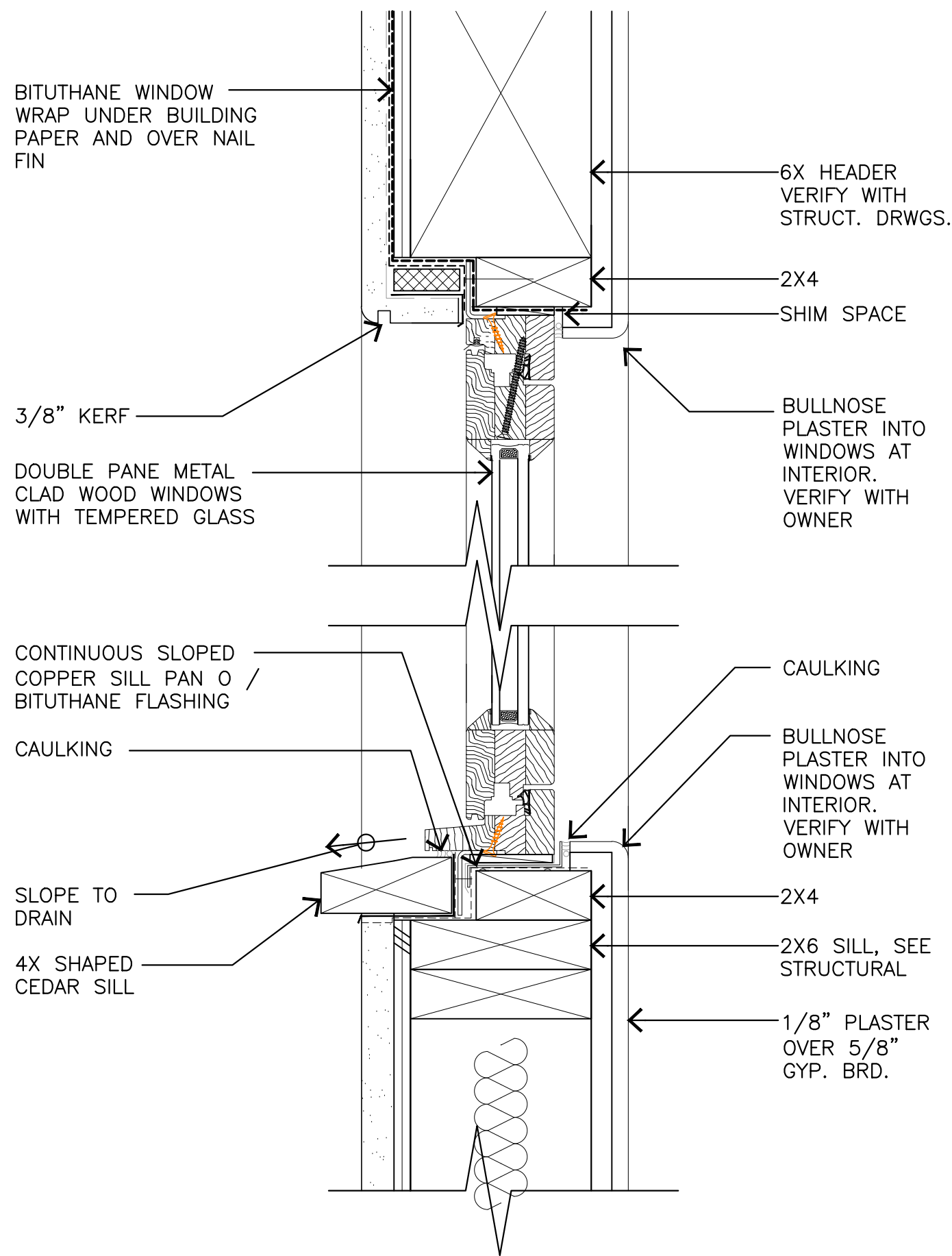
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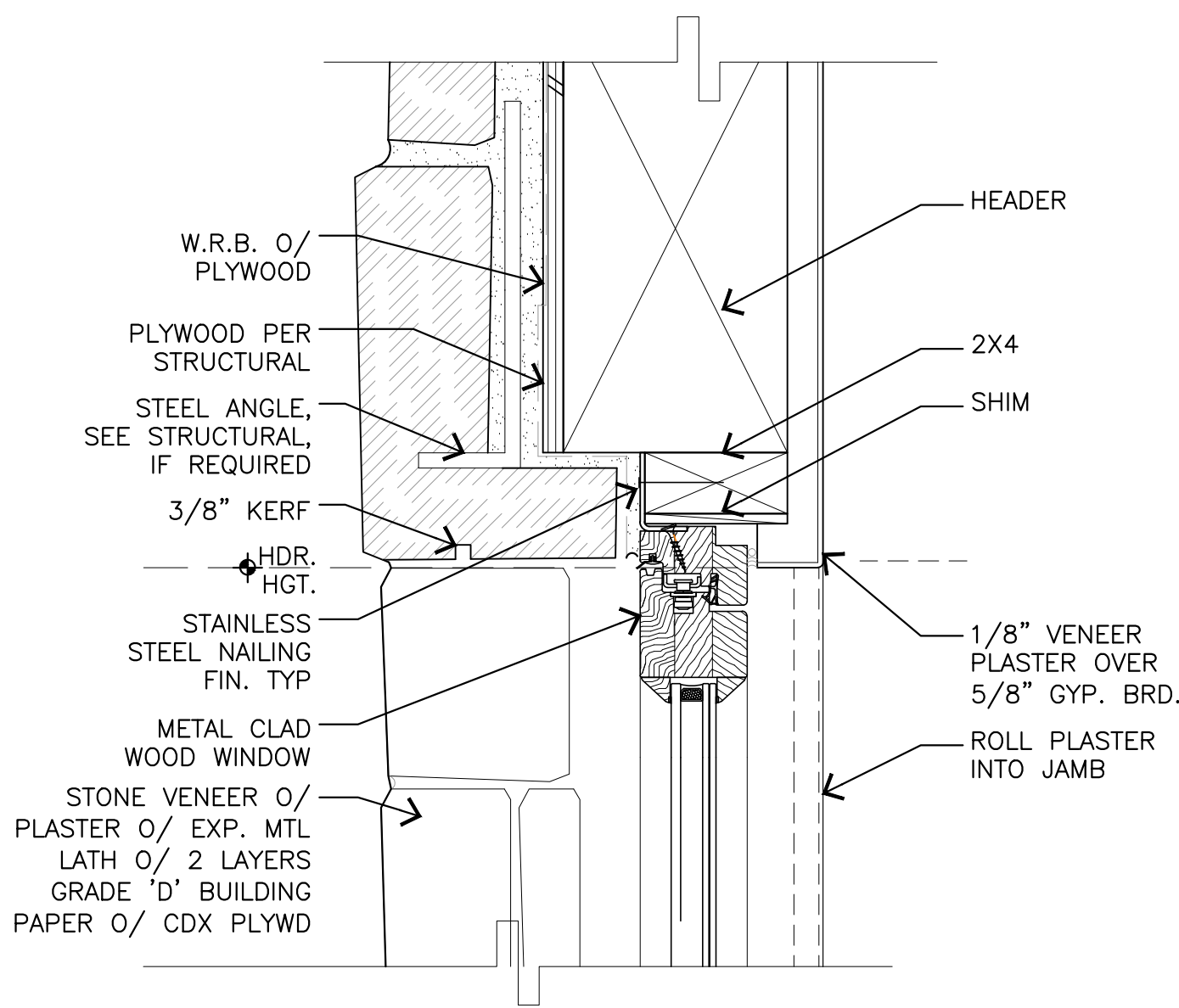
13 WINDOW - JAMB AT PLASTER
3" = 1'-0"



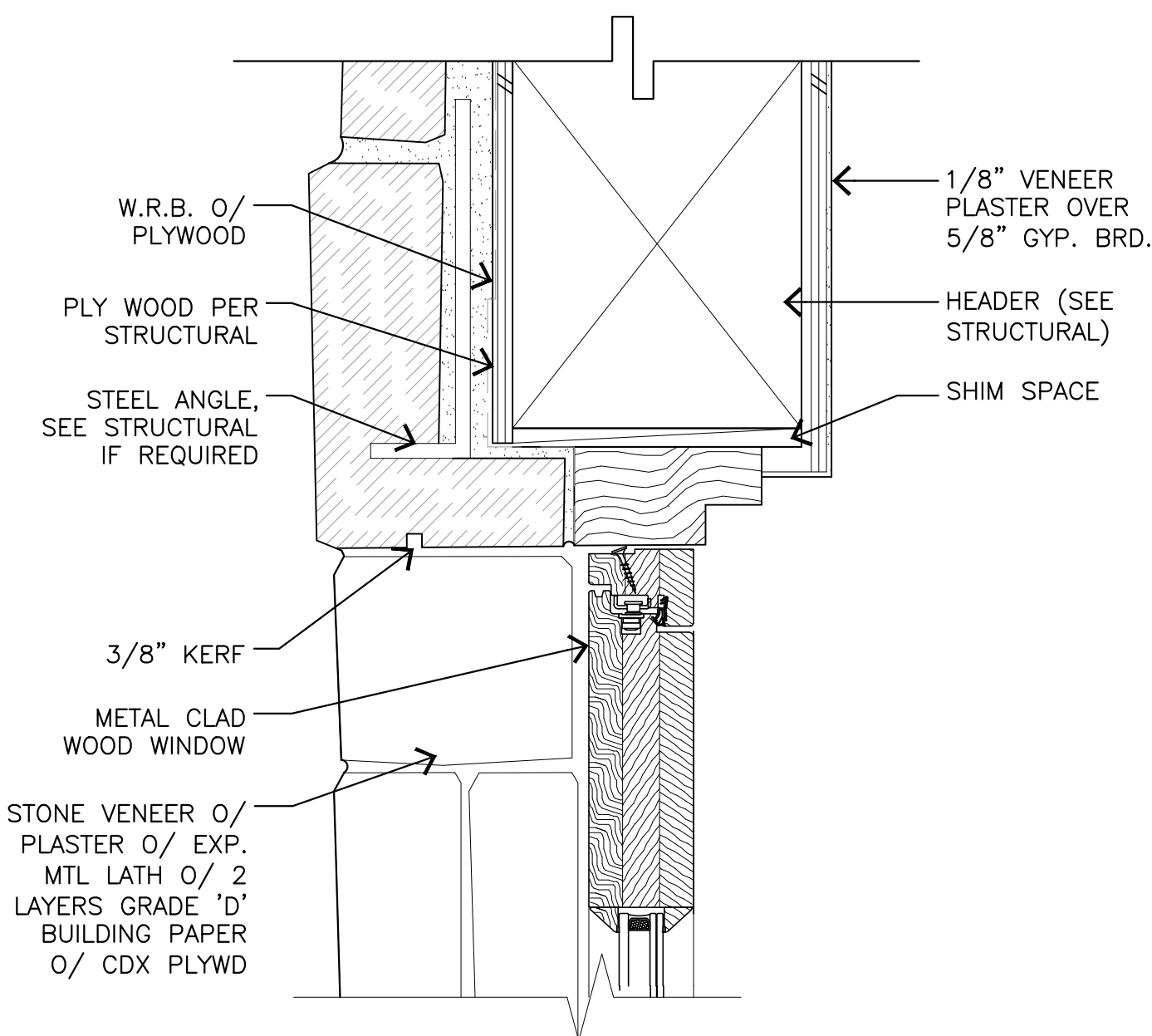
9 DOOR - THRESHOLD AT OUTSWING, TYP.
3" = 1'-0"



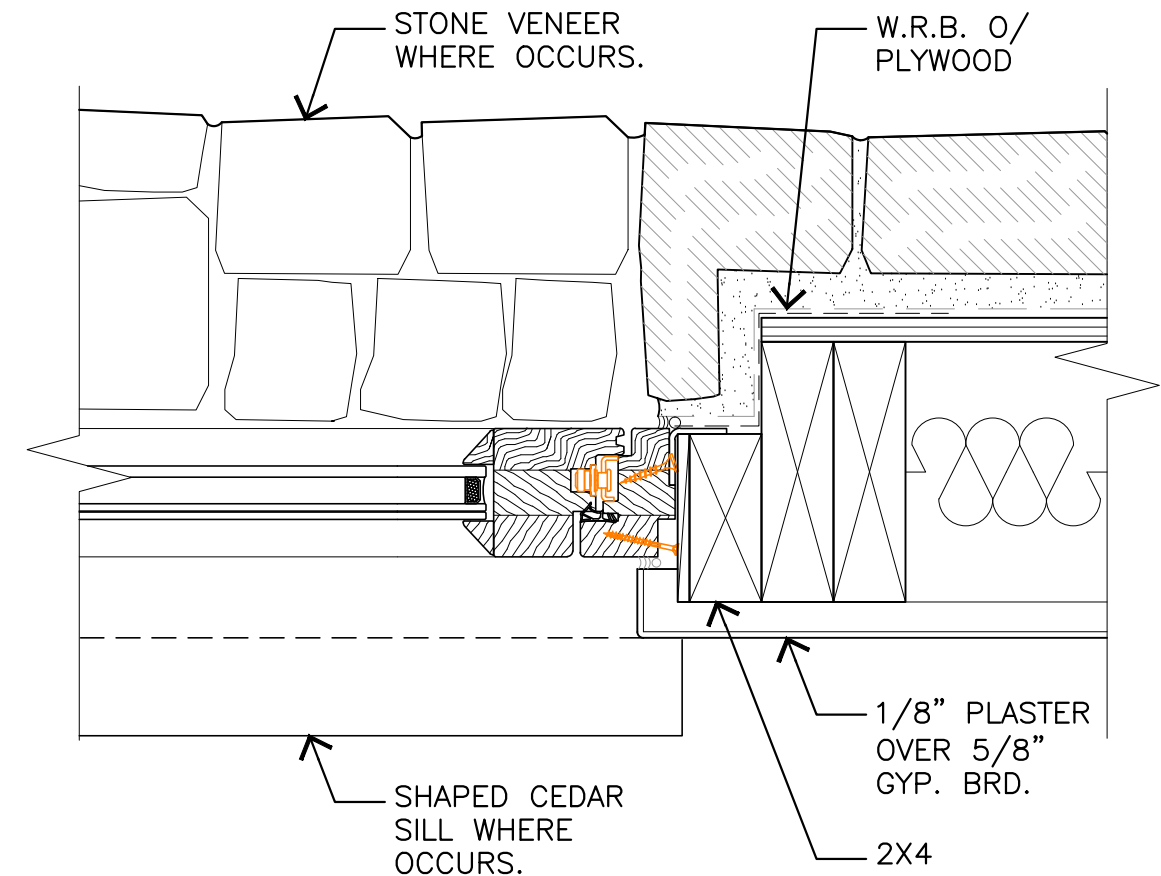
5 WINDOW - HEAD & SILL AT STUCCO
3" = 1'-0"



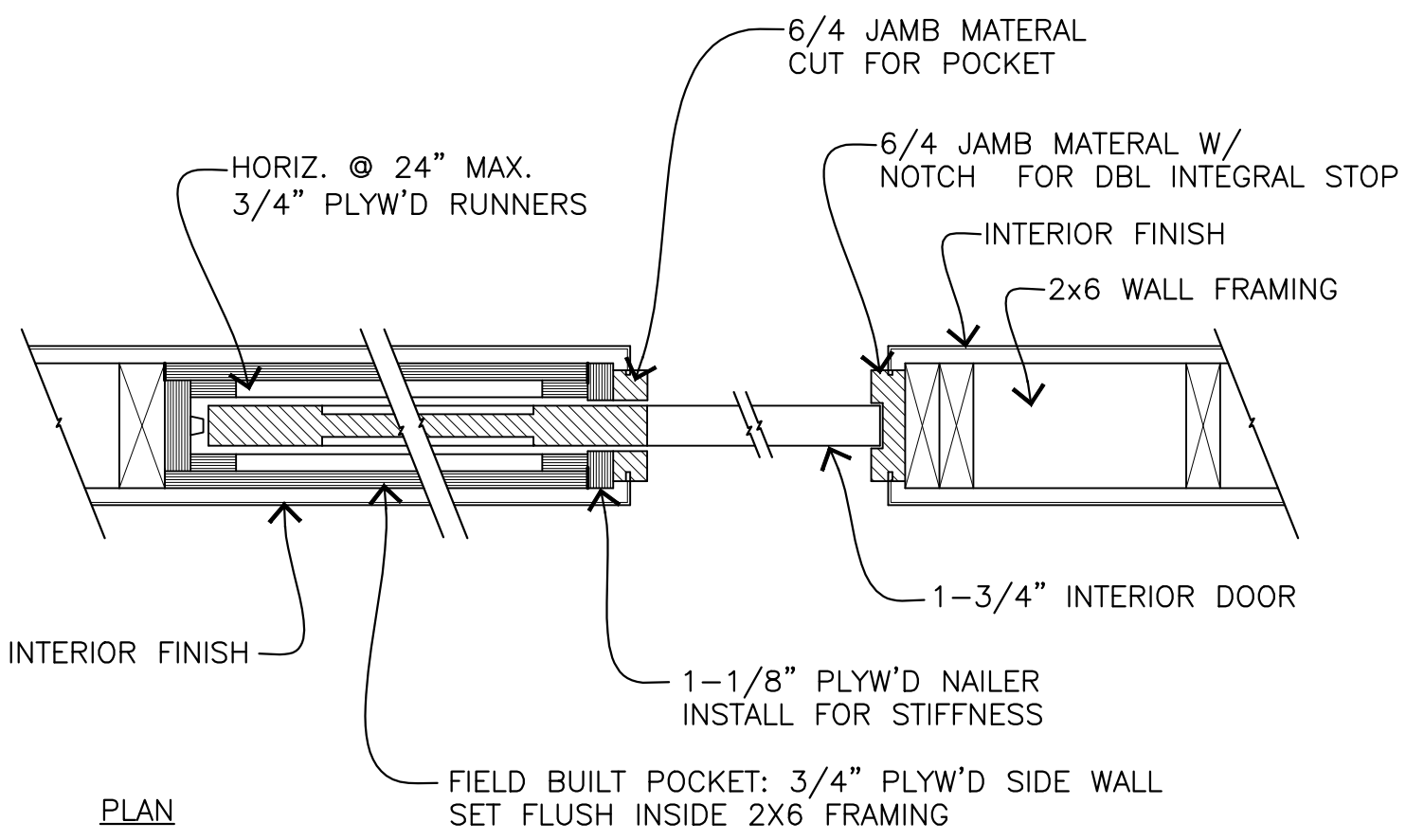
1 WINDOW - HEAD AT STONE
3" = 1'-0"



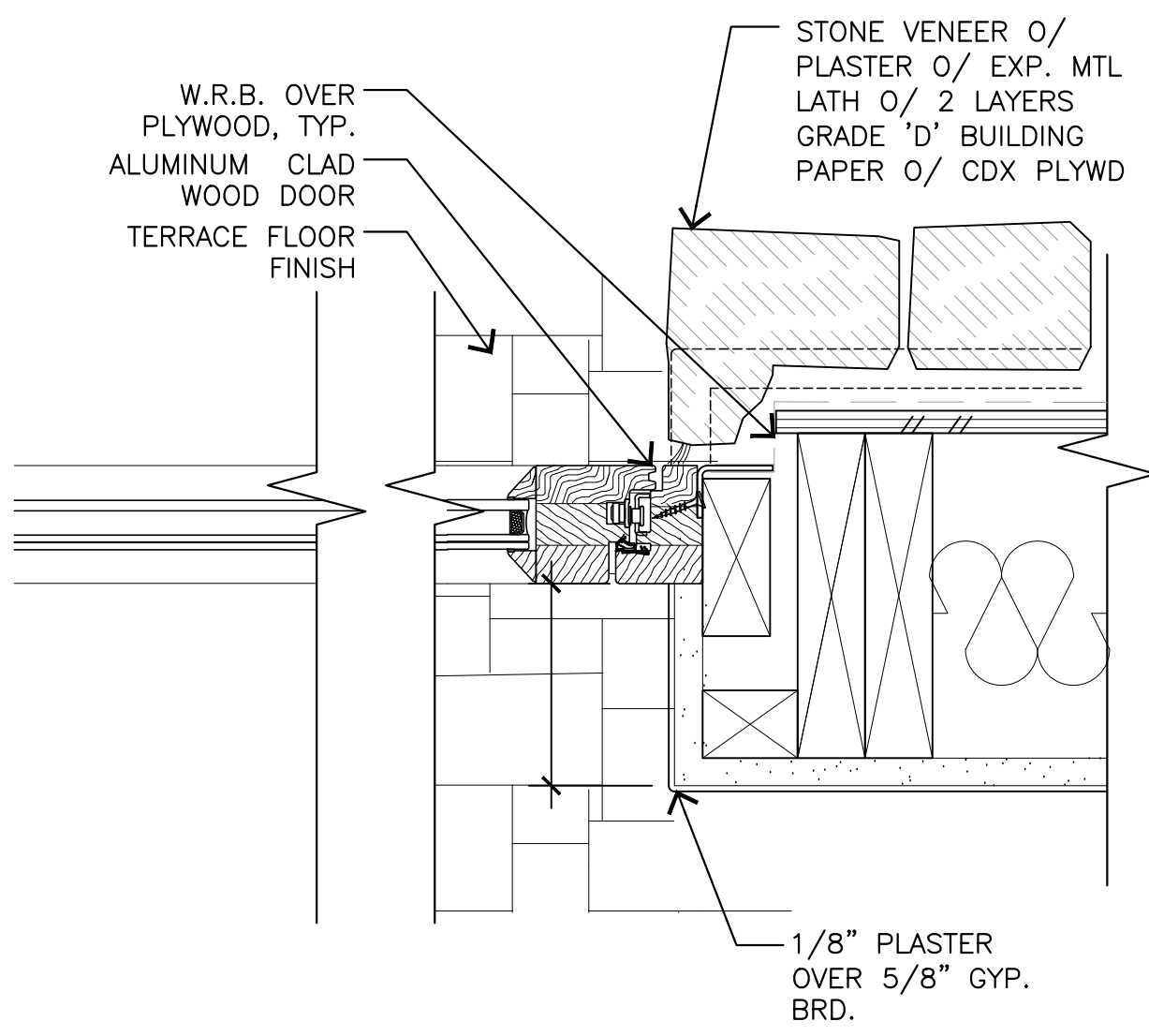
6 WOOD DOOR HEAD DETAIL
3" = 1'-0"



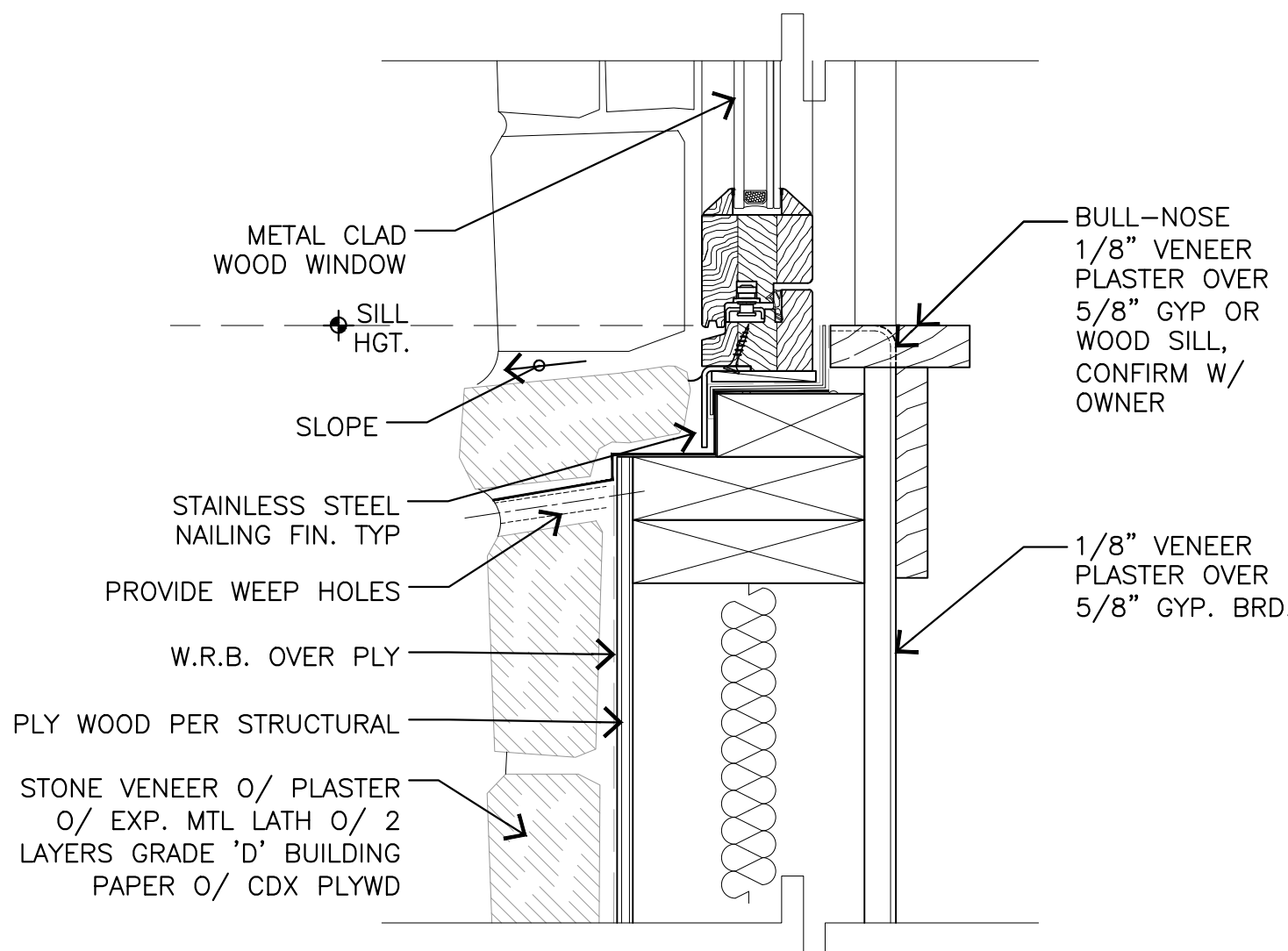
2 WINDOW - JAMB AT STONE
3" = 1'-0"



11 POCKET DOOR
1-1/2"=1'-0"



7 WOOD DOOR JAMB DETAIL
3" = 1'-0"



3 WINDOW - SILL AT STONE
3" = 1'-0"

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APN: 008-361-007



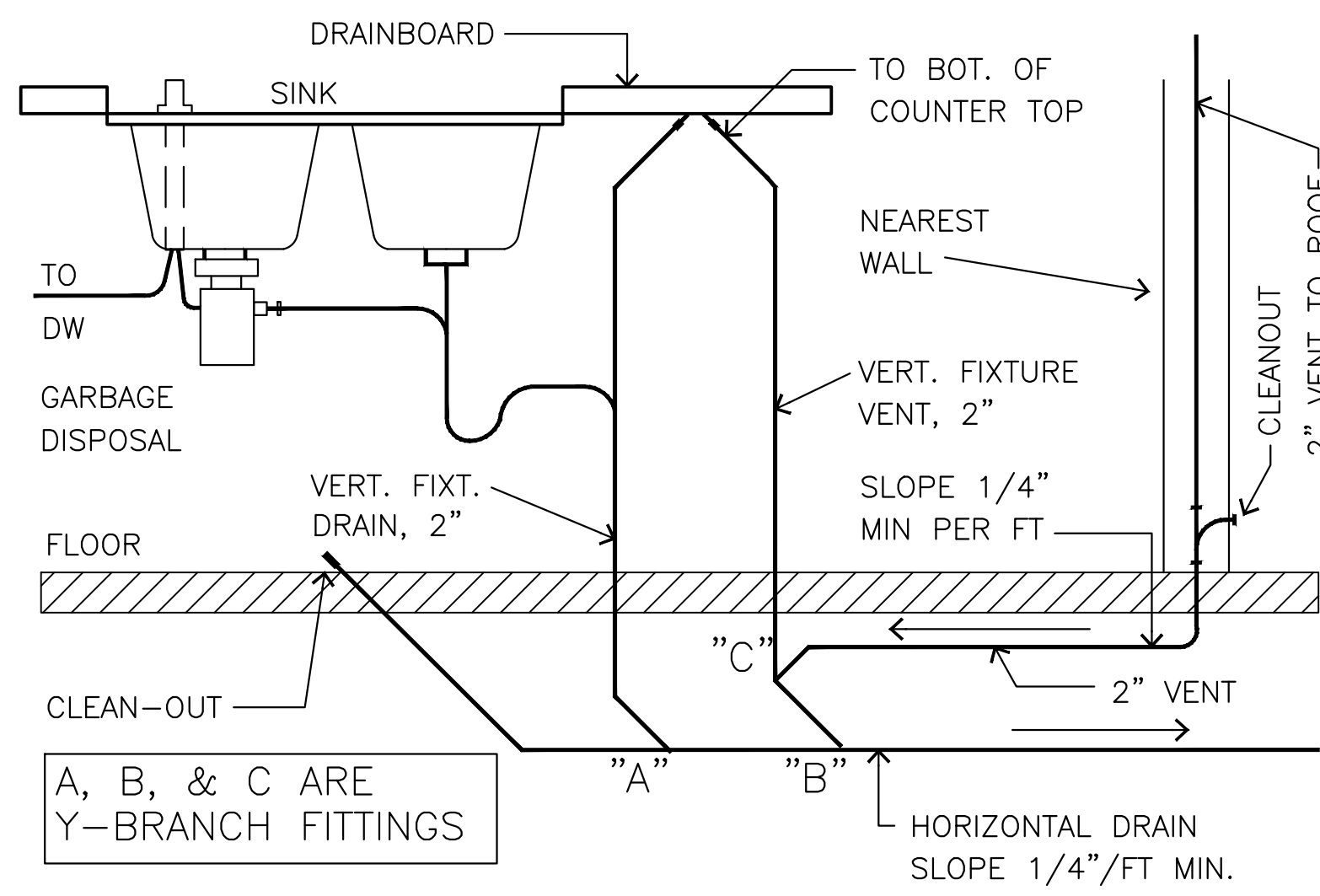
DATE: AUGUST 4, 2022
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REVISIONS:
△ OCTOBER 13, 2023 MINOR & TRIVIAL AMENDMENT
△
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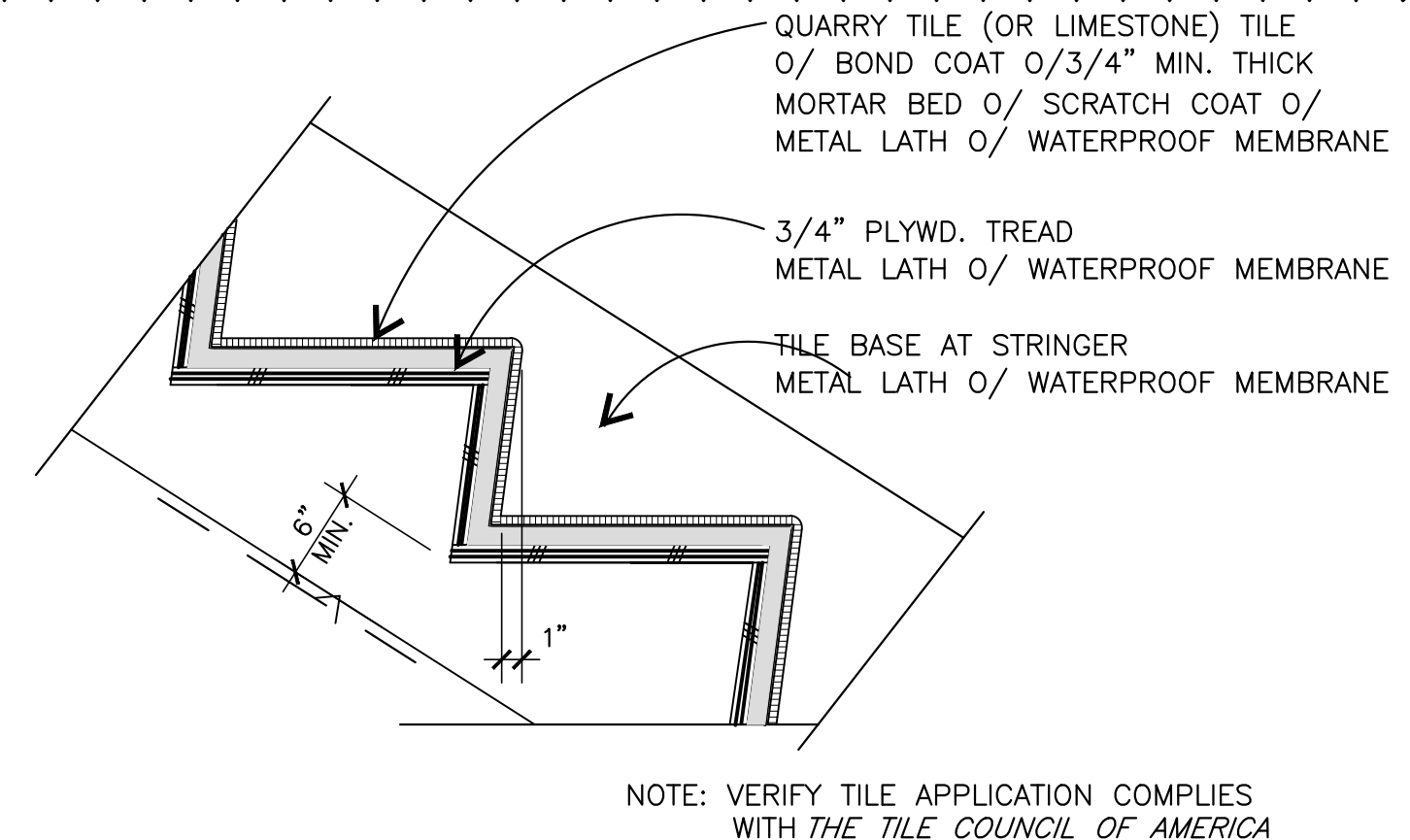
DETAILS
DOOR; WINDOW

SHEET NO.

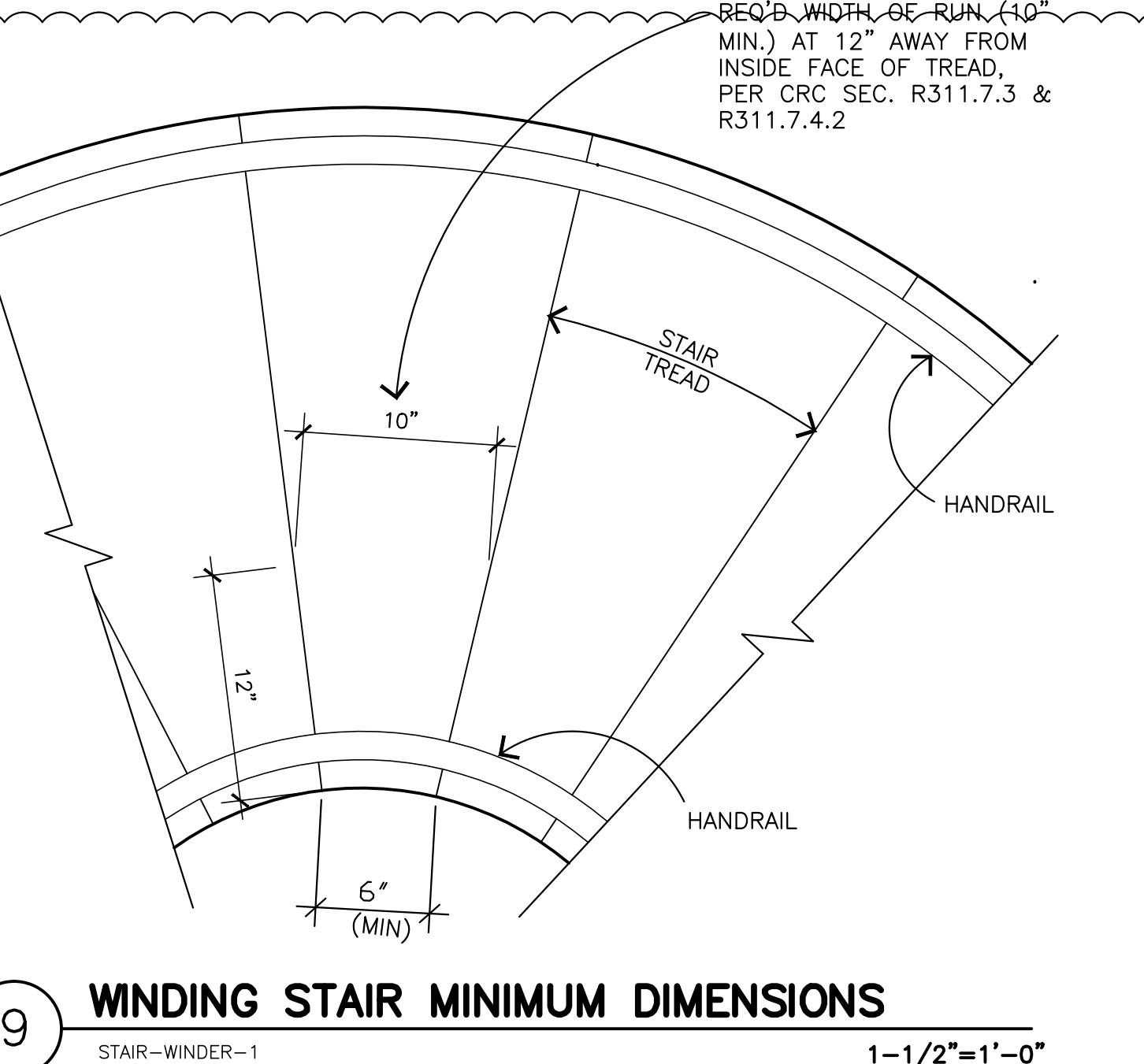
A8.1



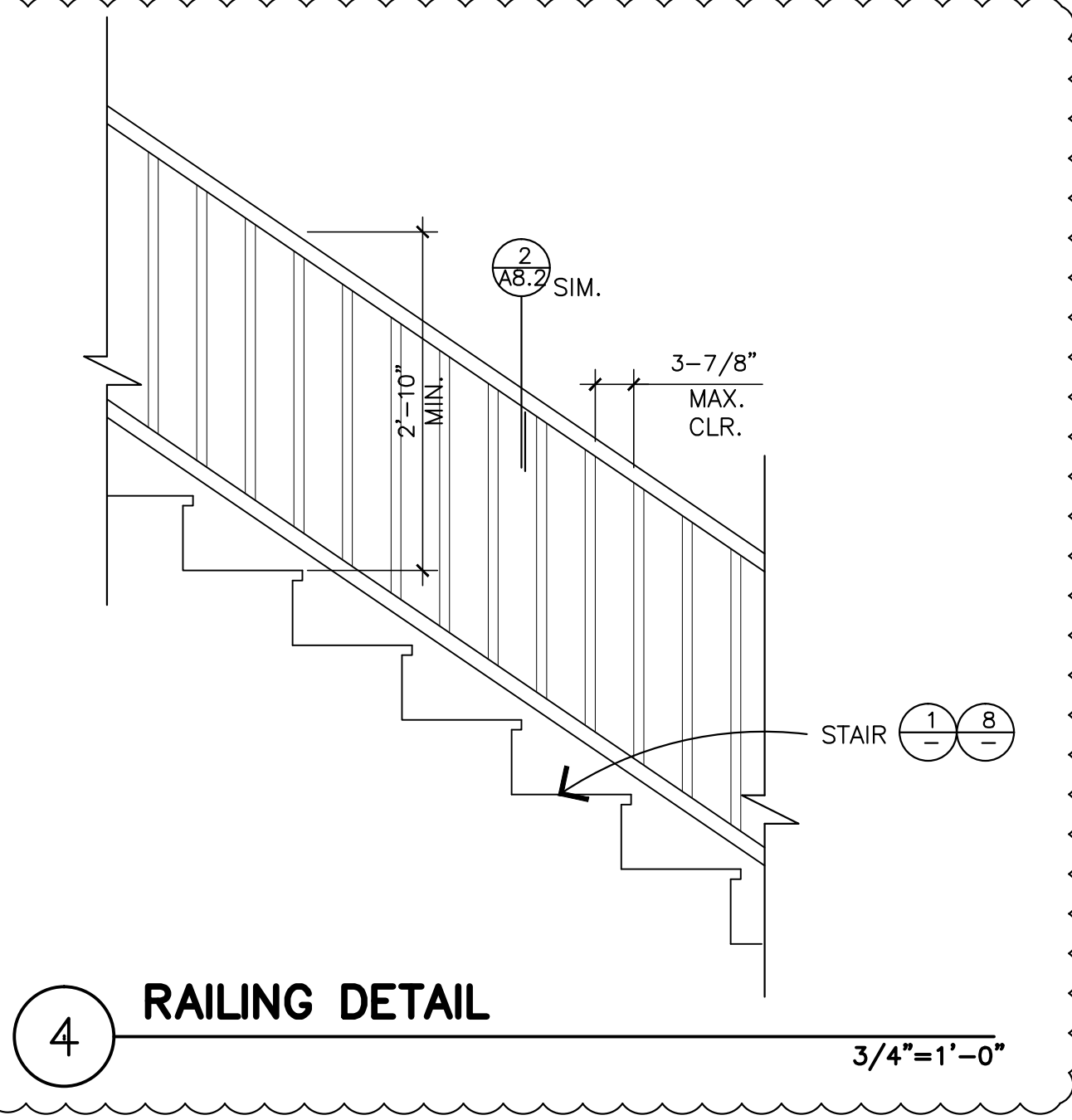
10 ISLAND VENT SCHEMATIC
NOT TO SCALE



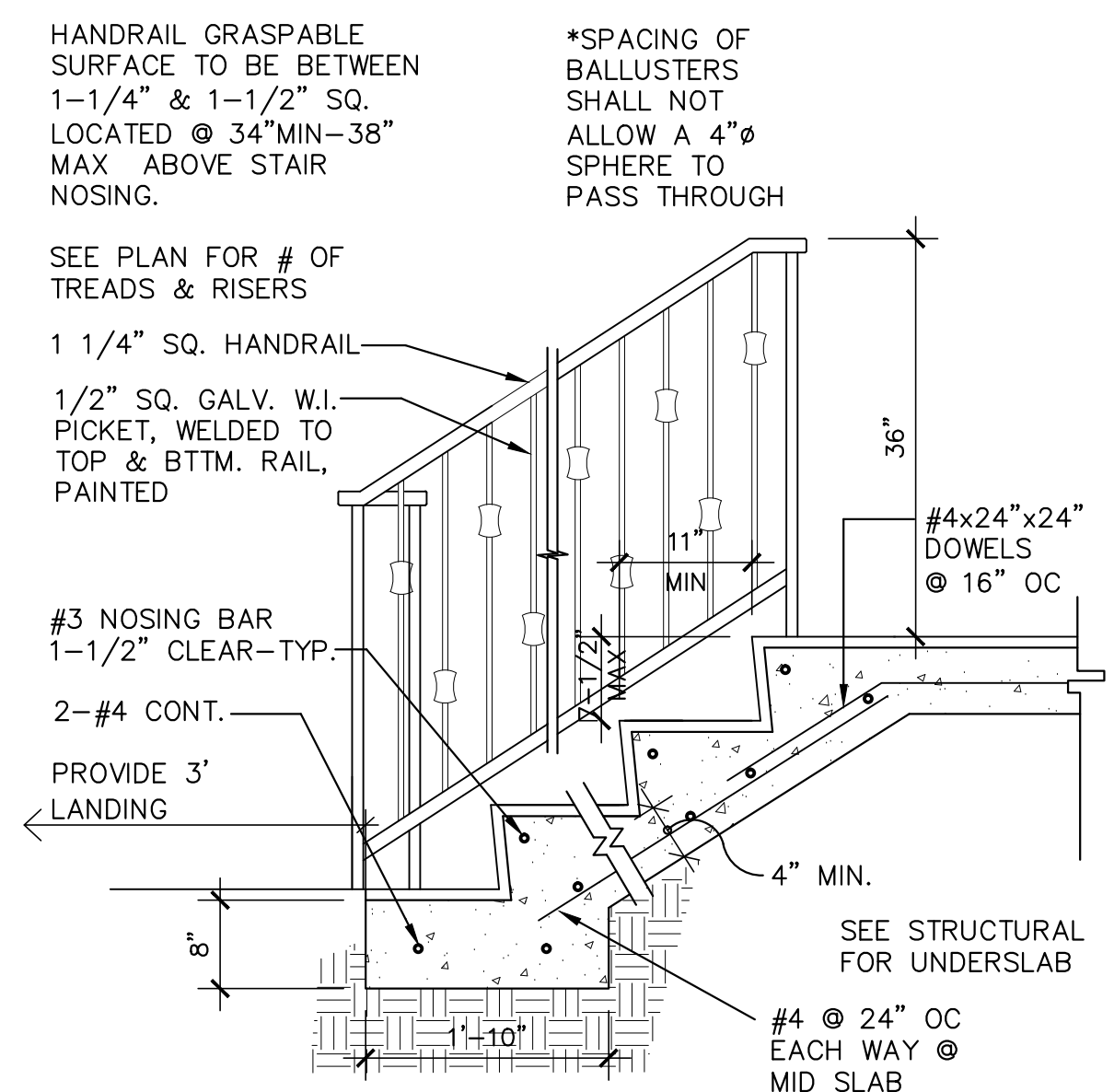
8 STAIR FINISH
1-1/2"=1'-0"



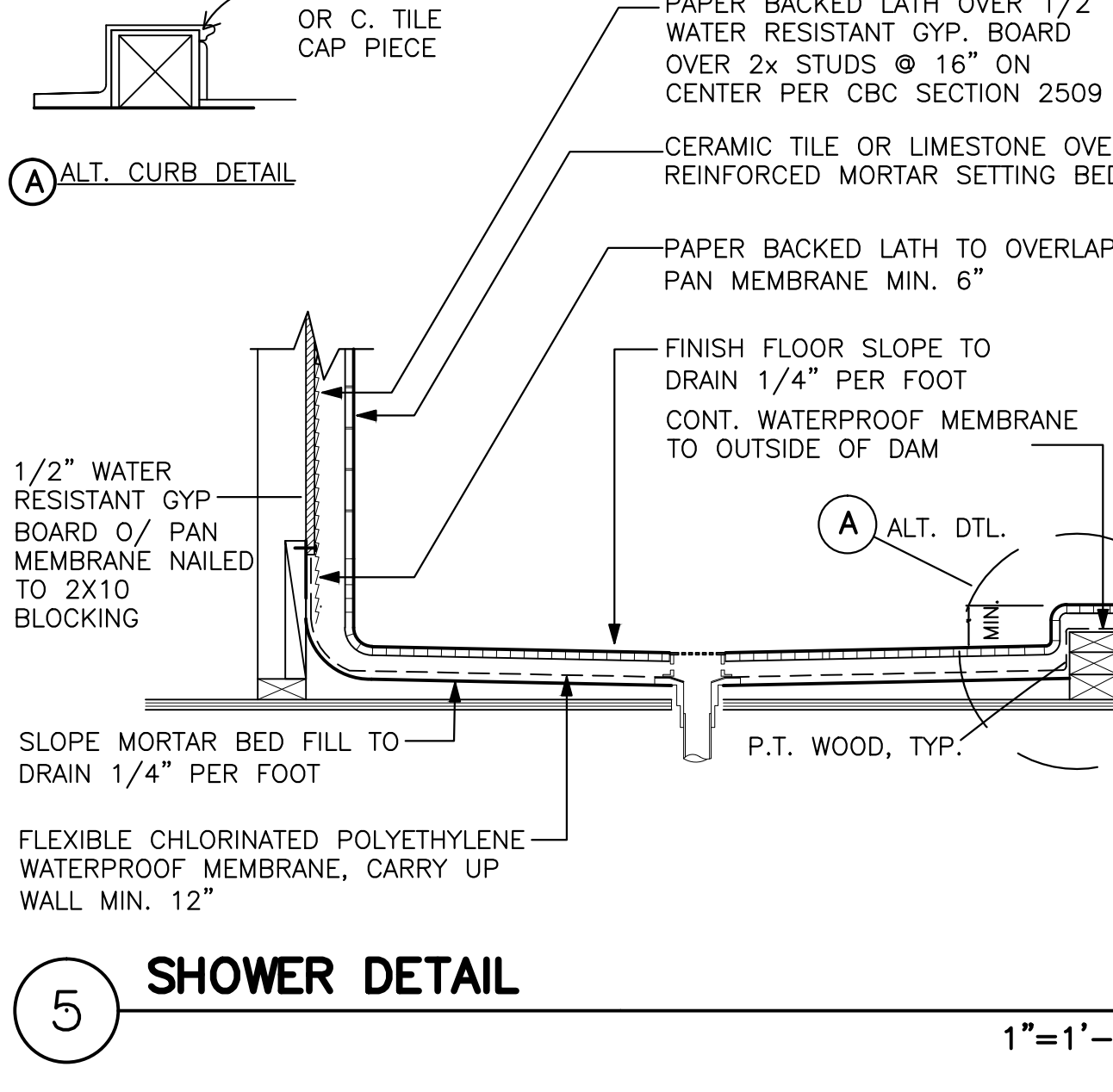
9 WINDING STAIR MINIMUM DIMENSIONS
1-1/2"=1'-0"



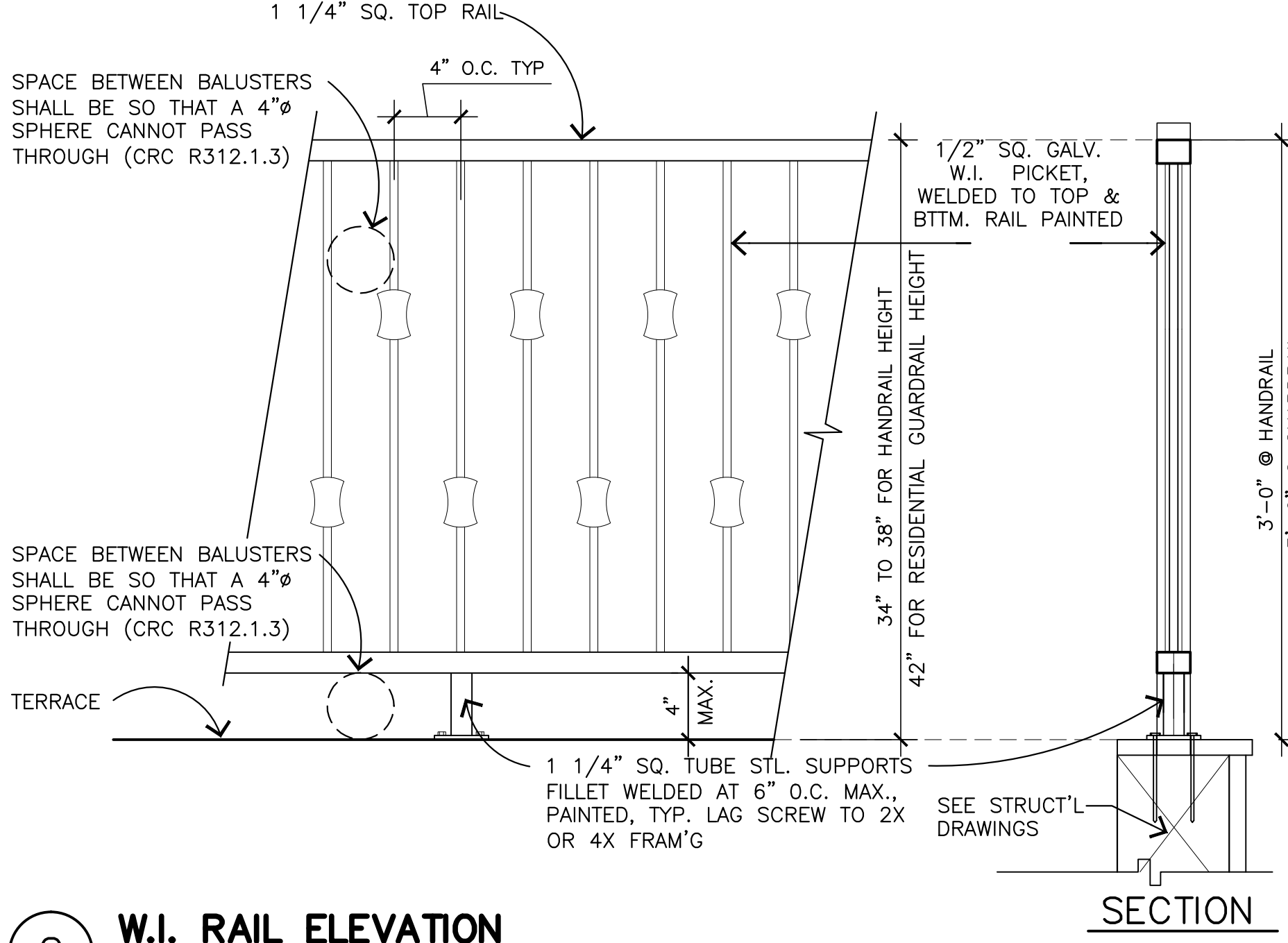
4 RAILING DETAIL
3/4"=1'-0"



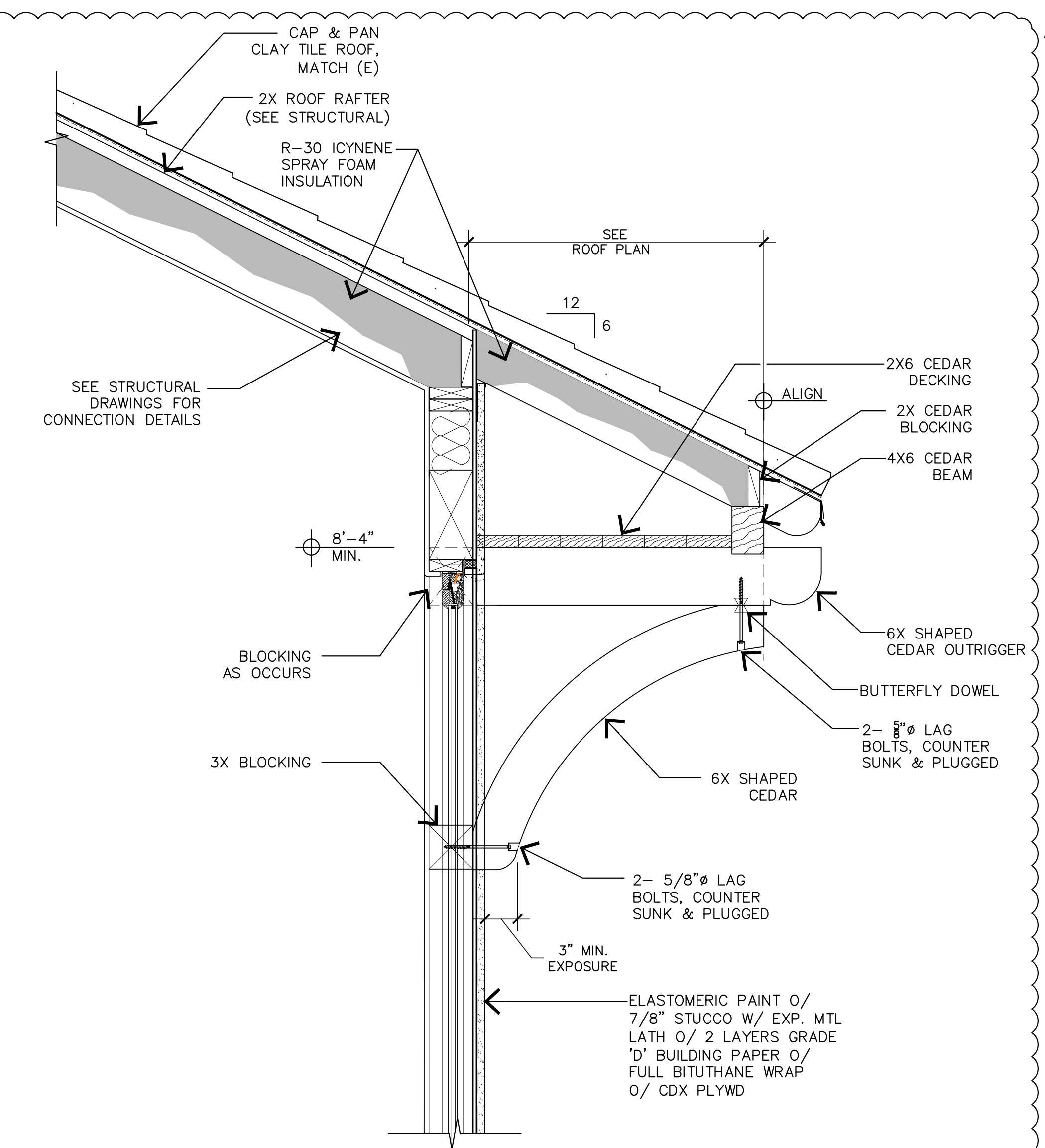
1 EXTERIOR STAIR
3/4"=1'-0"



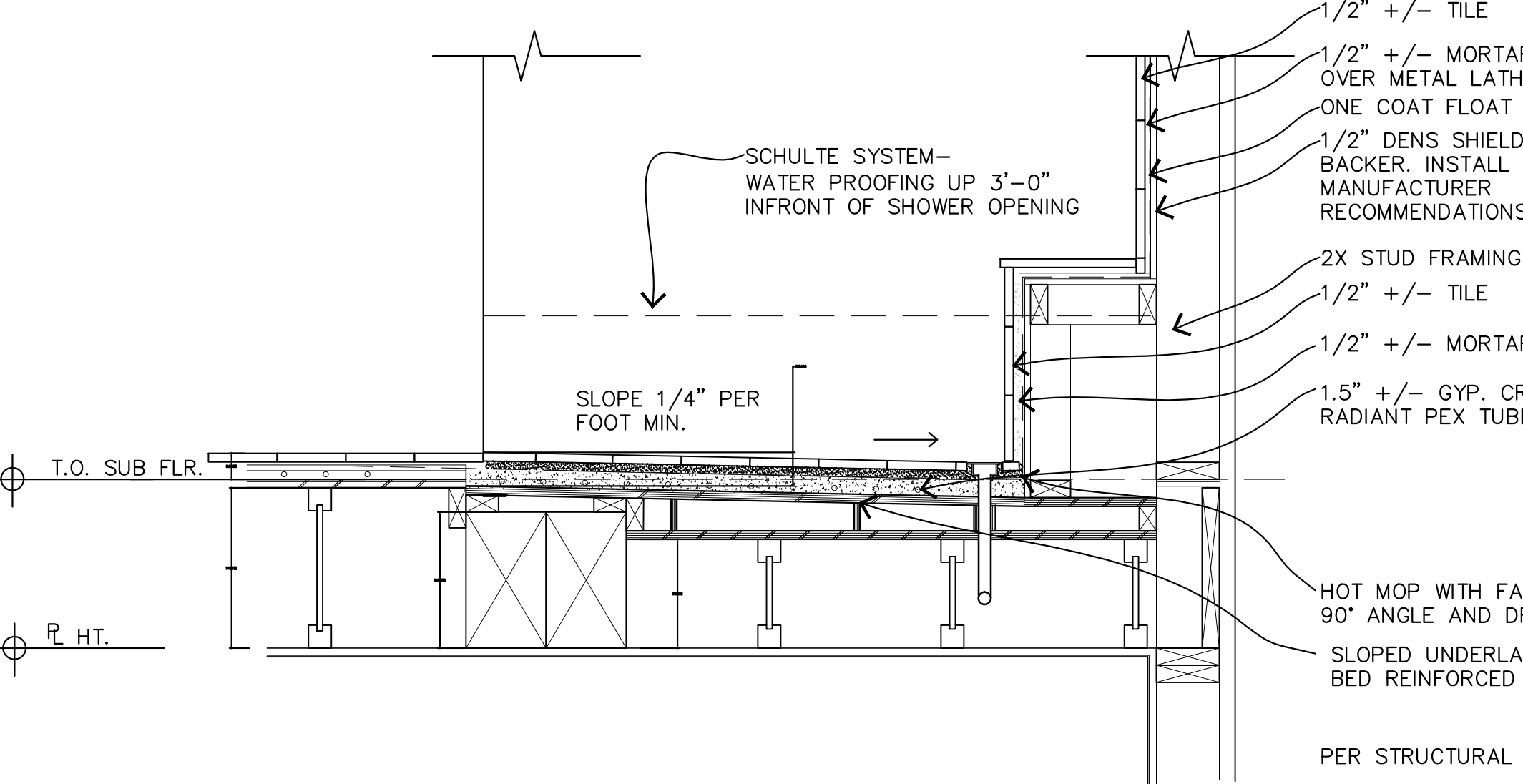
5 SHOWER DETAIL
1"=1'-0"



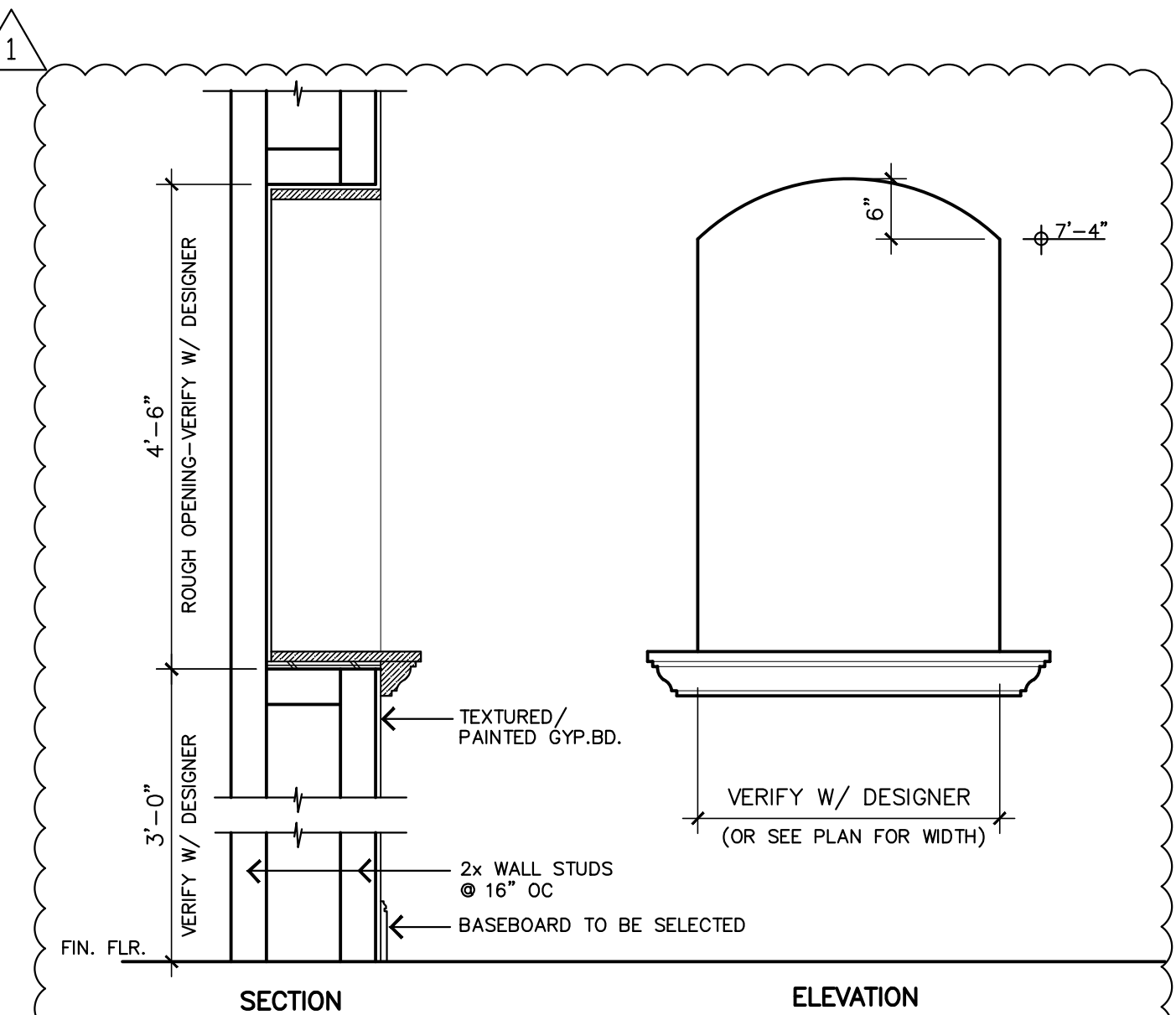
2 W.I. RAIL ELEVATION
1-1/2"=1'-0"



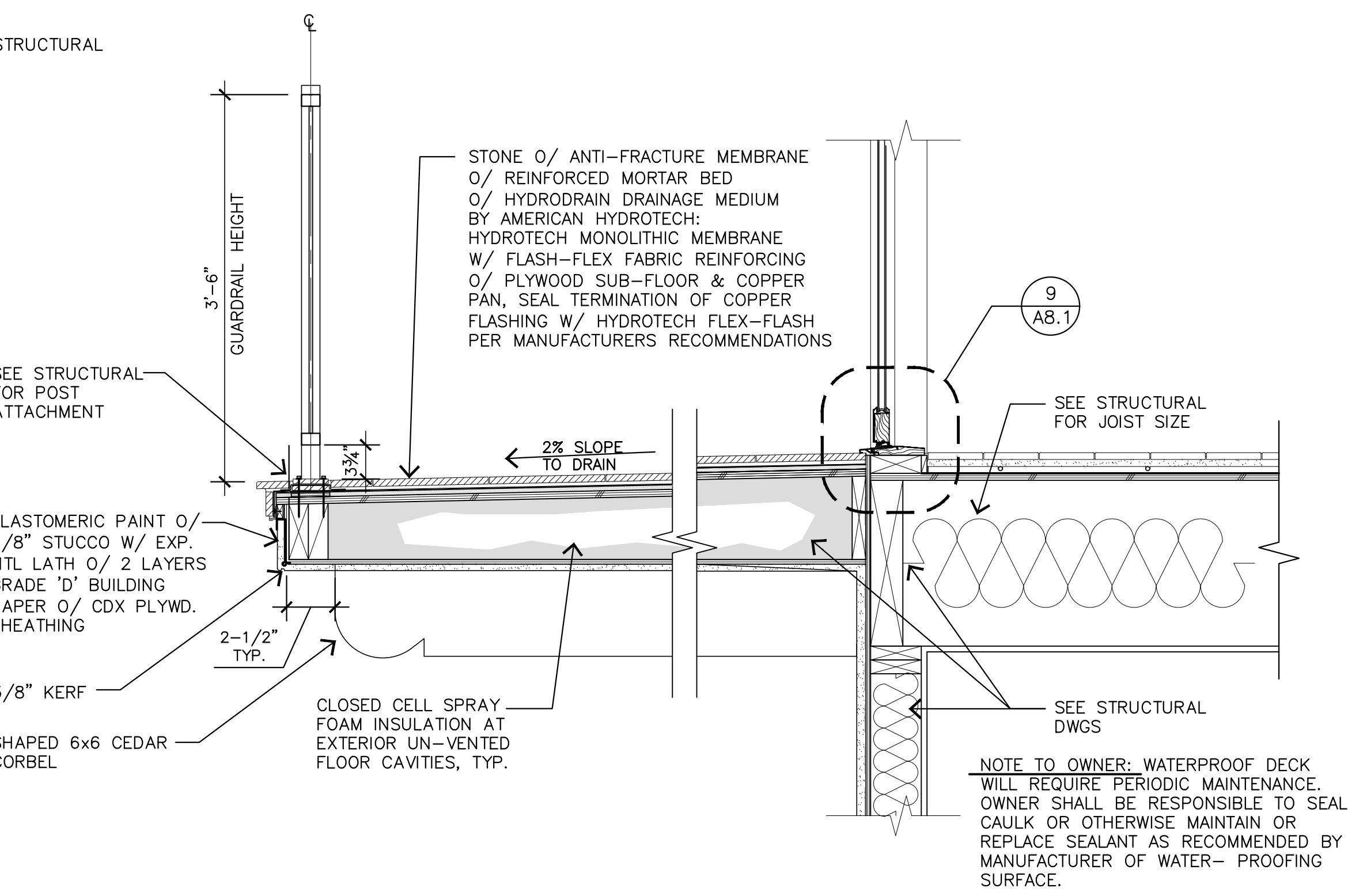
12 SECTION AT ROOF EAVE WITH WOOD BRACKET
1"=1'-0"



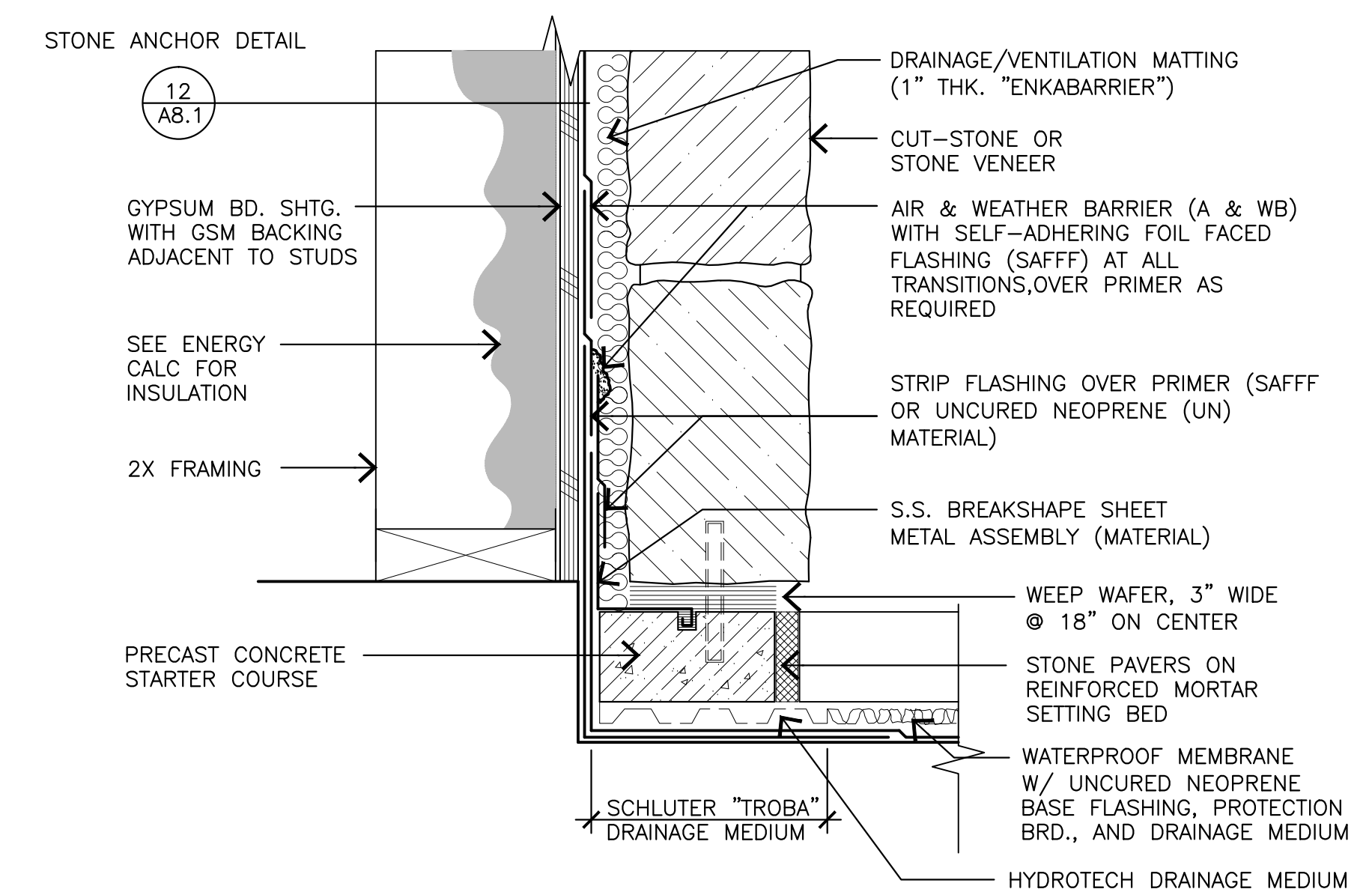
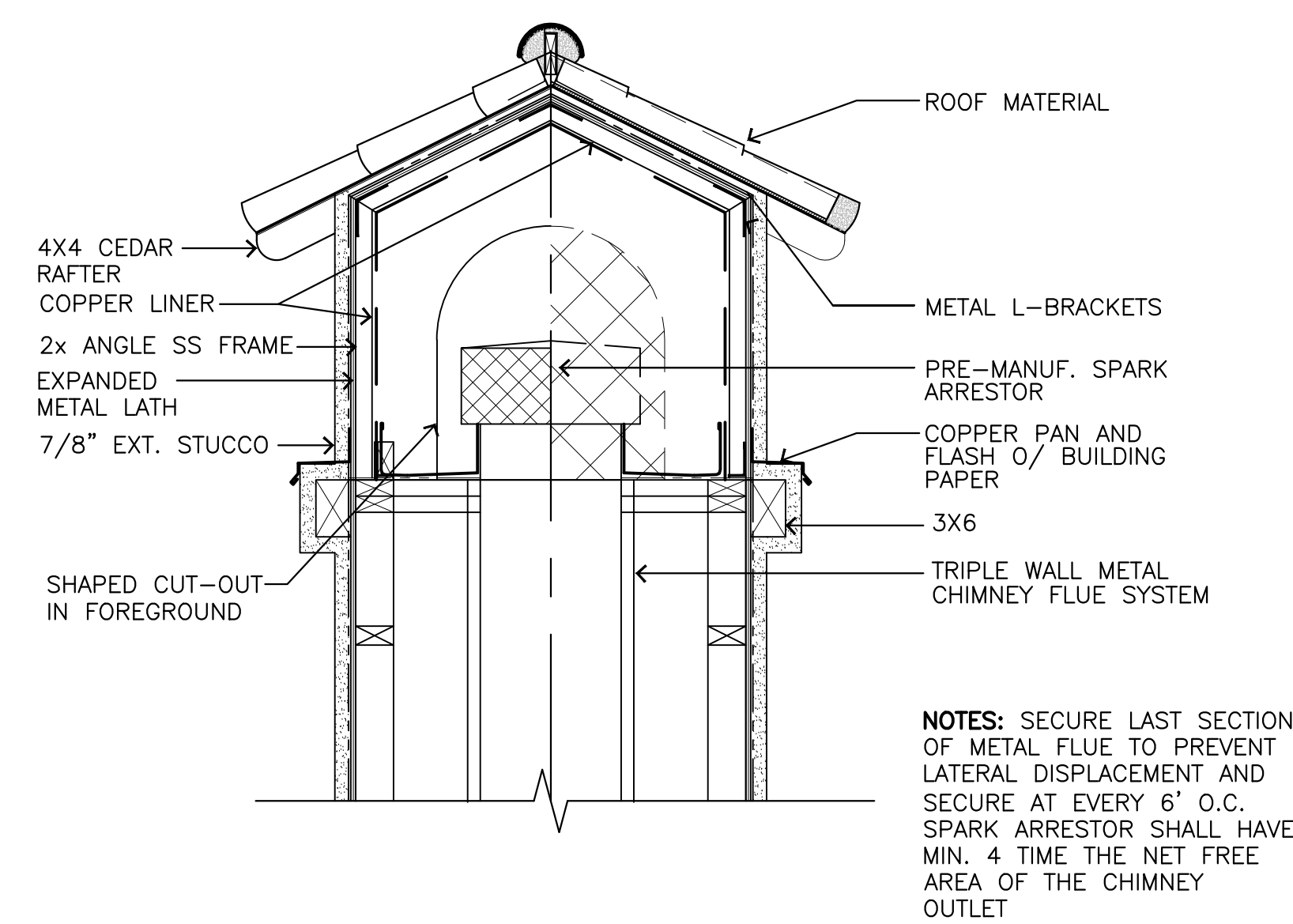
6 CURBLESS SHOWER DETAIL
1"=1'-0"



7 INTERIOR NICHE - SIMILAR
3/4"=1'-0"



3 SECTION OF BALCONY
1"=1'-0"



STONE VENEER (APPLIED PER CBC SEC. 1405.7)

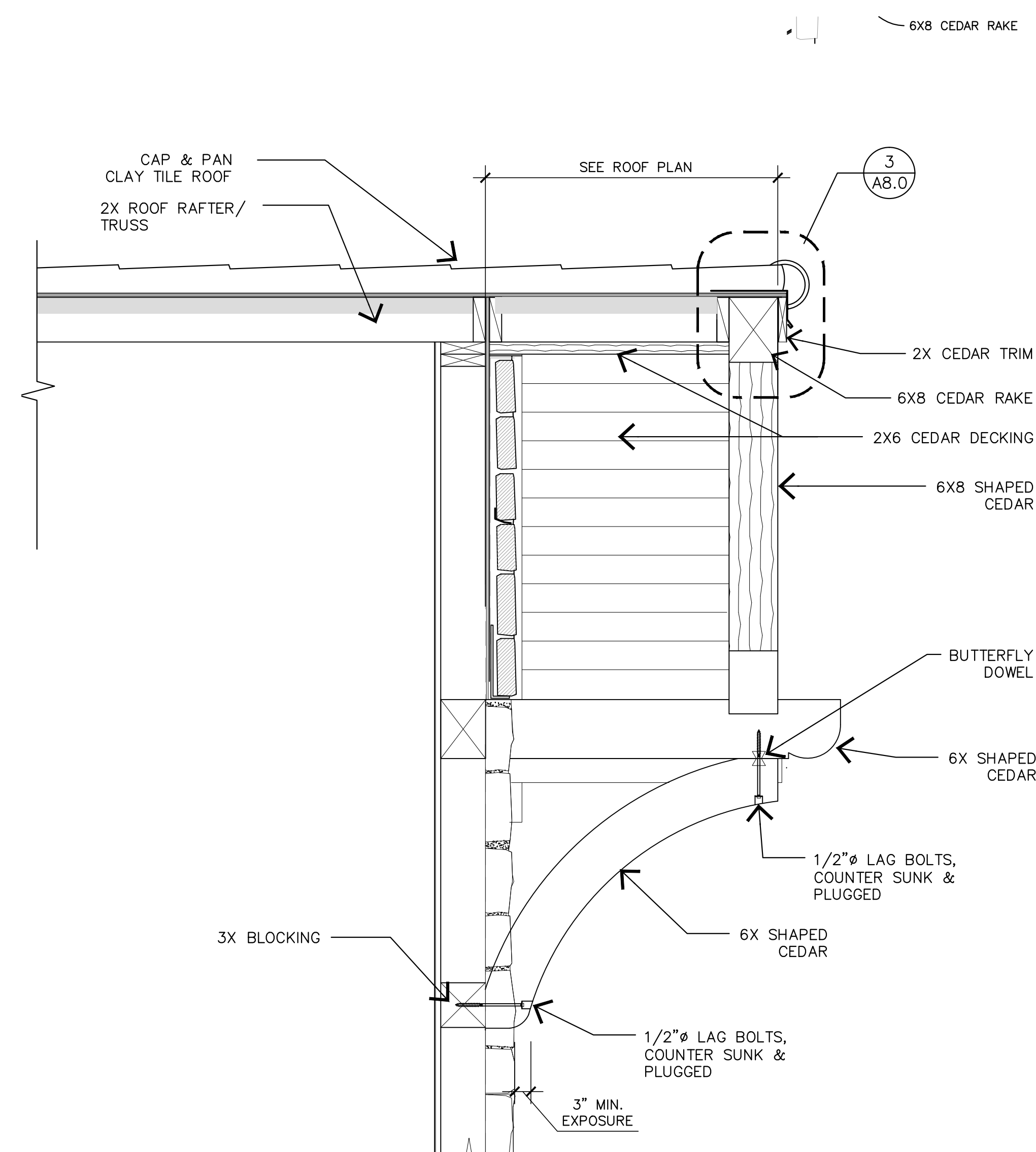
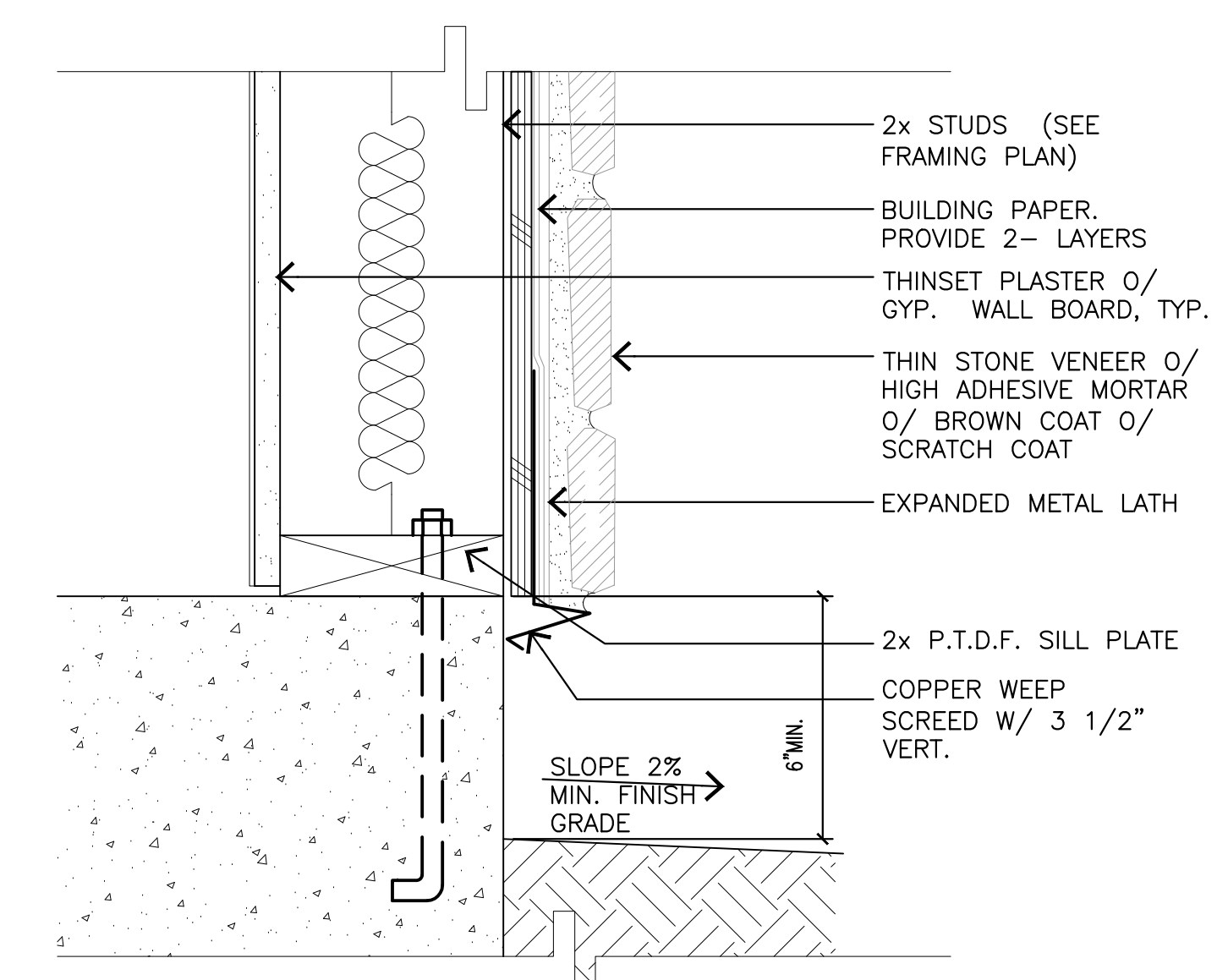
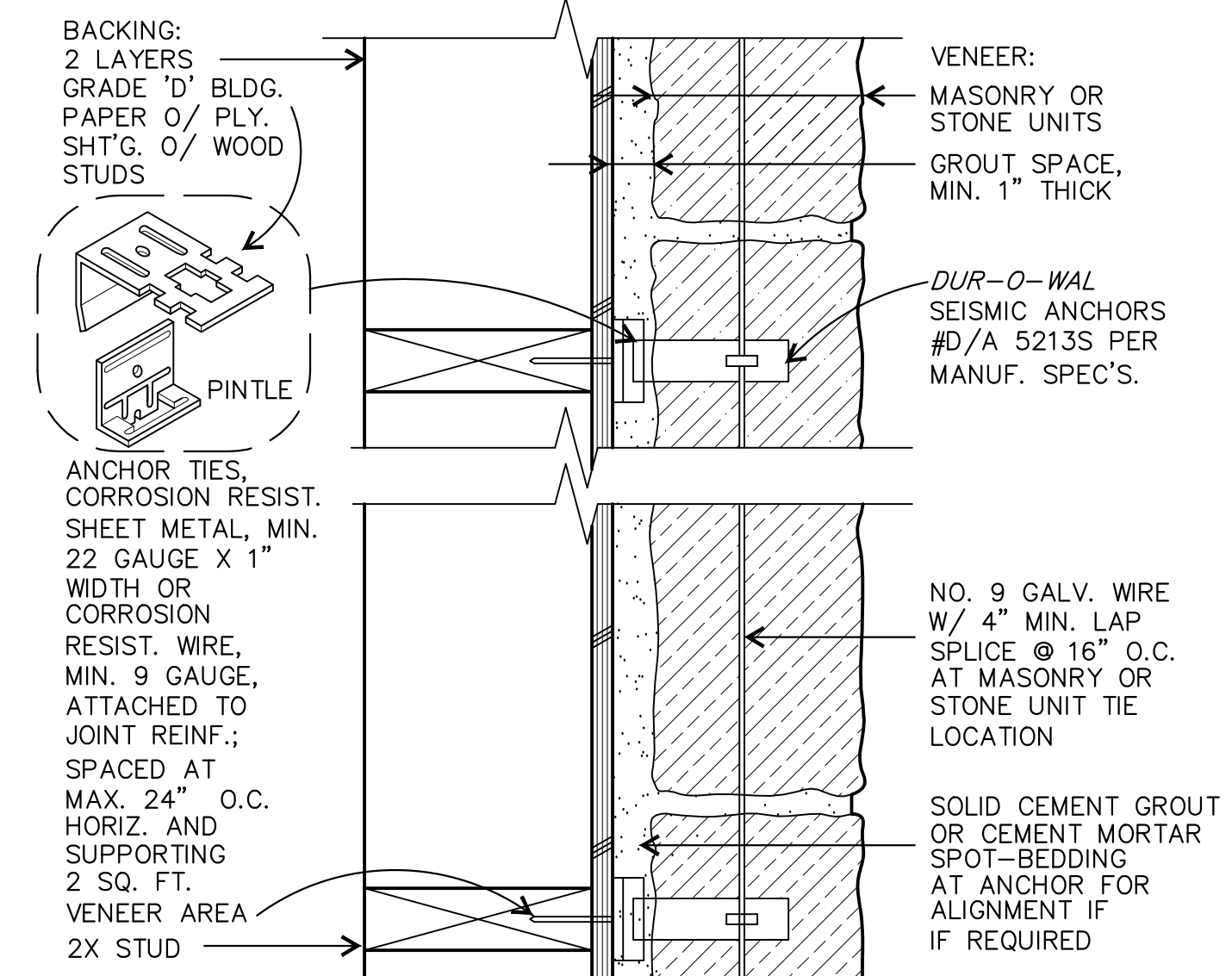
1. MASONRY AND STONE UNITS (5 INCHES MAXIMUM IN THICKNESS).
MAY BE ANCHORED DIRECTLY TO STRUCTURAL MASONRY, CONCRETE OR STUDS IN ONE OF THE FOLLOWING MANNERS:

(1) WALL ANCHOR TIES SHALL BE CORROSION RESISTANT, AND IF MADE OF SHEET METAL, SHALL HAVE A MINIMUM SIZE OF NO. 22 GAUGE BY 1 INCH OR, IF OF WIRE, SHALL BE A MINIMUM OF NO. 9 GAUGE. ANCHOR TIES SHALL BE SPACED SO AS TO SUPPORT NOT MORE THAN 2 SQUARE FEET OF WALL AREA, BUT NOT MORE THAN 24 INCHES ON CENTER HORIZONTALLY. IN SEISMIC ZONES 3, 3 AND NO. 4 ANCHOR TIES SHALL BE PROVIDED WITH HORIZONTAL JOINT REINFORCEMENT WIRE OF NO. 9 GAUGE OR EQUIVALENT. THE JOINT REINFORCEMENT SHALL BE CONTINUOUS WITH BUTT SPLICES BETWEEN TIES PERMITTED.

WHEN APPLIED OVER STUD CONSTRUCTION, THE STUDS SHALL BE SPACED A MAXIMUM OF 16 INCHES ON CENTERS AND APPROVED PAPER SHALL FIRST BE APPLIED OVER THE SHEATHING OR WIRES BETWEEN STUDS EXCEPT AS OTHERWISE PROVIDED IN C.B.C. SEC. 1404.2 AND MORTAR SHALL BE SLOUSHED INTO THE 1-INCH SPACE BETWEEN FACING AND PAPER.

AS AN ALTERNATE, AN AIR SPACE OF AT LEAST 1 INCH MAY BE MAINTAINED BETWEEN THE BACKING AND THE VENEER IN WHICH CASE TEMPORARY SPOT BEDDING MAY BE USED AWAY FROM THE TIES TO ALIGN THE VENEER. SPOT BEDDING AT THE TIES SHALL BE OF CEMENT MORTAR ENTIRELY SURROUNDING THE TIES.

NOTE: THIS DETAIL IS INTENDED FOR MASONRY UNITS NOT TO EXCEED 10" IN THICKNESS



ARCHITECTURE ♦ PLANNING ♦ INTERIOR DESIGN

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HOLLAND
RESIDENCE

PROJECT ADDRESS:

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PEBBLE BEACH
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APN: 008-361-007



DATE: AUGUST 4, 2022
BUILDING PERMIT

REVISIONS:

1	OCTOBER 13, 2023
2	MINOR & TRIVIAL AMENDMENT
3	
4	
5	
6	

DETAILS

SHEET NO.

A8.3

DOOR SCHEDULE														
Door No.	Door Size (Finished)			Style	Material	Core	Glass		Finish		Action	Remarks		
	Width	Height	Thick				Type	Tempered	Exterior	Interior				
MAIN LEVEL EXTERIOR														
1	2'-8"	7'-0"	2-1/4"	----	ALUM.	SOLID	DBL--PANE	YES	PAINTED	PAINTED	SWING	Ⓢ FAMILY ROOM; MULLED TO 2'-8 X 7'-0 WDW EA. SIDE FIXED		
2	3'-0"	8'-0"	2-1/4"	----	ALUM.	SOLID	DBL--PANE	----	PAINTED	PAINTED	SWING	Ⓢ FOYER; ARCHTOP; SEE ELEV. V.I.F.		
3	PR2'-8"	7'-0"	2-1/4"	----	ALUM.	SOLID	DBL--PANE	YES	PAINTED	PAINTED	SWING	Ⓢ GREAT ROOM; TRANSOM ABOVE WITH DIVIDED LITES. SEE ELEV. V.I.F.		
4	2'-8"	7'-0"	2-1/4"	----	ALUM.	SOLID	DBL--PANE	YES	PAINTED	PAINTED	SWING	Ⓢ NOOK / KITCHEN		
5	PR2'-6"	8'-0"	2-1/4"	----	ALUM.	SOLID	DBL--PANE	YES	PAINTED	PAINTED	SWING	Ⓢ GALLERY		
6	PR2'-6"	8'-0"	2-1/4"	----	ALUM.	SOLID	DBL--PANE	YES	PAINTED	PAINTED	SWING	Ⓢ GALLERY		
7	3'-0"	8'-0"	2-1/4"	----		SOLID				PAINTED	SWING	Ⓢ MECH'L/STORAGE; RELOCATED		
8	PR2'-6"	8'-0"	2-1/4"	----	ALUM.	SOLID	DBL--PANE	YES	PAINTED	PAINTED	SWING	Ⓢ BEDROOM 2		
9	PR2'-6"	8'-4"	2-1/4"	----	ALUM.	SOLID	DBL--PANE	YES	PAINTED	PAINTED	SWING	Ⓢ BEDROOM 1; ARCHTOP; SEE ELEV. V.I.F.		
10	2'-8"	7'-0"	2-1/4"	----	ALUM.	SOLID	DBL--PANE	YES	PAINTED	PAINTED	SWING	Ⓢ FAMILY ROOM; MULLED TO 2'-8 X 7'-0 WDW EA. SIDE FIXED		
MAIN LEVEL INTERIOR														
11	2'-8"	8'-0"	1-3/4"	----	WOOD	SOLID	----	----	----	----	SWING	Ⓢ POWDER ROOM		
12	2'-8"	8'-0"	1-3/4"	----	WOOD	SOLID	----	----	----	----	SLIDING	Ⓢ BATH 1; REPLACE TO POCKET DR		
13	3'-0"	8'-0"	1-3/4"	----	WOOD	SOLID	----	----	----	----	SWING	Ⓢ CLOSET IN BDRM 1; RE-LOCATED		
14	2'-8"	8'-0"	1-3/4"	----	WOOD	SOLID	----	----	----	----	SWING	Ⓢ BEDROOM 1 / GALLERY		
15	3'-0"	8'-0"	1-3/4"	----	WOOD	SOLID	----	----	----	----	SWING	Ⓢ CLOSET IN BDRM 2		
16	2'-8"	8'-0"	1-3/4"	----	WOOD	SOLID	----	----	----	----	SWING	Ⓢ BEDROOM 2 / GALLERY		
17	2'-8"	8'-0"	1-3/4"	----	WOOD	SOLID	----	----	----	----	SLIDING	Ⓢ BATH 2; POCKET DR.		
18	3'-0"	8'-0"	1-3/4"	----	WOOD	SOLID	----	----	----	----	SWING	Ⓢ PRIMARY BEDROOM (ANTE-RM)		
19	3'-0"	8'-0"	1-3/4"	----	WOOD	SOLID	----	----	----	----	SWING	Ⓢ PRIMARY CLOSET; POCKET DR.		
20	2'-8"	8'-0"	1-3/4"	----	WOOD	SOLID	----	----	----	----	SLIDING	Ⓢ REPLACE TO SWING		
21	2'-8"	8'-0"	1-3/4"	----	WOOD	SOLID	----	----	----	----	SWING	Ⓢ PRIMARY BATH W.C.; POCKET DOOR		
22	2'-8"	8'-0"	1-3/4"	----	WOOD	SOLID	----	----	----	----	SWING	Ⓢ PRIMARY BATH		
UPPER LEVEL EXTERIOR														
26	2'-6"	6'-8"	2-1/4"	----	ALUM	SOLID	DBL--PANE	YES	PAINTED	PAINTED	SWING	Ⓢ (E) BALCONY/(E) SITTING RM; MATCH (E)		
UPPER LEVEL INTERIOR														
28	2'-8"	6'-8"	1-3/4"	----	WOOD	SOLID	----	----	----	----	SLIDING	Ⓢ (E) BATH; POCKET DOOR		
29	2'-8"		1-3/4"	----	WOOD	SOLID	----	----	----	----	SWING	Ⓢ (E) STAIRS; (E) DOOR RELOCATED		
MISC														
30	30" X 30"	----	----	----	METAL	SOLID	----	----	PAINTED	PAINTED	SWING	BASEMENT ACCESS HATCH		
31	30" X 24"	2'-0"	1-3/4"	----	WOOD	SOLID	----	----	PAINTED	PAINTED	SWING	LOUVERED CRAWLSPACE ACCESS, SEE A6.0		

DOOR NOTES:

ALL GLAZING IN DOORS SHALL BE TEMP. GLASS.

DOOR SIZES SHOWN ARE PROPOSED DOOR LEAF SIZES. GENERAL CONTRACTOR TO VERIFY MANUFACTURER'S NEAREST STOCK SIZES FOR DESIGNER/OWNER TO REVIEW AND APPROVE.

SPECIALTY DOORS SHALL BE COORDINATED WITH GENERAL CONTRACTOR FOR SITE VERIFICATION AND INSTALLATION.

ALL EXTERIOR DOORS SHALL HAVE A COPPER PAN, 1/2" MAX THRESHOLD, & BRASS HINGES. OUTSWING DOORS SHALL HAVE A 1-1/2" MAX CHANGE IN ELEVATION TO THE EXTERIOR.

ALL EXPOSED EDGES TO BE SEALED TO PREVENT MOISTURE PENETRATION AND WARPING.

ALL FRENCH DOORS ARE TO HAVE DEAD BOLTS.

CONTRACTOR TO VERIFY ALL ASPECTS OF DOORS WITH OWNER PRIOR TO ORDERING

EXTERIOR DOORS SHALL BE OF APPROVED NONCOMBUSTIBLE CONSTRUCTION OR IGNITION-RESISTANT MATERIAL. SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1-3/8 INCHES THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1-1/4 INCHES THICK. SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 252, OR MEET THE REQUIREMENTS OF SFM-7A-1. [§R327.8.3]

ALL EXTERIOR GLAZED DOORS ARE TO BE DOUBLE GLAZED, WITH A MINIMUM OF ONE TEMPERED PANE. GLASS BLOCK UNITS, HAVE A FIRE RESISTANCE RATING OF 20 MINUTES WHEN TESTED IN ACCORDANCE WITH NFPA 257, OR MEET THE REQUIREMENTS OF SFM 12-7A-2. [§R327.8.2.1]

WINDOW SCHEDULE														
Window No.	Window Size (Finished)			Style	Type	Material	Glass		Finish		Remarks			
	Width	Height	Head Height				Type	Tempered	Exterior	Interior				
MAIN LEVEL														
1	2'-0"	4'-6"	7'-6"	----	FIXED	ALUM	DBL--PANE	YES	PAINTED	----	Ⓢ (E) FOYER			
2	6'-0"	9'-0"	10'-6"	----	FIXED	ALUM	DBL--PANE	YES	PAINTED	----	Ⓢ (E) GREAT RM; MULLED TO TRANSOM ABOVE; W/ DIVIDED LITES. ARCHTOP; SEE ELEV. V.I.F.			
3	6'-0"	9'-0"	10'-6"		FIXED	ALUM	DBL--PANE	YES	PAINTED		Ⓢ (E) GREAT RM; MULLED TO TRANSOM ABOVE; W/ DIVIDED LITES. ARCHTOP; SEE ELEV. V.I.F.			
4	2'-0"	2'-0"	5'-5"		FIXED	ALUM	DBL--PANE	YES	PAINTED		Ⓢ PANTRY			
5	4'-0"	3'-6"	7'-0"	----	DBL CASEMENT	ALUM	DBL--PANE	YES	PAINTED	----	Ⓢ KITCHEN; 3'-6" SILL HT.			
6	4'-0"	5'-2"	7'-0"	----	FIXED	ALUM	DBL--PANE	YES	PAINTED	----	Ⓢ NOOK			
7	4'-0"	5'-2"	7'-0"		FIXED	ALUM	DBL--PANE	YES	PAINTED		Ⓢ NOOK			
8	4'-0"	4'-2"	7'-0"		DBL CASEMENT	ALUM	DBL--PANE	YES	PAINTED		Ⓢ NOOK			
9	4'-0"	4'-2"	7'-0"	----	DBL CASEMENT	ALUM	DBL--PANE	YES	PAINTED	----	Ⓢ NOOK			
10	4'-0"	4'-2"	7'-0"	----	DBL CASEMENT	ALUM	DBL--PANE	YES	PAINTED	----	Ⓢ NOOK			
11	4'-0"	4'-2"	7'-0"	----	DBL CASEMENT	ALUM	DBL--PANE	YES	PAINTED	----	Ⓢ NOOK / KITCHEN			
12	5'-0"	8'-0"	8'-0"	----	FIXED	ALUM	DBL--PANE	YES	PAINTED	----	Ⓢ GALLERY			
13	5'-0"	8'-0"	8'-0"	----	FIXED	ALUM	DBL--PANE	YES	PAINTED	----	Ⓢ GALLERY			
14	2'-6"	4'-2"	8'-0"	----	CASEMENT	ALUM	DBL--PANE	YES	PAINTED	----	Ⓢ LAUNDRY/MUDROOM			
15	2'-6"	4'-2"	8'-0"		CASEMENT	ALUM	DBL--PANE	YES	PAINTED		Ⓢ PRIMARY CLOSET			
16	2'-4"	6'-0"	8'-0"		CASEMENT	ALUM	DBL--PANE	YES	PAINTED		Ⓢ PRIMARY BATH			
17	2'-4"	6'-0"	8'-0"	----	CASEMENT	ALUM	DBL--PANE	YES	PAINTED	----	Ⓢ PRIMARY BEDROOM			
18	5'-0"	5'-6"	8'-0"	----	DBL CASEMENT	ALUM	DBL--PANE	YES	PAINTED	----	Ⓢ HALLWAY			
19	2'-4"	4'-6"	8'-0"	----	CASEMENT	ALUM	DBL--PANE	YES	PAINTED	----	Ⓢ PRIMARY W.C.			
20	4'-6"	5'-6"	8'-0"	----	DBL CASEMENT	ALUM	DBL--PANE	YES	PAINTED	----	Ⓢ PRIMARY BATH			
21	2'-0"	4'-6"	8'-0"	----	CASEMENT	ALUM	DBL--PANE	YES	PAINTED	----	Ⓢ SHOWER / TUB IN PRIMARY BATH			
22	2'-4"	6'-0"	8'-0"	----	CASEMENT	ALUM	DBL--PANE	YES	PAINTED	----	Ⓢ PRIMARY BATH			
23	3'-0"	6'-0"	8'-0"	----	CASEMENT	ALUM	DBL--PANE	YES	PAINTED	----	Ⓢ PRIMARY BEDROOM			
24	3'-0"	6'-0"	8'-0"	----	FIXED	ALUM	DBL--PANE	YES	PAINTED	----	Ⓢ PRIMARY BEDROOM			
25	3'-0"	6'-0"	8'-0"	----	CASEMENT	ALUM	DBL--PANE	YES	PAINTED	----	Ⓢ PRIMARY BEDROOM			
26	3'-0"	5'-6"	8'-0"	----	FIXED	ALUM	DBL--PANE	YES	PAINTED	----	Ⓢ BATH 1			
27	2'-0"	4'-6"	8'-0"	----	CASEMENT	ALUM	DBL--PANE	YES	PAINTED	----	Ⓢ POWDER ROOM			
28	4'-0"	5'-2"	7'-0"	----	FIXED	ALUM	DBL--PANE	YES	PAINTED	----	Ⓢ FAMILY ROOM			
29	NOT USED										SEE DOOR SCHEDULE NO. 10			
30	NOT USED													
UPPER LEVEL														
31	7'-6"	6'-8"	6'-8"	----	FIXED	ALUM	DBL--PANE	YES	PAINTED	----	Ⓢ (E) SITTING ROOM; (3) PANEL WDW;MULLED UNIT			
32	2'-6"	5'-5"	8'-5"		FIXED	ALUM	DBL--PANE	YES	PAINTED		Ⓢ (E) STAIRS; ARCHTOP; SEE ELEV. V.I.F.			
33	2'-0"	2'-10	6'-8"		CASEMENT	ALUM	DBL--PANE	YES	PAINTED		Ⓢ (E) BATH 3			
34	2'-0"	2'-10	6'-8"		CASEMENT	ALUM	DBL--PANE	YES			Ⓢ (E) BATH 3			
35	2'-6"	4'-4"	6'-8"	----	CASEMENT	ALUM	DBL--PANE	YES	PAINTED	----	Ⓢ (E) BEDROOM 3			
36	3'-6"	6'-8"	6'-8"	----	FIXED	ALUM	DBL--PANE	YES	PAINTED	----	Ⓢ (E) BEDROOM 3; MULLED W/ 37 & 38			
37	3'-6"	6'-8"	6'-8"	----	FIXED	ALUM	DBL--PANE	YES	PAINTED	----				
38	3'-6"	6'-8"	6'-8"	----	FIXED	ALUM	DBL--PANE	YES	PAINTED	----				

WINDOW NOTES:

ALL CASEMENT WINDOWS USED IN BEDROOMS AS EMERGENCY EGRESS MUST BE "BREAK AWAY" TYPE TO ENSURE COMPLETE OPENABLE AREA FOR ACCESS.

WINDOW DIMENSIONS ARE PROPOSED FINISHED OPENING SIZES. GENERAL CONTRACTOR IS TO VERIFY MANUFACTURER'S NEAREST STOCK SIZES. ALL WINDOW SIZES, SHAPES, COLORS, HARDWARE, SCREENS, GLAZING, ETC. MUST BE APPROVED BY OWNER PRIOR TO ORDERING.

SPECIALTY WINDOWS SHALL BE COORDINATED WITH THE GENERAL CONTRACTOR FOR SITE VERIFICATION AND INSTALLATION.

ALL WINDOWS ARE TO BE DOUBLE GLAZED, WITH A MINIMUM OF ONE TEMPERED PANE. GLASS BLOCK UNITS, HAVE A FIRE RESISTANCE RATING OF 20 MINUTES WHEN TESTED IN ACCORDANCE WITH NFPA 257, OR MEET THE REQUIREMENTS OF SFM 12-7A-2. [§R327.8.2.1]

OWNERS TO SPECIFY WHICH WINDOW ARE TO BE LOW "E".

FOR WINDOWS THAT SERVE AS EMERGENCY EGRESS FROM SLEEPING AREAS:
- MINIMUM NET CLEAR OPENABLE DIMENSION OF 24 INCHES IN HEIGHT.
- MINIMUM NET CLEAR OPENABLE DIMENSION OF 20 INCHES IN WIDTH.
- MINIMUM NET CLEAR OPENABLE DIMENSION OF 5.7 SQUARE FEET IN AREA.
- SILL HEIGHTS OF SUCH OPENINGS SHALL NOT EXCEED 44 INCHES ABOVE FLOOR

ALL GLAZING SUBJECT TO HUMAN IMPACT SHALL BE TEMPERED TO COMPLY WITH HUMAN IMPACT LOADS PER CRC SECTIONS R308.3 & R308.4 AND LISTED BELOW:

- FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BI-FOLD DOOR ASSEMBLIES.
- GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH ARCH OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE.
- GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
 - GLAZING IN ENCLOSURES FOR OR WALLS FACING HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.

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STAMPS:

PROJECT/CLIENT:

HOLLAND
RESIDENCE

PROJECT ADDRESS:

3363 17 MILE DR
PEBBLE BEACH
CA 93953

APN: 008-361-007



DATE: AUGUST 4, 2022
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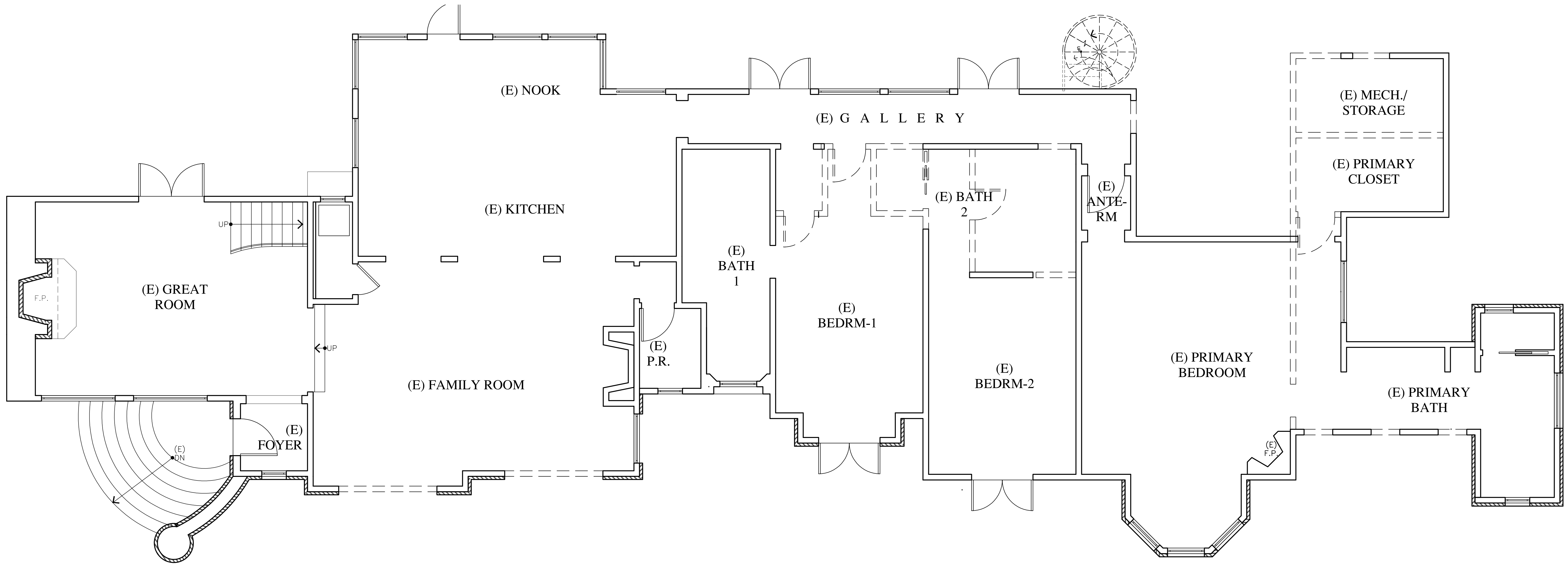
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- △ MINOR & TRIVIAL AMENDMENT
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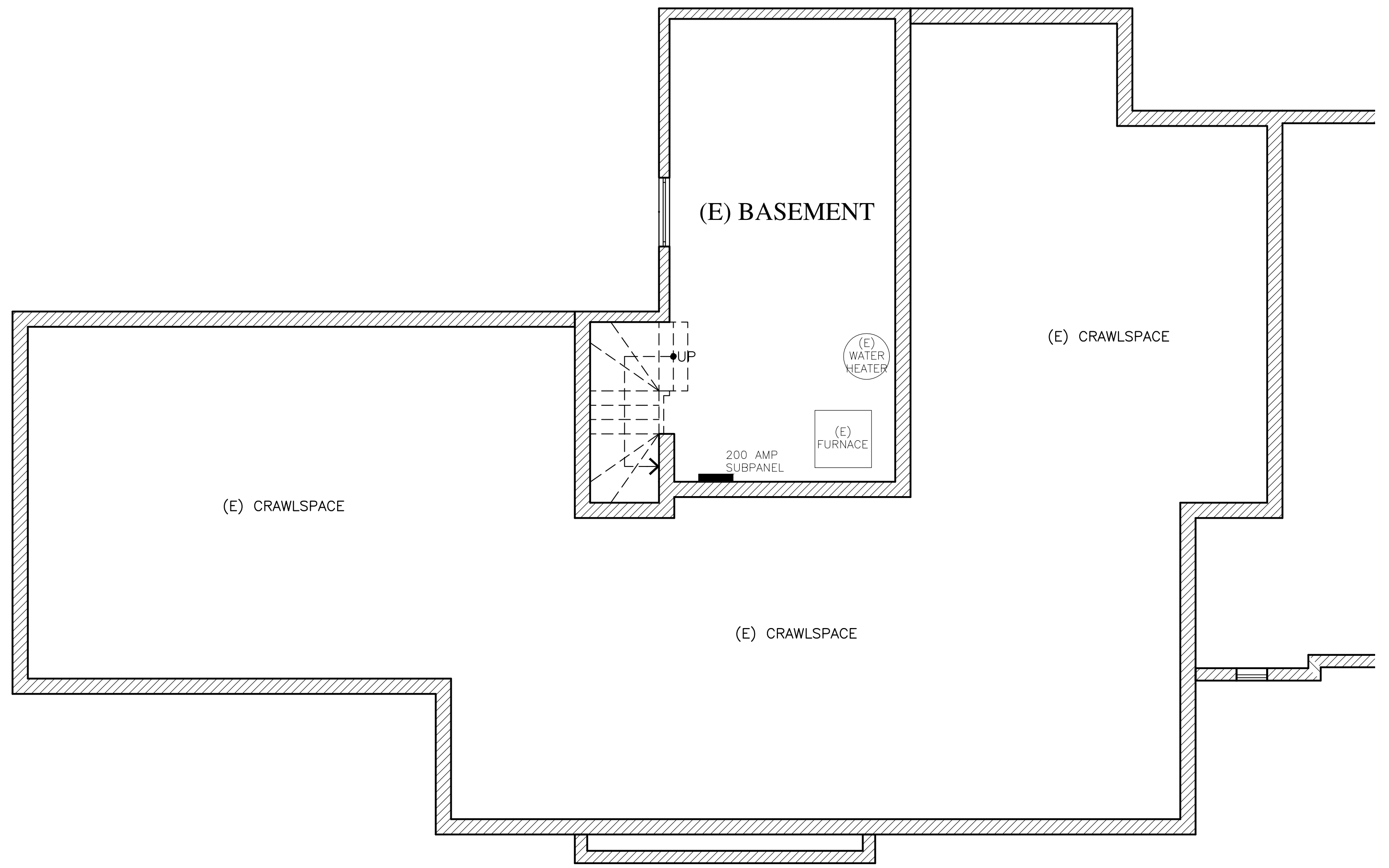
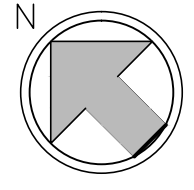
DOOR & WINDOW
SCHEDULES

SHEET NO.

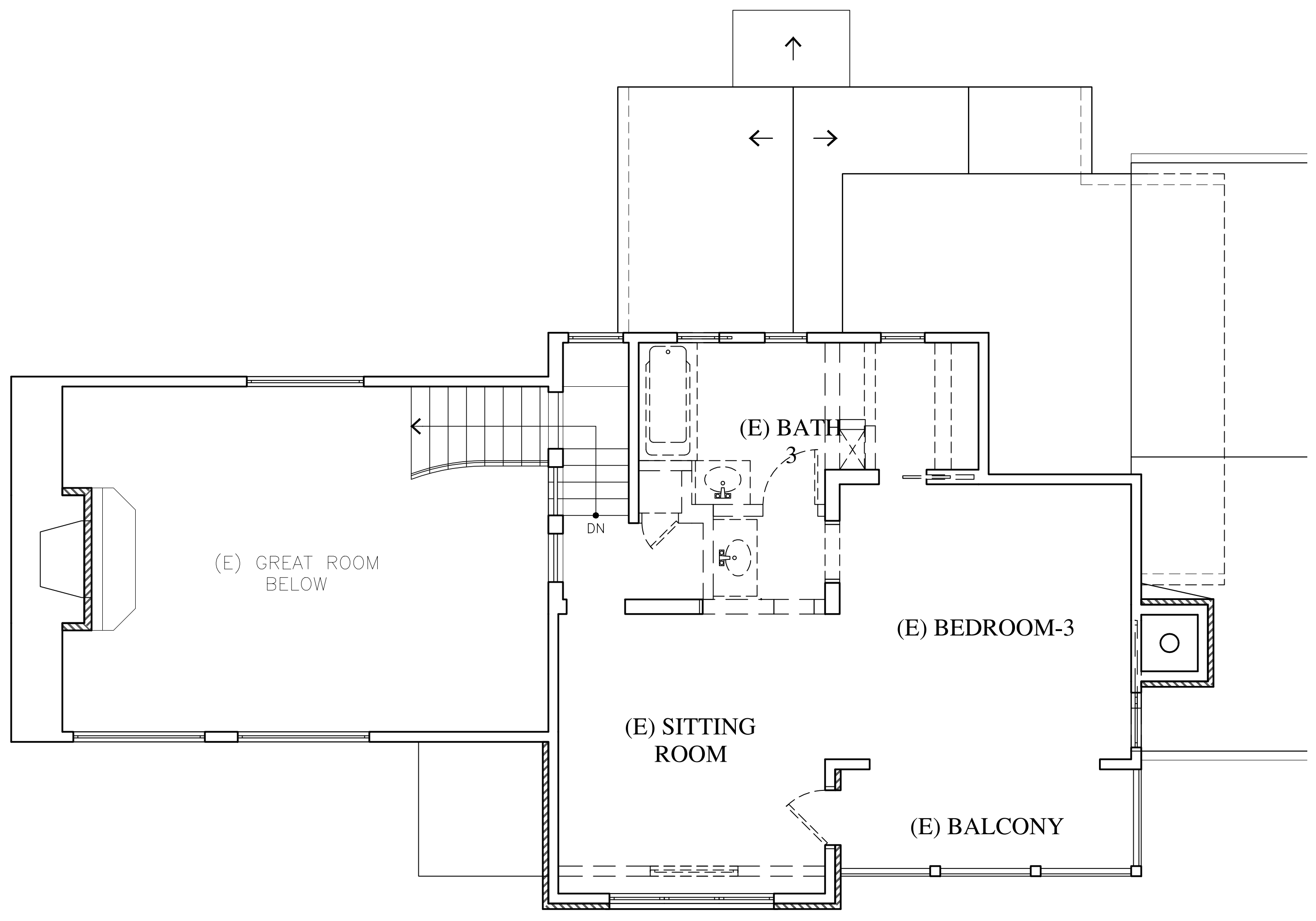
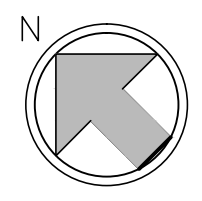
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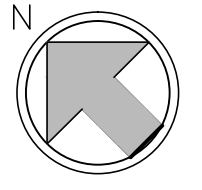
MAIN LEVEL EXISTING - DEMOLITION PLAN
1/4"=1'-0"



LOWER LEVEL EXISTING - DEMOLITION PLAN
1/4"=1'-0"



UPPER LEVEL EXISTING - DEMOLITION PLAN
1/4"=1'-0"



WALL LEGEND	
	2X EXISTING WALL TO REMAIN
	(E) DOOR OR WINDOW TO BE REMOVED
	2X EXISTING WALL TO BE REMOVED
	2X STUD FRAMED WALL
	STONE VENEER
	CMU WALL-SEE STRUCTURAL DWG'S

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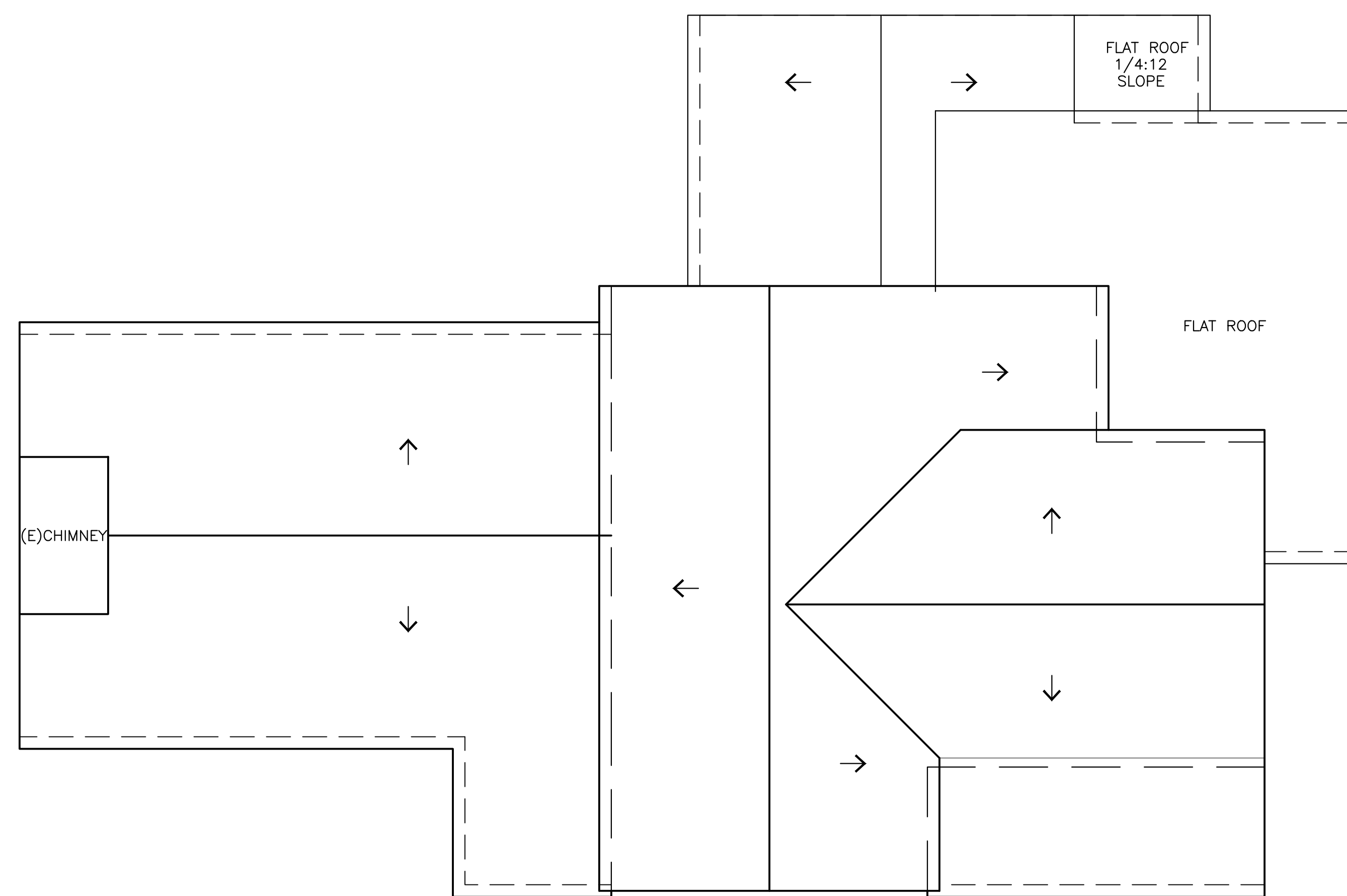
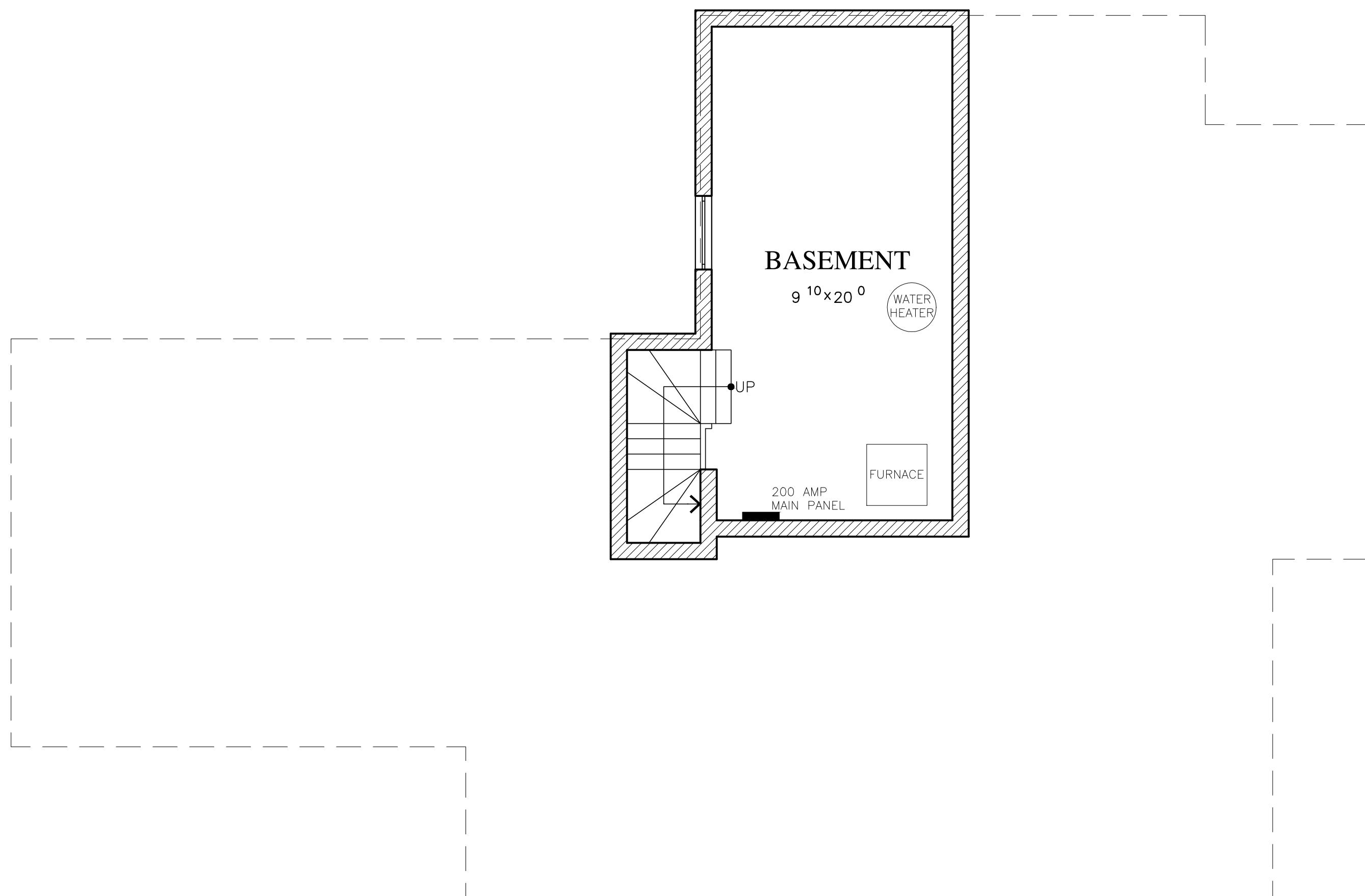
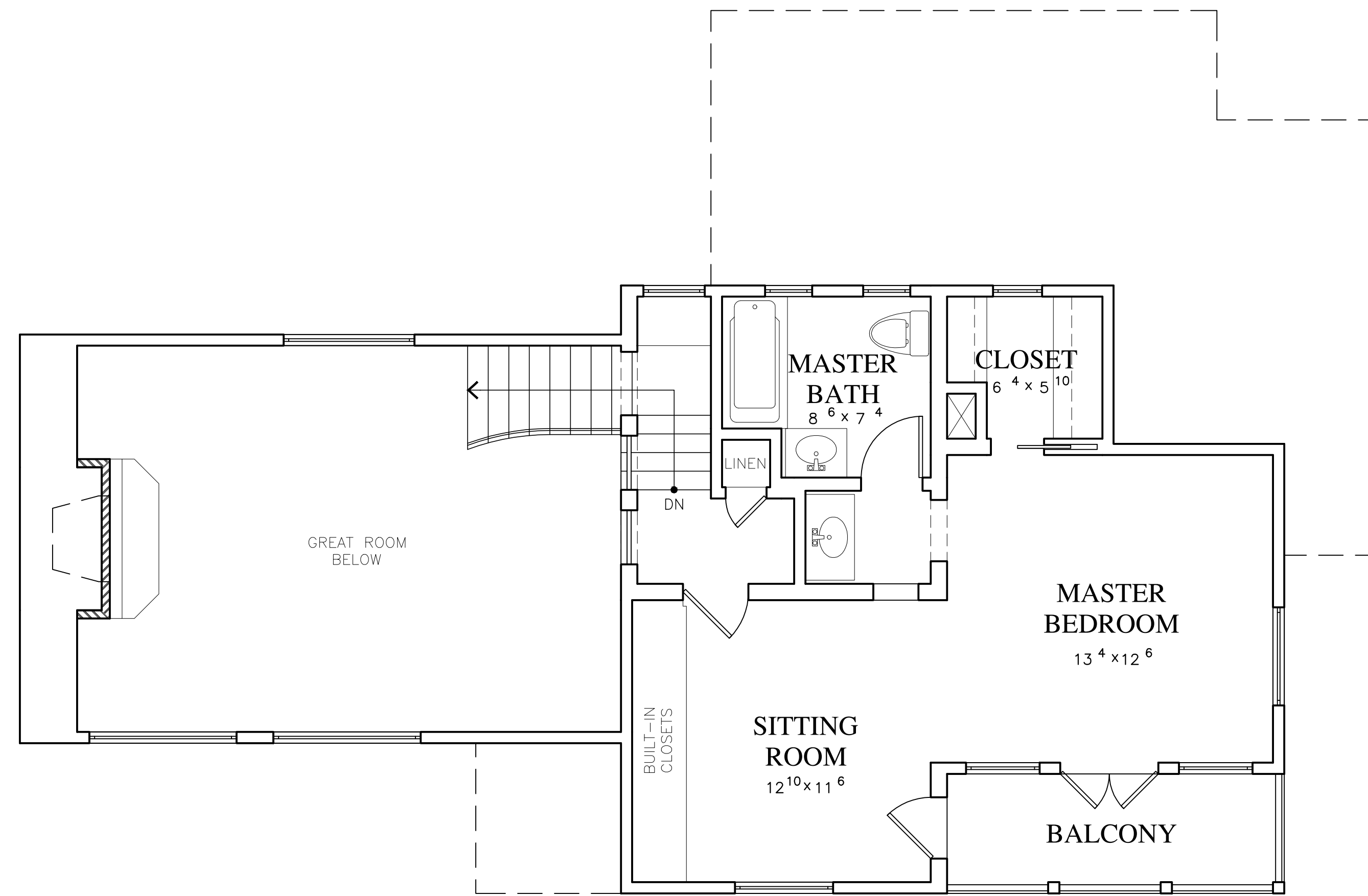
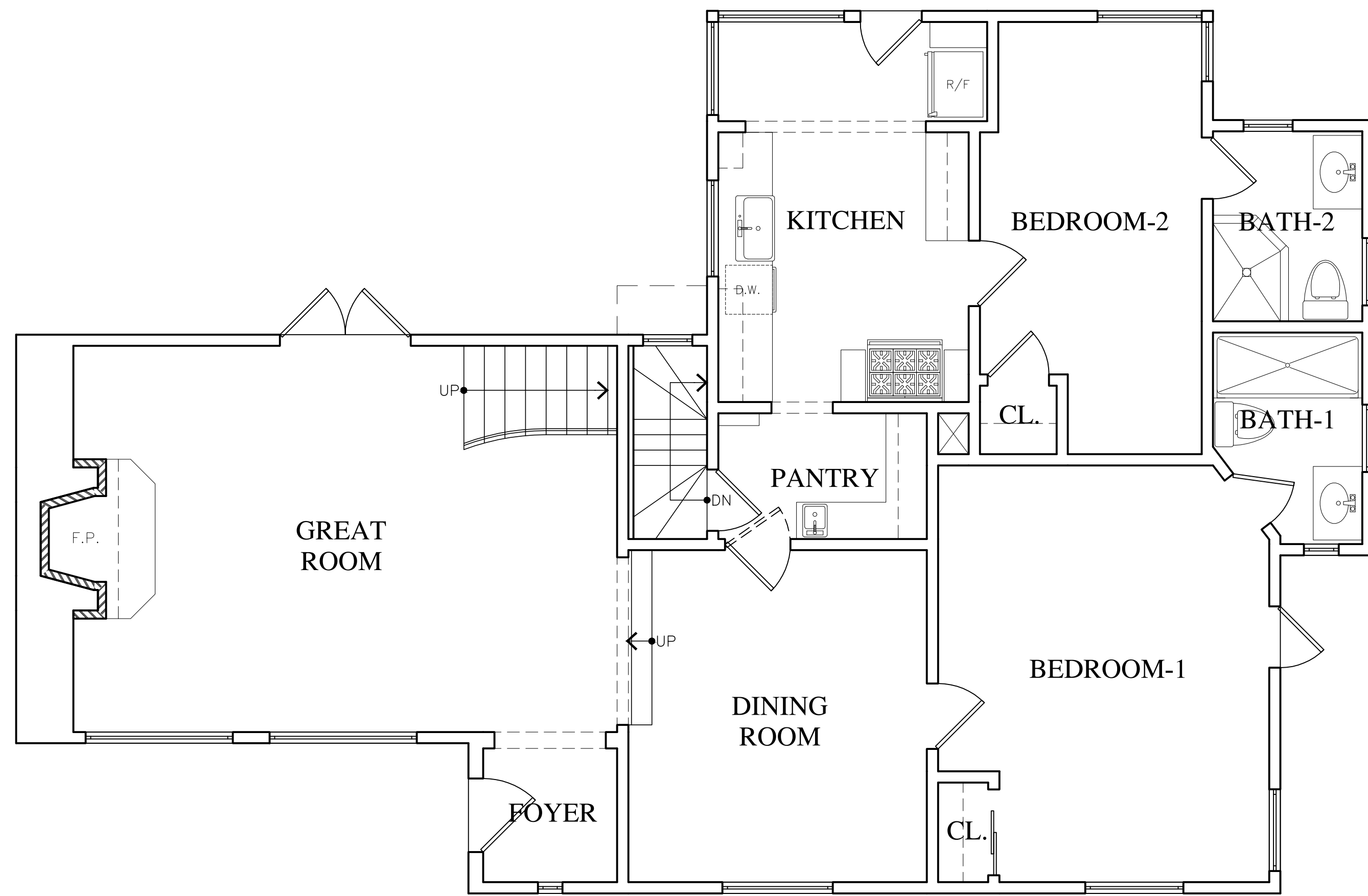
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DEMO
PLANS

SHEET NO.

D2.0



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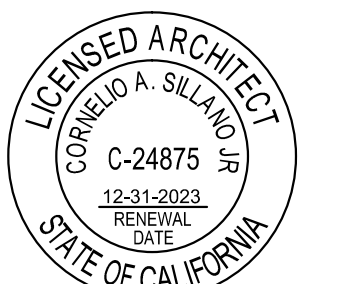
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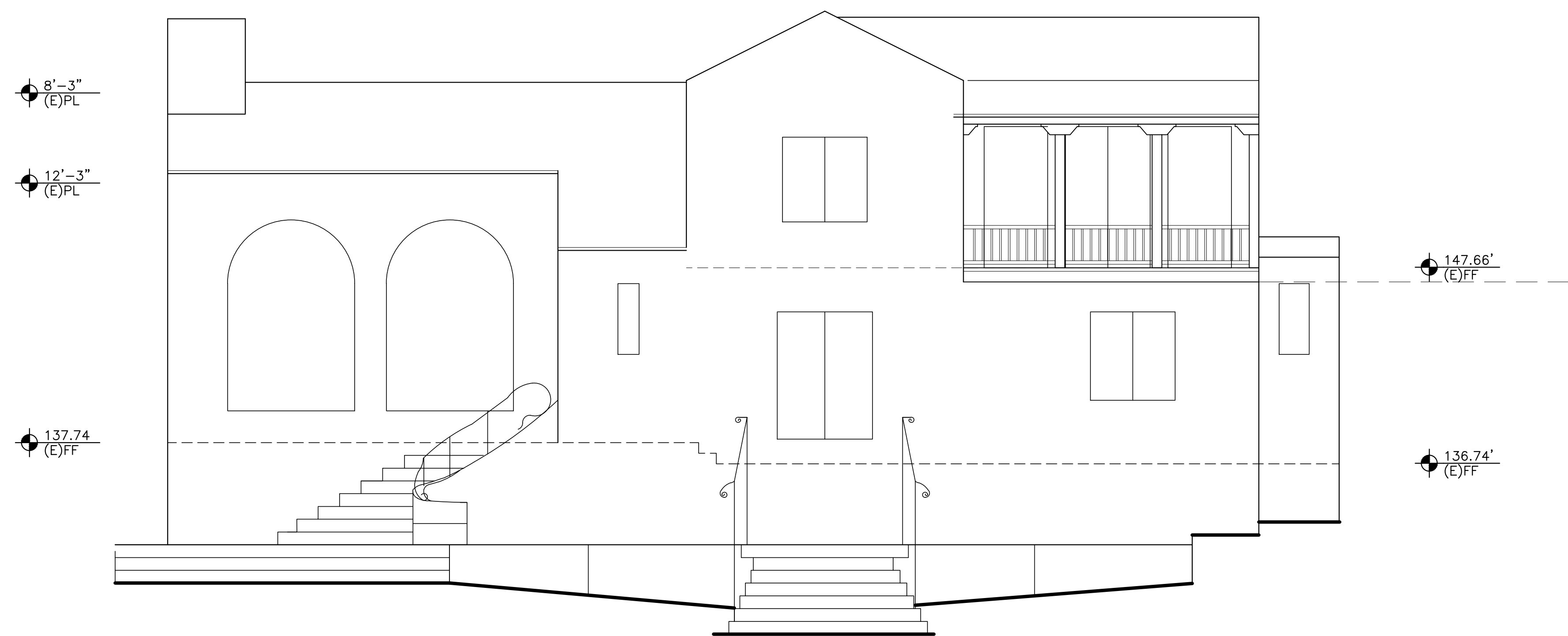
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EXISTING
PLANS

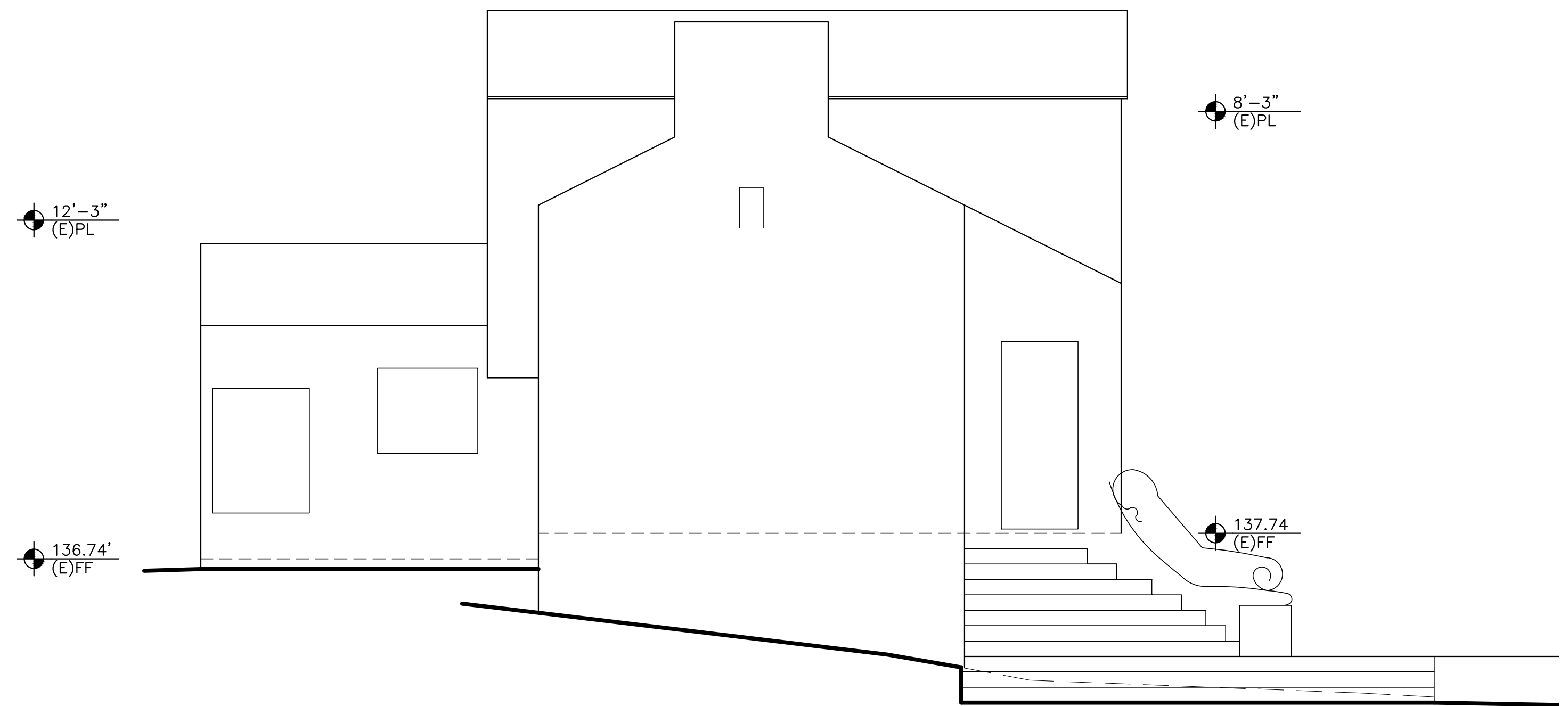
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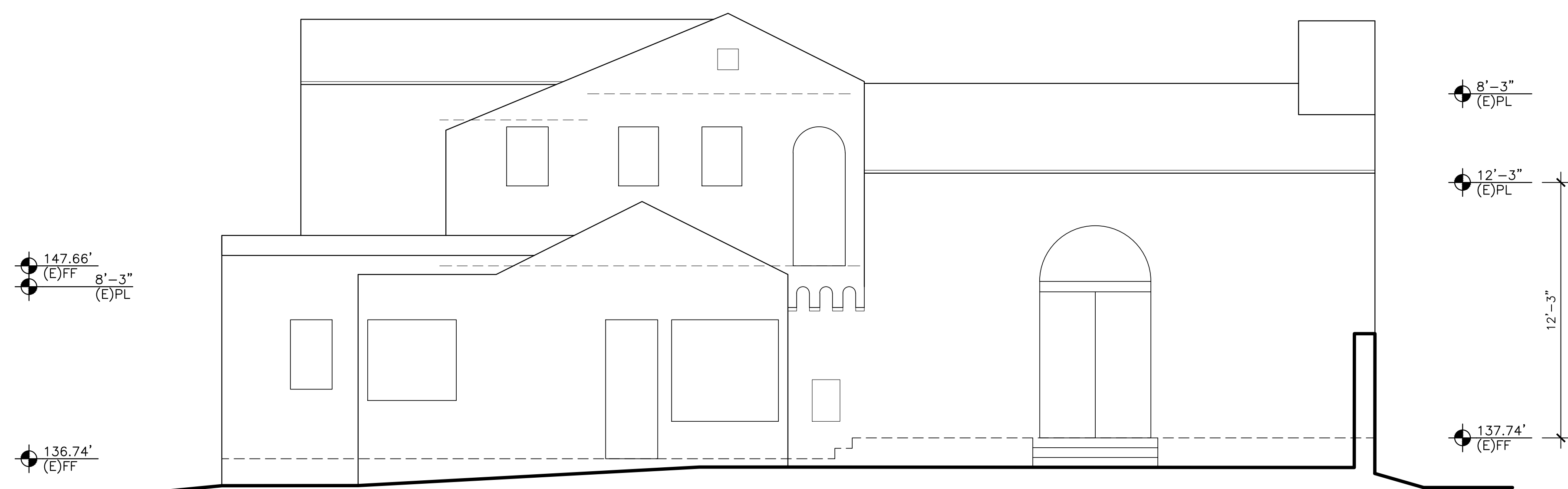
WEST ELEVATION

1/4"=1'-0"



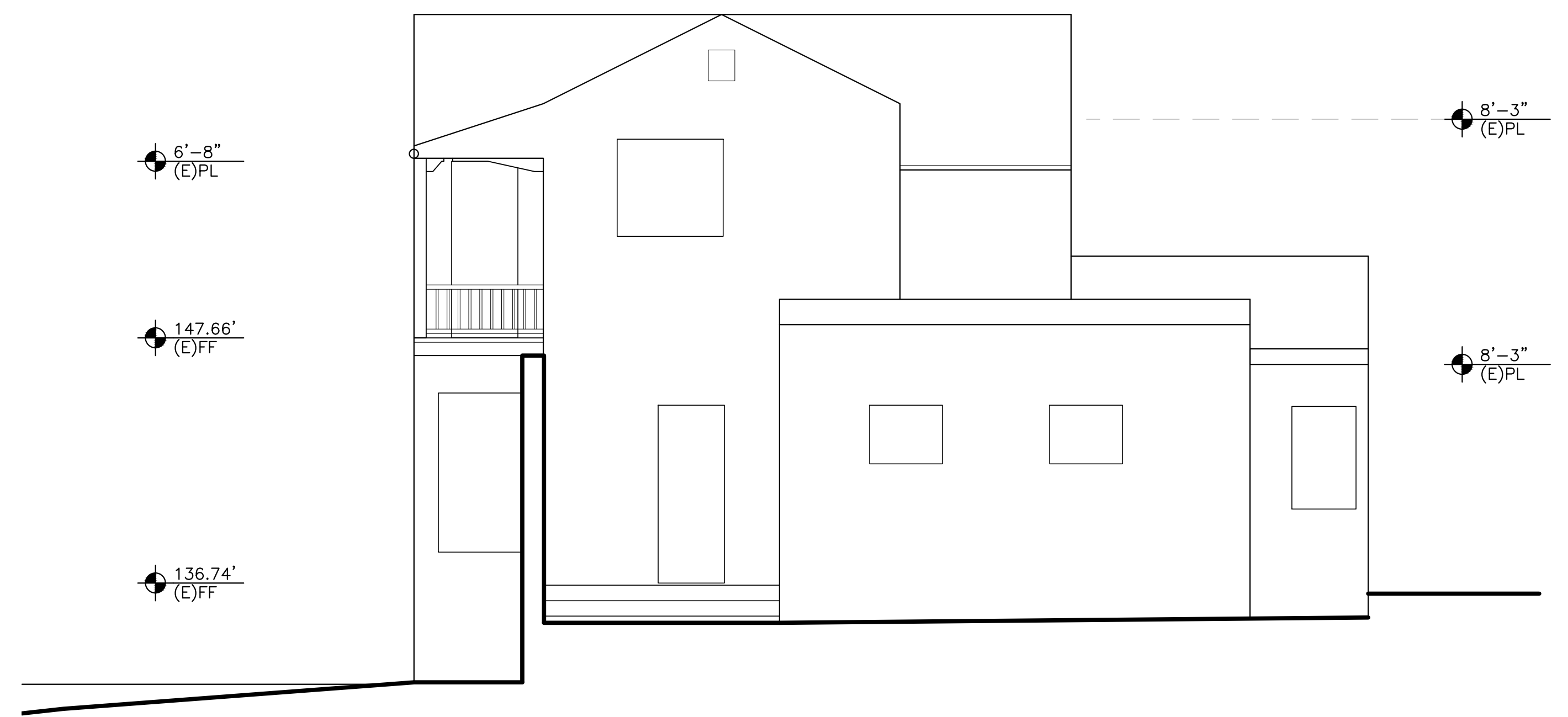
NORTH ELEVATION

1/4"=1'-0"



EAST ELEVATION

1/4"=1'-0"



SOUTH ELEVATION

1/4"=1'-0"

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EXISTING
ELEVATIONS

SHEET NO.

E6.0

**COLOR AND MATERIAL SAMPLES FOR
HOLLAND RESIDENCE
3363 17 MILE DR, PEBBLE BEACH, CA 93953
APN: 008-361-007**

**CREAM EXTERIOR STUCCO -
MATCH EXISTING**



**TERRACOTTA CLAY TILE ROOF -
MATCH EXISTING**



COPPER GUTTERS & DOWNSPOUTS



RANDOM EXTERIOR STONE



**METAL CLAD WOOD EXTERIOR DOORS
LOEWEN OR EQUAL**



BRONZE

**METAL CLAD WOOD EXTERIOR WINDOWS
LOEWEN OR EQUAL**



BRONZE